Please send your note to the following three addresses:

board.secretary@bsl.org.au

executivedirector@bsl.org.au

wecareforfitzroy@gmail.com

Dear Mr Newton, Members of the Board and Mr McLeod

**I object to the BSL Development Plan Overlay (DPO)**

I am supportive of BSL developing its Fitzroy site **but I object strongly to BSL using a DPO** to bypass the City of Yarra Planning Scheme. I note that BSL has paused activity on the DPO application to the Victorian State Government. I see this as a positive step by BSL. I am hopeful that at the conclusion of this pause BSL will halt its DPO application and develop using the City of Yarra Planning Scheme.

**BSL is a values based organisation** and a charity with admirable values which include:“we are compassionate and inclusive”; “we are accountable and work with integrity”; “we are collaborative”. A DPO is a secretive process that is decided between BSL and the State Minister for Planning and is closed to everyone else. **I ask that**, during this pause,**the Board reflect upon the misalignment between BSL’sadmirable values and the pursuit of a DPO.**

**BSL have been disrespectful to the Fitzroy community**. BSL’s direct approach to the State Government for planning consent via a Development Plan Overlay (DPO) disenfranchises all who care for Fitzroy. I have no sight of what is proposed and BSL have refused to provide details of their DPO application. I have no voice and I am unable to object because the DPO is decided in a closed process between BSL and the State Minister for Planning.

**BSL have dismissed the City of Yarra Planning Scheme as having no relevance to BSL**. The City of Yarra Planning Scheme is the standard that applies to all others who live in Fitzroy. The Scheme contains detailed, specific, and generous, development overlays for the BSL site (Design and Development Overlay 34)and was produced after years of community consultation.

**BSL’s DPO as drafted allows buildings of 12 storeys on its Fitzroy site. This is totally incongruous to the neighbourhood character of Fitzroy.** I love the neighbourhood character of Fitzroy, its history and heritage, its diversity and its abundance of original and historical low rise homes and businesses. This character is why thousands choose to live here, many choose to work here and thousands more choose to visit every week. 12 storey buildings are a good fit in Docklands. They are out of place for this part Fitzroy.

A 12 storey (approximately 52 metre) tall building(s) will dominate the skyline in this part of Fitzroy. It, or they, will tower over Gertrude Street, Brunswick Street, neighbouring low rise residential streets and the UNESCO World Heritage site next door.

**BSL are creating a precedent helpful to Property Developers**

If BSL can develop their property in this manner here, in this way, hidden from public scrutiny, **then it sets a precedent**. Property Developers will surely ask why shouldn’t they use the same process elsewhere?**Why not 52 metre towers throughout Fitzroy?**

**Suggested Path Forwards**

**BSL has embarked upon a confrontational path with those who care for Fitzroy**. The DPO and its height limits are being pursued, even if paused, without regard for their destructive impacts upon the neighbourhood character of Fitzroy and without regard for the opinions of the Fitzroy community**. I would prefer that BSL disengage from this approach.**

I consider that there is a positive potential in the redevelopment of the site if it allows BSL to extend the volume, reach and effectiveness of its programs. I consider that, **with a different approach, BSL will enhance the respect with which it is viewed.**

Can I suggest once you have defined your strategy and have clarity of the services that will be delivered from the Fitzroy site, you initiate a project refresh with the following elements:

1. **Withdrawal of the DPO application BSL has made to the Victorian State Government**;
2. Design or Co-design, with interested stakeholders, the structures needed to deliver services;
3. **A commitmentto follow the City of Yarra Planning Scheme/protocols**;

I consider a refresh such as this will alleviate the identified concerns and are entirely reasonable steps for BSL to take. I consider a refresh such as this will deliver a more productive and engaging pathway to the redevelopment. I consider a refresh such as this will reduce confrontation by better aligning the interests of BSL and the community.

I hope that you are open to a project refresh that supports these outcomes.

Regards