

Name: * Michael Finn

Email address: * mikefinn@netspace.net.au

Contact phone number (optional): (03)96905010

Please indicate which meeting you would like to make a submission to: Council meeting

Date of meeting: * Tuesday 15 March 2016

Agenda item title: TP-2015-587

Please write your submission in the space provided below and submit by no later than noon on the day of the scheduled meeting. We encourage you to make your submission as early as possible.

I wish to reiterate the points raised in my objection to the application – see my letter to Katherine Smart dated 21 October 2015, appended below.

The question of the use of the laneway Wells Place as the ONLY access to the subject property has now become even more problematic, because of the changes being made to other permit applications, properties at 21, 23, 25,27, 29 Coventry Street, that are also relying on 12 foot wide, cobblestone surfaced Wells Place for vehicular access.

The number of apartments and hence vehicles that will have to rely on Wells Place for access will mean waiting and queueing vehicles will cause the laneway to be blocked for significant periods of time.

Emergency access to 22-24 Wells Place, even during the periods of inevitable 'false alarms', is going to block the laneway.

Alternatively you may attach your written submission by uploading your file here:



[2224_wells_place_southbank.doc](#) 35.00 KB · DOC

Privacy acknowledgement: I have read and acknowledge how Council will use and disclose my personal information.

*

21 October 2015

Katherine Smart
Melbourne City Council, Planning & Building Branch
Lv. 3, CH2, 240 Little Collins, Melbourne VIC. 3000

Re: 22 – 24 Wells Place, Southbank, VIC. 3006: Planning proposal TP- 2015 - 587

I am a resident of Elm Apartments at 22 Dorcas Street, and have viewed copies of the planning submission documents for the above-noted project, at the Council Offices.

I would like to lodge my **objection** to the granting of planning approval on the application as it currently stands.

My objection is made on the following grounds:

1. I was not aware of a previous application and permit granted for this site. However, based on advice given to me at the Council Offices, this proposal actually seeks to change and extend an existing permit, for the subject site.
2. The submitted documents do not state that this application is to change and extend an existing permit.
3. Does this mean that this application should be treated as an entirely new and fresh one, to be considered from 'scratch'?
4. The subject site is a 'pocket handkerchief' sized block of land. Had it been consolidated with the block to the north, 33 Coventry Street, a better outcome for the city, and for the intended occupants of both buildings, might have resulted.
5. This new application increases the proposed height of building on the subject site, and increases the proposed number of apartments therein.
6. The sole access to this building, for pedestrians, bicycles, cars, emergency and service vehicles, waste receptacles/containers etc., is via the narrow bluestone paved (cobble) laneway, Wells Place.
7. The proposed development intends for its residents' waste collection to be via wheeled bins to be placed at the corner of Wells Street and Wells Place. That, is firstly the bins will have to be 'man-handled' for some distance along the rough cobble surface of Wells Place, and secondly these bins will have to then vie for footpath space with the bins currently used by the Elm Apartments (22 Dorcas Street) and the Guilfoyle Apartments (39 Coventry Street).
8. The number of carparking spaces now, proposed is significantly less than the number of apartments. This appears to be over-exploitation of the site, to satisfy the requirements of the developer/owner.
9. Access to the carparking spaces in the proposed development will rely on vehicle turntable, and vehicle lift operation – this will inevitably lead, at times, to congestion and backing up of cars wishing to access and egress from the building, via Wells Place.
10. A tower block of apartments apparently has been approved for a site to the north of the subject site at 33 Coventry Street – hence, overall this particular block of Southbank would be very densely occupied.
11. The proposed building will be built 'hard' against the Guilfoyle Apartment building at 39 Coventry Street.
12. Does Melbourne need such an intensive development of apartments, built 'cheek by jowl' against each other?

13. Recent analyses of water usage in the Docklands area suggests that maybe only 50% of apartments there are actually being occupied.
It would seem that the headlong rush to develop so many apartment buildings in the CBD, Docklands and Southbank at present, is being driven by the pressure of investment money (mainly from foreign sources) to be 'parked' in real estate in Melbourne, and not by actual occupational/residential demand.

I trust that the Melbourne City Council Planning Department will refuse this proposal (TP- 2015 – 587).

Thanking you for considering these matters. Should you wish me to clarify or amplify these points please contact me.

Michael Finn, 2007 – 22 Dorcas Street, Southbank, VIC. 3006
T. 9690 5010 e. mikefinn@netspace.net.au

Signed:

Name: * Tony Penna

Email address: * president@southbankresidents.com.au

Please indicate which meeting you would like to make a submission to by selecting the appropriate button: *

Future Melbourne Committee meeting

Date of meeting: * Tuesday 15 March 2016

Agenda item title: * Agenda Item 6.3 Planning Permit Application TP-2015-587, 22-24 Wells Place, Southbank

Please write your submission in the space provided below and submit by no later than noon on the day of the scheduled meeting. We encourage you to make your

Please find attached submission.

submission as
early as possible.

Alternatively you
may attach your
written



submission by
uploading your
file here:

[submission_fmc_meeting_no._77_agenda_item_6.3_planning_permit_application_tp2015587_2224_well:](#)

154.00 KB · PDF

Please indicate
whether you
would like to
address the Future
Melbourne
Committee in
support of your
submission:

No

*(No opportunity is
provided for
submitters to be
heard at Council
meetings.) **

Privacy
acknowledgement:

I have read and acknowledge how Council will use and disclose my personal information.

*



PO Box 1195 South Melbourne VIC 3205
Phone: 03 9028 2774
ABN 58 986 783 321 Cert. of Inc. A0036364B
info@southbankresidents.com.au
www.southbankresidents.com.au

Submission to Future Melbourne Committee

City of Melbourne, Council Meeting Room, Melbourne Town Hall Administration Building
15 Mar 2016, 5.30pm – Meeting No.77
Agenda Item 6.3 Planning Permit Application: TP-2015-587, 22-24 Wells Place, Southbank

Southbank Residents Association is perplexed with such an overbearing development on such a small site, however we acknowledge that in the most part it complies with DDO60.

We concur with the planning officers concerns regarding the setback. The City needs to ensure that setbacks are respected for the sake of amenity for all residents, current and future whether in this development or a neighbouring development. We have seen the complexities of encroachment into setbacks for neighbouring developments and the fairness of it to the developer and new residents in the past. Let us not allow this to be another of those.

We do hold grave concerns for the impact on wider community amenity from the small four metre wide dual-direction laneway which will be used to service this complex. After a removalist truck has established itself, there is very little space for the remaining residents and community to negotiate down the lane.

Southbank Residents Association demand trust that Council protect the community amenity and only approve the amendment with conditions.

Tony Penna
President
Southbank Residents Association

Name: * Jason Locking

Email address: * jasonlocko@hotmail.com

Please indicate which meeting you would like to make a submission to by selecting the appropriate button: *

Date of meeting: * Tuesday 15 March 2016

Agenda item title: Planning Permit Application: TP-2015-587

*

Please write your submission in the space provided below and submit by no later than noon on the day of the scheduled meeting. We encourage you to make your submission as early as possible.

As an existing resident of 22 Dorcas Street this development will have a profound impact on me personally. My apartment overlooks the proposed development site. Any development will block my view. Consequently devalue my property during construction and once construction is completed.

The development will also have an adverse impact on the local area – there are not adequate facilities (roads/parking) for the size of the development that has been proposed. Wells Lane is only wide enough for one car at a time and could not handle the additional traffic load that would be a direct result of this development. A development of this magnitude could

be a potential fire hazard given that Wells Lane is so small emergency vehicles could not get in.

Please indicate No
whether you
would like to
address the Future
Melbourne
Committee in
support of your
submission:

*(No opportunity is
provided for
submitters to be
heard at Council
meetings.) **

Privacy I have read and acknowledge how Council will use and disclose my personal information.
acknowledgement:

*

Name: * Paul Little

Email address: * little@pppartners.com.au

Contact phone number (optional): 0402033081

Please indicate which meeting you would like to make a submission to by selecting the appropriate button: * Future Melbourne Committee meeting

Date of meeting: * Sunday 15 March 2015

Agenda item title: * 6.3 – TP-2015-587, 22-24 Wells Place, Southbank

Please write your submission in the space provided below and submit by no later than noon on the day of the scheduled meeting. We encourage you to make your submission as early as possible.

I act for Headland Properties Pty Ltd as applicant for planning permit for the land at 22-24 Wells Place, Southbank.

I intend to address to FCM at the meeting and outline reasons as to why we respectfully request that the committee generally adopt the officers recommendation and direct that a Notice of Decision to Grant a Planning Permit be issued.

Please indicate whether you would like to address the Future Melbourne Committee in support of your submission:

Yes

*(No opportunity is provided for submitters to be heard at Council meetings.) **

Privacy acknowledgement: *

I have read and acknowledge how Council will use and disclose my personal information.

Name: * Adrian Lobo

Email address: * loboadrian@gmail.com

Contact phone number (optional): 0422928323

Please indicate which meeting you would like to make a submission to by selecting the appropriate button: * Future Melbourne Committee meeting

Date of meeting: * Tuesday 15 March 2016

Agenda item title: 6.6 Bicycle Plan 2016–2020

*

Please write your submission in the space provided below and submit by no later than noon on the day of the scheduled meeting. We encourage you to make your submission as early as possible.

The purpose of my submission is that the Future Melbourne Committee note that the Bicycle Plan 2016–2020 could be improved much further if it was a "living plan" not locked in as a point-in-time approved document till 2020. My request is that the current document not be approved as is. The aspects that should be "living, online info" can be referenced from a static document.

I will be providing a detailed analysis of the improvements that I think ought to be made on my blog (<http://www.betterbybicycle.com>) but some example issues are:

- The Bicycle Plan refers to 7000 contributions as shaping the draft Plan but less than 5% of these are addressed by the Bicycle Plan.
- Similarly, less than 5% of the community submissions relating to the City of Melbourne on the more recent <http://bikespot.crowdspot.com.au> project will be addressed by this Plan.
- It refers to 143 individual submissions on the draft Plan saying the majority supported the Plan – implying it's fine with the few modifications noted. I'd challenge this as my own submission on the draft was not addressed adequately by the modifications or reflected in Attachment 3 (summary of feedback).
- There is much more substantive work that can be done to address barriers to cycling trips. E.g. Adding more uncovered bike hoops does not assist anyone whose issue is having their bike exposed to the weather, damage and high theft risk when having to park for significant periods in the city. Even just creating a few sheltered bike parking hubs would be a big improvement.
- Simply changing the target to zero fatalities and serious injuries without a proportionate change in the scale of improvements to the extent and quality of safe, convenient bike routes is patently inadequate.
- Much of the current Plan (e.g. the list of priority Gaps in routes) is missing many obvious inclusions. There should be a proper attempt to collate and track all of the major gaps.
- The big strategic issues (e.g. removal of on-street parking, parking revenue for CoM being a barrier, etc) are not noted in this Plan and need to be if major progress is to be made.

Please indicate No
whether you
would like to
address the Future
Melbourne
Committee in

support of your
submission:

*(No opportunity is
provided for
submitters to be
heard at Council
meetings.) **

Privacy I have read and acknowledge how Council will use and disclose my personal information.
acknowledgement:

*

Name: * Tony Penna
Email address: * president@southbankresidents.com.au

Please indicate which meeting you would like to make a submission to by selecting the appropriate button: * Future Melbourne Committee meeting

Date of meeting: * Tuesday 15 March 2016

Agenda item title: * Agenda Item 6.6 Bicycle Plan 2016–2020

Please write your submission in the space provided below and submit by no later than noon on the day of the scheduled meeting. We encourage you to make your submission as early as possible.

Please find attached submission.

Alternatively you may attach your written submission by uploading your file here:



[submission_fmc_meeting_no._77_agenda_item_6.6_bicycle_plan_20162020.pdf](#)

87.75 KB · PDF

Please indicate whether you would like to address the Future Melbourne Committee in support of your submission: No

*(No opportunity is provided for
submitters to be heard at Council
meetings.) **

Privacy acknowledgement: *

I have read and acknowledge how Council will use and disclose my personal information.



PO Box 1195 South Melbourne VIC 3205
Phone: 03 9028 2774
ABN 58 986 783 321 Cert. of Inc. A0036364B
info@southbankresidents.com.au
www.southbankresidents.com.au

15 March 2016

Submission to Future Melbourne Committee, Meeting No 77

Tuesday 15 March 2016 5.30pm

Agenda Item 6.6 Bicycle Plan 2016-2020

Southbank Residents Association is supportive of the revised Bicycle Plan 2016-2020 and the plan to complete major cycling corridors in collaboration with VicRoads and other stakeholders.

Southbank Residents Association is also in favour of the actions proposed to improve safety in an effort to achieve a zero fatality rate and the increase of extra bike parking spaces from 800 to 2000. (We are hopeful some of those spaces will be allocated to Boyd Community Hub, an area sorely in need of bike spaces).

We note your suggestions for the Yarra River Corridor and the Southbank floating pontoon as an alternative to Southbank Promenade and are very much in favour of green wave signal timing coordination, noting its success in other cities.

We thank you for your review of the unsafe bike riding practices along Southbank Promenade and the safety risks incurred as a result of the zone being a shared space with pedestrians and motorised vehicles.

We trust Future Melbourne Committee will approve the City of Melbourne Bicycle Plan and we hope Council will continue to work towards educating cyclists and improve cycling safety and functionality in Southbank and CBD.

Tony Penna
President
Southbank Residents Association