

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

*

Name: * Brad Marsh

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: * Tuesday 24 October 2023

Agenda item title: 6.1 Planning Permit Application: TP-2022-23 204-208 Albert Street, East Melbourne

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Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

I am the president of ACVP Residents Inc, a community organisation with 70 members whose purpose is to promote the interests and protect the amenity of the owners and residents who live in the vicinity of Albert, Clarendon, Victoria & Powlett Street.

I urge Council to either reject the application, or put conditions on it to further reduce it by one level and restore the additional 1.5m set back to the east that was on the unamended application.

In the opinion of the ACVP Committee, Council's Planners have got it wrong on the following matters:

We do not think that it meets the VCAT direction that "the combined heritage and design directions for this site require a significantly lower building that can better respect the heritage streetscape of Albert Street and its broader heritage and urban design context." VCAT could have approved a plan with conditions similar to this at the hearing and chose not to.

In particular, the 22 degree line in DDO20 should be adhered to. VCAT's decision in the previous application accepted Council's position that HO2 and DDO20 are important to be followed and to quote paragraph 79 of

VCAT's order. "...Our reading of the Panel report extracts only reinforces the proposition of the council that the HO2 and DDO20 work together to address scale, relative to the heritage streetscapes to which they apply.

Also a Paragraph 92 of the VCAT Order: "In the immediate context of the review site we find the DDO20 objective to ensure new development is compatible with the existing scale and character of adjoining buildings and the area requires a much lower, but not necessarily tiered building.

Reducing the height by one floor just about achieves the objective of DDO20 and would be acceptable to us and, in our view, VCAT.

The Council planners have previously been particularly concerned by the amenity impact and in their report section 11.2.1 they refer to seeking Urban Design advice from Ms Julia Bell which they summarise at bullet point 7 "Overshadowing impact to apartments at 200 Albert Street would be fully resolved if building height is reduced to 6-storeys." I imagine she assumed the existing offset would be retained because what has been submitted with a significantly reduced offset makes no change to the overshadowing of apartments at 200 Albert St. I would draw your attention to pp 60–61 of Plans Feb 2023 and compare this to pp 17–18 of Revised Plans Sep 2023. There is no difference. So if the planners had an issue with the amenity previously, and they did and should, this remains an issue.

There is little strategic planning justification to offset the significant amenity and heritage impact and recommendations in HO2 and DDO20. Had this been a sorely needed residential property, maybe, but a scan of commercial leasing available in the area shows that East Melbourne has almost 3,000sqm vacant and suitable for commercial or medical and consulting. This does not include the additional 843sqm that will become available with the Epworth Stage 2 development. There is an additional 50,000sqm vacant within 1 km of the site.

Please indicate Yes
whether you
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verbally address
the Future
Melbourne in
support of your
submission: *

If yes, please I wish to make my submission in person
indicate if you

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to the meeting.
Please note,
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limited in
accordance with
City of Melbourne
security protocols
and COVID-safe
plans and be
allocated on a first
registered, first
served basis. *

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

Name: *

GREG BISINELLA

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: *

Tuesday 24 October 2023

Agenda item title: *

6.1 Planning Permit Application: TP-2022-23 204-208 Albert Street, East Melbourne

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

Yes

If yes, please indicate if you would like to make your submission in person, or via a virtual link (Zoom) to the meeting. Please note, physical attendance will be limited in accordance with City of Melbourne security protocols and COVID-safe plans and be allocated on a first registered, first served basis. *

I wish to make my submission in person

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*

Name: * Graham Sussex

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: * Tuesday 24 October 2023

Agenda item title: 6.1 Planning permit application TP-2022-23

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1. I am an ACVP member and support their objections.
2. In addition, reading the Planning Officers' report (pp75-77) it flags that the ROAD designation at the NE corner should be deleted and that Council is currently in discussion on this. Deletion appears to leave about a 2m gap between VATR building and subject site for vehicles to make a 90deg turn for rear access to Victoria Parade premises. I doubt it!
3. The tunnel effect of the brick western boundary along the NS section of CL 1160 is slightly softened by the setbacks and vegetation of the VATR boundary but is a reminder of the dingy tunnels of CBD lanes off, eg, Flinders Lane. The planning montage from Albert St captures the gloom perfectly. The current image from north is oriented so that even the short, 2 story section by Albert St is not visible.
3. The proposed 6/7 story building is too high and will be apparent looking south over Clarendon St. listed buildings.

Please indicate whether you would like to verbally address the Future Yes

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Privacy acknowledgement: *

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Name: *

Neil Faulkner

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: *

Tuesday 24 October 2023

Agenda item title: *

TP-2022-23 204-208 Albert St East Melbourne

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

Yes

If yes, please indicate if you would like to make your submission in person, or via a virtual link (Zoom) to the meeting. Please note, physical attendance will be limited in accordance with City of Melbourne security protocols and COVID-safe plans and be allocated on a first registered, first served basis. *

I wish to make my submission in person

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

*

Name: * GEORGE IOANNOU

Email address: *



Phone number *



Date of meeting: * Tuesday 24 October 2023

Agenda item title: TP-2022-23

*

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

1. The building envelop to the west causes massive over-shadowing to the building at 214 Albert Street, East Melbourne. This issue has not been considered by Council in their proposed amendments. Only the East Side over-shadowing has been considered. This is a major oversight.
2. The development will include a Café/Restaurant, this will increase traffic, parking, pedestrian traffic in an area that is not conducive to it.
3. They propose a 3-level basement with a Car-Lift at the corner of Albert Street and the Lane. One Car-Lift will cause delays on Albert Street with cars occupying the cross-over and footpath waiting to park on the car-lift which will then lower them to the basement.
4. The lane is inappropriate and has not been designed for vehicular traffic at this level. It is currently used by a small number of cars for the offices facing Victoria Parade.
5. Our Building is fairly old, with Footings that have been designed based on older standards. They are proposing a 3-level basement with excavations right on our boundary, this will result in building damage/cracking and

associated damages to our building, from the vibration, drilling etc. albeit there are many structural systems for stability during the works, past experience tells us that there will most certainly be damage to our building.

6. The visual bulk and intense design interfere with the Fitzroy Gardens Policy and Strategy developed by Council.

7. The proposed development is not compatible with the existing scale, bulk, and character of the surrounding buildings.

8. The glass façade will reflect heat, light onto our building, and create the “greenhouse” effect, by altering sun, light, heat dynamics onto our building.

9. Based on the attached East Melbourne DDO-20, the Discretionary Height in General Residential Zone 1 is 9.0m, they are proposing a much higher building of 20+ metres in height.

10. The Heritage Overlay HO-42 is applicable in an effort to preserve the character of the existing Heritage-listed building. The proposed development diminishes any heritage elements from the site and is not respectful to the existing building.

George Ioannou

Please indicate Yes
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would like to
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submission: *

If yes, please I wish to make by submission via Zoom
indicate if you
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*

Name: * Nicholas Dow

Email address: * [REDACTED]

Phone number * [REDACTED]

Date of meeting: * Monday 23 October 2023

Agenda item title: Planning Permit Application: TP-2022-23 204-208 Albert Street, East Melbourne

*

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

We support the application. 6 stories should be as-of-right within 500m of any tram stop (ref <https://www.yimbymelbourne.org.au/missing-middle>). The development is compatible with the zoning of the area. The mentions of bulk and overshadowing to the east are nonsense as the properties affected are 4 stories and across a laneway. This is not Ferntree Gully!
It is a pity that the cantilever was struck out earlier. With sufficient set-back from Albert St it would not be visible from the adjacent footpath and would not affect sunlight reaching the hospital windows opposite. The hospital by the way is of similar height.

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

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*

Name: * DYLAN HEYWOOD

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: * Tuesday 24 October 2023

Agenda item title: 6.1 Planning Permit Application: TP-2022-23 204-208 Albert Street, East Melbourne

*

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

I am writing in support of this application – a building of this height should be allowed by-right for applications this close to a tram stop (within 500m) – it is important to resist the ongoing calls for East Melbourne to in effect be preserved as an open-air museum with poor land use.

In an ideal world I would prefer that the terraced housing be extended vertically so that the building can completely integrate sympathetically with the frontage without a setback, ideally in the same architectural style, rather than appear as if it is separate and behind the terraces – however it does not appear that current heritage practice or community support is behind this.

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

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

*

Name: * Antony Anderson

Email address: * [REDACTED]

Phone number * [REDACTED]

Date of meeting: * Tuesday 24 October 2023

Agenda item title: 6.1 Planning Permit Application: TP-2022-23 204-208 Albert Street, East Melbourne

*

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

Dear Councillors,

We live next door to the proposed development site, which is directly in my line of site and I strongly object to the proposed development application by Whitehaven Property Development Pty Ltd for the renovation, alteration and extension of an existing heritage building to establish an office building on land at 204-208 Albert Street, East Melbourne. Moreover, I consider that the application and amendment does not fully recognise or respond to the VCAT decision VCAT REFERENCE NO. P2256/2019 of 1 July 2021.

We urge you either reject the application, or put conditions on it to further reduce it by one level and restore the additional 1.5m set back to the east that was on the unamended application.

In our opinion Council's Planners have got it wrong on the following matters:

- We do not think that it meets the VCAT direction that "the combined heritage and design directions for this site require a significantly lower building that can better respect the heritage streetscape of Albert Street and its broader heritage and urban design context." VCAT could have approved a plan with conditions similar to this at the

hearing and chose not to.

- In particular, the 22 degree line in DDO20 should be adhered to. VCAT's decision in the previous application accepted Council's position that HO2 and DDO20 are important to be followed and to quote paragraph 79 of VCAT's order. "...Our reading of the Panel report extracts only reinforces the proposition of the council that the HO2 and DDO20 work together to address scale, relative to the heritage streetscapes to which they apply.
- Also a Paragraph 92 of the VCAT Order: "In the immediate context of the review site we find the DDO20 objective to ensure new development is compatible with the existing scale and character of adjoining buildings and the area requires a much lower, but not necessarily tiered building.
- Reducing the height by one floor just about achieves the objective of DDO20 and would be acceptable to us and, in our view, VCAT.
- The Council planners have previously been particularly concerned by the amenity impact and in their report section 11.2.1 they refer to seeking Urban Design advice from Ms Julia Bell which they summarise at bullet point 7 "Overshadowing impact to apartments at 200 Albert Street would be fully resolved if building height is reduced to 6-storeys." I imagine she assumed the existing offset would be retained because what has been submitted with a significantly reduced offset makes no change to the overshadowing of apartments at 200 Albert St. I would draw your attention to pp 60-61 of Plans Feb 2023 and compare this to pp 17-18 of Revised Plans Sep 2023. There is no difference. So if the planners had an issue with the amenity previously, and they did and should, this remains an issue.
- There is little strategic planning justification to offset the significant amenity and heritage impact and recommendations in HO2 and DDO20. Had this been a sorely needed residential property, maybe, but a scan of commercial leasing available in the area shows that East Melbourne has almost 3,000sqm vacant and suitable for commercial or medical and consulting. This does not include the additional 843sqm that will become available with the Epworth Stage 2 development. There is an additional 50,000sqm vacant within 1 km of the site.

If Council do approve the plans as submitted then rest assured we will appeal to VCAT and Council will be wasting (our) tax payers money defending something VCAT has already given clear direction. That is not a responsible use of our money.

Thank you for your consideration.

Regards,
Antony Anderson

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Name: * SHELLEY CHRISTINE KNIGHT

Email address: * [REDACTED]

Phone number * [REDACTED]

Date of meeting: * Tuesday 24 October 2023

Agenda item title: Application TP-2022-23-204-208 Albert Street East Melbourne

*

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

I have lived in many different suburbs in our beautiful city. But I have not found my place of peace until now, living in tranquil and friendly East Melbourne. My neighbours are all about my age, in retirement. I am not a NIMBY type of person. When the Epworth Freemason Hospital across the road request to increase their building footprint I did not object. That is because it is for the betterment of our society.

However, the said application that I want to object to, is not only NOT for the betterment of our society, it will

- create another "ghost office building" extra office space / consulting suites that are not required as there is a great deal of empty office spaces in the near vicinity.

- deteriorate the value and amenity of the surrounding property due to their planned height and footprint.

- cut out natural light into many of my neighbours, who are elderly, and chose to live where they live because of the beautiful and tranquil surrounds.

- without natural light, we old people will "wilt" like the plants in our surrounding gardens.

I believe, we the tax payers deserve as much attention and respect as the developers. Please remember all of you will grow old one day. You would not like to have the same, as requested by the developer, imposed on you when you are old. I sincerely wish you would consider my plea.

Please indicate whether you No

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Melbourne in
support of your
submission: *

Privacy acknowledgement: *

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

Name: *

Madeleine Moore

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: *

Tuesday 24 October 2023

Agenda item title: *

6.1 Planning Permit Application: TP-2022-23 204-208 Albert Street, East Melbourne

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



[2023_10_23_submission_to_fmc_204208_albert_st.pdf](#)

525.32 KB · PDF

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

No

23 September 2023

6 Parliament Place
East Melbourne
VIC 3002

Future Melbourne Committee
City of Melbourne
GPO Box 1603
Melbourne VIC 3001

Email: conservation@nattrust.com.au

Web: www.nationaltrust.org.au

T 03 9656 9818

Re: 6.1 Planning Permit Application: TP-2022-23 204-208 Albert Street, East Melbourne

Dear Councillors,

The National Trust of Australia (Victoria) writes in objection to the officer recommendation regarding Planning Permit Application TP-2022-23, 204-208 Albert Street, East Melbourne.

The National Trust is also the owner of Clarendon Terrace, located at 208-212 Clarendon Street, located immediately to the west of the subject site.

In 2021 the National Trust was involved in a VCAT Hearing concerning Permit P2256 TP2018-801 for part demolition of a heritage building and then construction of a nine-storey addition to the rear of the retained heritage façade and front section of the building including side walls, roof and chimneys. Permit P2256 TP-2018-801 was refused, as the tribunal found “the combined heritage and design directions for this site require a significantly lower building that can better respect the heritage streetscape of Albert Street and its broader heritage and urban design context.” (P2256 2019 Whitehaven Property Development Pty Ltd v Melbourne CC)

While we note the current application has reduced the height of the proposed development to seven storeys and increased the setback, we are not satisfied that the proposed development respects the existing scale and character of adjoining buildings and the area, which have a high level of integrity. We do not believe this current application responds to the issues addressed in the refusal of P2256 TP-2018-801.

The National Trust of Australia (Victoria) objects to the planning permit application on the following grounds.

The proposed development does not comply with Schedule 20 of the Design and Development Overlay under Clause 43.02-2 of the City of Melbourne Planning Scheme, which sets out the following objective:

- To ensure that any new development or redevelopment is compatible with the existing scale and character of the adjoining buildings and the area.

Further, the proposed development does not comply with the maximum building height specified for the site in Clause 2.1 of Schedule 20 for area 43:

No buildings may be constructed that protrude above a plane inclined at an angle of 22 degrees from a point that is:

- On the southern alignment of Albert Street
- At a permanent footpath level, or if there is no footpath, at natural surface level.
- Directly opposite the centre of the site frontage.

The application is also not compliant with Clause 22.05 for Heritage Places Outside the Capital City Zone:

Building Height

The height of a building should respect the character and scale of adjoining buildings and the streetscape. New buildings or additions within residential areas consisting of predominantly single and two-storey terrace houses should be respectful and interpretive.

The streetscape on the northern side of Albert Street, and Clarendon Street between Albert Street and Victoria Parade, consists predominantly of two to three-storey buildings which date to the nineteenth and early-twentieth century. We submit that it is relevant to consider the impact of the proposed development on both Albert Street and Clarendon Streets, which are both Level 1 streetscapes, given the proximity of the subject site to their intersection, and the clear visual impacts on both streetscapes.

Of particular significance within these streetscapes are Clarendon Terrace at 208-212 Clarendon Street, and Valetta at 206 Clarendon Street, which both adjoin the subject site, and address the intersection of Albert and Clarendon Streets. Both Clarendon Terrace and Valetta are included in the Victorian Heritage Register. While a consideration of the provisions of the Heritage Act 2017 is not relevant to this application, the inclusion of these places in the Register, and their visual relationship, goes to the significance and integrity of the overall streetscape.

In conclusion, the National Trust of Australia (Victoria) opposes the proposed development at 204-208 Albert Street, and we respectfully call on the City of Melbourne to refuse the permit application.

Thank you for your consideration.

Maddi Moore
Advocacy Strategic Manager
National Trust of Australia (Victoria)

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*

Name: * Louise Hinchon

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: * Monday 23 October 2023

Agenda item title: 6.1 – PPA: TP-2022-23 204-208 Albert Street East Melbourne

*

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

As the Owners Corporation Manager for OC 419956X 210-214 Albert St, East Melbourne our office has been requested to lodge this submission to the Future Melbourne Committee on behalf of all Owners. The proposed planning development has a shared boundary with the Owners Corporation. The Owners Corporation has lodge several objections in relation to the original permit application and subsequent amended submissions. Council in return, however, have not kept the Owners Corporation informed along the way and particularly with the most recent decision to Grant a Planning Permit subject to conditions in their delegate report. This lack of transparency is disappointing and leaves Owners with limited time to undertake a full review of the delegate report conditions for approval. The Owners Corporation would like to raise an objection to Council granting planning approval for the following reasons;

1) Overshadowing of the Owners Corporation 419956X (western side of the development) has not been taken into consideration as to the impact of shadowing should the development proceed. Neighbouring property to the eastern side of the development have however been considered. The Owners Corporation does not understand how their residential building, consisting of 4 levels (one level per Lot), could not be considered given their morning (eastern light) will be dramatically reduced. With reduced eastern natural sun light, Residents quality of living and enjoyment of the amenity of their private space including balconies located along this elevation will be greatly reduced.

2) the proposed design does not meet the Design Development Overlay for height & geometry which should be mandatory for this type of development given residential is positioned next door.

3) The Owners Corporation shares a solid wall between the two properties, consideration on the impact of this wall to the ground and Level 2 Lots will have significant impact on these Lot Owners property. Consideration of such impact should be a priority for Council when preparing their delegate report. We trust the Future Melbourne Committee will reconsider approving this planning application even with delegate report conditions and take into consideration the points raised above to ensure neighbouring Owners are not significantly impacted and disadvantaged should the development proceed.

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Name: * Gordon New

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: * Tuesday 24 October 2023

Agenda item title: 6.1 TP-2022-23. 204 Albert St. East Melbourne 3002

*

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

As a member of ACVP Residents Incorporated (ACVP) I wish to support the previous objection lodged by ACVP to the proposed development for the renovation, alteration and extension of the existing heritage building to establish a six to seven storey office building. I consider that the application and amendment does not fully recognise or respond to the VCAT decision VCAT REFERENCE NO. P2256/2019 of 1 July 2021.

The proposed development is still too large, high and dominating for the heritage context and design provisions of the Melbourne Planning Scheme affecting the site. The development will adversely impact the general amenity of residents in adjacent buildings to the east, west and north by way of visual bulk, overshadowing and overlooking. In addition, the development will result in unacceptably restricted and potentially unsafe road access for around 40 users of the laneway east and north of the development.

The bulk, location and appearance of the proposed buildings and works is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area. Additionally, the design, form, layout, proportion and scale of the proposed buildings and works is not compatible with the period, style, form, proportion, and scale of the identified heritage places surrounding the site in East Melbourne. The DDO20 also has specified decision guidelines that the proposal does not meet.

Furthermore, the review site is relatively small and narrow, and the predominantly glass upper section is at odds with the surrounding small heritage sites to the north and west and existing lower rise buildings that have different proportions. The extent of visibility is still concerning and clashes with the surrounding built form and scale of the immediate area.

The site is also in a DDO20 area and any new development or redevelopment should be compatible with the existing scale and character of adjoining buildings and the area, including the Fitzroy Gardens.

I concur with VCAT'S statement as referenced above (judgement page 7, number 6) "We find the combined heritage and design directions for this site require a significantly lower building that can better respect the heritage streetscape of Albert Street East Melbourne and its broader heritage and urban design context."

In addition, this proposal still does not adequately address the amenity impacts on its neighbours in terms of loss of sunlight and outlook. We live here. This is our neighbourhood!

Approval will adversely affect our lives, not to mention the diminished value of our properties.

Also, Melbourne does not need more office space when there is currently an over supply and availability.

Therefore, I strongly object to the proposed development and urge you to reject this application.

Unfortunately I am currently away from home and unable to attend tonight's meeting to object to this project which seems to have been pushed ahead without due diligence.

Please indicate No
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Privacy acknowledgement: *

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

Name: *

Stephanie Herrod

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: *

Tuesday 24 October 2023

Agenda item title: *

PLANNING PERMIT APPLICATION TP 2022-23 204-208 ALBERT STREET EAST MELBOURNE

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



[submission_tp_202223_204208_albert_street_east_melbourne.docx](#)

15.94 KB • DOCX

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

No

SUBMISSION:

Future Melbourne Committee
Tuesday 24.10.23
Kensington Town Hall

Subject: Planning Permit Application TP-2022-23
204-208 Albert Street East Melbourne

Thank you for accepting a Submission in relation to the above Planning Permit Application. I am a resident at Victoria House at the rear of building on the ground floor. My apartment and courtyard will be directly affected by this proposal which is the reason for this submission.

Questions and Concerns are as follows:

1. On the plans provided, I cannot see a provision for a loading bay to service deliveries to the café and deliveries for Tenants/Occupants of the offices and to service the moving into and out of offices (office furniture, builder fit outs etc.). Is there a loading bay or are the builders, removalists and delivery people or will they be relying on parking and blocking access in Menzies Lane (a narrow one-way road)?
2. Placement of the underground Car Park (5 Questions) which appears to be located towards the rear corner of the building. You can see there is also a part of the Victoria & Albert building jutting out at this point on the drawings provided.
 - a. Will the location of the car park allow safe entry and exiting? The location of the car park looks to go to the boundary of the property and will become a blind corner if you like with other car park entries and exits being at the rear of the property.
 - b. From the corner where the car park entry/exit is, what will be the distance between the corner of the building and the Victoria & Albert building where it juts out on to Menzie Lane? Will there be enough room for vehicles to turn the corner?
 - c. In regard to the location of the Car Park, will there be enough room for cars to enter and exit the proposed building and what safety precautions will be taken when vehicles are exiting the building to not turn into an oncoming vehicle from the other surrounding properties?

- d. Has there been a safety assessment done in relation to the additional 19 vehicles that spaces have been provided for in this development and the ability for Menzies Lane to cope with an additional amount of vehicle and bicycle traffic on top of the already estimated 37 vehicles that currently use Menzies Lane? From experience on a near daily basis, when entering Menzies Lane, I have had to reverse out of the lane, across paths then a bike lane into oncoming traffic putting myself, pedestrians, bike riders and other vehicle drivers at risk.
 - e. To solve a lot of the above problems, could a 6-meter setback be considered that would not only allow proper entry and exit into the building car park but also preserve the safety of other vehicle, bike riders and pedestrians that use Menzies Lane?
3. The proposed building looking at current designs is surrounded in glass in the upper levels in particular my concern is the rear of the building where it is in very close proximity to Victoria House which is where I live. Has there been an assessment done on the amenity of this particular area where my apartment in Victoria House on the Ground floor courtyard will be about 3 meters from the glass windows? Is there a provision for privacy screening to protect the amenity of the residents at the rear and the side of the building? I notice most reports that have been presented only take Victoria & Albert residents into account and Victoria House has been widely ignored by the developers architects.
 4. Has there been any consideration given to the effect of excavation and the damage that will be done to buildings like Victoria House which was built back in 1914 and have protection requirements (engineering reports, sound reporting measures) been actioned as a requirement of the developer by council planners?

Thank you for your time.

Stephanie Herrod


East Melbourne.

Privacy acknowledgement: *	I have read and acknowledge how Council will use and disclose my personal information.
Name: *	Paul Little
Email address: *	[REDACTED]
Phone number *	[REDACTED]
Date of meeting: *	Tuesday 24 October 2023
Agenda item title: *	6.3 – 620–632 Little Bourke Street, Melbourne
Please indicate whether you would like to verbally address the Future Melbourne in support of your submission: *	Yes
If yes, please indicate if you would like to make your submission in person, or via a virtual link (Zoom) to the meeting. Please note, physical attendance will be limited in accordance with City of Melbourne security protocols and COVID–safe plans and be allocated on a first registered, first served basis. *	I wish to make my submission in person

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

*

Name: * Natasha Wilson

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: * Tuesday 24 October 2023

Agenda item title: Application: TP-2021-709 620-632 Little Bourke Street, Melbourne

*

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.

I am wondering if there is a mistake in the response to objections on page 76 of 86 for the Planning Permit

Application: TP-2021-709

620-632 Little Bourke Street, Melbourne (i.e. Lincoln Square is an entirely different site):

Visual impacts on surrounding context and buildings due to building height and scale

The proposal provides an appropriate and contextual built form response to the site and surrounding context, and accords with the preferred height and setback requirements under the applicable built form controls as detailed in Section 9.1 of this report.

The height and bulk of the building will not pose any unreasonable impact to surrounding properties. It is noted that there are no immediate abutments and the site is adequately separated from nearby taller building forms, with the closest being the recently constructed apartment building at 18-20 Lincoln Square North approximately 35 metres to the south-east.

Is there an update, then, to this objection?

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

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

Name: * Daniel Soussan

Email address: * [REDACTED]

Phone number * [REDACTED]

Date of meeting: * Tuesday 24 October 2023

Agenda item title: * Agenda Item 6.4 – 577 King Street, West Melbourne

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am. Daniel Soussan (Tract) intends to make a brief verbal presentation to FMC on the night, he will be accompanied by Raymond Mah (the project architect from DKO).
We have a PDF presentation of around six slides which we would like to talk to on the night – please see file attached.

Alternatively you may attach your written submission by uploading your file here:  [231020_577_king_fmc_updated.pdf](#) 5.10 MB · PDF

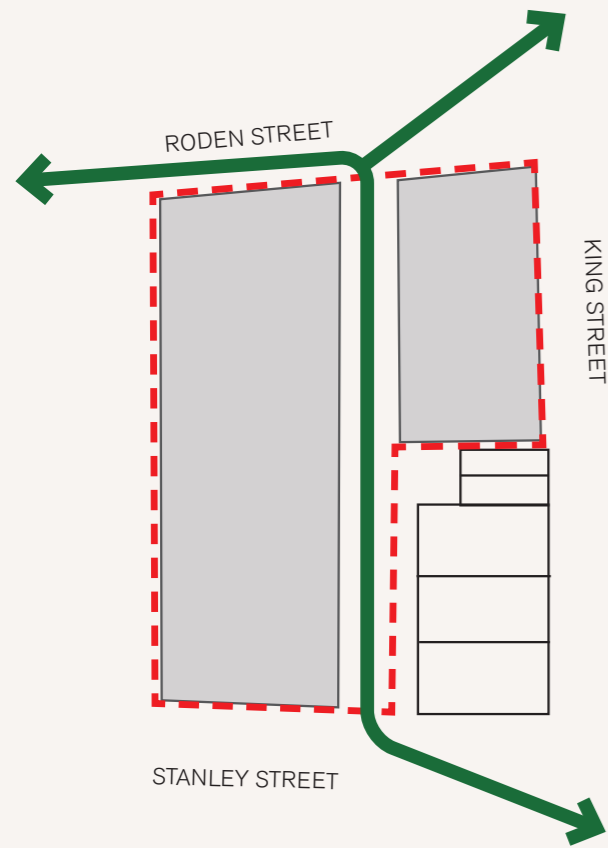
Please indicate whether you would like to verbally address the Future Melbourne in support of your submission: * Yes

If yes, please indicate if you would like to make your submission in person, or via a virtual link (Zoom) to the meeting. Please note, physical attendance will be limited in accordance with City of Melbourne security protocols and COVID-safe plans and be allocated on a first registered, first served basis. * I wish to make my submission in person

577 King Street | West Melbourne

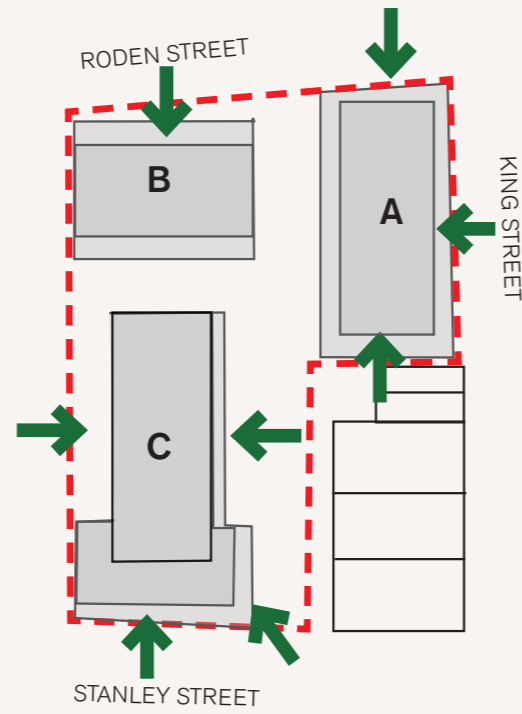


DESIGN RESPONSE



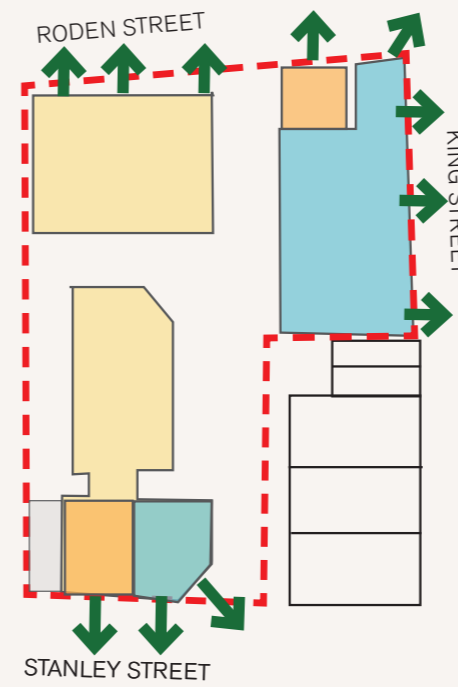
PEDESTRIAN CONNECTIONS

Creating a through site link to enhance and connect the various nodes around site.



SITE RESPONSIVE FORMS

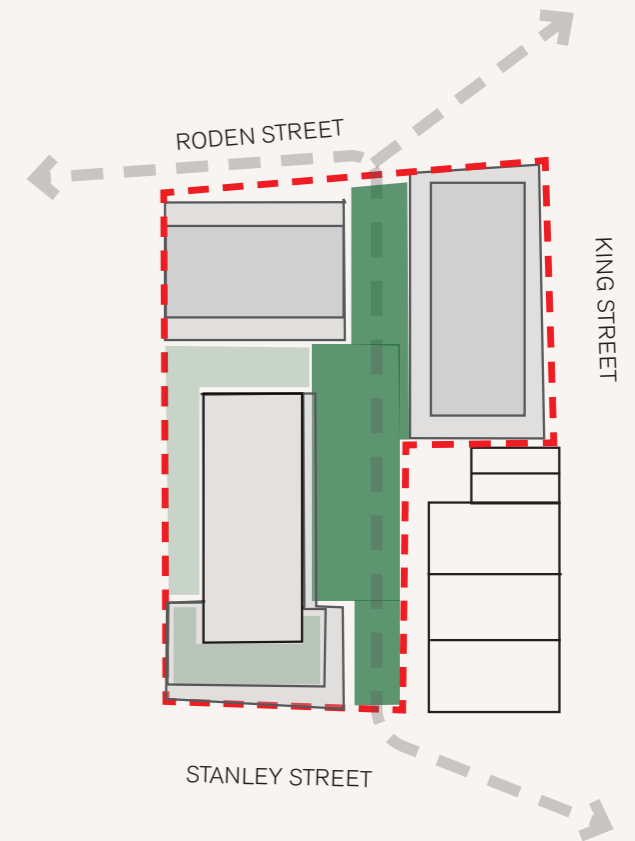
Site responsive and sympathetic massing through setbacks, breaks and articulation



- Residential Lobby
- Office

ACTIVATION

Activated Ground floor plane addressing the streets



INTEGRATED LANDSCAPE

Creating landscaped spaces on the rooftop and courtyard area enhances the amenity of the residents as well as the public through link

COLLECTION OF BUILDINGS



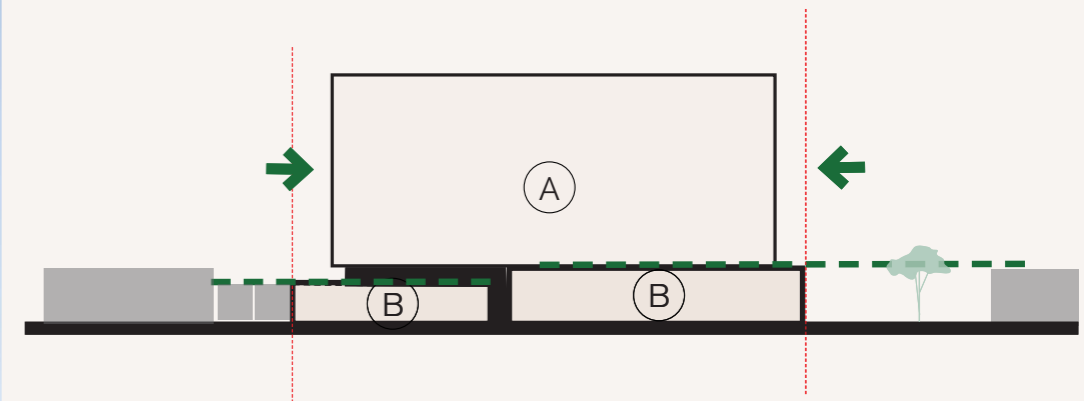
A| King Street



B| Roden Street

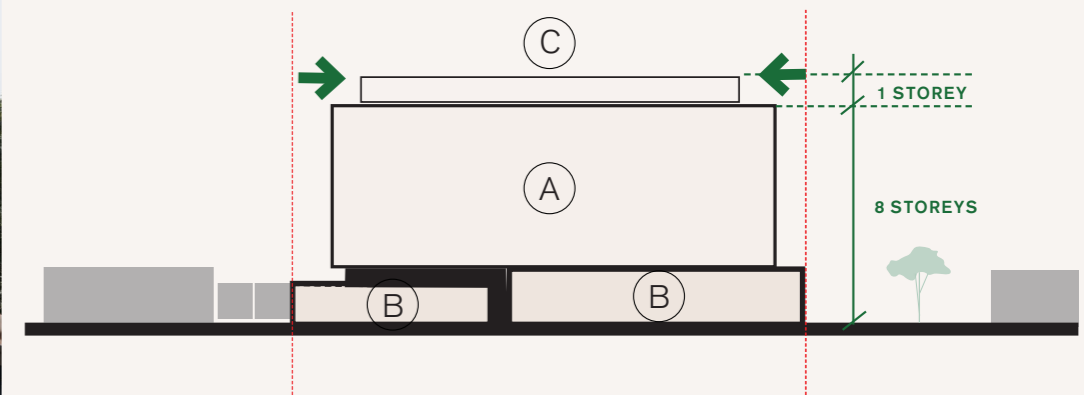


C| Stanley Street



HEIGHT OF STREET WALL

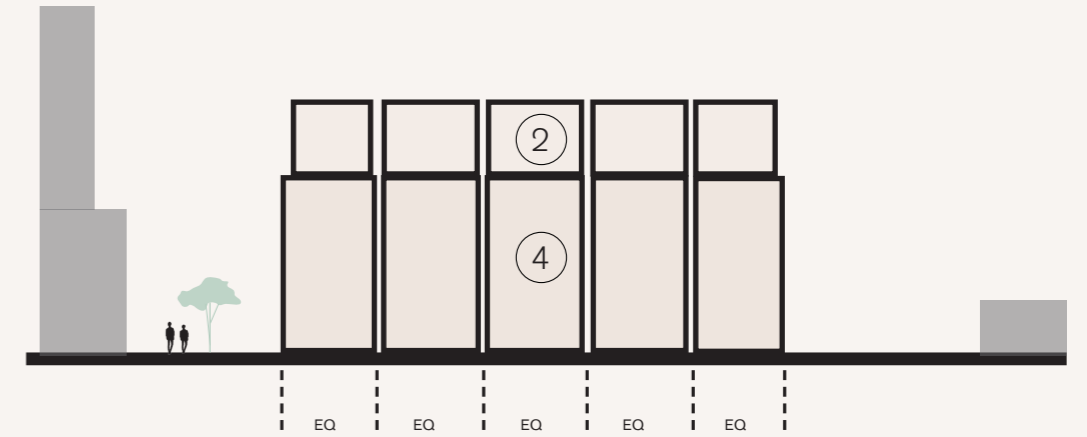
The height of podium responds to the adjacent conditions with the upper storeys setback.



RECESSIVE UPPER STOREY

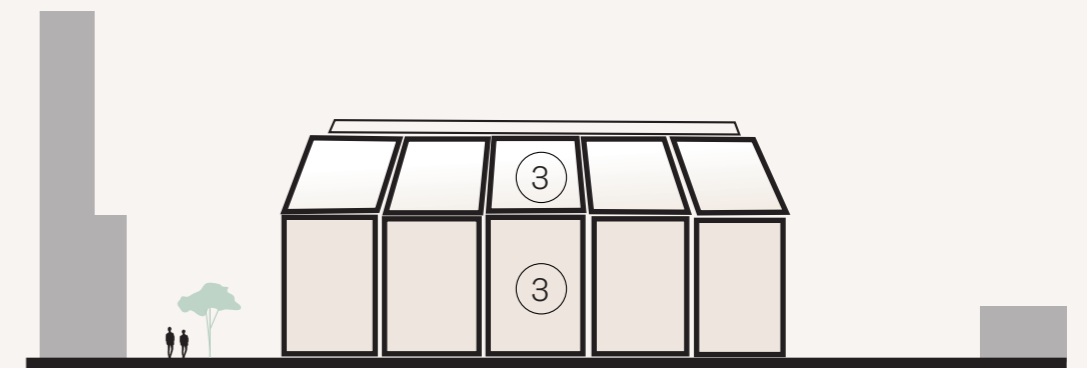
9th floor setback further to reduce massing on street

RODEN STREET | BUILDING B



FINE GRAIN

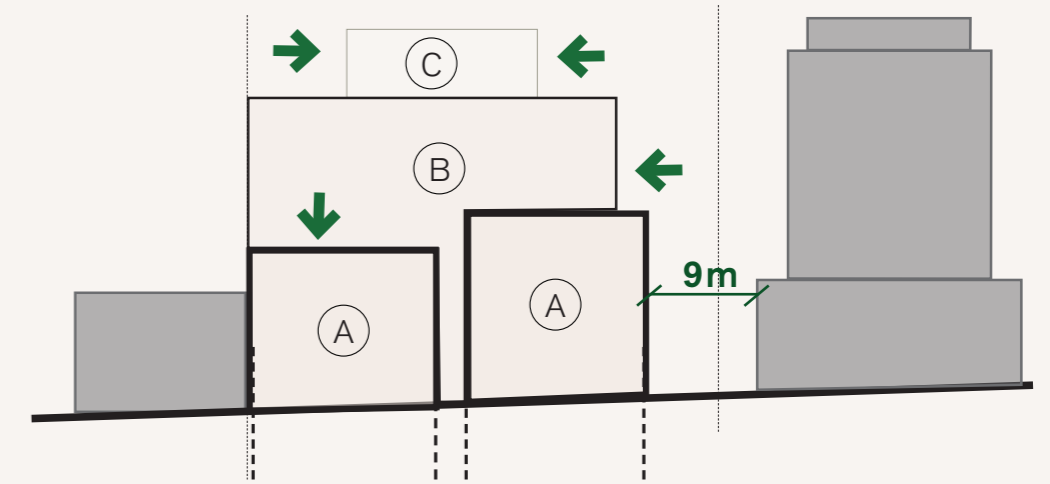
Breaking up the massing into smaller residential proportions



RECESSED UPPER FORM

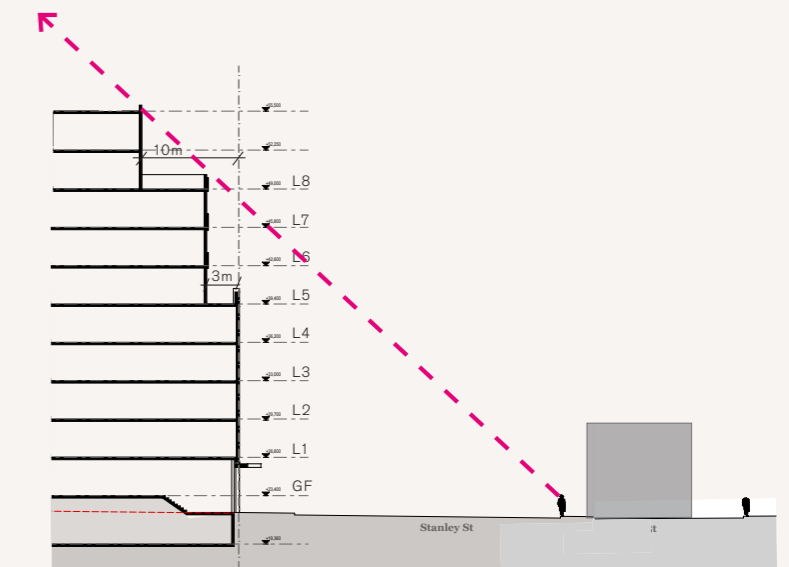
Folding roof that takes cues from Victorian terraces.

STANLEY STREET | BUILDING C



ARTICULATED MASSING

Form is articulated to reflect the surrounding proportions and industrial nature of Stanley Street.



RECESSIVE UPPER STOREYS

Thank you



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

Name: * Karl Hessian

Email address: * [REDACTED]

Phone number * [REDACTED]

Date of meeting: * Tuesday 24 October 2023

Agenda item title: * Ministerial Planning Referral: TPM-2022-20 559-577 King Street, West Melbourne

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am. Attached is a written submission, a presentation will be emailed.

Alternatively you may attach your written submission by uploading your file here:  [submission.pdf](#) 329.46 KB · PDF

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

If yes, please indicate if you would like to make your submission in person, or via a virtual link (Zoom) to the meeting. Please note, physical attendance will be limited in accordance with City of Melbourne security protocols and COVID-safe plans and be allocated on a first registered, first served basis. * I wish to make my submission in person

Can Council:

1. Confirm that the two crossovers marked with a red "X" (p2) constitute "unnecessary vehicle crossings" and are captured by proposed permit condition 51?
2. Advise how many new tree plots are created on Roden, King and Stanley Streets by this application?
3. Advise if the tree plot containing tree asset #1070167 was assessed to determine if it conflicts with the design requirements of the proposed crossover?
4. Regard a request to remove tree asset #1070167, where such a request is received, as being subject to decision by Council or a Committee of Council, as per proposed permit condition 33?
5. Amend proposed permit condition 24(a) to read: "Give rights of public access to the pedestrian link through the site that connects Roden Street to Stanley Street between daylight hours, that being 7am and closing no earlier than 6pm, **7 days a week.**"

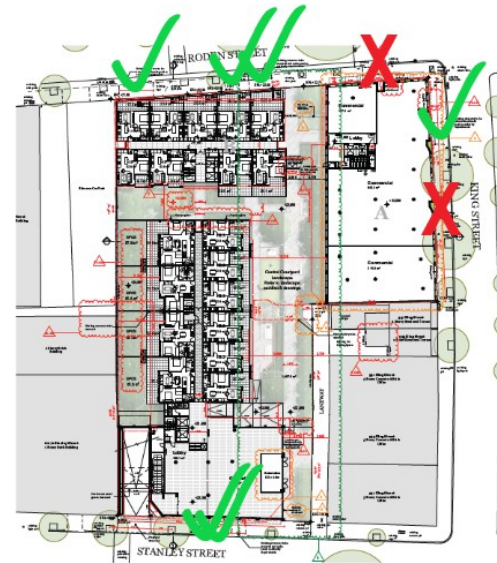
My interpretation of the plans is that they explicitly mention that only six of the eight redundant crossovers to the site are to be removed, these being: in Roden Street (three of four); in King Street (one of two); and in Stanley Street (both). (See panel to the right).

The responsible officer appears to confirm in the Proposal Summary that I have interpreted this correctly ("Deletion of the five crossovers to Roden Street and Stanley Street.", pg 15 "Planning Application Report", found on pg 50 of the FMC papers for Agenda Item 6.4).

The responsible officer recommends at proposed condition 51 that:

"Prior to the commencement of the use / occupation of the development, all necessary vehicle crossings must be constructed and all unnecessary vehicle crossings must be demolished and the footpath, kerb and channel reconstructed, in accordance with plans and specifications first approved by the Responsible Authority – City Infrastructure."

For the avoidance of doubt, can Council please confirm that the two crossovers marked with a red "X" (right) constitute "unnecessary vehicle crossings" and are captured by proposed permit condition 51?



- ✓ Existing crossover to be removed and make good to authority requirements.
- X Location of a crossover that doesn't explicitly state that it will be removed and made good.

Reference:
Drawing number TP201 revision C

(FMC papers for Agenda Item 6.4, pg 8)

I am grateful to Urban Forestry for drawing attention to an at risk tree and tree plot (asset 1070167, pp 64-65 of the FMC papers for Agenda Item 6.4).

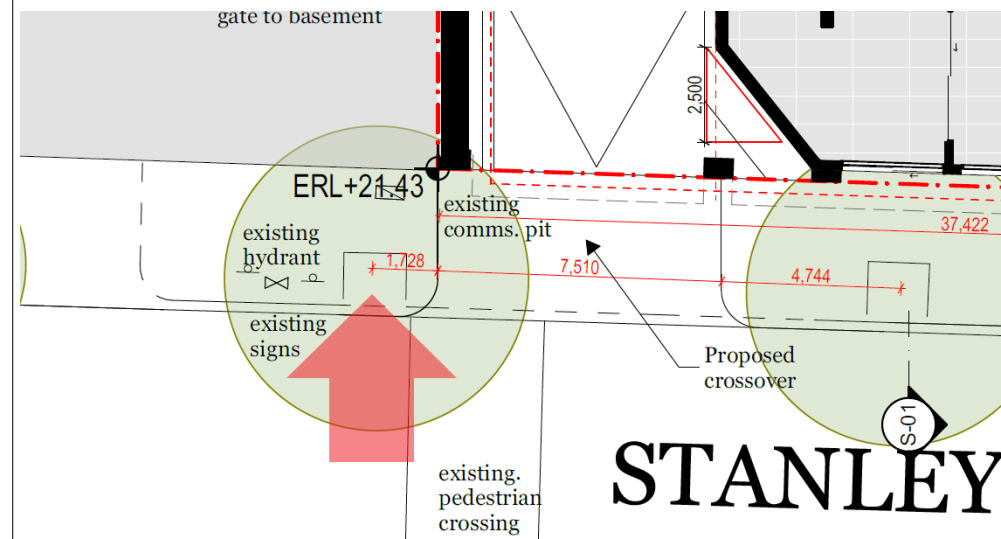
This tree plot is located approximately 1.7 m from the proposed new crossover to the subject site on Stanley Street (refer diagram on the right).

The relevant guidelines state that "Trees ... near the back of the kerb in footpaths should generally be: 2.4 m from driveways [and] 2 m from fire hydrants".

There is, in my view, a high likelihood that when the detailed plans are considered that council will identify that the tree at this location is incompatible with the proposed crossover.

On my reading, neither the planner, nor any other area of council that has considered this application, has provided an assessment on whether this tree plot is at risk or not.

Can the planner please advise if the tree plot was assessed to determine if it conflicts with the design requirements of the proposed crossover?



Minimise conflicts with uses of streets

Locate trees of appropriate species and scale to maintain safe sight-lines and overhead clearances for pedestrians, cyclists and vehicles. Trees in parking lanes, medians and near the back of the kerb in footpaths should generally be:

- 10 m from the face of the kerb of an intersecting street at an unsignalised intersection
- 20 m from the face of the kerb of an intersecting street on the approach-side of traffic signals
- 10 m from the departure side of traffic signals
- 2.4 m from driveways
- 3 m from power and light poles
- 2 m from fire hydrants.

"Design and Construction Standards" (2022), p 89

Privacy acknowledgement: *	I have read and acknowledge how Council will use and disclose my personal information.
Name: *	Chris Thrum
Email address: *	[REDACTED]
Phone number *	[REDACTED]
Date of meeting: *	Tuesday 24 October 2023
Agenda item title: *	6.7 National Housing and Homelessness Plan Issues Paper – City of Melbourne Submission
Please write your submission in the space provided below and submit <u>by no later than 10am on the day of the scheduled meeting.</u> Submissions will not be accepted after 10am.	<p>I have sent to City of Melbourne a written submission in regards to the FMC meeting of Tuesday 24th October, 2023 and in particular Agenda Item 6.7 National Housing and Homelessness Plan Issues Paper – City of Melbourne Submission.</p> <p>I would like to address the FMC in support of this written submission.</p> <p>Best regards, Chris Thrum</p>
Please indicate whether you would like to verbally address the Future Melbourne in support of your submission: *	Yes
If yes, please indicate if you would like to make your submission in person, or via a virtual link (Zoom) to the meeting. Please note, physical attendance will be limited in accordance with City of Melbourne security protocols and COVID–safe plans and be allocated on a first registered, first served basis. *	I wish to make my submission in person

Dear City of Melbourne management team,

This is a written response in regards to the Future Melbourne Committee meeting to be held at Kensington Town Hall, on Tuesday 24 October and in particular Agenda Item 6.7 National Housing and Homelessness Plan Issues Paper - City of Melbourne Submission.

They say that the Australian Government is developing a National Housing and Homelessness Plan (The Plan) in collaboration with state and territory governments.

Thank you to City of Melbourne management team for all the work that has gone into this matter. There needs to be more thought put into The Plan. In regards to Homelessness, prevention is better than cure. With respect to City of Melbourne's recommendations 3.1.8, the focus should be on prioritising doing feasibility studies on the 44 Victorian public housing estates towers that the State Government of Victoria have planned to demolish.

You have to think clearly about the social impact on our people, on our community if this policy of controlled demolitions is pursued. There needs to be a prioritisation of continuing a program of refurbishing, renovating and reinvesting in public housing building stock.

Turfing out citizens, families and children from 44 public housing estates towers is a nonsensical approach to the housing crisis. This approach creates problems. Unnecessary problems.

The following material is applicable to Page 118 of 130 : - 3.5.4 Areas for Improvement. It is vital to make informed decisions on homelessness and the housing crisis.

Not everyone is on the same page in regards to so called solutions to the housing crisis. Many people disagree with the idea that it is a good idea to demolish all 44 public housing estates towers in Melbourne, Victoria. The Victorian State Government should retain the existing public housing estates towers, with a sustained policy of refurbishing, renewing and reinvesting in these buildings.

The Victorian State Government should make proper feasibility studies on all 44 existing public housing estates towers.

People and families who live in these towers love living there, they love the feeling of belonging to a vibrant community. It is wrong to unnecessarily move families with children away from their community for three and a half years or more.

On the 21st September, 2023, on the ABC Radio, ABC journalist Alexandra Humphries reported on the plans to demolish all 44 public housing estate towers in Melbourne. These towers are located on Wurundjeri Country and Bonorong Country.

<https://www.abc.net.au/listen/programs/pm/questions-over-melbournes-public-housing/102886998>

"Questions over whether Melbourne's housing towers really have to go", ABC, Alexandra Humphries (21/9/2023).

Alexandra Humphries interviewed citizens who have serious concerns about this. Many people are not convinced that such drastic action is necessary.

There are architects, engineers, surveyors and designers who consider this draconian approach of eradicating existing public housing estates buildings as a wrong move.

People point out that there are contemporary feasibility studies available on the pros and cons of refurbishing, renewing and reinvesting in public housing estates compared to a demolition and build again approach that explains that the better option is to retain, refurbish and reinvest in the existing building stock.

An example of this is the recent feasibility studies made on the Barak Beacon Port Melbourne estates and the Ascot Vale estates by the design and research group OFFICE.

These detailed, thorough and methodical feasibility studies conducted by OFFICE concluded that it was more efficient and cheaper to refurbish and reinvest in existing building stock, and bringing them up to standard compared to a demolition/ build again approach. A myriad amount of values were factored into the comparative analyses, including the cost socially and economically of removing and relocating citizens from the community for the estimated 1200 days or so from beginning of demolition phase to the completion of the new building, when they would be invited to return were considered.

People have different views.

In Alexandra Humphries story, she interviewed Peter Robertson from OFFICE who explained that a more viable, efficient and cost effective measure is to fix up the buildings. The families and children can remain in the community. Robertson has done his homework on this, he knows what he is talking about.

Many people are not convinced that a policy of displacing disadvantaged citizens is an appropriate way to address the housing crisis. Some would categorise this approach as un-Christian.

The policy of demolishing all 44 public housing estates towers should be rescinded. Victoria should return to a policy of prioritising keeping people, families and children living in their homes, participating in their much loved community, whilst apartments are methodically updated, refurbished and renewed. This would also be the best outcome for the State Budget.

Fact of the matter is that these buildings just need a bit of TLC, and a property management team that maintains the buildings in a proper manner.

The Victorian Labor Party should be philosophically committed to retaining and improving these buildings. Many of the workers who live in these towers work in the local area and the CBD. It would be an immense disadvantage to the City of Melbourne to have these workers relocated further away from the city.

For quality of life and the general well-being for local residents, you need to maintain the existing open space around the buildings.

There is the matter of a petition that has been presented to Parliament concerning Barak Beacon Port Melbourne housing estates.

<https://new.parliament.vic.gov.au/parliamentary-activity/tailed-petitions-search/tailed-petitions-details/7493>

Legislative Council petition #470.1 presented 3 October 2023.

It calls on the State Government of Victoria to - Stop the demolition of the Barak Beacon public housing estate to save \$88 million. It mentions the detailed feasibility study made by the design and research group OFFICE.

Stephanie Convery wrote about the Barak Beacon situation and the OFFICE feasibility study in the Guardian - "Refurbishing not demolishing Port Melbourne public housing estate could save Victoria \$88m, study finds" (The Guardian Wednesday 2 November 2022). The Government can achieve its goals in regards to improving the building stock without destroying communities.

<https://www.theguardian.com/australia-news/2022/nov/02/refurbishing-not-demolishing-port-melbourne-public-housing-estate-could-save-victoria-88m-study-finds>

The best outcome for the local community is to retain, renovate and reinvest in public housing towers.

Best regards,
Chris Thrum