

Privacy acknowledgement: *

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

Name: *

Phil Gleeson

Email address: *

pgleeson@urbis.com.au

Date of meeting: *

Tuesday 19 May 2020

Agenda item title: *

6.1 – 14–26 Bruce Street

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.

Verbal Presentation via Zoom

Please indicate whether you would like to address the Future Melbourne Committee via phone or Zoom in support of your submission: *

Yes

Privacy acknowledgement: *

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

Name: *

Clare Leaney

Email address: *

clare@igff.org.au

Date of meeting: *

Tuesday 19 May 2020

Agenda item title: *

Agenda Item 6.3– Ensuring safety of children at places of worship in our municipality

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



[melbourne_city_council_future_melbourne_committee_submission_.docx](#)

170.38 KB • DOCX

Please indicate whether you would like to address the Future Melbourne Committee via phone or Zoom in support of your submission: *

Yes

Future Melbourne Committee submission

19 May 2020

Dear Committee Members,

I write to you in my capacity as CEO of the In Good Faith Foundation (IGFF) on behalf of our clients and board to express our support for Agenda Item 6.3 *Ensuring Safety of Children at Places of Worship in our Municipality*.

There is a paramount need to protect the safety of all children and to ensure that if an unlawful action is committed that mandatory reporting processes are in place, and rigorously policed.

The *Royal Commission into Institutional Responses to Child* and the *Victorian Parliamentary Inquiry into the Handling of Child Abuse by Religious and other Organisations* highlighted the devastating impacts of previous failures. There is a common acceptance of the need to drastically improve approaches to child safety within institutions and highlight any potential issues that may pose an unacceptable risk.

It is our view that the unifying feature of victim-survivors coming forwards to Inquiries, the protection of future generations, should be the driving force behind the cultural reforms now recognised as entirely necessary within institutions delivering services to children.

Where this message has been widely accepted throughout laity across Victoria comments made by some leaders of places of worship in the Melbourne Municipality have compounded the trauma that Victim-Survivors, their families and communities experience by suggesting they would not uphold mandatory reporting laws. There is an evident need to redress the power imbalance and ensure that all are held accountable to the law of the State; the truest sense of redress survivors can access.

Including raising awareness among local organisations of their obligations to comply with child safety laws and to educate the community to strengthen awareness of the rights of children and young people and what they should expect from the organisations with which they engage.

We believe this Agenda item should be supported for the following reasons:

- 1) To ensure that all practices pertaining to the safety of children and adherence to justice are transparent.
- 2) It is consistent with City of Melbourne's Goal as A City for People and one which seeks to create a safe, healthy and welcoming city for people of all ages including children.
- 3) It contributes to raising awareness among local organisations of their obligations to comply with child safety laws and to educate the community to strengthen awareness of the rights of

children and young people and what they should expect from the organisations with which they engage.

- 4) Places of Worship must demonstrate their ongoing commitment to ensuring the safety of children within their organisations and that they are following established best practice as defined in *Protecting Victoria's Vulnerable Children Inquiry* and the *Royal Commission into Institutional Response to Child Sexual Abuse*.
- 5) That the Melbourne City Council has a responsibility to ensure that organisations that fall within its municipality are operating with integrity.

I commend the motion, which is the subject of this Agenda Point, and it has the full support of the In Good Faith Foundation.

Sincerely,

Clare Leaney,

CEO

In Good Faith Foundation

In Good Faith Foundation is national charity and support service providing advocacy services to individuals, families and communities impacted by institutional abuse for over twenty years

Privacy acknowledgement: *

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

Name: *

Jock Gammon

Email address: *

jock@junglefy.com.au

Date of meeting: *

Tuesday 19 May 2020

Agenda item title: *

6.1. 14–26 Bruce Street, Kensington

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.

Verbal submission via Zoom

Please indicate whether you would like to address the Future Melbourne Committee via phone or Zoom in support of your submission: *

Yes

Privacy acknowledgement: *

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

Name: *

CHRIS MCCUE

Email address: *

cmccue@carr.net.au

Date of meeting: *

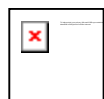
Thursday 14 October 1976

Agenda item title: *

6.1. 14–26 Bruce Street, Kensington

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.



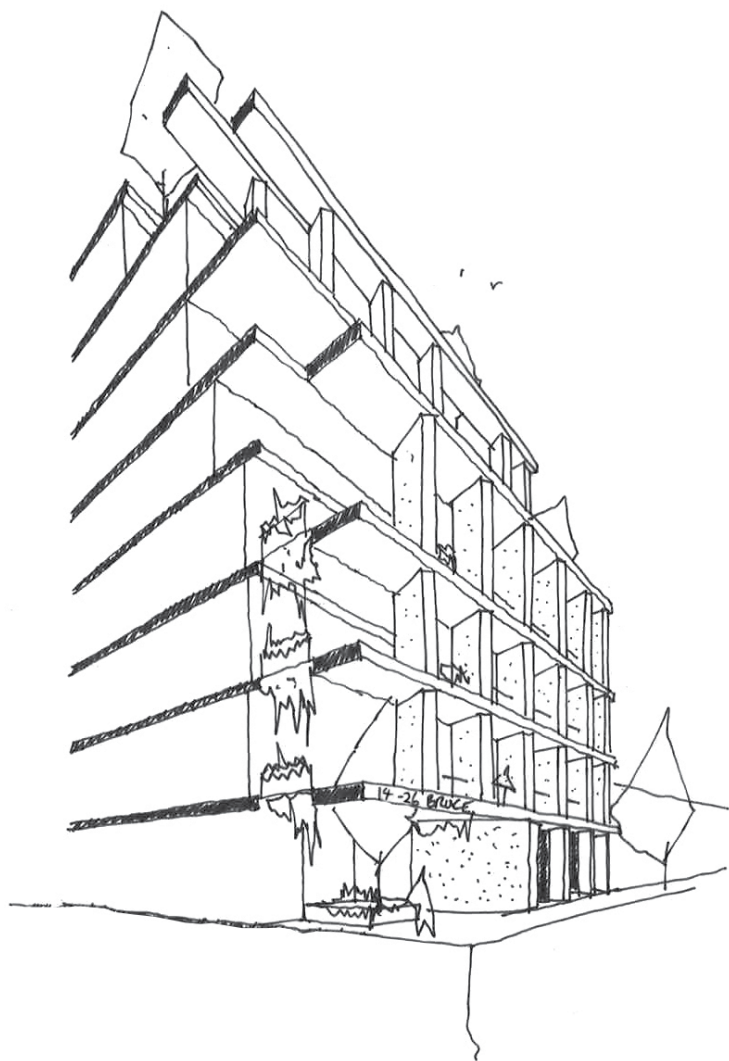
Alternatively you may attach your written submission by uploading your file here:

[19027_1426_bruce_street_kensington_i_council_meeting_sml.pdf](#) 2.22

MB • PDF

Please indicate whether you would like to address the Future Melbourne Committee via phone or Zoom in support of your submission: *

Yes



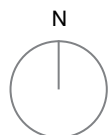
carr

**14-26 Bruce Street Kensington
Project Visuals**



 Subject Site

Map data © 2018 Nearmap

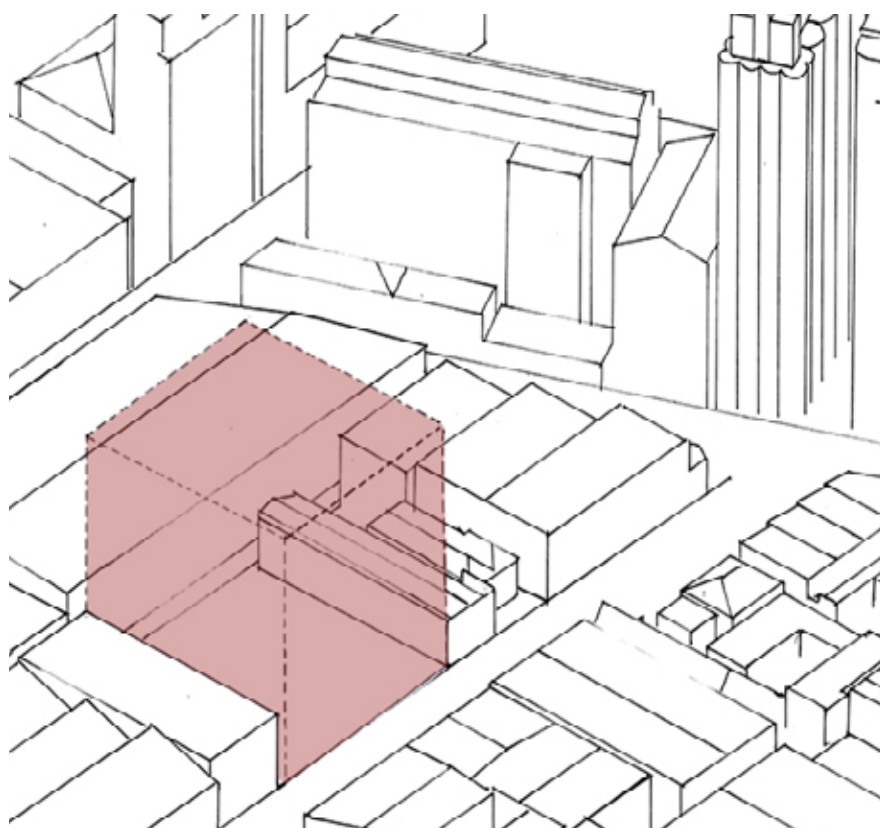


Site Aerial Photograph



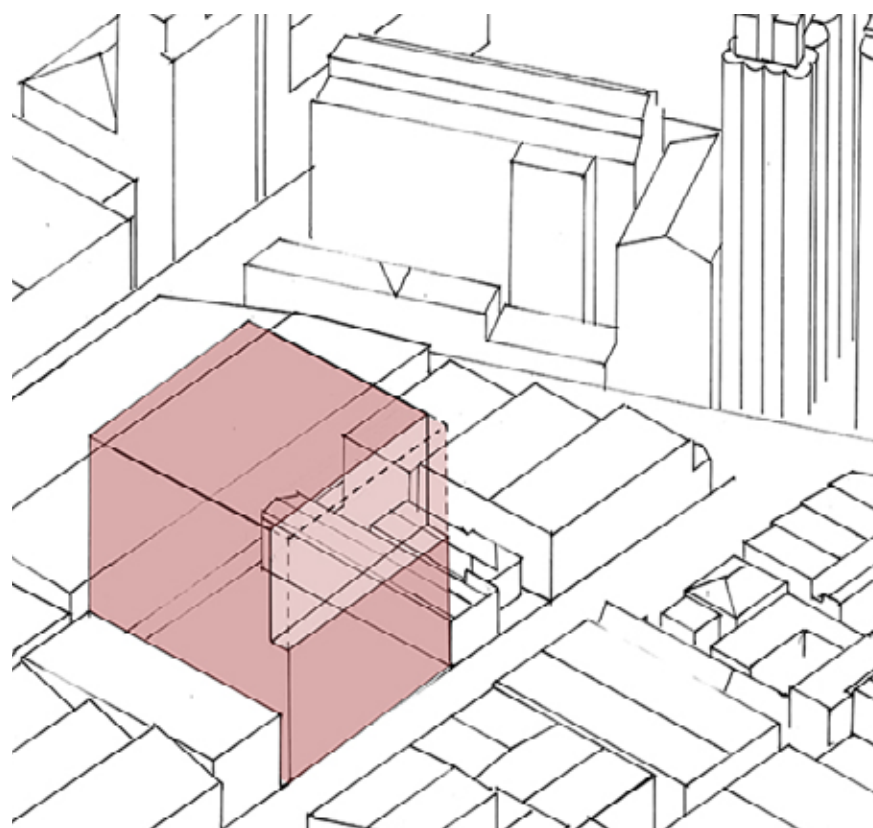






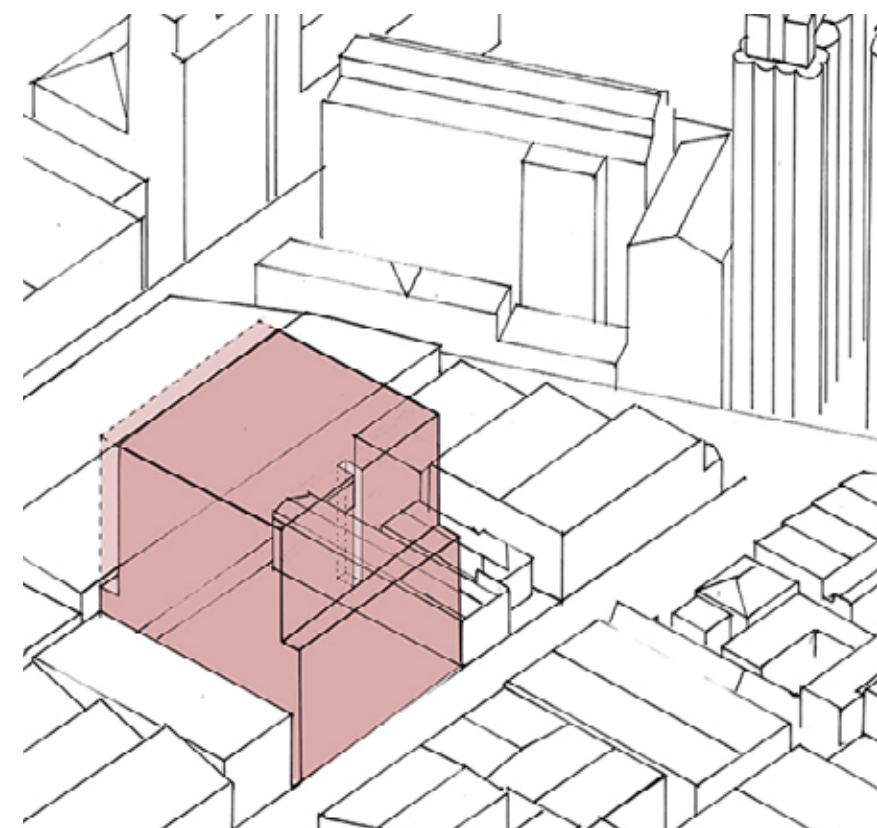
1. POTENTIAL DEVELOPMENT

Patterns of urban development in Kensington and immediately adjacent to the site suggest that the proposal could be an 8 level development with set-backs as per the subject site overlays.



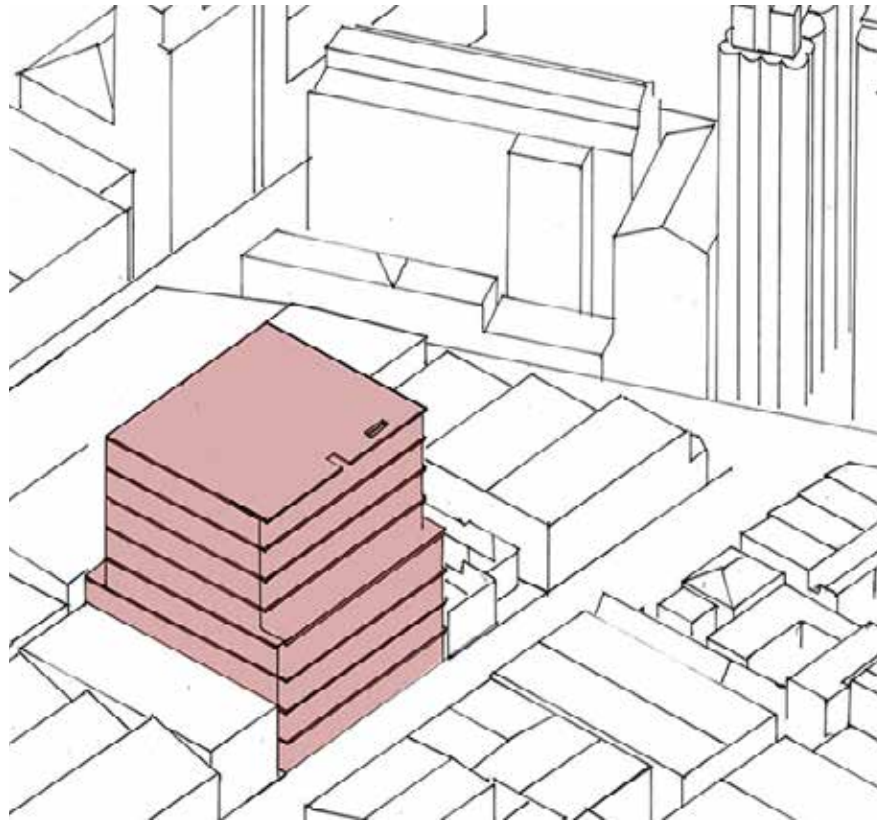
2. SETBACK FROM BRUCE STREET

The new built form is set back 4m from Bruce Street above the 15m height limit to the podium.



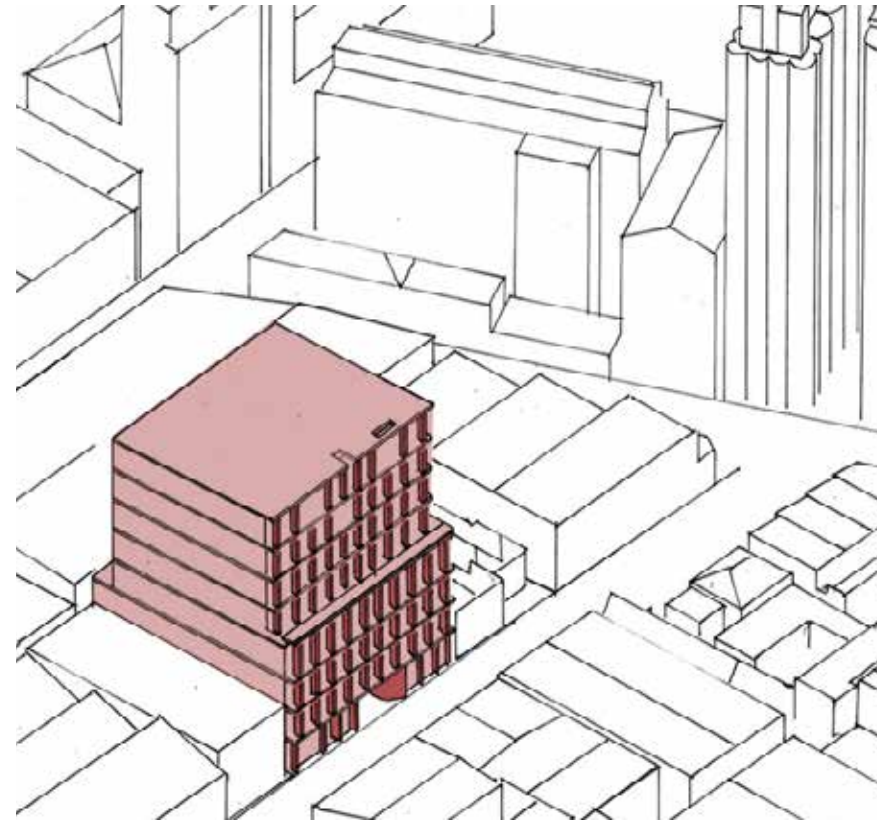
3. SETBACK FROM REAR LANEWAY

A three level podium to the laneway is proposed with a 4m setback to all remaining levels.
A vertical break to the upper levels further breaks down the upper volume and allows light deeper into the building form.



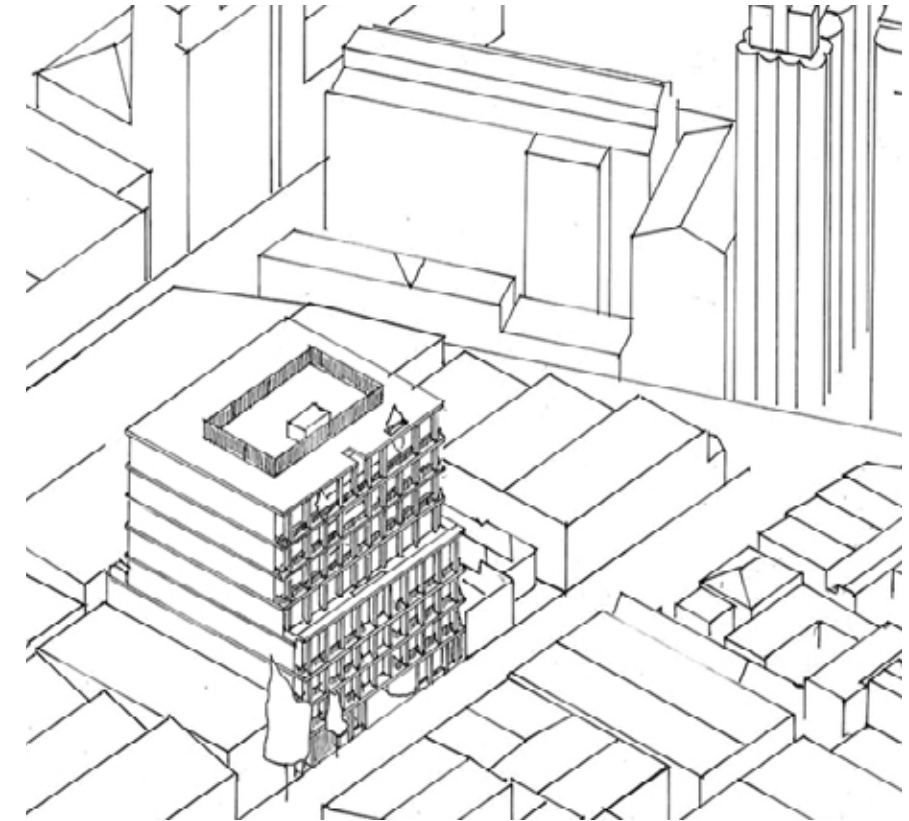
4. HORIZONTAL ARTICULATION

Horizontal slab edges are expressed taking cues from the nearby industrial architecture. A central break in the slab to the north facade allows natural light to the building entry & subsequent floors above. A further penetration occurs in the slab occurs at the upmost level to aid in breaking down the mass.



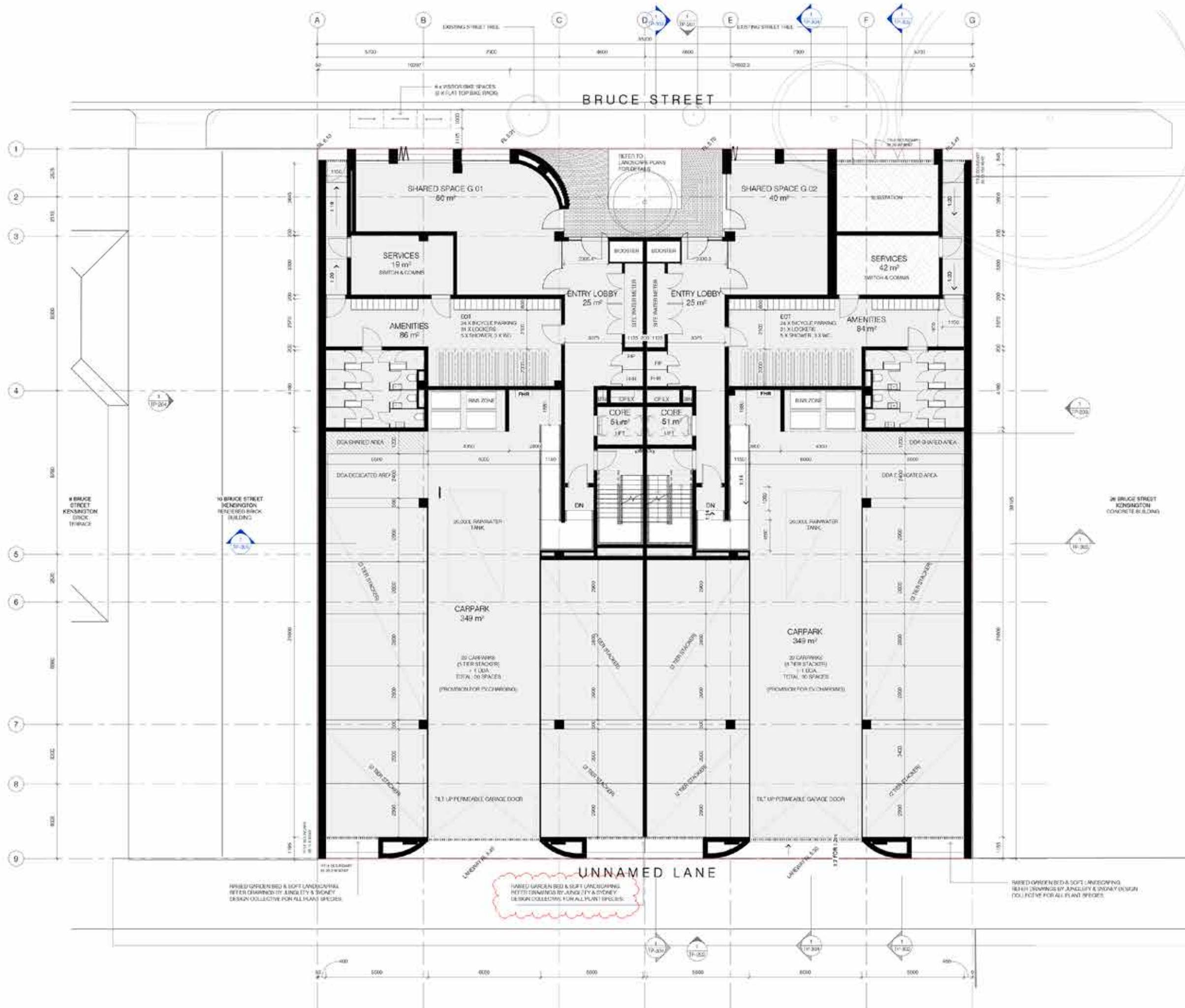
5. VERTICAL ARTICULATION

Vertical brick piers have been proposed to frame views the to the north-east and the south-east. They also aid in solar protection from the western sun with perforations allowing filtered natural light to the floorplates.

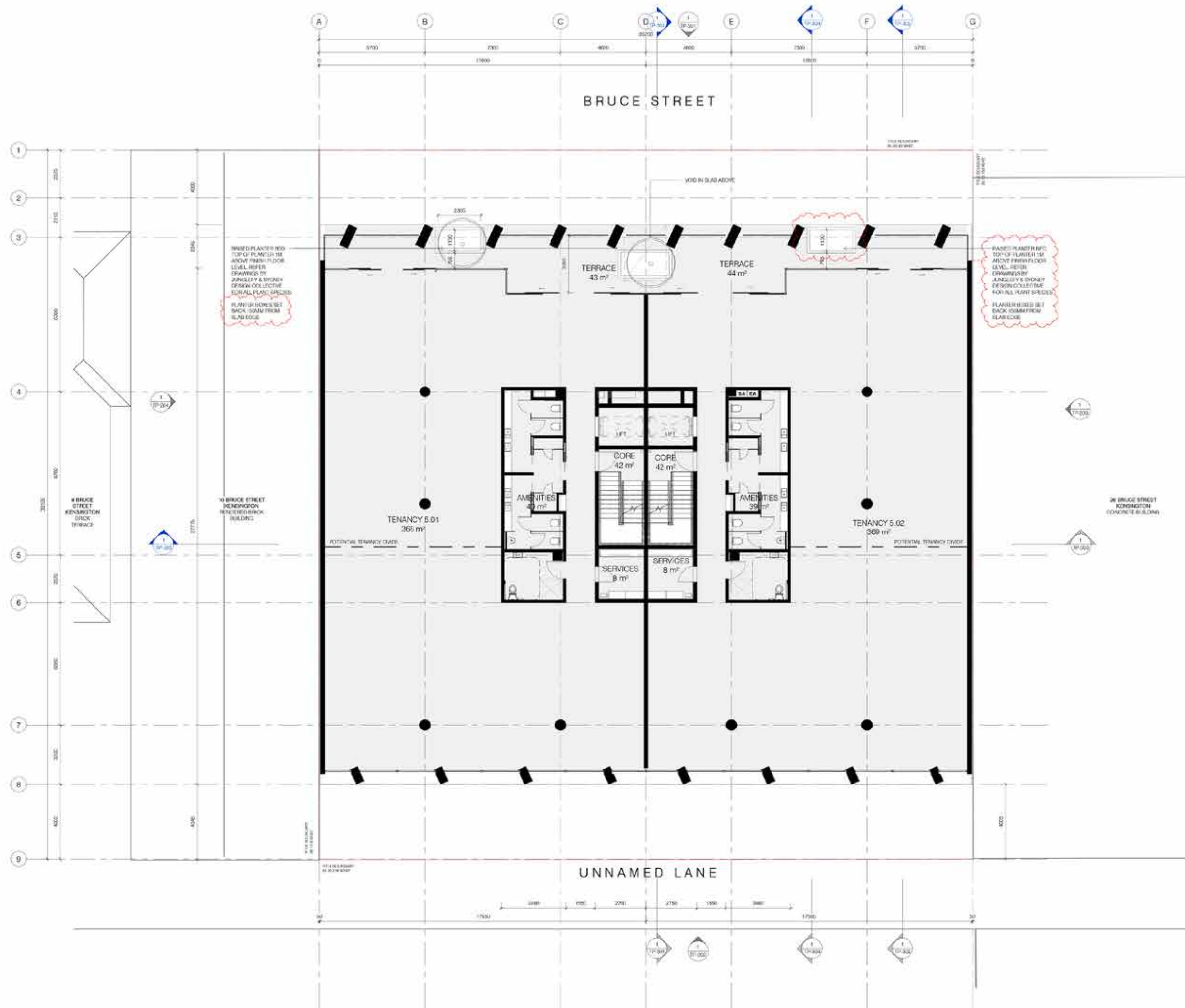


6. PROPOSED MASS

The proposed mass provides an architectural outcome that is consistent in its site context by its use of form and materiality. With the redevelopment of the nearby Young Husband, the proposed scheme in its strong architectural form and activation of Bruce Street will add to the overall rejuvenation of Kensington.

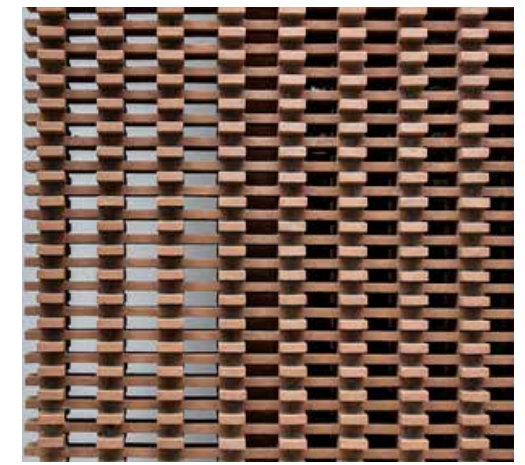
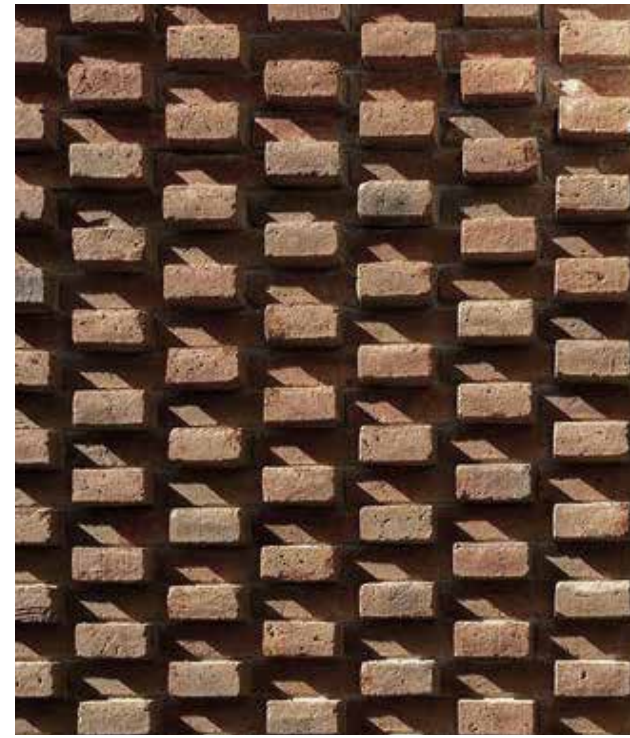


Ground Floor Plan





Sectional Perspective





Bruce Street Perspective







Laneway Perspective



Thankyou

14-26 BRUCE ST

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

*

Name: * Simon Harvey

Email address: * harvey.simon.j@gmail.com

Date of meeting: * Tuesday 19 May 2020

Agenda item title: TP-2019-587 – Bruce St Kensington

*

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 chair of the Kensington Association. This development proposal is the very first new development initiative in this area of South Kensington, as such, the Kensington Association is very concerned about the setting of any precedent for future development in the area.

The Association has a number of concerns, but I will confine my submission to the issue of building mass and setbacks. The schedule 60 to the Design and Development Overlay calls for ... 'Setback of higher building form along the interface with established low-scale residential to deliver a scale of development that responds appropriately to the existing context, provides a transition in height and minimises the visual impact of upper levels.'

Clearly what is called for here is not realised by this proposal.

I submit that failing to follow DDO60 guidelines sets a very poor precedent for future development in the whole of Kensington.

Please indicate whether you would like to Yes

address the Future
Melbourne
Committee via
phone or Zoom in
support of your
submission: *

From: Harvey Simon <harvey.simon.j@gmail.com>
Sent: Tuesday, 19 May 2020 11:50 AM
To: CoM Meetings
Subject: TP-2019-587 14-26 Bruce Street, Kensington

Submission by Simon Harvey on behalf of the Kensington Association

Re: TP-2019-587 14-26 Bruce Street, Kensington

Thanks to the committee members and madam chair for this opportunity to address you. I decided to take this opportunity on behalf of the Kensington Association after consultation with local residents in Bruce Street over a period of about 6 months.

Let me start with a positive. We welcome the steps towards the greening of design features in relation to this proposal, in particular the biodiversity roof and planting box specifications on the northern façade. They are a good contribution to the appearance of the building, as are the choice of materials for the construction.

We wrote to the planning officer raising our concerns in November 2019 and again in March to say that the major concerns we raised in November had been ignored. In the latest iteration of the proposal, apart from the one exception I have mentioned, I regret to say that is still the case.

Today I want to confine my comments to issues relating to the **building mass and setbacks**, although we also have other significant concerns about the parking and traffic planning for this development proposal.

- This proposal is the very first new development initiative in this area of South Kensington, and as such, the Kensington Association is very concerned about the setting of any precedent for future development in the area.

Of all the recommendations and regulations contained in Amendment C190, for residents, workers in the area, and other pedestrians, the height and the setback of building construction is probably, in our view, the most critical. Every human being who walks down a road must know and feel this, no matter what the zoning of the area in question happens to be!

The schedule 60 to the Design and Development Overlay calls for, and I quote ... 'Setback of higher building form along the interface with established low-scale residential to deliver a scale of development that responds appropriately to the existing context, provides a transition in height and minimises the visual impact of upper levels.'

I calculated that a pedestrian walking down Bruce Street would only have to be 4 metres from the face of this building to view the upper levels. This is exactly what street height, absolute height, and building envelope guidelines are designed to guard against. Quoting DDO90 – they aim '*to create streetscapes that have a high level of pedestrian comfort in terms of their scale, access to sunlight, daylight and sky views*'; and again, '*the upper storeys will be visually recessive when viewed from the adjoining public realm*'.

On this basis I contend that this development proposal has not responded to the existing context, when it easily could have done so. Just a quick look at page 25 of the delegate report in the application is enough to show this. From the western perspective drawing, the 45 degree envelope shows that the designers would have had to sacrifice only the very front sections of levels 7 and 8 to meet the guidelines.

To us at the Kensington Association this speaks volumes. This is a design which pays scant regard to people. If it goes ahead in this form it is as if the developer, the planners, and indeed the counsellors are saying to local residents and workers – ‘it doesn’t matter about you, there are only a few of you, this is an industrial zone, so put up with it’.

Most importantly I submit that failing to follow DDO60 guidelines sets a terrible precedent for future development in the whole of Kensington. I don’t like to proselytise, but I will a bit.

I remind counsellors that all development is about people, so when there is a solution or a compromise which puts people first, at miniscule cost to other issues, it needs to be taken for the wellbeing of future generations who live and work in our streets.

-
-
-

Sent with [Shift](#)

Jody Brodribb

From: Wufoo <no-reply@wufoo.com>
Sent: Tuesday, 19 May 2020 9:53 AM
To: CoM Meetings
Subject: Future Melbourne Committee meeting submission form [#154]

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

Name: * Nikki Gaskell

Email address: * nikki.gaskell@yahoo.com.au

Date of meeting: * Tuesday 19 May 2020

Agenda item title: * 6.1 Planning Permit Application: TP-2019-587 14-26 Bruce Street, Kensington

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



[fmc_submission_tp_2019_587_amendment_n_gaskell.docx](#)

13.71 KB • DOCX

Please indicate whether you would like to address the Future Melbourne Committee via phone or Zoom in support of your submission: *

No

My name is Nikki Gaskell. I live [REDACTED] across the road from the proposed development at 14-26 Bruce St. Kensington.

I previously objected to the planning application and the amended planning application for the development at 14-26 Bruce St. I am disappointed to see that there has been no compromise made to the design in regard to objections about the size and the bulk of the development and the disregard the design has taken to some elements of the Planning Scheme DDO63 that applies to this site. I am also disappointed that the Urban Design Team/Responsible Authority assessment to the Future Melbourne Committee has dismissed all of those objections as not valid.

I understand that there is a provision in DD063 for an increase in height from the recommended 6 storeys to a maximum of 8 storeys based on meeting certain requirements. Those provisions are somewhat subjective, particularly the assessment of what is 'exceptional' design. As someone who will be left having to look at the relatively uninteresting large square block of cells shown in the visual render of fig. 11 I disagree with the assessment of that by the presenter that the design meets this "exceptional" requirement from a visual perspective.

The greening of the building is a significant improvement from the original design proposed however that public realm benefit being claimed is all to wider community and does nothing to compensate for the loss of sky and sunshine to the local residents since the green spaces are not accessible to the public. The design pays much more attention to the comfort and benefit of the people who will work in the building (good) but does not afford those that will be affected outside the building the same respect.

Whilst I understand there is a provision in DDO63 for the increased height, as stated above, I do not see any provision for trade off for the setback requirements for the upper storeys to help reduce the bulk and visual impact of the development. The developer has made their own assessment that there is no reason they need to follow the setback requirements in DDO63 and the Urban Design assessment has stated that balconies will reduce the perception of a solid volume, even better than setbacks would. It is difficult to understand how any arrangement of building would seem less like building than no building, i.e. setbacks or reducing the height of the development would seem less bulky than any arrangement with the minimal setback proposed.

The complete disregard for the rights of the residents and 6 and 8 Bruce st. to be eligible for consideration of their existing access to morning sunshine because, as stated in 15.3.1 Overshadowing, they "cannot expect to enjoy the same level of amenity as a property within a residential zone" when they have been located there for long before this development proposal is not appropriate. We residents in this industrial/commercial zone accept that there are activities that would not normally be accepted in residential streets, but that should not mean our rights as residents are ignored altogether when new developments are proposed.

In 15.3.2 the assessment that the development has no habitable room windows within 9 metres of the development therefore concludes that there will be no "unreasonable" overlooking to private open space. This seems to completely ignore the balconies and roof garden of the properties [REDACTED] across the road that the upper levels of the Bruce St. frontage will be overlooking.

I hope that the Future Melbourne Committee will look more closely at these claims that there is no impact on the existing residents of Bruce St. with this overdevelopment of the site, outside the guidelines of the DDO63.

I am pleased to see that the Council proposes to include planning permit requirements that look to hold the Developer to avoid cutting back on some of their claimed benefits, e.g. the use of the proposed roof green space for the public good and the use of genuine bricks rather than a brick tile facade.

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

*

Name: * Maree Comito

Email address: * maree@comitolaw.com.au

Date of meeting: * Tuesday 19 May 2020

Agenda item title: Bruce Street

*

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.

RE: TP-2019-587

14-26 BRUCE STREET KENSINGTON 3031

I would like the Future Melbourne (Planning) Committee to consider the following:

The DDO63 seeks to provide for the creation of “urban streetscapes that are defined by a generally consistent plane of building facades that enclose streets but allow daylight and sunlight to penetrate to the streets and to lower building levels”.

As seems to be dismissed ad nauseam, although the development does not directly interface with a residential property, it indirectly and closely interfaces with 8 residential properties in Bruce Street, and a further 3 in Elizabeth Street. We live in a single storey dwelling in Bruce Street. The subject site is a mere 30 metres away and within our direct sight line.

To state that this development will be a generally consistent plane of building facades in our street is untenable. Even

envisaging development in Bruce Street over the coming years, the properties which surround and interface with the residential dwellings at the top end of Bruce Street will be subject to restrictions as they do interface directly with these residences, many of which are heritage listed.

DDO63 also has the objective to ensure that built form elements above the street wall are visually recessive and do not contribute to visual bulk.

The Application still does not meet the built form requirements for setbacks which are set out in the DD063, namely that setbacks must not exceed a street wall height of 4 storeys and development should be setback 1 metre for every metre of height above 15 metres.

It is accepted that the street wall heights to Bruce Street and CL0158 are in accordance with the mandatory street wall heights in DDO63. However, the Application seeks to vary the setbacks which are provided for by DDO63 on the basis that “increasing the setbacks to the sixth and seventh floors would result in a contrived envelope and have a negligible impact on the perceived scale.”

The DDO63 has been formulated to ensure that development is not excessive and does not create unrestrained bulk in the designated area. It is not a valid reason to state that the Application does not have to conform to DDO63 because it will create a contrived look. Obviously, if the upper levels cannot meet the DDO63 setback requirements without looking contrived or out of scale, this is because – they simply are out of scale. The building is too bulky and monstrous for the size and location of this site. With respect, I do not subscribe to the statement that meeting setbacks “will have a negligible impact on the perceived scale”. Rather, if meeting the setbacks means that the upper levels will look “contrived” than, surely a lower scale building is the preference for this site.

This would also ensure that the Applicant can still proceed with their Biodiversity green roof, and have an appropriate size roof to do so.

This development will indeed “set the bar” for future development in the area. If the Application is allowed to proceed in its’ current form – flouting several key objectives and requirements of the DDO63, than the proposed development in its current form would set a dangerous precedent for future development in the commercial zones of the Macaulay precinct.

I reiterate my strong opposition to the application in its latest form.

Please indicate No
whether you
would like to
address the Future
Melbourne
Committee via
phone or Zoom in
support of your
submission: *

Privacy acknowledgement: *

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

Name: *

Peter Cassidy

Email address: *

peter.a.cassidy@gmail.com

Date of meeting: *

Saturday 19 May 1973

Agenda item title: *

Planning Permit Application: TP-2019-587 14-26 Bruce Street, Kensington

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.

Please refer to PDF attachment.

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



[fmcsubmissiontp2019587may2020.pdf](#) 51.57 KB • PDF

Please indicate whether you would like to address the Future Melbourne Committee via phone or Zoom in support of your submission: *

No

Submission to Future Melbourne Committee Re: TP-2019-587 (14-26 Bruce Street Kensington)

Peter Cassidy

[REDACTED]

19 May 2020

Let it be known that I **strongly object** to multiple elements within the developer's most recent Planning Permit Application. As mentioned in my previous objections, these include:

- The incorrect application of setbacks
- Exceeded preferred height criteria not met
- No consideration of pedestrian safety along the Bruce Street Truck Route
- No conformity with the pending Macaulay Structure Plan Refresh

I believe the planning department has failed to address any of these areas satisfactorily. However, rather than regurgitate what is already on the public record, I will focus on some specific points that might not receive the scrutiny they should.

Exceeded preferred height criteria not met

As stated in DDO63, in order for the preferred height of 6 storeys to be exceeded to the maximum of 8, **four criteria** must be met. The first three are somewhat subjective and have already been discussed at length.

- Exceptional design quality
- A positive contribution to the public realm
- Good solar access to the public realm

The fourth states:

- High quality pedestrian links where needed

The most recent planning permit says there "is no identified need for a pedestrian link through this site", yet doesn't explain why. Considering this is fundamental criteria which must be met in order for the developers to

obtain an extra 2 storeys, I ask that the Committee places heavy scrutiny on this missing explanation.

No consideration of pedestrian safety along the Bruce Street Truck Route

Further to the point above about the provision of suitable pedestrian links, or the lack thereof; they are obviously also relevant to the safety of people navigating the neighbourhood – the scores of office workers arriving and departing on foot each day, the local residents and their daily vehicular movements, as well as the existing workforce – especially those driving heavy haulage trucks to and from the Allied Pinnacle Flour Mills. How does the Committee feel about dozens of large semi-trailer movements passing by the entrance of a sizeable office building each day? An office building which the developers and planners suggest already has adequate pedestrian links? As such, I strongly agree with the proposed independent Road Safety Audit - as long as it includes a focus on pedestrian and road access outside the main entrance to the proposed building, on Bruce Street.

No conformity with the pending Macaulay Structure Plan Refresh

As was mentioned in the 2019 'Outcomes for Macaulay' document, the upcoming Macaulay Structure Plan Refresh will require developers to adhere to an even stricter design criteria, incorporating factors such as floor area ratios and built form controls.

The most recent planning permit briefly mentions that the next phase of this Refresh is currently being put together. However, there is no explanation of how this proposal will fit within the new framework. I am well aware that DDO63 is the primary test which must be met, but if nobody has an eye on the road ahead, then I guess we shouldn't be surprised when poorly planned developments get unleashed on to the community.

This is further reason why it is crucial that current DDO63 stipulations **are fully adhered to**.

Biodiversity Rooftop and Green Facades

Perhaps it's the cynic in me, but I am concerned that all these issues seem to be acceptable to the planners because a biodiversity roof (and the accompanying PR literature) is now the centrepiece of the project. For those unaware, the original plans actually contained no roof garden.

I should note that I am definitely a fan of intensive rooftops and green facades. In fact, I believe and believe they should be mandatory in every new commercial development. Even though this building's green scorecard is a rather disappointing 0.66, I can only imagine how poorly it would have scored without these assets. And this is where my concern lies. Green Infrastructure is no longer a novelty, and as such, **should never be used** as the tail which wags the dog - especially when that dog is an oversized one without the necessary setbacks.

In summary, there are simply too many factors which do not meet 'good planning policy'. As such, I hope the Future Melbourne Committee ensures the developers address these problematic areas, thus resulting in a project which **all** stakeholders can be proud of. However, if the Committee deems this current incarnation to be appropriate planning, then the precedent this sets will be concerning for many voters across the city.

Sincerely,

Peter Cassidy