
Privacy acknowledgement: *

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

Name: *

Jenny Pyke

Email address: *

jennypyke@yahoo.com.au

Please indicate which meeting you would like to make a submission to by selecting the appropriate button: * Submissions (Section 223) Committee

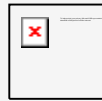
Date of meeting: *

Tuesday 26 May 2020

Agenda item title: *

Queen Victoria Market Charter

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



[carparksubmission26.05.20.docx](#) 23.64 KB · DOCX

Please indicate whether you would like to address the Future Melbourne Committee or the Submissions (Section 223) Committee in support of your submission:

No

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

Dear Lord Mayor and Councillors,

In reference to the Charter of the Queen Victoria Market I am deeply concerned that this undermines the integrity of this historical place The Queen Victoria Market.

The current car park was previously covered with built sheds and was part of the original wholesale market established by traders to sell produce and goods to a growing city. Before that it was Melbourne's original cemetery.

When the State Government wanted to build a library on the site back in the seventies, the community, the unions and traders recognized the historical significance of the carpark as an integral part of the Market and Victoria's heritage.

The Charter is now another attack on our heritage and the meaningful role of the carpark in servicing the market traders and its patrons. The preparation of the Charter has only been endorsed by Council with another box ticking exercise under the guise of Participate Melbourne.

The traders have consistently opposed the loss of the carpark as they did in the seventies, because they understand the importance of an open-air carpark to cater for all types of vehicles that make the market viable and healthy.

I am personally affronted that the carpark is being annexed for purposes other than the Market. I led the Trader delegation to the Unions and Senator Barney Cooney to have the black bans taken off the Market carpark, returning it to a functioning carpark for the Market. Before that it was filled with non-paying city workers. I also led the delegation to remove the wine grape trucks from taking over our precious carpark for weeks at a time to sell grapes, and what ever else was being traded away from prying eyes.

The motion for this Charter should be set aside until the full significance of what you are proposing, is considered in its entirety with the functioning of a Working Market. This is where the significance of the site is important to the City of Melbourne, the people of Victoria and the Customers and traders who use the area known as The Queen Victoria Market

Yours Sincerely

Jenny Pyke

40 year Trader at the Queen Victoria Market

Privacy acknowledgement: *

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

Name: *

Valerie Stroehle

Email address: *

objectoneeast@gmail.com

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

Date of meeting: *

Tuesday 26 May 2020

Agenda item title: *

6.8 Ministerial Amendment C370 Treasury Square

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. We encourage you to make your submission as early as possible.

Please refer to the attachment

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



[treasury_square_objection_v_stroehle.pdf](#) 2.91 MB · PDF

21 May 2020

Hon Richard Wynne MP
The Minister of Planning
8 Nicholson Street
East Melbourne, Victoria, 3002.

Dear Minister,

OBJECTION TO PROPOSED COMBINED PLANNING PERMIT APPLICATION AND PLANNING SCHEME AMENDMENT C370MELB TO THE MELBOURNE PLANNING SCHEME: 295-357 WELLINGTON PARADE SOUTH AND ADJACENT LAND, MELBOURNE (TREASURY SQUARE)

We refer to the letter, dated 20 April 2020, from Andrew Widdicombe, Manager Government Land Planning, State Project Facilitation on the above-proposed development.

We are residents of _____ East Melbourne and **object** to the proposed permit application and planning scheme amendment on the grounds set out below.

1. Appropriateness of Zone Amendment

The proposed amendment would change the zone of the affected land to Capital City. This is said to achieve meaningful use of the land, which is otherwise not in use. The proposed rezoning to Capital City is not the most appropriate and meaningful use of the land for the reasons stated below.

- A. The application states the rezoning of the land to Capital City Zone is appropriate due to its strategic location adjacent to the Hoddle Grid. The Hoddle Grid is located at the northwest border of the affected land. Of more significance is that the land is also adjacent or significantly close at its north-east, east, south and south east boundaries to the Sports and Entertainment Area and Public Areas such as Birrarung Marr, Yarra River, Yarra Park, Treasury Gardens and Fitzroy Gardens. If the land is to be rezoned, the more appropriate re-zoning would be to Public Park and Recreation Zone (PPRZ), which would be in keeping with its surrounds.
- B. The proposed rezoning is also inconsistent with the Municipal Strategic Statement (MSS) clause 21.15 (Urban Renewal). The affected land shares its southern border with the Jolimont Rail Corridor. The Planning Scheme notes the development of the corridor would greatly benefit the development of the Sports and Entertainment Area (which, in turn would greatly benefit the City of Melbourne, from a social, economic and cultural perspective). In addition, the Planning Scheme notes the need to (a) develop a pedestrian link from the Sports and Entertainment Precinct to areas to the north and (b) support the extension of Spring Street to Brunton Avenue and the development of the triangle of land between this new link, Wellington

Parade and west of Jolimont Road. The use of the land for further development of pedestrian access and/or extension of the Sports and Entertainment Area would be the most appropriate of the land, in accordance with the current MSS.

- C. In consultation with Town Planners they have expressed grave disappointment that a strategic site at such a significant part of the city (adjacent to the Treasury Gardens and near the impressive and important Harry Seidler building on Spring and Flinders street corner) bridging the city to the sports precinct, should be left to the market to determine its use. Should the city wish to expand to the south side in the future (by bridging the railway lines to the south), then access should be via the site in question. By developing this site, the opportunity to extend the grand scale of Spring Street containing important public buildings across to the gardens and amenity adjoining the Yarra and beyond to the Botanical gardens is lost forever. This is a strategic site for the future vision of Melbourne and we should be advised what that vision is by our city planners before options are closed forever by a rezoning of public land to prepare for a sale. Under the process adopted it will be market forces that will determine use and form of development of the site without any consideration of the potential future uses of the air rights to the south.

2. Environmental Affects

Rezoning of the affected land to Capital City Zone and any associated development would also cause the following environmental impacts:

- A. Visual Impact to neighbouring Fitzroy Gardens, Treasury Gardens, Birrarung Marr and Yarra Park. The development of a major development (as contemplated) would negatively impact the visual aesthetics enjoyed by users of these parks and areas.
- B. The proposed application only identifies Birrarung Marr as an affected public space. Due consideration has not been given to the impact of the development on Wellington Park and Treasury Gardens. Any development of this site would cause overshadowing to Wellington Park and Treasury Gardens throughout the day and particularly during the afternoon and evening.
- C. The application suggests that sufficient protection is offered by Schedule 10 of the Design and Development Overlay (DDO10) which only ensures a development does not cause overshadowing between the hours of 11:00am to 2:00pm on dates between 22 April and 22 September. Even then a subjective "unless it can be determined that the overshadowing will not unreasonably prejudice the amenity of the space" test will apply. This policy is inadequate to protect the amenities of Wellington Park and Treasury Gardens, which lie to the east of any development and will be most impacted by overshadowing during the hours between 2pm to 6pm throughout the year, when the sun is in the west. Additionally, Birrarung Marr will be impacted most during the morning hours 9-11am as it lies to the west of the development.
- D. It also follows that overshadowing of park land can cause biodiversity loss, through the loss of flora and habitat for fauna, particularly birds. Wellington Park is also an asset to the area and is well utilised by residents of East Melbourne and Jolimont

and workers from the city and adjoining commercial zone. The loss of a convenient green space would negatively impact these users.

- E. Development of the affected land would also cause increased traffic congestion on Punt Road, Brunton Avenue, Wellington Parade South and Wellington Parade. Currently, these roads experience increased vehicle traffic congestion from commuters travelling from the South East to the City Centre during the work week. It is also at these roads that such traffic joins congested commuter traffic from the eastern suburbs. The further development of the affected land could increase the congestion exponentially and cause further problems for the Hoddle Grid. Significant realignment of these roadways will be required to improve traffic flow, but there is limited potential opportunity to do so, as these roads are at current full capacity.
- F. Due to its vicinity to Birrarung Marr, Yarra Park, Entertainment Centre facilities (Rod Laver/Margaret Court/Rectangular Stadium) and the MCG, residents of Wellington Parade South experience weekend and night time congestion when tennis, AFL football, cricket games, concerts and events are held. These events result in closure to roads, further impacting congestion and amenities for residents during selected times of the year. The development of the affected site would greatly increase congestion *all year around* with excessive crowd control and traffic issues likely to arise when sporting, music and other events are held.
- G. In addition, increased traffic has the potential to negatively impact road and pedestrian safety. Wellington Parade South offers relatively safe pedestrian access for residents and attendees of events at Yarra Park, MCG and Entertainment Centre facilities. Increased traffic along the affect routes will negatively impact the safety of pedestrian access for attendees and residents.
- H. Parking along Wellington Parade, Jolimont Road, Brunton Avenue and Wellington Parade South is currently insufficient to accommodate existing businesses in the current Mixed Use and Commercial Zones of the area. The development will put further pressure on street parking. The proposal appears to allow any development without the requirement to provide appropriate and increased parking.
- I. Existing transport services are not sufficient to meet current City Centre demands. The additional demand from the development will likely put a greater burden and pressure on services and/or increase vehicular traffic into the East Melbourne and Jolimont and Capital City Zones.
- J. Given its vicinity to the rail lines, development of the site, will cause potential disruptions to the train lines, particularly, as it is envisioned that some form of structural deck will need to be constructed to deal with the difference in levels between the rail tracks and Flinders Street. It is foreseeable that changes and/or decreases to train services availability will arise during development of the site. This will not only negatively impact train commuters but also will increase vehicular congestion.
- K. The MSS also contemplates that any development should encourage developments that “complement the architecture, scale and character of the areas in the low rise areas of East Melbourne and Jolimont”. The proposed rezoning and DDO10 would be inconsistent with the character and low rise nature of current commercial developments in the area. There is no mention in the application to impose any height restriction to accommodate or complement the East Melbourne Zone . Quite

the opposite, the application suggests that a “deck” of at least 6 metres in depth will be required to level out the ground level with that of Flinders Street. This will mean that any structure to be built will, even at its ground level, be at least 6 metres higher than other structures along Wellington Parade South. We note that the Federation Square development is a sensible height. A height restriction of 25 metres has been implemented for Spring Street. This mandatory height control should also be applied to any development, but this needs to align with the rest of the Wellington Parade South street line and building heights.

- L. Within metres of the affected land are several of Melbourne’s significant heritage buildings, such as the Herald Sun and Lindrum Hotel buildings. Shell House, 1 Spring Street, too, is an important building for which Melbourne has won a number of awards. Consistent with its surrounds, any development of the site needs to assimilate appropriately with the heritage nature of buildings to the north and public spaces to the east, west and south. Any contemporary high-rise development of Treasury Square will see these heritage and significant buildings largely disappear from view and impact public spaces.
- M. The recent COVID-19 crisis has raised awareness and need for greater consideration to be given in town planning to minimise the impact of high-density spaces. The proposed development of the affected land to extend the high density structures of the Capital City zone are at odds with recent health and environmental concerns. At this time, the state Government should be considering the development of outer city areas for use by business to minimise health and associated concerns with high density city planning.

3. Economic Impacts

The application states that rezoning and development potential for the site will have significant economic impact in supporting construction and infrastructure. Use of the land for other uses, e.g. park and recreation use and/or further development of the Sports and Entertainment Area can also provide ongoing and sustainable job creation for the hospitality, entertainment industries as well as construction and infrastructure.

4. Social Impacts

The proposed rezoning of the affected area to Capital City Zone will create the following social impacts which have not been considered:

- A. East Melbourne ranks as one of the most liveable suburbs in Melbourne due to its lower density residential living, surrounding public spaces, amenities and vicinity to the City Centre. There is a distinct aesthetic to the area, which creates a sense of serenity against the towering monoliths of the City Centre. An expansion of the Capital City Zone into the area which, creates the abovementioned environmental and social impacts will cause it to lose this quality and ranking.
- B. Residents of East Melbourne and Jolimont, have sought the area for its liveability (stated above). They have chosen to live in East Melbourne; not in the City Centre. The extension of the Capital City Zone to be literally at their front doors will negatively impact enjoyment of their homes. This may, in turn, impact the

occupancy of East Melbourne residential properties and/or cause a decline in property values and associated taxes.

- C. In particular, residents of _____, purchased their properties because the building has significant architectural and aesthetic appeal. In 2010 _____ was awarded the Australian Institute of Architects (AIA) Best Overend Award, being for the Residential Architecture – Multiple Housing category. This architecturally significant building will now be largely hidden by new high rise buildings and not be enjoyed by Melbourne citizens.
- D. The close proximity of the affected land to _____ will also mean that many of the residents of _____ will lose their privacy and enjoyment of their homes. The development to the west of _____ will cause an overshadowing to the western facing apartments, causing partial to total lack of sunlight during the hours of 2pm – 6pm (afternoon and sunset).
- E. The affected land currently is home to well established native trees and bushes. These provide a habitat to birds, ants and possums, which with development, as proposed will be lost.

We understand the need to use land appropriately for the betterment of the city of Melbourne and its inhabitants. We, as a group, are part of those inhabitants. As such, we are not averse to development of the affected land. In summary, we oppose the proposed application and amendment because it is NOT the most appropriate use of the affected land and the negative social and environmental impacts of the proposed application and amendment outweigh the economic impacts (which can be achieved equally through other use of the land).

Yours sincerely,

Valerie Stroehle

East Melbourne VIC 3002

On behalf of

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

*

Name: * susan oliver

Email address: * smoliver@bigpond.net.au

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

Date of meeting: * Tuesday 26 May 2020

Agenda item title: * 6.8 Ministerial Amendment C370 Treasury Square

*

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. We encourage you to make your submission as early as possible.

I express grave disappointment that a strategic site at such a significant part of the city (adjacent to the Treasury Gardens and near the impressive and important Harry Seidler building on Spring and Flinders street corner) bridging the city to the sports precinct, should be left to the market to determine its use.

Should the city wish to expand to the south side in the future (by bridging the railway lines to the south), then access should be via the site in question. By developing this site, the opportunity to extend the grand scale of Spring street containing important public buildings across to the gardens and amenity adjoining the Yarra and beyond to the Botanical gardens is lost forever.

This is a strategic site for the future vision of Melbourne and we should be advised what that vision is by our city

planners before options are closed forever by a rezoning of public land to prepare for a sale. Under the process adopted it will be market forces that will determine use and form of development of the site without any consideration of the potential future uses of the air rights to the south.

This is not planning – it is simply an asset disposal process that is blind to the longer term strategic values that it comprises.

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

*

Name: * Greg Bisinella

Email address: * greg@australianclothingcompany.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 26 May 2020

Agenda item title: item 6.8 Ministerial amendment C370 Treasury Square

*

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. We encourage you to make your submission as early as possible.

The East Melbourne Group Inc. thanks council for raising the matter of the rezoning and redevelopment of land at 295–357 Wellington Pde Sth (Treasury Square)

We are deeply concerned that the proposal has ignored due process by seeking and short listing EOI's prior to any genuine community consultation, consideration of the zoning changes or the public release of the Richmond to Docklands VPA planning framework.

We support the Council report and in particular the call for further planning controls. The controls need to ensure any development respects the significant heritage buildings on Flinders st and protects the adjoining residents amenity and public open space at Birrarung Marr.

We urge councillors to continue to work towards achieving a world class planning outcome for all Melbourne residents, workers and visitors.

Greg Bisinella

Heritage and Planning Convenor

East Melbourne Group Inc.

156 Powlett St East Melbourne 3002

Ph.9415 7570 www.emg.org.au

Please indicate No

whether you

would like to

address the Future

Melbourne

Committee or the

Submissions

(Section 223)

Committee in

support of your

submission:

(No opportunity is

provided for

submitters to be

heard at Council

*meetings.) **

Council meeting 26 May 2020

6.8 Ministerial Amendment C370 Treasury Square

26.5.2020

The East Melbourne Group Inc. thanks council for raising the matter of the rezoning and redevelopment of land at 295-357 Wellington Pde Sth (Treasury Square)

We are deeply concerned that the proposal has ignored due process by seeking and short listing EOI's prior to any genuine community consultation, consideration of the zoning changes or the public release of the Richmond to Docklands VPA planning framework.

We support the Council report and in particular the call for further planning controls. The controls need to ensure any development respects the significant heritage buildings on Flinders st and protects the adjoining residents amenity and public open space at Birrarung Marr.

We urge councillors to continue to work towards achieving a world class planning outcome for all Melbourne residents, workers and visitors.

Greg Bisinella
Heritage and Planning Convenor
East Melbourne Group Inc.
156 Powlett St East Melbourne 3002
Ph.9415 7570 www.emg.org.au

