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

*

Name: * Greg Poynton

Email address: * gpoynton@icloud.com

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 17 November 2020

Agenda item title: TP-2009-1007/A

*

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 do regard the report as largely accurate and attach a requested updated map of our premises (Permit Condition 1). Condition 7(c)...with the proposed acoustic setup; c becomes irrelevant, if we take control of the amplification it is irrelevant the number of performer/s. Condition 12 is also superfluous given our undertakings with regard to the attached map. The only other anomaly in the report (which i acknowledge as largely accurate) is the fact that a later liquor service on premise is not part of the general licence and needs to be applied for separately. On a busy night especially with day light savings if its warm, our first customer may be 8pm. Some type of leniency on the 9pm grog cutoff on premise (say 10pm) would be really handy noting it is our intent to not pursue the background live music or outdoor area after 9pm. Literally you can drink liquor on premise opposite (not 5metres away) until 11pm. Obviously i do not want to frustrate the process but next time your at a restaurant and they say to you last drinks at 9pm if your in the middle of a meal... Thanks, Greg

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

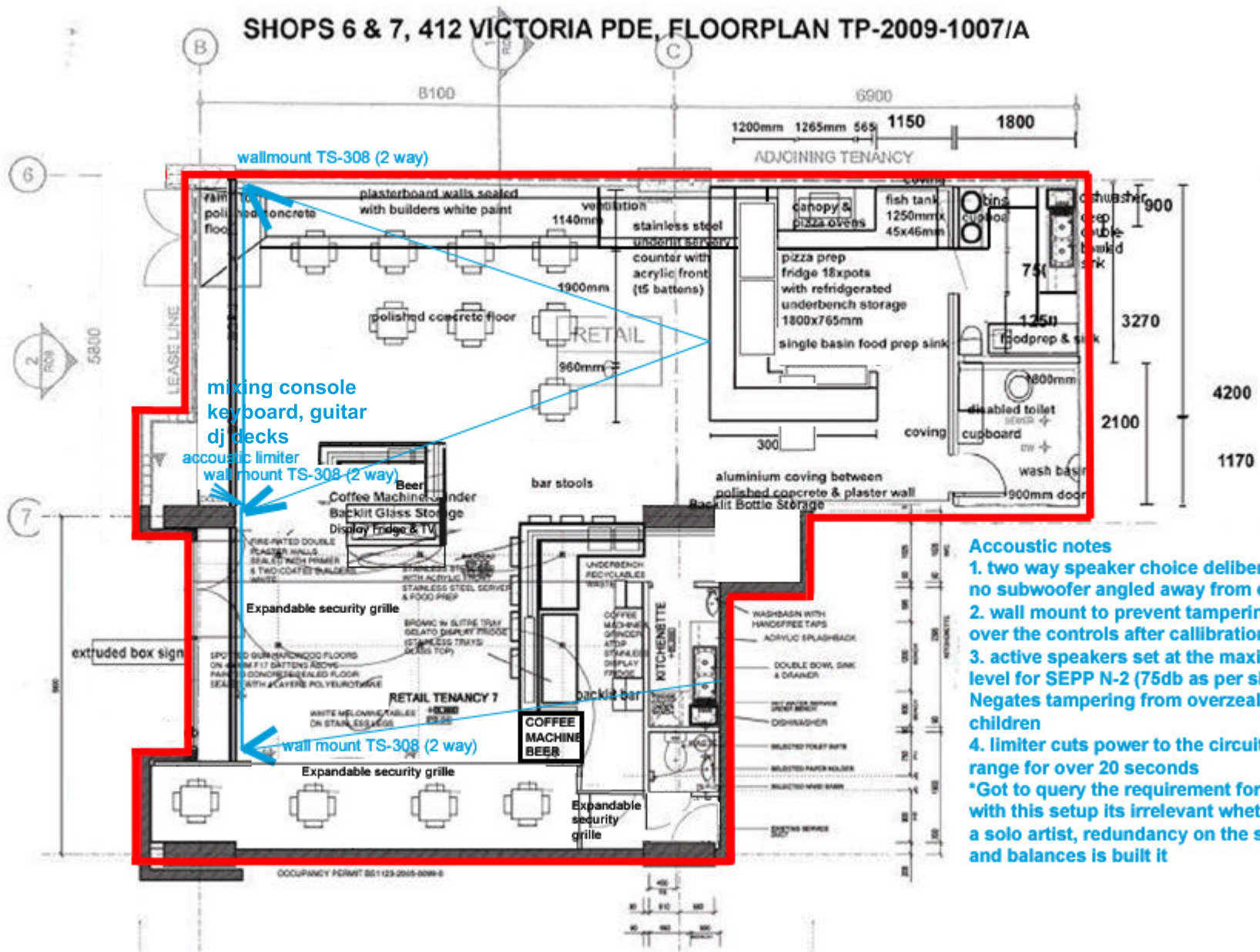


[redlineplan.pdf](#) 1.24 MB · PDF

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.) **

SHOPS 6 & 7, 412 VICTORIA PDE, FLOORPLAN TP-2009-1007/A



Acoustic notes

1. two way speaker choice deliberate (no woofer, no subwoofer angled away from entry points/glazing)
 2. wall mount to prevent tampering/ gaffa/grip tape over the controls after calibration
 3. active speakers set at the maximum permissible level for SEPP N-2 (75db as per site assessment)
Negates tampering from overzealous musicians, children
 4. limiter cuts power to the circuit if levels are out of range for over 20 seconds
- *Got to query the requirement for a solo musician, with this setup its irrelevant whether its the MSO or a solo artist, redundancy on the system of checks and balances is built in

Privacy acknowledgement: *

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

Name: *

Stuart McClaren

Email address: *

stuart.mcclaren@gmail.com

Date of meeting: *

Tuesday 17 November 2020

Agenda item title: *

6.1 Planning Permit Application: TP-2009-1007/A, Shop 6 and Shop 7, 148-178 Albert Street and 412-442 Victoria Parade, East Melbourne VIC 3002 (Tribeca Victoria Brewery Site)

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 find attached my submission calling on the Future Melbourne Committee to defer a decision to accept the recommendation to issue a Notice of Decision to Grant an Amended permit, application TP-2009-1007/A until an assessment of noise impacts into residential properties immediately above the premises is conducted.

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



[fmc_submission.pdf](#) 141.91 KB • PDF

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

No

Stuart McClaren

East Melbourne
Victoria 3002

15 November 2020

Dear Lord Mayor and Councillors

I call on the Future Melbourne Committee to defer a decision to accept the recommendation to issue a Notice of Decision to Grant an Amended permit, application TP-2009-1007/A until an assessment of noise impacts into residential properties immediately above the premises is conducted.

I am the owner/resident of _____ East Melbourne, located on the 1st floor, directly above the premises subject to this permit application. My key reasons for requesting deferring endorsement of the recommendation are as follows;

1. The recommended permit amendments are **NOT** compliant with State Environment Protection Policy (SEPP) No. N-2 (Control of Music Noise from Public Premises). An indoor measurement has not been conducted to determine appropriate recommendations to meet SEPP N-2 compliance
2. No assessment of the noise impact of the business' exhaust fan entering my apartment & restricting my ability to access fresh air, has been undertaken
3. Insufficient consideration of the permit holder's repetitive disregard of existing permitted conditions, thus endorsing this permit effectively rewards the permit holders previous conduct

1. The recommended permit amendments are NOT compliant with State Environment Protection Policy (SEPP) No. N-2 (Control of Music Noise from Public Premises). An indoor measurement has not been conducted to determine appropriate recommendations to meet SEPP N-2 compliance

The purpose of SEPP No. N-2 'is aimed at protecting people on their properties and in their homes from unreasonable interference from music from indoor venues such as hotels, discos, public halls and outdoor concert venues.'

Schedule B Assessment Procedures, of the SEPP No. N-2 (Control of Music Noise from Public Premises) states; 'This schedule specifies the procedures for measuring effective noise levels and determining noise limits for indoor venues and outdoor venues

B1. Location of Measurement Point

1 The measurement point shall be located within a noise sensitive area or at a derived point, as appropriate

2 'Where the measurement is to be made in a noise sensitive area the measurement point shall normally be located outdoors near a habitable room'

In order to accurately determine recommendations to comply with SEPP No N-2, an indoor measurement of noise intrusion into my apartment needs to be conducted, as per Schedule B, B1 (4) as stated;

4. Indoor measurement

(a) Indoor measurements shall be made only in habitable rooms. The measurement point may be located indoors when:

- (i) the main transmission path of the music noise entering the habitable room consists of a floor, ceiling or wall with no openings; or
- (ii) an outdoor measurement does not represent the noise exposure within the habitable room.

An outside assessment of music noise was conducted as part of the acoustic report prepared by Waveform Acoustics, as per SEPP No. N-2 assessment procedures, however the noise volume exiting the premises into the outdoor areas of the complex is not representative of the noise volumes intruding into my apartment.

The primary transmission path of music noise, both live and recorded, entering my apartment is via the building riser/pillar, upon which the business' amplification and speaker system is located. Depending on the volume and level of bass, the music noise also comes through the floor of my apartment.

The recommendations contained in the acoustic report and recommended to be included in the permit conditions do not address the internal noise intrusion by the business' live and recorded music, thus do not provide compliance with SEPP No N-2

I ask the Future Melbourne Committee to set aside their decision to grant application TP-2009-1007/A until an indoor assessment is conducted to identify the actual requirements required to be included in the permit to meet SEPP No. N-2 compliance.

2. No assessment of the noise impact of the business' exhaust fan entering my apartment & restricting my ability to access fresh air, has been undertaken

In mid-2010 the business was retrofitted to its current purpose as a takeaway food/restaurant premises. As part of the fit out, to support a commercial kitchen, an extraction fan (which until I viewed the original application believed was an air-conditioner) was installed, with the vent running from the kitchen to the front of the shop exiting into the Tribeca plaza/walkway directly below my apartment's only windows and balcony.

As the premises was never intended to be a commercial business, no provision for the installation of an extraction fan or other equipment required for the operation of a takeaway/restaurant business was provided in the original design, thus unlike other commercial kitchens within the complex, the extraction fan has been located directly below my apartment's only windows and balcony.

There is no noise mitigation or sound proofing in place, thus I am subjected to the exhaust fan noise daily from approx. 11:30am to when the applicant chooses to turn the exhaust off, often well past existing permitted trading hours, on numerous occasions, overnight.

This impedes my right to the quiet enjoyment of my home, whether sitting in my own living room or attempting to get a night's sleep in my own bedroom. Furthermore, I am unable to open my window or balcony door to access fresh air during the business' trading hours, without significant, constant exhaust fan noise.

Multiple exhaust fan impacts have been documented in a City of Melbourne issued noise log kept since late June 2019, continuing until this day, which has been provided to both the planning team, included in my original objection to this application and included in a witness statement I provided to City of Melbourne in late 2019 in relation to permit breaches.

I again ask the Future Melbourne Committee to set aside their decision to grant application TP-2009-1007/A until a noise and health assessment of the exhaust fan noise into my apartment is conducted, before determining the appropriateness of an unregulated extension of the business' trading hours.

3. Insufficient consideration of the permit holder's repetitive disregard of existing permitted conditions, thus endorsing this permit effectively rewards the permit holders previous conduct

The applicant, as a sole trader operating the business, has demonstrated a flagrant disregard for the current planning permit conditions and has not demonstrated a change in behaviour after previous enforcement activity.

Recent incidents, documented on a City of Melbourne issued noise log, I have attempted to report to council, of the business exhaust fan left on beyond existing permitted trading hours, both during Covid lockdown period and since the easing of Covid restrictions, amplified recorded music volume penetrating my apartment on numerous occasions and outdoor business close down occurring beyond the current permitted time of 9:15, since the easing of Covid trading restrictions

Noise, trading hours and other existing permit breaches have been documented on a City of Melbourne issued noise log, kept since late June 2019 and continuing until this day. On each occasion I was advised by a City of Melbourne representative they spoke to or acted in relation to breaches of the current permit conditions, the applicants conduct was rectified for a short period of time, before returning to previous patterns of conduct. Noise logs are available for you review if required.

Endorsing the recommendation to grant this permit, City of Melbourne will be validating the applicants repeated and flagrant disregard for permitted conditions, with the boundaries upon which the applicant can breach simply moved to accommodate the historical breaches.

I again ask the Future Melbourne Committee to set aside their decision to grant application TP-2009-1007/A until an independent assessment of the applicant's suitability to be granted the permit amendments is conducted.

As previously offered in all my correspondence with the City of Melbourne, I extend my offer to the Future Melbourne Committee to provide any additional information required, including copies of evidence (File size is larger than can be attached to this submissions), witness statements and access to my home for any required investigations and assessment.

I trust the Future Melbourne Committee will seriously consider the points I have raised and defer the decision to accept the recommendation to issue a Notice of Decision to Grant an Amended permit, application TP-2009-1007/A until an thorough assessment of noise impacts into residential properties immediately above the premises is conducted.

Regards

Stuart McClaren

Dear Sir/ Madam,

I am the Permit Applicant for the subject planning application which will be heard the Committee meeting this coming Tuesday. Both my client who is the operator of the premises and myself would like to each submit for the allocated three minutes. My clients name is Matt Newman.

Cheers

Mitchell Belden Director

736 Queensberry Street, North Melbourne, Vic 3051 | T 03 9042 8707
429 Hargreaves Street, Bendigo, Vic, 3350 | T 03 5406 9099

PLAN URBAN

Privacy acknowledgement: *

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

Name: *

Michael Slater

Email address: *

admin@whirly.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 17 November 2020

Agenda item title: *

TP-2020-225 – 388-390 Bourke St Melbourne

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 wish to address the committee regarding the suitability of this proposal to the premises at 388 Bourke St, and raise some concerns about the project in relation to its impact to the amenity of the building and safety issues relating to other occupants of the building.

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

Yes

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

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

*

Name: * shengnan xiong

Email address: * xxmia7@gmail.com

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 17 November 2020

Agenda item title: * PLANNING PERMIT APPLICATION: TP-2020-225/388-390 BOURKE STREET, MELBOURNE VIC 3000/USE OF THE PREMISES (ROOF TOP) AS A BAR

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 am the business owner and the tenant at level 4, 388 bourke street, Melbourne 3000. I am writing about our concerns to operate the bar at level 8.

Here are some of my concerns:

1. The first concern and the most important is safety issue. We are a beauty salon, all of the employees and 99% of our customers are young girls. We are very worry about safety issue for both my employees and customers. The security guard can help, but it doesn't help of giving employees and customers a sense of safety and privacy. More importantly, reputation is critical for beauty industry, once a safety incident occurs, it will cause irreparable damage to our reputation. Even though the security can be strengthened, Level 8 can not give us 100% guarantee that no accident will happen.

2. We also worry about the property safety. In this building, the stairs and lift are open for everyone, once a person

get into the building, this person can access to all the level through either the lift or stairs. Our entry door is a glass door, it is easy to break. We also have many expensive machines and most of them worth between \$40k-\$60k. If there is any damage made by any client from level 8, does the Bar going to pay for all of our loss? All of our concerns (from all other levels) are reasonable and there is no doubt that this building is not suitable for running a public bar at the roof top. The city council should consider the interest of most people rather than only one person.

Please indicate Yes
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.) **

Privacy acknowledgement: *

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

Name: *

Stephanie McDonald

Email address: *

stephjanemac@gmail.com

Date of meeting: *

Tuesday 17 November 2020

Agenda item title: *

TP – 2025 – 225

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



[mcc_8th_floor_objection.docx](#) 15.85 KB · DOCX

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

Yes

Stephanie McDonald

In reference to:-

Report to the Future Melbourne (Planning) Committee

Planning Permit Application: TP-2025-225

388-390 Bourke Street, Melbourne

Key points:-

- 1) **New report glosses over the concerns of all other tenants except Level 8 *The Stolen Gem***

Currently tenants of Levels 1-7 in this building object to use of Level 8 premises for a public bar.

Refer to:- 14.4.4 Assessment (p.21) – a total of 8 objections raised by tenants have not been addressed because they are “outside remit of planning”. These objections involve safety to children and direct impacts of a bar on business operations and public health. By not addressing these issues the Report completely contradicts “*Council Plan 2017-2021*” (2019 update) which prioritises city of Melbourne workers a right to mental and physical happiness, freedom to express themselves and a right to be safe and free from violence and a perception of violence in the city. All of the tenants in this building have been severely affected financially by the Covid-19 lockdowns over the last 7-8 months and this report represents another cruel “kick in the guts”. Loss of business clientele due to the detrimental presence of a public bar on branding and profile to these businesses has not been

considered. As a primary school teacher I am shocked by the suggestion that the issue of safety to children in the building would not be addressed by the council.

2) Security of the building is not guaranteed

According to 14.4.1 Assessment (p.20) “The presence of security after normal business hours would ensure that the building is more secure than it is currently”.

Currently the building is secure between approximately 7pm-7am daily. Entry is by pin code only given to tenants.

According to the planning report the presence of one security guard out the front of the building from 6pm would provide a superior level of security to this system. There would be no security guard between 9am-5pm. Additionally, from 6pm the door is opened to patrons by the security guard – but the door is unlocked. This is extremely arrogant. To businesses in the building (of up to 30 years tenancy) who are aware of current levels of crime in the city due to drugs, gangs, taggers and homelessness – all know the number one guarantee of safety is a security code on the external door. To take this away is asking for trouble.

3) Balance and range of businesses in the city

According to Item 6 Zone (p.10) “the purpose of Schedule 1 to the Capital City Zone is ... to provide for a range of financial, legal, administrative, cultural, recreational, tourist,

entertainment and other uses that complement the capital city function of the locality”.

It is been quite overtly stated by all building tenants that they support the existence of public bars and restaurants in the city. However, the capability of a heritage building (built 1929-1930) to handle all aspects of public bar operations is questionable. To read between the lines, all tenants of Levels 1-7 (all of which attract much business and life to Burke Street) are being asked to compromise their livelihoods so as to enable *The Stolen Gem* to succeed. Is this fair? Is this just? How is the City of Melbourne addressing their needs?

Privacy acknowledgement: *

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

Name: *

Gillian Niven

Email address: *

gillianniven@hotmail.com

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 17 November 2020

Agenda item title: *

TP-2020-225

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



[gill_objection_2.docx](#) 15.91 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.) **

In reference to:

Report to the future Melbourne (Planning) Committee

Planning Permit Application: TP-2020-225

388-390 Bourke St, Melbourne

As a user of the building, I have read the report to the Future Planning Committee and have the following response:-

- I am concerned by the phrase “appropriately balanced with the existing amenity of businesses”. I do not believe this is the case. There is currently an appropriate balance amongst the tenants with good communication. A public bar on level 8 would severely interrupt this.

- Noise Levels – would the acoustic report take into account any effect on the businesses below, regardless of the fact of certain “levels” being met? Also has a report been done for noise limiting? What about the issue of vibrations through this old building? I have already experienced this on lower floors on the odd occasion an event has been held on level 8.

- With a recent emphasis on COVID-19 Safe Plans, does the business have their plan in place, including the maximum allowed number of patrons?

- Under Section 6 – Zone, is stated:

The purposes of the Capital City Zone are:

- to create through good urban design an attractive, pleasurable, safe and stimulating environment.
- To enhance the role of Melbourne Central City as the capital of Victoria and as an area of national and international importance.

I fail to see how the addition of a roof top bar, in this building, adds to either of these points.

The city is actually lowering the tone with an increase in bars in areas where there are not currently any, and in which other businesses are thriving. They *don't* add to a great ambience at all in these areas (have you ever tried to reason with a drunk person).

- It has been a tough time this year and perhaps the Level 8 business doesn't want to admit defeat and is trying to salvage a business. I understand this, being a small business owner myself. But this action is at the expense of all other tenants in the building.

- Regarding the lift usage, how about other tenants in the building? They will be cut off from accessing the lift at certain times, according to the plan of only allowing patrons for Level 8 access to the lift as they depart the rooftop bar.

Are patrons going to comply with any rules once intoxicated?

Please note, like all lifts, this one breaks down occasionally, in which case patrons who attend level 8 will have no alternative but to use the small, slippery stairwell.

- Where is the 660L garbage bin going to be situated after it has been brought down in the tiny lift?

I strongly object to this permit application.

Regards

Gillian Niven

Privacy acknowledgement: *

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

Name: *

Carolyn Morris

Email address: *

cjmorris31@hotmail.com

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 17 November 2020

Agenda item title: *

6.2 Planning Permit Application:TP-2020-225, 388-390 Bourke St, Melbourne

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



[future_melbourne_committee_submissioncarolyn_morris.pdf](#)

38.39 KB · PDF

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

Yes

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

I would like to register my strong objection to the granting of a permit for a public bar on level 8/388 Bourke St.

As a committee member of the Kenja Melbourne Social, Cultural and Sporting Association, I feel strongly that the proposal of a public bar is highly unsuitable in this building and not in any way complementary to the existing businesses and tenants. A public bar would negatively impact our tenancy on level 5 and all of our activities. These include meditation classes and workshops, ballroom dancing, tap dancing and ballet classes, choir rehearsals and performances, Christmas pantomimes, musical concerts and family-friendly social events. Many of our events and classes are frequented by families with young children. All of these activities are aimed at improving people's mental, physical and spiritual well-being and have been utilised by many Melbournians for 30+ years at these premises.

In the 25 page report which recommends the application be approved, section 14.4.4 lists some areas that are apparently outside of your committee's remit for consideration. These include: the issue of children potentially mixing with bar patrons, the issue of people congregating outside to smoke, the change of tone of the building, and study and exams being held on the premises after hours and on weekends.

It would be a gross oversight for council not to take into consideration some of these major reasons why a public bar is unsuitable at this location. According to the council's own plan for 2017-2021, the issues of mental health and increasingly sedentary lifestyles are areas you plan to address, as well as alcohol and drug use. Community endeavours such as ours unquestionably already make a massive contribution in this field.

In referring to the Melbourne City Council Plan for 2017-2021, page 20,

"Like many cities, Melbourne faces a number of challenges. ..

Lifestyles are increasingly sedentary, with rising rates of obesity, chronic illnesses such as heart disease, type 2 diabetes and mental health issues, such as anxiety and depression. The city also faces increasing challenges around alcohol and drug use, and reported incidences of violence against women are increasing every year."

On further reflection of the situation I certainly hope you can see the ridiculousness of allowing a public bar co-exist in a building which is currently used for educational, sporting, mental health and well-being purposes, both by our organisation and the other tenants. I hope I have been able to expand your understanding of the specifics of this situation which are imperative to consider.

Thank you.

Carolyn Morris.

Privacy acknowledgement: *

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

Name: *

Cait Buckley

Email address: *

cmbbuckley@gmail.com

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

Future Melbourne Committee meeting

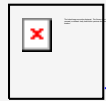
Date of meeting: *

Tuesday 17 November 2020

Agenda item title: *

TP-2020 -225

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



[future_melbourne_committee_re_388_390_bourke_st.pages](#)

228.19 KB · PAGES

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

Yes

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



Cait Buckley

e: cmbuckley@gmail.com

15 November 2020

To : Future Melbourne (Planning) Committee
Re: Planning Permit Application: TP- 2020 - 225
388 - 390 Bourke St , Melbourne 3000

I have read Richard Cherry's report which recommends the granting of a permit to run a public bar on level 8 at 388 Bourke St Melbourne and his recommendations.

I have also read the 2019 update Future Melbourne plans regarding the development of Melbourne as presented by the City of Melbourne.

There are seven floors of existing businesses, level 1-7 at 388 Bourke St who are unanimously opposed to the running and operation of a public bar on level 8.

Each tenant is an independent creative enterprise and includes individuals who have worked hard to establish themselves and their existing operation in Bourke St Melbourne ,close to the heart of one of the most vibrant retail precincts in Australia.

These are businesses who have invested considerable money and financed community services , training , education and cultural activities. The majority of these tenants have over a number of years developed their interests which in turn has supported the growth of the city of Melbourne and helped to strengthen Melbourne's reputation as a destination and most liveable city.

Currently each business now is working hard to recover from significant harm brought on by the 2020 Covid pandemic

One only has to see the number of shopfronts and office spaces across the city to understand the collateral damage brought about by the Co Vid 19 lockdown.

The tenants who occupy levels 1-7 are currently working to redress this damage and through their own ventures re energise the city, bring people back into the CBD and contribute to creating an environment that will once again be vibrant and diverse.

They are already re energising a commercial hub that makes space for community, knowledge ,training, that connects business' and encourages communication.

It doesn't make any sense to grant a permit to one individual who wants to run a public bar and to elevate his interests above the legitimate concerns of seven floors of tenants , all who oppose such a permit being granted.

A public bar may benefit that business but it does not extend its benefit beyond that . Other business' in this building have a much broader positive impact on the Melbourne community.

The current tenants are very much focused on developing the educational skills and potential of not only the city's young people but people from all walks of life who want to contribute creatively to the well being of this city.This is not to be undervalued particularly in times of economic hardship when the creativity and positive attitude of individuals is paramount.

I ask the Future Melbourne Committee members stay true to the goals published in your 2019 update.

" A City for people for people welcomes all. It is accessible ,affordable ,inclusive , safe and engaging.....It respects , celebrates and embraces human diversity.People of all ages and abilities feel secure and empowered.City planning puts people, families and community at the forefront."

I ask Future Melbourne to reject granting this permit for a public bar to operate in this particular building and commit to the genuine rebuilding of a healthy liveable city here in Melbourne .

Yours sincerely

Cait Buckley

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

*

Name: * Reginald Porter

Email address: * regat0460@gmail.com

Date of meeting: * Tuesday 17 November 2020

Agenda item title: 6.2 Planning Permit Application: TP-2020-225, 388-390 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 object to a bar opening on the top floor of 388 Bourke St because it undermines the existing businesses operating within the building, in their fundamental ability to guarantee a safe environment for their clients. All the businesses have a large component of young women that would be immediately impacted by the sight of many bar patrons lining up at the entrance and commanding access to the one lift in the building. This seriously calls into question the City of Melbourne's commitment to provide a safe and secure environment for everyone in Melbourne.

As the bar has asked for a permit to guarantee it 16 hours a day, this will seriously undermine the ability of the businesses on the floors below the bar to keep a viable client base in order for their businesses to keep going.

At this time when Melbourne has just come out of lock-down, all these businesses are desperately trying to recoup their losses and are unfortunately very vulnerable, the proposed bar will put seven businesses at risk.

Most of these seven businesses provide education in some form, which is also a priority of the Council Plan 2017-2021, as outlined in the Municipal Public Health and Well-being Plan. A bar in such a building is unworkable.

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

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: * Matthew Townsend

Email address: * townsend@vicbar.com.au

Date of meeting: * Tuesday 17 November 2020

Agenda item title: Economic recovery to support the critical Christmas trade

*

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 don't offer free parking as a means of encouraging more cars into the city. If anything, we should be reducing the number of vehicle trips into the city. Better to encourage people to cycle into the city to inspect the significant progress Council has made. This is consistent with international best practice. For instance in Paris, Mayor Anne Hidalgo has announced her mobility plans for the future. By 2024 she wants all Parisian streets to be cycle friendly. To reach this goal a new traffic plan will be implemented to promote walking, cycling and public transport. An important part of this plan is the removal of 72% of on-street parking spaces in an effort to create room for cyclists. 60 000 of the 83 500 on-street parking spaces in this case will be removed.

Please indicate whether you would like to address the Future No

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: *

Alison Baker

Email address: *

alisonjbaker94@gmail.com

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 17 November 2020

Agenda item title: *

Planning Permit Application: TP-2020-225, 388-390 Bourke Street, Melbourne VIC 3000 Use of the Premises (Roof Top) as a Bar

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.

RE: Objection to application for a permit to run a public bar on level 8/388 Bourke St Melbourne. (TP-2020-225)

Dear Future Melbourne (Planning) Committee,

I write this submission following the release of the Report to the Future Melbourne (Planning) Committee indicating support of the permit indicated above. In reading the Report I noted that many of the objections raised by multiple tenants were not considered the responsibility of this Planning Committee. I must admit to have found this somewhat surprising. I fully understand and support the Council's aim to support different types of businesses that contribute to the character, vibrancy and economic strength around the Central City of Melbourne, but a licensed premises is only one of many options and not always appropriate. My interpretation of the Melbourne planning documentation is that decisions should also assess the broader impact on other existing businesses, as well as the health and wellbeing of people within the community to ensure a balanced and holistic assessment.

Having reviewed the Council Plan 2017-2021, updated 2019, the rationale to support the permit does not appear to be in alignment with many of the priorities outlined in the Plan, and in particular those elements that reflect the integration of the Municipal Health and Wellbeing Plan. With the Future Melbourne Committee rightly recognising the importance of the health and wellbeing of all Melbournians (and visitors), the focus on the "Wellbeing in our Global City" seems particularly relevant. In a post-COVID 19 environment this has become an even greater priority with mental health, anxiety and economic stress even more prevalent. I also note that on page 20 of the Council Plan one of the five key priorities is "Preventing Crime, Violence and Injury and emphasises the City of Melbourne will 'Partner to create an environment that feels safe and minimises harm, including from alcohol and other drug use and violence against women and children.'" The Goal: A City for People" further emphasises many of these health and wellbeing elements as well as the need to make the city more family friendly, and for people from all walks of life needing to feel safe, and can participate fully in their community. All of these aspects of the Council Plan support many of the objections made by tenants (Section 14 of the Recommendations Report) that will ultimately impact the viability of their businesses, and

counter the case made in the recommendation that the Planning Committee does not have the ability to influence or make responsible decisions that contribute to the health and safety of people in the City of Melbourne.

I have since done some further research and refer to the Municipal Strategic Statement which forms part of the Melbourne Planning framework, and is referenced in the Recommendation Report. In particular it notes the application of 21.08-1 (Economic Development) to this application which I have included a link below.

https://planning-schemes.api.delwp.vic.gov.au/schemes/melbourne/ordinance/21_mss08_melb.pdf?_ga=2.126981573.971849101.1605403161-845987690.1605403161

Quoting directly from that document, I note the following:

“A proliferation of eating and entertainment uses should not undermine the character and range of services offered in these local centres’

Again this appears to contradict the case that many of the objections in Section 14 are not the remit of planning. While I recognise the above refers to an area/centre rather than a building, I would have thought that some assessment of the impact of eating/entertainment uses in the immediate surrounds in a building would still be considered under the review process. The recommendation doesn't seem to reflect the fact that all other tenants in the building and next door consider that opening a public bar would undermine the business and educational services they currently provide. It is in this light that I reiterate the following comments.

As a management professional, a mentor of young women and a parent who accesses the building at 388/390 Bourke Street throughout the week/weekends on a regular basis, I am concerned about the impact of the bar on the other businesses and clientele that use the building. Any business serving alcohol on a daily basis is quite inconsistent with the current businesses using the building. The businesses cover a mix of services such as professional and personal training and support, self defense classes and educational services with half the floors operating out of regular business hours. With another priority of the Council Plan to encourage knowledge and education services in Melbourne the support of young students that frequent the building for their study and exams sit would seem appropriate to consider the ability of these services to be delivered appropriately and safely.

My young son often accompanies me into the building for classes, workshops and other cultural activities, particularly in the evenings and weekends, and like any parent it is important to me that he is in a safe environment. Current tenants need to be able to move between the multiple floors via the stairs and lift to access their different services, and introducing public bar clientele makes this potentially unsafe with the introduction of inappropriate behaviour that often accompanies alcohol consumption. This is also a safety risk and not a suitable environment for students to have classes and exams or for other personal training and development and well-being activities. I note the Venue Management Plan is supposed to address many of these issues, but as a parent I consider many of these management strategies inadequate eg difficulty in actually controlling people (particularly if they are drunk) to always use the lift even if you tell them. As the Council Plan is also focussed on bringing more children, families and education facilities into the city it is important that alternate creative spaces are created to support this priority.

I will not repeat all the detailed concerns that I documented in my original submission, but in short they related to health and safety of all users of the building and surrounds, and the impracticalities and incompatibility of a bar operating on a daily basis within the constraints of

the existing building that will then be detrimental to existing businesses. Safety issues for women, students and children are of particular concern.

In summary, the application for the public bar, the Venue Management Plan and the Planning Report Recommendation do not appear to take into account the practicalities of how surrounding businesses operate, including after hours events with children, education programs and exams for young people, and business training for both small and corporate businesses. All of these activities are best undertaken in a safe, calm, and quiet environment. I think the onus is on all of us to take responsibility for creating a safe and secure environment for children, young women and our international student population wherever we can. Even more importantly they do not appear to be in alignment with the balanced perspective documented throughout the City of Melbourne planning framework.

For all the above reasons, I kindly request the Future Melbourne Committee apply a more holistic review of the Council Plan and Municipal Strategic Statement to the above permit request (particularly 21.08-1) and not accept the recommendation to grant a licence due to resulting safety and security concerns and the negative impact that a public bar would have on the existing businesses in the building at 388/390 Bourke St.

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

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

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

*

Name: * Alison Scott

Email address: * alison@hotshotsactionevents.com

Date of meeting: * Tuesday 17 November 2020

Agenda item title: TP-2020-225

*

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 Council Representatives,

It is of great concern that I write to you regarding 6 points I have raised from the report to the Future Melbourne (planning) committee regarding 388 Bourke St.

1. There is only one front entrance to this building on Bourke st at ground level where all deliveries need to access including the multiple crates of alcohol/empty bottles, as well as the patrons of The Stolen Gem entering the building but most importantly leaving the building following their drinking. There is no separate entrance for other users of the building that in my experience would be considered as standard international practise.
2. Overflow of clientele for the bar in queues or accumulating on the footpath out front of the building such as one sees on King street is highly likely given the promotion of these types of venues.
3. People coming and going through the stairwell and lift at irregular times (with no security on those floors) who have consumed alcohol creates a potential risk/danger to other clients using the building. Some businesses operate over 2 floors and so require a great deal of movement between the 2 floors via lift and stairs. Also there is no proposal of management of bar patrons during daytime hours prior to 6pm. There is very clear evidence that when

alcohol is consumed there is increased incidences of violence and sexual assault.

4. Of particular concern is the narrow corridor from the front door to the lift, the lift itself and the stairs which is small, meaning , clientele who have been drinking cannot be kept seperate from students (including many young woman) and other women and children using the building.

5. Security is on the front door and presumably on the 8th floor, but there is no independent security staff on each floor. People who have been consuming alcohol on level 8 can access via a lift or stairs any level in the building and this provides a serious security issue providing an opportunity for vandalism and crime.

6. The Venue Management Plan refers to "crowd control" and "security personnel" to manage unruly clients. This security presence will undermine the professional credibility of other businesses operating in the building and would undoubtedly result in loss of business. In a post-COVID 19 environment when many businesses are struggling to get back on their feet. These references also confirm that The Stolen Gem acknowledges that a public bar can result in unruly clientele

I strongly oppose any public bar in this building.

I ask you to please view these points very very seriously and to not allow this permit to go ahead.

Kind regards,

Alison Scott.

Please indicate Yes
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: * Ben Williamson

Email address: * ben@freshequities.com

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 17 November 2020

Agenda item title: * 6.2 Planning Permit Application: TP-2020-225, 388-390 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. We encourage you to make your submission as early as possible.

Re: 6.2 Planning Permit Application: TP-2020-225, 388-390 Bourke Street, Melbourne

Regarding this application I would like to reiterate my objection on the basis of change of use, and a breach of quiet enjoyment of the common areas, and our own leased area.

Being a professional services firm we constantly have clients – professional investors and ASX listed companies – to our office and we also conduct many video conference calls and conduct live-TV crosses.

Our business hours are both standard business hours and after hours and weekends. As an example we just ran a transaction going from Friday night through Saturday and Sunday arvo.

Having public bar patrons going through the common area, stumbling down the stairs to our floor, bouncers on the front entry and constant music (even in "after hours") will have a large detrimental impact on our business image and likely on our revenue.

In addition it is not an environment I will find appropriate for our business and could be a breach of our duty of care if we have staff staying back to work and running into intoxicated patrons.

I think there is a world of difference between a corporate function area where you have very well behaved company or function attendees operating only after hours and a public bar open from morning to night.

I have voiced these concerns in writing to the submission, to the agent of the landlord and again here tonight and look forward to a definitive outcome being decided.

Please indicate Yes
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.) **

Privacy acknowledgement: *

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

Name: *

Eric Zhang

Email address: *

eric.zhang@ail.vic.edu.au

Date of meeting: *

Tuesday 17 November 2020

Agenda item title: *

Council's Future Melbourne Committee meeting – TP-2020-225 –
388-390 Bourke Street, MELBOURNE

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



[objection_letter_tp2020225.pdf](#) 207.16 KB · PDF

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

Yes



AUSTRALIAN INSTITUTE
of LANGUAGE

Level 2 & Level 6, 388 Bourke ST. Melbourne, VIC, 3000
(03) 9670 8868
admin@ail.vic.edu.au
<https://ail.edu.au>
RTO:41424; CRICOS:03776E

RE: Objection to application for a permit to run a Public Bar on level 8/388 Bourke St Melbourne (TP-2020-225)

To whom it may concern,

By way of introduction, my name is Eric and I am the CEO of Australian Institute of Language which currently occupies two floors (Level 2 & Level 6) at 388 Bourke Street, Melbourne, VIC, 3000. I am writing this letter to express our strong objection to the application for a permit to run a Public Bar on Level 8, 388 Bourke St. Melbourne (TP-2020-225).

Our institution is a registered training organisation (RTO:41424) as well as a CRICOS provider (CRICOS: 03776E) and we have been tenants at 388 Bourke ST. for nearly 10 years. Our core businesses include Diploma and Advanced Diploma Courses, English language coaching programs, AEAS Official Test Preparation Course, and IELTS (International English Language Testing System) testing service. These events occur during the day and into some evenings seven days a week. Our major clients are international students and school children.

We are excellent tenants and have been exercising a high level of responsibility to ensure the safety of the building. We have been keeping a great relationship with not only the owner, building managers but tenants on other floors as well.

We strongly object this application in the following regards,

- The safety of our clients as most of them are international students and school children. Given that we have scheduled classes and IELTS test on evenings from 5PM to 9PM, our students and test takers may have to share the lift and stairwells with all other tenants to get into and get out of the building. People on premises who have consumed alcohol may impose great risk and potential danger to our clients.
- The noise and amplified music. Our business especially our IELTS testing service located on Level 6 requires a quiet testing environment. Given that this is an old building with wooden concrete floors, noise and loud music created at Level 8 public bar would easily get through to our floor which ultimately interrupt and distract our IELTS test takers. We could even forecast that we would receive loads of noise compliant from our test takers if a permit was given to Level 8 to run a public bar.
- The inappropriateness of having alcohol in the building. Tenants in 388 Bourke ST. Melbourne are a mix of education provider, retail business, women's beauty, indoor sports training centre, and communication centre. We, in particular, require a clean, safe, quiet and well managed venue to deliver our courses, conduct coaching programs and hold IELTS test. The presence of alcohol, patrons gathering in front of the building, and noise will downgrade the current harmonious environment and ultimately generate a lot of issues.

Take into all aforementioned factors, we express our deep concerns and strong objections to the application of granting a permit to run a public bar on Level 8, 388 Bourke St. Melbourne, VIC, 3000. We would like the City of Melbourne Council to take these matters into consideration prior to making a decision. Please consider our right to continue to successfully and pleasantly conduct our well-established businesses in Melbourne CBD.

Yours faithfully,

Eric Zhang

16/11/2020

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

Name: * Imogen Johnston

Email address: * lightncleanservices@gmail.com

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 17 November 2020

Agenda item title: * 6.2 Planning Permit Application: TP-2020-225, 388-390 Bourke Street, Melbourne

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



[imogen_johnston_submission_in_response_to_report_to_the_future_melbourne.docx](#)

15.28 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.) **

I acknowledge and recognize the importance to the Committee of Multi-Use of premises. The businesses that have objected in the building already create a multi-use premises and are compatible with each other and don't affect the economic impact on other tenants in the building. A Public Bar is not compatible with those businesses.

Your committee seeks to enhance Melbourne Central City as an area of national and international importance.

Concentrating on increasing alcoholic bars detracts from this rather than supporting it. This building contains services that do contribute nationally and internationally with education, fitness, health and beauty, mental health etc.

Your Committee has a Health and Wellbeing Plan and most tenants in the building support that:

*Physical Health

*Mental Health/Quality of Life and Happiness

*Belonging/Acceptance/Connection

*Safety and Perception of Feeling Safe, free from harm and Violence

The current secure building does create a safer environment with people entering only by invitation. A Public Bar in operation throughout the time the other businesses in the building operate (from 9am), businesses that cater for young international students, women and children is contrary to your Health and Wellbeing Plan by creating an unsafe environment that only has security from 6pm.

Points of concern in the Report:

“Appropriately balance a use encouraged in the Central City with existing amenity of businesses within the host building”

#The balance is not appropriate if a Public Bar is the only tenant able to program the only lift on the premises for their use.

Other tenants in the building are involved in development, health, wellbeing, education – a Public Bar is not compatible with them at all, promoting noise, degradation, smoking, etc.

“The Building has two entries”

#One entry is the entrance to the Retail Store Bupa occupies and does not access the rest of the building. Therefore there is only one entry to the building for floors 1 to 8.

“A maximum of 100 patrons”

#Currently with Covid Safe restrictions there is only room for two people socially distanced in the single lift, and with the bar taking control of the lift all other tenants would spend most of the time climbing stairs up to seven storeys.

“Maximum seven staff at any one time”

with 2 x security, bar staff and kitchen staff it doesn't leave many staff in charge of the premises.

“Hours of Operation”

#In a building supposed to be secure, the security staff will only operate from 6pm until close. The Bar is open from 9am Monday to Saturday and from 10.30am on Sunday. This leaves bar patrons able to access all areas of the building up until security arrives at 6pm. Reports of urination in an internal doorway during the previous operation of the 8th floor business is a precedent no tenant wants to be confronted with.

“Relevant concerns raised by objectors have been addressed through the Venue Management Plan” When Patrons are leaving the venue, the lift will be programmed to only go from Level 8 to Ground Floor and no other floors

No other tenant is able to program the single lift for their single use

This is as inconvenient as catching the non-ventilated lift with drunk patrons – it objectionable and unsafe

There is supposed to be an option that is choice better for the majority of tenants, not just one.

“Tell Patrons not to use the stairs” “Sign saying “Leave Quietly”

#Drunk Patrons commonly break and defy requests, so this action is ridiculous and pointless as there will be no one enforcing it.

“Quiet Bottle Removable”

Impossible

Conclusion:

The quiet enjoyment of this multi-use building with businesses working for the health, wellbeing and education nationally and internationally will be compromised by the inclusion of a public alcoholic bar operating throughout the hours of all other businesses on the premises.

Privacy acknowledgement: *

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

Name: *

Jacqui Mckinnon

Email address: *

jacquimckinnonart@gmail.com

Date of meeting: *

Tuesday 17 November 2020

Agenda item title: *

TP-2020-225

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



[classic_letter.pdf](#) 17.53 KB · PDF

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

Yes

Jacqui Mckinnon

16 Nov 2020

Jacquimckinnonart@gmail.com

To : Future Melbourne Committee

Re : Application for planning permit TP-2020-225

I would like to appeal to the councillors at this meeting to prevent the planning permit TP-2020-225 regarding a public bar on the rooftop of 388 Bourke St from proceeding.

The application ticks the boxes relevant to the relatively narrow planning requirements for the granting of the permit but completely ignores and washes its hands of the destruction and hurt this will cause all the other vulnerable businesses in the building who are recovering from the effects of the Covid 19 pandemic.

I would urgently ask you to consider the very real concerns voiced by these seven other tenants and their clients. I would especially like to appeal to those of you for whom your portfolio is directly linked to some of these concerns.

For example:

1. The International Melbourne portfolio which has in its brief the care of international students, would I think, concern itself with the direct downgrading of the environment of the language school on level 6 and level 2. This school has been operating in a quiet and harmonious environment but will now have students anxious to enter the building for EILTS exams because they may encounter rowdy bar patrons who are not responsible for their actions
2. People Melbourne portfolio covers the health and safety of women and children. As a woman I have been happily attending training in this building, for over 10 years. If this bar goes ahead I will have to cease going to my training as I will no longer feel comfortable or safe in the confined corridors, lift and stairwells if they are full of bar patrons who have been drinking at a popular and successful bar upstairs on level 8. The presence of numerous security guards or "bouncers" would also diminish my sense of wellbeing.

The granting of the permit TP-2020-225 would adversely effect the lives and livelihoods of many people including 7 out of the 8 tenants at 388 Bourke St.

One person gains and everyone else loses.

This is neither fair nor reasonable.

Please reject this permit application.

Yours sincerely,

Jacqui Mckinnon

Privacy acknowledgement: *

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

Name: *

Jessica Puglisi

Email address: *

jesspuglisi@hotmail.com

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

Future Melbourne Committee meeting

Date of meeting: *

Saturday 17 October 2020

Agenda item title: *

TP-2020-225

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



[in_reference_to.docx](#) 15.45 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.) **

**IN REFERENCE TO: REPORT TO THE FUTURE MELBOURNE (PLANNING) COMMITTEE
PLANNING PERMIT APPLICATION: TP-2020-225
388-390 BOURKE STREET MELBOURNE**

Dear Madam/Sir

As a regular attendee of classes and seminars at the building, 388 Bourke St., I would like to respond to the report being made to Future Melbourne Committee from the planning officer.

One of the major issues in replacing the function venue with a bar is the interference with the other existing businesses. The businesses operate quietly in an office setting. Incorporating a bar on the top floor seems highly unsuitable. Furthermore, the following issues need to be addressed:

Fire safety

- building offers limited space (narrow stairs/one lift only) which is a serious issue in case of fire/emergency with 100 patrons on site

Noise issues

- noise from live music/streamed music during office hours will affect other businesses regardless of the level

Health & Safety issues

- women/children/students will have contact with intoxicated patrons

Business interference

- opening hours severely affect other businesses' freedom to operate
- queuing outside the building will detract from other business, affecting their clients
- Patrons from level 8 occupying stairs and lift can not be avoided and will impact staff and clients of other businesses: a number of which operate over multiple floors and move a lot between the floors

So please consider not supporting this application.

Yours sincerely

Jessica Puglisi

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

*

Name: * Joel Smith

Email address: * joelsmith1@bigpond.com

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 17 November 2020

Agenda item title: * 6.2 Planning Permit Application: TP-2020-225, 388-390 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. We encourage you to make your submission as early as possible.

We acknowledge the value of the city plan to create a vibrant restaurant and bar culture, this however has to be balanced with the needs of existing businesses and ensure the imposition of a licensed venue in an inappropriate locality does not adversely impact already established businesses.

This building is an education training and community hub and is not a logical fit with a public bar.

This area of Bourke street is mostly offices, retail and a pedestrian thoroughfare from parking areas to Bourke St mall. Is it the council's plan to create this area as another popular pub/nightclub district?

Regards,

Joel Smith.

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.) **

Privacy acknowledgement: *

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

Name: *

Kym Reading

Email address: *

kymreading@hotmail.com

Date of meeting: *

Tuesday 17 November 2020

Agenda item title: *

TP-2020-225 – 388-390 Bourke Street, MELBOURNE

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



[kmscsa_objection_letter_2.docx](#) 22.29 KB · DOCX

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

Yes

To: Melbourne City Council Planning Committee

From: Kenja Melbourne Social Cultural and Sporting Association (KMSCSA)

I write to express my objection regarding the proposal to grant a license for a public bar open 7 days a week, catering for up to 100 patrons on Level 8 of 388 Bourke Street.

I read with some sadness the recommendation of the planning officer to approve a license for a public bar at the above address; and I therefore am appealing to you in your roles as business people as parents and as the promoters of a diverse and a culturally rich city to reject the recommendation.

The KMSCSA runs a range of family-friendly activities and public events throughout the calendar year. We actively promote inclusiveness for people of all abilities and ages to participate in our activities, we also promote a lifestyle free from drugs and alcohol and have operated from our 388 Bourke street address for thirty-five years.

Should the public bar proceed it will be impossible to separate our community members from the bar patrons. Even with the limited operation of the existing events space over the last two years, we have had to reschedule events to ensure they were not held at the same time as the bar events. We often hold activities after school hours, so should there be a Happy Hour from 5pm – 6pm, our community members will be utilising the building at the same time as bar patrons without the benefit of a security guard in place.

You will be aware that the effects of alcohol abuse and its negative impact on mental health more broadly in society are well documented. In 2018/19 there were 2917 ambulance attendance events related to alcohol in the city of Melbourne, (source AOD Stats) with the highest representation from males aged 25-39 years, a trend that is increasing each year. In the same year, more than 800 people were hospitalised with alcohol related incidents in the city of Melbourne alone. In Victoria there has been a steady rise in the rate of alcohol-related family violence incidents over a ten-year period, a curve that institutions such as Family Safe Victoria, Safe Steps and a range of other well-respected organisations are trying to decrease. Your own municipal plan admits that just under half of the Melbourne residents (48%) are at risk of alcohol related injury in the short term.

Your municipal plan also promotes 'Wellbeing in our Global City' and that the 'City of Melbourne plays a crucial role in creating environments that supports people's health and wellbeing.' (p12) A key pillar of your health and wellbeing plan is to promote a healthy lifestyle including reduction of disease, injury and mental illness. You will also be aware that the state government recently announced \$868m in funding for mental health support to mitigate these issues, including of alcohol related mental health problems. We fully support all of these initiatives however, cannot see that the addition of a public bar open 7 days a week contributes to these goals.

Across the thirty-five years of our operation many thousands of Melbourne residents have availed themselves and appreciated the alcohol-free environment that we provide. The establishment of a public bar on the 8th floor will make it impossible for us to provide the environment our members require, no matter what management plan is put in place.

There is absolutely a place in the city for bars and clubs, however this section of Bourke St is one of the few streets in Melbourne do not have any at all. The surrounding businesses on Bourke street are focussed largely on banking, medical and retail facilities. This is also an area that is still recovering from the horrific drug-induced incident of January 2017. Approving a public bar amidst

OFFICIAL

the well-established business community, just up from the Myer Windows, is simply not appropriate.

We understand your urgency in encouraging the business community to get back on its feet in the covid-19 pandemic, but we also urge you to think beyond the needs of one business alone and take care of other long-established communities who also have the needs of their own clientele to maintain. Our own social and sporting association operations have also been severely affected by the covid-19 pandemic and we are attempting to recover as best we can, and a public bar in the building will only serve to jeopardise our efforts further.

We look forward to your response and thank you for your consideration.

Yours Sincerely,

Kym Reading and Anne Gilby

Kenja Melbourne Social Cultural and Sporting Association

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

*

Name: * Louise Gleeson

Email address: * sewbeautifullymade@gmail.com

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 17 November 2020

Agenda item title: TP-2020-225

*

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 disagree with the finding that certain amenity issues can be managed. I acknowledge tat a Venue Management Plan exists, but it does not address the practicalities of the building's actual, specific situation.

1. The single small lift is of great concern for me. It will be extremely difficult, if not impossible, to accomodate all users safely.

1. People – all current tenants, future patrons, clients, students.

2. Deliveries.

3. Bands and equipment, before and after bookings.

4. Rubbish removal.

5. Smell of alcohol after an event and consumption makes the lift unusable, I have experienced this.

2. Report to Future Melbourne (planning) Committee

14.4.1 – Lift will be programmed to only go level 8 to ground no other floors on the way. This totally excludes other users.

Regardless of the lock to the lift for people exiting level 8, the stairs still provide access to all floors creating a safety and security issue. There are many women and also children who will potentially be subjected to intoxicated individuals.

The building's existing businesses and educational facilities, which operate in the evening and weekends, will also be adversely impacted by this issue.

3. Placing security guards at the front door removes the professional image of the entrance and replaces it with the image of a night club.

Please do not allow this permit.

Louise Gleeson

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.)**

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

*

Name: * Peter Bowen

Email address: * peterscreation3257@gmail.com

Date of meeting: * Tuesday 17 November 2020

Agenda item title: 6.2 Planning Permit Application: TP-2020-225, 388-390 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.

The planning officer has identified 8 points from the objections received that he proposes are outside the remit of planning (14.4.4). I consider these 8 points are relevant and important points, for example a change in the tone of the building through the introduction of a bar will definitely impact the clientele of other businesses in the building. For example regularly attended dancing events especially in the evening in this building, arriving to be greeted by a security guard at the front door and people gathering and congregating smoking in front of a single entrance, would turn me away!

I regularly see people sitting on the ground and smoking in front of MacDonalDs. This is not something I want to see, I hope you will see this point of view. Therefore I oppose and urge you to reject the application for a public bar on level 8 at 388 Bourke St Melbourne.

Please indicate whether you would like to address the Future Melbourne Committee via phone or Zoom in No

support of your
submission: *

Privacy acknowledgement: *

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

Name: *

Sofie Synahiris

Email address: *

info@amazingsuperhealth.com.au

Date of meeting: *

Tuesday 17 November 2020

Agenda item title: *

TP-2020-225

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 wish to speak at the meeting to provide information on how previous events run by the Stolen Gem have been managed in the building by other tenants to reduce potential problems and report my observations of how this has not been adequately effective.

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: *

sue trainor

Email address: *

info@cellissimo.com.au

Date of meeting: *

Tuesday 17 November 2020

Agenda item title: *

TP-2020-225

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



[objection_tp2020225.docx](#) 17.32 KB · DOCX

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

No

SUBMISSION RE: TP-2020-225

How I would be affected:

Coming into the building in the evening and sometimes with a child, I don't wish to, and I should have the choice not to, share a lift with someone smelling of alcohol and/or behaving as bar patrons are prone to. If a public bar is opened this would obviously be a potentially frequent occurrence or difficult to avoid.

As a lessee on one of the floors, I can say that first impressions count when inviting people to use our premises. That is why we have put much time, effort and expense into them. Having a public bar in the building would reflect on the opinion our users have on us and our space. Would you go to a health farm with a junk food business on the top floor?

Sue Trainor

info@cellissimo.com.au

Additional Points I wish to make , having read the "Report to the Future Melbourne (Planning Committee)":

- I was pleased to see **Page 2- Point 1:**

"... the Council may ... refuse to grant a permit on any grounds it thinks fit."

- I also note **Page 10 - Point 10:**

"It was determined that the proposal may result in material detriment."

Efforts made by the applicant to eliminate any material detriment cannot fully succeed because the proposed bar is neither compatible with the physical building nor able to operate without adversely affecting the operation and reputation of the businesses currently operating. In fact, 90% of the businesses in the building do not fit with a Public Bar/ Alcohol business.

- **Page 1 - Point 8:**

"... the proposed bar will appropriately balance a use encouraged in the Central City ..."

Opening a bar on the top floor of a building where all of the other tenants' businesses are dedicated to increasing the quality of physical health, mental health, communication skills or language skills is surely **not** the intention of the balance encouraged in the 'Central City'.

- **Page 19 - Operational Management:**

"... the applicant solution to only one lift and stairwell"

Tenants will need to hand over the use of the one small lift to bar patrons to avoid having their own clients share the lift with intoxicated bar patrons. Indeed, the applicant's solution is to control the lift to bypass other floors when sending patrons from Level 8 to the street level.

A Public bar would have many more patrons using the lift than did the previous infrequently used function venue.

Other building users would often be left with no access to the lift at all if a Public Bar was operating successfully.

- **Noise**

"Noise impacts ... would be controlled by conditions."

So far, even with minimal use of the function venue, noise impacts have already resulted in complaints to Council (see Page 8).

If there was a Public Bar operating every day and for the proposed hours (much longer hours than was the function venue operating), these noise impacts would increase and severely affect other businesses.

Pages 20-21, Point 14-4-2:

"... no music will be played after 11pm."

Page 23, Point 6:

"music must cease between 11pm and 5pm the following day."

Page 14:

"music is heard throughout the building on all floors"

This is correct. In fact the stairwell in this building is not a separate enclosed stairwell. The premises on each floor are accessed directly from the stairwell and lift. Noise travels from any level right through the building.

I wish to make the point that it is precisely the music that is played between the hours of 5pm and 11pm that impacts on the other businesses! Most are operating in the evenings and are themselves closed before 11pm!

Please do not allow this proposed bar to go ahead in this building.

THANKYOU

Privacy acknowledgement: *

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

Name: *

Wendy Tinkler

Email address: *

tinklerwendy@hotmail.com

Date of meeting: *

Tuesday 17 November 2020

Agenda item title: *

TP-202-225

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



[wt_objection_letter_171120.docx](#) 14.16 KB · DOCX

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

Yes

To: Future Melbourne Committee

From: Wendy Tinkler, Director Melbourne Centre for Effective Communication

Planning Permit Application: TP-2020-225, 388-390 Bourke Street, Melbourne

For almost 35 years I have run my business in this building at 388 Bourke Street Melbourne. The Melbourne Centre for Effective Communication, my business, provides executives, small business owners and professional people with leadership training, 1-1 consulting, classes and seminars. My clients expect and have always been provided with a congenial, light, professional environment when they come here.

2 ½ years ago The Stolen Gem opened as an events space on our level 8 rooftop. We were told by our agent that there was no permit required as the alcohol was provided by the caterer, so there was no action we could take to stop it. The OHS, quiet enjoyment and Fair-Trading concerns expressed by the tenants in the building then are the same ones that concern us now and we regard them as well founded and serious.

The Stolen Gem events worked out to be quite irregular over that time. I would calculate no more than one per fortnight average with a slight increase in the lead up to Christmas. Even at this very infrequent level, managing the safety and security of our own staff and clientele at event times took a lot of attention.

The objecting tenants are not trying to interfere with The Stolen Gem's current business practices. We are however forced to make moves to defend our businesses and our clientele against the very detrimental effects of the proposed expansion to run a public bar.

What the venue management plan is actually suggesting, and the planning officer's report appears to be accepting, is that The Stolen Gem can dominate and commandeer the common areas of the building: the business frontage, the front door access, the foyer area and the lift, all at times when other businesses are at their peak operation. This is obviously not acceptable and would be highly destructive to our businesses and our reputations.

I want to wish The Stolen Gem every success as I do every business in this traumatic economic time. But unfortunately, the more successfully The Stolen Gem is the more the crowds come for happy hour and beyond, and the more every other business in the building is overwhelmed and negatively impacted.

I appeal to you all at a level of common sense really, as I understand it you have the authority to refuse the permit and stop the idea of a public bar from going any further. If you let it pass then seven businesses that are already stretched – recovering from covid-19 lockdown – will have to spend time and money we don't have, taking this matter further to VCAT, VLGC or wherever else we need to go to protect our future and our investments in these businesses.

We want to focus our energy right now on getting back to work, increasing our businesses and kickstarting the economy in Melbourne.

Please reject the application.

Thankyou

Wendy Tinkler

Privacy acknowledgement: *

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

Name: *

Owen Bentley

Email address: *

eobentley@hotmail.com

Date of meeting: *

Tuesday 17 November 2020

Agenda item title: *

Economic recovery to support the critical Christmas trade

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 do not proceed with the idea of free or subsidised parking in the city. The ideal way to access the cbd should be by public transport bike or foot. Cars should be actively discouraged. People trying to move freely or eat and drink in the new outdoor eating areas shouldn't be inconvenienced by vehicles. Melbourne would be better off with fewer on street car parks and more room for people walking and riding.

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

No

Privacy acknowledgement: *

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

Name: *

Jason Clarke

Email address: *

cityofmelbourne@clarkey.id.au

Date of meeting: *

Tuesday 17 November 2020

Agenda item title: *

COVID-19 Recovery – Importance of Transport Options

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.

Public use transport is at 26% of pre-covid use.

Pedestrian numbers are down 74% pre-covid use.

Yet, bucking the trend, road usage is at 84% of pre-covid use.

My observations of traffic conditions is that current usage, since relaxation of Stage 4 restrictions, is already at a point where motor vehicle congestion is unpalatable.

Pre-Covid I visited the CBD/Southbank/PortMelbourne approximately fortnightly, more during summer. Incentivising more motor vehicle congestion will result in me spending my money elsewhere.

Are you trying to attract the right kind of visitors? There are claims that pedestrians, people on public transport and people on bicycles spend 40% more than people in private motor vehicles: <https://www.forbes.com/sites/carltonreid/2018/11/16/cyclists-spend-40-more-in-londons-shops-than-motorists/>

Please reconsider artificially inflating demand of private motor vehicle use.

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

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

*

Name: * Simon Coupe

Email address: * simonbcoupe@gmail.com

Date of meeting: * Tuesday 17 November 2020

Agenda item title: COVID-19 Recovery – Importance of Transport Options

*

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.

Recommendation 16 is generally good.

However, recommendation 16.3 for agenda item 6.5 appears flawed if the intention is to relax time limits for on-street parking. Improving business in the CBD should focus on attracting large numbers of people back to the area. This requires high turnover of car parks, for those that choose to drive to the city. Time limits are central to getting higher turnover of car-parking spaces.

Looser restrictions of on-street car parking spaces will see these spaces filled from 7am by double-cab utes driven by tradies working on the various construction sites.

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

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

Name: * Alexander Lugg

Email address: * alexander.lugg@gmail.com

Date of meeting: * Tuesday 17 November 2020

Agenda item title: * 6.5 COVID-19 Recovery- Importance of Transport Options

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 reject 16.3. Car traffic has already increased at a faster rate than public transport use and needs no further encouragement. Moreover, high levels of traffic, especially when outdoor dining forms a key plank of the City’s recovery plan, will act as a deterrent for recreational visitors to the City. Visitors with a poor experience of the City consequent of high levels of air pollution and poor traffic flow are unlikely to return.

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

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

Name: * Claudia Marck

Email address: * claudia_marck@yahoo.com

Date of meeting: * Tuesday 17 November 2020

Agenda item title: * 6.5 COVID-19 Recovery – Importance of Transport Options

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. The city of Melbourne should take example from other cities globally which are banning cars and parking from inner cities and promoting the use of the streets for cafe seating, pedestrians, cyclists and public transport. This is the only way forward. Promoting free or cheap parking is directly opposing the behavior change we want to promote under the other strategies (public transport and cycling). It's already very busy again in the CBD, we're not that desperate!!

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

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

*

Name: * Emily Smythe

Email address: * emilysmythe@gmail.com

Date of meeting: * Tuesday 17 November 2020

Agenda item title: 6.5 COVID-19 Recovery – Importance of Transport Options

*

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 do not support the idea that driving and parking cars in the City of Melbourne should be made easier (especially in the CBD). One of the best things about lockdown was having fewer cars around to destroy our city. Parking is a scarce resource and the least efficient use of space in a city like Melbourne. We love our city for its urban space, trees and vibrant atmosphere, not for its cars or parking spaces. The City of Melbourne has done some amazing work with popup bike lanes. Encouraging more people to drive into the city goes against what I think Melbourne stands for and what we love. Please do not reduce or suspend parking fees or the congestion charge. It would be grossly unfair to people who take public transport, ride or walk, as we subsidise people who drive, often unnecessarily, as well as encourage the use of cars in a city where we really don't need or want them.

Please indicate whether you would like to address the Future Melbourne Committee via phone or Zoom in No

support of your
submission: *

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

*

Name: * Nicholas Dow

Email address: * nik@nikdow.net

Date of meeting: * Tuesday 17 November 2020

Agenda item title: 6.5 COVID-19 Recovery – Importance of Transport Options

*

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.

Submission on behalf of Bike Melbourne

The policy will not work. Experience during lockdown showed that free parking = no parking. Parking is occupied by workers who arrive before customers. In the case of evening and weekend activation of the CBD, hospitality workers will arrive before customers and take all the free parking. See

<https://twitter.com/bikemelbourne/status/1310438082190008321>

During working hours, extended or free parking is occupied by tradies who would normally park off-street or use public transport. Parking available for deliveries and drop-offs is actually reduced by free and extended on-street parking.

Outdoor dining is central to recovery of restaurants. The City is converting parking space to dining space. How does it work to make the fewer remaining spaces unlimited and therefore unavailable? We need to be removing cars and parking to take advantage of the public open space provided by roads and streets. There is a reason why Melbourne's laneways are so popular – they are car free.

Encouraging more cars to enter the CBD does not encourage visitation. The dominant modes and the modes preferred under the City's Transport Strategy are PT, walking and cycling. PT creates walking trips (last mile). Walking and cycling are discouraged, made less convenient and more dangerous by having more cars, so the policy will discourage the most common modes of access.

Encouraging visitation to support businesses should aim at customers who will spend money. \$10 flat fee from commercial car parks is small compared to the amount spent by CBD evening and weekend visitors and does not act as a disincentive.

Car park operators have lost most of their revenue for the last 6 months, the free parking proposal will further reduce their revenue. There is ample space provided by off-street commercial parking providers, usually at a flat fee (unlimited time) during evenings and weekends, so on-street parking is a waste of scarce and valuable space.

The officer's agenda item is disingenuous regarding consultation on the City's Transport Strategy. That consultation did not support encouraging more car trips into the City and the Strategy aims to reduce car travel, not increase it.

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: *

Oscar Jackson

Email address: *

oscarjackson1701@gmail.com

Date of meeting: *

Tuesday 17 November 2020

Agenda item title: *

Item 6.5, recommendation 16.3

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 live in Southbank and regularly walk, ride, or catch public transport into the CBD. I oppose the idea of free car parking as it will mean there will be more cars on the streets, more traffic and congestion, making it a less safe and less welcoming place for pedestrians.

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

No

Sent: Tuesday, 17 November 2020 10:52 AM

Subject: Proposal to reduce parking fees

Please pass on to the relevant person

I was horrified to read in The Age about a proposal to reduce parking fees and congestion charges in the city. As a city worker who was locked down and now has been temporarily driving into work due to COVID on the face of it I would be someone who could benefit.

But this knee jerk reaction is short sighted and unlikely to help. The minimal extra people it might bring it (the people who would not have driven and parked at price x but will drive and park at price y) will be far outweighed by the detrimental effects of increasing congestion and encouraging driving into the city. Most likely it will be the same people coming in, just paying slightly less for parking. The only people who will substantially benefit will be the for-profit car parking operators.

Longer term, to encourage people back into the city the cost of parking is not the issue. Pre pandemic we can see that the real aim is to get people in safely with public transport and cycling – saving driving for those who have a genuine need and reason (such as tradespeople and people with disabilities).

Reducing congestion charges and parking fees sounds like a quick fix and may reassure people that you are “doing something” to help business. But really helping business, and the workers who support those business, involves sensible and sustainable long term planning.

It would be very disappointing for some of the first actions of the new council to wind back hard fought cultural change. I am both a driver and public transport user. I support a “user pays” system which recognises the real costs and harms of congestion in the city. Indeed, the proposal hardly even makes sense in the short term – given the delightful way parking has been taken over for outside dining and entertainment. These sorts of initiatives show that the city should be for people, not cars.

Regards,

Stella

Thank you so much for allowing me to present a late submission to tonight's meeting and the opportunity to speak.

Warm regards,

Stuart Norman
Chief Executive Officer



P.O Box 30, Elsternwick VIC 3185

P 1300 787 233

E snorman@parking.asn.au

W www.parking.asn.au



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Lord Mayor – Sally Capp
Future Melbourne Committee
City of Melbourne
Ground Floor, 111 Bourke Street, Melbourne Victoria 3000
By email: com.meetings@melbourne.vic.gov.au

15 October 2019

Dear Lord Mayor and Councillors,

COVID-19 Recovery – Importance of Transport Options

Parking Australia is requesting the opportunity to address the City of Melbourne, Future Melbourne Committee on 17 November 2020 to discuss recommendations outlined in agenda item 6.5.

Parking Australia is the national peak representative body for the parking industry. The City of Melbourne is a founding member of the association which also includes other local governments, private car park operators, universities, shopping centres, entertainment facilities and parking suppliers.

Item 16.2 recommending the CEO write to the Victorian Government seeking an extension of the State Government decision to waive 25% of the congestion levy by a further six months is supported by Parking Australia. However, it is our belief that this is a minimum and that the Victorian Government should look to provide more than 25% as the industry has been crippled by lockdown measures.

The Melbourne Congestion Levy is ineffective and inequitable. As stated by the City of Melbourne traffic levels have rebounded to 84% of pre-COVID levels, yet off street parking occupancy is at best one third of capacity. Clearly these figures suggest that the link between congestion and parking is not linear.

Car park owners and operators pay the congestion levy of each car space whether it is occupied or not. As the title suggests the levy is aimed at congestion. But if a space is empty it clearly has no effect on congestion. In effect it is a land tax on a car park space which is a cost burden for owners and operators at a time when they can least afford it.

The City of Melbourne also stated that the levy equates to \$4 per space per day. Yet given that most parkers traditionally park in the city's parking facilities on weekdays, the levy costs motorists \$6 per day. These figures are calculated pre-COVID and on or close to full capacity so given that spaces are no where near those levels the motorists are not only paying for the levy on their space but also on the empty spaces in the car park.

Parking Australia recommends that the City of Melbourne pursue the waiver as proposed with the view of working with the industry and the state government to develop a fairer Congestion Levy which does not enforce car park owners, operators and motorists to pay for unused spaces.

Parking Australia supports the City of Melbourne to use parking as a way to incentivise people to visit the city. We'd encourage the Council to consult with the industry on the best way to utilise both on and off-street parking to achieve this objective. Providing incentives for on-street parking alone will go some way to attract people but it would be more attractive to people if they could be incentivised to use off-street facilities as well so they can eat and shop in the CBD.

The association would also like to be included in discussions with private car park owners in relation to recommendation 16.4 to reduce fees. It is our view that Parking Australia is in a unique position to help facilitate these discussions given our knowledge of both on and off-street parking.

I look forward to the opportunity to present Parking Australia's positions to the Council at tonight meeting.

Kind Regards

Stuart Norman
CEO Parking Australia