

Privacy acknowledgement: *

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

Name: *

John Widmer

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: *

Tuesday 18 October 2022

Agenda item title: *

6.1 Neighbourhood Key Issues and City of Melbourne Projects for Kensington

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



[john_widmer_macaulay_precinct_2022.pptx](#) 1.23 MB · PPTX

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

Yes

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Crowded Kensington – What the
Australian 2021 Census shows

Australian National Census 2021

- Census data shows the number of citizens in the precinct
- Mapping data allows a density analysis of the area where people actually live
- Density calculations *must exclude* railways, toll ways, main roads, private businesses, drains, levee banks *indeed* any space not shared with residents.



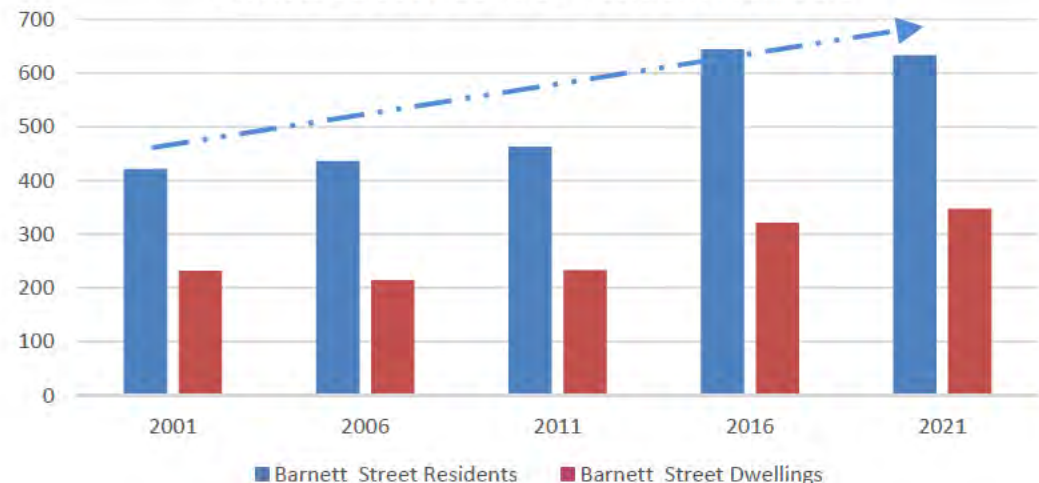
Using the Australian 2021 Census to Look at Kensington

- Fine grained analysis of Kensington reveals a mixed picture of changing residential numbers.
- Some areas, such as the area surrounding the Town Hall this evening, show only stable densities over a 20-year period.
- Other areas, such as the area adjoining the Vision Australia site, have shown significant densification.
- This densification has taken place before the current building completion

Town Hall ABS Area Resident Numbers



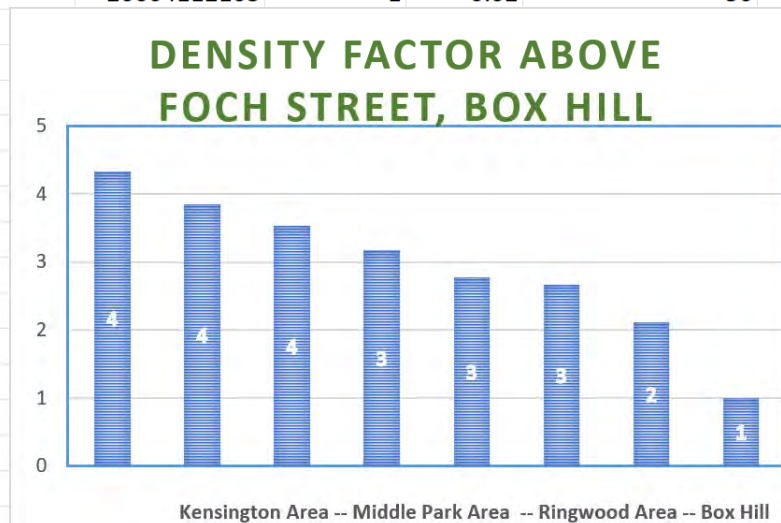
Barnett Street ABS Area Resident Numbers



What Does 2021 Census Show?

- Kensington Precincts are 4 times the density of a Box Hill “Quarter Acre” Precinct

Location	2021 ABS Statistical Area	Residents	Area (ha)	Density (persons/hectare)	Density (persons/km ²)	Density Factor above Foch Street, Box Hill
Kavanagh Street, South Melbourne	20604150924	400	0.29	1379	137,931	74
Kensington Apt, Kensington (est)	20604112103	700	0.82	854	85,366	46
Barnett Street Kensington	20604112103	633	7.8	81	8,115	4
Hardiman Street Kensington	20604112102	433	6	72	7,217	4
The Ridgeway Kensington	20604112116	330	5	66	6,600	4
Finlay Street Albert Park	20605112804	445	7.5	59	5,933	3
Page Street, Middle Park	20605112807	467	9	52	5,189	3
64 Barnett St (Kensington)	20604112103	1	0.02	50	5,000	3
Ringwood Street, Ringwood					3,955	2
Foch Street, Box Hill South					1,871	1



Crowded Kensington – becomes Jam-Packed Kensington?

- Data analysis must state the assumptions before we can begin discussion
- What actually is “High Density”
- What is an unreasonable density given the actual or likely infrastructure?



21.02-2

Melbourne's growth

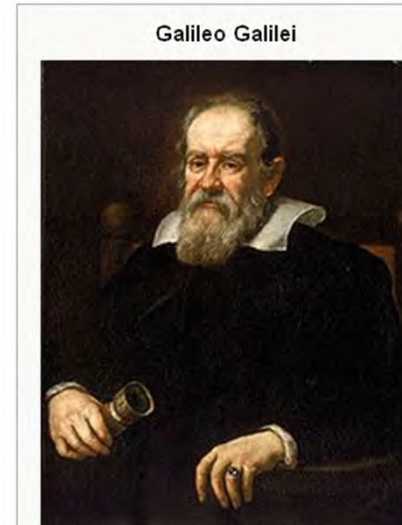
The MSS envisages the continued intensive growth in the municipality. The residential population of 53,200 in 2001 has grown by 85 per cent to 98,200 in 2011. By 2030, this could reach 177,000 people. (ABS and COM City User forecasts)

Defined Debate

- Galileo established the scientific principle of “valid data”
- Councillors must consider the impact of their voting patterns on current residents
- Do we *really* know the likely impacts of increasing population densities by factors of 5,10 or even 30 times?

(John Widmer – 2022)

Galileo Galilei (Italian pronunciation: [ɡaliˈlɛːo ɡaliˈlɛi]; 15 February 1564^[4] – 8 January 1642),^[5] was an Italian [physicist](#), [mathematician](#), [astronomer](#), and [philosopher](#) who played a major role in the [Scientific Revolution](#). His achievements include improvements to the [telescope](#) and consequent



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Name: *

Simon Harvey

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: *

Tuesday 18 October 2022

Agenda item title: *

6.1

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

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*

Name: * Sheila Byard

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: * Tuesday 18 October 2022

Agenda item title: Kensington report

*

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.

Maribyrnong Waterfront: A Way Forward planning work -In relation to the Maribyrnong Waterfront Preliminary (Land Contamination) Assessment commissioned by City of Melbourne and delivered on 2 July 2020, could we have some comment on why it was asserted in the section dealing with Natural Hazards in Maribyrnong Waterfront Renewal Area, subsection Fire History that there were none, because the report requested related only fires primarily on public land. Is it not the case that the proximity of this area to the location of the Coode Island and Butlers fire poses series risk for for prospective residents of this area.

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and COVID-safe
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served basis. *

Submission for Future Melbourne Committee - Tuesday, 18 October

Agenda item 6.1 Neighbourhood Key Issues and City of Melbourne Projects for Kensington

Para 24. There are also plans to grow the local urban forest and explore opportunities to revitalise the Moonee Ponds Creek. City of Melbourne is also looking at how we use the Maribyrnong waterfront. And building neighbourhood resilience to prepare the community for cli

mate change and disasters

and attached Document KENSINGTON Neighbourhood Highlights and Initiatives at page 12

Maribyrnong Waterfront: A Way Forward planning work The Maribyrnong Waterfront spans approximately 58 hectares and is bordered by the Maribyrnong River to the west and Dynon Rail yards and Kensington residential area to the east. This work provides increased clarity for land uses in the area and details key opportunities in land use and employment, urban structure and built form, water and open space and transport and access.

The Maribyrnong Waterfront Preliminary Land Contamination Assessment prepare by BlueSphere Consultants volume dated 2 July 2020 refers to the the CoM Urban Strategy Branch's work to inform future strategic work in the Dynon precinct following the preparation of Planning Scheme Amendment C221, and the introduction of Development Plan Overlay DPO 13. However the section relating to **Natural Hazards** pp 145-6 makes under the heading **Fire History** makes no reference to the history of toxic chemical fires abutting Dynon Road Butlers Fire in 1985 and the Coronial report on the Coode Island Fire in 1991.

Can Council assure us that attention will be paid to the recent update of Worksafe 2010 planning guide re Major Hazard Facilities. The VPP includes a State wide policy for a MFH at cl 13.07- 25 and the need to be attentive to dangers to not only to new residents who may come into the Dynon precinct, but to those in other parts on Kensington, North and West Melbourne who but for a change in wind direction might have suffer grievous health outcomes from what the Melbourne Fire Brigade identified as Melbourne's worst ever chemical fire.

Sheila Byard

Privacy acknowledgement: *

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

Name: *

Bradley Phillips

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: *

Tuesday 18 October 2022

Agenda item title: *

Reports From Management 6.1 Neighbourhood Key Issues

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting.

Given the recent flooding within the Kensington Road, Hobsons Road area will there be a stop to continued residential development in this area ?

Submissions will not be accepted after 10am.

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

No

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

*

Name: * Jennifer Walker

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: * Tuesday 18 October 2022

Agenda item title: 6.1 & 6.2

*

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 from Kensington Primary School Students – Year 4

Neighbourhood Issues and Projects

- What is the council planning to do about the flood wall that the racecourse built? I think people's houses are more important than the racecourse.
- Why did council allow the building of the stone wall?
- Did the flooding disturb any of the building plans? Did it cause building plans to go off track?
- What are the plans to attract business to the empty shop sites? E.g. the barber shop that caught on fire.
- What are the plans for improving Moonee Ponds Creek?

Planning Assemble

Don't we have enough apartments in Kensington?

Who is providing the money?

What about the businesses that are getting demolished?

Would Kensington need a new supermarket? What about the other business owners?

With the new residents will there be enough jobs?

I don't think we need them. We have a lot of apartments already. What about a park?

It will block out some of the sun. We want the sun.

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



[submission_from_kensington_primary_school_students.docx](#) 16.82 KB · DOCX

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the Future
Melbourne in
support of your
submission: *

No

Privacy acknowledgement: *

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Name: *

Kris Daff

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: *

Tuesday 18 October 2022

Agenda item title: *

Ministerial Planning Referral: TPM-2021-19 – 402-432 and 434-444
Macaulay Road, Kensington

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



[20221014_fmc_assemble_hca_ppp.pdf](#) 1.34 MB · PDF

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Affordable and Social Build-to-Rent

402-432 & 434-444 Macaulay Rd,
Kensington



Kris Daff
Managing Director of Assemble



Paul Little
Director of Planning & Property Partners Pty Ltd

HOUSING
CHOICES
AUSTRALIA

Assemble



Our Kensington Projects



Assemble Futures (Built-to-Rent-to-Own)

393 Macaulay Rd
(73 apartments)

15 Thompson Street
(199 apartments)



Assemble Built-to-Rent 402 Macaulay Rd (362 apartments)



15 Thompson St



393 Macaulay Rd



393 Macaulay Rd, Kensington – Completed



393 Macaulay Rd, Kensington – Residents moved in July 2022



Portfolio Partners

Assemble

Assemble is an end to end built to rent (BTR) development, investment and community management group with a focus on delivering occupant-centric housing at rents which are affordable for very low, low and moderate income Australians.



HCA is a Registered Housing Association in Victoria and a Tier 1 nationally accredited community housing provider, managing over 7,000 properties.



AustralianSuper has taken a 25% interest in Assemble Communities and has made an initial investment commitment of A\$500m into Assemble's portfolio of Assemble Futures projects.



HESTA is partnering with Assemble on the delivery of our BTR portfolio to boost the supply of affordable housing for essential workers.



CEFC is partnering with Assemble to deliver housing with a design focussed on environmental sustainability and positive social impact.

Affordable & Social Housing Model

Housing Mix



- 20% Social
- 20% Discounted Affordable
- 5% Specialist Disability Accommodation
- 55% Market



- 1 in 5 doors (20%) as social housing taken from the Victorian Heritage Register.
- Affordable housing (35%) for low and moderate income essential workers.
- Specialist Disability Accommodation (5%) delivered in addition to social housing for people with extreme functional impairment or very high support needs.

Community Engagement

Online meeting with KRA June 2021

Letter at lodgement of permit August 2021

Online meeting Barnett St Residents November 2021

Community Information Session Drop-in April 2022

Formal DELWP advertising May 2022



Assemble

Community feedback Key Themes

- Height and form
- Orientation and Privacy
- Parking and Access
- Visuals and Cityscape
- High level of amenity
- High level of security

Western Interface

Shower diagrams

Landscape Design

Overlooking & Privacy

Key window/door configurations

Line up responses

Letter to landholders

Display boards

Presentation slides (for online event)

Resident Spaces and Macaulay Road Activation

Rooftop



Ground Plane



Project Overview

Macaulay Urban Renewal Precinct



LEGEND

- DDO63A1, 3-4 Storeys
- DDO63A3, 6-8 Storeys
- DDO63A4, 6-8 Storeys
- Subject Site

Source: KTA & Hayball Application Material

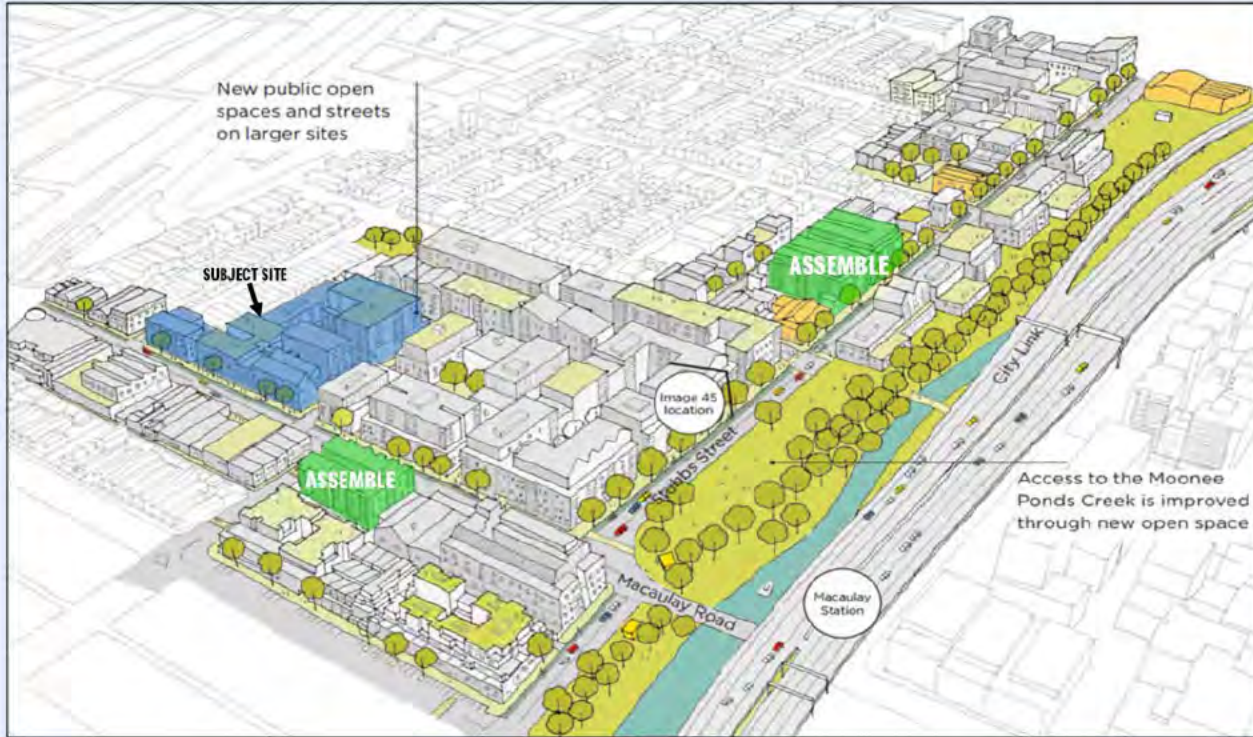
Plan Melbourne 2017-2050 purposes:

- *To take advantage of underutilised land close to jobs, services and public transport infrastructure, to provide new housing, jobs and services*
- *Major urban renewal precincts will play an important role in accommodating future housing and employment growth and making better use of existing infrastructure*

Current DDO63 control:

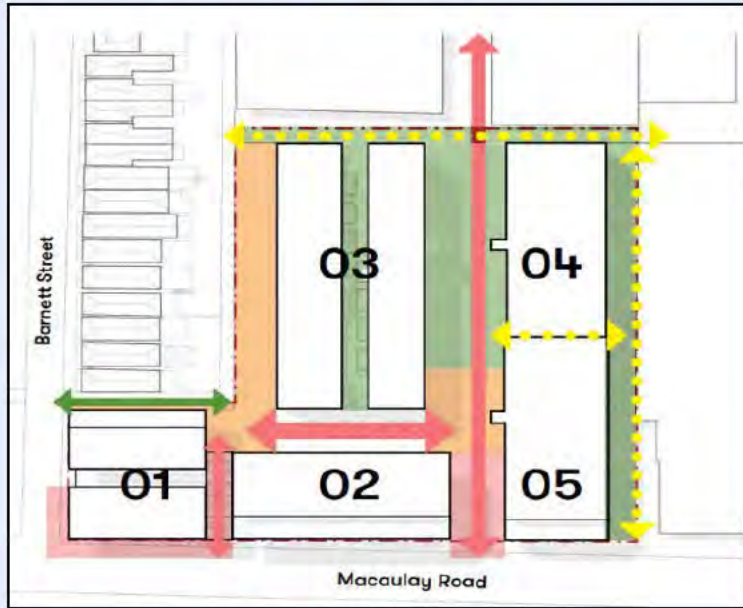
- Informs scale and transformation to occur implementing current Structure Plan with heights achieved through demonstrable community benefits. Proposal provides:
 - 20% social housing, and additional 20% discounted 'affordable'
 - Series of east-west and north-south publicly accessible, pedestrian connections
 - Enhanced and activated public realm
 - Local convenience supermarket
 - Collaboration with two architectural practices KTA & Hayball in delivering design excellence

Macaulay Re-Fresh Structure Plan



Source: Macaulay Structure Plan, May 2022

Macaulay Re-Fresh Structure Plan



Re-Fresh Structure Plan

- Current strategic direction of Council, with PSA process in 2023
- Identifies site within new activity centre
- Informs additional pedestrian connections from current framework
- No mandatory maximum building heights (preferred)
- FAR introduced and public realm shadow test (mandatory)



Application

- Provides and expands upon updated pedestrian connections within re-fresh structure plan
- Complies with preferred building heights
- Provides retail and commercial activity

Western Interface

- Incorporates setbacks in accordance with the Planning Scheme in order to protect the residential amenity of residential properties to the west of the site.
- Adopts a transition in built form to the west with provision for a significant in ground landscape alignment to the western interface of the site.
- Will not result in any additional overshadowing to residential properties to the west of the subject site.
- The form and appearance of the new building's addresses overlooking and will provide for passive surveillance and enhancement of the adjoining laneway.



Key Considerations

- The proposed development builds upon the significant provision for affordable housing delivered by Assemble and their partners which will deliver 127 affordable dwellings and an additional 73 social housing dwellings.
- The site master planning and design attributes of the proposed development will deliver an outstanding urban renewal project which has the support of the Office of the Victorian Government Architect (OVGA).
- The proposed development will deliver a key piece of the Macaulay Urban Renewal precinct and provide for active street interfaces and uses that will cater for the local community.
- The proposal provides for a high level of internal amenity for future residents and will provide a sense of community delivered through excellent design and amenity spaces.
- The proposal will provide for car parking which will be retained in single ownership which will enable car spaces to be assigned to apartments with a demonstrated need in addition to catering for a car share scheme and over 330 bicycle parking spaces.





Source: KTA & Hayball Application Material

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Name: *

Paul Little

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: *

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Agenda item title: *

Ministerial Planning Referral: TPM-2021-19 – 402-432 and 434-444
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*

Name: * Bradley Phillips

Email address: *

[REDACTED]

Phone number: *

[REDACTED]

Date of meeting: * Tuesday 18 October 2022

Agenda item title: Reports from Management 6.2

*

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.

Clause 52.06

Car Parking

The documents provided show a provision of 161 car spaces as opposed to the required 479 spaces.

We have been a resident owner / occupier of a Barnett Street property for in excess of 30 years, and a Bellair Street / Macaulay Road retailer for almost an identical time frame, yet we do not qualify for a resident parking permit.

Some evenings we are lucky to find a legal overnight space within 2 blocks of our home and, unless travelling to a supplier appointment we walk to our business. The lack of parking spaces for the Macaulay Rd / Bellair St commercial district, and their continual reduction over the years has been the largest impediment to growth of the commercial district. There is insufficient parking for residents and shoppers now. Just where will the additional 318 required parking spaces be accommodated?

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

support of your
submission: *

Privacy acknowledgement: *

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

Name: *

Luke Chamberlain

Email address: *

[REDACTED]

Phone number *

[REDACTED]

Date of meeting: *

Tuesday 18 October 2022

Agenda item title: *

6.3 Ministerial Planning Referral: TPM-2022-2 194-206 Lorimer Street, Docklands

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Dear City of Melbourne Meeting Group Team

This is a written response in regards to the Future Melbourne Committee meeting of October 18, 2022, and in particular the Agenda Item 6.6 - Post travel report - World Cities Summit 2022.

I support the recommendation from the management (Key Issues 10.1, 10.2 and 10.3), especially 10.3.

Thanks to the Lord Mayor of Melbourne, Sally Capp for the insightful observations made on this important summit.

Thanks to Evan Counsel for the dedicated work that happened to ensure that the Lord Mayor delivered great speeches, and was an active participant at the Summit.

In regards to Key Issue 9, there are occasions when circumstances beyond the CoM's control occur, and this is one of them. The variance amount of \$754.12 , in regards to the larger scheme of things is minimal, and within reason, and the Committee, cognisant of the circumstances involved here, should approve the cover of this amount.

On page 3 of 6, Attachment 1, under Relation to Council Policy, in particular Item 7.2 Melbourne's unique identity and place, it is worth highlighting that Melbourne is the music capital of Australia. Melbourne has a phenomenal music scene, and City of Melbourne have been brilliant in supporting and encouraging musicians and music industry participants.

Melbourne is known as Naarm and is on Boon wurrung country and Wurundjeri Country. We respect elders past, present and future.

Melbourne has one of the greatest Botanical Gardens in the world, and a sensational herbarium on Birdwood Terrace, South Yarra.

Thanks for emphasising the need for affordable housing.

It's important to reaffirm that Melbourne is an international city, one that is known amongst the cognoscenti as a city with a brilliant, thriving and supportive music scene. It is vital that the Lord Mayor, Councillors and CoM's management team travel overseas to increase Melbourne's knowledge base, to help ensure a brighter and better future for the City of Melbourne.

Best regards,
Chris Thrum