

Name: \* Judith Nicholson  
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Contact phone number (optional): 0419366740

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

Date of meeting: \* Wednesday 19 September 2018

Agenda item title: \* NO 6.1 TP-2018-342

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.

As the Planning Consultant for the project which is the subject of this Agenda Item, I wish to speak to the Committee along with Peter Elliott who is the architect for the Project. We will be very brief and merely wish to reiterate a couple of key points for the Committee's consideration in its deliberations.

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: \* Liam Riordan

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Contact phone number (optional): 0431231218

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 18 September 2018

Agenda item title: \* TPM-2018-9 – 86-108 Laurens Street, NORTH MELBOURNE

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



[20180911\\_submission\\_to\\_fmc\\_86108\\_laurens\\_street\\_north\\_melbourne.pdf](#)

535.09 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: No

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

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11 September 2018

The City of Melbourne  
120 Swanston Street, Melbourne

Dear Councillors,

**Permit Application – 86-108 Laurens Street, North Melbourne**

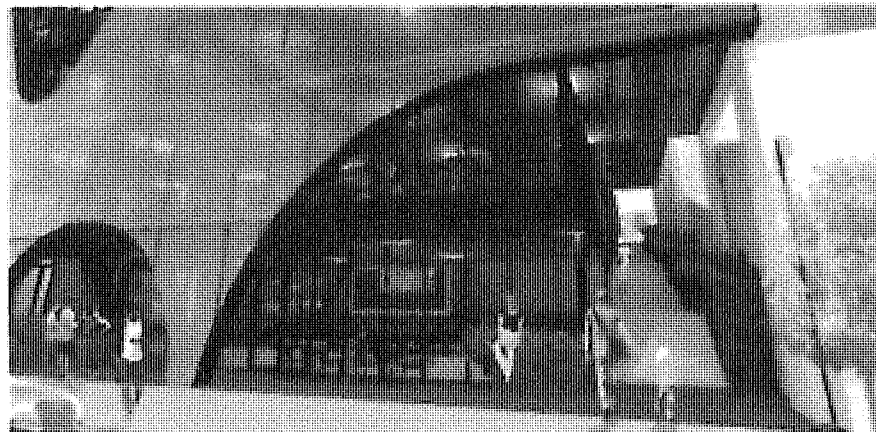
Tract Consultants Pty Ltd acts for 88 Laurens Street Pty Ltd in this matter.

Further to our pre-application meeting with the City of Melbourne on 13 February 2017 and DELWP 06 March 2017, we submitted an application for the above mentioned site. At the date of this letter we understand that the planning officers of the City of Melbourne are not supportive of the proposed building pursuant to comments received from the Urban Design and Design Review team prepared by Bridget Liondas.

In response to the initial concerns raised in relation to the application by the Urban Design and Design Review team our client undertook modifications to the proposed building on the ground level to provide a revised schedule of materials so the proposed building is more in keeping with the existing industrial and warehouse character of this precinct and the proposed design of the new North Melbourne train station. Please refer to Figures 1 and 2 below.



*Figure 1 – Concept image of the North Melbourne train station (source Metro Tunnel website)*



*Figure 2 – Concept image of the proposed through block link within the subject site comprising timber and brick materials sympathetic to the industrial character surrounding.*

TRACT CONSULTANTS PTY LTD  
ACN 055 213 842  
AS TRUSTEE FOR THE  
TRACT CONSULTANTS UNIT  
TRUST ABN 75 423 048 489  
LEVEL 6, 6 RIVERSIDE QUAY,  
SOUTH BANK VIC 3006  
AUSTRALIA  
TELEPHONE: 61 3 9429 6133  
melbourne@tract.net.au  
www.tract.com.au

MELBOURNE BRISBANE  
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The application also provides for a generous through block link which will provide an enhanced connection within this precinct between Laurens Street and Munster Terrace.

The proposed building is designed by the award winning Clarke Hopkins Clarke architects who have extensive experience in designing and successfully delivering high quality and attractive projects across varied built form environments within metropolitan Melbourne. The design of the building above the ground levels will set a desirable precedent for the future development of the area.

With regards to concerns raised in relation to the height and massing of the proposed building, we rely on the referral comments of Kate Alder, Strategic Planning Manager of the Victorian Planning Authority (VPA) which indicates that the height of the building is generally consistent with the Arden Vision and Framework by stating:

*Regarding the height and bulk of the revised building, it is substantially more imposing than the slender forms of the silos next door. The overall intention to provide significant employment so close to the Day 1 opening of the North Melbourne Station is a desirable feature of the development. Opportunities to revise the scale of the building may be limited in view of this overall aim.*

We submit to the City of Melbourne that although finite details of the future development of this precinct have not been released, the VPA's confidence that this building is a permissible form, and one which will contribute positively to the realisation of the Arden Vision, should give the City of Melbourne confidence that the height and scale of the future development of the wider surrounding area will be similar in nature once this process is finalised.

Yours sincerely,



Liam Riordan  
Senior Town Planner  
**Tract Consultants Pty Ltd**

Name: \* Simon Martyn

Email address: \* [simon@fulcrumplanning.com.au](mailto:simon@fulcrumplanning.com.au)

Contact phone number (optional): 0418633721

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 18 September 2018

Agenda Item title: \* Agenda Item 6.4 – 309–325 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. See attached.

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



[submission\\_to\\_councillors.pdf](#) 125.70 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.) \**

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

Lord Mayor and Councillors  
c/o  
Council Business  
Melbourne City Council  
PO Box 1603  
Melbourne Vic 3001

17 September 2018

Lord Mayor and Councillors

**309-325 Bourke Street, Melbourne ('The Walk')**  
**Agenda Item 6.4, Future Melbourne Committee**

We write on behalf of Steadfast Capital Pty Ltd, the permit applicants in regard to the above matter.

We have reviewed the planning report prepared by Council's statutory planning department and we are pleased to have this opportunity to provide the Committee a further explanation in terms of our on-going liaison with all parties

First and foremost, it is mutually agreed that our client's proposal is much needed and is integral to revitalizing this important city block. Heritage facades will be restored, inappropriate infill buildings will be replaced and both Union Lane and The Causeway will benefit from the proposed changes. As such, we agree with the Council officer's comment that *"Significant investment in the site and its activation and use is highly desirable"*<sup>1</sup>.

The current 'Discussion drawings (June 2018)' and 'Discussion sketches (August 2018)' represent the design's progression following extensive discussion between officers at DELWP and Council's planners, traffic engineers, waste specialists, urban designer and heritage expert. As the officer's report observes, these latest plans have gone a significant way to addressing earlier concerns and *"represent a positive step towards an acceptable outcome"*<sup>2</sup>. The inclusion of a through-block link flanked by active uses and significant improvements to existing laneways demonstrates our clients' willingness to work with the Department and Council to reach consensus.

Nonetheless, as is often the case for developments of this size and significance, we recognise that there are aspects of the project that requires further "refinement" in order to ensure that the best possible outcome will be achieved for our clients and the City as a whole. Not surprisingly, there are also "tensions" that exist between the urban designer's requirement to activate ground level facades, and the engineering services group request for a significant waste collection with waste compactor. We continue to meet with all relevant groups and remain confident that an appropriate outcome will be achieved.

<sup>1</sup> Page 27 of 38; Planning Report - Ministerial Referral; Future Melbourne Committee; 18 September 2018

<sup>2</sup> *Ibid*; Page 23 of 38

# Fulcrum

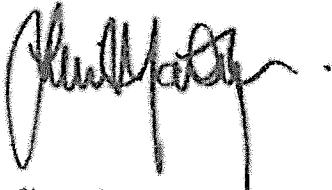
Urban Planning Pty Ltd

To demonstrate our commitment to achieving a negotiated outcome, we have recently lodged a revised submission which includes consolidated plans prepared in response to Council's most recent urban design and traffic/waste collection advice. We expect further discussion to follow shortly.

In summary, we see the Officer's recommendations as an 'interim' step towards what we believe will ultimately be a positive outcome.

Thank you for considering our submission.

Yours sincerely



Simon Martyn  
**Fulcrum Urban Planning**

Name: \* Carolyn Ebdon

Email address: \* [carebdon@gmail.com](mailto:carebdon@gmail.com)

Contact phone  
number (optional):

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

Date of meeting: \* Tuesday 18 September 2018

Agenda item title: TPMR-2018-10

\*

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 object to this proposal.

The proposed design involves retaining only the facades of four heritage buildings and demolishing two others, and this is completely unacceptable, especially in the very heart of the city.

These wonderful old buildings are not just part of Melbourne's Heritage, they are part of my heritage. As a music student in the '60s and 70's I often spent many happy lunch-hours in Allans and of course Dunklings' Diamond House was the first place my fiancé and I went to when looking for engagement rings. These businesses and their success contributed to the success and growth of Melbourne over many decades. The remnant buildings deserve respect and should be preserved as part of the history and character of central Melbourne.



If the designers are clever, they should be able to create a new arcade and hotel by reusing the whole of the existing buildings including retaining their heritage facades. In particular, they should endeavour to retain The Causeway side walls, and create sympathetic contemporary facades for the building to fill the gap in between.

Why do property developers and city planners not understand that the heritage of Melbourne is more than just the facades. The interiors and period decor are also important. The walkways, arcades and laneways are what makes our city such an exciting and interesting place to be.

Please help stop the destruction of this city's marvellous heritage.

Yours sincerely,

Carolyn J. Ebdon

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

\*

Name: \* Nicholas Dow

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Contact phone number (optional): 0412703483

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 18 September 2018

Agenda item title: \* A new park for Market Street (Collins Arch 447 Collins Street)

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.

Congratulations to City of Melbourne on the proposal to put Market St on a "road diet" to create parkland and bike lanes. The counterflow lane for bicycles is important in that it provides permeability through the City grid. The counterflow lane is shown as grade separated from the car lane, we support this design as it sends a clear signal to motor vehicle operators not to park in the bike lane

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: \* Rikki Andrews

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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 18 September 2018

Agenda item title: \* Item 6.5 Market St Park

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. As an owner of an apartment within the Port Authority building I support the proposed Market St Park development.

We encourage you to make your submission as early as possible. This will provide great public amenity to the community.

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: \* Pam Harris  
Email address: \* [pam89@ekit.com](mailto:pam89@ekit.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 18 September 2018  
Agenda item title: \* Market st

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 COMPLIMENT THOSE RESPONSIBLE FOR THE INSPIRED USE OF PUBLIC OPEN SPACE WHICH WILL BENEFIT BOTH THOSE WHO WORK IN THE AREA AND RESIDENTS. WELL DONE.

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: \* Max Denton

Email address: \* [mwdenton@student.unimelb.edu.au](mailto:mwdenton@student.unimelb.edu.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 18 September 2018

Agenda item title: 6.4 TPMR-2018-10 and 6.5 A new park for Market Street

\*

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.

On 6.4:

Council should recommend wholesale retention of the Book Building, and the entire existing facades to Union Lane. These are essential heritage and tourist features of central Melbourne and are vital to the built fabric of our city. Otherwise this proposal represents a needed improvement to the arcade, given the new internal layout proposed in the discussion sketches.

On 6.5:

Council should revise this plan, currently it will only be used as a small forecourt to the building. Council should seek to close the whole of Market Street and turn it into a park and public market. To live up to the area's former role as a market, food and market stalls should be created along this new park, creating an exciting and interesting destination.

Please indicate No

Name: \* Claire Martin

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Contact phone number (optional): 0419339766

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 18 September 2018

Agenda item title: \* Market Street new urban park

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 would like to speak in support of the Market Street new urban park as a representative of OCULUS the designers of the park.

We strongly support this City of Melbourne initiative which seeks to increase better connect people to each other and their environment through the provision of public opens space, increased urban forest tree canopy and biodiversity in the city. The partial re-development of the road into a park reinforces pedestrian connectivity, and the relationship to the river and the Immigration Museum. We strongly believe that this project, designed in collaboration with the City of Melbourne will provide significant public benefit.

Please indicate whether you would like to Yes