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

**Name: \*** Brayden Allen

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

**Date of meeting: \*** Sunday 30 August 2020

**Agenda item title: \*** Hoodle street grid heritage study

**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 fully support the approval of the Hoddle Grid Heritage Study. I have been shocked at the continuing losses in the CBD, losses which have occurred because the City had only done piecemeal heritage reviews. I am pleased to see so many of my favourite places, many of which I thought were protected, will now be safe from complete demolition. I am even in favour of the listing of 55 postwar buildings – this is an important phase of the city's history, and even this large number is still far less than buildings from previous periods.

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

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\*

**Name: \*** Andrew Heslop

**Email address: \*** [andrew.heslop@andrewheslop.com.au](mailto:andrew.heslop@andrewheslop.com.au)

**Date of meeting: \*** Tuesday 4 August 2020

**Agenda item title: \*** 6.1 Melbourne Planning Scheme Amendments C386 and C387

\*

**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 support the City's approval of the Hoddle Grid Heritage Study.

In my opinion there has been insufficient attention given to maintaining a wider heritage fabric encompassing all precincts. This has led to many buildings which contribute to heritage, liveability and placemaking destroyed or demolished.

I am not alone in believing past heritage reviews have been disconnected and isolated, rather than part of a bigger picture.

While it is pleasing the places I enjoy most – and which significantly contribute to Melbourne's global reputation for heritage, place and style – will now be safe from complete demolition, I am still concerned they could be substantially altered.

I would hate to see Melbourne emulate Adelaide in further façadism or gutting that leaves little original aspect to buildings.

Listing of 55 post-war buildings, an important development in the economic and social growth of Melbourne, is a great start. But this figure remains too low.

The City of Melbourne must do better.

As Councillors, you have this power.

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

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\*

**Name: \*** CRAig Mclean

**Email address: \*** [craigosmclean@hotmail.com](mailto:craigosmclean@hotmail.com)

**Date of meeting: \*** Tuesday 4 August 2020

**Agenda item title:** 6.1 Melbourne Planning Scheme Amendments C386 and C387

\*

**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 Councillors,

I fully support the approval of the Hoddle Grid Heritage Study. I have been appalled at the ongoing losses in the CBD, losses which have occurred because the City had only done piecemeal heritage reviews. I am relieved to see so many of my favourite places, many of which I thought were protected, will now be safe from complete demolition. I am even in favour of the listing of 55 postwar buildings – this is an important phase of the city's history, and even this large number is still far less than buildings from previous periods. In effect I feel that the approval of the proposed amendments would safeguard our city from further cultural vandalism.

Kind regards,

Craig Mclean

Olinda Vic. 3788

**Please indicate whether you would like to** No

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

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**Privacy acknowledgement: \***

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**Name: \***

Bruce King

**Email address: \***

[kirby@kirbyandco.com.au](mailto:kirby@kirbyandco.com.au)

**Date of meeting: \***

Tuesday 4 August 2020

**Agenda item title: \***

Heritage

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

I support the Heritage review – we have lost so many buildings that define Melbourne that end up being replaced with generic nondescript cheap towers that do nothing for our city.

**Submissions will not be accepted after 10am.**

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

No

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\*

**Name: \*** Michael Raymond

**Email address: \*** [raymo009@hotmail.com](mailto:raymo009@hotmail.com)

**Date of meeting: \*** Tuesday 4 August 2020

**Agenda item title:** 6.1 Melbourne Planning Scheme Amendments c386 and c387

\*

**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 support the approval of the The Hoddle Grid Heritage Study.

The study has been the most comprehensive heritage review of city of Melbourne buildings and places in decades. It highlights dozens of significant buildings that warrant protection and provides some level of security for these buildings into the future.

Melbourne's built heritage is a fundamental component of the city's character and soul. It is imperative that it is protected and enhanced. This review plays a huge role in that.

The people of Melbourne have, for too long, been calling for better heritage protection. Their voices should be heard.

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

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Committee via  
phone or Zoom in  
support of your  
submission: \*

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**Privacy acknowledgement: \***

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**Name: \***

Alicia Grogan-Jones

**Email address: \***

[alicia.grogan-jones@plumbing.obrien.com.au](mailto:alicia.grogan-jones@plumbing.obrien.com.au)

**Date of meeting: \***

Tuesday 4 August 2020

**Agenda item title: \***

6.1 Melbourne Planning Scheme Amendments C386 and C387

**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 welcome the recommendation and hope Council will approve the Hoddle Grid Heritage Study. As a 5th generation Melbournian I am continually chocked and saddened at the continuing losses in the CBD, losses which have occurred because the City had only done piecemeal heritage reviews. I am pleased to see so many of my favourite places, many of which I thought were protected, will now be safe from complete demolition. I am even in favour of the listing of 55 postwar buildings, remnants of an important phase in our city's history.

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

No

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\*

**Name: \*** Michael Shelford

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

**Date of meeting: \*** Tuesday 4 August 2020

**Agenda item title:** 6.1 Melbourne Planning Scheme Amendments C386 and C387

\*

**Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.**

I am a writer and journalist and the owner of Melbourne Historical Crime Tours. My business attracts tourists who come to the city purely for my tours. They often stay for the weekend and spend money on dining out and other attractions while they are here. Any study which helps to preserve and protect Melbourne's historical buildings is not only an advantage to me but is also a drawcard to Melbourne. There are buildings which I would like to add to the study. Off the top of my head: 146-148 Little Lonsdale St, 309 Exhibition St and 270-272 Russell St are of significant importance to Melbourne's heritage. Thank you for your time and please feel free to contact me if you would like any input,

many thanks,

Michael Shelford.

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

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support of your  
submission: \*

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\*

**Name: \*** Zoe Karkas

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

**Date of meeting: \*** Tuesday 4 August 2020

**Agenda item title: \*** 6.1 Melbourne Planning Scheme Amendments C386 and C387 – Hoddle Grid Heritage Review

\*

**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 fully support the approval of the Hoddle Grid Heritage Study. I have been shocked and saddened at the continuing losses in the CBD, losses which have occurred because the City had only done piecemeal heritage reviews. This is a beautiful city with so many beautiful historical buildings. But what goes up in their place is terrible. However through this, I am pleased to see so many of my favourite places, many of which I thought were protected, will now be safe from complete demolition. I am also in favour of the listing of 55 postwar buildings – an important phase of our city's history. Yet even this large number is still far less than buildings from previous periods. Please protect our beautiful historical buildings.

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

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**Privacy acknowledgement: \***

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

**Name: \***

Lance Smart

**Email address: \***

[lancesmart@westnet.com.au](mailto:lancesmart@westnet.com.au)

**Date of meeting: \***

Tuesday 4 August 2020

**Agenda item title: \***

Hoddle Grid Heritage Review

**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 fully support the approval of the Hoddle Grid Heritage Study. I have been shocked at the continuing losses in the CBD, losses which have occurred because the City had only done piecemeal heritage reviews. I am pleased to see so many of my favourite places, many of which I thought were protected, will now be safe from complete demolition. I am even in favour of the listing of 55 postwar buildings – this is an important phase of the city's history, and even this large number is still far less than buildings from previous periods

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

No

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

\*

**Name: \*** Kenneth Park

**Email address: \*** [kennethpark@optusnet.com.au](mailto:kennethpark@optusnet.com.au)

**Date of meeting: \*** Tuesday 4 August 2020

**Agenda item title:** Hoddle Grid Review

\*

**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.**

6.1 Melbourne Planning Scheme Amendments C386 and C387".

"I strongly support the approval of the Hoddle Grid Heritage Study. I have been dismayed at the continuing and terrible losses in the CBD. This has happened because the City had only done piecemeal heritage reviews. I am pleased to see so many of my favourite places, many of which I thought were protected, will now be safe from complete demolition. I am in favour of the listing of 55 postwar buildings – this is an important phase of the city's history. Our city needs to protect buildings that tell our story. We must preserve our past as we build a city for the future

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

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support of your  
submission: \*

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**Name: \***

Chris Hill

**Email address: \***

[christopherjohnhill@gmail.com](mailto:christopherjohnhill@gmail.com)

**Date of meeting: \***

Tuesday 4 August 2020

**Agenda item title: \***

Item 6.1 Melbourne Planning Scheme Amendments C386 and C387

**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 fully support the approval of the Hoddle Grid Heritage Study. I have been shocked at the continuing losses in the CBD, losses which have occurred because the City had only done piecemeal heritage reviews. I am pleased to see so many of my favourite places, many of which I thought were protected, will now be safe from complete demolition. I am even in favour of the listing of 55 postwar buildings – this is an important phase of the city's history, and even this large number is still far less than buildings from previous periods.

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

No



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\*

**Name: \*** Trish Rothville

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

**Date of meeting: \*** Tuesday 4 August 2020

**Agenda item title:** C386 c387

\*

**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 support the approval of the Hoddle Grid Heritage Review <https://www.melbourne.vic.gov.au/about-council/committees-meetings/meeting-archive/pages/Future-Melbourne-Committee-4-August-2020>, its item "6.1 Melbourne Planning Scheme Amendments C386 and C387",

"I fully support the approval of the Hoddle Grid Heritage Study. I have been shocked at the continuing losses in the CBD, losses which have occurred because the City had only done piecemeal heritage reviews. I am pleased to see so many of my favourite places, many of which I thought were protected, will now be safe from complete demolition. I am even in favour of the listing of 55 postwar buildings – this is an important phase of the city's history, and even this large number is still far less than buildings from previous periods."

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

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support of your  
submission: \*

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

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**Name: \*** Jessie Fowler

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

**Date of meeting: \*** Tuesday 4 August 2020

**Agenda item title:** Future Melbourne Committee: 6.1 Melbourne Planning Scheme Amendments C386 and C387

\*

**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 fully support the approval of the Hoddle Grid Heritage Study – IN PARTICULAR, THE INCLUSION OF 55 POSTWAR BUILDINGS. These have previously had little, if any protection and they reflect an important period in the architectural and cultural development of the city.

The demolition of so many character-filled heritage buildings in the CBD over the last few years is unacceptable and it's time that the value that these buildings is acknowledged through adequate protection.

Heritage buildings from various eras, and of differing scales and conditions of repair provide Melbourne with much of the eclectic and vibrant character that the CBD relies upon both culturally and economically. As a city, we have built an identity around art-filled laneways, pokey bars that are hard to find and creative spaces. For the most part, opportunities for this kind of organic and small-scale place making is lost along with the destruction of the city's heritage fabric.

Previous piecemeal heritage reviews have allowed too much of this building stock to be completely demolished.

Thank-you.

Jessie Fowler

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

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\*

**Name: \*** Damian Thompson

**Email address: \*** [damianft@yahoo.com.au](mailto:damianft@yahoo.com.au)

**Date of meeting: \*** Tuesday 4 August 2020

**Agenda item title:** 6.1 Melbourne Planning Scheme Amendments C386 and C387

\*

**Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. Submissions will not be accepted after 10am.**

I am writing to to support the approval of the Hoddle Grid Heritage Study.

In particular, I support the inclusion of 55 postwar buildings. Such buildings, which have had totally inadequate protection up to now, represent an important period in the architectural and cultural development of the city.

The demolition of so many character-filled heritage buildings in the CBD over the last few years is unacceptable. The value of these buildings needs to be celebrated and acknowledged through adequate protection.

Heritage buildings from various eras, and of differing scales and conditions of repair provide Melbourne with much of the eclectic and vibrant character that the CBD relies upon both culturally and economically. As a city, we have built an identity around art-filled laneways, and small businesses and creative spaces in a rich tapestry of lively little streets. For the most part, opportunities for this kind of organic and small-scale place making is lost along with the destruction of the city's heritage fabric.

Previous piecemeal heritage reviews have allowed too much of this building stock to be completely demolished.

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

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Privacy acknowledgement: \*

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

Name: \*

Charles Sowerwine

Email address: \*

[c.sowerwine@gmail.com](mailto:c.sowerwine@gmail.com)

Date of meeting: \*

Tuesday 4 August 2020

Agenda item title: \*

6.1 Agenda item 6.1 Melbourne Planning Scheme Amendments C386 and C387 – Hoddle Grid Heritage Review

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



[rhsy\\_sub\\_fmc\\_2008.05\\_c3867.pdf](#)

125.64 KB · PDF

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

No

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## ROYAL HISTORICAL SOCIETY OF VICTORIA INC.

239 A'Beckett Street, Melbourne 3000

### Submission to Future Melbourne (Planning (Heritage)) Committee (Agenda item 6.1)

#### Melbourne Planning Scheme Amendments C386 and C387 – Hoddle Grid Heritage Review

The Royal Historical Society of Victoria enthusiastically supports the Officers' recommendations as presented to the Future Melbourne Committee. We commend the Melbourne City Council Urban Strategy section and Heritage Team, as well as the consultants, for their excellent work. We hope that all councillors will give their support and thus facilitate the process of implementation of Amendments C386 and C387.

The extent and significance of the study can scarcely be overstated. It has completed work that should have been done long ago to evaluate sites throughout the Hoddle Grid and it has done so in a most impressive way. The only limitation to the study is that it stops in 1975. We would have expected the study to complete coverage of all 20<sup>th</sup>-century built fabric within the Hoddle Grid. We greatly regret the arbitrary cut-off at 1975 and urge Council to begin a new study for the period 1975-2000 or beyond as soon as practicable.

That said, the study has resulted in an extraordinary series of documents which together form a coherent ensemble and a model for local government to deal with heritage. The review alone is a great achievement. It reflects great credit on the consultants, Context, as well as on the steering committee and the CoM heritage team. The work has been done so that future work can build on it. In that context, we call particular attention to the careful work listing the sites nominated but ultimately rejected for inclusion (section A6).

The heart of their accomplishment is *Volume 2a: Built & Urban Heritage – Precincts, pre-1945 places, revisions to existing individual Heritage Overlay* (unfortunately at p. 188 of the attachment). The studies of the five precincts now proposed for Heritage Overlays are each exemplary, providing appropriate historical context (with careful attention to the work of the relevant historians), superb visuals and, most importantly, rich histories and citations for each site included in the precinct. That will provide a very solid basis for officers and responsible authorities when discussing, evaluating and assessing future development proposals.

It is the individual place work, however, which is most impressive. Each nominated site is given full and careful history, including context, and many are subjected to rigorous comparative analysis, in which similar buildings are used as benchmarks for the evaluation of the nominated site. As with the precincts, the visuals are of the highest quality and the citations are remarkably full and careful, which will greatly facilitate future planning and development.

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Find out more about us on our website [www.historyvictoria.org.au](http://www.historyvictoria.org.au)

Email: [office@historyvictoria.org.au](mailto:office@historyvictoria.org.au); reply to: [c.sowerwine@gmail.com](mailto:c.sowerwine@gmail.com).

ABN 36 520 675 471



A great feature of this review is that it covers Melbourne's neglected modernist buildings, from the inter-war art deco to the mid-1970s. The buildings of this period provide further richness, enhancing the City's great Victorian heritage.

Melbourne's Victorian heritage has not been neglected. Fully 60 per cent of the sites proposed for protection are Victorian or Edwardian. Indeed, it is sobering that so many fine buildings well over a century old have not already been granted protection. Many citizens and indeed many CoM constituents would be shocked to learn that such buildings, often comprising key parts of much-loved streetscapes, have had no protection. It is worth noting that sensitivities are now high after the excesses of development in recent years. As the Officers note, 'the majority of these [nominated] places were identified in previous heritage reviews in 1985 and 1993'. That no action was taken in so many cases represents a grave indictment of past failure, which, we have no doubt, Council will now rectify by accepting the Officers' recommendations and backing C386 and C387 with all the force they can muster.

There will no doubt be arguments that the imposition of these planning amendments might discourage development. That is not the case. Even where HOs are in place, development is not excluded. As the Officers note, these 'amendments will provide clarity and certainty for landowners and the community enabling more sensitive and enduring development outcomes on these sites'. The RHSV, located in the City for 111 years, has supported and continues to support the City's long-term development and prosperity. C386 and C387 are the best avenues to take us to that goal. The aim is not to stifle develop but to build on our existing strengths.

Much of what makes Melbourne attractive to visitors, business people as well as tourists, is its great heritage. That is the strength on which to build. We agree with the Officers: 'Melbourne's heritage buildings are critical to the city's identity and character, and offer adaptable and diverse floor space within the city'. The study team has produced the *Heritage Design Guide* and the *Heritage Owner's Guide* to facilitate appropriate development. We believe that this points up a great strength of the proposed planning amendments.

For all these reasons, we strenuously urge the Future Melbourne Committee to accept all the Officers' recommendations set out in Agenda Item 6.1 and to facilitate adoption of C386 and C387 with every means at their disposal. There is no greater or more needed way to contribute to Melbourne's medium-term future.

**This submission was prepared on behalf of the Royal Historical Society of Victoria by the Chair of the RHSV Heritage Committee, Professor Charles Sowerwine, with the assistance of other members of the Committee. Please direct any queries to Professor Sowerwine [c.sowerwine@gmail.com](mailto:c.sowerwine@gmail.com)**

Privacy acknowledgement: \*

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

Name: \*

Eliza Minney

Email address: \*

[eminney@besthooper.com.au](mailto:eminney@besthooper.com.au)

Date of meeting: \*

Tuesday 4 August 2020

Agenda item title: \*

Melbourne Planning Scheme Amendments C386 and C387

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.

See attached

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



[long0007\\_200884\\_002.pdf](#)

142.09 KB · PDF

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

No

Contact: Eliza Minney  
Direct line: 03 9691 0205  
Email: eminney@besthooper.com.au  
Principal: John Cicero  
Our Ref: JDC:EZM:200884



4 August 2020

Strategic Planning  
Melbourne City Council

*Via online submission only*

Dear Sir/Madam,

**Future Melbourne Committee: 4 August 2020  
Proposed Melbourne Planning Scheme Amendments C386 and C387  
337 – 347 Elizabeth Street, Melbourne VIC 3000 (Subject Site)**

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We act on behalf of the owner of the land at 337 – 347 Elizabeth Street, Melbourne VIC 3000.

We refer to the Future Melbourne Committee meeting scheduled for 4 August 2020 and in particular consideration of proposed Amendments C368 and C387 to the Melbourne Planning Scheme (**Scheme**). As they apply to our client's landholdings, the amendments seek to, amongst other things:

1. Upgrade the heritage listing of the property at 341 - 345 Elizabeth Street from contributory to significant; and
2. Seek interim controls to reflect this change in heritage listing.

Our client submits as follows:

1. The preparation of these Amendments has occurred in complete absence of any stakeholder or community consultation. Our client (and, we understand, a number of other properties affected by this Amendment) have not been afforded an opportunity to comment or provide submissions to inform the preparation of these Amendments nor have they had a reasonable time to seek advice once release of the Future Melbourne Committee agenda occurred. This is unacceptable and a denial of natural justice.
2. Our client purchased the Subject Site on the basis of a contributory grading of the building at 341 - 345 Elizabeth Street. Our client remains entitled to have its planning application processed on the basis of that grading until such time as an independent and thorough process has justified the heritage grading the Council now seek to pursue.
3. There is no real or pressing need which warrants the introduction of interim heritage controls to the property at 341 - 345 Elizabeth Street given the interim control merely seeks to uplift the heritage grading from contributory to significant. More specifically, the property is subject to an existing heritage overlay which informs demolition and the uplift in grading has no practical or substantial benefit of consideration of same.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully

Yours faithfully

**John Cicero**  
Principal

**Eliza Minney**  
Senior Associate

**Best Hooper Pty Ltd**

Level 9/451 Little Bourke Street  
Melbourne VIC 3000, Australia

PO Box 13312  
Law Courts 8010

**T** (03) 9670 8951  
**F** (03) 9670 2954

www.besthooper.com.au  
ACN 137 307 692

DX 215 Melbourne

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Privacy acknowledgement: \*

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

Name: \*

Felicity Watson

Email address: \*

[felicity.watson@nattrust.com.au](mailto:felicity.watson@nattrust.com.au)

Date of meeting: \*

Tuesday 4 August 2020

Agenda item title: \*

6.1 Melbourne Planning Scheme Amendments C386 and C387 - Hoddle Grid Heritage Review

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 see attached.

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



[2020\\_08\\_04\\_ntav\\_submission\\_to\\_fmc.pdf](#)

292.98 KB · PDF

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

No



4 August 2020

Future Melbourne Committee  
City of Melbourne  
GPO Box 1603  
Melbourne VIC 3001

6 Parliament Place  
East Melbourne  
VIC 3002

Email: [conservation@nattrust.com.au](mailto:conservation@nattrust.com.au)

Web: [www.nationaltrust.org.au](http://www.nationaltrust.org.au)

T 03 9656 9818

**Re: Agenda Item 6.1 C327 and C328 Hoddle Grid Heritage Review**

Dear Councillors,

The National Trust of Australia (Victoria) is pleased to write in strong support of the recommendations relating to the Hoddle Grid Heritage Review outlined in the report for Agenda Item 6.1.

We would like begin by congratulating the City of Melbourne on progressing this ground-breaking heritage study, which represents the first comprehensive review of the Central Business District in over two decades. As a member of the Hoddle Grid Heritage Review External Reference Group, the National Trust has been pleased to provide input into the preparation of the study, and we look forward to advocating strongly for its implementation.

Proposing heritage protection for 137 individual places and five precincts across the Hoddle Grid, this review encompasses all urban and built places previously identified in heritage studies that were never implemented, and various other places which have been identified through a process of extensive community consultation and engagement.

This amendment strongly aligns with the mission of the National Trust to 'inspire the community to appreciate, conserve and celebrate its diverse natural, cultural, social and Indigenous heritage' and vision that our 'diverse heritage is protected and respected, contributing to strong, vibrant and prosperous communities'.

We strongly believe that the implementation of this review will provide greater certainty and clarity for developers and the community, encouraging more sensitive and development outcomes for these important places. We also believe this review will ensure that Melbourne's distinctive 'heritage brand' — a major draw-card for tourism and events — is maintained and celebrated.

We support the progressive methodology developed and implemented by Context in the preparation of this review, as well as the peer review by GJM, which has provided additional rigour to the study. We believe this review will set a new benchmark for cultural heritage assessment in Victoria, and we commend the work that has been undertaken by Council Officers including the Aboriginal Melbourne team, the Context team, Traditional Owner groups, and other contributors. We also congratulate City of Melbourne Councillors for supporting the preparation of this important study.

We are particularly pleased to see the following elements incorporated as part of the review:

- Engagement with peak bodies and heritage advocates to expand the list beyond those places already identified to gain an appreciation **of community-held heritage values.**
- Preparation of a methodology by which all urban and built places have a preliminary **social value check** and undertake a social values assessment for those places indicated.
- Preparation of an integrated assessment of any urban and built places that have **Aboriginal connections and values.**

The National Trust supports and advocates for the identification, protection, and celebration of social value, and the richness of this aspect of the study can be seen in the stories included in the statements of significance which bring these places to life, and celebrate their value and connections to the community.

We are also pleased to note that 40% of individual buildings proposed for protection are post-war places. We strongly support the comprehensive gap study of post-war places as part of the study, and GJM's review of the *Postwar Thematic Environmental History*, which has assisted in identifying historical associations with particular themes, and provided a broader historical context for each place. We strongly support the City of Melbourne's observation that the design and location of many of these post-war places offers potential for creative and adaptive reuse.

We note that places with a build date later than 1975 were omitted from this review, and we advocate for the period 1975-2000 to be the subject of future work to ensure that significant heritage places from this period are afforded appropriate protection.

We also note that a framework for a study into interiors was drafted as part of the 2018-20 component of the review, but has not progressed at this stage. We advocate for the completion of this work be prioritised, noting that significant interiors in the City of Melbourne are highly valued by the community, but are particularly vulnerable to inappropriate redevelopment.

In conclusion, we urge the Future Melbourne Committee to accept all Recommendations provided by Management as set out in Agenda Item 6.1. We applaud the courage and leadership shown by the City of Melbourne in progressing this review, and look forward to supporting the implementation of the study.

Yours faithfully,

Felicity Watson  
Executive Manager—Advocacy  
National Trust of Australia (Victoria)

---

Privacy acknowledgement: \*

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

Name: \*

Lynn Kueh

Email address: \*

[lynnkueh88@gmail.com](mailto:lynnkueh88@gmail.com)

Date of meeting: \*

Tuesday 4 August 2020

Agenda item title: \*

6.1 Melbourne Planning Scheme Amendments C386 and C387

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 fully support the approval of the Hoddle Grid Heritage Study. I have been shocked at the continuing losses in the CBD, losses which have occurred because the City had only done piecemeal heritage reviews. I am pleased to see so many of my favourite places, many of which I thought were protected, will now be safe from complete demolition. I would like to see places like Kilkenny Inn, 250 King Street and the listing of 55 postwar buildings – this is an important phase of the city's history. Kilkenny Inn has State significance on architectural grounds for its fine Edwardian Free Style characteristics, and its unusual corner tower and Arts and Crafts influenced detailing.

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

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Privacy acknowledgement: \*

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

Name: \*

Matthew Lee

Email address: \*

[matthew.lee.au@outlook.com](mailto:matthew.lee.au@outlook.com)

Date of meeting: \*

Tuesday 4 August 2020

Agenda item title: \*

6.1 Melbourne Planning Scheme Amendments C386 and C387

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 fully support the approval of the Hoddle Grid Heritage Study. In order for Melbourne to continue to be a great city it must protect more of its heritage before it is too late. An interesting city tells its complete architectural story so I am also supportive of the listing of 55 postwar buildings. Future generations will judge us harshly if we don't protect these vibrant examples of the our architectural and urban heritage.

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

No

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Privacy acknowledgement: \*

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

Name: \*

Maxine Izett

Email address: \*

[maxineizett@gmail.com](mailto:maxineizett@gmail.com)

Date of meeting: \*

Sunday 27 November 1966

Agenda item title: \*

6.1 Melbourne Planning Scheme Amendments C386 and C387

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 fully support the approval of the Hoddle Grid Heritage Study. I have been shocked at the continuing losses in the CBD, losses which have occurred because the City had only done piecemeal heritage reviews. I am pleased to see so many of my favourite places, many of which I thought were protected, will now be safe from complete demolition. I am even in favour of the listing of 55 postwar buildings – this is an important phase of the city's history, and even this large number is still far less than buildings from previous periods.

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

No

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

**Name: \*** Pamela Hulme

**Email address: \*** [pamelahulme@hotmail.com](mailto:pamelahulme@hotmail.com)

**Date of meeting: \*** Tuesday 4 August 2020

**Agenda item title: \*** 6.1 Melbourne Planning Scheme Amendments C386 and C387

**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 fully support the approval of the Hoddle Grid Heritage Study. I have been greatly distressed by the continuing losses in the CBD, losses which have occurred because the city had only done piecemeal Heritage reviews. I am pleased to see so many lovely places, many of which I thought were protected will now be safe from complete demolition. I am also in favour of the listing of 55 postwar buildings--- this is an important phase of the city's history, and even this large number is far less than buildings from previous periods.

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

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**Privacy acknowledgement: \***

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

**Name: \***

rohan storey

**Email address: \***

[melbourneheritageaction@gmail.com](mailto:melbourneheritageaction@gmail.com)

**Date of meeting: \***

Tuesday 4 August 2020

**Agenda item title: \***

6.1 Melbourne Planning Scheme Amendments C386 and C387

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



[hoddle\\_grid\\_heritage\\_review\\_stage\\_2\\_mha\\_response\\_aug\\_2020.doc](#)

160.77 KB · DOC

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

Yes

Aug 2020

Lord Mayor and Councillors  
City of Melbourne  
Swanston Street  
Melbourne  
[planning@melbourne.vic.gov.au](mailto:planning@melbourne.vic.gov.au)



### **Agenda Item 6.1 Melbourne Planning Scheme Amendments C386 and C387 : Hoddle Grid Heritage Study Stage 2 response**

MHA is extremely pleased to see the commitment of the City of Melbourne to comprehensively review the heritage of the CBD. This is the first time this has been undertaken since 1993, which was a review that was not implemented, leaving many places unprotected, many since demolished or unsympathetically altered.

We are pleased to see many places that should have been protected years ago are now finally proposed for listing, including many outstanding post-war buildings.

It is interesting to see that it includes many of the smaller, more modest places within the CBD that lend so much character, but can be easily overlooked.

There are also a number of precincts which capture more of these modest places, and some of Melbourne's unique laneways, for instance the Drewery Lane precinct. We are especially pleased that one of the five precincts we suggested in 2017, the Flinders Lane East Precinct, has been included, capturing an important row of pre-WW2 warehouses. While none of our other precincts were taken up, nearly every building within them either has or will have an individual HO.

We are also pleased to see some tidying up of other places, such as where they have been demolished and so should no longer have an HO, for example the Lonsdale Street Power Station, while in other places the existing HO is proposed to be extended to rear parts, often interesting laneway buildings.

Our only disappointment is that this study was limited to buildings built before 1975, and so does not cover Postmodern places from the 1980s, which are now over 40 years old and the more outstanding ones worthy of protection. It also does not cover street objects, such as old street lamps, or public art (though much of this is attached to protected buildings), or interiors, which can be all too easily be lost. The existing precincts also need to be reviewed, since their statements of significance often do not capture all that is significant. We look forward to future budgets providing funds to complete this important work.

Kind regards,

Rohan Storey  
Vice -President  
**Melbourne Heritage Action**

---

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

\*

**Name: \*** Stan Capp

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

**Date of meeting: \*** Tuesday 4 August 2020

**Agenda item title:** Hoddle Grid Heritage Review (Report and Attachments)

\*

**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 Lord Mayor and Councillors

I have been pleased to be consulted by the CoM team responsible for the preparation of this very detailed report. I have obviously not read all of the material but based on the quality of the presentation made to me as President of the EastEnders and the representative of Residents 3000, I am confident that the diligence in preparation, the peer reviewing undertaken and the detail of the development process, means that the report should proceed to the next stage of its implementation.

i am advised that a listing of a heritage precinct does not automatically preclude a new Planning Application to be submitted and indeed approved. An example is in the Little Lonsdale Street/Davison's Place/Bennett's Lane precinct where a large, totally inappropriate PA is in play. I strongly recommend that the FMC resolve that there must be extraordinary circumstances to justify granting any PA in a heritage precinct

Thank you for the opportunity to participate. Dr Stan Capp

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

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Melbourne  
Committee via  
phone or Zoom in  
support of your  
submission: \*

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Privacy acknowledgement: \*

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

Name: \*

Chris Thrum

Email address: \*

[mineralsands@hotmail.com](mailto:mineralsands@hotmail.com)

Date of meeting: \*

Tuesday 4 August 2020

Agenda item title: \*

6.3 Endorsement of Draft Reconciliation Action Plan

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 City of Melbourne Meeting Group Team

I would like to speak to this item.

Best regards  
Chris Thrum

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

Yes

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**From:** [ct](#)  
**To:** [CoM Meetings](#)  
**Subject:** Agenda Item 6.3 Endorsement of Draft Reconciliation Action Plan 2020-23  
**Date:** Tuesday, 4 August 2020 7:25 AM

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Dear City of Melbourne Meeting Group Team

This is a written response in regards to Agenda Item 6.3 Endorsement of Draft Reconciliation Action Plan 2020-23 for Community Consultation.

City of Melbourne are to be congratulated on producing the draft of the Reconciliation Action Plan (RAP).

It's important for the City of Melbourne to have the aim of representing and acknowledging the truth of matters and furthering reconciliation.

Thanks to the management and officers of City of Melbourne for the work that has gone into this Draft.

City of Melbourne is one of the leading lights in regards to the RAP process. This is evident in the details of the draft. The elders and emerging leaders of the Kulin Nation should be involved in giving feedback on this draft.

City of Melbourne should be aware of NBA Basketball player Patty Mills launch of an Indigenous basketball program (reported in the Age, 1/8/2020). Patty Mills has announced the formation of Indigenous Basketball Australia (IBA)"He wants to smooth the path from the grassroots level to the world stage and provide opportunities for Indigenous players. IBA will also assist those who want to be involved in basketball outside of playing, with support for referees, coaches and volunteers part of the wider program.

City of Melbourne should consider reaching out to the IBA and develop meaningful support for this organisation founded by the champion NBA player Patty Mills. Councillors should be looking forward to the feedback from the community, especially from the people of the Wurundjeri and BoonWurrung tribes of the Kulin Nation.

Best regards

Chris Thrum



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

\*

**Name: \*** Kaye Oddie

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

**Date of meeting: \*** Tuesday 4 August 2020

**Agenda item title: \*** Endorsement of the concept design plans and project update for the redevelopment of Western Pavilion in Royal Park

**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 Friends of Royal Park, Parkville seeks removal from the concept plans for the new Western pavilion of the three artificial mounds, part of proposed landscaping around the new pavilion. These mounds are 0.6 – 1 metre high and the largest measures 24m x 15m (cf Drawing No. HV-02/Ground Floor Plan).
- It is considered that the mounds are not in keeping with Royal Park's undulating topography and landscape character – recognised in its Heritage Victoria registration as a "nationally significant landscape".
- The mounds are unnatural and unnecessary.
- If the mounds are to serve some purpose, such as for the disposal of excavated soil, then this is unacceptable. Any excavated soil from the new pavilion works should be properly and safely disposed of elsewhere.
- If the mounds are to serve another purpose, such as deterrent to unauthorised vehicle parking on parkland, then clumped plantings with low growing plants should be used instead. An effective example (Flax Lily/Dianella) of this already exists at the edge of the present, at-grade, car park. Alternatively, installation of low pipe-rail fencing could be used, as exemplified at the western end of the present car parking area.

Kaye Oddie

Secretary

Friends of Royal Park, Parkville Inc

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

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

Name: \* Dean Paatsch

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

Date of meeting: \* Tuesday 4 August 2020

Agenda item title: \* Submission on item 6.4 Endorsement of the concept design plans and project update for the redevelopment of Western Pavilion in Royal Park

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 attach a submission by the Brunswick Hockey Club in support of the redevelopment of the Western Pavillion. We encourage the Council to consider further investment to develop a community sporting precinct to provide culturally relevant sporting facilities for international students who compromise up to 40% of CoM residents. There are 38,000 Indian and Pakistani students enrolled to study in the Melbourne CBD – many of whom have an affinity with hockey but whose tertiary institutions have no sporting facilities. Our experience in running social hockey nights for these students suggests there is enormous untapped demand for participation in community sport which has mental health and welfare benefits for this vulnerable group.

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



[city\\_of\\_melbourne\\_international\\_student\\_sport\\_submission\\_4\\_08\\_20.pdf](#)

208.69 KB • PDF

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

Yes

**Our Vision:** *“To be a leading hockey club”*  
**Our Mission:** *“Provide a sociable and responsible club where hockey can be enjoyed by everyone”*  
**Our Values:** *“Service to our members and players. Growth and development of our club and players. Professionalism and ethics in all our actions. Competitiveness and a will to win”*



**Tuesday 4 August 2020**

**Submission on item 6.4 Endorsement of the concept design plans and project update for the redevelopment of Western Pavilion in Royal Park**

<https://www.melbourne.vic.gov.au/about-council/committees-meetings/meeting-archive/pages/Future-Melbourne-Committee-4-August-2020.aspx>

Dear Councillors

I write on behalf of the Brunswick Hockey Club to endorse the City of Melbourne’s decision to upgrade its community sporting infrastructure through the investment of \$2.99 million in the Western Pavillion in Royal Park.

We are delighted by Council’s commitment toward community support and encourage it to go further and create additional culturally relevant sporting infrastructure targeted toward the needs of international students, an especially vulnerable group who comprise up to 40% of the residential population of the City of Melbourne.

The Brunswick Hockey Club (BHC) is based at the Brunswick Secondary College, some 1.5 kms from the proposed upgrade. We serve 480 players and their families, across more than 30 teams through well organised community sporting activities. We seek to serve our local communities, irrespective of local council boundaries, by giving back to those in need where we can.

In 2019 we received Hockey Victoria’s “Community Club of the Year” award in recognition of our ongoing work in running after school hockey programmes for 70 kids with the North Melbourne Football Club “Huddle” in the Flemington, Kensington and Ascot Vale public housing estates which fall within the City of Melbourne boundaries. Each year we run three weeks of free hockey activities in conjunction with local primary schools which reach more than 1500 students. We also delivered an innovative social hockey programme for 70 international students (in partnership with IDP Education and tertiary

institutions in the Melbourne CBD) to give students the opportunity to connect with others, the local community and experience a game they love.

Our endeavours stem from a shared belief that community sporting clubs should serve community need, wherever we find it. As a result, our membership is growing strongly despite not having any clubrooms, no spectator seating and inadequate change rooms. Our pitch is occupied every night of the week from February to October and teams are forced to ration training.

We commend the Council's decision to undertake these works as community sporting clubs need the support of public infrastructure in order to deliver the dividend of improved physical and mental health that the connection through community sport offers. However we urge you to consider additional investment to create a sporting precinct, populated with community clubs that specifically target a vulnerable group who are important to Melbourne's economy: international students.

Given Royal Park's proximity to the city and its abundant international student population, we encourage Council to explore the option of providing additional sporting infrastructure there (beyond traditional AFL, cricket and soccer) that may be culturally relevant to the many migrants that choose Melbourne as a study destination.

Our experience with running social hockey programmes for international students is that there is enormous untapped demand from tens of thousands of students in the Melbourne CBD that attend institutions that have no sporting facilities. We successfully ran a pilot programme for students in March 2020 that provided free food, social hockey and the opportunity for students to connect with others.

According to this research

<https://internationaleducation.gov.au/research/DataVisualisations/Pages/region.aspx>

Victoria is normally home to 210,000 international students – 55,000 of which are drawn from hockey loving countries such as India (50,000) and Pakistan (5,000). The vast bulk of these students (38,000 in total) study in the Melbourne CBD and the hockey-mad region of the Punjab is amongst the fastest growing cohorts. This group is equal in number to Chinese students in 2020. These students are looking for a winter sport relevant to them – it is unlikely to be AFL!



Brunswick Hockey Club was moved to create its international student night after reading a Coroners' Court report (<https://www.coronerscourt.vic.gov.au/coroner-warns-barriers-mental-health-support-international-students>) on the prevalence of suicide amongst international students. Whilst recent government grants have funded further research in this area - <https://ministers.education.gov.au/tehan/international-student-mental-health-spotlight> - Brunswick, as the closest community hockey club to the Melbourne CBD hopes to provide practical support and community connections for international students.

We strongly believe that culturally relevant community sporting infrastructure can provide a positive experience for international students, creating connections to local communities and pathways to cultural understanding. Council should consider creating infrastructure of this type as an investment in this important community that would also have enormous marketing appeal when the international student market recovers. Council can also assist by providing marketing support for community clubs to attract participation through its international student division.

Whilst hockey is worthy of Council's consideration, we would also encourage City of Melbourne to explore other culturally relevant sporting infrastructure for indoor students such as basketball, volleyball, badminton, futsal and indoor soccer.

Royal Park is an enormous public asset with considerable active sporting infrastructure ranging from golf to the State Hockey and Netball Centre (targeted at high level players), cricket, football, soccer and tennis.

We applaud the fact that council is investing \$3 million improving the Western Pavilion but submit that it is time for a new facility which is culturally appropriate and aimed at international students.

Melbourne is normally one of the world's four largest cities for international students after London, New York and Paris and this cohort will be pivotal when it comes to revitalising the Melbourne economy after the pandemic is over.

A new dedicated sporting facility in Royal Park targeted at meeting the demands of international students would enhance Melbourne's reputation as a welcoming destination.



There are no community hockey clubs in City of Melbourne and Brunswick Hockey Club is the nearest, just over the border in Moreland. We don't have clubrooms, but our experience as a community club in targetting international students is likely to be valuable to you. We would love to be involved with City of Melbourne in developing a new facility which caters for the needs of both the local community and international students.

Melbourne is a great university town and students comprise approximately 40% of the residential population of City of Melbourne. It is time to deliver more community facilities specifically tailored to meeting the demands and needs of international students and Royal Park is the perfect location for such a facility.

Yours Sincerely

Dean Paatsch

Junior Committee Member

Brunswick Hockey Club

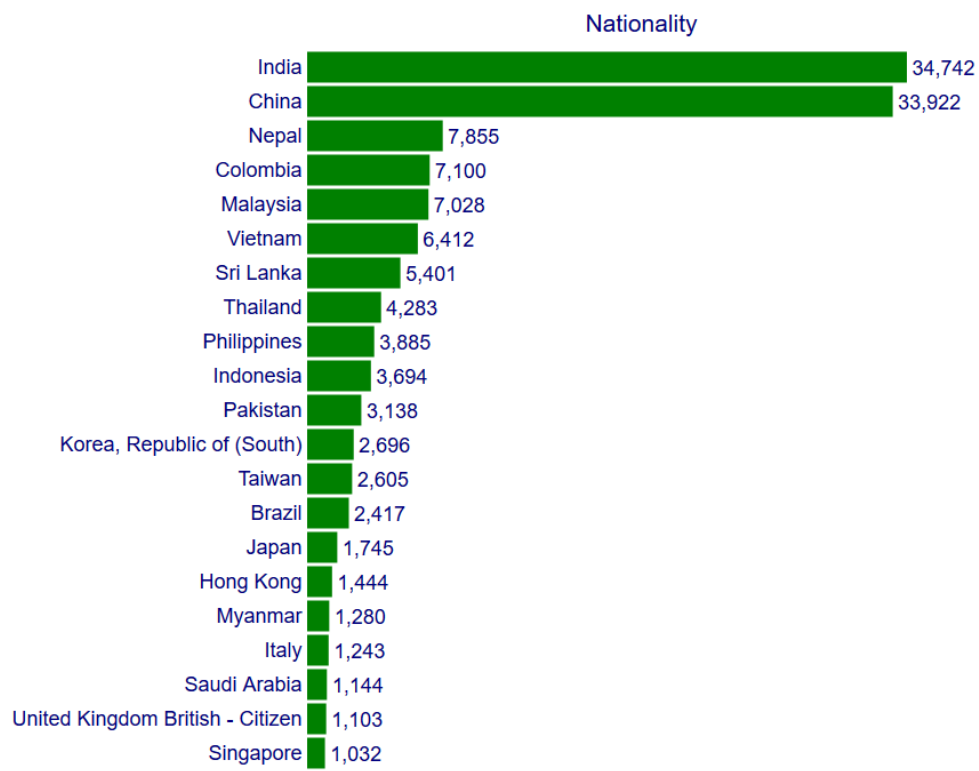
P.S The following attachment displays the nationality of current students enrolled in Melbourne CBD.



## International student enrolments by Australian Statistical Geography Standard (ASGS) SA4 region

2020 ▾ May ▾ VIC ▾ Melbourne - Inner ▾ Enrolment ▾

147,283 enrolments in Melbourne - Inner (VIC)  
January–May 2020





Privacy acknowledgement: \*

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

Name: \*

stephen mayne

Email address: \*

[stephen@maynereport.com](mailto:stephen@maynereport.com)

Date of meeting: \*

Tuesday 4 August 2020

Agenda item title: \*

6.4 – Western Pavilion funding

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.

It is great to see council investing \$3 million in the Western Pavilion in Royal Park.

However, this is an investment in traditional mainstream sports such as football, cricket and soccer when it is time to crank up some more culturally appropriate investment which is relevant for the post-pandemic recovery.

For example, before COVID-19 stuck, there were 38,000 Indian and Pakistani students enrolled to study in the Melbourne CBD – many of whom have an affinity with hockey but whose tertiary institutions have no sporting facilities. These students would love better access to winter sporting opportunities.

As Council considers where it develops infrastructure, priority should be given to sports such as hockey, badminton, basketball and volleyball that are popular with international students. This cohort is largely ignored by council when it comes to working up your 10 year capital investment program.

There is abundant under-utilised space in Royal Park so please consider moving beyond investment in existing facilities catering for traditional sports and work up some new facilities specifically targeted at serving and attracting international students at a time when their return in record numbers is pivotal for the economic recovery Melbourne so desperately needs.

Regards

Stephen Mayne

Hockey parent and former councillor

0412 106 241

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

---

**Privacy acknowledgement: \***

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

**Name: \***

Scott Bocskay

**Email address: \***

[scott@saf.finance](mailto:scott@saf.finance)

**Date of meeting: \***

Tuesday 4 August 2020

**Agenda item title: \***

Item 6.5 Supporting small businesses through the Environmental Upgrade Agreement legislation and model

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



[saf\\_submission\\_city\\_of\\_melbourne\\_fmc\\_200804.pdf](#) 291.11 KB

• PDF

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

No

Attention Lord Mayor, Deputy Lord Mayor and Councillors,

**Re: Report to the Future Melbourne (Finance and Governance) 4<sup>th</sup> August 2020.**

Prior to the outbreak of COVID-19, Sustainable Australia Fund (SAF) was engaging Councils, State Government and local businesses about the opportunities offered by EUAs.

When it comes to the economic repercussions Australia now faces, we believe Sustainable Australia Fund provides local governments an opportunity, through the wider provision of EUAs, to stimulate local economies that are experiencing the drastic impacts of the economic downturn related to the virus.

EUAs can catalyse crucial economic growth, jobs, and stimulus to local areas, at a time when it is needed most. In Victoria alone, there is an opportunity to mobilise more than \$1 billion into a range of potential EUA project types throughout different regions of the State.

SAF submits the following to aid in council's consideration of how EUAs may aid the residents and businesses within the municipality of Melbourne potentially benefit from EUAs

**Background**

- **Environmental Upgrade Agreements (EUAs)** allow landowners to gain access to private sector capital through simple finance to improve the efficiency and sustainability of existing buildings which is then repaid through Council rates under the *Local Government Act 1989 (the Act)*. Sustainable Australia Fund has 10 years of experience with EUAs and this experience informs the recommendations of this paper.
- **SAF has partnered with Bank Australia to fund EUAs:** SAF is capable of financing projects in the City of Melbourne to creditworthy borrowers to aid in a green recovery from COVID
- **With State Government Legislative amendment, EUA finance may be mobilised towards several areas of benefit to the City of Melbourne and the wider State of Victoria.**
  - **Legislative amendment:**
    - **New Construction:** By providing accelerated legislative changes to the EUA provisions of the Act, investment can be unlocked into New Construction for both commercial and residential property, allowing for the private sector to invest in projects to meet the City's strategic priorities of zero emissions buildings and precincts under the Climate Change Mitigation Strategy;
    - **COVID implications for Businesses and residents:** Businesses must adapt to a COVID impacted world, for example, requiring capital investment into infrastructure and building fit outs to facilitate safer work, and public spaces to enable social distancing.
    - **Reducing transaction costs and barriers to investment:** to enable finance to be advanced to creditworthy borrowers the Act should be amended to remove transactional costs. For investment into new construction changes to the Act relating to non-industry standard leverage tests conducted by Council (S. 181B(1)(d)) should be removed.

**Key issues**

- **An EUA is a loan to a Landlord, tenants may benefit, where they work with the landlord to unlock investment:** the ultimate borrower under an EUA is the Landlord, where tenants work with their landlord, a tenant may initially service the loan, however if the tenant does not pay, the owner is

obliged to make payments. Where a landlord fails to pay, a Council using its statutory powers, must use its best endeavours to recover the amounts owing. Hospitality and tourism businesses may benefit from EUAs where their landlord agrees to enter an EUA and accepts such risks. Landlords, in the current environment may consider such opportunities to preserve the value of their buildings by retaining tenants.

- **An EUA is a Loan secured by a first ranking charge on property, but lenders must consider a borrower's ability to repay.** Lenders have responsible lending obligations and must consider a borrower's ability to repay, no matter how a loan is secured (by EUC's, a mortgage or other collateral). In a COVID impacted economic climate, lenders will remain sensitive to severely impacted businesses and sectors of the economy, such as tourism and hospitality. A lender will consider the Landlords ability to repay, first and foremost.
- **An EUA is provided for project that yields a public benefit good.** Defined in the Act as: *"works that improve the energy, water or environmental efficiency or sustainability of the building on that rateable land, including climate change adaptation works on the building."* Changes to the Act to allow for COVID implications more clearly to a parcel of land will be required. However, council would have to justify a position to State government to allow for EUAs to be used for more typical capital works type projects to directly assist businesses within the municipality (ie. What is the 'public benefit good'?)
- **Council may consider lobbying the state Government:** To accommodate small business owners to upgrade their buildings, following amendments can be made to the expand the EUA legislation, include:
  1. works for the purposes of facilitating the ongoing occupation of the building.
  2. works for the purposes of maintaining, repairing, upgrading, or reinstating the heritage significance of the building.
  3. works associated with compliance with requirements under the Building Act 1993 (VIC) or the Disability Discrimination Act 1992 of the Commonwealth.

### **SAF's position**

- SAF is currently in discussions across the country, including the State Government of Victoria to expand the use of EUAs to new construction and simplify the legislation to remove transaction costs for councils, lenders, and borrowers alike. SAF supports council's consideration to seek legislative amendment to help the Victorian economy execute a green recovery from COVID implications.

Yours Sincerely,

Scott Bocskay

CEO and Managing Director, Sustainable Australia Fund

**From:** [c.t](#)  
**To:** [CoM Meetings](#)  
**Subject:** Agenda Item 7.1 Notice of Motion, Cr Susan Riley: Publication "The year that was ...2020 ...  
**Date:** Tuesday, 4 August 2020 8:15 AM

---

Dear City of Melbourne Meeting Group Team

This is a written response in regards to Agenda Item 7.1 Notice of Motion, Cr Susan Riley Publication 'The year that was ... 2020' to record Covid 19 crisis and impact on City of Melbourne.

This is a great idea and should be supported by Councillors.

Photography should be an integral component of the publication. Photos of advertising of Comedy Festival shows on the side of trams should be included. Photos of mechanics packing up the F1 Grand Prix racing cars should be there. Explaining that the virus is exponential, and that the mood of many many citizens is that the Severe draconian restrictions that were introduced 3 weeks into a 6 week Lockdown 2.0 was premature and was not necessary. Given that it was acknowledged that restaurants and cafes are controlled environments where transmission is not occurring.

Music industry support can be expressed by highlighting all the best venues around town and their endeavours to ensure that the Melbourne music scene continues.

Get writers from many publications involved

.

A worthy enterprise that should be supported.

Best regards  
Chris Thrum

**From:** [ct](#)  
**To:** [CoM Meetings](#)  
**Subject:** Agenda Item 7.1 FMC  
**Date:** Tuesday, 4 August 2020 8:21 AM

---

Dear City of Melbourne Meeting Group Team

Further perspective on Agenda Item 7.1

Before the recent restrictions were introduced many people felt the following.

Lockdown 2.0 is being effective. The CV19 exponential growth has been checked. That's a fact.

It should be steady as she goes. There are reasons to believe that tougher restrictions are not needed. We should wait until the start of week five of Lockdown 2.0 before thinking of Stage 4 restrictions.

Lockdown 2.0 has been effective in checking the CV19. This virus is an exponential one, and since Lockdown 2.0 commenced, the numbers have not gone through the roof like a NASA spacecraft heading to Mars. After 3 weeks of Lockdown 2.0, and with the rate of exponential increase being checked, it is unfair and unreasonable to even suggest going to Lockdown Stage 4.

That kind of conversation should happen at the start of week 5, not now. It is premature to talk about Lockdown Stage 4. It is a knee jerk reaction. They are hitting the panic buttons talking about Stage 4, when the rate of increase has been checked. Talk to any mathematician, have them look at the data, they will tell you that it is not increasing exponentially.

There needs to be a phased plan to lift the economy. More humanity. More decency.

You deal with the economy as you manage the CV19 rate of transmission.

The public health challenge is being dealt with, and they now need to introduce a schedule for restaurants and cafes to open.

Best regards  
Chris Thrum