

Privacy acknowledgement: *

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Name: *

Jan Lacey

Email address: *

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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 13 October 2020

Agenda item title: *

5.1 Ministerial Planning Referral: TPM-2019-31, 35 Molesworth Street, North Melbourne

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



[submission_to_the_future_melbourne_committee_13_october_2022.docx](#)

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SUBMISSION TO THE FUTURE MELBOURNE COMMITTEE -

13 OCTOBER 2020

5.1 Ministerial Planning Referral: TPM-2019-31, 35 Molesworth Street, North Melbourne

I live in North Melbourne, opposite the Molesworth Place development.

I have read the Development Plan and the Delegate Report.

I also attended community consultations and a drop-in session conducted under the auspices of DHHS.

I support most of the contents of the Delegate Report but wish to emphasise aspects, and to raise issues not covered there.

Tenants

My first concern is for the tenants – my neighbours – who lived in the Office of Housing Estate that has now been demolished. A commitment was given to those tenants that they could return, and for that to happen there will need to be sufficient dwellings of the appropriate size. I support the Recommendation that the range of larger dwellings should be increased, particularly given the additional information provided in the Delegate Report about the percentage of families with children in the City of Melbourne in need of affordable housing.

I oppose the proposal in the Dwelling Diversity Report to adapt one and two bedroom dwellings into three and four bedroom dwellings. This was an ‘off the top of the head’ response to questions from locals at a community consultation, and appears to have not been thought through since. Aside from the concerns raised in the Delegate Report I would expect costly major renovations would be needed to remove duplicate kitchens and deal with other layout issues.

I am also concerned about a group of existing tenants – the shopkeepers at the corner of Haines and Abbotsford Streets. The suggestion in the Development Plan that there will be opportunities for commercial premises as well as community and residential spaces opens up the possibility of creating unnecessary competition with the existing shopkeepers, whose livelihoods have already been greatly disrupted by the demolition of the homes of many of their customers.

Tenure Blind

Since it was first mooted locals been told that the development will be tenure blind. Looking at the Render Package there is clearly potential for some building to be labelled ‘social housing’. For this reason, I support (and have always supported), the “salt and pepper” approach Recommended in the Delegate Report.

Social and Affordable Housing Definitions

If we are to be confident that this development will meet its stated aim of providing affordable and social housing – particularly given that it is being built on land previously housing public housing tenants - it is essential that there is a commitment to meeting the relevant definitions in the Planning and Environment Act 1987 as Recommended in the Delegate Report.

The contradictions thrown up by referring simply to ‘first home buyers’, identified in the Delegate Report, reinforces the need for appropriate definitions.

Covered Way

Photo 9 in the Render Package shows a covered walkway. I would have thought that this would be a perfect place to hide if you wanted to misbehave. I suggest that its design be revisited.

Contaminated Soil

I walked around the site today and there are several orange coverings with edges coming loose that I understand shield asbestos. The local community has had to battle to get information about soil contamination. Community consultative committee members could elicit nothing useful at their meetings – not, I believe, from want to asking. An application to the Supreme Court was necessary to get vital details. But that it required that level (and expense) of intervention, and what it revealed about the extent of asbestos contamination, is disturbing.

It has been claimed the asbestos is non-friable, but given the attempts to hide the existence of any asbestos I am not convinced. Non-friable – how tested? Was it tested to withstand the activities on a building site using heavy machinery and other equipment?

The Delegate Report discusses the Environment Site Assessment but does not include a Recommendation that reassures me that the dangers posed will be independently monitored. Given lack of transparency to date authorities need to closely monitor the level of soil contamination, and asbestos in particular, to ensure the safety of locals – and workers.

Visual Pollution

I applaud the improved fencing and signage around the site as a result of local pressure. But I doubt that MAB could have designed an uglier fence. Given that locals will have to live with this building site for a long time could we please be provided with a better outlook. In my walk-around today I also saw building rubble littering the site, as it has done for weeks.

I see nothing in the Recommendations about the current state of the site and ask that Council use its powers to make the site less of an eyesore while work continues. I should also add that building timelines seem to be a moveable feast and MAB and DHHS should be encouraged to keep locals better informed.

Hardwicke Street Traffic Plan

The one-way direction strikes me as going in the wrong direction. Could that be revisited please? Haines Street has traffic lights and would seem to be a much safer route – especially if a school is built on Molesworth Street.

Green Space

I am pleased to read suggestions in the Delegate Report for further greening of the development, and for the protection of existing trees. I am also pleased to read that the Report is calling for 24 hour access to the green spaces within the development. Locals previously had access to the playground and other external areas of the Office of Housing estate and it is good to see encouragement for this access to continue.

Jan Lacey

janlacey1@gmail.com

11 October 2020

Privacy acknowledgement: *

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

Name: *

Marlise Brenner

Email address: *

marlise_brenner@yahoo.com

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

5.1 Ministerial Planning Referral: TPM-2019-31, 35 Molesworth Street, North Melbourne

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



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No

Submission to the Future of Melbourne Meeting - Tuesday, 13 October 2020

Agenda item: 5.1 Ministerial Planning Referral: TPM-2019-31, 35 Molesworth Street, North Melbourne

I am a long term North Melbourne resident, a neighbour of the proposed development site and a member of the Community Consultative (*sic.*) Committee (CCC) established as a requirement for this project.

While the Minister for Planning (also Minister for Housing) replaces the City of Melbourne as the **'responsible authority'** to approve the Development Plan and subsequent planning permit applications for the Abbotsford Street Public Housing site, the opportunity to provide comments to this Future of Melbourne Meeting is appreciated. My comments outlined below are specifically around tenure blind, dwelling diversity, traffic generation and impact, environmental site assessment and the engagement report.

North Melbourne is a diverse community economically, culturally and linguistically. It would not be an exaggeration to state that the majority of residents value this diversity and are in favour of an expansion of public (now to be social) housing that will increase capacity and opportunities for decent accommodation for the thousands on waiting lists.

The proposal before you outlines a potential threefold increase in dwellings on the Abbotsford Street Public Housing Estate from 112 to 300 - 380 dwellings, the larger portion being for private sale not social housing.

Tenure blind

*Tenure blind means there are no explicit external indicators of tenure type in the design and layout of a development.*¹

Despite early assurances there is no 'salt and pepper' approach in this existing proposal, Abbotsford Street has been earmarked for private dwellings and Haines Street for social dwellings, with the exception of the townhouses in front of the social dwellings on Haines Street. The visual difference between the two separate developments is striking.

Dwelling Diversity

As indicated above, the Abbotsford Street Housing Estate in North Melbourne had 112 dwellings, my understanding was of 88 x 2 bedroom and 24 x 3 bedroom. Using a conservative calculation of one person per bedroom it had the potential to house 348 tenants. When the new dwellings are available, there may be 133 dwellings (final numbers, configuration yet to be determined), made up of 47 x 1 bedroom, 80 x 2 bedroom and 6 x 3 bedroom. Using the same conservative calculation of one person per bedroom it will have the potential to house 225 tenants.

In CCC meetings we asked when the developers would need to know exactly how many former tenants would move back in – given they could 'flexibly' change some of the smaller bedroom structures to 3 bedrooms – they said at least 6 months. There was however no answer to what they would do if all the previous tenants in the 24 x 3 bedroom dwellings wanted to return.

¹ Mixed-tenure development: Literature review on the impact of differing degrees of integration.
<https://cityfutures.be.unsw.edu.au/documents/463/Mixed-communities-for-FPA-Final.pdf>

DHHS have consistently stated in CCC meetings that the greatest housing shortage was for 1 and 2 bedroom units. This appears to be in contradiction to the Council's housing needs analysis identified significant existing need for affordable housing for couples with children, singles with children and group households.

Traffic generation and impact

In considering the additional number of vehicle movements in this relatively small area, potentially with a school on-site and another school 600 meters away, there has been an additional change to Abbotsford Street since traffic management was reviewed. Abbotsford Street is now one lane on both sides due to the bike lane extensions. While bike riding and car sharing may potentially temper the increase in traffic to some extent, both cannot be enforced as modes of transport in lieu of driving a private car.

Environmental site assessment

Following the successful court action of a neighbour close to the proposed development site against DHHS and Delta (the demolition company) it was confirmed that there was asbestos not only in the buildings but in the soil as well, at depths of between 0.3 m to 1.3 m across the site (average 650 mm). DHHS have confirmed that the land owner would be responsible for clearing the site of asbestos prior to the developer taking it over. They also confirmed that this soil rehabilitation will cost many, many millions and existing trees on the site will be difficult to retain due to the contaminated status of the soil on the site.

Engagement report

Being a member of the CCC has been a truly disappointing and often demoralising experience. To verify the robust nature of consultations it would only be necessary to request the numbers of estate residents, community groups and neighbours consulted in each 'engagement' exercise. Perhaps it is naïve to think that consultation is actively sought rather than simply being used as a means to 'rubber stamp' and 'tick the box'.

As a **final observation** in relation to this proposal I would like to add that without comprehensive information regarding what is proposed for the vertical school, many of the questions in relation to urban design issues, such as overshadowing, setbacks, pedestrian access, increased traffic generation and car parking, green spaces and good neighbourhood outcomes cannot possibly be fully answered.

More primary schools are needed given the closures of primary schools in the past, however a second independently run primary school approximately 600 meters from the existing North Melbourne Primary School is mystifying. And if configurations stay at predominantly 1 and 2 bedroom dwellings for social and private, then unfortunately it will not be families benefitting from living close to a school.

Thank you for your time.

Marlise Brenner

North Melbourne

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

Name: * Ana Maria Rivera


Email address: * annierivera@bigpond.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * 5.1 Ministerial Planning Referral: TPM-2019-31, 35 Molesworth Street, North 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. please see attached submission

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1.88 MB · DOCX

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Council meetings.) **

Submission to the Future of Melbourne Meeting Tuesday 13 October 2020

Agenda item: 5.1 Ministerial Planning Referral: TPM-2019-31, 35 Molesworth Street, North Melbourne

I am a resident of the City of Melbourne, a neighbour of the proposed development, and a member of the community consultative committee set up for this project. Please accept my comments regarding the above matter for consideration.

I absolutely commend the City of Melbourne in its observations regarding the proposed development in the following matters:

- Commitment to dwelling diversity.

The project's community consultative committee members have raised this point multiple times. One of the great assets of the North Melbourne community is its diversity and inclusion of types of households and families. A development of this magnitude must commit to provide sufficient stock of 3+bedroom dwellings, both for private housing and for public housing to provide opportunity for families to reside in this coveted area. In relation to the public housing stock a minimum of at least 23 3+bedroom dwellings is necessary to fulfil the minister's promise to previous residents that they will have the option to return to the site.

Committee members have also questioned the proposal of earmarking some 1 and 2 bedroom apartments to convert into larger dwellings. In discussions, the numbers presented to the committee would amount to the order of 4-6 larger apartments. In addition to the issues raised by Council about the adaptability potential of this approach, the resulting numbers are not sufficient to provide the stock necessary for returning families.

- Tenure blind outcomes

We believe that if the vision of seamless integration is true and not just lip-service, a 'salt and pepper' approach to social and private dwellings must be required of the development.

- Overshadowing
- Visual bulk
- Street heights and upper level setbacks
- Public spaces
- Contextual design response

Council's recommendations must be made a requirement of the development, as they will enhance what is being proposed to the benefit of future residents of the development as well as current neighbours.

I would also like to raise some additional issues for consideration.

- **Covered colonnades and public safety**

With regard to the current proposed design, which includes covered 'colonnades' along Little Haines St (ref pg 67 of the report), we have concern that these can become areas where undesirable and antisocial activities take place away from the public eye. In particular, behaviours such as drug use and sleeping rough will be attracted to this type of structure. As such, we respectfully request that the MCC review the design from the perspective of community safety and provides the developer with its opinion.



- **Traffic issues**

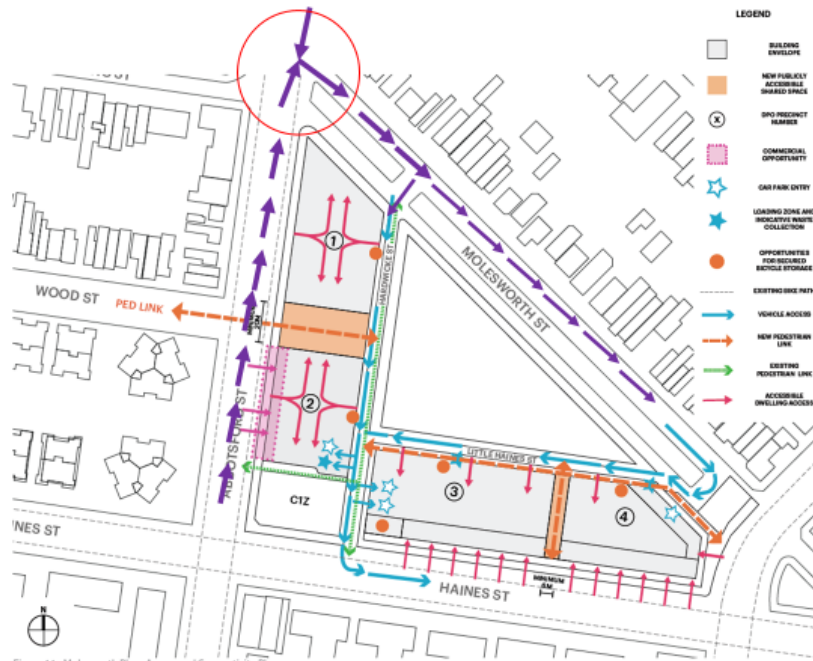
The Council report notes that many of the surrounding roads are already at capacity. It also notes that the development is expected to generate up to 121 vehicle movements per hour on weekdays and that this equates to 2 vehicles per minute. This does not include additional traffic that will be generated when the educational precinct is developed.

Please note that in the present proposal, Hardwicke St is a one-way road going north to south. The way the traffic flow is currently envisaged, the impact would be as presented in the diagram below. I have added purple arrows to denote where the traffic will enter the development.

As the purple arrows show, the only entry point to the development is via Abbotsford Street into Molesworth St. This intersection is busy as it is the only access to Molesworth St, and often the source of near misses with both traffic and 57 trams.

Further, there is no traffic lights at this intersection and visibility is limited due to the angle at which Molesworth St joins Abbotsford St. There are two tram stops either side of Molesworth St on Abbotsford, which further obstruct views and limit the access to Molesworth St (google image below). At these spots, the road narrows.

An additional 2 cars per minute at peak hour would make this a very dangerous intersection to children taking this route to North Melbourne Primary School and other vulnerable residents.



A proposal from North Melbourne residents is that the traffic in Hardwicke St be reversed. That is, that Hardwicke St runs in a south–north direction, with the entrance to Hardwicke St being from Haines St in the south. The benefits of this would be many and significant, including:

Haines St can be accessed both from Abbotsford St as well as from Curzon St. Both intersections have traffic lights, incl arrows for right-turning vehicles, as well as pedestrian crossings.

This change would also limit the number of additional turns into Molesworth St from Abbotsford, while allowing the exit from Molesworth both into Abbotsford and Curzon.



Such a change would reduce the risk created by increased traffic and less than ideal traffic conditions to children crossing the multiple roads to access North Melbourne Primary and other vulnerable residents.

- **The environmental assessment presented by the developer is directly and blatantly misleading.**

The environmental site assessment (Section 13.0, pg 56) states: “At present, the filling at the site would be provisionally classified as Category C, potentially with asbestos, unless it can be proved that this material is ACM free.” *This statement is directly and blatantly misleading.*

The site has been found to be riddled with asbestos, both in the actual buildings – now fully demolished – as well as in the soil, at depths of between 0.3 m to 1.3 m across the site (average 650 mm).

Residents had been very concerned that piles of asbestos were left on site, uncovered, and without necessary management or protection. As a result of the lack of response from DHHS and the demolition company regarding the safety of residents, a concerned resident took both organisations to the Supreme Court and obtained an injunction on works until they were made safe. This case is ongoing due to the lack of compliance by DHHS and Delta with Court Orders.

I would urge Council and Future of Melbourne Committee to reject the report and seek more information on this matter, to inform yourselves about the asbestos situation and how this may impact future development of the site and the health and safety of residents.

Brief background:

1. The issue of asbestos on the site was raised multiple times at the community consultative committee meetings and separately by other residents and every time dismissed by DHHS and Delta (please refer to the comment below regarding community engagement).
2. Demolition work was stopped in October 2019 following the discovery of asbestos in the soil. The site remained abandoned until demolition work restarted on 11 February 2020. On 20 February, the union downed tools because further asbestos was found in the soil.
3. This was raised at CCC meetings with no forthcoming information. Neighbours of the site, independently, approached DHHS to seek reassurance that there was no risk to those living immediately adjacent to the site and to obtain information about the asbestos, dust suppression, removal plans, etc. They were fobbed off by the department.
4. A newsletter distributed by the department simply told neighbours that all work was done according to regulations. It was evident to neighbours that the safety measures mentioned in the newsletter had – in fact – not been implemented.
5. The facts from the perspective of neighbouring residents were:
 - Fencing around the site was inadequate and insecure, with children using the site as playground and squatters living in the then semi-derelict buildings.
 - No dust suppression measures were in place.
 - Piles of asbestos contaminated rubble, marked out with yellow tape identifying toxic levels of asbestos dust in the debris, were left exposed and uncovered for days.
 - No meaningful information was provided to residents before, during or after.
6. One of the neighbours, frustrated by the lack of meaningful information, took DHHS and Delta to the Supreme Court, and obtained a settlement that included an injunction on works until safety could be assured independently.
7. Through this Supreme Court process, some things previously denied by DHHS and Delta came to light, including:
 - The soil on the site is riddled with asbestos. The DHHS wanted Delta to clean it up, but Delta refused as this was not part of the original contract.
 - After months of delay, the department agreed with Delta's proposed solution, which was to leave the asbestos in the ground and cover it up. Hence the orange geo-cloth that has been laid on the ground. This is to cover the asbestos to reduce danger of it escaping the site. At one point, more than 60 cubic meters of contaminated rubble had to be removed from the site.
 - Any place that finds asbestos is required by law to maintain an up-to-date asbestos register. The documents provided through the process showed that the asbestos register kept by Delta was dreadfully outdated and inadequate. It is a requirement of the settlement that an up-to-date register be kept and made available.
 - The asbestos was identified by experts as blue asbestos (the most dangerous type). While Delta continues to state that this was non-friable, the expert who removed the asbestos identified it as friable asbestos, so did the workers who downed tools. The Delta friability test involved taking a piece of asbestos and seeing if it disintegrated in your hand. However, even if it did not, the use of heavy machinery would guarantee that the asbestos would break up. The cost of remediation of the site is likely – by DHHS own account – to run into the many millions of dollars.
8. Had it not been for the extraordinary set of circumstances of one of the neighbours being concerned *AND* having the legal knowledge to initiate proceedings, residents would not have become aware of the asbestos issue or the lack of appropriate action by Delta and DHHS. This, despite community consultative committee members and others approaching both Delta and the DHHS for information multiple times.

- **Community engagement throughout the project has been inadequate at best, inept, and inconsistent with best practice**

It is hard to know where to start on this matter. Community engagement has been and continues to be a farce.

In the early days, before residents were removed, information to residents was provided only in English, despite the fact that most were migrants who didn't speak the language sufficiently well to understand what was being said. Residents and neighbours had to lobby for this to change.

Residents of the estate were often bullied to sign letters accepting their relocation on the spot, without the opportunity to take the letters away to consider or to seek language and legal advice. Many estate residents were told that if they did not accept the suggested relocation they would be seen as rejecting the offer of public housing and be left without. The whole process was an absolute shamble.

With regard to the provision of information to residents, neighbours and community groups, we found that the information:

- Was sketchy, provided late, incomplete and lacked transparency
- Sometimes the DHHS knowingly provided incorrect information

With regard to the so-called engagement:

- Estate residents felt intimidated and scared that if they said anything that was less than positive, they would be left without housing
- Few, if any, residents and neighbours would agree with the developer's statement that the community engagement was a success. In fact, the opposite is true.
- The community consultative committee has been a farce since day 1. As above, the information shared with committee members has been sketchy, incomplete and sometimes blatantly incorrect. At best, it has been a feeble attempt to PR.
- Meetings appear to be focussed more on hiding uncomfortable truths than on honestly sharing information and engaging with residents.
- Throughout the process there have been attempts from those in power to silence members of the committee that were critical of the process or DHHS actions.
- The committee meetings amount to a one-sided push of PR information. Questions and comments from members are often dismissed or simply not responded to honestly – a case in point is the issue of asbestos, which was raised by members early on and dismissed by DHHS. The Dept continues to deny many of the facts that came out of the Supreme Court action at the meetings.
- Several community organisations and pretty much all former estate residents have abandoned the community consultative committee on the basis of the above failures.
- Minutes of committee meetings bear no resemblance with the discussions that actually take place at the meeting. This has been raised multiple times by committee members, with no change evident.

While Council might have few opportunities to do anything about this lack of effective consultation and engagement, I would ask Council to at least not endorse the community engagement report provided by the developer until Council has the opportunity to obtain independent information.

With thanks and kind regards,

Ana Maria Rivera

e. annierivera@bigpond.com

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*

Name: * Anita Rivera

Email address: * anitarivera1@icloud.com

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * Agenda item: 5.1 Ministerial Planning Referral: TPM-2019-31, 35 Molesworth Street, North Melbourne

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

I am a resident of Molesworth Street North Melbourne, directly opposite the land earmarked for development as an educational precinct. I read the available report with interest and provide my comments below.

Asbestos – Environmental report

- I welcome the new signs that warn of asbestos on the site, and despair at the length of time it took the contractors to adequately secure the space and warn passers-by of the contamination. The delay in following the legislative requirements on this has been appalling. We hope that now that the matter has reached the Supreme Court there will be better adherence to requirements. However, I urge the committee to require full transparency and first-hand evidence so that our community is kept safe.
- The environmental report does not adequately reflect agreed facts and findings about the site and the works on the site, as found by the Supreme Court.
- I urge the committee to seek first-hand evidence that the asbestos risk is being adequately managed. This is for the safety of our neighbours and community, and the families that walk past the site to get to Errol Street Primary School every day.

Housing

- I welcome the building of housing on the site.
- We hope that our friends who were moved away from the site, which has now stood empty for a long time, will indeed be able to return to their beloved neighbourhood, as promised by bureaucrats at the start of this process.
- I know the Committee understands the dire need for more public housing to accommodate the 50,000 Victorians who are on the waiting list. Therefore, I urge the Committee to ensure that adequate housing is provided in the development. This means including more than 0% four bedroom apartments.

Traffic and pedestrian access

- I welcome the new public thoroughfares and pedestrian walkway.
- While traffic has generally dropped during the COVID-19 lockdowns, I am concerned that the increased traffic coming in and out of Molesworth Street will cause more accidents and injury.
- Molesworth Street is a common shortcut to Errol Street Primary School, so there are often young families and children walking on their own up the street and crossing the adjacent roads. It's very important that we protect our neighbours.
- The turn in to Molesworth Street from Abbotsford St when turning right is particularly challenging, with traffic, trams and bike line plus an awkward angle. With more people, more bikes and more cars around, I recommend that a new traffic plan be put in place.
- Changing the traffic direction on Hardwicke St so that it flows from south to north and adding traffic lights on Abbotsford x Molesworth streets will help mitigate the risk to pedestrians and cyclists.

Green areas

- While the educational precinct is still to be developed, I strongly support the public access of this as a green area for the community.
- Before the site was demolished, there was a playground and extensive green lawn, which the residents and neighbours around the site made full use of. Indeed my own children spent many hours on that playground playing with other children from the area. I urge the Committee to support more green area and building spaces that can be enjoyed by our diverse community.
- I commend the plan to plant more trees around the site. In summer the Abbotsford/Haines Street area can become baking hot, more greenery will help assuage this searing effect.

I thank the committee for its consideration.

Anita Rivera

North Melbourne 3051

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

Privacy acknowledgement: *

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

Name: *

Janet Graham

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janetcgraham@gmail.com

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

5.1 Ministerial Planning Referral: TPM-2019-31, 35 Molesworth Street, North Melbourne

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No

Submission to Future Melbourne Committee meeting Tuesday 13 October 2020

Agenda item 5.1: Ministerial Planning Referral: TPM-2019-31, 35 Molesworth Street, North Melbourne

Residents may not have connected the above address with the former Abbotsford Street public housing estate and thus missed the opportunity to contribute to this meeting.

Council's detailed response to the development proposal is most welcome and I support much of it. Some selective comments follow.

Visual bulk, massing and overshadowing

While I quite like the design concepts (although sketchy, as noted at page 81 of 118), I agree with Council's assessment that the "North Melbourne context requires a more granular response, with visual bulk reduced", and that "internal street and neighbouring boundary setbacks should be increased" (Delegate Report, 4.1, page 82 of 118).

In particular, Precinct 2 appears to tower over the commercial precinct at the south-west corner (C1Z) with hardly any space separating the two blocks. The new five-storey block would dominate and overshadow the two-storey business premises and residences.

Open space

The Delegate Report points out that some render impressions show the proposed educational site as green open space, which produces an unrealistic effect of spaciousness and free access to sunlight. The reality is a crowded development with insufficient open space.

May I suggest that Council lobby the State Government to abandon the school idea and use the vacant land instead for a community park with gardens and trees to create a much healthier and more enjoyable environment for future occupants and neighbours of the new housing. This would also help Council reach its Urban Forest strategy goals. There are better, less cramped, opportunities for schools in the Arden and Macaulay renewal areas.

Dwelling diversity and tenure-blind design

It is reassuring to see Council's "solid commitment to dwelling diversity in relation to 3+ bed dwellings" in the Recommendations on page 83 of 118. Tenants relocated from the former public housing estate were promised they could return to social housing on the new estate if they wished to. We know that some of these resident families have large households.

I am not sure whether Recommendation 4 (page 117 of 118) to "increase the range of three or more bedroom dwellings for the social housing component to a minimum 15%" goes far enough. At present, only six apartments are targeted for three bedrooms and none for four bedrooms in the social housing component (see table on page 77 of 118). The targets for the private housing are so wide as to be almost meaningless.

COVID-19 has cruelly demonstrated the dangers of accommodating too many people in too-small flats.

The above-mentioned table lists the minimum dwelling sizes as the same for both social and private dwellings, which is a good step towards equitable housing. The average target NatHERS rating of at least seven stars for each building is excellent, but to achieve equity the minimum for individual apartments should be six stars across the board, not 5.5 for the social housing.

This would comply with the commitment to tenure-blind design. The other arm of tenure blindness is the inclusion of private and social housing apartments in all four blocks, in accordance with Recommendation 9 (page 117 of 118) to commit to “a ‘salt and pepper’ approach for the social and private dwellings throughout the development in the Development Plan and Dwelling Diversity Report”.

The long-touted idea to increase dwelling sizes by joining two small units together does not really sound feasible. If walls have been built to high standards with good acoustic and insulation properties, as they should be, knocking them down would be difficult, messy and no doubt expensive. It would be much more efficient to incorporate an appropriate number of three- and four-bedroom units from the start.

Asbestos contamination

The Environmental Site Assessment Report (13.0, page 56 of 118) appears to have been written before the public housing buildings were demolished and is thus out-of-date and flawed. Asbestos has been found both in the housing itself (now demolished) and in the soil across the site. Piles of contaminated debris were left uncovered while the fencing and hoarding along the site’s borders were poorly secured and did not prevent people accessing the site. Neighbours were alarmed by this and also concerned about hazardous dust flying in windy weather.

Getting no satisfactory response from DHHS or MAB Corporation, the developer, a neighbouring resident took the matter to the Supreme Court and obtained an injunction for work to cease until the site was properly secured. Other submitters will no doubt describe this sorry process in more detail.

The cavalier attitude of DHHS, MAB and Delta Group, the demolition contractor, towards the public’s health must raise questions about the competence of these organisations and their ability to develop this site (and others) safely.

Janet Graham

West Melbourne 3003

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13 October 2020

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

*

Name: * Pam Usher

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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 13 October 2020

Agenda item title: 12 Riverside Quay

*

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.

Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

Also early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of all local residents.

10 years is a long time of distraction and building chaos. with the ongoing Covid Financial disaster this project will

sit like an idle duck polluting our landscape.

i think its extremely greedy and short sighted
of the council to reduce open space for more shadows and tall buildings

Please indicate No
whether you
would like to
address the Future
Melbourne
Committee or the
Submissions
(Section 223)
Committee in
support of your
submission:

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

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

*

Name: * Albert Walmsley

Email address: * albert@westral.com.au

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * 5.2 – Development of the Esso Building 12, Riverside Quay

*

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.

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.

4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

6. Too many eateries – more variety at least that compliments what is there.

7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.

8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

9. It will increase traffic congestion in the area already carrying too much traffic.

10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.

11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.

12. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

Kind regards,

Albert and Julie Walmsley,

Southbank, Melbourne

Please indicate **No**
whether you
would like to
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Melbourne
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(Section 223)
Committee in
support of your
submission:

*(No opportunity is
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submitters to be
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meetings.) **

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

*

Name: * Rob Le Brasse

Email address: * roblb@pollardinsurance.com.au

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * 5.2 Ministerial Planning Referral: ID-2020-4

*

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

We strongly oppose the development on the following grounds:

1. The Views and amenities of my apartment will be significantly reduced.
2. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.
3. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.
4. It will increase traffic congestion in the area already carrying too much traffic.
5. During construction we will suffer damage to the building from dust, construction noise, traffic noise and

reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

Please indicate Yes
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Committee in
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submission:

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meetings.) **

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

*

Name: * Matthew Fenby

Email address: * matt_fenby@yahoo.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 13 October 2020

Agenda item title: * 5.2 Ministerial Planning Referral: ID-2020-4, 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

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.

Dear Sir/Madam/s,

The new building proposal is too high and will block views of residents on the northern side of Eureka tower who have paid for the privilege under the understanding that proper planning would prevent yet ANOTHER building that obstructs the view. The south side of Eureka is already experiencing more and more obstruction as the years go by. Cheap, tacky mini-apartments built for property speculation and international students to cram into. Adding to foot traffic and vehicular traffic.

This new development will create even more shadows than is already the case in Southbank. It's already turning overdeveloped. There's no point upgrading Southbank with a few nice nature strips (Eg. Along Southbank Blvd) if

you're just going to keep building more and more towers in the area!!

There is already a wind-tunnel effect happening in Southbank! Visit and you'll see! We don't want the problem exacerbated further.

If we want to transform Southbank into a liveable area for the (increasing) number of residents, this new big tower is counterproductive to that end. This new large tower is completely inconsistent with what seems to be a government proposal of redeveloping Southbank into a more green, liveable space.

The development would bring more vehicle traffic!! The traffic along City Road is already a problem. There's a significant amount of noise pollution that affects residents on the South side of the tower as it is. More traffic equals even more noise and pollution. The dust and dirt that emanates from the road reaches the balconies, and coats surfaces with a black, dry (probably toxic) dust that needs to be hosed down regularly. More cars equals more dust.

I think the council needs to decide whether Southbank is going to be a vibrant residential area with amenities for weekend tourists to flock to or a loud, windswept, shadowy, overdeveloped concrete eye-sore like Docklands that people won't want to visit on the weekend! Make up your minds!

Enough is enough there are too many high buildings that have been developed over the last few years, plus more under construction and now possibly another. Is any space going to be left alone or must the greedy developers have it all?

Sincerely,
Matt Fenby

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

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

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

*

Name: * Thea Trubenbacher

Email address: * theatrubenbacher@gmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * New Development – 12 Riverside Quay, Southbank 12 Riverside Quay, and the triangular parcel of land to the southwest

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.

My reasons for the objection:

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall
2. Views and amenities of existing residents will be significantly reduced. The view from my apartment on the 33rd floor facing NE will be significantly impacted and sales price dramatically reduced by this proposed development.

3. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.
4. The urban park area in front of the Eureka Tower already receives little sun, particularly in winter and further building and high rise to the north east will add to the shadowing, making the area a less attractive fresh air space.
5. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.
6. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.
7. The proposal will increase traffic congestion in an area already carrying too much traffic for a residential area.
8. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.
9. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings. Building works continue to be disruptive to the residents of Eureka Tower for further years.
10. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.
11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) down grading the atmosphere for residents and destroying the rivers scape.

Please indicate No
whether you
would like to
address the Future

Melbourne
Committee or the
Submissions
(Section 223)
Committee in
support of your
submission:

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

Privacy acknowledgement: *

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

Name: *

Linda Wang

Email address: *

crownedmorning@outlook.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 13 October 2020

Agenda item title: *

12 Riverside Quay

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.

Melbourne is heavily impacted by COVID-19, and people is getting more and more closer to the natural environment rather than squeezed metropolitan area. Buildings in Southbank is already considered to be too crowded and too high, with so little space for greens and sunshine. As a committee representing the future of Melbourne, please think carefully for the Melbournian, do we really need that much high buildings? The development may benefit some companies and individual investors, but do Melbournian really get any real benefits at all?

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: * Michelle Tan

Email address: * mtan13@gmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. We encourage you to make your submission as early as possible. The loss of public amenity in the area with the portion of the City of Melbourne land sold to this development is a shame. My children have grown up playing along the promenade learning to walk and run and cycle. It'll be sad for the space to become over crowded and shadowed by such looming buildings as this development will pave the way to further of such unnecessary over developing of the area. As it is there is a glut of vacant apartments of such tiny proportions.

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: * Samantha Jreissati

Email address: * samanthaj@bensonsproperty.com.au

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: 5.2

*

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.

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.

4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a

claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

6. Too many eateries – more variety at least that compliments what is there.

7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.

8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

9. It will increase traffic congestion in the area already carrying too much traffic.

10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.

11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.

12. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

Common sense should prevail to allow adjacent residents and interested parties to have input into the Minister's decision.

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: * Alan Clark

Email address: * alanjohnclark@yahoo.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 13 October 2020

Agenda item title: New Development 12 Riverside Quay

*

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.

1. Proximity to the existing buildings on the Southside of Riverside Quay (Eureka and Travel lodge), new Development halves the current distance. This will turn Riverside Quay into a dark lane, blocking sunlight, destroying the ambiance.
2. Height of the New Development is 120m high, significantly higher than the existing Building and other buildings in the area blocking views from Eureka and Travel lodge.
3. Significant Increase of Noise and traffic flow During and after construction.
4. The documents are unclear to what the building is to be used for, Talks in general around for offices, accommodation, retail all of which the area is well catered for. The document also allows for a Night club, Amusement Parlour.

The submission needs to be rejected by Council until it is thought through correctly and it's planned uses clarified.

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submission:

*(No opportunity is
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meetings.) **

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

*

Name: * Betty Lee

Email address: * riverlee99@hotmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: New development – 12 Riverside Quay, Southbank

*

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

I am the owner of EUREKA TOWER apartment [redacted] and wish to lodge my objection to the above development for the following reasons:-

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.
4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.
5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.
6. Too many eateries – more variety at least that compliments what is there.
7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.
8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.
9. It will increase traffic congestion in the area already carrying too much traffic.
10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.
11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.
12. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.
13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and

reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

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meetings.) **

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*

Name: * Sharon Lazidis

Email address: * sharon.lesley@outlook.com.au

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * 5.2 Ministerial Planning Referral: ID-2020-4, 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

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.

Dear Committee Members

As an owner of property in the Eureka Tower I wish to state my objection to the above proposal on the basis of the following issues:

1. The 120m height is much higher than the existing 'Esso' building, the PWC building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.
3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.
4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.
5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.
6. Too many eateries – more variety at least that compliments what is there.
7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.
8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.
9. It will increase traffic congestion in the area already carrying too much traffic.
10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.
11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.
12. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

I have been considering approaching the City of Melbourne council in regard to several of these issues as they have affected me personally, in particular the behaviour of taxi drivers which has become at times quite dangerous. Rather than addressing these concerns it is quite clear that the proposal being raised is set to complicate and escalate them to a further degree.

Please reconsider this planning referral.

With regards,

Mrs. Sharon Lesley Lazidis [REDACTED] Southbank Vic 3006

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meetings.) **

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

*

Name: * John Iaquinto

Email address: * john@jonathanpartners.com.au

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Objection to development

*

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.

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.

4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.
5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.
6. Too many eateries – more variety at least that compliments what is there.
7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.
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10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.
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13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

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: * Eleonora Mentyukova

Email address: * elem_02@mail.ru

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

Date of meeting: * Friday 13 November 2020

Agenda item title: Esso building across the road from Euriika

*

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.

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

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5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.
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10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.
11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.
12. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.
13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

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: * Lynette Carrodus

Email address: * lcarrodus@masmanne.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Development of ESSO Building, Riverside Quay, Southbank

*

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.

Dear Sir/Madam,

I wish to strongly object to the over development proposed for the ESSO Building, Riverside Quay, Southbank on the following grounds.

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.
3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.
4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.
5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.
6. Too many eateries – more variety at least that compliments what is there.
7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.
8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.
9. It will increase traffic congestion in the area already carrying too much traffic.
10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.
11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.
12. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

The Eureka Tower is an Iconic Building, a symbol of Melbourne with a Skydeck that attracts hundreds of visitors daily (when open). It seems sacrilege to crowd the building with overdevelopment to the river.

Please do not approve of the ESSO building going up higher than the existing building or expand the footprint. When ESSO was built they provided the gardens as their community contribution, to take them away in Southbank, an area that has such a shortage of open space seems like a very bad decision.

Kind regards,

Lynette Carrodus

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

*

Name: * JENNIFER KOP

Email address: * kopjennifer101@gmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Development of the Esso building

*

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.

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of sight/overshadowing issue maybe up to level 40 or so.

4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

6. Too many eateries – more variety at least that compliments what is there.

7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.

8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

9. It will increase traffic congestion in the area already carrying too much traffic.

10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.

11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.

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13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

Please indicate **No**
whether you
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Melbourne
Committee or the
Submissions
(Section 223)
Committee in
support of your
submission:

*(No opportunity is
provided for*

*submitters to be
heard at Council
meetings.)**

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

*

Name: * JENNIFER KOP

Email address: * kopjennifer101@gmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: The Esso Building redevelopment application for a 30 storey high tower

*

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 owner of [redacted] Eureka Tower I wish to lodge my objections as listed below:-

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.

4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

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7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.

8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

9. It will increase traffic congestion in the area already carrying too much traffic.

10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.

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meetings.)**

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

*

Name: * john smith

Email address: * johnsmith2000@aol.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: * Sunday 11 October 2020

Agenda item title: 12 southbank Bvd

*

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 a ratepayer and resident of the eureka tower I object to the over-development of the ESSO building on the following grounds:

The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.
4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.
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8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.
9. It will increase traffic congestion in the area already carrying too much traffic.
10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.
11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.
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operating.

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support of your
submission:

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

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

*

Name: * Angela Bertoncini

Email address: * angela.bertoncini@me.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 13 October 2020

Agenda item title: New development 12 riverside quay

*

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.

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of sight/overshadowing issue maybe up to level 40 or so.

4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

6. Too many eateries – more variety at least that compliments what is there.

7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.

8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

9. It will increase traffic congestion in the area already carrying too much traffic.

10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.

11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.

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13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

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

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

*

Name: * Gay Chamberlain

Email address: * gaychamberlain@gmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * 5.2 Ministerial Planning referral ID -2020-4 12 Riverside Quay and triangular parcel of land to the southwest

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

Re the 12 Riverside Quay development on the present Esso Building site

The 120m height is much higher than the existing 'Esso' building. This new proposed development on the riverfront should be no higher than the Southgate new 21 stories and The Langham at 20 levels.

The City of Melbourne will sell off a small portion of their land for this development to take place so removing the only offset parking area in Riverside Quay.

It will increase traffic in the area. The Riverside Quay, City Road and the very narrow Southgate Boulevard are already congested.

This provides facilities already proposed in the new Southgate and BMW developments.

During construction, the local area will suffer even more damage to the buildings, dust, construction noise, traffic congestion and noise as well as reduced vehicle access for at least 8 to 10 years with construction on proposed

towers at HWT, BMW and Esso. The local community has been experiencing these problems for the last 5 years and more.

There is a necessity to lower council rates for these local community members due to the environmental conditions created by these and other earlier developments

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

*

Name: * William Wood

Email address: * Billwood216@gmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Esso Building Development

*

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.

Objection to Proposal for Esso building 12 Riverside Quay

I would like to object to this proposal for the following reasons

The proposal is taller than all other river frontage properties

By selling off some public land amenity in the area will be reduced

The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

Traffic congestion and taxi issues are already a very serious problem for Riverside Quay

Other developments have already been approved for large scale developments in the area

Significant and lengthy disruption will occur as the proposal is built.

Privacy acknowledgement: *

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

Name: *

Roman Roitman

Email address: *

roman@roitman.com.au

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

Future Melbourne Committee meeting

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

5.2

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: * Shone Gomez

Email address: * gomez@vic.chariot.net.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 13 October 2020

Agenda item title: * 5.2 Ministerial Planning Referral: ID-2020-4, 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

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 the proposed development at 12 Riverside Quay, Southbank. I am an owner of an apartment in Eureka Tower and my objection is based on the fact that the tower proposed at 12 Riverside Quay, will limit the views from my apartment towards the Southbank Promenade, the Yarra River and Melbourne CBD. Instead of looking at beautiful views of the city, I'll be looking at an ugly building. As the views from my apartment are a key selling point, I believe this development will negatively impact the value of my apartment, decreasing it significantly and it is for this reason that I strongly object. At this point of time, and given the impacts of border closures on immigration, do you not think the city has enough apartments to cope with demand?

Please indicate whether you would like to No

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Submissions
(Section 223)
Committee in
support of your
submission:

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

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

*

Name: * Mr Hardonin

Email address: * Richard.hardonin@gmail.com

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

Date of meeting: * Friday 9 October 2020

Agenda item title: New Development – 12 Riverside Quay, Southbank

*

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.

To whom it may concern

I write in response to the proposed new development of 12 Riverside Quay, Southbank.

It is clear that little consideration has been given to the effect that this development will have upon the quality of life and living for those whom reside in Eureka Tower, which frankly in this day and age is appalling and clearly demonstrates that your only concern is money and not the "Future of Melbourne".

Whilst I could provide an endless list of objections I will keep mine to the most obvious and common objections:

1. The proposed height is much higher than the existing 'Esso' building, the PWC building and also the Herald & Weekly Times building which is 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.
2. Views and amenities of existing residents will be significantly reduced.
3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue up to approximately level 40 at a minimum.
4. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade.
5. Early morning shadowing will cover much of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.
6. The City of Melbourne will sell off a portion of their land for this development, which will reduce the public amenity in the area.
8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.
9. The development will increase traffic congestion in the area which is already at capacity.
10. There are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings. You are risking turning Southbank into a ghetto of the future!!
11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) again, creating a ghetto like atmosphere destroying the rivers scape.
12. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

14. It is clear no thought or consideration has been given to the future impact of this development upon the area or the negative impacts it is going to have upon existing residents including the likely reduction of value of Eureka properties.

Regards

Mr R. Hardonin

Please indicate No
whether you
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(Section 223)
Committee in
support of your
submission:

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

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

Name: * Robyn Leviston

Email address: * rleviston@gmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * 5:2

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. We encourage you to make your submission as early as possible. We are already facing hard times with the value of our apartments in Eureka tower due to covid plus the over population of new developments in the city. We also have a view that has helped any value to stay. However, with this potential new development right in front of us, we will lose more view and more value in our investment. We are therefore requesting that you keep the number of floors to the same level as the PWC building or lower so that our income and investments are not destroyed.

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: * Andrzej Hardonin

Email address: * andy742@hotmail.com

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

Date of meeting: * Friday 9 October 2020

Agenda item title: New Development – 12 Riverside Quay, Southbank

*

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.

To whom it may concern

I write in response to the proposed new development of 12 Riverside Quay, Southbank, of which I am thoroughly disappointed

Almost no consideration has been given to the effect that this development will have upon the quality of life and living for those whom reside in Eureka Tower. One of it's main attractions is the outlook and vibe of the area, yet your proposal shows little consideration for these things, and clearly demonstrates that the only concern is money and that your vision for the "Future of Melbourne" is one of a ghetto.

I will keep my objections to those that are the most common or we may be here all day:

1. The proposed height of the development is much higher than the existing 'Esso' building, the PWC building and also the Herald & Weekly Times building which is 30 stories. The new development replacing Southgate is proposed at 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.
2. Views and amenities of existing residents will be significantly reduced.
3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue up to approximately level 40 at a minimum.
4. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade.
5. Early morning shadowing will cover much of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.
6. The City of Melbourne will sell off a portion of their land for this development, which will reduce the public amenity in the area.
8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.
9. The development will further increase traffic congestion which is already at capacity.
10. There are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.
11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.
12. There is already a significant overflow of taxis (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot

continue.

13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

14. No thought or consideration has been given to the future impact of this development upon the area or the negative impacts it is going to have upon existing residents or the negative impact upon the value of Eureka properties.

Regards

A. Haradonin

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*

Name: * albert cherk

Email address: * alcher99@hotmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: 12 Riverside Quay, Southbank

*

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

We as owners of an apartment in the Eureka Tower Complex, make the following objection to the redevelopment of the above property on the ground that:

1. The development of 30 stories is too tall for the site so close to the river.
2. The finished building will obstruct views from Eureka Tower apart from overshadowing, as well as diminishing the overall amenities in the area because of the undue size.
3. The development will entail acquiring part of the Council land, thus reducing the open space for the public.
4. Southbank Promenade will feel more crowded, thus undermining the "Most livable City" image of Melbourne.
5. Traffic congestion is already a problem in the area, let alone parking issue in the immediate surrounds.
6. Given that there are already approved multi-storey developments in the pipeline in the vicinity, this will add to a

sense of claustrophobia which does not complement the ambience of the adjacent Arts Precinct.

7. We are not opposed to development but a scaled back version of say no more than 15 –20 stories would be more appropriate.

Submitted by: Albert Cherk and Wendy Cheung,

Southbank.

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

*

Name: * Stefania Hardonin

Email address: * hardonin1@optusnet.com.au

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

Date of meeting: * Friday 9 October 2020

Agenda item title: hardonin1@optusnet.com.au

*

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

I am writing to express my concern over the proposed development at 12 Riverside Quay which will have a direct impact upon my living environment at Eureka Towers.

It would seem that the City of Melbourne is interested only in the money it can gain from this development without any interest in the disintegration of what makes Southbank such a lovely place to live.

Whilst I have many issues with this proposed development, they can be distilled into the following:

1. The height of the development is significantly higher than the existing 'Esso' building, the PwC building and also the Herald & Weekly Times building at 30 stories. The new development replacing Southgate is proposed 21 stories

and the Langham is currently 20 stories. This development is closer to the river and as such it should not be as tall.

2. The views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a negative impact on Eureka Tower both obscuring a line of site and overshadowing up to level 40 or more.

4. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

6. Too many competing eateries.

7. The City of Melbourne will sell off land for this development to take place, which will reduce the public amenity in the area.

8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade and risks having Southbank become Melbourne's ghetto of the future – hopefully not the 'vision' you are going for as part of the 'Future of Melbourne'.

9. It will increase traffic congestion in an area already over congested with traffic.

10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.

11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.

12. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot

continue.

13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

I appreciate your consideration in this matter, which in short is nothing less than a great disappointment and concern to existing residents. I am sure you have considered that one of the implications of this development will also be the devaluation of Eureka Tower properties as they become a sub-optimal place to live amid the overdevelopment and loss of atmosphere that makes the area what it is.

Regards

S. Hardonin

Please indicate No
whether you
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Melbourne
Committee or the
Submissions
(Section 223)
Committee in
support of your
submission:

*(No opportunity is
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meetings.) **

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

*

Name: * William Goss

Email address: * willgoss7@gmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Objection to 12 Riverside Quay plan

*

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

The concept of this building would be hugely detrimental to Southbank. Already overwhelmed with high-rise buildings, Southbank's only refuge is between Riverside Quay and the river. Building a 120m building on the bank of the river would continue to move Southbank away from a potentially pedestrian friendly, attractive public space, and further towards a dark, cold, windy concrete jungle.

2020 has taught us many things, including the importance of people friendly public spaces. The 24m height rule is in place for a reason, and for money hungry developers to simply ask and have it over-ruled for a building 5 times as tall (despite the document incorrectly stating 4 times) makes a joke of the system.

Southbank has so much potential to be an icon of Melbourne, and a hub for socialising, dining and entertainment.

There have been slow, steady steps in this direction over the past few years. This building concept would be an irreversible mistake that would set the precinct back significantly.

I hope the planning committee can have the foresight to do what is best for Southbank as a community and an entertainment precinct and swiftly reject this absurd proposal.

Please indicate No
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Submissions
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*

Name: * Nancy Hoey

Email address: * nancy005@hotmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: 12 Riverside Quay

*

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 want to object the redevelopment of 12 Riverside Quay, Southbank.

The reasons for my objections are stated below

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of sight/overshadowing issue maybe up to level 40 or so.

4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

6. Too many eateries – more variety at least that compliments what is there.

7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.

8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

9. It will increase traffic congestion in the area already carrying too much traffic.

10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.

11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.

12. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

Common sense should prevail to allow adjacent residents and interested parties to have input into the Minister's decision.

Thank you for your attention

Nancy

Please indicate Yes
whether you
would like to
address the Future

Melbourne
Committee or the
Submissions
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Committee in
support of your
submission:

*(No opportunity is
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Privacy acknowledgement: I have read and acknowledge how Council will use and disclose my personal information.

*

Name: * Tracey D'Aloia

Email address: * matt.traceyd@gmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Development of the Esso building Riverside Quay

*

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

The river scape is being negatively compromised, since the area between Hamer Hall and the PWC building is being flooded with commercial buildings. Squeezing together so many significant Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) will create a ghetto like atmosphere.

Also, Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade.

Consideration for a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

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meetings.) **

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

*

Name: * Dan Qing Shi

Email address: * dangqing.shi@live.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 13 October 2020

Agenda item title: * 5.2 Ministerial Planning Referral: ID-2020-4, 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

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.

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.

4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.
5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.
6. Too many eateries – more variety at least that compliments what is there.
7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.
8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.
9. It will increase traffic congestion in the area already carrying too much traffic.
10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.
11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.
12. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.
13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

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: * Charles Knight

Email address: * charles@nugents.com.au

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * Ministerial Planning Referral: ID-2020-4 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

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

The proposed height of this building is too high, being much higher than the existing 'Esso' building, and the neighboring PwC, Langham and new proposed Southgate development.

Given the position on the Yarra Frontage, the building will overshadow the Yarra River, and significantly impact the amenity of the promenade. A lower height limit similar to that of the PwC or Langham buildings would be far more appropriate to maintain the ambience and amenity of the area.

This current proposal harms the open space and scenic aspects of Southbank Promenade, along with increased traffic congestion in the area already carrying too much traffic.

Views and amenities of existing residents at Eureka Tower will be significantly reduced, along with morning shadowing of the park area adjacent that has been put in there for the benefit of Southbank residents.

There are other significant developments within 200 metres of this site that have already been approved, like the BMW building and the ARA development of Southgate Plaza next to and including HWT buildings. Squeezing all these commercial developments between Residential buildings has potential to ruin the riverscape.

Please indicate No
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Melbourne
Committee or the
Submissions
(Section 223)
Committee in
support of your
submission:

*(No opportunity is
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meetings.) **

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

*

Name: * David Leung

Email address: * leung.d@gmx.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 13 October 2020

Agenda item title: Future Melbourne Committee meeting

*

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.

1. The 120m height is much higher than the existing Esso building, the PWC building and the Langham. As this development is closer to the river, it should not be so tall.
2. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) and will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.
3. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal

conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

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Privacy acknowledgement: *

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

Name: *

Emily Lanyon

Email address: *

emleviston@gmail.com

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

Future Melbourne Committee meeting

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

5.2

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: * Luisa Tieppo

Email address: * luisa.tieppo@bigpond.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * 12 Riverside Quay proposal

*

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 a property owner in the Eureka Tower I object to the plans for the development of 12 Riverside Quay based on the following:

*Overshadowing of the building onto Eureka tower which will decrease the value of my property. I believe the overshadowing will also affect the park area in front of PWC which will make the whole area dark and dreary and unappealing

*increase in traffic through both Riverside Quay and Southgate Avenue which are already congested. It would be compounded by stupidity of the recent changes where they blocked off the turn left section from Southbank boulevard onto City Road Forcing residents to use Southgate Avenue as a route to turn left onto City Road.

*if the height of the building is approved it will set a precedent for the land owners of the properties adjacent to also develop their properties to 30 levels or above ruining the open feel and Riverside ambience as well as

shadowing over the Yarra River. As well as impeding my view.

*the noise, dust and inconvenience of building works to the nearby residents of the Eureka Tower and other complexes would be unbearable considering development works have been approved at the BMW site. If all these works are carried out at the one time we wouldn't be able to access our own residence.

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(Section 223)
Committee in
support of your
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heard at Council
meetings.) **

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

*

Name: * Christopher Gomm

Email address: * gommwah@gmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * 5.2 Ministerial Planning Referral: ID-2020-4, 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

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.

Hi,

I'd like to object to the above proposal for 12 Riverside Quay.

It is proposed to be taller than the nearby Langham and it will increase overshadowing along Riverside Quay and exacerbate wind issues in an area that already has a significant wind tunnel effect.

The recently redone public space and BBQ area will have a lack of light particularly in the mornings. This area is regularly used by local businesses and for those exercising in the mornings.

The traffic and taxi's in particular in this area are already a considerable issue and this will only increase that.

There are also a number of existing tall buildings with approval still to be developed in very close proximity such as the BMW site, adding yet another building in quick succession will diminish the area.

Thanks

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Submissions
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Committee in
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heard at Council
meetings.) **

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

*

Name: * Maxine Howie

Email address: * maxine.howie@bigpond.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Ministerial Planning Referral: ID-2020-4 12 Riverside Quay, Southbank.

*

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 object to the above planned project in Southbank due to the following points:

1. Why should this development be approved to a new 30 story level, yet again overshadowing the area and blocking/shadowing the Yarra river. The limits within Southbank continue to be over ruled and ignored with council approval WHY? Progress???? We call it greed.
2. Southbank has now become a ghetto of high-rise and unattractive developments with approvals given to sub-standard buildings in the quest to improve the precinct.
3. Traffic congestion within the area is a major issue with one way streets, taxis/ranks and now since the change in Southbank Blvd another nightmare with traffic banked up trying to get onto City Road.
4. We have lived in Southbank for 28 years being the first residents in this area. We have been continually exposed to the ongoing construction mayhem and developments. Progress they say but it certainly doesn't provide a relaxed

and enjoyable lifestyle we were led to believe we would experience here. Constant noise, dust and congestion with blocked streets have all added to the numerous years of total disruption. When will it end?

5. The wind tunnel effect due to the number of high rise building within the area and including the Esso building is very bad and creates an issue in the area.

6. I totally oppose this redevelopment which will undoubtedly affect our quality of living in this precinct and any height increase within the river area should continue to be closely guarded and protected.

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

*

Name: * Peter Miller

Email address: * peterjmiller62@bigpond.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * Ministerial Planning Referral: ID-2020-4, 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

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

The height of the proposed development is inappropriate for its location on Southbank. A tower of 30 stories so close to the river will be unsightly, and inconsistent with other developments on that critical section of the river. All existing towers of comparable or greater heights are set back much further from the river. A graduated increase in levels from the river was the original intention for Southbank, and for good reason.

The proposed limited public benefits do not compensate for the detrimental impact of this inappropriate development. The river and Southbank are a great asset of this city. If approved, this will be a longstanding blight on Southbank that cannot be undone. Is this the legacy that Council wants? I certainly hope not.

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: * Maurice D'Souza

Email address: * mauricedsouza@hotmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * Proposed redevelopment of Esso building

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

I am the owner of apartment [redacted] Eureka Tower The proposed redevelopment of the Esso building will significantly affect the views and amenities of existing residents.

The proposal destroys the amenity and ambience of having open space and scenic aspects of southbank Promenade

It will increase traffic congestion in the area

A lower height limit similar to existing buidings ie PWC and Langhams would be more appropriate

Please indicate whether you would like to address the Future Melbourne Committee or the Submissions (Section 223) Committee in No

support of your submission:

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

Privacy acknowledgement: *

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

Name: *

Tanya Xu

Email address: *

tanyajiayu@hotmail.com

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

Future Melbourne Committee meeting

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

Objection to ESSO building development

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



[document.pdf](#) 58.61 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.) **

To Whom it May Concern,

RE: Objection to proposed ESSO building development

I am a resident of Eureka Tower, 7 Riverside Quay Southbank 3006 for the last 6 years. I am writing to strongly object to the proposed development of the ESSO building located opposite Eureka Tower. The proposal outlines that the ESSO building will be developed into a 30 storey, 120m tall building.

The reason for my objection is as follows:

1. The 120m height is much higher than the existing 'Esso' building, the PWC building and the Herald & Weekly Times building which, according to the internet, is 111m high, 30 stories. The new development replacing Southgate is proposed to be 21 stories and the Langham hotel is currently 20 stories. As the ESSO building development is closer to the river, it should not be so tall.
2. Views and amenities of existing residents at Eureka Tower will be significantly reduced, impacting on their value and quality.
3. The proposal is going to have a definite impact on Eureka Tower - it will be a line of sight/overshadowing issue maybe up to level 40 or so. This will have an effect on the quality of life of residents.
4. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade. The building will overshadow the Yarra River, create a claustrophobic feeling to the open space. It will also result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) and will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.
5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.
6. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.
7. It will increase traffic congestion in the area already carrying too much traffic.
8. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.
9. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the river scape.

10. This development will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

11. During construction, Eureka Tower residents will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

Thank you for reading my objection to the ESSO building development. I believe it is integral to the quality of life of existing residents in the area that the proposal be reconsidered (lower height). I strongly urge the Council to consider the points I have outlined.

Kind Regards,

Tanya Xu
Resident of Eureka Tower

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

*

Name: * Teresa Tan

Email address: * ttchan97@yahoo.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 13 October 2020

Agenda item title: Development into a 30 story complex of the ESSO building

*

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.

Reasons for the objection:

- 1) It is much higher than the existing ESSO building as this development is much closer to the river, it should not be allow.
- 2) Views and amenities of existing residents will be significantly impacted on.
- 3) It will be overshadow many of pre-existing buildings and the yarra river, create a claustrophobic feeling to the open space.

4) Set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. May be a lower height limit to that similar buildings would be more appropriate.

5) The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade

6) It will definitely increase traffic congestion in the area already carrying too much traffic.

7) Southbank promenade is being flooded with commercial buildings squeezed between Residential buildings hence creating a ghetto like atmosphere destroying the rivers scape.

8) This will increase the flow of taxis in the area as there is already a significant taxi issue in this area.

9) During construction, ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least many years to come.

I, as Southbank apartment owner, I urge the committee will reconsider such unreasonable demand of raising such a high building in such a close proximity of surrounded building. I strongly object Esso building to extend from exiting level to 30 story high building.

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

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

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

*

Name: * Lin Jiang

Email address: * lin_jiang80@hotmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Objection to the ESSO building redevelopment plan

*

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

I am an owner and resident of Eureka Tower, 7 Riverside Quay Southbank 3006 for the last 6 years. I am writing to STRONGLY OBJECT TO the proposed development of the ESSO building located opposite Eureka Tower. The proposal outlines that the ESSO building will be developed into a 30 storey, 120m tall building.

The reason for my objection is as follows:

1) The 120m height is much higher than the existing 'Esso' building, the PWC building and the Herald & Weekly Times building which, according to the internet, is 111m high, 30 stories. The new development replacing Southgate is proposed to be 21 stories and the Langham hotel is currently 20 stories. As the ESSO building

development is closer to the river, it should not be so tall.

2) Views and amenities of existing residents at Eureka Tower will be significantly reduced, impacting on their value and quality.

3) The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so. This will have an effect of the quality of life of residents.

4) The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade. The building will overshadow the Yarra River, create a claustrophobic feeling to the open space. It will also result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) and will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

5) Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

6) The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.

7) It will increase traffic congestion in the area already carrying too much traffic.

8) Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.

9) The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the river scape.

10) This development will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is

significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

11) During construction, Eureka Tower residents will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

Thank you for reading my objection to the ESSO building development. I believe it is integral to the quality of life of existing residents in the area that the proposal be reconsidered (lower height). I strongly urge the Council to consider the points I have outlined.

Kind Regards,

Lin Jiang

Please indicate No
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would like to
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*(No opportunity is
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meetings.) **

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

*

Name: * Guowei Xu

Email address: * guowei_xu@yahoo.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 13 October 2020

Agenda item title: Objection to the ESSO building development proposal

*

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.

Dear Sir/Madam,

I am an resident of Eureka Tower, 7 Riverside Quay Southbank 3006 for the last 8 years. I am writing to STRONGLY OBJECT TO the proposed development of the ESSO building located opposite Eureka Tower. The proposal outlines that the ESSO building will be developed into a 30 storey, 120m tall building.

The reason for my objection is as follows:

1) The 120m height is much higher than the existing 'Esso' building, the PWC

building and the Herald & Weekly Times building which, according to the internet, is 111m high, 30 stories. The

new development replacing Southgate is proposed to be

21 stories and the Langham hotel is currently 20 stories. As the ESSO building development is closer to the river, it should not be so tall.

2) Views and amenities of existing residents at Eureka Tower will be significantly reduced, impacting on their value and quality.

3) The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so. This will have an effect of the quality of life of residents.

4) The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade. The building will overshadow the Yarra River, create a claustrophobic feeling to the open space. It will also result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) and will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

5) Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

6) The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.

7) It will increase traffic congestion in the area already carrying too much traffic.

8) Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.

9) The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the river scape.

10) This development will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

11) During construction, Eureka Tower residents will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

Thank you for reading my objection to the ESSO building development. I believe it is integral to the quality of life of existing residents in the area that the proposal be reconsidered (lower height). I strongly urge the Council to consider the points I have outlined.

Kind Regards,

Guowei Xu

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Committee in
support of your
submission:

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

Privacy acknowledgement: *

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

Name: *

Leilei Bi

Email address: *

bileilei@gmail.com

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

Submissions (Section 223) Committee

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

objection to ESSO building proposal

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

I would like to object the ESSO building and precinct development proposal

We encourage you to make your submission as early as possible.

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: * Peter Maddison

Email address: * petermaddison6@bigpond.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Ministerial Planning Referral: ID-2020-4

*

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 object to the planned redevelopment of 12 Riverside Quay in the strongest of terms. At 120m (plus utilities) the building is too big for this area and will dominate the Southbank Promenade. It will also, invade the privacy of many Eureka Tower residents.

At present, we have the huge "Southbank by Beulah" development (corner of City Road and Southbank Blvd) planned to start in 2021. Less than 600m away we have the large development replacing Southgate also planned to start in 2021. Between these 2 is 12 Riverside Quay. If this is given the go ahead you will turn the whole (relatively small area) into a building site. Congestion, dust, construction noise, traffic noise and reduced vehicle access will go off the charts. And the people in the centre of the building site – Eureka Tower, Langham Hotel, Travelodge and the restaurants along Southbank Promenade. How many guests will Langham and Travelodge get when people realise they are in the middle of a building site ? All 3 of these developments cannot be allowed to proceed

together. If the redevelopment of 12 Riverside Quay is approved it must be delayed by 4 years.

If the Beulah and 12 Riverside Quay developments are allowed to proceed at the same time then Beulah will clog up Southbank Blvd and "12 Riverside Quay" will clog up Southgate Avenue and Eureka Tower residents will not be able to drive anywhere to escape the noise.

At 120m the redevelopment is much higher than than existing "Esso" building, the "pwc" building, the Langham Hotel and the HWT Tower. As the redevelopment is closer to the river than the HWT Tower it should not be so tall.

The "pwc" building should be taken as a guide for the maximum height of a building in this area.

The views, amenities and privacy of some Eureka Tower residents will be significantly reduced. The "Esso" building was built before Eureka Tower. Thus, when people bought into Eureka Tower they knew if people in "Esso" could see into their apartments. With this proposed redevelopment now another 10 or so floors of Eureka Tower residents will be able to be seen from the new building. Their privacy is being invaded. People in the new development will be able to see directly into my lounge room and part of my view of the river is blocked. Keeping the height of the redevelopment at the same as the "Esso" building would solve this problem.

Regards

Peter Maddison

Please indicate No
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Submissions
(Section 223)
Committee in
support of your
submission:

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

Privacy acknowledgement: *

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

Name: *

Geoffrey Constable

Email address: *

gsconstable@gmail.com

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

Future Melbourne Committee meeting

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

5.2 Ministerial Planning Referral: ID-2020-4, 12 Riverside Quay, Southbank

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

Please refer to the attached document.

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



[12_riverside_quay_southbank_objection.pdf](#) 399.91 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:

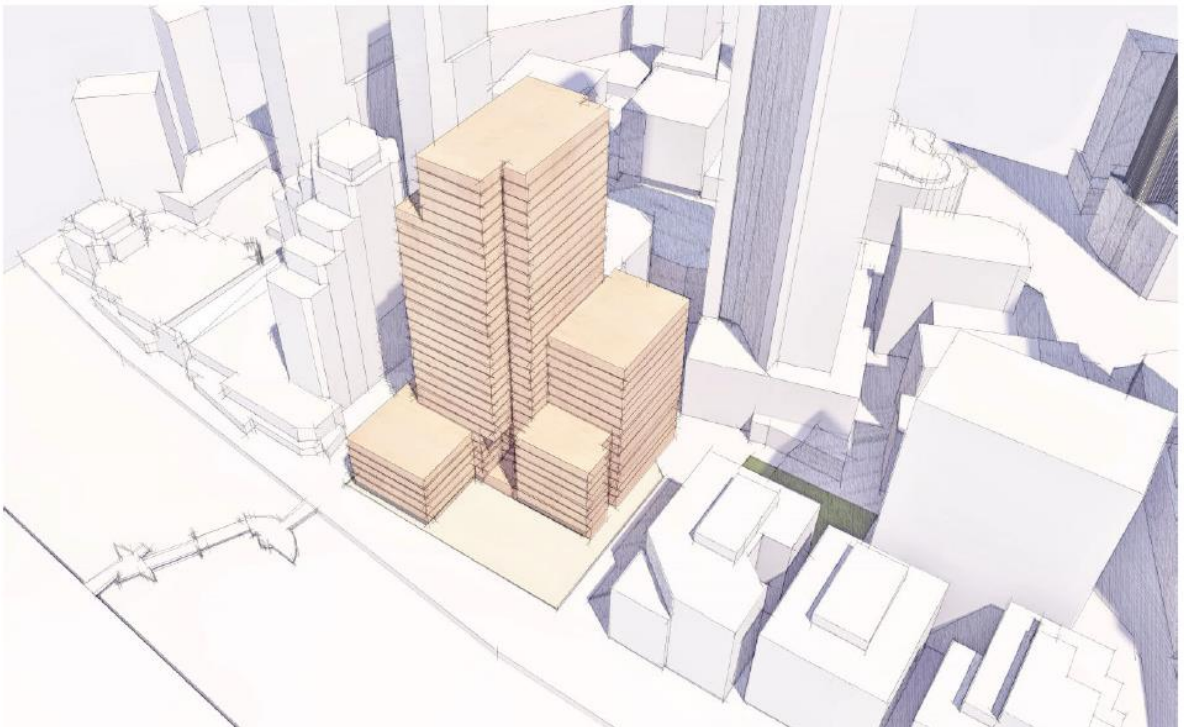
No

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

OBJECTION LETTER

TO PROPOSED DEVELOPMENT AT
12 RIVERSIDE QUAY, SOUTHBANK

MINISTERIAL PLANNING REFERRAL: ID-2020-4



Source: *ID-2020-4*

BACKGROUND

THIS DOCUMENT HAS BEEN PREPARED FOR SUBMISSION TO THE CITY OF MELBOURNE'S
UPCOMING *FUTURE MELBOURNE COMMITTEE* MEETING ON TUESDAY 13TH OCTOBER 2020.

CATHERINE FOLLEY & GEOFFREY CONSTABLE

SOUTHBANK
3006

CATHERINE FOLLEY	GEOFFREY CONSTABLE	DATE
		11-OCT-2020

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1 INTRODUCTION

Eureka Tower has been our home since 2014. We moved to Southbank from an inner Melbourne suburb for a lower maintenance lifestyle, with ease of access to many of the cultural and other attractions of the city, including the Arts Centre, Hamer Hall and the NGV, with the added benefit of being closer to work.

Our apartment faces north and is approximately 100m above ground level. The existing 12 Riverside Quay building is to the north east outside our apartment. When we purchased our apartment, we took care to purchase something higher than the surrounding buildings (e.g. 12 Riverside Quay and the Langham Hotel). Our reasoning was that the Langham Hotel had set the height guideline for all buildings on the north side of Riverside Quay.

Over the years we have seen Southbank change, including the activation of the Yarra River with the Arbory Afloat pontoon, and the development of the pwc building, amongst other changes. We understand and support the City of Melbourne's general thrust to improve Southbank making it a destination for tourists, office workers, day trips and the like. In general, the changes have been for the better, although aspects such as noisy buskers detract from the liveability of the suburb.

We thank the City of Melbourne for the opportunity to provide a submission for this proposal.

2 REFERENCES

The following documents and websites have been referred to as part of preparing this submission.

Document	Source	Referred to as	No. of Pages
Ministerial Planning Referral: ID-2020-4	https://www.melbourne.vic.gov.au/about-council/committees-meetings/meeting-archive/MeetingAgendaItemAttachments/920/16331/OCT20%20FMC1%20AGENDA%20ITEM%205.2.pdf	<i>ID-2020-4</i>	84
Melbourne Planning Scheme	https://www.planning.vic.gov.au/schemes-and-amendments/browse-planning-scheme/planning-scheme?f.Scheme%7CplanningSchemeName=melbourne	<i>MPS</i>	1519
City of Melbourne, Building Outlines 2015	https://data.melbourne.vic.gov.au/Property/Building-outlines-2015/pv8y-ihee	<i>BO2015</i>	N/A

3 DOCUMENT FORMAT

In this submission we note each objection along with a proposed recommendation(s) for each of these.

It is noted that the available detail on the project is at a preliminary level. It follows that our objections are based on this information

4 OBJECTION – NO CONSULTATION WITH RESIDENTS

ID-2020-4 notes (page 30) that this project is “a culmination of a collaborative process between the Council’s urban planners and designers, the Department of Environment, Land, Water and Planning (DELWP) and the applicant that was initiated given the strategic significance and opportunities of the site.” ID-2020-4 also notes that these discussions have been ongoing since at least September 2019 (page 30). This timeline shows there has been ample time and opportunity for public engagement.

Regrettably, there has been no opportunity for us, as residents of Eureka Tower who would be impacted by this development, to participate in any consultation process.

Recommendation: The proposal should be put on hold while a consultation program is undertaken with potentially impacted people in the Southbank precinct.

5 OBJECTION – BUILDING HEIGHT

Firstly, the MPS (page 210) notes:

- *Maintain low rise development on the northern and southern sides of the Yarra River and Arts Precinct to maintain the low scale river edge to protect key views to the Arts Centre Spire and prevent overshadowing of the south bank of the River*

Secondly, the MPS (page 878), notes the design objectives include:

- *To ensure the height of new buildings does not overwhelm the public domain*
- *To allow daylight and sunlight to penetrate to the street and lower building levels*
- *To maintain the visual dominance and views to the Arts Centre Spire as a civic skyline landmark*
- *To maintain the existing low-scale urban form along the river corridor*

Finally, the MPS (page 883) further notes:

- *The preferred building height for this area is 24m*
- *Development that protects and enhances the Yarra River (including views to and from it), as an important natural, recreational and tourism asset of Melbourne*
- *Low scale development that enhances the sense of openness along both the Yarra River and St Kilda Road*
- *Development that enhances the prominence of the Yarra River by the grading of building heights down to low along its banks*

When comparing the development to surrounding buildings it is noted as follows.

Building	Address	Height*	Source
pwc	2 Riverside Quay, Southbank	95m	BO2015
Langham Hotel	1 Southgate Ave, Southbank	85m	BO2015
Proposed development site	12 Riverside Quay, Southbank	68m	BO2015

*Overall Australian Height Datum minus Base Australian Height Datum

The proposed development has a height of 120m. This far exceeds the 24m preferred height guideline and surrounding buildings including the pwc building and the Langham Hotel, the existing 'Esso House' building, and the other low-rise buildings immediately to the north of Eureka Tower. This proposed height is disproportionate compared to these other buildings and does not allow the appropriate 'articulation' or increase in building size as we progressively move southward from the Yarra River towards Eureka Tower, as noted in the *MPS*.

The proposed height creates numerous issues and concerns that may not meet the intent of *MPS* requirement including:

- Over shadowing of and loss of sunlight to a significant number of Eureka Tower apartments
- A loss of sight lines by numerous Eureka Tower apartments to the CBD skyline
- A decrease in Eureka Tower apartment value due to the loss of sight lines, etc.
- A dominance on the skyline which detracts from Eureka Tower, an iconic building acknowledged worldwide for its significance and tourism attraction
- A loss of sight lines by other buildings including Langham Hotel and Travelodge Hotel
- A loss of sight lines towards Eureka Tower when looking towards this iconic building from locations including:
 - The Evan Walker Bridge
 - Federation Square
 - Flinders Street Station
- (The loss of this site line towards Eureka Tower is a significant issue in terms of visits to the building e.g. Skydeck and opportunities for photos, tourism, etc.)
- Potential loss of sight line of the Arts Centre spire from Southbank Promenade and other locations
- A loss of sunlight to the parkland immediately north of Eureka Tower
- A loss of sunlight to the Belgian Beer Café (5 Riverside Quay, Southbank)
- A 'new normal' that buildings such as 4 Riverside Quay and 6 Riverside Quay will consider as their right to achieve, thus causing further issues similar to those as noted above

Recommendation: The overall building height should be reduced to no more than 85m, slightly lower than the pwc building. This allows sight lines and other issues to be maintained to a reasonable degree as noted above and provides a consistent skyline vista when looking south towards Southbank from the city.

The available space lost due to lowering the height can be reclaimed in the following ways:

- By adopting a 'stepped' approach to subsequent floors of the development, like the Langham Hotel or the south side of the 'Pantscraper' building in Collins Street
- By a lesser emphasis on parkland and open space to the north of the proposed development site.

An important personal perspective:

Although it is appreciated that the developer is willing to provide some open space at the north of the development, it is unclear for whom this is being done. The City of Melbourne may have a perspective that additional parkland is a very high priority for Southbank residents. That is not our experience. If we wish to go to a park the Botanic Gardens precinct is only a 5-minute walk away. Given a choice between extra parkland or the loss of amenity for us from this development it is very clear for us – the parkland would never be any compensation for this loss of amenity.

6 OBJECTION – BUILDING SETBACK

The proposal setbacks on Riverside Quay (south side of the development), a residential street, are inadequate and do not appropriately respect the outlook of these residents and other people.

Recommendation: South side setbacks to be increased by at least 2m on lower levels, and 3m on higher levels.

7 OBJECTION – BUILDING USE

The building use appears not to rule out the use of the building as a casino.

Recommendation: Rule out the option for using the building as a casino.

[ENDS]

Privacy acknowledgement: *

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

Name: *

Kingsley Gee

Email address: *

rwkgee@gmail.com

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

Future Melbourne Committee meeting

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

Item 5.2 12 Riverside Quay Southbank

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

Pre Covid traffic in Riverside Quay was a major problem especially with regard to parking for taxis. I see no mention of this in the proposal.

We encourage you to make your submission as early as possible.

This area is already very windy and a new high rise block will only exacerbate the problem.

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: * Adele Monaco

Email address: * adeleanddavid@gmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * Ministerial Planning Referral: ID-2020-4 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

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

The reasons for my objection to the Melbourne Planning Scheme Amendment C391 proposal are as follows:

1. The proposed development's 120m height is much higher than the existing 'Esso' building and surrounding buildings. The proposed 30 storeys is higher than the proposed Southgate redevelopment of 21 storeys and the Langham which is 20 storeys. Being closer to the Yarra River than those buildings, it should not be taller than those buildings.
2. The proposed development's position will overshadow the Yarra River, impacting the open space, resulting in wind convection problems along Riverside Quay.
3. The proposed development will have a substantial impact on Eureka Tower residents. The views and amenities of residents will be significantly reduced with a line of site/overshadowing issue which will impact apartments up to at least level 40.

4. The proposed development will set a precedent for other developments to go to the proposed height and beyond destroying the amenity of Southbank Promenade. It would therefore be more appropriate for the proposed development to have a lower height limit similar to the PWC building or Langham building.
5. The proposed development will result in early morning shadowing that will cover the park area in front of the Belgium Beer Café impacting on the public amenity of this area for Eureka Tower residents. It will impact the ambience and amenity of the open space and scenic aspects of Southbank Promenade.
6. The proposed development will increase traffic congestion in an already congested area. This will increase the flow of taxis which is already a significant issue in the area under current conditions, as experienced by Eureka Tower residents
7. There are other developments within 200 metres of this site that have already been approved such as the BMW building and the ARA development of Southgate Plaza next to and including the HWT buildings. Commercial buildings are being squeezed between residential buildings impacting the amenity and enjoyment of Eureka Tower residents.
8. For up to the next 10 years when all proposed towers at the HWT and BMW sites are operating, Eureka Tower will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access impacting the amenity and enjoyment of the residents.

Please indicate **No**
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Committee in
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meetings.) **

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

*

Name: * nigel durant

Email address: * nigel.durant@hotmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: 5.2 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

*

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.

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue

maybe up to level 40 or so.

4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

6. Too many eateries – more variety at least that compliments what is there.

7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.

8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

9. It will increase traffic congestion in the area already carrying too much traffic.

10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.

11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.

12. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

Common sense should prevail to allow adjacent residents and interested parties to have input into the Minister's decision.

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*(No opportunity is
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meetings.) **

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

*

Name: * Ms Eldridge

Email address: * sally.eldridge@hotmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * Esso building development – 12 Riverside Quay, Southbank (Ministerial Planning Referral: ID-2020-4)

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

I am writing to object to the proposed development of the ESSO building – 12 Riverside Quay, Southbank (Ministerial Planning Referral: ID-2020-4) – due to the adverse impact the proposal will have on the neighbouring area and the future of Melbourne.

The height of the proposed development is ultra vires as it will overshadow the Yarra River and the surrounding landscape – an area embedded with historical and cultural significance. Given the close proximity of the proposed development to the Yarra River, it should not be so tall.

The proposal will also destroy the ambience of having an open space in the area for tourists and residents of the area to enjoy. It will create a claustrophobic and uninviting atmosphere. In recent times (pre-COVID) this area has

already suffered from increased traffic congestion, construction noise and pollution.

Sally Eldridge

Melbourne resident for over 25 years.

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

Name: * Anthony Arduca

Email address: * narduca48@hotmail.com

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

Date of meeting: * Sunday 11 October 2020

Agenda item title: * Development of the Esso building

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. The height has increased from existing height, views and amenities will be significantly reduced.A lower height limit similar to PWC or Langham buildings would be more appropriate.

We encourage you to make your submission as early as possible. We are concerned about the height,it will take the view of the city away,which is reason we bought the apartment.We would be very disappointed if the height is increased to 120 m or 30 levels.

Regards
Anthony Arduca ,on behalf of Mivast p/l
 Eureka Tower

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: * Sally Schmidt

Email address: * sally.schmidt78@yahoo.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 13 October 2020

Agenda item title: Esso Building Development

*

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.

Object to the redevelopment of Esso Building.

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue

maybe up to level 40 or so.

4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

6. Too many eateries – more variety at least that compliments what is there.

7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.

8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

9. It will increase traffic congestion in the area already carrying too much traffic.

10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.

11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.

12. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and

reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

Please indicate **No**
whether you
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support of your
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*(No opportunity is
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meetings.) **

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*

Name: * Wayne Schmidt

Email address: * wayne@practiceeq.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 13 October 2020

Agenda item title: Development Esso building

*

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.

Object to the redevelopment of Esso Building.

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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: * Daniel Emberson

Email address: * embo1984@yahoo.com.au

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

Date of meeting: * Saturday 13 October 1984

Agenda item title: Development Esso Building

*

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.

Object to the redevelopment of Esso Building.

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*

Name: * Colin Crook

Email address: * colincrook@ufsmedical.com.au

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Esso Building

*

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 object to the new Esso Building proposed for Southbank . At 120 metres high and quite close to the iconic Yarra River , it will help destroy the ambience of Southbank . With similar buildings proposed , sight lines will be destroyed and a wind tunnel effect will be produced . The building will overshadow and dominate the river . Traffic congestion in the area will increase and more taxis and Ubers will be attracted to the area . There is already a horrendous problem with taxis in Southbank especially around the Eureka Tower precinct . Construction will have a hugely deleterious effect on the tourism aspect of Southbank for years . We will no longer be "Marvellous Melbourne "

Please indicate whether you would like to No

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*

Name: * Mario Siles

Email address: * mjsiles@tpg.com.au

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * 5.2 12 Riverside Quay, Southbank and triangular parcel of land

*

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 the proposed maximum height of the development which is 120 metres and much higher than the existing building (formerly Esso). I am a resident of Eureka and am gobsmacked that any proposal that is higher than the already existing Esso building could even be considered. This should be an opportunity to reduce building height in front of the river, not increase it.

The development area is surrounded on the west side by open space and a new public park with seating and bbq facilities. A development of such height will create significant overshadowing of the park from early to late mornings. The public space already suffers from lack of sun and if a development of up to 120 metres is allowed to proceed it will sound the death knell of that rare and precious Southbank open space.

That space already suffers some windy conditions but a new tall tower will render the space unusable on days of even slight winds due to an existing wind tunnel effect which will be greatly exacerbated with a tall development.

The increased height from the existing building will cast a shadow over existing residences close to half way up the Eureka building from morning to noon not to mention the north to north-east views of many residents. I bought in Eureka on the basis of existing height and development controls from Riverside Quay to the river frontage.

The City of Melbourne should not sell off the triangular section of land so as to remain part of the existing public space which is already not large.

The taller development height will just add more visual density in an area of Southbank that is already overdeveloped. It will destroy the existing ambience of a low rise riverscape in this wonderful part of Melbourne.

The maximum height of the development envelope MUST not exceed the building that exists at the Riverside Quay end and should slope down towards the river to be no higher than the existing riverfront buildings along the local Southbank promenade.

Please do not use the height of the neighbouring PWC building as a guide as that is an abomination. It has created a wind tunnel effect in the area and the environmental amenities have been adversely affected by increased local traffic congestion, street and footpath overshadowing and very strong winds on only mildly windy days.

The lessons are there to be learnt. NO MORE HIGH BUILDINGS IN THAT AREA.

Eureka was one of the first and iconic tall buildings in the area that is of State significance. Don't let this new development ruin the amazing vista to Eureka from the river and city end and don't ruin the physical and visual amenities Eureka residents currently enjoy.

There are many other reasons why such a development should not proceed to the proposed scale including traffic, more taxis which are an existing problem and ground and rooftop noise affecting high rise residents.

Common sense should prevail. This is one of the last parcels of land to be available along the river and so height and development density should be of humanistic scale and quality. The original Esso building was a mistake when approved in the 1980's and if a higher building is built it will be a worse mistake for generations.

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*

Name: * Maria Emberson

Email address: * embo47@live.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 13 October 2020

Agenda item title: Development Esso Building

*

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.

Object to the redevelopment of Esso Building.

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.
4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.
5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.
6. Too many eateries – more variety at least that compliments what is there.
7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.
8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.
9. It will increase traffic congestion in the area already carrying too much traffic.
10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.
11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.
12. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.
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reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

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meetings.) **

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*

Name: * Ian Cooper

Email address: * icooper@ctsgroup.com.au

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: 5:30pm

*

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.

To Melbourne city council,

I am a current owner at Eureka Tower, South Bank Melbourne and would like to note my objections to the proposed redevelopment of the site 12 Riverside Quay.

Some of my reasons are as follows:

The height of the building is too high compared to surrounding buildings on the promenade and will cause significant issues for the area.

The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing South-

gate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

Views and amenities of existing residents will be significantly reduced.

The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so. This will significantly reduce the value of the homes in the Eureka tower and create significant financial hardship to its residents.

Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

Too many eateries – more variety at least that compliments what is there.

The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.

The proposal destroys the ambience and amenity of having open space and scenic aspects of South-bank Promenade.

It will increase traffic congestion in the area already carrying too much traffic.

I believe this development should not go ahead as its only to proffer a few and harm many residents and at a bare minimal we should have a serious part on consultation on any development of our homes backyard.

Kind regards

Mr G.I (Ian) Cooper.

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*

Name: * STEVEN GALLINA

Email address: * sgallina@optusnet.com.au

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: esso proposal

*

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.

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Privacy acknowledgement: *

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

Name: *

Garry Fetter

Email address: *

garry@galaxypc.com.au

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

Submissions (Section 223) Committee

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

Objection To New Development

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

Views and amenities of existing residents will be significantly reduced.

We encourage you to make your submission as early as possible.

The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.

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: *

Jeanette Bennett

Email address: *

jeanette@douglasbennett.com.au

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

Future Melbourne Committee meeting

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

5.2 13 – Development 12 Riverside Quay

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



[letter_to_city_of_melbourne_objection_to_esso_building.docx](#) 1.98 MB

• DOCX

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12th October 2020

Objection to Development 12 Riverside Quay, Southbank

Jeanette Bennett and Fred Douglas – Southbank

Dear City of Melbourne and Future Melbourne Committee

I refer to the Report to the Future Melbourne (Planning) Committee Ministerial Planning Referral: ID-2020-4 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest Agenda item 5.2 13 which is to be presented to Council tomorrow evening and we wish to formally object to this development and amendment to Melbourne Planning Scheme Amendment C391MELB which seeks to facilitate the redevelopment of the land located at 12 Riverside Quay, Southbank and the 215m2 triangular parcel of land to the southwest

As stated by the Chair of the CoM Planning Committee Nicholas Reece

“Southbank is Australia’s most densely populated suburb and Southbank promenade is our busiest promenade”. The City of Melbourne and successive Governments have allowed Southbank to become almost ghetto like in its density and lack of green space – and now are trying desperately to make up for previous mistakes – but in this case – to the detriment of the residents in Australia’s most iconic tower – Eureka.

We are objecting on multiple grounds.

1. No Notification

- a. We, as residents of an adjacent building, were only advised of this development when reading the Herald Sun on Saturday 10th October 2020. We believe we should have been consulted or at least advised of the proposal before reading of such in the media.
- b. CoM report states “The proposal and the amendment is a culmination of a collaborative process between the Council’s urban planners and designers, the Department of Environment, Land, Water and Planning (DELWP)”. What about a collaborative process between those who will be impacted, the residents of Eureka Tower?

2. No Time to Consider Plans

We have not been given sufficient time to look at the proposal before an objection is required – indeed less than 2 working days. This is not due process.

3. Proposed Height

The proposed new height of 120m which we believe is higher than any of the surrounding buildings (PWC, Travelodge, Langham Hotel)

4. Commercial Use

Covid 19 has shown how employees can work from home and City buildings are now devoid of people. Our 40 year career in property has seen many cycles and we believe another is to commence – with commercial office space being significantly less in demand. Often a building of this size is not commenced without a signed tenant to commit to leasing the space. What data has the Developer/City of Melbourne used to determine there is a requirement for more commercial space in this area? Has a commercial lease been signed for a tenant? We have had a vacant building for some years and do not want this new controversial building to be completed and lay empty for many years – having impacted severely on existing residents and users.

5. Park

- a. The Botanical Gardens, Queen Elizabeth Gardens, Kings Domain and the very expensive Southbank Boulevard are all within 5-10minutes walk of this location and thus another park is not needed
- b. 1,000m² proposed park is hardly a “park” – but a bit of green space. It is insignificant in size to offset the density and height of the existing proposal.
- c. \$1m financial contribution to CoM is insignificant for a 1,000m² proposed park. What will be achieved with so little money? What plans have been done to date?

6. Important Site

Mr Reece said “hard to think of a more important location on the Melbourne riverfront” and planning controls would ensure it was not “dominated by a single undefined monolithic building”. “At such a postcard location, the new building will need to be a real showstopper for Melbourne in terms of quality architectural design and character,” he said. This site is insignificant compared to the World iconic Eureka Tower and yet it has the ability to impact it greatly on many levels. It would seem that CoM are prepared to work with a developer to severely impact on of the World’s most iconic buildings in Eureka Tower.

7. Traffic and Taxis’

The CoM are well aware of the ongoing issues that residents in Eureka Tower are having with regards to delivery trucks, cars and taxi’s in Riverside Quay. This development will

further create problems both during construction and ongoing. What is the proposal to ensure residents and other users are not impacted? Has a study been done in this regard?

8. More eateries??

Southgate is full of food and beverage offers and indeed with Covid 19, many will go broke and vacant shops will be left all over the City. The area does not need more food. The impact of this is more rubbish, more trucks to remove the rubbish and more impact on residents.

9. Overshadowing

What reports have been done to show the overshadowing and it's impact to surrounding buildings such as Travelodge and Eureka Tower? We believe we should be given the opportunity to consider these and their impacts.

10. Wind tunnel

What reports have been done to show the weather conditions for those seated in the proposed 1,000m parkland? The area is currently a wind tunnel and not very pleasant to sit in.

11. Construction

Consideration must be given in the long term to the building timeline and the impact that this will have on residents. Developers have traditionally shown no care for residents. We have been impacted considerably in the last year with night works at Southbank Boulevard and City Road and now with construction at 55 City Road. A **significant bond** must be taken by CoM to ensure the residents are not impacted.

12. Summary

There should be a delay in considering this development until those in surrounding buildings are consulted, particularly the residents of Eureka Tower who will be impacted more than anyone, and in particular, this is their home. It will affect the value of their property, their access in and out of their home, their amenity during the day and their sleep at night. This proposal affects the residents of Eureka in every possible way – and yet there has been no dialogue whatsoever with the owners of the 500+ apartments – all voters.

I strongly request that CoM delay considering this proposal and that a meeting takes place between CoM, the Architect, the Developer and at a minimum the Committee of Residents of Eureka Tower (and any other resident who wishes to be party to discussions) until all of the above issues are addressed.

Sincerely

Jeanette Bennett and Fred Douglas

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

*

Name: * John Milburn-Pyle

Email address: * milburn-pyle@hotmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: New Development – 12 Riverside Quay, Southbank

*

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.

My wife and I are long-time residents in a river facing apartment of Eureka Tower.

Being on Level 16 we're accustomed to the drawback of our view to the river being partially impeded by the Esso building. It was further narrowed a few years ago by PWC. The proposed 30-story height of the new complex, however, would introduce a completely new issue of severe overshadowing.

This would be damaging in the extreme, both in respect of personal enjoyment of our home environment and in terms of the value of our investment.

With much unease, we have to accept the inevitability of the impact that the demolition and lengthy construction process itself will have on our personal situation. Our earnest request, however, is that Council act to limit the scale of the development to one that does not permanently impose itself on the riverside environment beyond the precedent already set by Quay West, Langham and PWC.

Allowing it to proceed at a level 50% higher than those would inevitably establish its own new precedent for developments along the front, just as Freshwater and Eureka do for the row behind.

Potentially changing forever the ambience along the river front.

Please indicate **No**
whether you
would like to
address the Future
Melbourne
Committee or the
Submissions
(Section 223)
Committee in
support of your
submission:

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

Privacy acknowledgement: *

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

Name: *

Robyn Leviston

Email address: *

levelec@netconnect.com.au

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

Future Melbourne Committee meeting

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

Item 5.2

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.

1. The proposed building is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building. It is even higher than the Langham at 20 stories. As this development is closer to the river, it should not be so tall.
2. Encroaching on the river and promenade in such a fashion is not good management by the city and will detract from the Southern Promenade experience.
3. Access to the site is already tight and congested. Construction works will mean the traffic is unbearable and have a negative impact on the surrounding businesses.

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: * Jennifer Goss

Email address: * jenny@drgoss.com.au

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Agenda item 5.2

*

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 object to the proposed Planning Scheme Amendment C391MELB which seeks to facilitate the redevelopment of the ESSO Building. Whilst the artist drawings show a lovely lower area of the building with vegetation, this development will congest the already busy hub of the Southbank river frontage. The luxury of space will be lost and the 30 story Office Building will add to the wind tunnels through the area, making it unpleasant to be outside. It will cast huge shadows to the south and west of the building, taking away the lovely sunny space enjoyed by many families as they come to enjoy the river front area along Southbank. The west of the building which has recently been beautified will be in shadow, as will the open space between the Eureka tower and the Travel Lodge accomodation, another area enjoyed by tourist and families who come to Melbourne. The offices are unnecessary especially with the current economic crisis with thousands of empty office spaces in the Melbourne CBD at the moment and will potentially be that way for many more years as working from home is an option

moving forward, for some. So an ugly 30 story office building is not going to help Southbank in the long term. The beautiful cities around the world with river frontage, do not have tall buildings along them. We should be promoting open spaces and sunshine in an already over populated, wind tunnel, concrete jungle. Think further than a few construction jobs with only short term gain, and huge long term loss.

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

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

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

*

Name: * Alan Pruscino

Email address: * alan_pruscino@hotmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Item5.2 Esso Project

*

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

we, Alan and Liana Pruscino are Directors/owners of a Unit in Eureka Tower. We strongly oppose the Esso proposal as follows : 1. the 120m height is much higher than the existing Esso building, the pwc building and the also the H&WT building which, according to the internet is 111m high. 30 stories. the new deveopment replacing Southgate is proposed 21 stories and the Langham is only 20 stories. AS THIS DEVEOPMENT IS SO CLOSE TO THE RIVER IT SHOULD NOT BE SO TALL. 2. Views and amenities of existing tenants will be significantly reduced. 3. The build will create overshadowing,especially over the Yarra River , it will create a claustrophobic feeling to the open space, and adversely impact on the amenity of the promonade .

Please consider the impact at 30 stories, on the living and general tourist ambiance of this precious area. The height should be dramatically reduced. Thank you.

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

Name: * Kay Scanlon

Email address: * kaymscanlon@bigpond.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * 5.2 Ministerial Planning Referral: ID-2020-4, 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

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 a resident of Eureka Tower I object to the submission to build a 30 Storey high building on the ESSO site, the height is too high and will shadow the river, in addition Riverside Quay is a small road and there is insufficient space for the heavy equipment/building trucks etc making excessive noise impacting my ability to work from home, which I have done for some years (not related to COVID) as I am a sole trader strategy contractor.

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: *

Trudie Hooper

Email address: *

t.hooper@bigpond.net.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 13 October 2020

Agenda item title: *

5.2 Ministerial Planning Referral: ID-2020-4, 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

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

Please see attached

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



[submission_by_trudie_hooper_12oct2020.docx](#) 16.26 KB ·

DOCX

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

No

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

ID-2020-4

12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

Objection to the above submission from:

Trudie Hooper

Owner

Southbank 3006

As an owner of an apartment in Eureka Tower, I wish to lodge an objection to the submission and proposed development of 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest.

My objections are as follows:

1. Height - The 120m height is much higher than the existing Esso building, the PWC building and also the Herald & Weekly Times building which, I believe is 111m high. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.
2. Views from Eureka - Views and amenities of existing residents will be significantly reduced. The proposal is going to have a definite impact on Eureka Tower - it will be a line of site/overshadowing issue maybe up to level 40 or so.
3. Effect on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. A lower height limit in line with the PWC or Langham buildings would be more appropriate.
4. Effect on the park area adjacent to Eureka/Belgium Beer Café - Early morning shadowing will cover the park area which has been established for the benefit of local residents.
5. Reduction in public amenity – As the City of Melbourne will sell off a small portion of their land for this development, it will result in a reduction in public amenity in the area.
6. Effect on the Southbank Promenade - The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

7. Traffic congestion – The proposed development will increase traffic congestion which is already a problem
8. Other significant developments – there has already been other significant developments within 200 metres of the site that have been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.
9. Taxis – The development will have an increase in the number of taxis in the area which is already a significant issue and problem in the area.
10. Construction effect on local residents - During construction local residents will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access.

Trudie Hooper
October 12, 2020

Privacy acknowledgement: *

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

Name: *

Lynne Charge

Email address: *

turbochg@y7mail.com

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

Future Melbourne Committee meeting

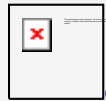
Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

Proposed Development of the "ESSO" Building

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



[esso_building_development.docm](#) 12.72 KB · DOCM

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.) **

Submission concerning the proposed development of the

“ESSO” Building 12 Riverside Quay, Southbank

1. The 120m height is much higher than the existing 'Esso' building, the PWC building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. This development should not be taller than these existing buildings.
2. The re alignment of Riverside Quay is unclear and unnecessary. This one way street could be turned into a “pedestrian only” area from Cooke Street to Southgate Avenue.
3. I am opposed to the destruction of an already existing building. Environmentally this is wasteful. The community would be better served with the existing building being renovated rather than demolished.

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

*

Name: * Peter Tosh

Email address: * ptosh@bigpond.net.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 13 October 2020

Agenda item title: * 12 Riverside Quay, Southbank -- Ministerial Planning Referral ID-2020-4

*

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

We would like to strongly object to the proposed development at 12 Riverside Quay, Southbank for the following reasons:-

1. The development is much too tall for its current position fronting the Yarra River. There are far too many tall buildings in the area near the Yarra River causing a wind tunnel effect, overshadowing, loss of sunlight, etc,
2. No other buildings so close to the river frontage are so tall.
3. Eureka Tower will be severely effected- loss of sunlight, views, particularly in the winter months, for all apartments on the North, North East and Eastern sides up to Level 40 at least if not higher.
4. Building will overshadow the river and create a "ghetto effect" in this area.
5. Public amenity will suffer and the ambience of the whole area will be destroyed.
6. The small park in front of Eureka Tower which was put there for the benefit of residents and nearby workers, will

have more of its sunlight taken away by this development.

7. Traffic congestion, already a problem in this area will increase.

8. Eureka Tower and its residents will suffer for many years from dust, construction noise, traffic noise, etc.

9. Council should take this opportunity to realise that no further high rise is needed or will be needed in future years as more and more people are working from home and most people want less congestion and more space and open areas in these difficult times and for the future.

10. Council should not be seduced by any money, etc. that the developer is offering to "sweeten the deal".

11. Eureka Tower, once the premier residential building in Melbourne, is slowly being swallowed and hidden behind other tall towers and this proposal will just add to this effect.

12. Can members of this committee please use common sense and realise that this development is not needed and will destroy this part of Southbank. It will also destroy the lives of many residents in Eureka Tower who have built their dreams on living in such a prestigious building.

13. Why can't the existing building just be reconfigured instead of being demolished and rebuilt as another high rise adding to the already ghetto effect which is being created in this area.

Peter and Anne Tosh

Please indicate No
whether you
would like to
address the Future
Melbourne
Committee or the
Submissions
(Section 223)
Committee in
support of your
submission:

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

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

*

Name: * Kay Hudson

Email address: * kraudla@bigpond.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * 5.2 Ministerial Planning Referral: ID-2020-4, 12 Riverside Quay Southbank and the triangular parcel of land to the southwest

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.

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.

4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.
5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.
6. Too many eateries – more variety at least that compliments what is there.
7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.
8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.
9. It will increase traffic congestion in the area already carrying too much traffic.
10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.
11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.
12. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.
13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

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: *

Jackie Rudd

Email address: *

jackie.rudd@outlook.com

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

Council meeting

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

Development of the ESSO building

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.

Increasing the height of the ESSO building would cast a shadow along the river and riverside quay. This area has gone through a redevelopment to ensure it is a space people can enjoy – this will have a negative impact on that, increasing wind and creating a closed in feeling. This will have significant impact on local residents. There is already so much construction in this location, this will negatively impact the restaurants and public spaces for years to come. This outdoor space is so important to so many people – don't ruin it.

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

*

Name: * Peter Leary

Email address: * peter@puresouth.com.au

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Esso Building Southbank Promenade New Plans

*

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

The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that.

The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between

Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.imilar to the PWC or Langham buildings would be more appropriate.

Please indicate No
whether you
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address the Future
Melbourne
Committee or the
Submissions
(Section 223)
Committee in
support of your
submission:

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

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

*

Name: * Susanne Pearce

Email address: * susanne.p@optusnet.com.au

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * Ministerial Planning Referral: ID-2020-4 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

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 make an objection in the strongest terms to the proposed amendment which seeks to introduce a new site specific planning control via a new schedule to the Specific Controls Overlay and Incorporated Document (ID) '12 Riverside Quay, Southbank – May 2020'. This would allow inter alia the development at 12 Riverside Quay of a 30-storey tower. This is inappropriate for the following reasons:

1 The height is out of keeping with the row of buildings along the water front from Hamer hall to Southbank Blvd. including The Langham at 20 stories and the proposed new 21 storey tower at Southgate and other much, much lower buildings.

2 Parking,

3 Loading,

4 Traffic,,

5 Waste storage, and

6 Waste collection

ALL of these (2–6) will bring major problems no matter what the design is, given the large number of additional people working in and visiting the 30–storey building. The one–way Riverside Quay and the small Southgate Avenue already have problems with all of these issues. Point 11 under key issues of the meeting documentation blithely says “a range of arrangements are appropriate at this stage.... with detailed design to be considered through ... development plans and ... expert reports.” To agree to this amendment is to give overarching agreement to obvious future problems and false comfort to the developer.

• I encourage Committee members to visit the site and see directly the current difficulties.

7 Limited access for construction vehicles, reduced vehicle access, construction noise, dust, and more will greatly exacerbate issues 2–6 above for many years.

8 Taxis The mayor is well aware of the vexed issue (pre–COVID) of taxis blocking Riverside Quay and access to Cook Street. With additional people being dropped off or seeking a taxi this will be exacerbated.

8 The wind–tunnel effect along Riverside Quay is very strong and scary at times for older residents such as myself in the area – another high tower will increase this problem.

9 A relatively new public park in front of The Belgian Beer café will lose more of the little sun it gets.

In summary a new 30 storey tower is way out of keeping with other buildings along Southbank Promenade and will exacerbate the many existing issues in the Riverside Quay, and Southgate Avenue area for residents and current commercial tenants.

I request the proposed Amendment be rejected.

Please indicate No
whether you
would like to
address the Future
Melbourne
Committee or the
Submissions
(Section 223)
Committee in

support of your
submission:

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

Privacy acknowledgement: *

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

Name: *

Agnes Roitman

Email address: *

roman@roitman.com.au

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

Future Melbourne Committee meeting

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

5.2

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: * Daniel Soussan

Email address: * dsoussan@tract.net.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 13 October 2020

Agenda item title: * Agenda Item – 5.2 Ministerial Planning Referral: ID-2020-4 – 12 Riverside Quay, Southbank and the triangular parcel of land to the south-west

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. We encourage you to make your submission as early as possible. Please see attached submission.
Should you have any queries please contact me on dsoussan@tract.net.au
Kind regards DS
Daniel Soussan
Senior Principal
Tract Consultants Pty Ltd

Alternatively you may attach your written



submission by uploading your file here:

[20201012__submission_on_behalf_of_nice_future__agenda_item_5.2__12_riverside_quay_southbank.pdf](#)

571.57 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.) **

12 October 2020

Dear Councillors

Future Melbourne Committee, Tuesday 13 October 2020
Agenda Item 5.2 – Ministerial Planning Referral: ID-2020-4
12 Riverside Quay, Southbank and the triangular parcel of land to the south-west

Tract Consultants Acts for Nice Future International Investments Pty Ltd (Nice Future), the proponent of Proposed Amendment C391 melb – 12 Riverside Quay, Southbank.

Tract Consultants are supported by lead consultant Hayball Architects, Mala, atelier ten, WSP, MEL consultants, Traffix Group and Treelogic.

Proposed Amendment C391 melb presents a rare opportunity to reimagine one of Southbank's most prominent and strategically significant sites, the 6,600sqm site at 12 Riverside Quay, Southbank.

The proposal – overview

Amendment C391 melb proposes to implement site-specific controls via an incorporated document to facilitate the redevelopment of the site. Specifically, the project will deliver:

- The demolition of the existing Esso House, one of Southbank's original towers; a fortress-like building that is – by design – uninviting and closed off from its surrounds
- The construction of a new 30-storey mixed-use building featuring retail at ground level and premium-grade office space on upper levels. The building will be activated from every available aspect, permeable and inviting
- The delivery of 1,000 square metres of land to be vested in the City of Melbourne for a public park. Valued at \$25 million, with a further \$1 million in the delivery of the park, this parcel on the northwest corner of the site, adjacent to Southbank Promenade, will provide much-needed public open space for the benefit of everyone who visits, works or lives in Southbank.
- An additional \$7-11 million worth of land around the site's perimeter, also to be vested in Council.
- Approximately \$350 million in development value, and a direct public benefit in the order of \$33-37 million (almost twice the amount required for the uplift sought)
- The creation of more than 4,300 construction jobs and a \$38 million annual injection to the local Southbank economy upon completion.

Design quality

Situated at the foot of the Evan Walker Bridge, 12 Riverside Quay is the landing point for more than 20,000 pedestrians who – under ordinary circumstances – live, visit or work in Southbank every day.

The redevelopment provides an opportunity to flip the fortress-like Esso House on its head by creating a high-quality building and public realm that responds to the urban context of Southbank today, not three decades ago.

Nice Future welcomes proposed conditions in the Incorporated Document that specifically reference a comprehensive Urban Context Report (UCR) prepared by Hayball Architects.

Developed collaboratively and iteratively with officers of the City of Melbourne and the Department of Environment, Land, Water and Planning (DELWP) over 18 months, the UCR sets the vision, principles and – vitally – establishes a commitment to quality design that will guide the development of detailed plans.

Further, the proposal has been guided by urban design principles that connect the site to the broader Southbank precinct and acknowledge the City of Melbourne’s significant investments in improving the public realm.

Public benefit

Nice Future is proud of the public benefit the redevelopment of 12 Riverside Quay will deliver. The public benefit includes:

- 1000sqm of land – valued at \$25 million – for the creation of the new public park on the north-western corner of the site, fronting Southbank Promenade.
- An additional \$1 million contribution towards the design and delivery of the park.
- Vesting of additional land – valued at between \$7 million and \$11 million around the perimeter of the site.
- The creation of a new premium-grade office space – valued at more than \$100 million.

The total public benefit is in the order of \$144 million to \$155 million.

Economic benefit

The \$350 million development will deliver significant community, social and economic benefits to the City of Melbourne and the state of Victoria.

A benchmark economic analysis conducted by Deepend Services in May 2020 valued the total economic benefit for the proposal at \$137.5 million.

Vitally, the reactivation of a vacant site to accommodate up to 3,800 new workers will generate an estimated \$38 million in annual spending, \$19 million of which will be spent in local businesses, including restaurants and cafes.

The project will create more than 4,300 construction jobs and support more than 3,800 jobs in the office tower once complete.

Process

Proposed Amendment C391 melb is the result of a collaborative design process, guided by the terms of a draft Planning Performance Agreement – which we understand to be the first of its kind in Victoria.

This almost two-year process has resulted in a commercially viable proposal that delivers significant economic, planning and social benefits to the Southbank precinct, the City of Melbourne and Victoria.

The project team and Nice Future International Investments would like to express our gratitude for the time and resources the City of Melbourne has invested in this innovative planning process. We are particularly grateful for the support of Evan Counsel and Ashley Treloar, whose commitment to a genuine and robust collaboration has resulted in a proposal of which we are very proud.

Consideration of neighbouring properties and context

As a Ministerial Planning Scheme Amendment under the provisions of s20(4) of the *Planning and Environment Act 1987*, we note that the proposal is exempt from third-party notice and appeal rights. This would be the case even if the alternative planning pathway – a Ministerial Planning Permit – had been pursued.

Notwithstanding the above, the proposal has been carefully designed and crafted through a series of workshops with planning and urban design officers from the City of Melbourne and DELWP, and through engagement with the Victorian Design Review Panel process through the Office of the Victorian Government Architect (OVGA). This has resulted in a campus of building forms, with varied building heights, generous setbacks, and a slender tower form that ensures an appropriate design outcome, particularly with respect to its neighbours.

The proposal also ensures solar access will be maintained to open spaces in accordance with Council's planning policies. Extensive solar access and wind studies have confirmed there will be no adverse impacts. Further, conditions of the incorporated document require that detailed designs be subject to additional wind assessments to ensure the proposal complies with the planning scheme.

Conclusion

On behalf of Nice Future and the 12 Riverside Quay project team, we support the recommendation in the delegate report to support Proposed Amendment C391melb and look forward to delivering on the vision of reimagining this vitally important site for the benefit of everyone who visits, lives or works in Southbank.

As the project's consultant town planner, I request the opportunity to present to Future Melbourne Committee and would be happy to answer any questions Councillors may have regarding the proposal.

Thank you for your consideration of this matter.

Yours sincerely

Daniel Soussan

Senior Principal

Tract

dsoussan@tract.net.au

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

*

Name: * Gary Lichtenstein

Email address: * garylichtenstein@yahoo.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 13 October 2020

Agenda item title: * 5.2 Ministerial Planning Referral: ID-2020-4

*

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 submit my earnest objection to the proposal for redevelopment at 212 Riverside Quay, Southbank. As a long-term owner and resident of Eureka Tower, and after looking at the plans for the redevelopment, I have serious misgivings about the redevelopment. My main worries concern the overshadowing that this development will create as well as the increased vehicular traffic in the area.

We currently enjoy some sunshine streaming down on our building and the surrounding area, but this new development will reduce that significantly. We do not wish the overall 'atmosphere' to be negatively impacted, as it will be if this project is approved.

Furthermore, the extra traffic that will be brought to the area will be unsustainable. Already, (pre-COVID) traffic in

Riverside Quay was getting bad. Taxis, in particular, abounded the area to the extent that on occasions jams were experienced. The proposed redevelopment at 12 Riverside Quay would exacerbate an already crowded thoroughfare.

I am not against progress, but as a resident here, I implore the Council to reject the proposal before Council in its current form.

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

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

Privacy acknowledgement: *

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

Name: *

Amilcar Monteiro

Email address: *

mickeylichtenstein@yahoo.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 13 October 2020

Agenda item title: *

Agenda item 5.2 Ministerial Planning Referral: ID-2020-4

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 live at Eureka Tower and I have Down Syndrome. It's not always safe for me to cross Riverside Quay, but if this project at 12 Riverside Quay goes ahead, I will feel scared. Please do not let this project go ahead. I know I have a disability, but I have rights too.

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: * Sabrina Lichtenstein

Email address: * Sabrina.Lichtenstein@yahoo.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 13 October 2020

Agenda item title: * Agenda Item 5.2, Ministerial Planning Referral: ID-2020-4

*

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

I am a resident of Eureka Tower and I would like to express my opposition to the project proposed for 12 Riverside Quay, Southbank.

I like having open space around our apartment building and from what I can see of the plans, this project will make us feel more 'hemmed in', especially as Council will have to give up some of the valuable open-space land for the re-development to go ahead. We need MORE open spaces, not fewer!

Another reason I object is the overall 'feel' of the precinct that is being step-by-step eroded through the approval of various projects. This particular project will further reduce the ambience of the area from Southbank Boulevard to Swanston Street. We do not want our area to be as crowded as the CBD.

Finally, the traffic will be worse. It's now bad at certain times, but it will deteriorate with this project. What's next ... the need for traffic lights in our secluded street?

Please REJECT this proposal!

Please indicate No
whether you
would like to
address the Future
Melbourne
Committee or the
Submissions
(Section 223)
Committee in
support of your
submission:

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

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

*

Name: * Nina Lichtenstein

Email address: * ninalichtenstein@yahoo.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 13 October 2020

Agenda item title: * Agenda Item 5.2. Ministerial Planning Referral: ID-2020-4

*

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

I am writing to object to the proposed redevelopment at 12 Riverside Quay, Southbank.

I am a long-standing resident of this area and as far as I can see, approval of this redevelopment will NOT benefit our precinct. In fact, our quality of life will deteriorate.

Firstly, the traffic will be worse. There are certain periods when traffic in Riverside Quay is problematic. We have sent photos to the Taxi Directorate previously showing errant taxi driver behaviour. Having extra traffic here due to the redevelopment would exacerbate the problem.

Second, it will reduce the already small amount of open spaces we have surrounding our building (Eureka Tower).

We do not want to end up living in a CBD-like precinct with no open space around us.

Third, I like enjoying the morning sun in the lovely small area between the Belgian Beer Garden and the Asado Restaurant. It's not just me, but many other residents too, who often go there to enjoy a picnic. The new redevelopment will cast a shadow over this.

I therefore ask you the Melbourne City Council to reject this proposal.

Please indicate **No**
whether you
would like to
address the Future
Melbourne
Committee or the
Submissions
(Section 223)
Committee in
support of your
submission:

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

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

*

Name: * Sally Creber

Email address: * sallycreber@bigpond.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: New Development – 12 Riverside Quay, Southbank

*

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.

OBJECTION TO NEW DEVELOPMENT – 12 RIVERSIDE QUAY

1. The 120m height is much higher than the existing 'Esso' building, the PWC building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue

maybe up to level 40 or so.

4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

6. Too many eateries – more variety at least that compliments what is there.

7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.

8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

9. It will increase traffic congestion in the area already carrying too much traffic.

10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.

11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.

12. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

14. I am opposed to the destruction of an already existing building. Environmentally this is wasteful. The community would be better served with the existing building being renovated rather than demolished.

Please indicate **No**
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Melbourne
Committee or the
Submissions
(Section 223)
Committee in
support of your
submission:

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

Privacy acknowledgement: *

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

Name: *

Chris Lazidis

Email address: *

amberr@iinet.net.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 13 October 2020

Agenda item title: *

Proposed ESSO Building

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 an owner of four Eureka Tower apartments I object to this development. I believe the views and amenities of existing residents will be significantly reduced. This will also increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

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: *

Anders McDonald

Email address: *

andersmcdonald@me.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 13 October 2020

Agenda item title: *

Application at 12 Riverside Quay, Southbank

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



[12_riverside_quay_key_concerns.docx](#) 124.23 KB · DOCX

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

Yes

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

12 Riverside Quay – Key Concerns

Submission by Anders McDonald, Southbank resident.

Context.

At last the mystery is solved – we have wanted to know what will happen to the Esso building since it was vacated well over a year ago. Now we know.

In general I applaud the attempts to compromise and fit in with the local area – but when I consider the overall issues, I have some very serious reservations. Please note that I am not directly affected by the proposal in terms of views etc, but I have real concerns that I ask be considered.

1. Market for Office Accommodation in a post COVID world

Recent (admittedly early) estimates vary around a 40% reduction in demand for office space for most organizations (subject to function) post the COVID19 lockdowns. This is predicted as a long term structural change. Southbank already has a glut of office space currently (see empty offices in the Eureka complex on City Rd, empty offices in the Freshwater complex - both have been empty for a significant period of more than 12 months) – it is not in anyone's interest to see a commercial property ghetto developing here.

2. Environmental

The new development will create significant environmental issues:

- a. Construction and embedded carbon footprint.

The proposed building will be largely constructed of concrete and glass. This combination is known to be a very poor design in terms of its on going carbon footprint in temperature management as well as in the initial embedded carbon. Concrete in particular is made up in part of cement – which is a major green house gas producing material in its manufacture. Wherever possible its use should be limited, reduced or avoided.

- b. Recycling / repurposing of existing infrastructure.

The site currently has a reasonably modern building – the Esso building – in place. Council should be encouraging “repurposing” of existing infrastructure wherever possible. It appears (although not very clearly) that the function of the new development is to be “offices” – the same as the past use. It seems that the task of repurposing would be cost effective environmentally as well as for the developer (however, I concede that this is a commercial judgment for the developer to make). Councils role

should be more inquisitorial as to how the proposal is more environmentally favorable than the alternative of repurposing the existing building. This would be an ideal test case.

I note that the development intends to use the existing car park – so why not extend this principle to the whole building? Surely a refit / renovation in accordance with modern environmental design principles would require this.

c. Loss of internal green forest space.

The existing building has a unique internal forest – as far as I know, the only one of its kind in Melbourne. There are ferns over 10 meters high, trees, shrubs and a flowing creek. To have this cut down / demolished and replaced with standard internal building design would be a real loss all round.

Although the forest is currently “private” in that only tenants can get to enjoy it, the proposal seeks to create / extend green / park / public space and at the same time create outdoor dining / café spaces. It would not be a task too great for the architects and developer to convert this internal forest space into a retail / café / bar / restaurant space accessed from either Southbank Boulevard or Riverside Quay Reserve. This would be a truly unique space in Melbourne and a large draw card for the passing foot traffic, providing an alternative to the shop front style restaurants further west on Southbank Promenade.

d. Loss of 12 public trees.

The document describes the loss of 12 public trees. This in itself is not desirable – however, I submit that this hides the real impact of the development on trees because all the trees mentioned in my point 3 a. below about the indigenous garden – are private trees – that is – trees on private land. These will be lost. There is no mention of this, but in my submission, this loss of so-called “private trees” is far greater than the loss of the “public trees”. The assessment in the document is not a true reflection of the total loss of trees.

A more accurate assessment of the “total net loss” of all trees should be made for a more accurate picture.

3. Cultural Issues.

a. Loss of the existing “indigenous garden”.

The existing garden between the Esso building and the Promenade was designed to re create the vegetation of the area prior to European settlement.

The Koori Heritage trust has for many years conducted tours to this location to show anyone who would listen.

<https://www.southbanklocalnews.com.au/editions/article/walk-through-history-0908/>

The development plans to wipe out this important pocket of our past and its indigenous connection with the Yarra and the Kulin nation's historical ownership of the land. The plan seems to be to create a "more of the same" style treed public space. I submit the council should carefully consider the feasibility of connecting point (d) above with retention of this special place.

Clause 8.6 on P 64 says the current indigenous garden "is underutilized". If the area is converted to public land / space, a simple redesign of access and egress points could open the garden up to the public. The current barriers prevent this.

b. Clause 8.7.1 – Aboriginal Cultural heritage sensitivity

This clause is too narrow as it only pertains to archeological / relics etc. When the above is considered the site should be considered to have Aboriginal Cultural Heritage sensitivity and significance due to its part of aboriginal lore when it applies to indigenous pre European settlement plants. The clause should not be read down to specifics of what can be dug up, but rather, considered in terms of what the site may mean in terms of an on going connection for indigenous people, and cultural education for non indigenous people.

I submit that the Council's comments in Clause 22.26-5 (k) (Page 52 of 84) are incorrect for the above reason – there cannot possibly not be a strengthening of the bio diversity – but rather an undermining and diminishment of it.

3. Traffic Issues.

Riverside Quay has been a problematic thoroughfare for a long time, particularly with regard to the taxi rank. This is an ongoing issue that the Council is aware of – indeed Lord Mayor Capp raises it herself in Community meetings, saying she is aware of the issue and they are "working on it". Potential remedies were developed in the planning phase of the Riverside "pocket" garden over 3 years ago, but there was no resolution.

The document describes the loss of the “parking bay” directly south of the Esso building as part of the development. Once traffic volumes return to near normal post Covid predictions, if this “pressure valve” parking / standing zone is removed, Riverside Quay will have little or no flexibility to handle the traffic flows, courier deliveries, furniture deliveries for Gainesville and King Furniture stores, hotel drop offs, new development drop offs and the normal residential traffic flows. Congestion will be particularly bad during construction if concrete trucks are to unload in Riverside Quay.

This particular part of the proposal has wide ranging and long term issues for traffic flow, convenience, amenity and pedestrian safety.

Given that Riverside Quay is one way, an increase in traffic arrivals and departures to the site once it is completed will put excessive pressure on Southgate Ave. This in turn will make turning right out of Riverside Quay to exit to City Rd very congested and lead to bank ups.

To say that the traffic will decrease from levels of the existing building (if it were currently operational) seems to be an academic exercise. The statement, whilst technically accurate, doesn't pay regard to the extra traffic in Southgate Ave. that will be generated by the re development of Southgate. Southgate parking currently exits into Southgate Ave north of the roundabout, and the volume will dramatically increase if the “new Southgate” is the success that everyone is hoping for. All that new traffic will exit into Southgate Ave. right opposite the car park entrance of this development.

4. Parking and associated foot traffic

The development provides for “Tenants only” parking. However, if the building / development aims to attract more people to the area via retail / hospitality outlets, at least a portion of these new visitors will park at the Wilson car park in the Eureka Complex which is accessed via Southgate Ave. This will have the inevitable impact of more pedestrians from Wilsons crossing Riverside Quay at either the pedestrian crossing at the east end roundabout, or outside the Eureka reserve. With the above mentioned increases in traffic / taxi issues, increased pedestrian traffic will make Riverside Quay a real safety and congestion hazard.

5. Additional public space

There is a lot of emphasis on the development providing additional public space. This space is the area currently occupied by the “Indigenous Garden”. New public space? Really? It's already open space. Whilst it may

be technically true that there will be "additional public space", really, all that's happening is that ownership will change from private to public – but there is no real increase in terms of visual or sense of space. "

"Additional Public Space" seems to be a mirage based on paperwork – and will come at the cost of the above indigenous garden

6. Amenity

a. Wind.

It is noted that wind tunnel effects have not yet been tested - Page 57 (8.2.4). Given the current wind levels in the area, this seems to be a real oversight, and should be completed before any decision is made.

b. Impact on Riverside Quay Reserve.

This reserve is reasonable new and the public have responded well to the new space. The council are to be congratulated along with Mirvac for the planning and execution of this quaint little patch of green. The one area that is struggling is the lawn. The grass already struggles with a lack of sunlight, and the excess of pets urinating on it – but it is holding its own – just. The council document seems to give up on the reserve and say that the greater good will be served by admitting defeat here. This will mean the grass situation will get worse with the inevitable result that it will be replaced with some harsh / stone / concrete alternative. The reserve works well – please don't let it become a footpath with a few trees in it.

Thank you for consideration of my submission.

From: Wufoo
Sent: Monday, 12 October 2020 4:06:54 PM (UTC+10:00) Canberra, Melbourne, Sydney
To: CoM Meetings
Subject: Future Melbourne Committee meeting submission form [#684]

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

*

Name: * Yanwan Zhang

Email address: * iamlittleivy@gmail.com

Date of meeting: * Tuesday 13 October 2020

Agenda item title: objection to the council

*

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.

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue

maybe up to level 40 or so.

4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

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

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

*

Name: * TANIA GROPEL

Email address: * taniagropel@gmail.com

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

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * Ministerial Planning Referral: ID-2020-4, 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

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.

Dear Committee Meeting,

I reside at [redacted] 7 Riverside Quay, Southbank of which I am the owner of in Eureka Tower. It has been brought to our attention only last Friday of the proposed development of 12 Riverside Quay, Southbank.

I would like to lodge a formal objection to the development of this site as per the Ministerial Planning Referral ID-2020-4.

The proposed planning application proposes a much higher building than is currently there along with the overall footprint of the building being a lot larger. This will create diabolical complications for residents and visitors in the

area and the nearby restaurants and hotels.

I have no issues with the building being refurbished but it needs to be kept to a minimum height level of no more than what the current Esso building is. The area needs to be protected from high rise buildings being placed right along the Yarra which will cause issues with its shadowing over the Yarra and our lovely grassed areas.

The traffic and footpath around 12 Riverside Quay and Eureka is already congested and causes many problems (pre-COVID) and to add construction to this area in such a densely populated site will be enormous.

Lets not kill the liveliness of our city and try to retain some distance between buildings and height restrictions so that we do not end up being surrounded by dark buildings that overshadow one another and our beautiful city.

Yours faithfully

Tania Gropel

Please indicate No
whether you
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submitters to be
heard at Council
meetings.) **

Privacy acknowledgement: *

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

Name: *

Tony McCurry

Email address: *

tonymccurry@bigpond.com

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

Proposed building

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

As owners of an apartment in Eureka Towers, we do not approve of a building of this height

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

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

*

Name: * Natalie Tosh

Email address: * natalie182@hotmail.com

Date of meeting: * Tuesday 13 October 2020

Agenda item title: 12 Riverside Quay Southbank.

*

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 would like to object to the building at 12 Riverside Quay for the following reasons:

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.
2. Views and amenities of existing residents will be significantly reduced.
3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.
4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be

more appropriate.

5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

6. Too many eateries – more variety at least that compliments what is there.

7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.

8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

9. It will increase traffic congestion in the area already carrying too much traffic.

10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.

11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.

12. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

Please indicate No
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Melbourne
Committee via

phone or Zoom in
support of your
submission: *

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

*

Name: * George Zraybi

Email address: * georgezraybi@me.com

Date of meeting: * Sunday 11 October 2020

Agenda item title: Ministerial Planning Referral: ID-2020-4

*

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 Sir/Madam,

I have been an owner occupier in Eureka Tower for 12+ years and kindly wish to object to the development of the ESSO building across the road from Eureka Tower for the following reasons:

1. The 120m height is much higher than the existing 'Esso' building, the PWC building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.
2. Views and amenities will be significantly reduced.
3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.
4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a

claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

6. Too many eateries – more variety at least that compliments what is there.

7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.

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9. It will increase traffic congestion in the area already carrying too much traffic.

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11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.

12. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

Thank you.

Yours faithfully.

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

Privacy acknowledgement: *

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

Name: *

Gemma Robinson

Email address: *

grobenson@rigbycooke.com.au

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

Ministerial Planning Referral: ID-2020-4 – 12 Riverside Quay

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



[letter_to_city_of_melbourne.pdf](#) 81.48 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 ref: **GKR: 20162736**

Direct dial:
Direct email: grobinson@rigbycooke.com.au
Page: 1/2

12 October 2020

Evan Counsel
Director Planning and Building
City of Melbourne

By Email: evan.counsel@melbourne.vic.gov.au; planning@melbourne.vic.gov.au

URGENT

Dear Sir/Madam

**Future Melbourne Committee
Ministerial Planning Referral: ID-2020-4
12 Riverside Quay, Southbank and the triangular parcel of land to the southwest**

We act on behalf of the owners corporation of Eureka Tower, located at 7 Riverside Quay, Southbank (**Owners Corporation**).

On or around 9 October 2020, the Owners Corporation became aware of Council's consideration of the Ministerial Planning Referral – ID-2020-4 at the Future Melbourne Committee meeting (**Meeting**) listed for Tuesday 13 October 2020 at 5.30pm. The referral is to consider the proposed development of the land at 12 Riverside Quay, Southbank, which is immediately opposite Eureka Tower.

The Owners Corporation would like to take the opportunity afforded by Council to make a submission to be considered at the Meeting and has reviewed Agenda item 5.2 for the Meeting, which comprises the Report to the Future Melbourne (Planning) Committee (**Report**).

The Owners Corporation has concerns regarding the available information in the Report, specifically:

1. The Owners Corporation would be assisted by further material on the level of shadow and daylight impact to dwellings within the Eureka Tower. Specifically, the shadow diagrams provided at page 59 of the Report do not relate to the plans which will form the basis of the proposed Incorporated Document. On the basis of information available in the Report, it is considered that the Owners Corporation is not in a position to properly consider the impact of the proposed development.
2. The plans which support the proposed Incorporated Document are merely 'sketch' plans which provide limited detail regarding the proposed ground floor plane, building graduation from the Yarra River and treatment to the Eureka Tower interface.

Given the incorporated document will guide the future development without third party notice, it is considered that the Report should include up to date and thorough information on the

RIGBY COOKE LAWYERS

Our ref: **GKR: 20162736**
Your ref:

Letter to: City of Melbourne
Page: 2/2

impacts to allow those most materially affected to properly understand the implications of the development.

It is not clear whether further information (such as detailed shadow diagrams) has been provided by the Applicant to enable the Minister for Planning and Council to properly decide the impact of the proposed development on those most materially affected. In the event that any further information has formed the basis for the Officer's recommendation, this material should be publicly available for consideration.

For the reasons outlined above, the Owners Corporation respectfully request that Council defer the consideration of the Ministerial Planning Referral until such time as further information is provided and made available to the Owners Corporation.

We look forward to a response to this correspondence prior to the Meeting. In the event, the Meeting is not deferred to a later date, we propose to appear to make submissions on the adequacy of information contained in the Report.

If you have any questions, please do not hesitate to contact me .

Yours faithfully

Rigby Cooke Lawyers

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

*

Name: * Lyn Littlefield

Email address: * lyn.littlefield@outlook.com

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Proposed Development at 12 Riverside Quay, Southbank

*

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.

Objection to the proposed development at 12 Riverside Quay, Southbank

I wish to raise the following objections to the proposed re-development of the ESSO building at 12 Riverside Quay, Southbank.

1. The height of the building proposed is 30 stories and 120m high which is far too high for this location so close to the Yarra river

A building of this height in this location would:

- Overwhelm the ambience of Southbank Promenade and the river as it would dominate the walk along the riverside and spoil the sense of space and openness
- Cast shadows over the adjacent parkland and over part of Eureka Tower and reduce the natural light and attractiveness of the area

This is a very special area which attracts tourists to the city of Melbourne and the ambience should be protected by the Council.

Other buildings along this part of the river are: the Langham (85m high) and the PWC building (95m high). Given that the preferred height of buildings in this area is only 24m, and this building is way over this recommended height, – at most should be no higher than the Langham next door to it and which is set back further from the

river.

2. The development of this site will produce huge congestion in traffic in the already problematically narrow Riverside Quay which will become a wind tunnel. It will increase the number of taxis in the area (which is already a problem) and the services required will create further disruption in a crowded area.

3. I firmly believe that Council should have had a public consultation process over the development of this important site, particularly with nearby residents, before getting to this stage of the proposal.

I request that Council now engages with the community before the project goes any further.

Yours sincerely

Lyn Littlefield OAM

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



[objection_to_the_proposed_development_at_12_riverside_quay.docx](#) 15.43 KB · DOCX

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

No

Objection to the proposed development at 12 Riverside Quay, Southbank

I wish to raise the following objections to the proposed re-development of the ESSO building at 12 Riverside Quay, Southbank.

1. The height of the building proposed is 30 stories and 120m high which is far too high for this location so close to the Yarra river
A building of this height in this location would:
 - Overwhelm the ambience of Southbank Promenade and the river as it would dominate the walk along the riverside and spoil the sense of space and openness
 - Cast shadows over the adjacent parkland and over part of Eureka Tower and reduce the natural light and attractiveness of the area

This is a very special area which attracts tourists to the city of Melbourne and the ambience should be protected by the Council.

Other buildings along this part of the river are: the Langham (85m high) and the PWC building (95m high). Given that the preferred height of buildings in this area is only 24m, and this building is way over this recommended height, - at most should be no higher than the Langham next door to it and which is set back further from the river.

2. The development of this site will produce huge congestion in traffic in the already problematically narrow Riverside Quay which will become a wind tunnel. It will increase the number of taxis in the area (which is already a problem) and the services required will create further disruption in a crowded area.
3. I firmly believe that Council should have had a public consultation process over the development of this important site, particularly with nearby residents, before getting to this stage of the proposal.

I request that Council now engages with the community before the project goes any further.

Yours sincerely
Lyn Littlefield OAM

Privacy acknowledgement: *

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

Name: *

Abeer Sandher

Email address: *

abeer.sandher@gmail.com

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

Objection to the New Development – 12 Riverside Quay, Southbank

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



[objection_to_the_new_development_12_riverside_quay_southbank.pdf](#)

82.29 KB · PDF

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

Yes

I am an owner and resident of Eureka building. I would like to voice my objection to the new development of 12 riverside quay for the following reasons:

1. The 120m height is much higher than the existing 'Esso' building, the PWC building and also the Herald & Weekly Times building which, is 111m high but they are at the back of this development. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall. It will impact the underlying structures and puts a shadow on Yarra river. Keeping the current building height as is would be more appropriate.
2. The area between Hamer Hall and PWC building is being flooded with commercial buildings being squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the riverscape.
3. The proposal is going to have a definite direct impact on Eureka Tower - it will be a line of site/overshadowing issue maybe up to level 40 or so. The privacy of residents in Eureka will be severely impacted as they will face directly into this building. Moreover, Eureka owner's investment in the apartments will severely reduce. The whole facade of the Eureka tower will be destroyed.
4. Eureka views and amenities of existing residents will be significantly reduced and impacted. Additionally, long term COVID impact; residents are staying more at home. Organizations are encouraging people to work from home. Therefore, views and privacy become even more important long term.
5. This proposed build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Suggestion keep the current building height as is would be more appropriate. To the left of this site we have numerous offices/commercial buildings already.
6. Early morning shadowing will cover a lot of the recently developed park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.
7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.
8. The proposal significantly destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

9. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behavior of the taxi drivers that has been experienced by residents cannot continue, which has already been raised to Mayor's office and has been acknowledged.
10. It will increase traffic congestion in the area already carrying too much traffic. Present taxi rank has been an ongoing issue.
11. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.
12. During the proposed construction Eureka Tower will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.
13. Southbank has already have too many eateries - more variety at least that compliments what is there. However, analysis needs to be conducted to see if there is a requirement for further eateries given the population in the area.

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

*

Name: * Wanda Buza

Email address: * zubawanda@gmail.com

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * !2 Riverside Quay

*

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

I wish to object to this development. The proposed redevelopment will completely destroy the Southbank precinct in this area. Already there has been extensive development in this area.

And with each new development more high rise buildings are crammed into narrow and small plots of land, with a loss of light- and openness that makes the South bank area somewhere where people love to live.

When we first moved in it was a delightful area- an open landscaped path to the Yarra River. We had sun in the afternoon. Then the PWC building was heightened-, work start on Australia 108. For the last few years our balcony has been covered with construction dust. We cannot breathe properly - and yet still more development.

The ESSO building with its round and atrium is attractive - and the adjacent walkway with its gum trees and stones seats was a pleasure to walk though.

You are squeezing out the spaces between the building and are allowing construction at four times the maximum densities permitted in other major cities. The place will become unliveable if you allow this developments like this

to proceed.

How can our policies allow developments like this? The scale, form and spacing of these clustered towers is our of control. Do we not have proper planning controls in Melbourne? The result is that we may create the slums of the future.

It not acceptable for the Council to sell off land to developers. The Council needs not be in the pocket of developers, but to be able to assess a proposal based on whether it preserves the cultural values of the area, and what people who live there would like. Overseas development companies do not care about people who live here... it is all about profits. Why would a Malaysian development company care about us?

Please excuse me if I express my anger in this way. But we want Southbank to be a great place to live. Please do not continue to destroy it, by permitting yet another high rise development.

Wanda Buza

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

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

*

Name: * Robert Garnett

Email address: * rfjegarnett@gmail.com

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Esso proposal Southbank.

*

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

I object to this proposal on the following grounds. The height of the proposal will be twice the present height (15 to 30 stories). The new all ready approved Southgate is only 21 stories. Langham hotel 20 stories. It is an important (to Melbourne) river frontage site. It will impede on views to all behind it already in existence. The significant river frontage will shadow sun light in the proposed park at the side all day long. It will cause significant more because of the extra height wind tunneling already in existence. There are too many eateries in the Southbank Blvd area (new Southgate building will be adding to it). It will cause a market type ghetto in the small area. it destroys the ambience of the relaxing area. The traffic congestion will be enormous. More taxi problems, twice the traffic to the proposed building being twice the height, Langham hotel, Travel Lodge hotel, Freshwater Apartment building, Eureka Tower (825 apartments) with its sight seeing tourist attraction. other high rise building going up in Southbank, BMW site (Green Spine), ARA development, Southgate redevelopment. The developers are giving nothing away when you consider their gain in this proposal. It will be 6 to 10 yrs to fully develop, causing dust and grim increased traffic and redirected traffic hazards. Council planning Convener Nicholas Reece said in the Herald Sun, "Southbank is Australia's most densely populated suburb and Southbank Promenade is our busiest Promenade, hard to think of a more important location on Melbourne waterfront, dominated by a single undefined monolithic building". Yet he proffers to promote this most important parkland as market ghetto. The Eureka tower has done more to promote Melbourne world wide than other building in Australia. Mr. Reece as lost my vote. How can he say

these things and back this proposal to go ahead. I condemn this proposal and hope Minister Richard Wynne sees through what it is. it is not a benefit to Melbourne but a benefit to to the developers backed by Nicolas Reece.

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

Privacy acknowledgement: *

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

Name: *

Neha Sandher

Email address: *

neha.sandher@gmail.com

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

Objection of development at 12 riverside quay

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

Please see attached

Submissions will not be accepted after 10am.

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



[12_riverside_quay_development_objection.docx](#) 15.53 KB ·

DOCX

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

Yes

I am an owner and resident of Eureka building. I would like to voice my objection to the new development of 12 riverside quay for the following reasons:

1. The height proposed for this developed is much higher than the existing Southbank developments. Given the proximity of the building to the Yarra river water front, this possess several structural challenges and additionally cast massive shadow on the Yarra river. Current height of the old Esso building at 12 riverside quay is inline with other development and should be maintain at that level to reduce the impact to adjacent buildings and their residents.
2. The proposal is going to have a definite direct impact on Eureka Tower which is a landmark of Melbourne that draws groups of tourists to this site on daily basis, an icon and pride of Melbourne. The privacy of residents In Eureka will be severely impacted as they will face directly into this building. Moreover, Eureka owner's investment in the apartments will severely reduce. The whole facade of the Eureka tower will be destroyed.
3. Eureka views and amenities of existing residents will be significantly reduced and impacted.
4. This proposed build will also have a massive impact on the open spaces and the push from government to build more green pastures and open space around the CBD.
5. Early morning shadowing will cover a lot of the recently developed park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.
6. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.
7. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behavior of the taxi drivers that has been experienced by residents cannot continue, which has already been raised to Mayor's office and has been acknowledged.
8. It will increase traffic congestion in the area already carrying too much traffic.
9. During the proposed construction Eureka Tower will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

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

*

Name: * DAVINDER SANDHER

Email address: * ds.sandher@gmail.com

Date of meeting: * Tuesday 13 October 2020

Agenda item title: OBJECTION FOR 12 RIVERSIDE QUAY DEVELOPMENT

*

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 news about the proposed project of redesign and reconstruction of Esso Building came as a total shock, dismay and anger for us living here as owners for the past three years.

Following salients helped us in arriving at the decision to invest in Eureka Towers:-

- A. All around views and open spaces
- B. Healthy mix of commercial and Residential complexes to make living convenient
- C. Availability of average per head space vis a vis land available to avoid claustrophobic Effect or cluttering effect
- D. Fantastic view of the Riverfront and the ongoing activities the year around
- E. Close vicinity of the Botanical gardens, Olympic parks etc which are a source of healthy lungs for the humanity living here

F. Easy access to the City

G. Sufficient infrastructure to support the population: metro, bus stands etc. Given Cov19 impacts, there are less people within CBD and in offices leading to less demand for additional commercial buildings and infrastructure

H. Likely no future developments masking the views of the riverfront and the resultant shadow effect of existing living areas

With above in view heavy investments were made to settle for good and continue enjoying your desired lifestyle. The proposed reconstruction is obviously going to destroy all that we paid for and feel cheated. After all how can a decision of this magnitude be taken without giving due consideration to those who have already invested their lifetime earnings to come and live here. They definitely need to be part of the decision process and not be victims of “fait accompli”. Viewed from the riverfront, all the buildings are confirming same height to present uniformity, less shadow effect on the row of buildings behind the first row and less pressure on the compactness of the river bank. Allowing one building to raise its height is bound to have a cascading effect on the other structures in the same row. Besides it being ugly, will surely impact the aesthetics of all the buildings in the neighbourhood and set off a rat race. How will the council draw a line and say no to the rest. Would recommend strongly that statuesque be maintained.

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

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

*

Name: * Godfrey Clay

Email address: * clay88@bgipond.net.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 13 October 2020

Agenda item title: * 5.2 Ministerial Planning Referral: ID-2020-4, 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

Alternatively you may attach your written



submission by uploading your file here: [ministerial_planning_referral_id_2020_4_12_riverside_quay_esso_building_objection_submission.docx](#)
16.88 KB · DOCX

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

(Section 223)

Committee in
support of your
submission:

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

5.2 Ministerial Planning Referral: ID02020-4, 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

The reasons for my objection to the development of the “ESSO” building and the triangular parcel of land to the southwest are as follows:-

1. The 120m height proposed is much higher than the existing 'Esso' building, it should not visually dominate the quality of the Southbank Promenade's riverscape and compromise the character of adjacent existing low-scale development. There should be a mandatory setback and height controls fronting any future developments and not allow developments to be built right at the river's edge. To replace the existing building to its current height with a new design would be preferable as it is not going to alter the current riverscape and the amenities.
2. Views and amenities of existing residents in Eureka Tower (fronting the Yarra River) will be impacted and significantly reduced with the new proposed development. There should be a provision of adequate sunlight, daylight, privacy and outlook from habitable rooms which will be compromised if this development is approved.
3. The proposal is going to have a definite impact on Eureka Tower - it will be a line of site/overshadowing issue maybe up to level 40 or so. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, resulting in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade.
4. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.
5. The City of Melbourne should not compromise with the developer on portions of their land for this development to take place to which the Council should protect and enhance the amenity of public areas little as it is now by reducing public space; provide attractive environments that are conducive to a range of tourism and recreational activities; maintain and enhance public access to and throughout the Southbank Promenade frontage for public use and not allow the developer to build on open space.
6. It will increase traffic congestion in the area already carrying too much traffic.
7. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings and to have more will produce a substantial negative impact on the environment as a whole affecting the existing climatic conditions of the terrain and the environmental balance of the inner city living environment. Melbourne has been voted to be one of the most liveable city over the years, please let us keep it as it is!

8. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.

9. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

10. During construction Eureka Tower will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

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

*

Name: * Ernest E. Smith

Email address: * ees47@bigpond.com

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Ministerial Planning Referral ID-2020-4 for 12 Riverside Quay Southbank 3006

*

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 Ernest E. Smith of [REDACTED] 7 Riverside Quay Southbank 3006 Victoria object to the new proposed development of the ESSO building at 12 Riverside Quay Southbank 3006 Victoria for the following reasons (as below):

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.

4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

6. Too many eateries – more variety at least that compliments what is there.

7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.

8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

9. It will increase traffic congestion in the area already carrying too much traffic.

10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.

11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.

12. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

Regards Ernest E. Smith

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

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

*

Name: * Maria Di Federico

Email address: * mariadf2@bigpond.com

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Referral ID 2020-4

*

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

I object the plan By Nice Future International Investments to proceed.

The Building project will not be of high standard.

It will block Eureka Views, which was build FIRST should be considered and not destroyed by others.

The traffic will be chaotic, thus will become a danger to pedestrians.

The Commercial and residential loading and unloading will be a danger to the pedestrians.

Additional residents will affect the climat.

More buildings build on Southbank will eventually impact on the river in years to come.

Stop the excessive buildings Built along the river bank . The land will not cope eventually and the buildings will give up eventually.

A class action against the Melbourne Council for its decisions will be imminent.

Please indicate Yes
whether you
would like to
address the Future
Melbourne
Committee via

phone or Zoom in
support of your
submission: *

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

*

Name: * Kara Bertoncini

Email address: * karabertoncini@gmail.com

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * Ministerial Planning Referral: ID-2020-4, 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

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.

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

2. Views and amenities of existing residents will be significantly reduced.

3. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.

4. Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

5. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

6. Too many eateries – more variety at least that compliments what is there.

7. The City of Melbourne will sell off a small portion of their land for this development to take place, which will reduce the public amenity in the area.

8. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

9. It will increase traffic congestion in the area already carrying too much traffic.

10. Other significant developments in the area have already been approved, there are other developments within 200 metres of this site that have already been approved e.g. BMW building and the ARA development of Southgate Plaza next to and including HWT buildings.

11. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.

12. This will increase the flow of taxis in the area. There is already a significant taxi issue in the area (during normal conditions) and this area is significantly impacted. Increased taxi and the behaviour of the taxi drivers that has been experienced by residents cannot continue.

13. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating.

Please indicate No
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Melbourne
Committee via
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support of your
submission: *

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

*

Name: * Yolanda Gerges

Email address: * yolanda.gerges@gmail.com

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Esso Proposed Development Riverside Quay

*

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 submitting an objection to the proposed development of the ESSO building for a number of reasons, primarily because, the build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.

Furthermore, early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents. The area is already struggling with overshadowing from buildings and during the day barely gets any sunlight.

Please indicate Yes
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submission: *

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*

Name: * Shelley Sondher

Email address: * shelley.sandher@gmail.com

Date of meeting: * Tuesday 13 October 2020

Agenda item title: Objection for 12 riverside quay development

*

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 an owner and resident of Eureka building. I would like to voice my objection to the new development of 12 riverside quay for the following reasons:

1. The 120m height is much higher than the existing 'Esso' building, and this will have a direct impact to Eureka building moreover as this is near the Yarra river, it will impact the underlying structures and puts a shadow on Yarra river.
2. The proposed height will definitely impact the privacy of the residents of Eureka as they will face directly into the building and moreover sunlight will also be affected. Eureka owners investment into the apartment will have a huge loss. Eureka being the most prestigious building of Melbourne will loose its charm ,as this was the favourite destination among the tourists who visit Melbourne.
3. The proposal will also make this place so crowded and residents will not be able to enjoy the open place in front of Belgian beer as the building will overshadow the park.

4. This proposal will significantly destroy the the Ambeince and amenity of having open space of Southbank and will increase the flow of taxis making the place overcrowded

Please indicate Yes

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submission: *

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

*

Name: * Peggy Xu

Email address: * peggyxu@yahoo.com.au

Date of meeting: * Tuesday 13 October 2020

Agenda item title: New Development – 12 Riverside Quay, Southbank

*

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 would like to submit an objection regarding the development at 12 Riverside Quay. I have the following reasons:

- Views and amenities of existing residents in the surrounding apartment building will be significantly reduced.
- The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.
- Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate.
- Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.
- The City of Melbourne will sell off a small portion of their land for this development to take place, which will

reduce the public amenity in the area.

– The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

– It will increase traffic congestion in the area already carrying too much traffic.

Please indicate **No**
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Melbourne
Committee via
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support of your
submission: *

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

*

Name: * Frank Tudic

Email address: * frank.tudic@gmail.com

Date of meeting: * Tuesday 13 October 2020

Agenda item title: New Development 12 Riverside Quay Esso Building

*

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 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall.

Its relevant to the position on the Yarra Frontage. The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) & will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PWC or Langham buildings would be more appropriate. During construction ET will suffer damage to the building from dust, construction noise, traffic noise and reduced vehicle access for at least 8 to 10 years when all proposed towers at HWT area and BMW sites are operating

Please indicate No
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support of your
submission: *

Privacy acknowledgement: *

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

Name: *

Janelle Jones

Email address: *

janellej2020@gmail.com

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

5.2 – Ministerial planning referral – ID – 2020 – 4, 12 Riverside Quay Southbank

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.

We are residents of Eureka Tower and would like to lodge an objection to this planning permit due to our views and amenities being reduced along with an increase of traffic and noise both during construction and on completion of the development.

We are also concerned that public space will be reduced with this development.

We appreciate you taking the time to consider this objection.

Janelle Jones (Klomp) and Calvin Atkins

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

No

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

*

Name: * Michael Siles

Email address: * michael.siles@bigpond.com

Date of meeting: * Tuesday 13 October 2020

Agenda item title: ESSO Building redevelopment Excessive height

*

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 Committee Chairperson,

I strongly object to the excessively high proposed building development at 12 Riverside Quay. The 30 Storey commercial building section of the development will be 120m in height.

The beauty of the Melbourne river landscape with its wide-open views along the North and South parts of the river is breathtaking. We have loved looking across from this Southbank area in both directions and seeing this majestic river and promenade along the South and North banks.

While there is development along South Bank promenade (Immediate river front) most commercial structures have been modest and are not intrusive to the overall vista and overall general landscape. So far building heights immediately along the river have been carefully managed to reasonable height levels not to destroy the open expanse of the river views.

My wife and I love the wide river scape that extends beyond the immediate North and South riverbanks and include the Southbank promenade and Southbank Promenade buildings at relatively low height levels. This gives us a beautiful sense of expanse that show cases our beautiful city.

While beautiful high rise buildings, architecturally and sustainably designed can enhance city appearances, the community still needs to be able to enjoy street scapes and river scape views that does not destroy our "Garden State" and visual open nature of Melbourne's Unique character.

We have wide city streets in general in the CBD and do not allow North Bank buildings to excessively shadow the Yarra river and we have wide river views in general and Southbank should be protected and not transformed into a commercial centre that will destroy the appearance of this special location.

My wife and I believe the height of the current ESSO building should not be exceeded and any building located on the promenade or within 100–150 m of the river bank should be limited in height to less than 20 storeys or 80 metres. This will protect Melbourne’s Unique style and beautiful river scape.

Even though the developer’s submission places the 30 stories or 120m to the south of the property, the excessive height will still be detrimental to the whole Southbank community river feel.

While I own an apartment on the 50th Floor of Eureka tower, it is obvious to me that many lower level residents will be affected through “shadowing” from the proposed 12 Riverside quay 30 storey development. In addition, the shadowing will also affect the Park/Garden setting North of the Belgium Beer Café. These are also another concern to the local community.

We assume that the development will have traffic studies undertaken to show no further traffic (Motor vehicle) congestion in the area, and hope that this will be considered, especially given the proposed size of the building/commercial concentration at the ESSO site around the existing Eureka Residential Tower.

We hope, my Wife and I can be given the opportunity to participate in any further reviews/meetings or proposals and we are given the chance to further express our serious concerns.

Michael & Ingrid Siles

12 Oct 2020

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

Privacy acknowledgement: *

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

Name: *

Julie Risbey

Email address: *

pjrisbey@bigpond.com

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

Future Melbourne (Planning) Committee Agenda Item 5.2

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

Refer attachment for 12 Riverside Quay – Ministerial Planning Referral: ID-2020-4

Submissions will not be accepted after 10am.

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



[201013_feedback_to_12_riverside_quay_proposal.pdf](#) 88.53

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No

Feedback to Future Melbourne (Planning) Committee for 13 Oct 2020 Agenda Item 5.2 regarding the Proposed Development at 12 Riverside Quay, Southbank (Ministerial Planning Referral: ID-2020-4)

We write to formally provide our feedback to the amendment submission for the proposed masterplan redevelopment at 12 Riverside Quay, Southbank.

According to the Southbank Structure Plan 2010, the subject site has been identified as being developed to capacity. However, the proposal seeks to further develop the site to more than twice the "full capacity" and to increase the preferred building height by a factor of six times, from 20 metres to 120 metres.

There is no planning scheme or policy framework that allows for an extortionate increase in Plot Ratio (Floor Area Ratio - FAR) or to exceed the Maximum Building Height. It appears that it is up to the Minister or specific authority to accept the developer's proposal in discarding the Planning Scheme, and to push beyond the Planning Guidelines, by counter-offering 'public incentives'.

The 'public benefits' outlined in section 2.4.2 of the report are flawed, as follows:

- The north-west corner of the existing ESSO building is already an 'open space' (as required under the planning permit for the existing building), and there is no justification that the continuation of this arrangement, (to retain the open space and to preserve the 'status quo'), represents an obligation to the developer to the value of \$25 million. Further the calculation of this value is based upon the assertion, that an area of 1000m² (at a value of \$25,000/m²), is proposed to be surrendered, however there is no reference to any offset that the proposed acquisition of the 295m² triangular land in the southwest corner of the site, would provide.
- Southgate Avenue between the subject site and Southgate Plaza, is a localised service road and does not require widening to serve this purpose. The proposed plan includes a 3m wide strip of land on its eastern boundary for road widening. This would only benefit the subject site itself, as it provides for increased access and services to the site. Therefore, the report justifying that it represents a contribution of \$7.17 million to \$11.95 million, of public benefit, is false.
- The suggestion that the developer is entitled to additional development area as well as to offset the perceived potential value of the site for residential purposes (presented value \$117.375 million), when the site is clearly zoned for commercial development (presented value of \$111 million) is fundamentally unsound, and frankly outrageous.
- The subject site falls within the Capital City Zone CCZ1, and the Southbank Structure Plan 2010, identifies that the proposed land use for 12 Riverside Quay site is 'Commercial & Entertainment'.

In summary, the proposed public benefit of nominally 12.5% of the site area, (given that the 295m² triangular land to the south west corner of the site is proposed to be acquired the developer), is not commensurate with the 100% increase in plot ratio, sought by the developer.

This is a disproportionate proposition, which provides for overdevelopment of the site both in terms of development area and as a consequence, resultant building height.

Further, the proposed uplift of commercial floor space, will generate increased traffic movement within the already congested neighbourhood, which will certainly not be a public benefit.

We do not agree with the Assessment (Page 54 of 84), in respect of the following issues:

Building Height

Section 7.1.6 of the report, suggests that; *'the development steps up towards the rear and sits comfortably between the lower built form along Southbank Promenade and taller buildings on City Road'*.

The subject site is located within Area 1, River Environs, adjacent to the Langham and opposite Travelodge. The preferred building height identified in the guidelines, should not be compared with that of the City Skyline, or City Road Southbank, since the height requirements in Design Development Order (DDO60A1) are subject to different requirements. It is reasonable to consider that the proposed maximum height should not be taller than the adjacent Langham Tower subject to plot ratio cap, setback, overshadowing and associated planning requirements.

As noted in the Assessment (Page 55 of 84), the proposed façade to the development facing Southbank Promenade, exceeds the 20m permitted wall height by 4m. We would note that the height is indicated at 24m, however this excludes the height of the balustrade which extends this to 25m.

This is confirmed in Section 3.1.1, where the Development Summary indicates the developer's intention to further increase the building height by an extra metre by 'excluding the balustrade height' i.e. the wall height is exceeded by a total of 5 metres

Wind

The assessment is biased towards the developer, stating that '*The development does not result in unacceptable wind and shadow impacts as set out in Section 8.2.4 of this report*'. The wind assessment was derived from a desktop study only (not an environmental wind tunnel test) and does not properly represents the actual conditions.

As residents of Eureka Tower for more than 13 years, we have first-hand experience of the chilling wind tunnel effects along Riverside Quay. The proposed built form will exacerbate this condition. Further, there is no 'surrounding shielding' as claimed in the report section 8.2.4.

Overshadowing

Section 2.4 (Page 33 of 84) indicates that the developer has submitted revised plans on 21 September 2020. However, significantly, the shadow casting in the proposal is derived from a 'previous non approved building form' (refer page 59 of 85).

These diagrams do not therefore accurately demonstrate the extent of the overshadowing that the proposal will cause. This action suggests an intent to not reveal the true extent of overshadowing.

Review of the proposed building height and location against solar altitude and azimuth angles, suggests that the current development report fails to demonstrate that the significant overshadowing of the residential units located on both the northern and eastern faces of Eureka Tower that will occur. Shadow cast elevations are required to properly illustrate the shadow cast on the prescribed dates. Eureka Tower's resident's enjoyment of winter sunlight must be maintained.

Noise

The proposed plan shows outdoor dining located to the western side of site, and on the south-west triangular parcel of land, immediately adjacent to the windows to the north and north-east facing Eureka apartments. Due to the immediate proximity to Eureka Tower, an unacceptable level of noise contamination will inevitably be generated by the proposed outdoor dining activities.

Taxi Congestion

Riverside Quay has become the taxi queuing zone for the Langham, Southgate and the Mirvac properties. Taxi congestion has been a significant concern and frustration for many years, and continues to worsen. No solution has been found or implemented to resolve this issue. The extension of dining activities to 12 Riverside Quay will serve only to exacerbate this problem further and should not be permitted.

Conclusion

In concluding, we would quote the 'Melbourne Planning Scheme' which states that; 'the development must demonstrate how the Development Build Form complies with requirements, and that a permit must not be granted for buildings and works, including the replacement of the existing building, which exceed the Maximum Building Height specified'.

The proposed development at 12 Riverside Quay, comprising of a 'step-up to high rise', 30 storeys commercial tower, with an increased plot ratio of 100%, does not meet with the Melbourne Planning Policy Framework requirements and a planning permit should not be granted.

Privacy acknowledgement: *

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

Name: *

Lam San Yeap

Email address: *

sanyeap@hotmail.com

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

Objection to proposed new building on Esso building site

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

Read with alarm that there is a proposed rebuild of the Esso building into a 120m high structure. As an owner of an apartment in Eureka Tower, the proposed building will have a huge impact in the area. Its height is one issue. It will cast a huge shadow over the area..... being so close to the river.

Secondly, the views and amenities of existing residents adversely affected.

Also traffic is already very congested in the area. The proposed building will further choke the traffic flow to unacceptable level.

The riverside ambiance definitely be adversely affected.

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

No

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

Name: * Alex Danilov

Email address: * alex@ags.net.au

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * Objection to the proposed development at 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

Please write your submission in the space provided below and submit by no later than 10am on the day of the scheduled meeting. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

Submissions will not be accepted after 10am. The proposal is going to have a definite impact on Eureka Tower – it will be a line of site/overshadowing issue maybe up to level 40 or so.

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

Privacy acknowledgement: *

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

Name: *

Dan O'Keeffe

Email address: *

danok@bigpond.com

Date of meeting: *

Tuesday 13 October 2020

Agenda item title: *

Item 5.2 'Ministerial Planning Referral ID-2020-4.

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



[sra_submission_to_fmc_13th_oct_2020_item_5.2.pdf](#) 135.40

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

No



PO Box 1195 South Melbourne VIC 3205
Phone: 03 9028 2774
ABN 58 986 783 321 Cert. of Inc. A0036364B
info@southbankresidents.org.au
www.southbankresidents.org.au

Future Melbourne Committee – 13th October 2020
Item 5.2 ‘Ministerial Planning Referral ID-2020-4.
12 Riverside Quay, Southbank and the triangular parcel of land in the southwest

Submission

It is pleasing to see that some action has been initiated on a site that has been vacant for some time.

The proposed development has a number of positive aspects that show some thought has been put into the design. However, how the building will fit into its neighbourhood raises a number of concerns.

The positive aspects are:

- The provision of 1000 m² public space on the north side,
- The \$1 million contribution to the design and delivery of the new public space,
- The retention of 254 – 351 m² of private space on the western side as publicly accessible and
- The set backs from public spaces and the tiered nature of the elements in the design.

These are a very generous contribution by Nice Future Investment Pty Ltd to the City of Melbourne and to the people who live and work here.

However, we trust that this does not leave Riverside Quay Square with two pocket parks at opposite ends with a wide pedestrian and vehicular pathway in between.

When the south western pocket park was being designed, there were City of Melbourne drawings showing how the pocket park would be part of a larger re-developed square that would be completed in the future when funds became available. The SRA hopes this planned for improvement can be revisited with this development.

The concerns about the proposal are:

- The height of the proposed building (30 storeys) significantly exceeds the height of adjacent existing and planned buildings. Langham Hotel is 20 storeys and the proposed building for Southgate is 21 storeys. If a height of 30 storeys is approved, it will set a new norm and one would expect the proposed Southgate building would be increased to match it.
- The proposal considers shadowing, but only between the hours of 11:00am and 2:00pm on 22nd September. However immediately west of the building is a ‘pocket park’ in Riverside Quay Square with ‘seating ... and play equipment’. This recently completed area, which has become popular with locals seeking a place to have a coffee in the early morning sun, will now be in shadow for much of the year.
- The height of the building will also increase the detrimental aspects of the wind. While there will be some impact on the Promenade from the downdraught on the north face during the tiered architecture, the major impact will be on the east and south sides of the building. Southgate Ave and Riverside Quay are narrow roads with reasonably tall buildings on the other side of the road, Langham Hotel and Travelodge, resp. The footpaths on these roads are commonly used by pedestrians accessing Southgate. The downdraught will at times make walking these thoroughfares an unpleasant experience.
- While the ID requires high environmental standards, one would have hoped to see a greater presence of greenery in the plan. The proposed nearby Beulah development with its exemplary amount of greenery should encourage any new builds to aim to emulate that standard.

- Of related concern is the interior tropical rainforest within the existing building, which presumably will go. Check this article https://www.southbanklocalnews.com.au/editions/article/is-southbank-about-to-lose-its-secret-rainforest_8919/ This has been a wonder to the many pedestrians who walk the Promenade. It is hoped that it could be retained in some form. However if not, an ‘Open Day’ would be very much appreciated, so that local residents could appreciate it close up.

New Build: Environmental concerns and Opportunities

The proposal includes the demolition of the existing Esso Building and the construction of a new building. The Esso Building is a quite adequate building as a commercial property. The environmental cost of destroying such a building and disposing of the waste is quite significant. In such cases the planning process should seek evidence as to why the existing building is not fit for purpose and what will happen to the waste.

However a new build does provide an opportunity to be innovative and to solve existing problems within the area.

Taxis: The massive increase in the number of taxis in recent years has placed a severe strain on the city. Taxis clog up the streets and illegally park as they chase rides. There is also a tension between taxi drivers and other road users, and sometimes between the taxi drivers themselves.

One solution being tried near Crown is to use space under Kingsway as a holding bay for taxis. To solve the problem of taxis feeding the Langham and offices in Southgate, it should be possible for the City of Melbourne and the developer to negotiate providing space for about 20 taxis in the underground car park so that they can easily feed the demand from the adjacent Langham.

Use of Roof Space: The roof space is large with an uninterrupted northern exposure. One would have expected the proposal to highlight innovative ways to use this space for energy generation and /or plantings that might have a focus on recreation, a market garden or just basic cooling.

Catering: While Southbank is well served with eating establishments, there is a sameness to the offering with an emphasis on ‘turistico’ menus. There should be an encouragement to offer something different. Mirvac tried this in their development on the other side of Riverside Quay Square, hoping to focus on local residents.

Recommendations:

1. Lower the height to match the adjacent buildings that front Southbank Promenade and to provide sunshine to the south west pocket park.
2. Explore the opportunities of a new build to solve traffic and other problems in the Southbank area.

Dan O’Keeffe OAM
SRA Committee member
Southbank VIC 3006
danok@bigpond.com

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

*

Name: * Alexandra Fiora

Email address: * afiora5@gmail.com

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * 5.2 Ministeril PLanning Referral: ID-2020-4, 12 Riverside Quay, Southbank and the triangular parcel of land to the southwest

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 opposed to the proposed development of 12 Riverside Quay, Southbank for the following reasons:

1. COVID impacts – we are yet to see what the new normal is going to look like as we are still in the midst of the covid pandemic and lockdown. One thing is certain though, our previous way of life will not continue into the future. What we have learned so far is that people don't need to work in offices to get their jobs done. In fact, all our office towers in the Melbourne CBD are currently empty and many employers will reassess their leases as it is becoming increasingly clear that people will not be returning to the CBD for work on a 5 day a week basis. To this end, why do we need another 30 storey office tower when there will be plenty of capacity around the cbd, and in some cases, businesses will opt for satellite low rise offices in the suburbs instead?
2. Construction fatigue – being a resident of Southbank over a few years, the volume of construction sites (and those that are yet to come that are already approved) is obscene. This is the most densely populated suburb of Melbourne, and yet we still think it is appropriate to construct more residential towers and more office towers. Do we all realise that despite this population density, we still allow trucks with highly flammable materials travel along City Road on a regular basis? This is an accident waiting to happen. I would also like to point out that the City of Melbourne's 'development activity model' website does not include the fact that this site has applied for a permit –

how many other sites is the City of Melbourne not telling us about? This lack of transparency, particularly regarding this development, is unacceptable. How are we, the ratepayer and residents, meant to trust the City of Melbourne in making appropriate decisions for our future when your record keeping isn't in order?

3. Traffic – the area of the proposed development is serviced by a street that is in some places one way (Riverside Quay), and the entrance to Southgate Avenue is via a turning lane from City Road, where trucks with flammable materials and live stock travel. Greater Melbourne already has traffic issues, we don't need to create further congestion in an already densely populated area. Whilst the site has proximity to public transport, the reality is that a large volume of people will still continue to drive.

4. Building height – The proposed 120m height is much higher than the existing 'Esso' building, the PWC building and also the Herald & Weekly Times building which is 111m high and 30 stories. The proposed development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river it should not be so tall. Views and amenities of existing residents will be significantly reduced, including overshadowing issues.

5. Town planning – Its relevant to the position to the Yarra Frontage The build will overshadow the Yarra River, create a claustrophobic feeling to the open space, result in overbearing wind convection problems (wind tunnel effect along Riverside Quay) and will set a precedent for other developments to go to this height and beyond, thus destroying the amenity of the promenade. Maybe a lower height limit to that similar to the PwC or Langham buildings, or even a refurbishment of the existing structure, would be more appropriate. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

Please indicate No
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would like to
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Committee via
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support of your
submission: *

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

*

Name: * Peter Goss

Email address: * peter@drgoss.com.au

Date of meeting: * Tuesday 13 October 2020

Agenda item title: * 5.2 Ministerial Planning Referral: ID-2020-4

*

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

I wish to object to the current plans to develop the former Esso building at Southbank.

This plan smacks of greed and short-sightedness with respect to diminishing the living experience and public amenity use of this area.

Southbank is already in danger of growing into a dank, "Gotham City" region – this plan will add to that concept.

The proposed development is far too tall. It will have significant public realm impacts with respect to shadowing Riverside Quay and the public spaces (some just built) designed for public amenity. The wind tunnel effect will be magnified, the sense of claustrophobia increased. There will be even more traffic and need for waste disposal and parking.

All cities of beauty have low level buildings close to rivers. For the sake of profit (and are commercial premises now in very poor demand after Covid has re-written the demand for such buildings?) that motivation is now far from certain.

This proposal has everything about the self-interest of the developer (with a healthy payment to Council) and absolutely nothing for the aesthetics. It will destroy public usability of the area. Residents are likely to feel more enclosed and restricted with associated impact on mental health. Those who invested in iconic buildings like Eureka Tower have every right to feel let down and angry that the value of their homes is being downgraded to benefit an overseas company profit margin. Let alone the inconvenience of noise, dirt, and traffic issues during construction.

In speaking with many people from Geelong and Melbourne, I have found no one who supports further high-rise development so close to the Yarra River for no public benefit.

Dr Peter Goss MB BS FRACP

peter@drgoss.com.au

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

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

*

Name: * Haldun Suleyman

Email address: * dpsproperty@hotmail.com

Date of meeting: * Tuesday 13 October 2020

Agenda item title: New Development 12 Riverside Quay, Southbankf

*

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.

1. The 120m height is much higher than the existing 'Esso' building, the pwc building and also the Herald & Weekly Times building which, according to the internet, is 111m high. 30 stories. The new development replacing Southgate is proposed 21 stories and the Langham is currently 20 stories. As this development is closer to the river, it should not be so tall. The riverscape will be adversely affected.

2. Views and amenities of existing residents will be significantly reduced. My view in particular will be affected

3. Its relevant to the position on the Yarra Frontage. The frontage will be spoiled as it will have a very high building along it. It will unbalance the "steetscape " along the river.

4. Early morning shadowing will cover a lot of the park area out the front of the Belgium Beer Café that has been put in there for the benefit of residents.

5. The proposal destroys the ambience and amenity of having open space and scenic aspects of Southbank Promenade.

6. It will increase traffic congestion in the area already carrying too much traffic.

7. The area between Hamer Hall and PWC building is being flooded with commercial buildings squeezed between Residential buildings (Quay West, Langham hotel, Travelodge, Eureka Tower) creating a ghetto like atmosphere destroying the rivers scape.

Please indicate Yes
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support of your
submission: *

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

*

Name: * Carla Fiora

Email address: * carlafiora@bigpond.com

Date of meeting: * Tuesday 13 October 2020

Agenda item title: 12 Riverside Quay Southbank

*

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.

As per your phrase

As part of our efforts to contain the spread of COVID-19, and pursuant to the provisions sections 394 and 395 of the Local Government Act 2020, Council and Committee meetings will be held virtually until further notice. To protect the health, safety and welfare of all, physical attendance by members of the public at these meetings will not be permitted.

Covid19 has changed the world in a variety of ways. Social distancing and working from home. With some buildings depending on the size of lifts only allowing one or two persons in the lift at any one time. Office towers are not full of workers and once the restrictions are lifted most office workers are contemplating working from home and going to the office for a few days instead of all week.

So stop all new construction of buildings in the city but spread it out further.

The city is congested with too many high risers as is. Why not refurbish what is there instead of demolishing and rebuilding. Which only causes dust, construction noises, traffic congestion.

Surely us as residents that live in the area we have a right to enjoy peace and quiet.

With new constructions our views are taken from us and we see a concrete jungle before our eyes. How distressing

Really

A 30 storey plus plant so in actual fact equivalent to a 32 storey.

When will the council stop thinking of the dollar sign and think of those who live in the city.

Please indicate No

whether you

would like to

address the Future

Melbourne

Committee via

phone or Zoom in

support of your

submission: *
