

Privacy acknowledgement: *

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

Name: *

Bruce Mapperson

Email address: *

bmapperson@questapartments.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 2 February 2021

Agenda item title: *

6.1

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.

One of my key objections is the proximity of the proposed building to the existing building at 8 Dorcas Street. The proposed building is still 7 metres from the boundary and 9 metres from windows, still well below the expected 10 metres. Why is Council recommending this reduced separation, and not insisting on the 10 metres?

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

Date of meeting: *

Tuesday 2 February 2021

Agenda item title: *

Agenda Item 6.1 – 10–16 Dorcas Street, Southbank

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

See attached cover letter

Submissions will not be accepted after 10am.

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



[319.0612.00__1016_dorcas_street_southbak__letter_to_fmc.pdf](#) 33.23

KB • PDF

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

Yes

Lord Mayor and Councillors
City of Melbourne
GPO Box 1603
MELBOURNE VIC 3001

1 February 2021

Dear Lord Mayor and Councillors

Future Melbourne Committee – 2 February 2021
Agenda Item 6.1 – 10-16 Dorcas Street, Southbank (TP-2020-235)
Use and development of dwellings, offices and a residential hotel

Tract Consultants acts on behalf of *Triumphant Wealth Capital Pty Ltd* in relation to the above matter which is due to be considered by the Future Melbourne Committee (FMC) on 2 February 2021.

The Proposal

The application seeks to demolish an existing eight storey office building (constructed in the 1980's) to construct a 19 storey building commercial and residential building. The proposal reflects the 'mixed use' zoning of the land, with the provision of 36 dwellings, 172 hotel rooms (and associated conference and restaurant facilities) and 1,600sqm of office space.

Architecture

PLUS Architecture has developed a truly unique architectural response to the site, providing a striking yet soft façade, which provides a transition between the blank, solid facades of both adjoining buildings. This has been achieved through the use of the angled grid frame, as well as the clear delineation of the façade into three main forms – mirroring the three main uses on site. The construction of each section to one side boundary, but well setback from the other side boundary, also minimised any potential 'canyon' effect of large street walls in the streetscape.

Planning

The proposal achieves a high level of compliance with the relevant planning controls applicable to the site, and has been designed to respond to its site context, paying particular regard to the existing conditions of the adjoining buildings. Most notably, the proposal will achieve the broader goals of the mixed use zone in order to provide both employment generating and residential uses which will assist in contributing to a vibrant neighbourhood.

The application was lodged with Council on the 25 March 2020, with several pre – application discussions occurring throughout the latter part of 2019. The project team have worked extensively with the City of Melbourne, incorporating planning, urban design and engineering feedback through every step of the process. A comprehensive response to the public submissions lodged to the proposal was also provided, which we understand was circulated to the submitters.

On behalf of our client we thank the City of Melbourne officers for their diligence and for the comprehensive assessment set out in the FMC report -and can confirm we are comfortable with all of the proposed conditions.

Contribution of the proposal to the municipality

Should this application be approved, the proposal will contribute positive to the evolving character of Southbank and the Shrine environs.

The provision of a high quality, contemporary residential hotel (to be operated by Voco) with facilities such as a restaurant, conference / function rooms and a gym will provide a positive experience for tourists once they are welcomed back to Melbourne after the COVID-19 pandemic. It will also provide 36 well designed dwellings to assist in meeting the growing demand for housing, as well as 1,600sqm of office space with complementary facilities for workers (such as end of trip facilities and outdoor terraces).

The construction of the proposal is also anticipated to generate approximately 1,500 construction jobs, as well as providing a much needed economic boost to surrounding businesses (such as cafes and restaurants), which have experienced a downturn of business in 2020 given the working from home arrangements in place during the COVID-19 pandemic.

Post construction, the building will also provide direct employment for approximately 120 employees, as well as the indirect employment generated through the increased spending in the local area.

Conclusion

The proposal before the FMC is for a high quality architecturally designed building which will contribute positively to the vitality of the surrounding mixed use area, is consistent with the relevant planning controls and policies of the Melbourne Planning Scheme (as outlined in the officer's report) and represents a substantial investment in the City of Melbourne, and will assist local businesses in recovering from the downturn experienced during the COVID-19 pandemic.

Given the above, we respectfully request that this planning permit application be approved by the Future Melbourne Committee, subject to the conditions outlined in the Delegate Report.

Tract, Plus Architecture and Triumphant Wealth will be lodging requests to speak at the FMC meeting and we would be happy to answer any questions the Councillors may have on the night.

Yours sincerely

Daniel Soussan
Senior Principal Town Planner
Tract
dsoussan@tract.net.au

Privacy acknowledgement: *

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

Name: *

Jessica Liew

Email address: *

jliew@plusarchitecture.com.au

Date of meeting: *

Tuesday 2 February 2021

Agenda item title: *

Agenda Item 6.1 – 10–16 Dorcas Street, Southbank

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

Please refer to the submission prepared by Tract Consultants

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: *

Yes

Privacy acknowledgement: *

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

Name: *

Ricky Phoon

Email address: *

ricky@bekl.com.au

Date of meeting: *

Tuesday 2 February 2021

Agenda item title: *

Agenda Item 6.1 – 10–16 Dorcas Street, Southbank

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

Please refer to the submission prepared by Tract Consultants

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: *

Yes

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

*

Name: * Anna Paris

Email address: * annauparis@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 2 February 2021

Agenda item title: TP-2020-235 – 10-16 Dorcas Street, 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 have read the report on the proposed Planning Permit Application and the Council recommendations. I would like to submit two objections: to the specific recommendations related to vehicle and parking concerns, and also to reduced amenity due to concerns re:proximity of proposed build to my open window living spaces in Apartment 8 (8 Dorcas St).

VEHICLE and PARKING

The original objections (Pages 35/36) on this matter (vehicle and parking issues) were significant as were the extended comments (Pages 35-37) to these from specific Council areas. However the final recommendations to respond to these significant concerns appear minimal and does not suggest to me an adequate assessment of the real impact on the local area has occurred. (Page 49, and 1e-h, 4,5,6). In fact, the evidence provided in the report is

hard to warrant that the proposed recommendations will adequately resolve the objections raised– with parking/ vehicle concerns being appropriately mitigated.

As an Owner who submitted an objection to this application early last year, I have not been informed of any additional council reports or been notified of any information relevant to this assessment related to parking/ vehicle impacts. What is in the current report is limited and does not appear to correspond accordingly to all concerns especially related to congestion etc.

It is also unknown if Council in undertaking their assessment undertook a comparative analysis of similar type building/ purpose/ location to measure the real impact in a similar site. It is also unclear if Covid 19 restrictions would have impacted on any of the assessment work completed by Council in making their final recommendations in relation to vehicle/ parking issues. I will pose these as two questions for question time in a written question submission also.

I would like further access to a more detailed assessment of this matter, or a more detailed response to my concerns.

AMENITY (Schedule 60)

I would like to submit my objection to the specific recommendations related to reduced amenity due to proximity of proposed build next to my open living space windows in Apartment 8 (bedroom and lounge– and balcony).

The report does not recommend any changes are necessary in this area despite being 9 metres rather than the recommended 10 metres distance from existing property. (Schedule 60) Whilst I agree the difference to natural light/ general lighting/ noise may be minimal between 9 or ten metres, I would argue that an additional metres distance of the proposed building to allow for more distance will lead to improved privacy and amenity for residents as well as hotel guests, and I object to the proposed 9 metre distance between my apartment (with living spaces in full view) and the proposed development. I would request further information and response to this.

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.) **

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*

Name: * Anna Paris

Email address: * annauparis@gmail.com

Date of meeting: * Tuesday 2 February 2021

Your question

TP-2020-235 – 10-16 Dorcas Street, SOUTHBANK

It is unknown if Council in undertaking their assessment to respond to parking/ vehicle related objections for the proposed development, undertook a comparative analysis of similar type building/ purpose/ location to measure the real impact on a similar site. Was this undertaken and if not, why?

Whether this analysis were part of the assessment, given the extent of objections why were owners not advised additional assessment/ reports had been completed throughout 2020 and could be available to the public? for review?

Would Covid 19 restrictions have impacted on any of the assessment work completed by Council in making their final recommendations in relation to vehicle/ parking issues? Given post March restrictions impacted significantly resulting in reduced traffic/ vehicle/ parking use of Dorcas St during the remainder of 2020.

Thank-you.

Privacy acknowledgement: *

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

Name: *

Cian Davis

Email address: *

cdavis@batesmart.com

Date of meeting: *

Tuesday 2 February 2021

Agenda item title: *

Lot S9, 208 – 226 Harbour Esplanade, Docklands

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

Request to give oral presentation

Submissions will not be accepted after 10am.

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



[210201_futuremelb_presentation.pdf](#) 3.90 MB · PDF

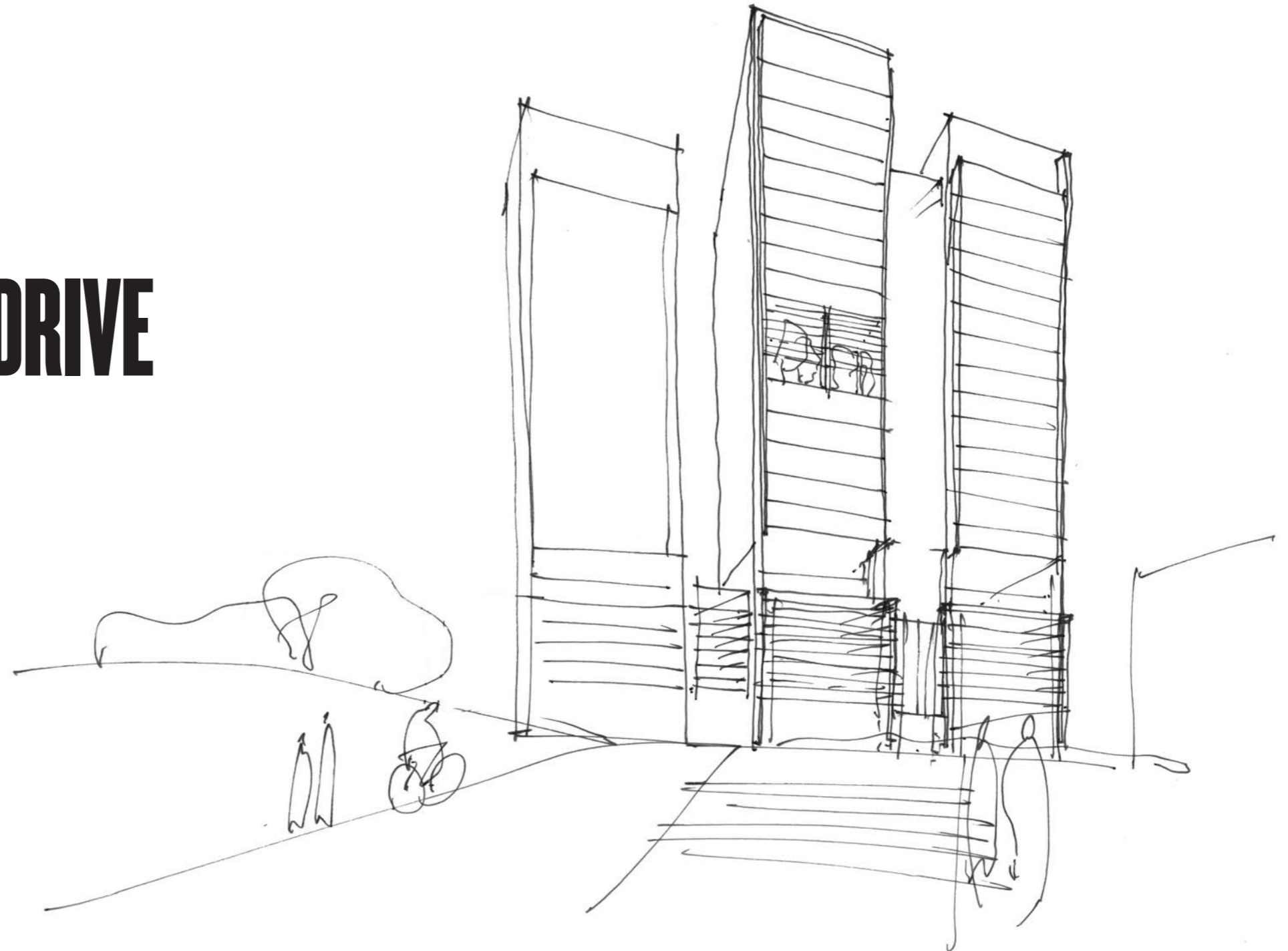
Please indicate whether you would like to address the Future Melbourne Committee via phone or Zoom in support of your submission: *

Yes

30-40 DIGITAL DRIVE

FUTURE MELBOURNE COMMITTEE

1 FEBRUARY 2021



BATESSMART™



BATESSMART™

VIEW 1. MAIN BUILDING ENTRANCE, CENTRAL PARK APPROACH



BATES SMART™

VIEW 2. 30-40 DIGITAL DRIVE COLONNADE & FORECOURT, VIEW LOOKING WEST ACROSS CENTRAL PARK TOWARDS HARBOUR ESPLANADE



BATESSMART™

VIEW 3. DIGITAL DRIVE, VIEW LOOKING SOUTH TOWARDS LA TROBE STREET



BATESSMART™

VIEW 4. 30-40 DIGITAL DRIVE, VIEWED ON APPROACH FROM 1000 LA TROBE STREET



BATESSMART™

VIEW 5. 30-40 DIGITAL DRIVE, VIEWED ACROSS CENTRAL PARK

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

*

Name: * Matthew Peckham

Email address: * matthew.peckham@bigpond.com

Date of meeting: * Sunday 2 February 2020

Agenda item title: 6.4 Night Time Economy Advisory Committee

*

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.

Although the contribution of our commercial theatres to Melbourne's culture, reputation, and night-time economy is unmatched, whenever consultation with the creative sector is sought, they are almost invariably overlooked in favour of state-supported entities.

Historically, the commercial theatres have attracted more interstate and International visitors to Melbourne than the Arts Centre, the Grand Prix and the Australian Open combined.

I implore the Council to consider appointing a representative of Melbourne's East End Theatres to the Advisory Committee. Within that organisation are, cumulatively, decades of intimate experience and rich seams of devotion to the people of Melbourne.

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

support of your
submission: *

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

*

Name: * Tim Percy

Email address: * tim@chickenandportatoes.com.au

Date of meeting: * Tuesday 2 February 2021

Agenda item title: Night Time Economy Advisory Committee

*

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 write to show my support for the development of a Night Time Economy Advisory Committee for the City of Melbourne.

I have been involved in the Melbourne Hospitality, Human Centred and Built Environment Design communities for over 18 years and believe that our economy and our city is built on the people and experiences we have within it.

This committee, should it become supported will help to highlight the new 24hour experience economy we can generate post COVID. The safe and culturally rich economy we can make together post COVID. And the Melbourne centric economy and experiences that draw from cultures all around the world that make our joined history and future economy bright and multicultural, post COVID.

While a committee is only a start to managing the ever changing landscape that is our new post COVID economy, this Night Time specific committee I believe will be a welcome and needed inclusion in the future planing of our city.

I look forward to hearing the outcomes of the Future Melbourne Committee meeting on the 2nd.

Best,

Tim Percy

Founder, Director, Strategic Designer and Hospitality Veteran.

Please indicate No

whether you

would like to

address the Future

Melbourne

Committee via

phone or Zoom in

support of your

submission: *
