
Request to be heard?: Yes

Precinct: Lorimer

Full Name: Rhodie Anderson

Organisation: ANZ

Affected property:

Attachment 1: Letter_submission

Attachment 2:

Attachment 3:

Comments: Please see uploaded letter

Our ref: **REA:20172746**
Your ref:

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15 December 2017

Fishermans Bend Task Force
Department of Environment, Land, Water and Planning
8 Nicholson St,
EAST MELBOURNE VIC 3002

Online submission

Dear Sir/Madam

**Submission to Amendment GC81 - Fishermans Bend Framework
833 and 839 Collins Street, Docklands**

We act on behalf of ANZ, the owner of the ANZ Centre located at 833 Collins Street, Docklands and lessee of twelve levels in Building Y3 at 839 Collins Street, Docklands.

Background

ANZ owns the land at 833 Collins Street (**ANZ Centre**) and has entered into an Agreement for Lease (**AFL**) for twelve levels in neighbouring land at 839 Collins Street, on which a 19 storey commercial office tower is currently under construction (**Building Y3**).

The ANZ Centre and Building Y3 are both outside the Fishermans Bend Precincts identified in the Fishermans Bend Draft Framework Plan (**Framework Plan**). The ANZ Centre and Building Y3 are situated on the north of the Yarra River and within the Docklands 'Other - Major urban renewal precinct' (**Docklands Precinct**) identified on 'Figure 1 - Melbourne 2050 Plan - Central City (Plan Melbourne 2017)' of the Framework Plan.

Proposed tram route - Framework Plan

Figure 5 'Public Transport' of the Framework Plan depicts a proposed tram route extending across the Yarra River and between the ANZ Centre and Building Y3 to connect with the existing tram network on Collins Street.

The proposed tram route is then depicted on Figure 20 'Infrastructure delivery in Lorimer' and shown as project number 4 referred to as the 'Northern corridor tram' on the Infrastructure delivery-key projects. The Framework Plan identifies the Northern corridor tram as a medium term (2020-2025) infrastructure project.

The proposed tram route in between the ANZ Centre and Building Y3 is consistent with Option 3 identified in the Light Rail Options Assessment for Fishermans Bend prepared by Aurecon and dated July 2013 (**Options Assessment**). We understand the Options Assessment, alongside significant planning work with the former Department of Transport,

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Planning and Local Infrastructure, provided the basis from which the proposed tram route option in the Framework Plan was selected.

'Section 6.1 - Route description' of the Options Assessment summaries the route as follows:

The route extension commences on Collins Street, Docklands, by extending over the Yarra River in close proximity to the ANZ Centre. The river is approximately 175m wide along this alignment.

Summary of submissions

Given the proposed tram route between the ANZ Centre and Building Y3 is outside the Fishermans Bend Precincts, ANZ submits that this extent of the proposed tram route should be removed from the Framework Plan.

The Framework Plan has failed to give proper consideration to the impact of the proposed tram route on the Docklands Precinct and the significant planning work undertaken for the development of the Docklands Precinct.

ANZ submits that the proposed tram route identified in the Framework Plan:

1. Fails to have proper regard to the existing public realm works between the ANZ Centre and Building Y3, resulting in an unjustified loss of public open space;
2. Will adversely affect the amenity of the existing public realm between the ANZ Centre and Building Y3;
3. Will pose a safety risk to users of the ANZ Centre and Building Y3;
4. Will result in unacceptable traffic conditions; and
5. Has not been properly considered in light of technical constraints.

Submissions

Further details regarding these grounds of submission are set out below.

1. Fails to have proper regard to the existing public realm works between the ANZ Centre and Building Y3, resulting in an unjustified loss of public open space

The public realm between the ANZ Centre and Building Y3 provides a key pedestrian link and includes the key public realm areas of:

- Collins Landing and water taxi;
- Promenade; and
- The Merchant Street extension.

The public realm art works were a significant consideration in the approval of the ANZ Centre (including *The River Runs Through It* (2011, Mark Stoner) installation) which contribute to the vibrancy of the area. The development of these spaces and ground floor retail tenancies

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were instrumental to the overall planning approval of ANZ Centre to provide public open space for the Docklands Precinct.

The proposed tram route will result in a loss of these works and key public open space utilised by workers and visitors to the area. The Framework Plan has not properly considered how this shortfall will be made up in the Docklands Precinct.

2. Will adversely affect the amenity of the existing public realm between the ANZ Centre and Building Y3

The proposed tram route will have a significant impact on the amenity of the public realm between the ANZ Centre and Building Y3 given the transformation of the public realm from a public river frontage to a busy transportation carriageway. Key amenity concerns include:

- Noise;
- Visual obstruction;
- Access to daylight;
- Wind; and
- Promenade connectivity.

The Framework Plan fails to adequately consider the adverse amenity impacts arising from the proposed tram route in the Docklands Precinct.

3. Will pose a safety risk to users of the ANZ Centre and Building Y3

ANZ chose to relocate to the ANZ Centre and extend into Building Y3 to create a campus style headquarters. This vision is significantly diminished by the proposed tram route, creating a physical barrier between the ANZ Centre and Building Y3.

Melbourne City Council (**MCC**) resolved to recommend refusal of a proposed sky bridge between the ANZ Centre and Building Y3 (Planning Permit application 2012/004820-3, referred to MCC by the Minister for Planning). Therefore the expectation is that workers needing to transition between the buildings, will do so at ground level. ANZ has significant concerns regarding the safety of workers needing to traverse the proposed tram route between the ANZ Centre and Building Y3.

The current tram stop congestion already creates a safety concern during peak hours, which will be further exacerbated by the proposed tram route.

The Framework Plan fails to adequately consider the impact of the proposed tram route on the safety and integration of the public realm in the Docklands Precinct.

4. Will result in unacceptable traffic conditions

In determining the proposed tram route, the Options Assessment failed to adequately consider the impact on traffic conditions within the Docklands Precinct. The designation of the Framework Plan fails to provide for an appropriate integration with the existing traffic network.

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The introduction of a branch intersection to the existing tram infrastructure and Collins Street is likely to consume extensive road space and affect the flow and movement of existing traffic.

5. *Has not been properly considered in light of technical constraints*

The proposed tram route in the Framework Plan failed to properly consider technical constraints, including:

- Width of space and ability for tram turning paths to be created;
- Space for structures required for the tram infrastructure;
- The dependence of neighbouring buildings to potential tram lines;
- The existence of the Collins Landing water stop and public open space;
- The existence of existing building elements;
- The existence of major services infrastructure in the area and required clearance zones
- Yarra River clearance requirements; and
- Existing ground levels to Collins Street and the position from which ramping would be required to commence.

The tram route from Fishermans Bend should be removed from the Framework Plan until such time as all technical constraints have been properly considered in determining the final tram route.

Request to be heard

In making this submission, ANZ notes that it wishes to be heard at a public hearing. We anticipate our submission will take 1 hour and no experts will be called to give evidence.

If you require further information regarding this submission please contact me on 9321 7832.

Yours faithfully



Rhodie Anderson
Partner