

1 July 2016

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Melbourne Metro EES Submissions  
C/- Planning Panels Victoria  
GPO BOX 2392  
**MELBOURNE VIC 3001**

Dear Sir/Madam

**SUBMISSION TO THE MELBOURNE METRO RAIL EES INQUIRY  
400-402 ST KILDA ROAD, MELBOURNE**

We act for Owners Corporation 348427V of 400-402 St Kilda Road, Melbourne (**'The Botanica'**).

The Botanica principally contains multiple dwellings, housing many residents. It is located to the immediate south of the proposed Domain Station and will be materially affected by the design, construction and operation of the Melbourne Metro Rail (**'Project'**).

The Botanica's submission is summarised under the following headings:

- i. Design;
- ii. Construction; and
- iii. Operation.

**A. DESIGN**

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**i. Tunnel emergency exit location**

The location of the southern emergency exit on the footpath directly outside the Botanica is inappropriate. Its relocation and further detailed design information is necessary to ensure that an appropriate outcome is achieved.

**ii. Access**

The design and location of vehicular and pedestrian access are key concerns of the Botanica. The maintenance of convenient and safe vehicular and pedestrian access is of critical importance.

**iii. Disabled access**

It is unclear as to whether the Project will necessitate changes to The Botanica that trigger concerns with respect to DDA requirements. This issue requires further consideration.

**iv. Parking**

The Botanica is reliant upon on-street parking for visitor and loading vehicles. The maintenance of an appropriate provision of such spaces is important to the daily use of the building.

**v. Traffic**

The design of the road network around the Botanica must provide an appropriate functional and safe design, supported by best practice analysis.

**vi. Tunnel ventilation shaft**

The location and design of external ventilation shafts must be appropriate in respect of visual amenity, acoustic attenuation and air emissions.

**vii. Access to public open space and memorials**

Convenient and safe pedestrian access to nearby public open space, including the Shrine of Remembrance and Boer War Park is critical as such areas are relied upon as a primary source of nearby open space for residents of The Botanica.

**viii. Risk management and awareness**

The Botanica seeks to be advised on the Project's risk register and consulted on relevant matters pertaining to it in this respect.

**ix. Resolution of appropriate drainage**

The area surrounding The Botanica is known to be susceptible to localised flooding at times. Adequate drainage is critical within the design of the Project. Further information and resolution of this issue is required.

**x. Urban design, safety and security**

The Botanica seeks to ensure that the Project will provide good public safety. Further information and resolution of this issue is required.

**xi. Structural implications and property rights**

The Botanica seeks that the Project be designed to ensure that future development and maintenance of its property is not affected. Issues associated with structural engineering implications and property rights, including compensation, require further information and resolution.

**xii. Further design detail**

The Botanica understands that design elements of the Project as exhibited in the EES are now proposed to be altered or further developed in a number of respects. The Botanica seeks to be advised of and consulted on relevant matters pertaining to it in this respect.

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**B. CONSTRUCTION**

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**i. Defects survey**

The nature of and program of proposed defects surveys and monitoring are critical to the Botanica. Further information and resolution of this issue is required.

**ii. Duration**

The duration of the construction period requires appropriate and ongoing controls to be implemented to reduce inappropriate impacts on the Botanica. Construction management and overrun are issues of particular importance to The Botanica. Further information and resolution of this issue is required.

**iii. Amenity**

There will be significant and protracted degradation of amenity to the immediate area and The Botanica including:

- Loss of significant trees;
- Acoustic and vibration impacts;
- Light spill;
- Air emissions;
- Visual amenity impacts;
- Safety; and
- Accessibility.

Further information and resolution of these issues is required to ensure that amenity impacts are appropriately mitigated and managed. Engagement for the duration of development, including transparency of monitoring and measurements of the above issues are critical.

**iv. Tunnel Boring Machine launch option for Fawkner Park**

The Botanica seeks two separate Tunnel Boring Machine (TBM) launch options that utilise Domain and Fawkner Parks instead of St Kilda Road with a view to reducing inappropriate amenity impacts.

**v. Tunnelling vibration**

Further information and resolution of the issue of tunnelling vibration is required to satisfy the Botanica that vibration and any associated reverberation noise will be below relevant threshold levels at all times.

**vi. Compensation for loss**

The Botanica reserves all rights to pursue compensation for any losses incurred as a result of the Project.

**vii. Traffic management**

Traffic management during construction must specifically consider vehicular and pedestrian access to The Botanica including minimising road closures and ensuring ongoing access is provided to all basement entrances. Further information and resolution of this issue is required.

**viii. Service outages**

The Botanica seeks to ensure that outages to utility services including power, water, sewerage, fixed line and wireless telecommunications are avoided. The Botanica requires further information and resolution of how any outages caused by Project will be managed, including the nature of specific compensation measures that will be provided.

**ix. Continuing information**

The Botanica seeks to ensure that it is provided with ongoing information on planned construction activities, impacts or issues. This is necessary for its members and residents to be adequately informed as appropriate.

**C. OPERATION**

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**i. Restoration of pre-existing amenity and significant trees**

The Botanica seeks to ensure that the amenity currently enjoyed by members and residents is restored/improved as soon as practicable after completion of necessary works. A critical concern in this respect is the transplantation and/or replacement of significant trees removed during the process. Further information and resolution of this issue is required.

**ii. Security**

The Botanica seeks to ensure that good public safety will be provided when Domain station is operational. Further information and resolution of this issue is required.

**iii. Building integrity and vibration**

We are instructed that representatives of the Project have assured The Botanica that the movement of trains through the new tunnel system will not be perceptible from within our client's building. Failing to meet this commitment will lead to significant adverse impacts on The Botanica.

Further information and resolution of the following issues is required:

- Vibration, acoustic and adverse impact mitigation measures;
- The ground settlement policy, including structural assessments and ongoing monitoring.

The Botanica reserves all rights in this respect.

Our client seeks to be heard at the inquiry regarding this matter.

Should you have any queries, please contact the undersigned or Nick Sutton of this office.

Yours faithfully

**CHRIS TAYLOR**

Planning & Property Partners Pty Ltd

Encl.