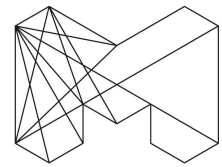


City of Melbourne

City Planning and Infrastructure,
PO Box 1603, Melbourne Vic 3001
Telephone: (03) 9658 9658 Fax: (03) 9650 1026
email: planning@melbourne.vic.gov.au
www.melbourne.vic.gov.au



CITY OF MELBOURNE

OBJECTION TO GRANT OF PLANNING PERMIT

Planning and Environment Act 1987

Is this form for me? This is the form to object to a planning permit application where the City of Melbourne is the decision maker. Please do not use this form to object to Ministerial applications.

Who is objecting?

Name:				
Postal Address:			Postcode:	
				
The following information is not mandatory, but will assist in keeping you informed during the application process.					
Telephone No. (H)	(W)	(M)
Fax No:	Email Address:		

Which application do you object to?

What is the permit application number?

TP-2014-64

What is the address of the land?

20-30 Bourke Street MELBOURNE VIC 3000 (Zone CCZ1)

What are the reasons for your objection?

Please refer to the attached pages

Signature:

Date:

Please lodge the completed and signed form and all relevant documents to:

Planning Department
City of Melbourne
PO Box 1603
Melbourne VIC 3001

or

planning@melbourne.vic.gov.au

Important notes about the objection to permit application

1. Your objection and the personal information on this form is collected by The City of Melbourne for the purposes of the planning process, as set out in the Planning and Environment Act 1987 (the Act). If you do not provide your name and address, the City of Melbourne will not be able to consider your objection.
2. Your objection will be available at the City of Melbourne office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the Act.
3. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright. You can request access to your personal information by contacting the City of Melbourne.

See also [Objecting to a planning permit application](#)

Attention;

City of Melbourne
City Planning and Infrastructure,
PO Box 1603, Melbourne Vic 3001

Reference Number ; TP-2014-64

Affected Land; 20-30 Bourke Street MELBOURNE VIC 3000 (Zone CCZ1)

Premises Known as; The Palace Theatre, Public Entertainment Venue.

Proposed Use or Development: Demolition of existing improvements, building and works including multi-level basement and building, associated business identification and high wall signage and dispensation from hotel visitor bike parking

The grounds for my objection are as follows.

An existing Heritage Overlay recognises that the affected land (building and structure) is of Heritage significance and thus any works conducted on the affected land, building and/or structure should be strictly determined by the Heritage Overlay.

The applicant has outlined an intention to demolish buildings of Heritage Significance. It is on this basis that I formally object the detailed Application for Planning Permit. Furthermore, neither the demolition nor the proposed works take into consideration the Heritage Significance of the affected building. It is on this basis that I strongly object.

In addition, let it be known that the greater streetscape of Bourke Street consists of predominantly buildings of Heritage Significance. Few of these buildings exceed three storeys in height which would be far exceeded by the proposed for the affected site and thus would have a detrimental effect on the greater streetscape and neighbouring buildings of Heritage Significance.

Neither remnant nor portion of this building will retain its Heritage Significance alone and as such the building should be retained in its entirety.

Neither remnant nor portion of this building will retain the Heritage Significance of the greater streetscape and as such the building should be retained in its entirety.

The affected building has a rich history and has stood as an iconic local landmark and institution for over 150 years. It therefore not only holds architectural and physical Heritage Significance but also Cultural Significance.

The physical and functional qualities of the building are some that are unparalleled and irreplaceable within the city of Melbourne and continue to contribute generously to the city's unique culture. Melbourne prides itself as the "Live Music Capital" of Australia and the affected buildings' involvement in the further nurturing and development of such a culture is and has been instrumental.

There are no other venues alike the building at 20-30 and 30A Bourke Street that are capable of catering patronage of such a scale as the affected building. Nor can any other venue cater for the nature of events held within the affected building. The loss of such a venue would leave a damaging hole in Melbourne's live music and arts scenes and the loss would be detrimental to local artists and the greater community.

Additionally, a high level of patronage to the affected building brings substantial revenue to surrounding businesses such as restaurants, cafes and bars. Consequently the loss of such a venue would have a direct negative impact on the immediate economic conditions of the surrounding sites.

In summation, I object to the detailed Application for Planning Permit on the following grounds;

1. The affected building must remain whole and completely intact to remain as a building of Heritage Significance.
2. The affected building must remain whole and completely intact to maintain and uphold the Heritage Significance of the greater streetscape.
3. The affected building is irreplaceable due to its unique architecture.
4. The affected building is not only of physical Heritage Significance but also of Cultural Significance.
5. The affected building is irreplaceable due to its significant contribution toward the development of Melbourne's music scene and arts culture
6. There is no other venue within the city of Melbourne that can cater for events of similar nature or scale as the affected building
7. The affected building attracts tourists, patrons and many other persons into the CBD of Melbourne due to its convenient location and Historical and Cultural Significance.
8. The affected building brings significant positive economic benefits to neighbouring businesses, local artists and the immediate area.

Finally I would like this application to be called before council for discussion.