

[REDACTED]  
[REDACTED]  
Victoria 3207  
[REDACTED]

18 May 2008

Councillors  
City of Port Phillip  
[councillors@portphillip.vic.gov.au](mailto:councillors@portphillip.vic.gov.au)

ATTENTION  
Mr David Graffen  
Property Coordinator

Déar Councillors,

**Re: Objection to Kyme Place Car park (proposal to transfer) 121 Liardet scheme,**

As a resident of the City of Port Phillip for the past 10 years I have committed myself to the local community including consistent support of the local traders, particularly in the stretch of Bay Street between Graham and Bridge Streets. The presence of these high quality retail facilities contributes substantially to my enjoyment of the neighbourhood. During these 10 years I have placed considerable trust in my elected Councillors to similarly protect and support the local community.

Recent events, however, lead me to question this trust, as proposed actions of the Council seriously threaten the very local amenities which I have enjoyed.

For the following reasons I wish to firmly lodge my opposition to the proposed reconfiguration of the boundaries of the property generally known as 121 Liardet Street and the subsequent proposed transfer of this reconfigured land to the Port Phillip Housing Association.

- ***Inadequate period for lodgement of objections.*** Whilst I recognise that the two weeks provided meets legal requirements I feel that once the Council was aware of the extent of the objections (as evidenced at the information evening convened by the Council) it was unreasonable for them to proceed with the tight timeframe. Such haste is inconsistent with the Council's stated commitment to "full and frank" consultation with local rate payers.
- ***Inadequate transparency of the relationship between the City of Port Phillip and the Port Phillip Housing Association.*** In the information sessions and in associated communication, the Council has taken great efforts to emphasise the independence of the Port Phillip Housing Association from the City of Port Phillip. However with inconsistent information being provided the relationship is at the very least unclear. The City of Port Phillip's own website states "To assist residents to find affordable, suitable and accessible housing, the City of Port Phillip is a direct provider of community housing through purchasing properties... and the construction of new housing for people on low incomes..." (my emphasis). It is disingenuous that the Council should in one breath seek to gain credit for direct provision of community housing whilst in the next breath emphasise the independence of the Port Phillip Housing Association in relation to the proposed property transfer and development. Management of this potential conflict of interest would be further complicated if the City of Port Phillip were to have a significant shareholding in the Port Phillip Housing Association Ltd (ACN 116 093 004).

- ***Undermining of the economic viability of the retail businesses in the vicinity.*** My ready access to the retail services in the vicinity of the corner of Bay Street and Liardet Street contribute significantly to my enjoyment of my local area. I believe that I am justifiably concerned about the impact of this proposal on the financial viability of these businesses and services.

I urge the Council **not to proceed** with the proposed reconfiguration of the boundaries of the property generally known as 121 Liardet Street and the subsequent proposed transfer of this reconfigured land to the Port Phillip Housing Association.

Yours sincerely,

A large black rectangular redaction box covers the signature area of the letter.

## **Heritage.**

The heritage of the area would further be compromised by any modern construction along Liardet Street.

## **Access to Traders and 200 Bay Street**

Kyme Place is used for Commercial deliveries and access to parking at 200 Bay Street. Kyme Place is too narrow to accommodate parking delivery vans and vehicles from 200 Bay Street. The car park is used for cars coming to and from 200 Bay Street to divert around any parked commercial vehicle. Proposed changes to the car park area would restrict this practice and tie up vehicles in Kyme Place.

## **Alternatives to Kyme Place**

I list alternative sites owned by the Council to Kyme Place for consideration. These sites already have buildings on them that could be converted to residential and would not reduce car parking in the area.

1. The old library at Liardet St.
2. Cnr. Lalor and Pool Street



I [REDACTED] with the following to be considered as a submission in response to the Council's Notice of Intention in relation to the following matters:

**Kyme Place carpark – 121 Liardet Street Port Melbourne.**

Including:

- Proposed Land Transfer.
- Road Discontinuance.
- Sale of unit 1 and 2 number 144 Nott Street Port Melbourne.
- Sale of unit 2 number 63 Carlisle Street St Kilda.

My submission is as follows:

CITY OF
DATE: 21 MAY 2008
FORWARDED TO: D. Crafter
No: 3120/003
RECORDED No: 5045/08 (copy)

**Proposed transfer of land, sale of units 1 and 2 number 144 Nott Street Port Melbourne and the sale of unit 2 number 63 Carlisle Street St Kilda:** I have concerns regarding the economic benefits as stated in the Strategy and Policy Review Committee Governance and Compliance report dated 07/01/2008. Those concern centre around the valuations of all properties concerned and that of remediation discounts regarding soil contamination at 121 Lairdet Street. My main concern is that the report does not contain reference to the identity of the party employed to provide current and accurate estimates to the properties concerned. These concerns extend to the quoted values given to clean up contamination at 117 Liardet Street (\$316000 in May 2006 increasing to an estimate of \$800000 at present). Who provided these two estimates for the reports? There is no apparent transparency to the content supplied in this report to warrant satisfaction of the Economic Pillar in that report. I request that Council employ a number of independent valuers to provide a currant and accurate valuation of all properties concerned in this proposal together with current and accurate estimates to clean up contamination with respect to 117 Liardet Street. If this is not done I fear that this the Committee responsible for this report have not researched these matters with any accuracy and as a result are in no position to judge wether the Economic Pillar in that report has been satisfied.

I fear that the Council (ratepayers) will incur a real economic loss under the current proposal.

**Road Discontinuance:** I am of the opinion that Council has made little informed assessment of the impact of discontinuing road regarding 121 Liardet Street Port Melbourne. A number of issues I feel that have not been correctly assessed are areas that include access to the car park, parking, traffic, safety and emergency vehicle access.

The intersection of Liardet and Bay Street could be quite accurately be assesses as the "main" & "busiest" intersection in the Bay Street shopping precinct. This intersection is adjacent to the most popular of traders being Cole's supermarket, Bakers Delights and Australia Post to name a few. Liardet Street is also a feeder highway connecting Pickels Street and Bay Street and is used as a "rat run" by locals from adjacent Albert Park/Middle Park/South Melbourne to access Bay Street shops. The current use of this intersection that is adjacent to 121 Liardet Street has the intersection already unable to cope with the current vehicle traffic that will only get worse if the Council's

**SCANNED**

**Use of alternative sites to construct low cost housing:** I am currently at loss as to why the Council is so intent for this current parcel of land at 121 Liardet Street be considered to be transferred to the Port Phillip Housing Association where there are a number of sites currently owned by the Council within close proximity to the Bay Street shops. The current proposal to develop 121 Liardet Street for housing reeks of trying to insert a round peg in a square hole. These sites that I put forward better satisfy the Council's four pillars of sustainability in every aspect.

- Former Port Melbourne Library.
- 85 Lairdet Street Port Melbourne (parcel of land between Lagoon Reserve and Lady Foster Kindergarten).

**Conclusion:** I am of the opinion that the Strategy and Policy Review Committee Governance and Complainer report on this issue compiled on the 07/04/2008 is inaccurate, replaces facts with assumptions, lacks transparency, lacks objectivity and in doing so is in danger of being preserved as lacking integrity as there may be a perception, rightly or wrongly that the Council has a real or apparent conflict of interest between itself and the Port Phillip Housing Association. This is not helped by the Council's behaviour to date. I am concerned at the Council's failure to inform people affected by this proposal in a timely and appropriate manner. My contact with Council including Councillor Bolitho has been disappointing. This is not due to the position they hold with respect to this matter, but the manner in which it appears that Council (Councillor Bolitho included) has handled it. Namely in a patronising manner and disdain for a broad section of the community that is said that they represent (residents, traders and business owners). I feel that the councils proposal is one of ideology rather than objective analysis.

I find it insulting that Council (Councillor Bolitho included) has assumed that all who object to this proposal are against best practice low cost accommodation. Nothing could be further from the truth. I am not from a wealthy family and appreciate Port Melbourne's broad social-economic cross section. I admire the quality and use of Excelsior Hall and am aware of the quality of living it provides as I often speak to its residence when I get my morning coffee at P.M.'s café. But to compare that development to that proposed at 121 Liardet Street is like comparing apples and oranges. To make comparisons is digressing from this submission but I am open to speak with any Councillor's or its employees to enlighten them why these two developments should not be used in comparison.

All in all I feel that the Council has not properly considered the matters contained in the Strategy and Policy Review Committee Governance and Complainer report on this issue compiled on the 07/04/2008

**I wish to be heard in person in my support of my submission at the Council appointed Committee meeting to be convened at the St Kilda Town Hall on the 2<sup>nd</sup> June 2008.**

 18th May 2008

**Graffen, David**

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**From:** [REDACTED]  
**Sent:** Friday, 16 May 2008 11:50 AM  
**To:** Graffen, David  
**Subject:** Re. Housing Project- Liardet St. Kyme Place Port Melbourne

Dear Mr. Graffen

I write on behalf of the Community Alliance of Port Phillip(CAPP) to support the affordable housing project proposed for Kyme Place Port Melbourne.

The provision of affordable housing for residents of the municipality is a central issue in the policy platform of CAPP. It is essential that local people are not forced out of the municipality because of rising rents and the impossibility of ever being able to purchase a property in the area. Many of these residents have long associations with the area including family, friends, work and community activities and should be facilitated to remain in the area.

The Port Phillip Housing Association has a very proud record of developing and managing similar housing projects around the municipality and will no doubt manage this project equally as well. The other PPHA projects are attractive and creative buildings which contribute to the amenity of the areas they are located in. I am not aware of problems between residents of these housing projects and other residents.

I am aware that some Port Melbourne residents have expressed concerns about the Kyme Place project and Council should ensure a full and proper consultation to address the issues raised. It may be helpful to some of those persons if they were invited to look at some of the excellent housing already operating in the municipality. A full and frank presentation of all the facts is an important step in overcoming resident concerns.

Issues to do with the bulk and height of the building and any overshadowing of nearby housing should be able to be addressed during the design phase.

This project is an important and valuable addition to the municipality.

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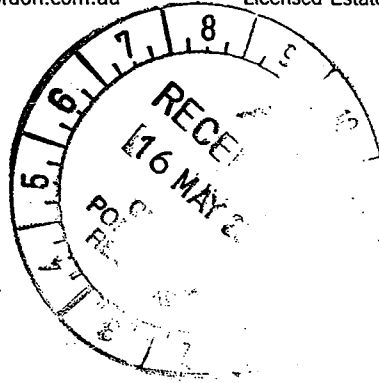


Frank Gordon & Co Pty Ltd  
ACN 051 577 247  
ABN 68 051 577 247  
232 Bay Street PO Box 180  
Port Melbourne Victoria 3207  
Phone 9645 2411 Fax 9646.5184  
Email: info@frankgordon.com.au

Sales, Management, Leasing  
Residential, Industrial & Commercial  
Managing Director and  
Officer in Effective Control  
Frank P Callaghan AREI B.Comm  
Licensed Estate Agent

Wednesday 14<sup>th</sup> May 2008

David Graffen  
Property Co-Coordinator  
City of Port Phillip  
Private Bag 3  
ST KILDA, VIC 3187



Dear David,

**RE: KYME PLACE CAR PARK (PROPOSAL TO TRANSFER)  
121 LIARDET SCHEME**

I refer to the proposal to transfer part of the property rights in the Kyme Place car park back to the Port Phillip Housing Association for a community housing association. As the owners and the occupiers of 232 Bay Street, we object and believe that the land shouldn't be transferred. As:

- (1) Prior to the 1994 Council amalgamations The City of Port Phillip created a parking "in lieu" scheme to purchase sites such as Kyme Place for public parking and to support the Bay Street trade. The site should be retained as a public car park available 24/7 for public use with easy access off Liardet Street. The land was brought for parking and paid for out of a business ratepayers development levy and should be retained for the intended purpose. The sale or transfer in part is unacceptable.
- (2) TOWN PLANNING  
The matter is not being dealt with above board and should be dealt with by VCAT. The relevant Authority City of Port Phillip Planning has a vested interest as transferor and so the manner of dealing is flawed from a statutory prospective.
- (3) I enclose a copy of our objection to the public notice dead lined 26<sup>th</sup> February 2003 for an EOI sale of the site and re iterate as part of this letter of opposition the sentiments expressed at the time. There is a real need for parking near Bay Street and parking on Kyme Place should be extended. We consider the intended use will exasepate the current shortage of parking as there is no mechanism to prevent housing association residents' use of private motor vehicles and parking of such vehicles is not provided for in the proposal.
- (4) The proposed development is an over development of the site and does not conform with res-code. In so much the proposal does not conform to the Port Phillip planning Scheme and other relevant planning regulations

Regards,  
**FRANK GORDON AND CO PTY LTD**

**FRANK CALLAGHAN**  
Managing Director

*for + on behalf of Frank Gordon & Co RE Tenet  
the owners of M Callaghan M.T.F Callaghan  
family super fund + Mrs S. Callaghan  
Registered proprietors of  
232 Bay St. Ph Melb.*

The reality is that given the constraint of providing an "on grade parking footplate" the development's land price payable will be but a pittance to Council's coffers. In contrast the cost of buying land later will eclipse the return from the sale of Kyme Place Air and Subterranean Rights. The logic of selling is flawed and should be disbanded.

If Council were to announce its intentions publicly with a sale board onsite, it would be opposed by the traders and public who would object to this inappropriate use of public land.

The methodology of placing small press notices employs a strategy suitable for tenders but does not encourage enlightened public debate.

Yours sincerely,



**Frank Callaghan** **Arei. B. Comm.**  
**ESTATE AGENT** local trader and owner 232 bay st

P.S. I hold up as a contrast the foresightedness of Glen Eira Council in acquiring and providing parking for residents and traders adjacent to Glenhuntly Road.

I ..... of .....  
(Full Name) (Postal Address)

wish the following to be considered as a submission in response to Council's Notice of Intention in regard to the following matters;  
(tick box for each item that your submission relates to)

- KYME PLACE CARP - 121 LIARDET STREET, PORT MELBOURNE**
- PROPOSED LAND TRANSFER
- ROAD DISCONTINUANCE
- SALE OF 1 & 2 / 144 NOTT STREET PORT MELBOURNE
- SALE OF 2 / 63 CARLISLE STREET, ST KILDA

**My submission is as follows:**

The proposed land transfer and the road discontinuance further deteriorates the already existing serious problems with access to 200 Bay Street the car park, 1 & 2 Kyme Place, as well as the neighboring businesses rear service entrances.

It will result in:

- a narrower road;
- no escape route for cars due to impossibility of two way traffic by closing of the existing escape referred to in the land transfer;
- It will further increase the present risk of a serious traffic accident that can involve even medium size trucks, for example Australia Post trucks, trucks delivering stock to the bakery, the grocery shop, etc;
- it will make access to emergency services very difficult and easy to obstruct;
- It will make access for disabled persons impossible or extremely dangerous due to the even narrower cobble stone road.

The points of concern above would be obvious to anybody that has visited the place. It is very concerning if none of the councillors presenting and/or considering the proposal did not visit the place in person before making or voting for any decision on the matter.

In conclusion, I strongly object to the proposed land transfer and the road discontinuance and appeal to councillors not to vote in favour of the proposal.

My submission continues on attached pages **No**

I wish to be heard in person in support of my submission at the Council appointed Committee meeting to be convened at the St Kilda Town Hall on 2<sup>nd</sup> June 2008 **No**

Signed and Dated .....  
15 / May / 2008

David Graffen

[Redacted Name] [Redacted Address] 4681 8606

wish the following to be considered as a submission in response to Council's Notice of Intention in regard to the following matters; (tick box for each item that your submission relates to)

- KYME PLACE CARP - 121 LIARDET STREET, PORT MELBOURNE
PROPOSED LAND TRANSFER [checked]
ROAD DISCONTINUANCE [checked]
SALE OF 1 & 2 / 144 NOTT STREET PORT MELBOURNE [ ]
SALE OF 2 / 63 CARLISLE STREET, ST KILDA [ ]

VEHICLE ACCESS

My submission is as follows: The proposed Land Transfer and Road Discontinuance will cause major problems for local residents, traders and visitors to the area. The single access to the carpark from Kyme Place will 'block up' with traffic causing disruption to flow of vehicles to under ground carpark at 200 Bay St, access and exit from Public carpark, and traders deliveries. The narrowing of Kyme Place will only allow one vehicle to negotiate access and exit from Liardet St. This will cause traffic 'build up' in the street waiting to enter Kyme Place and a lot of waiting time in exiting Kyme Place from residents car parking and Public carpark.

My submission continues on attached pages NO Yes/No

I wish to be heard in person in support of my submission at the Council appointed Committee meeting to be convened at the St Kilda Town Hall on 2nd June 2008 YES Yes/No

Signed and Dated [Redacted Signature] 13 / May / 2008

David Graffen

I, [redacted] of [redacted]  
(Full Name) (Postal Address)

wish the following to be considered as a submission in response to Council's Notice of Intention in regard to the following matters;  
(tick box for each item that your submission relates to)

- KYME PLACE CARPARK - 121 LIARDET STREET, PORT MELBOURNE
- PROPOSED LAND TRANSFER
- ROAD DISCONTINUANCE
- SALE OF 1 & 2 / 144 NOTT STREET PORT MELBOURNE
- SALE OF 2 / 63 CARLISLE STREET, ST KILDA

EMERGENCY SITUATIONS/ISSUES

My submission is as follows: The Proposed Land Transfer and Road Discontinuance and the eventual closure of access to the Public carpark from Liardet St will cause major problems for Emergency vehicles (FIRE TRUCKS) to gain access to problems/issues arising at rear of Bay St buildings.

The Emergency vehicles won't be able to turn into the reconfigured Public carpark and definitely won't gain access under the Housing Commission development.

They will have to stay out in Liardet St, as being in Kyme Place will put them in a Hazardous and Uncompromising position

My submission continues on attached pages

NO  
Yes/No

I wish to be heard in person in support of my submission at the Council appointed Committee meeting to be convened at the St Kilda Town Hall on 2<sup>nd</sup> June 2008

YES  
Yes/No

Signed and Dated

[redacted signature]  
13 / May / 2008

David Graffer

I, [Redacted], of [Redacted] (Full Name) [Redacted] (Postal Address)

wish the following to be considered as a submission in response to Council's Notice of Intention in regard to the following matters; (tick box for each item that your submission relates to)

- KYME PLACE CARK - 121 LIARDET STREET, PORT MELBOURNE
- PROPOSED LAND TRANSFER
- ROAD DISCONTINUANCE
- SALE OF 1 & 2 / 144 NOTT STREET PORT MELBOURNE
- SALE OF 2 / 63 CARLISLE STREET, ST KILDA

ALTERNATIVE SITE

My submission is as follows: The proposed Land Transfer and Road Discontinuance could be solved by utilising unincumbered land already owned by Council and Port Melbourne residents.

Edwards Reserve and the Elderly Citizens facility are under utilised. By using the northern part of the Reserve and developing the Community Housing building adjacent to existing two storey block of flats, it would aesthetically slot into the landscape with road access between the two buildings.

By providing a new Elderly Citizens facility under one end of the Community Housing Building and car parking under the rest, this would solve everyone's concerns.

The Community Housing building wouldn't have to be as high as previously noted as the air space above total land area could be utilised for dwellings. That is - Units both sides of a central corridor.

There would be no over shadowing on other buildings and there would be more off street car parking made available. The local Elderly Citizens would get new facilities and the Reserve would be better utilised.

My submission continues on attached pages

NO  
Yes/No

I wish to be heard in person in support of my submission at the Council appointed Committee meeting to be convened at the St Kilda Town Hall on 2<sup>nd</sup> June 2008

YES  
Yes/No

Signed and Dated

[Redacted Signature]

13 / May / 2008

**Graffen, David**

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**From:** Baensch, Mary  
**Sent:** Monday, 28 April 2008 12:11 PM  
**To:** Helpdesk - Records  
**Subject:** FW: 121 Liardet Street Development / Land transfer  
**Attachments:** plans.pdf

Please register on Trim 3120/003-03 and log on Pathway with responsible officer David Graffen

*Mary Baensch*

*Councillors Support Officer*

*Ext 705*

---

[REDACTED]  
**Sent:** Thu 24/04/2008 12:41 PM  
**To:** Bolitho, Janet - Deputy Mayor  
**Subject:** FW: 121 Liardet Street Development / Land transfer

Attachment now included

---

[REDACTED]  
**Sent:** Thursday, 24 April 2008 11:23 AM  
**To:** 'jbolitho@portphillip.vic.gov.au'  
**Subject:** 121 Liardet Street Development / Land transfer

Dear Janet,

I am writing to you to raise a question about the proposed transfer of land at 121 Liardet Street Port Melbourne.

I have two initial questions:

1. Will the community have an opportunity to object to the proposal to discontinue a portion of road?
2. As I understand, two parcels of land will be transferred (as outlined in the attached document). **Can you please confirm to me that the community will have an opportunity to object to this transfer proceeding.**

The nature of the documentation available has been worded in such a way to make the process difficult to understand and I seek urgent clarification on the issue.

Regards

[REDACTED]  
[REDACTED]

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13/05/2008

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REAL ESTATE

VIA FACSIMILE TRANSMISSION

Date :	24/4/08.		
Fax To :	CITY OF PORT PHILIP - Town Planning		
Fax No :	9209 6275.	9536 2766.	
Attention :	JANET BOITHO'S.		2725.
From :	George Kypriotis	Mobile :	0412 560 810
Re :	LYNNE PLACE LITIGATION ISSUE.		

Hi Janet. 121 LIARPET ST. PORT-MELBOURNE.

We strongly object to the LYNNE PLACE LITIGATION chances as they will make 208 Bay St. Port melb's carpark virtually unusable. i.e. 4 carspace stacks.

We note the land is currently being used to back out and drive out of driveway.

Please ring me as a matter of urgency.

Yours Faithfully  
GCK REAL ESTATE

**GEORGE KYPRIOTIS**  
Managing Director

## Graffen, David

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**From:** Baensch, Mary  
**Sent:** Monday, 28 April 2008 11:44 AM  
**To:** Helpdesk - Records  
**Subject:** FW: Urgent: Proposed transfer of land and subsequent plan to develop Kyme Place, Port Melbourne

**Attachments:** Kyme Place council report.pdf



Kyme Place council  
report.pdf ...

Please register on Trim 3120/003-03 and log on Pathway with responsible officer David Graffen

Mary Baensch  
Councillors Support Officer  
Ext 705

-----Original Message-----

**From:** Logan, Peter - Councillor  
**Sent:** Sunday, 27 April 2008 9:44 PM  
**To:** Councillors; Spokes, David  
**Subject:** Fw: Urgent: Proposed transfer of land and subsequent plan to develop Kyme Place, Port Melbourne

Just in case they haven't sent to all of us, FYI PL

\*\*\* Sent from City of Port Phillip Blackberry Service \*\*\*

----- Original Message -----

**To:** Logan, Peter - Councillor  
**Sent:** Sun Apr 27 21:12:40 2008  
**Subject:** Urgent: Proposed transfer of land and subsequent plan to develop Kyme Place, Port Melbourne

27 April 2008

Dear Councillor Logan

Proposed transfer of land and subsequent plan to develop Kyme Place, Port Melbourne

We refer to the local council meeting to be held on Monday 28 April 2008 during which the above proposal will be discussed.

We are local residents living in one of the units at 200 Bay Street Port Melbourne. We have a number of concerns with the above project and are, along with several other local residents and business owners, strongly opposed to council approving the commencement of the statutory processes of the project as well as the project itself. Throughout this email we refer to the attached report.

Our concerns with the project in general include the following:

- The proposal includes transfers of parts of the Liardet Street car park. One of the two transfers of land will close a part of the car park that is referred to as once being part of a right of way. This part of the car park is the most commonly used by residents as an access point to their private car parks and homes. Our understanding is that Kyme Place will become the sole road by which the Liardet Street car park, businesses (including Australia Post) AND resident's homes will be accessible. This will cause major congestion and accessibility problems.

question.

o The proposed development will be positioned between a 2 storey building - "Simple Affair" and a single storey residence.

o The proposed development is to be 5 storeys (including the car park at the ground level). It is, therefore, difficult to see how the project seeks to create "gradation" when the proposed building will be some 3 levels higher than the Bay Street building and 4 levels higher than the single storey residence.

o The new development will in fact decrease the aesthetics of the current streetscape.

We are concerned about the impact the loss of car parking spaces will have on local businesses and visitors. The Report notes that, in total, there will be a loss of 4 car spaces. This is not insignificant given the number of people who use the Liardet Street car park when shopping and visiting Port Melbourne in general. The car park is far from being underutilized, as claimed, for example, at paragraph 4.2.2 of the Report. We have received verbal confirmation from Gary Spivak that provision of car parking for residents of the new development will not be necessary because they tend not to own cars. We are concerned that this assumption has been made. We are also concerned that the assumption is not only unfair, but that if it is not accurate, residents of the new development will not be allowed to park their cars or means of transport under their own homes. If they do in fact own cars, this will further impact on the available public car spaces.

We have liaised with many local members of the community and believe that our above concerns are shared concerns.

We seek your opinion and views on the project and whether you, as our elected council representative, can offer us relief and peace of mind. We are in the process of preparing a more detailed response to the Report and proposal. In general, we consider the report to contain several assumptions and suggestions that have not been objectively assessed. We will submit this to council members in due course.

We look forward to receiving your position on this proposal as soon as possible.

Kind regards

Original

2-2

28-4-2008

07

ATT DAVID GRIFFITH

[REDACTED]

[REDACTED]

FURTHER TO LETTER DATED 23-4-2008.

MEETING HELD RE 200 BAY ST ABOUT SEP 1998.

COUNCIL AGREED TO WIDEN HYME PLACE

ALSO WIDEN ST CAR PARK. PEOPLE HELPED

PAY FOR SAME, WHO COULD NOT FIT

ENOUGH CAR SPACES ON THESE SITES.

ON WHAT WE HAVE SEEN + BEEN TOLD.

THE PRESENT SITUATION WITH TWO

ENTRANCES TO WIDEN ST AND TO HYME

PLACE HAS BEEN SUCCESSFUL FOR BOTH.

TRADERS, CAR PARK USERS, TENANT,

AND OWNERS USING REAR ACCESS FROM

HYME PLACE.

THIS CAR PARK IS VITAL TO TRADERS.

SHOPERS. FROM GRAHAM ST TO

BRIDGE ST, ALSO ONLY CAR PARK

SERVICING SAME.

ALSO THERE ARE A LOT OF

PEDESTRIANS USING HYME PLACE.

[REDACTED]

PLEASE GIVE COPY TO TOWN PLANNING.

[REDACTED]

[REDACTED]

[REDACTED]

Finally, I ask that you re consider this proposal as I believe that it is not in the best interests of the local community.

Regards,

[REDACTED]

[REDACTED]

the Port Melbourne Town Hall, 333 Bay St, not at the Liardet Community Centre as I earlier advised.

Notification of the meeting with an updated fact sheet will be sent out today.

Regards  
Janet

-----Original Message-----



Sent: Wednesday, 23 April 2008 9:26 AM  
To: Bolitho, Janet - Deputy Mayor  
Subject: RE: Kyme Place

Thank you, Janet, for your response.

I do have more concerns and as I am not a loud person, I will make the assumption they may not get heard on Wednesday night.

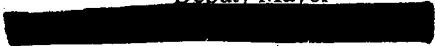
They are

1. The balconies at the rear of the development all face my front window.  
Will there be privacy screens?
2. It is 4 storeys high - next door to a single storey home and then a 2 storey building on the other side of Kyme Place. In my opinion this will look very out of place.
3. Can all of the new residents own cars? Is there anything to stop them owning a car? If not, where will they park them?
4. Where is the visitor parking?
5. A 4 storey building will overshadow my home - including windows, sky lights and rear balcony. I have already lost the afternoon sun from the development on the other side of my home. Now I will be completely boxed in.
6. Will you be removing the cobble stones?
7. By widening Kyme Place at the Liardet st end, you are acknowledging it is too narrow for a two way street. The decision to make the access to the car park via Kyme Place rather than Liardet St needs to be questioned.
8. Will there be signs indicating to visitors to the area that they are allowed to park under the public housing?

Thank you,  
Elinor

"Bolitho, Janet -

Deputy Mayor" To:



<jbolitho@portphillip. cc:

vic.gov.au> Subject: RE: Kyme

Place

Sent by: "Bolitho,  
Janet - Deputy Mayor"

<jbolitho@portphillip.

vic.gov.au>

22/04/2008 13:34

Dear

The content of this e-mail and any attachments may be private and confidential, intended only for use of the individual or entity named. If you are not the intended recipient of this message you must not read, forward, print, copy, disclose, use or store in any way the information this e-mail or any attachment contains.

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Our organisation respects the privacy of individuals. For a copy of our privacy policy please go to our website or contact us.

(See attached file: Kyme Place\_factsheet.doc)(See attached file: Kyme Place council report.pdf)



So since I voted for you I would like to know how do I go about putting in my objections to this proposal?  
You in essence work for the people right which is me....so help me out and tell me how do I go about it,  
because I know from my end I will make sure everyone in my street and surrounding streets will know about  
it and even if I have to go door to door I will make this known.  
I eagerly await your response,



**Graffen, David**

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**From:** Baensch, Mary  
**Sent:** Thursday, 1 May 2008 4:43 PM  
**To:** Helpdesk - Records  
**Subject:** Register approval for : COMMUNITY HOUSING DEVELOPMENT (Kyme Place) 121 Liardet Street, Port Melbourne

Please register as a submission on Trim 3120/003-03 and log on Pathway with responsible officer David Graffen

*Mary Baensch*

*Councillors Support Officer*

*Ext 705*

---

**From:** Bolitho, Janet - Deputy Mayor  
**Sent:** Thursday, 1 May 2008 1:15 PM  
**To:** Baensch, Mary  
**Subject:** FW: COMMUNITY HOUSING DEVELOPMENT

please log

---

**Sent:** Wed 30/04/2008 9:24 PM  
**To:** Bolitho, Janet - Deputy Mayor  
**Subject:** COMMUNITY HOUSING DEVELOPMENT

I was unable to attend the meeting at Port Melbourne Town Hall this evening.  
I would like to register my APPROVAL for a Community Housing Development to be built in Liardet Street.

13/05/2008

**Graffen, David**

---

**From:** Baensch, Mary  
**Sent:** Monday, 5 May 2008 9:45 AM  
**To:** Helpdesk - Records  
**Subject:** Kyme Place : Community housing on Liardet St, Port Melbourne

Please register on Trim 3120/003-03 and log on Pathway with responsible officer David Graffen

*Mary Baensch*

*Councillors Support Officer*

*Ext 705*

---

**From:** Bolitho, Janet - Deputy Mayor  
**Sent:** Sunday, 4 May 2008 8:33 PM  
**To:** Baensch, Mary  
**Subject:** FW: Community housing on Liardet St, Port Melbourne

please can he be added to the list

---

[REDACTED]  
**Sent:** Fri 2/05/2008 12:15 PM  
**To:** Bolitho, Janet - Deputy Mayor  
**Subject:** Community housing on Liardet St, Port Melbourne

Councilor Janet,

As the owner of [REDACTED], I am writing to express my concern with the proposed Community Housing development for Liardet Street.

I am very afraid the development may have a detrimental effect to our peaceful neighborhood in the form of crime, traffic congestion and car parking.

Regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

NetStar provides life-cycle IP networking solutions.

[www.netstarnetworks.com.au](http://www.netstarnetworks.com.au)

13/05/2008

**Graffen, David**

---

**From:** Baensch, Mary  
**Sent:** Wednesday, 30 April 2008 12:15 PM  
**To:** Helpdesk - Records  
**Subject:** SUBMISSION RE : LIARDET STREET ROOMING HOUSE. NO! (KYME PLACE)

Please register as a submission on Trim 3120/003-03 and log on Pathway with responsible officer David Graffen

Mary Baensch

Councillors Support Officer

Ext 705

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[REDACTED]  
**Sent:** Wed 30/04/2008 11:16 AM  
**To:** Bolitho, Janet - Deputy Mayor  
**Subject:** LIARDET ST ROOMING HOUSE. NO!

HI JANET,

My husband and I, as ratepayers, living in [REDACTED] wish to put forward our strong objections to the proposed 4 storey, 31 bed Rooming House in the Kyme Place car park. Our objections are as follows and not necessarily in this order...

1. Port Melbourne is already well supplied with a stock of public housing.. In fact it would be fair to say, we have an oversupply. Enough is enough. We have done more than our fair share in this regard.
2. this is State Gvt responsibility, and they should provide for an alternative. Maybe it is time to rethink the location - .having lived in the country myself for several years. I am suggesting that maybe somewhere out in the country, fresh air, new vistas, (and not in the *inner urban jungle* to which they will contribute more stress etc.) for this new proposal. What about giving these people another view of life that is not city centric...Fresh air, space etc in a country area that is equipped to deal with their needs...Hospital,s social workers etc , but sufficiently distant so they can be out of harm's/temptation's way....ie. drugs, alcohol etc..
3. You are placing people who have a history of problems almost directly opposite a bottle shop, and within walking distance of a number of hotels...Is this a good idea?
4. Will these people spill out of this new location and into the 2 parks nearby in Liardet St., to drink, take drugs etc...? Very likely - and what about the public safety if this is the case, especially for the local children and and those participating in the events , sports etc... of clubs and organisations who utilize this area...
5. The kindergarten is far too close to this proposed rooming house...Not a good mix!!!
6. This house will surely impact on the burgeoning prosperity of Bay Street... This street is slowly growing, changing and offering much to its local area, particularly as the population from the apartments starts to shop in the street. I particularly feel sad for the Simple Affair people..What a clash of ideologies this new building offers them.

13/05/2008

**Graffen, David**

---

**From:** Graffen, David

**Sent:** Wednesday, 30 April 2008 5:38 PM

**To:** [REDACTED]

**Subject:** RE: Objection to Proposed Five Storey 31 Unit Community Housing Development in Liardet Street

Thank you for making your concerns known to us, [REDACTED].  
The statutory period for written submissions that **must** be considered by Council, is within 14 days after the publication of a public notice.  
The public notice is to be published next week, May 6.  
However, I am sure that Council will want to consider all submissions and I will recommend that your submission is considered in the same way as others.  
You have time to elaborate on your submission if you wish to do so. You may also advise if you wish to speak in person to the Council committee which will consider submissions on June 2.  
Your sincerely

---

David Graffen  
Property Coordinator  
Governance and Community Relations  
City of Port Phillip  
Private Bag 3  
ST KILDA VIC 3182

Ph: 9209 6809  
Mobile: 0421 582 496  
Fax: 9534 9105  
Email: [dgraffen@portphillip.vic.gov.au](mailto:dgraffen@portphillip.vic.gov.au)

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[REDACTED]  
**Sent:** Wednesday, 30 April 2008 4:28 PM

**To:** Graffen, David; Bolitho, Janet - Deputy Mayor

**Subject:** Objection to Proposed Five Storey 31 Unit Community Housing Development in Liardet Street

Unfortunately due to work commitments, I am unable to attend the meeting tonight at 7.00pm.

Although I am a resident approx. half a block away in Adams Place, I wish to object to this development.

1. It is purely over-use of the area.
2. The reduction of car parking is ridiculous, due to the lack of car parking which already exists.
3. The intrusion for nearby owners/dwellers
4. Increased traffic congestion - the corner of Liardet Street and Bay Street is already a nightmare to traverse, at the best of times.
5. Due to the lack of parking in the area, there have been times when friends will not visit my residence as they have to walk from blocks away as car parking is at a premium in all the neighboring areas.

13/05/2008

## Graffen, David

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**From:** Graffen, David  
**Sent:** Wednesday, 30 April 2008 5:41 PM  
**To:** [REDACTED]  
**Subject:** RE: The Liardet Street Development

Thank you for making your concerns known to us, Ian. The statutory period for written submissions that must be considered by Council, is within 14 days after the publication of a public notice. The public notice is to be published next week, May 6. However, I am sure that Council will want to consider all submissions and I will recommend that your submission is considered in the same way as others. You have time to elaborate on your submission if you wish to do so. You may also advise if you wish to speak in person to the Council committee which will consider submissions on June 2.  
Your sincerely

---

David Graffen  
Property Coordinator  
Governance and Community Relations  
City of Port Phillip  
Private Bag 3  
ST KILDA VIC 3182

Ph: 9209 6809  
Mobile: 0421 582 496  
Fax: 9534 9105  
Email: dgraffen@portphillip.vic.gov.au

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-----Original Message-----

[REDACTED]  
Sent: Wednesday, 30 April 2008 5:01 PM  
To: Bolitho, Janet - Deputy Mayor; Graffen, David  
Subject: The Liardet Street Development

My objection to this process is simple, parking and privacy.

Traffic conditions as they are, I am always finding it difficult now to find a car park in the street I live in (Dow Street).

In the past 10 years there has been an increase in traffic to Bay street due to the increase in the quality and number of shops in Bay Street, which I applaud, but there has been no, or little done about the parking. This has resulted in the inability to park in or close to the street I live in unless I come home at a very late hour.

Lastly, I have a property with is close to the site, and a five story apartment would reduce personal privacy.

Unfortunately I will not be able to attend this evenings session, but would like to be continually involved and informed on any developments

**Graffen, David**

---

**From:** [REDACTED]  
**Sent:** Wednesday, 30 April 2008 5:01 PM  
**To:** Bolitho, Janet - Deputy Mayor; Graffen, David  
**Subject:** The Liardet Street Development

My objection to this process is simple, parking and privacy.

Traffic conditions as they are, I am always finding it difficult now to find a car park in the street I live in (Dow Street).

In the past 10 years there has been an increase in traffic to Bay street due to the increase in the quality and number of shops in Bay Street, which I applaud, but there has been no, or little done about the parking. This has resulted in the inability to park in or close to the street I live in unless I come home at a very late hour.

Lastly, I have a property with is close to the site, and a five story apartment would reduce personal privacy.

Unfortunately I will not be able to attend this evenings session, but would like to be continually involved and informed on any developments

Regards

[REDACTED]

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I am concerned as to how serious Council is about helping the homeless, and how prepared Council is to hear ratepayers' protests; because when I rang to complain I was told,

"It's OK, no-one wants a shelter near them, but we build them over car-parks and they, (the protesting rate payers), get used to them!"

If in fact Council did find that it was mandatory to build more accommodation, there are more suitable places than the Liardet Street car-park. Council could use:

- The homeless people as identified earlier need supervision. A cheaper alternative to erecting new edifices would be for Council/ Housing Association to buy a few large houses. The homeless could live in shared accommodation and be more easily supervised. Shared accommodation would help them overcome loneliness and isolation.
- The South Melb Market car-park could be used for the proposed shelter. The area is much greater and the project could be bigger. Greater parking underground parking could be provided for the market's customers. It would be easier for customers' to identify the parking and it would be easier to manoeuvre cars in and out of the market parking than in Liardet St, as the area is larger.
- The Port Philip Housing Association could negotiate with the Ministry of Housing and build over the car-parks of existing Housing Commission Estates.
- There is a lot of land around Albert Park Lake. Some of this land could be used e.g. near the South- Melb Hellas club-house. A small discrete shelter could be placed there at a cheaper rate as it would not have to be elevated over a car park. I was told that

"This is outrageous! If Council were to propose such a site there would be outcry! Free space is so scarce!"

Presumably it is not outrageous, and there should not be an outcry if people lose their livelihoods and their properties are devalued.

- Council has a number of halls and buildings, which since the unification of the cities are underutilized. It would be cheaper to refurbish the halls as shared, supervised accommodation.

Council should be promoting Bay St, not jeopardising its existence. It is well known that without parking, strip-street-shopping dies. The corner of Liardet and Bay Sts is the center of the Bay St shopping strip. Bay St had been "dead" for a long time and is only now beginning to blossom, with the opening of boutiques, new cafes and cake shops, which have outside seating. One of the advantages that Bay St has when compared to its rivals is that although parking is difficult, it is not totally impossible. Today, one can actually drive down Bay St, see an article of interest, stop, park and explore. Council's plan would effectively deprive Bay St of the Liardet St parking. There is no proposal to provide the homeless and their visitors/ carers with parking; the existing number of available spots will be diminished; the parking will be more difficult because of the pillars to support the proposed building; and the parking will not be readily available to all, as newcomers will hesitate to park under an existing building. In effect, people will drive down Bay St and not stop. If Bay St shoppers were to park in the supermarket parking, this will drive the supermarket's customers away and change the dynamics of the entire street. If Bay St is to survive, it needs accessible parking.

It is great that Council is interested in the welfare of all of its residents. However, one wonders as to the alleged number of homeless individuals in the Port Melbourne

**Graffen, David**

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**From:** Graffen, David  
**Sent:** Wednesday, 14 May 2008 9:04 AM  
**To:** [REDACTED]  
**Subject:** RE: LIARDET STREET DEVELOPMENT

Dear Mr [REDACTED]

**NOTICE OF INTENTION TO SELL LAND  
NOTICE OF INTENTION TO DISCONTINUE ROAD  
KYME PLACE CAR PARK - 121 LIARDET STREET, PORT MELBOURNE**

I refer to your submission made in response to the above notice which appeared recently in newspapers that are distributed within the Port Phillip area.

A committee has been appointed by Council to consider all submissions. It will do so at a meeting to be held on 2<sup>nd</sup> June, 2008, at the St Kilda Town Hall at 6.00 pm.

All persons wishing to be heard in person in support of their submission will be given the opportunity to speak to the committee. Those persons should notify Council that they wish to be heard.

Once all submissions have been heard and Council has made a decision, you will be notified of the decision and the reasons for the decision.

Please contact me on 9209 6809 if you wish to discuss the above or register your interest to be heard.

Yours sincerely

---

David Graffen  
Property Coordinator  
Governance and Community Relations  
City of Port Phillip  
Private Bag 3  
ST KILDA VIC 3182

Ph: 9209 6809  
Mobile: 0421 582 496  
Fax: 9534 9105  
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14/05/2008

**Graffen, David**

---

[REDACTED]

**Sent:** Tuesday, 13 May 2008 8:01 AM  
**To:** Graffen, David; Bolitho, Janet - Deputy Mayor  
**Subject:** LIARDET STREET DEVELOPMENT

I have been following the protests by some residents about the proposed Liardet Street development. It should not be assumed that their comments are representative of the whole community.

Port Melbourne has always been a diverse community - ethnically and economically. We need to maintain an element of community housing in Port - particularly given the escalation of property values in the area.

It seems that people buy into Port and then object to the social history and heritage which created the community in which they live.

I sincerely hope the Council is not deterred from continuing with this project as a result of objections by a few. Their arguments about amenity seem odd considering that the development is within a few steps of a thriving retail and hospitality zone with much activity at all hours. This is a much-needed project which should be supported.

[REDACTED]

I, [Redacted] of [Redacted]  
(Full Name) (Postal Address)

wish the following to be considered as a submission in response to Council's Notice of Intention in regard to the following matters;  
(tick box for each item that your submission relates to)

- KYME PLACE CARP - 121 LIARDET STREET, PORT MELBOURNE
- PROPOSED LAND TRANSFER
- ROAD DISCONTINUANCE
- SALE OF 1 & 2 / 144 NOTT STREET PORT MELBOURNE
- SALE OF 2 / 63 CARLISLE STREET, ST KILDA

My submission is as follows:

- PART OF CAR PARK IS USED BY RESIDENTS AS AN ACCESS POINT TO OUR PRIVATE CAR PARK BECAUSE KYME PLACE AS AN SOLE ROAD IS OFTEN OCCUPIED TRON DELIVERY CARS FOR THE BUSINESS CHOPS.
- KYME PLACE AS AN ONLY ACCESS IS ~~NOT~~ TOO NARROW WHAT ABOUT REMOVALS? THEY CAN'T STOP IN FRONT OF THE HOUSE IN BAY STREET!
- THE WIDTH OF KYME PLACE WILL NOT BE SUFFICIENT TO DEAL WITH EMERGENCY VEHICLES
- WHAT ABOUT THE GARBAGE TRUCKS TWICE A WEEK?
- SUNLIGHT, NATURAL LIGHT AND FRESH AIR FLOW WILL BE LOST FOR OUR BUILDING BECAUSE OF THE NARROW WIDTH BETWEEN THE 2 BUILDINGS

My submission continues on attached pages

No  
Yes/No

I wish to be heard in person in support of my submission at the Council appointed Committee meeting to be convened at the St Kilda Town Hall on 2<sup>nd</sup> June 2008

No  
Yes/No

Signed and Dated

12 05 2008

/ May / 2008

[Redacted Signature]

- 4 STORIES IS TOO HIGH, IT WILL SPOIL THE STREETSCAPE AND WILL OVERLOOK MOST SURROUNDING BACKYARDS WITH OBVIOUS LOSS OF PRIVACY AND TO SOME DUBIOUS OCCUPANTS.
- THERE WILL BE REDUCED CAR PARKING PLACES ( WE THINK IT WILL REDUCE FROM 34 TO 27). PARKING IS ALREADY A MAJOR PROBLEM, IF YOU ARE GOING TO ADD A 40 PERSON DEVELOPMENT THEN THERE SHOULD BE AN ADDITIONAL 40 CAR SPACES NOT 7-8 LESS!
- TRANSITIONING THESE PEOPLE IN AN AREA THAT IS LESS CROWDED, LESS EXPENSIVE AND WITH MORE JOB OPPORTUNITIES MAKES MORE SENSE. A SIMILAR DEVELOPMENT IN A LESS EXPENSIVE PROPERTY AREA WOULD BE CHEAPER AND COULD BE LARGER OR HAVE BETTER FACILITIES. WHY DOES THE COUNCIL NOT SEE THIS COMMON SENSE AND WHY ARE THEY TRYING TO HIDE THIS DEVELOPMENT?
- AFTER A NOT SURPRISING INITIAL NEGATIVE REACTION, WE UNDERSTAND THAT CR. BOLITHO (our local representative and Deputy Mayor) HAS AGREED TO A NEIGHBOURHOOD MEETING NEXT WEDNESDAY, 30<sup>TH</sup> APRIL, ?? THIS HAS NOT BEEN CONFIRMED SO PLEASE RING HER ( MOBILE:- 0411 096 400) OR THE COUNCIL (9209 6777) TO CHECK AND PLEASE ALL ATTEND THE MEETING AND EXPRESS YOUR FEELINGS. IF ANYTHING JUST TO TELL THE COUNCIL WE DEMAND HONESTY AND OPENNESS FROM OUR ELECTED COUNCIL REPRESENTATIVES IN OUR NEIGHBOURHOOD, AND JUST LIKE THE COUNCIL, A SAY IN WHAT IS PLANNED FOR THE BEST SUBURB IN MELBOURNE.
- PLEASE PASS THIS ONTO OTHER NEIGHBOURS THAT MIGHT STILL BE UNAWARE OF THESE ISSUES.

PT. MELB. TOWN HALL

7 P.M.

30/4/08

9209 6752

Garry Spinosa