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City of Melbourne, Council Meeting Room, Melbourne Town Hall Administration Building  
03 July 2018, 5.30pm – Meeting No.37  
Agenda Item 6.1 Planning Application: TP-2017-548 153-159 Sturt Street Southbank

### **Submission to Future Melbourne Committee**

Southbank Residents Association (SRA) understands this was a very complicated application for the officers to consider and work through, and as such it comes as no surprise there was a failure to make a decision within the prescribed time and now the application is in VCAT.

In any case, the success of 135 Sturt Street through VCAT would no doubt provide this developer a sense of confidence with their case and likely a successful outcome.

Notwithstanding the success of 135 Sturt Street in VCAT, a development still needs to comply with the planning scheme and provide the appropriate outcomes for the immediate environs and future residents. Based on the original application it would seem this proposal fell short. We thank the Officer's diligence with reviewing this application and note that should they have approved it there is quite an extensive list of conditions that would be attached to the permit.

Of particular note, being the practicalities of the Arts spaces and internal amenity of many of the apartments. SRA concurs whole-heartedly with all the concerns raised by the Officer's. We are most grateful for the recent introduction of CCZ7 which will go some way to preserving the arts precincts character.

While SRA feels this built form dominates the streetscape and is too tall, we acknowledge that the height limit is discretionary and there is a precedence at 135 Sturt Street which will therefore likely make this acceptable. The overshadowing on the communal grassed courtyard to Cityview gardens is a travesty to its open space and will no doubt be a great loss to their amenity.

As the Officers have pointed out, more attention needs to be afforded to the setbacks and SRA also insists on a FAR of 10:1 as what was required for 135 Sturt St.

If this development is approved and development, once again it will be a very sad day for this part of the City.

Council needs to continue to lobby the Planning Minister to protect what is remaining of this treasured part of Southbank and Melbourne and insist mandatory height controls are reintroduced.



Despite how legal this development may be, in principle SRA cannot support this application. We completely support the sentiments of the residents in this area.

Kind Regards

A handwritten signature in black ink, appearing to read "Tony Penna", written in a cursive style.

Tony Penna  
President  
Southbank Residents Association