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28 September 2016

TPM-2015-37 71 to 87 City Road, Southbank

Objection

Southbank Residents Association would like to draw your attention to the City of Melbourne Council Officers' report from your referral.

SRA was deprived of the opportunity to contribute to the discussion at the Future Melbourne Committee meeting on 20 September owing to conflicted Councilor's from receiving developer donations and subsequently the quorum being lost.

SRA is writing to the Minister to object to the development proposed for 71-87 City Road. This \$200 million development involves the demolition of 4 existing properties: heritage building at 71-75 City Road, 77-79 City Road, 81-83 City Road and 85-87 City Road.

Exceeds height restrictions

Our first objection to this development is that at 165.99 metres, the height is still above the discretionary maximum height limit of 100 meters (which applies under DDO60), despite previous revisions. Furthermore, the development proposes a height 50% greater than the preferred maximum building height for the area. If this development goes ahead, it will have an overbearing impact on the public realm of both City Road and Fawkner Street and will dominate the area.

Overshadows Southbank Boulevard

Our second objection is that the proposed development will overshadow Southbank Boulevard, which has already been identified in the City of Melbourne Transform Southbank Boulevard & Dodds Street Project to give residents and visitors more public open space. To permit a development of this size to overshadow areas clearly identified in the project is counter-productive and not in the best interests of residents.

Southbank is the most densely populated suburb in Melbourne with only 2.5sqm of public open space per person, compared with the Melbourne Open Space Strategy's recommendation of 20sqm per person. The Southbank Boulevard linear park development is the opportunity to give back to residents in this area, but to throw it away by approving this development would be a significant loss to the community.

Insufficient setbacks

This development does not meet the 10m minimum set out in DDO60 for setbacks and offers only half that at 5m. This will have a negative impact on residents' amenity and this development should be made to comply with the guidelines.



Wind

It is our understanding that this proposal fails to meet the wind conditions on the City Road side of the development, another reason to decline the proposal.

Conclusion

It is hoped the Minister will reach the same conclusion we have and concur with the findings of the City of Melbourne Planning Officer.

This proposal should be refused due to its excessive height, insufficient setbacks and overshadowing of Southbank Boulevard.

Regards,

A handwritten signature in black ink, appearing to read "Tony Penna", with a long horizontal stroke extending to the right.

Tony Penna
President
Southbank Residents Association