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Submission to Future Melbourne Committee

Pullman Melbourne on the Park, East Melbourne

16 August 2022, 6pm – Meeting No.41

Agenda Item FMC 6.2: Planning Permit Application: TP-2021-345 Tea House, 28 Clarendon Street, Southbank

The Southbank Residents Association agrees with the recommendations from management.

The positive features of the application are:

- The setbacks from the main roads of the new buildings give due visual prominence to the Tea House and endorse the value of setbacks to the streetscape.
- The design of the new facades complements the architecture of the Tea House, while at the same time having a contemporary look, but not a distracting one.
- The height of the new buildings is comparable to nearby buildings, so they don't dominate the view from the street.
- The site is conveniently situated to minimise the effect of shadowing.
- This area has been prone to flooding in recent years. The CoM has sought the views of Melbourne Water on this matter to which the applicant has responded and altered the plans. The CoM has specified a number of conditions on this aspect in the Flood Risk Management Plan.
- The sustainability of the lived in space of the apartments and hotel rooms has been properly considered, with high NatHERS and NABERS ratings being set.

However, there are aspects of the design that could be improved:

- The greening of the external surfaces could be more substantial. While there are roof terrace gardens, more could be done on the vertical surfaces, particular at the upper levels away from the Tea House and on facades away from the Tea House.
- Specific mention should be made of energy saving measures which are more cost effective if they are incorporated before construction begins, for example a cogeneration system and battery storage.
- The installation of infrastructure for the charging of electric vehicles is a complicated and costly exercise for existing buildings. To avoid such retrofitting charging stations should be provided in the car park and ideally at every parking spot.



The conditions included in CoM management's recommendations are very detailed and comprehensive.

A handwritten signature in black ink, appearing to read "Tony Penna", written over a horizontal line.

Tony Penna
President
Southbank Residents Association