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### Submission to Future Melbourne Committee

City of Melbourne, Council Meeting Room, Melbourne Town Hall Administration Building  
08 Dec 2015, 5.30pm – Meeting No.73  
Agenda Item 6.3 Ministerial Referral: TPM-2015-18 93-119 Kavanagh Street, Southbank

Firstly Southbank Residents Association would like to commend the Planning Officers' preparation of this report. It is detailed and thorough.

SRA acknowledges this is only a masterplan and further detail will be forthcoming as each of the stages of the project progresses. Nevertheless, this masterplan has certainly been welcomed by the residents of Southbank but particularly by those in the immediate vicinity. We are pleased that it appears something is finally happening with that unsightly car parking block. Moreover this development appears to have got the mix right and will provide an exemplary example of a mixed use development, with the residents first and foremost through the provision of very generous open spaces, supermarket and retail in the first stage. This would provide a very positive and immediate enhancement to our public amenity.

The development is not entirely rosy though. We acknowledge that under the new C262 amendment we have moved away from a 100m discretionary height control to plot ratio. While it is comforting to know that these proposed towers are well within the required plot ratio, it is no comfort to the residents of Southbank that we have lost the 100m control that DDO60 was providing and as such these towers will have an overwhelming impact on the built scale of the immediate environs. It certainly will not provide any transition down to lower built form from the buildings to its north. We therefore concur with the Officers' recommendation the height is not supported for stepping up from 145 to 225m but that an average height of 100m should be applied.

We take particular note in the Officers' report of the internal referrals for public space and are perplexed at the very simple response of 'The raked park could be of considerable interest and value.....' what was that supposed to mean? It certainly wasn't helpful to me.

We are concerned about the internal amenity and concur with the Officers' recommendation that saddleback style apartments should be avoided along with borrowed light. What is troubling though is that the developer proposes 2610 one and two bedroom apartments. Where are the three bedroom apartments? The design of this development is perfectly suited for families, yet there are no three bedroom apartments. We need diversity in our neighbourhood and we trust this Council will certainly be pushing that this development offers this.

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