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## Submission Better Apartments in Neighbourhoods

It is with pleasure that we make this submission on behalf of our individual members and member buildings of the **Southbank Owners Corporation Network (SOCN)** which is a part of the Southbank Residents Association (SRA) membership.

Member buildings who are represented by this submission are listed below, 21 buildings representing some 6360 lots or roughly 12,000 residents:

*Mainpoint* (350 Lots) – 241 City Rd, Southbank  
*The Sentinel* (277 Lots) – 88 Kavanagh St, Southbank  
*Yarra Condos* (143 Lots) – 38 Kavanagh St, Southbank  
*The Guild* (317 Lots)– 152 Sturt St, Southbank  
*Southpoint* (185 Lots) – 22 Kavanagh St, Southbank  
*Freshwater Place* (532 Lots) – 1 Freshwater Place  
*Gallery Tower* (178 Lots) – 33 City Rd, Southbank  
*Southside Tower* (148 Lots) – 221 Sturt St, Southbank  
*Habitat Apartments* (150 Lots) – 58 Clarke St, Southbank  
*The Summit* (200 Lots) – 163 City Rd, Southbank  
*Southbank Condos* (187 Lots) – 88 Southbank Boulevard, Southbank  
*City and Melbourne Towers* (633 Lots) – 171-185 City Road, Southbank  
*Prima Tower* (1294 Lots) – 35 Queensbridge Street, Southbank  
*Southside Gardens* (92 Lots) – 106 Southbank Boulevard, Southbank  
*Vue Grande* (323 Lots) – 63 Whiteman Street, Southbank  
*Centurion* (191 Lots) – 83 Whiteman Street, Southbank  
*Victoria Tower* (261 Lots) – 100 Kavanagh Street, Southbank  
*The Keep* (91 Lots) – 88 Wells Street, Southbank  
*Southbank Towers* (293 Lots) – 83 Queensbridge Street, Southbank  
*Southbank Grand* (515 Lots) – 151 City Road, Southbank  
*Riverside Apartments* – 1 Riverside Quay, Southbank

## **Background**

SRA commends the Minister for the Department of Environment, Land, Water and Planning (DELWP) and taking the initiative to review new apartment developments and their interaction with the neighbourhood amenity.

SRA made a submission to the Better Apartments design standards which are currently adopted, and we believe this addition will go some way to enhancing the relationship between new developments and the neighbourhood amenity.

Please find below the comments from Southbank Residents Association.

## **Green Space**

Include provisions to ensure owners corporations must maintain the defined standard. We are concerned that the developer may comply, but after handover the owner's corporation may not manage the space adequately or possibly even remove the space.

We ask for consideration to be given to making green space pet friendly as pets are a common part of families in apartment living.

We note there is no mention of space for communal gardens for fruit and vegetables, etc, or potential worm farms for compost management/household waste which in turn could be used to regenerate and fertilise existing soil.

## **Appearance of the building**

We are satisfied that design for longevity and maintenance is the core of the consideration. However, there is little, if any, mention of consideration for cleaning of the façade. We have found that often exterior grates used to shade balconies or windows are currently sometimes difficult to access or clean, and in some cases windows.

We believe buildings need to not only look attractive by day, but also by night through their own lighting or the street lighting. It would seem consideration has only been considered against appearance during daylight hours. Some guidance on how a building should try to present itself during nighttime hours would be desirable.

## **Wind Impacts**

We believe a wind analysis is compulsory for developments which are in naturally windy locations, such as Docklands, or where there are significant wind effects owing to already built up areas, such a Southbank.

## **Street Interface**

Consideration needs to be given to how couriers and mail delivery can interact with the street interface, allowing them accessibility and space to off-load their goods, whether it be parcels, food deliveries or groceries or laundry/dry cleaning services.

## **Construction Impacts**

Construction should be limited to normal business hours, Monday to Friday.

Construction companies taking more responsibility for their employees, particularly those tradesmen who smoke and discard their cigarette butts inappropriately.

If a footpath is going to be altered or scaffolding to be made over footpath, residents in the immediate area should be notified and advised duration.

The management of air quality from airborne particles needs to be addressed. Residents don't often know what they are breathing in on footpath when visible particles are present.

Any footpath street bins that are removed should be replaced in another section on the street.

## **Overall**

We have reservations about the different verbs used in the various proposed standards. The word 'required' is used in the sections on Green Space and Appearance of the Building, which is commendable, but for Wind Impacts, Street Interface and Construction Impacts, the word 'should' is used. The experience of walking the streets of Southbank would suggest that these latter three dimensions are just as significant of the first two and their standards also be specified as required.

We are very satisfied with the intent and the depth of the changes to the planning rules. There are many positive proposals. If further consideration could be given to the points we have raised, we would be most delighted as we are sure this will help to make the changes even better.

Should you have further questions or would like clarification on any of our points, I encourage you to make contact.

Kind Regards



Tony Penna  
President  
Southbank Residents Association