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City of Melbourne, Council Meeting Room, Melbourne Town Hall Administration Building
06 Sept 2016, 5.30pm – Meeting No.89
Agenda Item 6.3 Ministerial Referral: TPM-2015-32 268-270, 272 and 274 City Road, Southbank

Submission to Future Melbourne Committee

Southbank Residents Association has a number of reservations with this development but of particular note to us is with internal amenity, bicycle provision and also the loading dock. These are issues which are close to us and are important to get right. While we recognise there are currently no minimum design standards to govern these aspects of planning, we are pleased that the Council officers have identified these deficiencies in the conditions associated with the application.

There are a number of other details of significance throughout this application but we feel the Council officers have done a thorough job of reviewing this application and applied conditions against those accordingly.

However, what is disturbing is the developers lack of consideration with the relationship of the heritage building with the remainder of the built form, in particular the street wall surrounding the heritage façade. Heritage is important to the residents of Southbank. In a neighbourhood increasingly becoming void of character and filled with homogenous buildings, or worse, homogenous street walls, such character should be seen of paramount importance to preserve, but more importantly to work with its streetscape. Southbank has very little evidence of its early character. Let's try to keep some of it!

We acknowledge the Council officers have also identified this and that this heritage can potentially be integrated by way of an 'interpretative verandah'. A canopy can also be very effective in mitigating the effect of the down blast of the wind and improving the comfort level of pedestrians and indeed encouraging people to use the streets, instead of the car canyons that are presently in City road today. We trust the developer will work with the Council officers to find a mutually beneficial outcome.

Overall, with the long list of conditions suggested by the Council Officers, Southbank Residents Association support this application.

Tony Penna
President
Southbank Residents Association