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City of Melbourne, Council Meeting Room, Melbourne Town Hall Administration Building
01 August 2017, 5.30pm – Meeting No.18
Agenda Item 6.2 Ministerial Referral TPM-2016-17, 131-139 Sturt Street, Southbank

Submission to Future Melbourne Committee

We note this is the second time the development for 131-139 Sturt Street has come before Future Melbourne Committee, but unfortunately for the residents of Southbank, it still exceeds an acceptable height.

As we understand it, developers have taken on board what Council Officers recommended at the last Future Melbourne Committee meeting and have reduced the development by 3 floors, however this remains inadequate and we were shocked to see Council Officer's recommendation that it be approved. This development application is now at the newly revised height of 57 metres, which is a total of 17 meters more, or 42%, than the 40 metre discretionary height limit. How can Officers consider this remotely acceptable?

At the last FMC meeting where this this was discussed, the Lord Mayor himself described this development as 'an absolute shocker' and that even at a height of 40 metres, the development would be too high for the precinct, yet the developer has completely disregarded this.

In addition to the excessive height, we have additional concerns, the first of which is that we've noted the third floor basement car park is inexplicably missing from the plans.

Secondly, SRA believes the podium height should be reduced. It is currently at a height of 24 metres when DD060 stipulates it should be at 20 metres. Previously the Officers suggested that any reduction in building height may necessitate a reduction in podium height, but we have not seen any reduction.

More troubling though, is it appears Officers have made their assessments against C270 whereas in their previous assessment they correctly made the assessment against the scheme pre-C262. The report outlines compliance based on C270 guidelines, this is misleading and benefits the developer, particularly with the setback requirements and the emphasis by Officers of the 10:1 Floor Area Ratio (FAR) to mitigate the excessive height.

Preserving the existing character of this area should be top priority and developments on any space within the precinct must adequately fit within the Art's Precinct environ. One of the built form outcomes

for DDO60A4A is for the protection of the stature of civic buildings along Sturt Street. This overdevelopment, bordering the Malthouse and ACCA, completely dominates and overpowers these important and prominent features of the Arts precinct. How could the Officers overlook this. It would appear their assessment is purely based this development and not in the context of the precinct.

Southbank Residents Association has grave concerns that if this development is allowed to go ahead, it will set a troubling precedence for the future, with potentially devastating effect on the character, ambience and appeal of this unique precinct.

We understand Hayball has commenced VCAT proceedings in this matter, however this should in no way influence or have any bearing whatsoever on the decision of FMC today.

Council need to take a leadership role and send a very clear message to the Minister of Planning that developments of this magnitude in this special character zone are unacceptable and reject this application outright.

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