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Submission to Future Melbourne Committee

City of Melbourne, Council Meeting Room, Melbourne Town Hall Administration Building

3 Mar 2020, 5.30pm – Meeting No.72

Agenda Item 6.1 - Ministerial Planning Referral: TMPR-2019-24, 102-156 City Road, Southbank

Southbank Residents Association is supportive of this planning application with the following comments.

We have some reservations with regard to vehicular access to the building. We note this will be via Waterfall lane off Power street and Southbank boulevard. While the traffic may have been modelled, we have noted other developments in Southbank where the traffic had been modelled and there has been significant congestion, contrary to the modelling. We struggle to understand how any modelling considers the traffic plan to be adequate when considering the scale in the context to the already congested roads. For example, Power street between Queens Bridge street and City Road is already at full capacity at any time during the working day. And likewise on the exit to Southbank boulevard, a gap in traffic on both directions is required for a right turn. This is already a difficult turn to navigate without the increase in traffic.

We noted in the renders that the proposed basketball court on Southbank Boulevard as part of stage 3 upgrade is missing. During the Southbank Boulevard public consultation we questioned the logic of a basketball court in that location owing to the likely development of the BMW site. We were advised the developer would need to work with the basketball court. In any case, we can't find any reference by the council Officers with regard to this basketball court. We would like to know what will happen with this basketball court and why there is no reference to it by the council Officers.

We are very pleased with the degree of greening across the entire development and the developers commitment to be a leading development for environmentally sustainable design (ESD).

We are supportive of the desire to link the development with Freshwater Place, however note the possible impracticalities of this depending on CoM requirements for the height positioning. We trust a suitable compromise could be found as we feel this link is an important aspect as outlined in C308 urban design guidelines.



Overall this development will offer a great public realm experience for the residents of Southbank and her visitors. We are delighted with the level of detail and consideration which has been applied to this site. Owing to the size of the site, there was a real opportunity for something special and we feel the developer has met that challenge. We have seen many developments in Southbank over the years and this development seems to have really considered the public benefit and experience. Something lacking in many of the Southbank developments. It was a credit to the developer to reach out to the community during the planning phase, something which rarely happens with most developers from our experience.

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

Tony Penna
President
Southbank Residents Association