

Submission to Future Melbourne Committee

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

18 May 2021, 5.30pm – Meeting No.11

Agenda Item FMC 6.3 Planning Permit Application: TP-2020-427, Yarra River adjacent to Lower Promenade, Southbank (north of 4 Riverside Quay)

Concerns about Planning Permit Application:

TP-2020-427 Yarra River adjacent to Lower Promenade, Southbank (north of 4 Riverside Quay)

Overview: The intention to activate the area is desirable and the proposed concept is imaginative, however the execution is inadequate in several aspects and these need to be addressed before this application is approved.

The inadequacies are contained within two areas:

- **Waste management.**

In the previous version of this application that was rejected by Council, the bins were to be placed on the footpath of Riverside Quay. This time the text on page 20 proposes either Southgate Ave or Southbank Boulevard.

However, Figure 5 on page 20 includes an Option 3 Collection Point in Riverside Quay in addition to the other two. It seems that Riverside Quay is still on the table, although this was previously rejected by Council.

Indeed, the other two proposed collection points present problems for waste collection.

Southbank Boulevard: This area is being congested by becoming a multi-purpose space. The space beside the red steps needs to cater for i) pedestrians, ii) two lanes of cyclists, iii) four parking spots for commercial vehicles and iv) a loading bay as well as an emergency access space which is usually caters for the overflow of commercial delivery vehicles.

Also being effectively a dead-end street, it makes it difficult for a large garbage truck to enter, collect waste and then depart. In nearby Cook St, also a dead-end, the truck needs to reverse in, so it can exit the street after collection.



Southgate Avenue: This area is also a dead-end and has similar issues of access. There is currently some space for bins in front of the side entrance to the vacant Exxon-Mobil building, but that situation is likely to change once construction on the new building begins.



At the very least, the proposal should specify the following:

- How many bins per day will be put out,
- The size of the bins,
- The precise location of the bins, and
- The movement of the garbage truck in the street when collecting the waste.

The lack of clarity on this issue suggests that the application not be approved, until these matters are resolved.

There are also two other aspects of waste management that needs to be considered, one of human waste - sewerage. It is surprising that for a 60 m long floating structure with nine (9) cubicles, that there is no mention of this issue in the document. Unlike Arbory Float, this floating venue does not have an adjacent land-based venue to connect to.

The other aspect is the location of the kitchen exhaust. It is surprising that this has been located on the south side adjacent to where patrons and others gather.

- **Noise.**

The hours of operation (page 21) will be until 1:00am every day and it is proposed that there be live music until 11:00pm Mon to Sat and until 9:0pm on Sunday, with background music being played outside these hours.

There is no mention of loudness levels, either in the application or in the provisions of the Melbourne Planning Scheme.

However the City of Melbourne has loudness regulations that apply to buskers along the promenade, adjacent to this venue and in other parts of Melbourne. These regulations should apply to the live music venue as well. There should be one rule for all.

One key difference in this instance is that the music venue will continue with background music until 1:00am, long after the buskers must stop. Being background music, does not change the issue of loudness. This case will require its own regulation with the loudness level set at a value at least 10 dB below the busking level.

Further, considering the venue is a commercial operation, there should be an expectation of professional standards in managing the loudness level, both inside and outside the venue. This should include:

- Daily monitoring of the loudness level adjacent to both the East and West ends of the venue. A professional dB meter should be used, not a phone app, which are not considered accurate enough in the industry. This monitoring is to be recorded and the records to be available for inspection.

Of particular concern in Southbank is the tall buildings around Riverside Quay Square and across the river which mean that any nearby loud music will echo around this space and be clearly audible by residents. Some consideration should be given to this aspect.

There is another aspect of noise in public spaces that only recently coming to notice. Low frequency sounds travel a long way. This is evident in the suburbs when the ‘doof doof’ from a distant party travels across the roofs. However in the city with many high rise buildings, these sounds hit buildings face on.

There have been continuing complaints from residents at Quay West with the “noise” emanating from the Arbory Float. Investigations by Arbory management indicate that the issue is not with the loudness level but rather the low frequency noise.

The proposers of this application should be required to have a sound engineer provide a specification on how low frequency noise should be managed by way of insulation, and/or operating procedures such ensuring the background avoids specific settings after 9pm.

There are also a few administrative aspects that are not mentioned in the application:

- How much rent is being paid and to whom?
- Is there a review period, e.g. of 12 months, to allow the operation to continue for the full three years.

Having endured the constant battle for several years now of asking buskers who were exceeding the loudness regulation, to turn down their amplifier, personally, I view the prospect of this development with trepidation, fearing it will drive us out of the area.

In summary, the matters that need to be addressed before this application is approved are:

- Provide information on the bins, where they will be located and the movement of garbage trucks to collect the waste,
- Detail how human waste will be removed from the floating venue,
- A requirement that the venue must abide by the loudness regulations that apply to buskers,
- The development of loudness regulations to music after 11pm,
- The design of procedures to control low frequency noise.

Yours sincerely,



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Southbank Residents Association