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City of Melbourne, Council Meeting Room, Melbourne Town Hall Administration Building
22 Nov 2016, 5.30pm – Meeting No.2
Agenda Item 6.3 Ministerial Referral TPM-2016-17, 135-139 Sturt Street, Southbank

Submission to Future Melbourne Committee

If the proposed development in Sturt Street proceeds, the Southbank Residents Association has grave concerns for the character, ambience and overall appeal of this special area of Southbank: an area which has a special place in the hearts of all Melburnians.

The predominant character of this area is its low-density and as such this is recognized in the overlay through a 40 metre height limit.

We are appalled that the applicant, Hayball, an award-winning design firm, with an outstanding reputation has the audacity to propose such an overdevelopment. Hayballs' own offices have been situated on this site for over 10 years and therefore the company are acutely aware of what this precinct represents. With such an overdevelopment, offering very little to the precinct, we can't help but be cynical that Hayball is selling their reputation short in the pursuit of excessive profits.

However of greater concern is the Councils' own officers making a recommendation that a three storey reduction would be acceptable. This development application is already at 67 metres, 27 meters (or 67%) greater than the 40 metre height limit. A three storey, or roughly 10 metre, reduction would still allow for a 17 metre (or 42%) over-development. How can our Officers consider this remotely acceptable?

SRA does not agree with a reduced setback. The overlay has a 10 metre minimum, thereby allowing a 20 metre separation from potential future adjoining developments. While C270 has a five metre minimum, this application is not being assessed against the C270 overlay. Therefore 10 metres should be the expectation. Although a 10 metre separation is desirable at minimum we concur with the Council Officers' recommendation of a one metre increase.

SRA also has concern with the public realm provisions. We concur with the Officers' view that it is not pedestrian-friendly and inactive. The arts precinct blueprint talks extensively about the importance of street activation. We feel the design of this development will not add much to street activation.

It is our view that the proposed offsets are hardly appropriate for what is being considered. An urban design firm with the reputation of Hayball should be able to identify creative and fitting offsets for such a development. Their inability to propose any credible offsets leaves one wondering what Hayballs' concern about their legacy to this precinct is.

The existing character of this area should be preserved and developments on any space within the precinct must be fitting for the arts precinct environ. This is an opportunity to truly provide something great to the precinct which will add to the area and not detract from it.

If this development is approved then it will be a very sad day for the Southbank Village and Arts Precinct. The precedent this will set for all the remaining undeveloped sites will be catastrophic to the precinct.

We trust our Council will heed the concerns of the residents and concur with the views of SRA and object to this application.



Tony Penna
President
Southbank Residents Association

Objection to Ministerial Planning Referral: TPM-2016-17 135-139 Sturt Street, Melbourne

To whom it may concern,

I wish to communicate my objection to the proposed development at 135 Sturt Street, Southbank 3006. The reasons for my objection are as follows:

- The proposed development is adjacent to the arts precinct and next to the Malthouse Theatre which in turn is next to ACCA. These buildings, the arts precinct and surrounding apartments are in the majority low rise and are not built in the style of the proposal. As such the height, scale and design of the proposal will be out of character with the Arts Precinct and will detract from the Malthouse Theatre and ACCA. No view of these two notable Melbourne buildings from any direction will not be dominated by an overdevelopment of the neighbouring site. As someone who uses the Kingsway exit from the West Gate and the Power Street exit, where you are looking straight at these buildings, the distraction an overdevelopment will cause is large.
- The Municipal Strategic Statement notes that buildings along Sturt Street maintain the visual dominance of the Arts Centre Spire. Views of the Arts Centre Spire from certain areas will be diminished by an overdevelopment of the site.
- It should be noted that every major Australian city has an equivalent to Hamer Hall and the National Gallery. What separates Melbourne's Arts Precinct is that it also has the Malthouse Theatre, ACCA, Recital Centre, numerous VCA buildings and the Arts Centre Spire. As such detracting from these elements of the Arts Precinct directly detracts from the whole of Melbourne's Arts Precinct.
- For many decades the State Government and City of Melbourne have and will continue to invest significant resources in establishing a world renowned Arts Precinct. We read estimates of previous and future costs to develop, maintain and grow the Arts Precinct in the hundreds of millions of dollars. It therefore appears counter productive to detract from this long term Arts Precinct vision. As such any proposed development should complement the vision of Southbank as the arts and cultural centre of Victoria, not detract from it.
- This is especially the case when an overdevelopment of one or even all of the few current commercial sites in the area available for apartment towers will contribute such a small percentage to the City of Melbourne's future housing needs.
- Sturt street already has traffic flow issues at peak times. In the morning local residents going to work use the Sturt St/Kingsway intersection to turn right onto Kingsway which is necessary to access the Monash/Westgate/Tullamarine highway's and airport. This is already difficult and time consuming as often only 3-4 cars make it through the intersection each light change due to pedestrians and oncoming traffic. As such overdevelopment in this area does not have to increase traffic flows dramatically to cause traffic delays and increase the risk of accidents.
- During peak evening times, when residents are returning from work and city workers are using Sturt Street as a thoroughfare, arts patrons are arriving for events at the Malthouse, ACCA, and other parts of the Arts Precinct whilst Dodds and surrounding streets are busy with pedestrians.
- Car parking is already in short supply around the Malthouse, ACCA and the immediate Southbank Village area with no close off street public carpark. Whilst the increased traffic from an overdevelopment may not be unreasonable it may contribute to changing the nature of these streets as people drive around and around looking for parking.

Objection to Ministerial Planning Referral: TPM-2016-17 135-139 Sturt Street, Melbourne

- This fight for carparks can only increase with more residents and visitors of residents.
- The carpark entry to the proposed development along with this increased traffic flow will increase traffic difficulties and cause further interaction of cars and pedestrians in an area which includes locals, students attending VCA and visitors to the Arts Precinct.
- The Malthouse, ACCA and wider Southbank village have a quieter village ambience. Sitting outside the Malthouse for a quiet drink before the show is part of the experience for many. Increases in traffic and construction noise and foot traffic through the Malthouse detract from this experience. Further walking a tree lined street with little traffic adds to the feeling. Walking a tree lined street has a different feel when you look above the trees to see sky as opposed to an out of character apartment tower.
- It is likely that during the construction phase there will be numerous impacts on noise levels, amenities, work sites and traffic congestion. I note that this area has recently undergone a beautification process which includes the ongoing beautification of the site across from this development on Sturt Street. It would seem a waste to undergo this process to shortly after establish a construction site and out of character overdevelopment to detract from this project and wider precinct.
- For patrons of the arts in the local area the construction of such a building will only detract from the useability of the area due to the inconvenience the construction phase poses. The Malthouse Theatre stands to suffer the most during this period.
- The proposed development includes artist affordable housing. It is noted in the report to the Future Melbourne Planning Committee that there is no mechanism to ensure this is delivered or on how many dwellings must be delivered.
- Further a member of the arts community contacted us to enquire if the arts community was consulted and mentioned that unlike the existing apartments in the area which are often around 80 square metres inside with high ceilings, the most likely affordable housing in the proposed developments, being the studios and one bedroom apartments are too small for an artist to practice at home, which is an important element of being an arts student or practitioner.
- The value of providing commercial space in such a development and is questionable given there is already vacant commercial space in the area. It is noted that this is a requirement of developments of this scale. The report to the Future Melbourne Planning Committee also notes the through block link as not being pedestrian friendly.
- The proposed development is for 240 apartments. In the scheme of greater Melbourne and specifically the City of Melbourne, an overdevelopment of this site contributes so little to the long term ability of the City of Melbourne to handle it's current and future population growth. If this development was in the main part of Southbank or the northern part of the CBD, another modern apartment tower would be unnoticeable, would be of a similar character with surrounding buildings and therefore I would have no objection. However the difference of going from zero apartment towers to one is significant. It makes no sense to detract from a unique part of the inner city for the sake of 240 apartments when there are so many apartment towers being approved in areas where they now fit their area.

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- I also note the proposed development of Fisherman's Bend, the Arden precinct and the growing number of apartments in West Melbourne. Again why detract from one unique area of the city when we are about to improve and develop other areas with dramatically more than 240 apartments, meaning that the overdevelopment of this site will detract from the Arts Precinct and Southbank Village whilst contributing so little to Melbourne's long term housing needs. It seems an overdevelopment of this site may be looked upon in the future as one of the "it should never have been approved" constructions all cities have.
- I understand that apartment towers are a necessary part of a major city. But so is diversity and providing people options to live inner city without being in a tower or congested region. As someone from Hobart who has been to many places around the world it is places like Southbank village and the Arts Precinct which separates Melbourne from all the other cities in the world and why I chose to live here. Melbourne can only damage so many Arts Precincts and Southbank Villages before it takes away the diversity which makes it great. It would be such a tragedy to extend the concrete jungle, so many people around Australia label Melbourne as, into the unique, European feel of Southbank Village and it's world renowned Arts Precinct. Once approvals are made they cannot be undone.
- The development is adjacent to the area commonly referred to as Southbank village. Southbank village is a low rise area with few buildings above four storey's. The development will be out of character with the surrounding apartments, dominate the skyline, cast shadows and reduce light to these apartments and be out of place within the community feel of Southbank Village.
- I have one of many south facing apartments at 88 Wells street which receive preciously little direct sunlight. The only sunlight our balconies receive is the late afternoon sun which mainly comes from around the site of the proposed development. Obviously the larger the building the less direct sunlight and more shadowing we will receive.
- The courtyards of our building already have issues with little sunlight and retained moisture for most of the year which result in related moss and mosquito issues. This will only become worse with far less sunlight.
- The proposed development is 67 metres high, exceeding the discretionary height limit on the Sturt Street side of 40 metres.

Yours Sincerely



Shaun Evans

88 Wells Street

SOUTHBANK VIC 3006

I wish to object to the proposed development at 135-139 Sturt Street, Southbank Reference number: TPM-2016-17

A 21-storey apartment block comprising 240 apartment is a monstrous development. It is also totally out-of-character in an area of Southbank that actually has charm with its three-storey apartment blocks all along Dodds Street and a village ambience that should be valued and preserved.

The key concerns are as follows...

Out-of-character in the Melbourne Arts Precinct

A high-rise will loom over the internationally recognised Melbourne Arts Precinct. This precinct has taken years to evolve into such a dynamic creative hub that draws theatre-goers and art lovers to the Melbourne Recital Centre, MTC'S Southbank Theatre, the Malthouse Theatre and Australian Centre for Contemporary Art. A high-rise in Sturt Street and Dodds Street will overwhelm this wonderful cultural area. It simply does not fit in – it will spoil the character of the area that is valued for its low-rise heritage buildings and ACCA's contemporary style. It will dominate the public domain and block views to the Arts Centre Spire. Any proposed development should complement the vision of Southbank as the arts and cultural centre of Victoria.

Inappropriate height and scale of development

The proposed development is overwhelming in height and the large number of apartments proposed represent an over development of the site.

There will also be the loss of the community feel of Southbank Village. Placing a high-rise in the middle of Dodds Street effectively cuts in half the low-rise community that extends from Southbank Boulevard to Coventry Street.

Overwhelming height of development

At a height of 67 metres, the development will soar above nearby buildings that are a maximum of 14-metres high. Along Sturt Street there is a discretionary height limit of 40-metres and this is far preferable considering the low form of the surrounding buildings. The recommendation from urban design report (6.1) that the height be reduced by three storeys to 58 metres high is totally unacceptable in this low-rise area. Though it is heartening to note that the Assessment Built Form 7.1 rejects this concept. A concern is that the proposed high-rise sets an unwelcome precedence for future developments in delightful Southbank Village.

As for the 14-metre discretionary height to the east along Dodds Street, the report Assessment Built Form 7.1 indicates that the 14-metre mandatory height is generally complied with. Surely if something is mandatory it should be totally complied with – with no exceptions allowed? Mandatory by definition means compulsory.

The 240 apartments

Southbank Village with its low-rise setting and attractive streetscape provides a sense of community. In contrast, the proposed development will attract a fractured and moving population. This is evident by the composition of apartments – 14 studio apartments and 143 one-bedroom apartments. For families to stay in an area and contribute to community life, three-bedrooms would be preferred. Yet there are only 33 three-bedroom apartments

available and this is significantly less than the number of two-bedroom apartments (numbering 50) that is proposed.

The statement that affordable housing will be provided for artists has no substance. No details are provided. Also, the reality is that visual artists and musicians need space to work or practice. The studio and one-bedroom apartments do not provide what they need and therefore would not be an option for them.

Traffic and car parking

Southbank Village is a quiet neighbourhood but that would change dramatically with the proposed development. Space is provided for 199 cars that represents the potential for a huge increase daily in traffic movement along the usually quiet Dodds Street. The additional number of cars will further exacerbate traffic congestion that already exists throughout the day – and more so at peak hour – along Sturt Street heading to Kings Way.

Off-street car parking is already a nightmare for residents in Dodds Street (and surrounding streets) and their visitors as they compete for space with theatre-goers and visitors attending large public events nearby. Add to this mix, the car ownership of residents in 240 apartments and their visitors, the situation will be horrendous.

In summary, the proposed development will be detrimental to the cultural vibe of the Melbourne Arts Precinct and the ambience of Southbank Village. It will be visually intrusive and dominate the streetscape and public space.

I hope Council will oppose this inappropriate development

Sincerely
Eileen Vamos

Southbank resident

From: Sophie McDonald [<mailto:Sophie.McDonald@pitcher.com.au>]
Sent: Friday, 18 November 2016 12:53 PM
To: Martin Cutter
Subject: Objection to 135 Sturt Street

Dear Martin Cutter,

The development at 135 Sturt Street is unsuitable in this unique area of Southbank.

The 21-storey development is inappropriate in design and height, and out-of-character in the Melbourne Arts Precinct.

My partner and I recently purchased in the area to start a family, however the area will now become over crowded and become city style living with more pressure on car parking and increase traffic congestion. This will no longer be an attractive area for young families.

Southbank Village has a special character of its own and is valued for its many theatres and heritage buildings. These include Melbourne Recital Centre, Southbank Theatre, Malthouse, the Victorian College of the Arts and the Australian Centre for Contemporary Art.

Apartment complexes along Dodds Street are a maximum of three-storeys high and any development should complement what already exists here. The proposed development is significantly taller than the surrounding buildings and its height and scale will dominate the streetscape.

This development is totally unsuitable and should be rejected by council and the Planning Minister Richard Wynne.

Regards,

Sophie McDonald | Assistant Manager

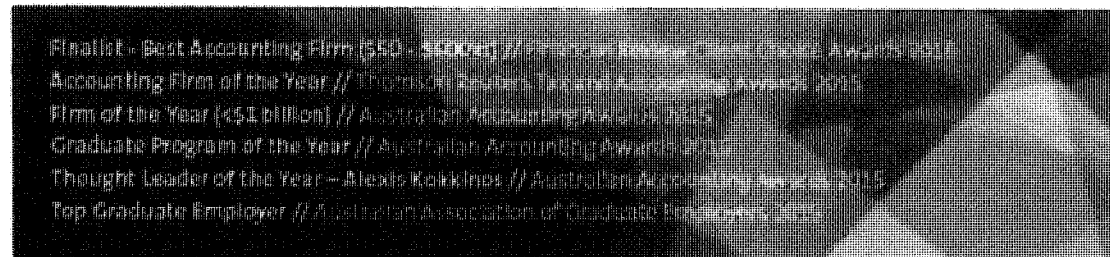


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From: Phillip Arbuckle [<mailto:phillip@ustces.com.au>]
Sent: Thursday, 17 November 2016 11:00 AM
To: Robert Doyle
Subject: FW: Proposed development Malthouse precinct

Dear sir/ madam

As chairperson of the Sunday apartment's Body corp
P5638745p

I strongly oppose the current application and construction of the building applied for at 131-139
Sturt st Southbank going through to Dodd's st

Best Regards,

Phil Arbuckle

12/100 Wells st
Southbank
Melbourne 3006
18/11/16

Attention Brendan Cousins. Re proposed development at 135 Sturt St, Southbank

Dear Mr. Cousins,

As a resident of a property close to this proposed 21-story development I would like to put on record my objection to this on the following grounds,

- This area is on of the few parts of the inner city that maintains some character due to its predominant low-rise nature.
- The parking in the area is getting to the point of impossible even before many more apartment dwellers will be using the area
- I understand that the Sturt St, area is going to be part of the integrated pedestrian arts precinct
- I understand that the building will be 67M high which exceeds the discretionary height in this area (40m)
- This area is considered very special due to the number of cultural centers and this atmosphere will be destroyed by the proposed development.

Yours faithfully

Shaun McCarthy
shremacc@yahoo.com
0404 889 274

From: Simon Karoussos [<mailto:simon.karoussos@gmail.com>]
Sent: Monday, 21 November 2016 2:26 AM
Subject: Objection of proposed development at 135 Sturt Street, Southbank

Hello,

I am writing to put forward an objection of the proposed development at 135 Sturt Street, Southbank.

I've been a resident and owner in Dodds Street, Southbank for over 11 years as well as working on City Road for the past 8 years.

My work and personal life is almost wholly spent within Southbank. As you can appreciate I've witnessed many changes in the area over this time.

Between my home in the current low-rise arts precinct of Southbank Village and my workplace in the abundance of huge apartment towers along City Road, I experience the contrasts within the Southbank area every day.

At home in Dodds Street there is a great community feel with many young families. It is quiet and pretty and feels like a real home with all the great attractions of the arts buildings and theatres. City Road affords a completely opposite experience. It is impersonal, has no charm or character, shadowed and windswept from the domino of towering apartment buildings.

I make this comparison to highlight what impact development has without proper consideration to the area and its residents. There are many reasons I oppose this proposed development -

- This is predominately a low-rise area. A building of 67 metres grossly exceeds the 40 metre limit on Sturt St and the 14 metre limit on Dodds St
- There is zero consideration for complementing the existing buildings. The sheer size will overwhelm the surrounding low-rise apartments complexes
- It will be an eye sore that dominates the skyline, impeding the view of the Art Centre Spire and bearing down on the heritage listed Malthouse theatre
- A development of this size will put considerable strain on the local infrastructure. Local roads are already busy with street parking congested

Please do not turn this small and rare community area into another over development of towering apartment blocks. Approving the proposal will set a precedent for the area that will promote more and more high rise development.

I urge you to reject this proposal. You are putting this unique area in danger of becoming another heavily trafficked, ugly, over-populated, dark and soulless part of Melbourne.
Would you want that for your neighbourhood?

Sincerely,

Gerasimos (Simon) Karoussos
34/114 Dodds Street, Southank, Vic, 3006.

From: Jenny Darling [<mailto:jenny@jennydarling.com.au>]
Sent: Sunday, 20 November 2016 3:03 PM
To: Robert Doyle
Cc: Martin Cutter
Subject: Proposed development at 131-139 Sturt Street, Southbank VIC 3006.

Dear Lord Mayor,

I write to express my objection to the abovementioned proposed development.

I have lived in this area of Southbank for five years and the primary reason for my objection to this development is my wish to preserve the low-rise, medium-scale development in this area, known as the Southbank Village. Here in the Village we have our parks, our trees, the ACCA building and its wonderful gravel forecourt, the tower and the Malthouse. People come to the Yellow Peril to have their wedding photos taken. The area has its own personality and as the VCA, which abuts this area, moves forward with its plans to develop the old Mounted Police Building the Arts Precinct will become more and more a destination for Melbournians and tourists alike.

The 21-storey development is too tall and out-of-character for the area and the Arts Precinct. The building will be too big next to the medium height complexes throughout the village - particularly along Dodds Street – and will dominate the streetscape. We want Arts buildings – ACCA – and the tower – to continue to dominate this area. They make it stylish and something special. Another tall building will diminish all this. It would be better for the Village to keep a maximum building height of 14m.

Melbourne is known for its Arts. We should treasure the uniqueness of this area – and develop that uniqueness further. Not simply drop another overly large building into the area. There are plenty of areas in Melbourne where those buildings can go. There is only one Melbourne Arts Precinct.

We should treasure it. Please keep that in mind when you make your decision.

Jenny Darling

Jenny Darling
1/8 Wells Street
Southbank VIC 3006
M: 0411 041 775

From: chrisw5 chrisw5 [mailto:chrisw5@bigpond.com]

Sent: Saturday, 19 November 2016 5:51 PM

To: Martin Cutter; Robert Doyle; Arron Wood; Michael Caiafa; Rohan Leppert; Phillip Liu; Kevin Louey; Cathy Oke; Nicholas Reece; Tessa Sullivan; Jackie Watts; Planning; sam.foster@delwp.vic.gov.au; martin.foley@parliament.vic.gov.au; richard.wynne@parliament.vic.gov.au; david.davis@parliament.vic.gov.au

Subject: REJECT 135 STURT STREET SOUTHBANK

Dear Lord Mayor, Melbourne City Council and Parliamentary Members,

I recently voted for you in the Melbourne City Council elections. I also voted for the Robert Doyle team in the previous elections. You continue to get my vote and you will continue to get my support for the work you have been doing to continue making Melbourne a great city.

I am writing today to ask you to reject the proposal at 135 Sturt Street Southbank. I have been living at Coventry Gardens apartments since they were first built in 1993. They were I believe, the first apartments to be built in what was then South Melbourne. I have seen the area develop and grow over the past 23 years and I am proud of this little pocket of Melbourne. I am particularly proud of the fact that it has become known as the Melbourne Arts Precinct and that the area is generally a low rise apartment area.

The development at 135 Sturt Street is a 21 storey development and I believe that this is **inappropriate in design and height and is out of character in the Melbourne Arts Precinct**. This would ruin an area that the whole of Melbourne should be proud of, not just me. I know many inhabitants in the area feel the same way.

We have an Arts precinct that is unique in capital cities and now is the chance to develop it into a world class Arts precinct in a capital city. I am a sports fanatic and I know our Sports precinct is the envy of many cities in the world and visitors and tourists are amazed that we have such a precinct and facilities so close to the C.B.D. Why can't we further enhance Melbourne's worldwide reputation by fully developing our Arts precinct as well.

The development at 135 Sturt Street would be completely out of place in this area. I urge you all to reject the proposed development for short term gain and instead have the vision to focus on low rise apartments and the development of Arts facilities in the area.

In decades to come, your legacy may well be having the courage to develop the Arts precinct appropriately, when other councils will look only at development for the sake of rates and revenue.

Regards,

**Chris Wilson
2/133 Dodds St.
Southbank, VIC. 3006**

From: Steven Lamande [mailto:stevlamande@hotmail.com]

Sent: Sunday, 20 November 2016 7:57 PM

To: Planning

Cc: sam.foster@delwp.vic.gov.au; martin.foley@parliament.vic.gov.au; richard.wynne@parliament.vic.gov.au; david.davis@parliament.vic.gov.au; Robert Doyle; Martin Cutter; Arron Wood; michael.caiate@melbourne.vic.gov.au; Rohan Leppert; Philip Liu; Kevin Louey; Cathy Oke; Nicholas Reece; Tessa Sullivan; Jackie Watts; savedodds@gmail.com; alamande@bigpond.net.au

Subject: 135 Sturt Street proposed development

Attention Brendan Cousins

Good evening Brendan,

Your name and contact details have been given to us as a suitable channel for us to indicate to you and your Department our personal and philosophical objections to the form of development proposed for 135 Sturt Street, Southbank.

We have copied other interested parties to ensure that our views are fully broadcast before further decisions are made in this important case. We have arrived at the position outlined in the attached correspondence after full consideration of many inputs, including those of engineers and other advisers with expertise in many of the areas which will no doubt be considered as the application is considered.

If you have any questions, Steven Lamandé can be contacted on 0408 594 709.

Regards

Steven and Annette Lamandé

From: olinskyt@bigpond.com [<mailto:olinskyt@bigpond.com>]
Sent: Saturday, 19 November 2016 8:07 PM
To: Martin Cutter
Cc: Robert Doyle
Subject: 131-139 Sturt Street

Dear Sir/Madam,

I am writing to express my strong objection to the proposed development at 131-139 Sturt Street, Southbank. As a long-term (over 20 years) in a low rise apartment complex, I find the proposed 21 storey development totally inappropriate for the area. When we first moved into this area we were assured that any future developments would not exceed a height of 40 metres, to maintain the Southbank village concept. Over the years we have seen this provision totally ignored by successive councils and governments. It would appear that we as local residents and those most affected are being totally ignored.

Apartment complexes along Dodds Street are a maximum of 3-storeys and any future development should complement what already exists there. The proposed development will be ugly in the way it dominates the city skyline. With the number of apartments proposed there will be an increase in pressure for parking spaces and traffic congestion in the area.

Because of what I have observed over the years one is left with the feeling that money talks and that the council and government listens, while we as residents in the area suffer the consequences

I feel for once you should listen to what the local residents are saying and not approve this development.

Yours faithfully,

Dr. A. Olinsky
10/82 Coventry Street, Southbank
olinskyt@bigpond.com

Sent from [Mail](#) for Windows 10

From: Katrina Sorrenson [mailto:Katrina.Sorrenson@au.gt.com]
Sent: Monday, 21 November 2016 2:10 PM
To: Robert Doyle
Cc: Martin Cutter
Subject: PLEASE SAY NO to Dodds Street Development on Tuesday 22nd November!
Importance: High

Lord Mayor Robert Doyle

I wish to lodge my strong objection to the proposed high rise development at 131 – 139 Dodds Street, Southbank.

My objection relates to:

- **The 21 Storey building towers over the current residential and cultural facilities in the street and surrounds and exceeds the discretionary height of 40 metres of the Sturt Street Side.**
- **The negative impact on the Arts Precinct and its cultural significance.** The Southbank Arts precinct is a unique area close to the city centre. With numerous arts and cultural facilities, the area attracts locals, visitors and students who enjoy the access to the facilities as well as the cafes and open spaces.

The existing low rise Dodds and Wells street residential buildings respect the iconic buildings such as The Malthouse Theatre, The ACCA, The University buildings and grounds and the Police Mounted Division buildings by not looming large over these landmarks. The two 'mid-rise' (9 and 13 story) buildings at either end of the precinct book-end the low rise development, without overwhelming or shadowing.

It is my strong opinion (and fear) that the inclusion of the proposed 21 story modern high rise in the middle of the Arts Precinct will significantly detract from the unique ambience of the area and the buildings that make the area an important cultural attraction.

My view is that the additional 240 apartments will also have a significant negative impact on the access to the area due to the increased use of available parking (see below). I believe if access is diminished, fewer non-residents will visit the area to enjoy the arts and cultural facilities.

- **The reduced access to parking for residents.** As an owner/occupier who utilises a resident parking permit, I can often not secure a park in the allotted zone and regularly risk parking fines if am unable to purchase a ticket or move my car prior to 7:30am, when restrictions commence. Visitors also struggle to get a park, particularly when shows and activities are held at the Malthouse Theatre or in the surrounding arts facilities.
- **The increased traffic in this community and education facility dense area is a threat to foot traffic.** The proposed building containing 240 apartments is in the middle of an area containing Education (Secondary and

Tertiary) and a number of cultural facilities (Theatres). This area has significant foot traffic and the increase of cars associated with the additional apartments will have a significant impact on pedestrians.

- **Negative impact on property prices due to oversupply.** I have lived in Wells Street and Dodds Street for over 10 years. During this time, I have watched Coventry Street, Wells Place and Dorcas Street become over crowded with high rise buildings, with a number of others currently under construction. These high density areas, like that of Kavanagh and Power Streets and city road are creating a large ghetto feel across Southbank. To ensure the Southbank area remains a desirable location for locals and news residents, it is critical to ensure the area has diversity in development and does not become a ghetto of high rise buildings. In addition, a review of the Domain and RealEstate.com websites (buy and rent) indicates a massive over supply of apartments in the area that has a negative impact on property value. Adding an additional 240 apartments will further contribute to the oversupply in the area and continue to reduce value.

I encourage you contact me directly to discuss the above and welcome you to print or share my concerns.

Please see signed letter attached.

Katrina Sorrenson
16/88 Wells Street,
Southbank, Vic, 3006
ksorrenson@hotmail.com
0425 336 387

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Subject:

FW: Objection to 135 Sturt Street (Att: Brendan Cousins)

Dear Brendan, Sam, Martin, Richard and David,

I am writing to strongly object to the proposed development at 135 Sturt Street, Southbank.

The 21-storey development will be out of character in our lovely little pocket of Southbank, not to mention it is inappropriate in design and height.

I moved into Southbank Village a few years ago and was drawn to the location due to it's quiet atmosphere - a rarity living so close to the city. It truly has a special character of its own and I don't think I would be alone in being drawn to live here for this very reason. Aside from the fact that the proposed development would stick our like a sore thumb in terms of design, I am also slightly perplexed that we need to have even more high-rise apartments in Southbank - isn't there a glut already?

Apartments along Dodds Street are a maximum of three-storeys high so I am confused why anyone would consider agreeing to a development which would overshadow these properties. Not to mention the additional traffic - and subsequent parking issues - a large apartment complex is going to create. I implore you all to not put your name to this development going ahead.

From Alister McPherson

Address: 90 Wells Street, Southbank

Subject:

FW: 135 Sturt Street Southbank - Proposed 21 storey development

Lord Mayor of Melbourne and Councillors
City of Melbourne

Dear Lord Mayor and Councillors

I write to add voice to the many other concerned residents of Southbank regarding the proposed 21 storey development which is totally inappropriate in design and height and out of character for this small area which forms part of the Melbourne Arts Precinct.

Reasons for my objection are:

The height of 67 metres will tower above and overwhelm the existing residential buildings and the Malthouse Theatre in Dodds Street, cutting out views of the Arts Centre and spoiling the ambiance of the residential area developed and planned as a low rise area in the initial development of Southbank.

This proposed building will spoil the character of the medium scale development that has been created as Southbank village.

Further a major development as proposed will further add to the traffic congestion, especially at peak times as many commuters use Dodds, Miles and Coventry Sts as a through way and traffic is often at a standstill.

Car parking already is at a premium and almost impossible for visitors to the current residential apartments to obtain parking.

Your consideration and action to oppose this development is sought due to the implications for this area of Southbank for the future of the Arts Precinct and its residents.

Yours faithfully

Elaine Collins
2/27 Miles Street
Southbank 3006

From: CoM Meetings
Sent: Tuesday, 22 November 2016 11:56 AM
To: *Gov & Leg - Council Business (Team)
Subject: FW: Council and Committee meeting submission form [#858]

From: Wufoo
Sent: Tuesday, 22 November 2016 11:55:50 AM (UTC+10:00) Canberra, Melbourne, Sydney
To: CoM Meetings
Subject: Council and Committee meeting submission form [#858]

Name: * phillip arbuckle

Email address: * pcarbuckle@bigpond.com

Contact phone 0407812444
number (optional):

Please indicate Future Melbourne Committee meeting
which meeting
you would like to
make a
submission to by
selecting the
appropriate
button: *

Date of meeting: * Tuesday 22 November 2016

Agenda item title: opposition to planing application TPM-2016-17 131-139 Sturt st Southbank

*

Please write your submission in the space provided below and submit by no later than noon on the day of the scheduled meeting. We encourage you to make your submission as early as possible.

Phillip Arbuckle

Chairperson Sunday apartment's PS638745P 65 Coventry st south bank

Local resident in the Southbank precinct

Our major opposing argument is the height of the proposed building.

To quote the Melbourne Planning Scheme:

“Melbourne’s character is defined by its distinctive urban structure, historic street pattern, boulevards and parks, and heritage precincts... the conservation of identified heritage places from the impact of development is crucial.”

The Melbourne Planning Scheme states such objectives as:

- To ensure medium scale residential development in the Southbank Village, and to protect low scale residential development on the east side of Dodds Street.

- o Sturt Street (Area 4A) is restricted to building height 40m

- o Dodds Street (Area 4B) is restricted to building height 14m

The proposed high-rise development is for a 21-storey, or 67m tall building, which is significantly over these current restrictions.

According to the Scheme, any development along Sturt Street should:

- Maintain existing street scale proportions - It does not.

- Provide a sense of openness, maintain access to expansive sky views, and an intimate scale for pedestrians - A 21-storey building will not.

- Provide a complementary transitional scale to adjoining low scale buildings - The high-rise will stick out like a sore thumb amongst the surrounding low scale buildings and theatres of the Arts Precinct.

- Respect and complement the adjoining Victoria Barracks heritage buildings - No.

The Melbourne Planning Scheme also aims to protect iconic views in the city, namely “the maintenance of the dominance of the Arts Centre Spire silhouetted against the sky from the south along Sturt Street.” The proposed development would completely block views of the Arts Centre Spire from key viewing points, defeating the purpose of having such a unique and instantly recognisable structure of the Melbourne city skyline.

The Melbourne Planning Scheme also states that consideration must be given to: “the impact the proposal will have on the amenity of existing and future development in the locality.”

If this project goes ahead in its current state, it will set a precedence allowing for more and more high rise buildings in the area, which would further destroy the intended character and supposedly “protected” area of Southbank Village. It also puts in danger not only the iconic Arts Centre Spire, but potentially other recognisable landmarks in the Melbourne city skyline.

(I have copies of the sections that I have made reference to here if anyone wants to see them.)

Please indicate Yes
whether you
would like to

Response to development proposal TPM-2016-17, 135-139 Sturt Street, Southbank

I would like to address many of the issues that should preclude the development of 135-139 Sturt St Southbank.

Physically the proposed construction proposed is an over use of the existing site and sets a precedent for unnecessary development in this unique Southbank Village and Southbank Arts precinct.

There are many reasons as to why this building is not in keeping with the local area, nor does it provide any significant amenity to the local residents, to visitors and students of the Arts schools and organisations in the area.

Density of Development – The high density of the development and sheer volume of apartments is not in keeping with other medium density constructions in the immediate area. With the minimum setbacks being 4.5m short of the 10m guidelines on the north and south boundaries any increase in the setback would lead to smaller more dense apartments.

The fact the Dodds St and Wells St boundaries measure a total width of 30.3m, with the 10m setbacks required by DDO60 A4A on all boundaries, if discretion is not exercised would leave a 10m wide building envelope. This alone should indicate the size of the development proposed is not suitable for the size of the site available.

The construction at 158 Sturt St (known among local residents as The Penitentiary) has already received significant condemnation from local residents and visitors alike and is recognised as not being in keeping with the local area due to the height and density of the development. This is the opportunity to prevent a similar embarrassing debacle occurring again.

Heights – It is noted in the Report to the Future Planning Committee that the building exceeds high limits outlined in DDO60 A4A and whilst discretionary the 40m height limit is still excessive within the precinct and not in keeping with buildings in the immediate area. As already proven by the rejection by council of 153-159 Sturt St a number of years ago set a precedent as to how overdevelopment of the precinct is not appropriate.

The current streetscape of Dodds St is tree lined and unobtrusive. Whilst the proposed development along Dodds St is 14m, the mass of the construction and building cladding is not in keeping with the surrounding buildings and is more in keeping next to the casino. It does not reflect the arts heritage of Dodds St or Sturt St

The height of the Sturt St podium frontage, whilst lower than required, is again not in keeping with the heritage value of buildings such as the Malthouse Brewery Building and the contemporary elegance of the ACCA. Both are iconic Melbourne Buildings and run the risk of being overrun by a modern out of place apartment complex. A reduction in the podium height would still detract from the Sturt St streetscape.

The fact the entrance on Sturt St is raised by 1.4m above street level not conducive to pedestrian access or pedestrian flow. The commercial spaces provided (assumed to be for coffee shops or retail) will face onto the concrete slab walls of the Malthouse theatre.

It must be noted that due to the height of the building drivers and pedestrians walking towards the city along Sturt St will have their view of the Arts Centre spire blocked by the structure.

Shadowing – The shadow plain indicated is limited to a day in September or October and does not reflect the reality of shadowing during mid-summer or mid-winter.

During winter when the sun passes further south the shadow cast between 10am and 3pm would likely overshadow the open forecourt of the Malthouse Theatre and ACCA.

The shadow plan ends at 3pm in the afternoon. During the summer months from approx. 5pm though to 9pm the shadow cast by the proposed building will envelope the buildings between Wells and Dodds St (Southbank Royale) and into the Victoria Barracks.

Throughout spring in the late afternoon there is the possibility that the proposed construction will overshadow the Shrine of Remembrance.

Light reflection – The proposed building is to be clad in Bronze reflective glass assumed to be similar to Prima Pearl in Southbank and others in the Docklands. Nearby residents and drivers will testify that the light reflecting off these building can be distracting, uncomfortable and often blinding. A building of this scale clad in Bronze tint (even if only 20%) can create unnecessary hazards for drivers proceeding north on Sturt St in Winter and South in summer.

Onsite Parking – Onsite parking within the building is completely lacking and grossly inadequate. The expectation that the owners of over 100 apartments will not require a car or will use a bicycle is misguided and unrealistic and will put unnecessary stress on the existing lack of parking in the precinct.

With 82 (41 in reality) of the 199 car spots being tandem, the assumption is these will be allocated to all of the three bedroom apartments and 8 of the two bedroom apartments to avoid the need to share tandem spaces amongst multiple apartments. This leaves the remaining 117 car parking spots to be allocated to the remaining 42 two bedroom apartments, 143 one bedroom apartments and 33 studio apartments – 101 or more of these apartments will not have off street parking.

The fact that the proposed car park entrance is currently the parking spot for a Car Share Provider does not bode well for the reduction in the need for cars by the residents.

Whilst there is provision for 177 bicycle slots for residents the location, size and dimensions render the room impractical and mostly unusable.

The provision of 83 visitor parking spots for bicycles is moot considering these will more than likely be used by the residents due to their convenience.

Car Park Entry impacts the foot traffic generated by local schools and arts venues – The car park entry into Dodds St will lead to up to 800 – 1000 additional car movements a day. During school hours students using VCA, VCA School of Music and the VCA School of Art, the VCA Secondary School and the Australian Ballet Jr school all use the streets in and around the proposed development.

During peak evening times, when residents are returning from work, Arts patrons are arriving for events at the Malthouse, ACCA, the Recital Centre, Southbank Theatre, The Sumner, The National Gallery of Victoria, The State Theatre, The Arts Centre, Hamer Hall, Myer Music Bowl and in Kings Park, Dodds St and the neighbouring streets are full of pedestrians, cyclists and cars.

An additional 150 – 200 car movements on Dodds St during these times is not unreasonable however will cause traffic chaos and create a significant pedestrian safety risk to Arts patrons.

The car park entry will also require the removal of 2 trees thereby reducing the green nature of Dodds St.

Unnecessary Commercial space in the Arts corridor – The value of providing commercial space in such a development is questionable. With all the commercial space remaining vacant in 158 Sturt St (the Penitentiary) since building completion proves there is no demand in the area. The provision of commercial space in the new building would lead to more empty space and a 'ghost town' like feel that already

exists in the precinct. The fact that commercial space is being provided with no additional parking is of concern to local residents and patrons of the arts.

The commercial space provided during planning for 152 - 158 Sturt St was to be offered as art spaces during council submission however was delivered as commercial space. The council cannot succumb to the same 'sweeteners' to approve a residential development not fit for its surrounds and squeezed between commercial and public use developments.

Construction Phase – If the building is to proceed it would be assumed that access to the site during construction will be from Sturt St to reduce unnecessary noise to the local residents of Dodds St and impact to the car park access for the local business in the area.

It would also be assumed that any construction related demountable buildings would be housed on Sturt St with construction vehicles and cranes unloading building materials and equipment at the intersection of Sturt St and Power St. During building this would likely cause traffic congestion or at worst unnecessary accidents. Again the local arts amenities have not been considered in relation to the development.

Unfortunately, for patrons of the arts in the local area the construction of such a building will only detract from the use of the area due to the inconvenience the construction phase poses. The Malthouse Theatre stands to suffer the most during this period.

With areas such as Docklands, Fisherman's Bend and new suburbs proposed north east of the CBD is there any need to destroy what is already a unique and vibrant precinct in Melbourne with a building that is completely out of character to its immediate environment. Now is the opportunity to preserve and unspoilt part of Melbourne Arts and Culture.

Thank you

Chris Puxty
Resident Southbank Royale

Name: * Brad Dekkers

Email address: * brad.dekkers@gmail.com

Contact phone number (optional): 0400616285

Please indicate which meeting you would like to make a submission to by selecting the appropriate button: *

Date of meeting: * Tuesday 22 November 2016

Agenda item title: MELBOURNE PLANNING SCHEME – APPLICATION FOR PLANNING PERMIT
* NO.201535696

Please write your submission in the space provided below and submit by no later than noon on the day of the scheduled meeting. We encourage you to make your submission as early as possible.

To All Concerned,

I am writing to you as a Southbank resident to voice my concerns regarding the proposed high rise development at 135 Sturt Street in Southbank.

As a local resident (90 Wells Street), I purchased my apartment last year, having investigated Council zoning regulations and capping of building heights (which I view as fundamental to maintaining the unique landscape and atmosphere of the area, and therefore the property value). Nowhere else in Melbourne can you enjoy parklands and quiet, leafy streets, all whilst being a 10-minute walk from the CBD. Along with the arts precinct, it creates a unique and positive atmosphere and ambience for the area.

The vast majority of Melbournians are in agreeance that the over-development and lack of planning that has gone into the high-rise part of Southbank has been a disaster for that side of Southbank, from which it is impossible to recover. Cold, empty, lifeless streets, constantly windswept and dirty, the high-rise area of Southbank, is an unattractive area that does not represent Melbourne well. I implore you to consider this (walk the streets yourself and work out where you would rather live - Dodds Street vs Kavanagh Street), it is not an area that you would reasonably expect to be a desirable

area to live.

We only get one chance to maintain the unique environment that low-rise Southbank has. This part of Southbank is loved by all, and its special nature will only continue to set it apart as the rest of Melbourne is developed. I urge you to learn from the mistakes of other parts of Southbank, and reject this application.

Thank you for your consideration.

Kind Regards,

Brad Dekkers

2/90 Wells Street, Southbank

Brad.dekkers@gmail.com

0400 616 285

Please indicate No
whether you
would like to
address the Future
Melbourne
Committee in
support of your
submission:

*(No opportunity is
provided for
submitters to be
heard at Council
meetings.) **

Privacy I have read and acknowledge how Council will use and disclose my personal
acknowledgement: information.

*

Name: * Chris Thrun

Email address: * mineralsands@hotmail.com

Contact phone number (optional): 0422066973

Please indicate which meeting you would like to make a submission to by selecting the appropriate button: * Future Melbourne Committee meeting

Date of meeting: * Tuesday 22 November 2016

Agenda item title: * Agenda Item 7.1 Proposal to travel by Councillor Cathy Oke, CBD COP 13, Mexico, December 2016 and ICLEI Board meeting, Germany, January 2017

Please write your submission in the space provided below and submit by no later than noon on the day of the scheduled meeting. We encourage you to make your submission as early as possible.

Dear City of Melbourne

I support the recommendation from the City of Melbourne Management team that approves Councillor Cathy Oke's participation in the approaching Climate Conferences in Cancun Mexico (CBD COP 13) from 5 December to 12 December

2016 and the ICLEI e.V. Board Meeting and Membership Assembly of the World Secretariat to be held in Bonn, Germany 23 to 27 January 2017.

Of interest is a recent Executive Order from President Barack Obama in regards to Space Weather. City of Melbourne should be aware of this executive order and space weather.

<https://www.whitehouse.gov/the-press-office/2016/10/13/executive-order-coordinating-efforts-prepare-nation-space-weather-events>

Executive Order — Coordinating Efforts to Prepare the ...

www.whitehouse.gov

EXECUTIVE ORDER - - - - - COORDINATING EFFORTS TO PREPARE THE NATION FOR SPACE WEATHER EVENTS. By the authority vested in me as President by the Constitution and ...

In regards to weather, City of Melbourne should also be aware of all the scientific missions NASA is undertaking in the solar system, to better understand the weather on other worlds, to help mankind understand better the implications of climate change on Planet Earth. One such mission is the Cassini mission at Saturn.

<https://saturn.jpl.nasa.gov/news/2968/cassini-significant-events-110916-111516/>

In conclusion, it is important to help protect the biodiversity of Melbourne that Councillor Oke attends these meetings. Her attendance should inspire everyone at the City of Melbourne to be committed to protecting the biodiversity of Melbourne.

Please indicate Yes
whether you
would like to
address the Future
Melbourne
Committee in
support of your
submission:

(No opportunity is