City of Melbourne, Council Meeting Room, Melbourne Town Hall Administration Building
05 June 2018 5.30pm – Meeting No.34
Agenda Item 6.2 Ministerial Referral: ID-2016-6 , 87-127 Queens Bridge Street Southbank

Submission to Future Melbourne Committee

Southbank Residents Association (SRA) made a submission objecting this application on the grounds that Boyd Park would be overshadowed. Yet we understood the reasons for this development to be considered against the planning controls prior to C262 which gave Boyd Park little, if any, protections.

In any case, SRA still maintains that open space in Southbank is scarce and space devoid of shadow is even scarcer. We have since learned that through the 'State Significance' approval of Queens Bridge tower, exempt of any C270 compliancy requirements, Boyd Park will be significantly covered with shadow from this development. That aside, we do acknowledge, and are grateful that this amended development will reduce the overshadowing in comparison to its previous proposal.

SRA would like to commend the developer for their generous (relative to other recent applications) provision of 3-bedroom apartments. We have always maintained that to make Southbank attractive to families, then we need more 3-bedroom apartments, and not just plans that allow prospective purchasers to combine apartments.

SRA still maintains the pedestrian link is a positive contribution to the site and should assist with activating a section of the street that is currently unlively and unengaging. However, we ask the developer to take note of the Officers concerns with activation and will seriously consider this advice for ways to improve activation and appeal.

Purely due to the overshadowing that remains with this application, SRA can't support the Officers recommendations.

Kind Regards

Tony Penna
President
Southbank Residents Association