Submission to Future Melbourne Committee

City of Melbourne, Council Meeting Room, Melbourne Town Hall Administration Building
10 Nov 2015, 5.30pm – Meeting No.70
 Agenda Item 6.1 Planning Permit Application TP-2015-60 64-68 Clarendon St Southbank

The entirety of this development reeks of exploiting this site purely for the benefit of the developer with no regard for the immediate neighbourhood. This Council must ensure that all developments within Southbank are giving something back and add to the community within their design outcomes, moreover when the City of Melbourne is the approving authority.

I am concerned the officers' report is showing the old plans with a height of 91.86m yet the recommendation is based on amended plans for a height of 101.7. Why weren't the amended plans available in this report so we can see and evaluate the true impact of this site? How can we make a true evaluation of the development when the plans that the officer is making his recommendation on are not made available.

SRG wonders what the definition of a 'Residential Hotel' will truly entail. These apartments are extremely small and lack diversity. We are concerned they will be sold-off and the building will become inhabited with long term permanent residents.

There are amendments to the rooms with the amended plans, yet because the planning officer hasn't included these amended plans. We are not to know what impact these amendments will truly have. I am assuming it will make the apartments smaller again. We need buildings that offer diversity in our neighbourhood and that includes families.

We are disappointed the planning officer offered an additional 3 floors as a compromise to allow for separation compliance. The developer should never have got that wrong in the first place. If a site is not viable then don't purchase it. Do proper due-diligence before making an investment decision. Although we ponder if the site is really not viable for an adequate return (we are not anti-profit). One can only wonder when the site was purchased and for how much. It is all relative.

We question the developers and architects true understanding and care of the area. They seem to have forgotten which suburb they are building this development in through calling it 'SouthMel'. We certainly concur with the planning officers' recommendation that this needs to go or be changed. Maybe this oversight of its location led to their inability to initially comply with the minimum requirements. What will the new name of this development be?

SRG has serious concerns about site contamination owing to it previously being used for asbestos manufacturing. We trust that this will be tested.

We have concerns about wind-tunneling, especially since we are not privy to the amended plans.

Postal Address: PO Box 1195, Market Street PO, South Melbourne, Vic. 3205.
Phone: 9028 2774
info@southbankresidents.com.au – www.southbankresidents.com.au
facebook.com/SouthbankResidentsGroup – twitter.com/3006ResiGroup

We have concerns that this development is not offering any street activation or adding anything to the immediate area except for unnecessary overshadowing of those residents who have already made the area their home in buildings that comply with building outcomes and offer atmosphere and character to their neighbourhood. This building only adversely impacts on the amenity of all its surrounding neighbours.

This development is ugly and will only contribute to creating a bleak and ugly wall of nothing along Clarendon st. We have serious concerns that should a development such as this be approved it will add to a dangerous precedent and a Ghetto feel for that end of Southbank. Whats stopping the site immediately next door from doing the same?

Overall we feel this application offers nothing positive for the area or Southbank.

We put our trust that Councilors will also concur and ask for further consideration of what the developer can use the site for, but more importantly to give something back to the immediate neighbourhood.

Tony Penna
President
Southbank Residents Group

Postal Address: PO Box 1195, Market Street PO, South Melbourne, Vic. 3205.
Phone: 9028 2774
info@southbankresidents.com.au – www.southbankresidents.com.au
facebook.com/SouthbankResidentsGroup – twitter.com/3006ResiGroup