Submission to Future Melbourne Committee

Future Melbourne Committee Meeting No. 16, Tuesday 20 July 2021
Town Hall Commons, Ground Floor Melbourne Town Hall
Agenda Item 6.1 Planning Permit Application: TP-2016-981/A, 83-89 Coventry Street, Southbank

Southbank Residents Association (SRA) would like to express the following concerns regarding the Planning Permit Application TP-2016-981/A for 83089 Coventry Street, on the corner of Dodds Street and Coventry Street in Southbank.

Parking

SRA notes that the planning permit application provides for one bike space per apartment, which is commendable and five times what is required. In contrast, the planning permit application only provides one car space for every 2.5 apartments when the requirement is clearly for one space per apartment. According to Page 20 of the application, the required number of spaces for this development is 174, and the application is only providing 67. SRA believes this is an inadequate provision which needs to be addressed before FMC consider approving this planning application to amend Planning Permit No. TP-2016-981.

In addition, the use of car stackers in this development adds to the inadequate parking arrangements for residents. While there are space saving benefits to the developer by installing car stackers, which allows for other features in the building, there are known downsides for residents. Notably, there is the wait time between users, the heavy power usage, the cost of operation and maintenance, the equitable sharing of costs among residents, the regular induction of new residents and guests, the impact of the occasional breakdown of the car stacker and the cost to car owners for call outs when there is a power failure. There is also a noise issue for neighbours when car stackers are installed at ground level, rather than underground. It is worth noting that Paddington Council in NSW does not permit car stackers for environmental reasons. We ask Councillors to take this into consideration.

Apartment size

It appears that the apartment sizes provided on Page 45 of the application are extremely small. In particular, SRA has concerns about the following property types:

- Level 1, 1B1B (47m^2 net apartment area, plus 25m^2 balcony)
- Level 2 and above, 1B1B (48m^2 net apartment area, plus 5m^2 balcony)
- 2B1B (58m^2 net apartment area, with 6m^2 balcony)
- 2B2B (63m^2 net apartment area, with 8m^2 balcony area)

We acknowledge that the state of Victoria does not have a requisite for minimum apartment sizes, however we'd like to express our opinion that the apartment sizes in this development are too small.

Height
With respect to the height of this development, SRA was disappointed to see that the 73m height exceeds the DD060 preferred 60m height. The opinion that the development is '*consistent with the height of neighbouring developments*' is immaterial. DD060 should be applied in this case and the height of the development reduced accordingly.

Setbacks
SRA acknowledges that the setback on the corner of Coventry Street and Dodds Street is well designed and will enhance the area, and is optimistic the plantings on the corner will address any exposure to the wind. SRA was pleased to note that the side and rear setbacks are maintained and comply with DDO60.

Public trees
SRA was relieved to see the protections in place for public trees adjacent to the development site and was reassured by the specification that *'no public tree adjacent to the site can be removed or pruned in any way without the written approval of the City of Melbourne*.'

Summary
In conclusion, SRA would like to see the changes outlined above taken onboard prior to endorsing this development.

Yours sincerely,

Tony Penna
President
Southbank Residents Association