



CITY OF MELBOURNE

20 December 2011

GPO Box 1603
Melbourne VIC 3001

Adrian Salmon
Manager, Statutory Approvals
Department of Planning and Community Development
GPO Box 2392
MELBOURNE VIC 3001

Phone 61 3 9658 9658
Fax 61 3 9654 4854
www.melbourne.vic.gov.au

DX210487
ABN 55 370 219 287

Dear Adrian

REFERRAL RESPONSE: 2011/008303
54-56 CLARKE STREET, SOUTHBANK VIC 3006
USE AND DEVELOPMENT OF THE LAND FOR DWELLINGS, OFFICE,
FOOD AND DRINK PREMISES

I refer to your letter of 18 October notifying Council of the above application.

The submitted information has been reviewed in consultation with our Urban Design team, Engineering Services Group, Land Survey team and the Municipal Building Surveyor.

I advise that officers of the City of Melbourne **objects** to the proposal on the following grounds:

1. The height of the development at 186 metres is excessive, has no strategic justification under the Planning Scheme, and is contrary to the preferred new built form character of Schedule 39 of the Design and Development Overlay.
2. The height and setbacks of the development is contrary to the nominated height for the site as proposed under Amendment C171.
3. The enclosed floor space projecting into the public environment is unacceptable as it is contrary to the proper and orderly planning of the area and provides no public benefit.
4. The development provides inadequate setbacks from the adjacent residential apartments at 269 City Road resulting in an unacceptable impact on the neighbours amenity by virtue of loss of outlook, daylight, sky views and overlooking between habitable room windows.
5. The lack of appropriate spacing between the proposed development and the adjacent residential apartments at 269 City Road would result in a wall of towers along Clarke Street with little visual separation and relief between them.
6. The development would result in adverse wind impacts at the street level and would have an undesirable effect on pedestrian comfort and on the amenity of public places.
7. The proposal by virtue of its height, lack of setbacks and extent of projections represents an overdevelopment of the site and is contrary to the proper and orderly planning of the area.

It is noted that this position is at officer level only and does not necessarily reflect the position of Council on this proposal.

Please contact Maree Klein on 03 9658 8745, if you require any further clarification or assistance.

Yours sincerely



Martin Williams
Executive Officer Planning

Phone: 03 9658 8414

Fax: 03 9650 1026

Email: Martin.Williams@melbourne.vic.gov.au

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