

Project 3

The repair of leftover spaces in central Southbank from fragmented land development.



OBJECTIVES:

1. Bring together land fragments around the CityLink interchange to create sites that could be developed for open space and private buildings with active street fronts.
2. Re-establish local circulation links that were disrupted by construction of the motorway.
3. Develop a local shopping centre.
4. Foster the development of more diverse local shopping (refer Project 1).
5. Investigate the provision of public open spaces that better meet the needs in the locality.
6. Provide pedestrian shelter and active frontages to the footpaths along Sturt Street.

CityLink interchange precinct

ISSUES

Property fragmentation and inefficient land use:

The construction of the Westgate Freeway and CityLink has left large areas of land throughout Southbank as fragmented, inaccessible spaces abutting high traffic roads and cut off from any form of pedestrian use.

Sturt Street frontages:

About 300 metres of Sturt Street's west side adjoins the CityLink Southbank interchange where it enters the tunnel. This gap in the streetscape has no active uses fronting the street and even the views to the ornamental planting in the interchange are negated by the noise of the CityLink traffic.

Severance of Southbank from South Melbourne:

The combined effect of the freeway and Kings Way is to cut Southbank from South Melbourne where established local community and retail services are located.

Neighbourhood shopping centre and meeting places:

There is a limited local shopping centre and common meeting places for people living and working nearby. (Refer to Project 1c for making Sturt Street an activity strip.)

Limited local parks:

There is limited suitable local public open spaces for people living and working nearby. Grant Street and the ACCA forecourt to its south suffer from a lack of active frontages and open space amenities, and are little used. This is an opportunity for a local park.

Development:

A series of current planning approvals are in place between Kavanagh Street and the Westgate Freeway. Some of these are yet to be constructed, creating opportunities for mutually beneficial design review. There are also institutional manoeuvrings for development in Southbank:

- The MSO now shares facilities with the ABC as a tenant, but the ABC is unable to offer the MSO long-term security of tenure and alternative accommodation is desired.
- There are three music conservatories in central Melbourne and an investigation recently commenced into the potential to consolidate these into a single new Conservatorium, housed in a new facility in Southbank.
- The State Government (through VicUrban) has recently funded a feasibility study for a VCA-affiliated secondary college in Southbank.

OPPORTUNITIES:

3a. Expand and upgrade the existing 'walking/cycling street' linking Moore and Kavanagh Streets:

Investigate expanding this space as much as possible into the CityLink interchange landscape to create a linear open space linking Sturt, Moore and Kavanagh Streets. Ensure any future adjacent development along the north side fronts the 'walking street'. Provide good signage, lighting and seating. Investigate with CityLink the potential for increased planting in the northern area of the CityLink interchange to improve a visual outlook for pedestrians in McGowan Street and adjoining development. Encourage the consolidation of sites to the north and peripheral land in the CityLink interchange to create a more substantial development site fronting Sturt Street. (Refer Project 7.)

Project 3



New development south of Kavanagh Street

Upgrade the 'walking/cycling street'

New public open space

New edge and canopy to western footpath of Sturt St at CityLink tunnel entry

Consolidated development site at CityLink intersection

LEFT: View of Sturt Street and the entry to the freeway tunnel underneath

3b. Investigate retrieving land from the CityLink interchange for building and open space development along Sturt Street:

The Domain interchange on and exit ramps at Sturt and Power Street carry very low traffic volumes. There are large areas of land (about 1.8ha) associated with these ramps. Investigate, with CityLink and VicRoads the potential for closing these ramps and reclaiming the land to achieve the objectives for activating Sturt Street. The land could be redeveloped for buildings fronting Sturt Street and/or open space. There are also current but unactioned planning permits for several sites around the interchange. Investigate the options for consolidating/swapping these lands with the possible remnant CityLink sites and other government owned land in the area to optimise land parcels for private development and new public facilities to achieve the objectives of this project.

3c. Contain and activate the edge of Sturt Street at the Domain Tunnel:

Where Sturt Street bridges the Domain Tunnel remove the existing planter and create a partially-walled edge with overhead shelter to carry the continuity of the Sturt Street building frontage and create shelter from the noise and elements. Investigate widening the footpath, providing lighting and also locating a tram stop (opposite the Malthouse).

3d. Foster the development of increased and more diverse shopping in Sturt Street:

Through the planning scheme and the development of government land ensure a more extensive provision of retailing along Sturt Street and expand the retail services available to the local community of residents and workers.

3e. Provide better quality and well located public open space:

A public open space is needed that both attracts and meets the needs of local residents better. ACCA's north forecourt could be combined with Grant Street to create a larger, centrally-located local park for the area while being careful to maintain and enhance the monumental visual setting of the ACCA building.

New development generating activity around the CityLink interchange



ABOVE: Example of canopy treatment

Activate Sturt Street along the CityLink tunnel edge



ABOVE: The Power Street on-ramp