



ATTN: Committee Secretary, Parliamentary Standing Committee on Public Works
RE: Australian Broadcasting Corporation Melbourne accommodation project,
Southbank, Vic

1. This submission supports the Australian Broadcasting Corporation's (ABC)'s Melbourne accommodation project (MAP).
2. We own and occupy apartment [redacted] of [redacted] Sturt Street, Southbank, Victoria. The ABC's proposed new back of house and studio would be adjacent to our property.
3. We support the ABC's submission to the Committee, even though it will result in loss of some amenity in our property. The proposed studio will block direct sun light into our apartment and courtyard, particularly during winter. Our courtyard will also face the back end of the studio, instead of the open view we currently have. We appreciate the MAP team's efforts to design and screen the new accommodation in order to minimise the negative impacts on us.
4. Our support for the MAP is based on two grounds:
 - a. The ABC is a desirable neighbour. The ABC has always protected our quiet enjoyment of our apartment. It has minimised any noise or inconvenience its activities might create for nearby residents and has always notified and consulted with us on activities that might affect us. Also, this project not proceeding might create a greater risk for us in the medium to long term. The site adjacent to our block would be attractive to developers. We are concerned about what might happen if a developer, rather than the ABC, develops the site. Specifically, our experience is that developers would be less likely to limit a building in either height or footprint, as the ABC has done.
 - b. The new ABC building has potential to make the area more vibrant and appealing. Increased staff and visitors in the building can add life to Sturt Street, and possibly more demand for local businesses and services. This could have a flow-on benefit for local residents. Updating the building's exterior will also make the site more attractive.
5. The ABC has shown itself to be a responsible neighbour during the MAP planning phase. They have made genuine efforts to elicit our views, undertake further work to answer our questions, and taken our concerns into account in developing proposals. We would like to take this opportunity to thank ABC management and the MAP team for the consultative and responsive approach taken to this project so far. We hope it continues as the MAP proceeds.

Nathan Zhivov & Evelyn Loh