

Assessment Officer Report

Permit No PA25041251 Queens Bridge Street, Southbank



Officer Assessment Report
Development Assessment



Department
of Transport
and Planning

OFFICIAL



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Executive Summary



Key Information	Details		
Application No:	PA2504125		
Received:	29 January 2026		
Statutory Days:	36		
Applicant:	Urbis		
Planning Scheme:	Melbourne		
Land Address:	1 Queens Bridge Street Southbank		
Proposal:	The use and development of a food and drink premises (café) within Queensbridge Square and the display of business identification signs.		
Development Value:	\$ 300,000		
Why is the Minister responsible?	Under the Schedule to Clause 72.01 of the Melbourne Planning Scheme, the Minister for Planning is the responsible authority for administering and enforcing the scheme within the Melbourne Casino Area, as defined in Schedule 1 of the Casino Control Act 1991 (as amended). The Government Gazette of 18 July 1996 extended this area to include Queensbridge Square.		
Why is a permit required?	Clause	Control	Trigger
Zone:	Clause 36.02-2	Public Park and Recreation Zone	A permit is required to construct a building or construct or carry out works A permit is required to use the land as a as a café (food and drink premises)
Overlays:	Clause 44.04-2	Land Subject to Inundation Overlay	A permit is required to construct a building or construct or carry out works
	Clause 43.02-2	Design and Development Overlay	A permit is required to construct a building or construct or carry out works
Particular Provisions:	Clause 52.05-14	Signs	A permit is required to display a business identification sign
Cultural Heritage:	N/A		
Internal building area (café service area and Storage):	22.2	m ²	
External deck area:	82.9	m ²	
Covered roof area (including internal building area and part of deck area):	71.8	m ²	
Height:	RL 3.12m	Floor height	
	4.17	Max. building height	
Signs:	Two business identification signs measuring a total area 2.2sqm. Sign 1 <ul style="list-style-type: none"> Business identification sign comprising of internally illuminated individual letters. Dimensions: 3.70m (w) x 0.35m (h) Area: 1.3sqm Sign 2 <ul style="list-style-type: none"> Business identification sign. Internally illuminated light box 		



- Dimensions: 2.50m (w) x 0.35m (h)
- Area 0.9sqm

Referral Authorities:	Melbourne Water (s55 – determining)
Advice sought:	Melbourne City Council (informal)
Public Notice:	Notice of the application was undertaken by the applicant at the direction of the Minister for Planning by way of a sign placed on the existing structure. No objections have been received.
Delegates List:	Not required



Application Process

1. The key milestones in the application process were as follows:

Milestone	Date
Pre-application meeting (DTP)	28 November 2024
Application lodgement	29 January 2026
Further information requested	N/A
Further information received	N/A
Decision Plans	Architectural Plans prepared by We Are Humble dated 18 November 2025
Other Assessment Documents	Urban Context Report prepared by We Are Humble dated 19 November 2025 Signage Package prepared by We Are Humble dated 19 November 2025 Crime Prevention Through Environmental Design Report (CPTED) prepared by Architecture and Access dated 2 December 2025 Waste Management Plan prepared by Leigh Design dated 2 December 2025 ESD Statement prepared by Ark Resources dated 5 December 2025 Copy of Leasing Agreement between City of Melbourne and Cafenatics Pty Ltd

2. The subject of this report is the decision plans (as described above).

Planning Permit History

3. The previous planning permit for the site TP-2014-556 was issued by the City of Melbourne on 5 June 2015 and allowed the construction of a building (associated with a food and drink premises) on public land. Planning permit TP-2014-556 was most recently amended on 23 August 2022 (via Section 72), amending the original design that formed part of the 2015 approval. This planning permit lapsed on 5 June 2023.
4. The applicant has provided the following additional information about the site:

By way of background, a separate planning permit associated with Crown Casino (Planning Permit 2013005593) was granted by the Minister for Planning, which included the land at 1A Queens Bridge Street, Southbank. As a result, development approved under Planning Application TP-2014-556 was put on hold at the request of Melbourne City Council which Cafenatics willingly accepted. It was envisaged that an agreement between both parties would be sought to carry out works at 1A Queens Bridge Street, Southbank. Planning Permit 2013005593 has since lapsed, allowing for a food and drink premises within the approved lease area to be pursued.

Following the success of a temporary 'pop-up' version of the proposed development (café) that was constructed and utilised as part of Melbourne Design Week in April 2020, a new local temporary café, 'Code Black Coffee', is currently operating on site. Noting the current café is temporary only (operating under relevant exemptions in the planning scheme), this application seeks to formalise its operation under the approved lease, delivering an enhanced built form.

Lease agreement

5. The applicant has provided the following information in regard to the lease agreement for the land:

The subject site is located on Crown Land, with Melbourne City Council appointed as the Committee of Management to oversee the reserve on behalf of Department of Energy, Environment and Climate Action (DEECA).



The City of Melbourne entered into a lease agreement with Cafenatics Pty Ltd for a 10-year period, with the option to extend for another 10 years. This lease covers an area of 209 square metres and allows for the operation of a kiosk/café and ancillary uses. The proposed development will be located entirely within the approved lease area and aligns with the permitted café use under the agreement.

This agreement was due to expire on 31 December 2020. However, the lease has since been extended, with another 9 years remaining on the lease. The agreement has been extended, noting the applicant is still pursuing planning approval for the development that will operate under the respective lease.

Under Section 17D(5) of the Crown Land (Reserves) Act 1978 any activity on the land still remains subject to the requirements of the Planning and Environment Act 1987.

Pursuant to the Lease, the Tenant must first obtain Council's consent (as landlord) and the Minister for Environment (administered by the DEECA) consent before lodging any planning permit application.

Proposal Summary

6. The applicant seeks planning approval for the use and development of a food and drink premises (café) within Queensbridge Square. The proposal sits entirely within the lease area boundaries.
7. The total construction footprint is 105.1 square metres, comprising a 22.2 square metre internal building area for the café and an 82.9 square metre outdoor decking area, partially covered by a canopy. The structure will measure 8.15 metres in width and 16.20 metres in length. The proposed internal spaces, including the serving area and externally accessible storage, will repurpose the existing shipping containers currently on site. These areas are elevated to approximately 3.12 RL to meet Melbourne Water requirements.
8. The applicant has detailed that the elevated platform has informed the design of the decking and ramp zone to the east of the café. This external decking incorporates a series of raised platforms and ramps that connect seamlessly with the elevated service zone, while also providing informal public seating opportunities. To the south and west, moveable tables and chairs are proposed to integrate with the existing bench seating along the western lease line.
9. The application also proposes planning approval for two internally illuminated business identification signs measuring a total of 2.2sqm in advertising area, details as follows:
 - Sign 1 – Business identification sign comprising of internally illuminated individual letters. Dimensions: 3.70m (w) x 0.35m (h) Area: 1.3sqm.
 - Sign 2 – Business identification sign. Internally illuminated light box. Dimensions: 2.50m (w) x 0.35m (h) Area: 0.9sqm.
10. The applicant has provided the following concept images of the proposal:

PROPOSED SIGNAGE - MATERIALS

SN01



TEXT: 'CODE BLACK COFFEE'

LETTERING STYLE: CODE BLACK BRANDED FONT: **CODE BLACK COFFEE**

MATERIALS: INTERNALLY ILLUMINATED INDIVIDUAL LETTERING, FACE OF LETTERS IN TRANSLUCENT OPAL PERSPEX WITH BLACK POWDERCOAT EDGINGS.



SN01 VISUALISATION - EAST ELEVATIONAL VIEW

SN02



TEXT: 'ILLUSION = PLEASURE'

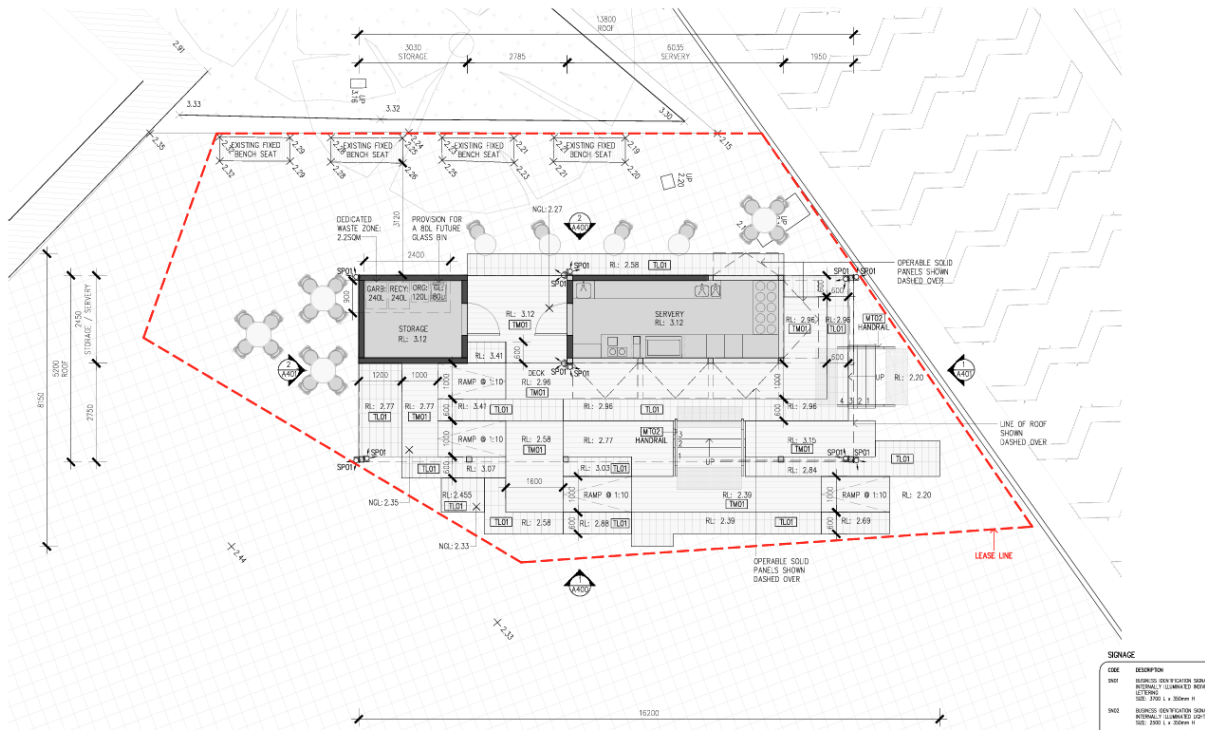
LETTERING STYLE: CODE BLACK BRANDED FONT: **ILLUSION = PLEASURE**

MATERIALS: INTERNALLY ILLUMINATED LIGHTBOX IN TRANSLUCENT OPAL PERSPEX WITH BLACK POWDERCOAT FRAME, BLACK DIECUT VINYL TEXT APPLIED OVER.



SN02 VISUALISATION - NORTH-WEST CORNER VIEW

Proposed prospective images of building and proposed signage



Proposed floor plan with lease area outlined in red

Subject Site and Surrounds



Site Description

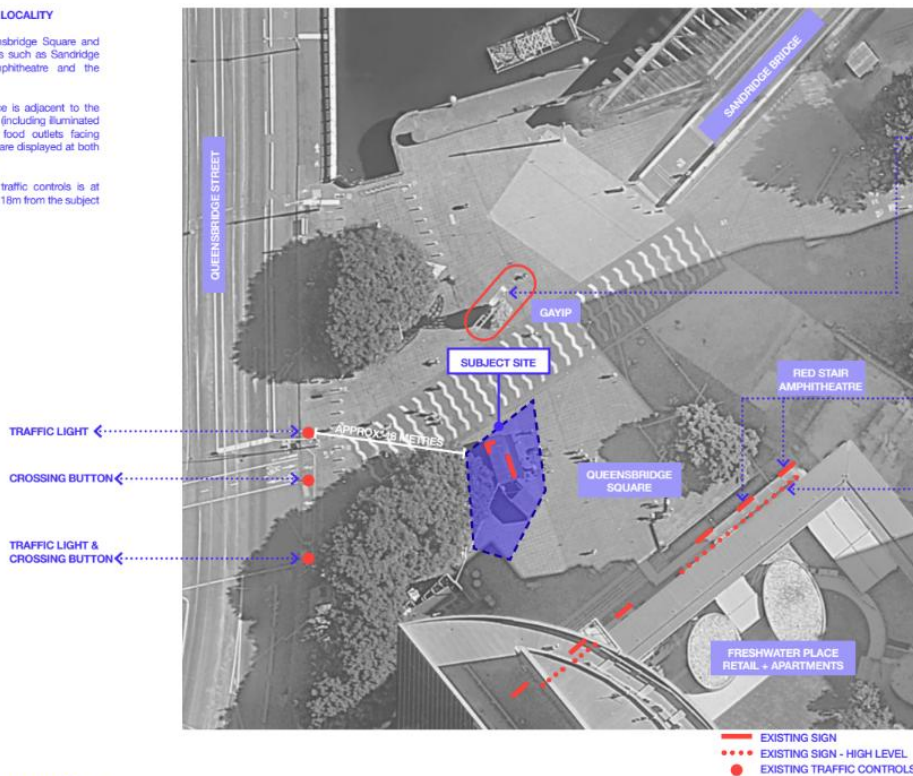
11. The subject site comprises an area of 209 square metres within Queensbridge Square, defined by the approved lease area. Currently, the site is a paved area atop a basement structure servicing Crown Casino and forms an extension to the forecourt associated with Freshwater Place. A temporary structure, consisting of two shipping containers, has been developed on this site and operates as a café.
12. This café has an internal area of 22.2 square metres, with an additional storage shed beside. Informal non-fixed outdoor seating is provided on the eastern side of the café, within Queensbridge Square. The site is located on Crown Land, as noted in the Certificate of Title, within the Queensbridge Square and Sandridge Bridge reserve.

EXISTING SIGNAGE IN THE LOCALITY

The subject site is in Queensbridge Square and adjacent to known landmarks such as Sandridge Bridge, the Red Stair Amphitheatre and the sculpture of Gayip.

Southbank's Freshwater Place is adjacent to the site and there are many signs (including illuminated signage) for the retail and food outlets facing Queensbridge Square. Signs are displayed at both Ground and First Floor levels.

The location of the closest traffic controls is at Queensbridge Street, approx. 18m from the subject site.



GAYIP SCULPTURE



CRINIT'S RESTAURANT - STREET SIGNAGE



CRINIT'S RESTAURANT - UPPER SIGNAGE

Subject Site highlighted in blue



Current temporary building on the site



Site Surrounds

13. Development surrounding the site can be described as follows:

- To the **north** of the site: is the wider Queensbridge Square precinct and Southbank Promenade. The promenade incorporates decorative paving that is utilised as signals for cyclists and pedestrians traversing throughout the square. Further north is Sandridge Bridge and Queens Bridge Street which connects to the Central Business District over the Yarra River (Birrarung), which both attract large amounts of pedestrian traffic.
- To the **south** of the site: is Freshwater Place located directly south, a residential apartment building with a total height of 205.00 metres. The lower levels of the building are occupied with restaurant tenancies such as McDonalds and Five Guys, which face out to Queensbridge Square.
- To the **east** of the site: is the continuation of Queensbridge Square. Within the immediate vicinity there is a large planter box and the iconic 'red stair amphitheatre' which is utilised for public gatherings and events.
- To the **west** of the site: is a raised planter that abuts the subject site to the west and within this is a timber structure. This raised planter is frequently used for seating. Further west over Queens Bridge Street is Crown Casino.



Municipal Planning Strategy

14. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

Clause	Description
02.01	Context
02.02	Vision
02.03-3	Amenity, Safety, Noise

Planning Policy Framework

15. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

- Clause 02.03-1 – Settlement
- Clause 02.03-4 – Built environment and heritage
- Clause 02.03-6 – Economic development
- Clause 02.04 – Strategic framework plans
- Clause 11 – Settlement
- Clause 11.03-6L-12 - Southbank
- Clause 13 – Environmental risks and amenity
- Clause 13.07-1L-03 – Land use compatibility
- Clause 15 – Built environment and heritage
- Clause 15.01-1L-02 - Signs
- Clause 15.01-1L-05 – Urban design outside the capital city zone
- Clause 15.01-2L-01 – Energy and resource efficiency
- Clause 17 – Economic development
- Clause 19.03-3L – Stormwater management (Water sensitive urban design)

16. The MPS supports the development of Southbank as vibrant business and retail area (Clause 02.03-6 – Economic Development).

17. Clause 11.03-6L-12 (Southbank) supports the development of Southbank as an extension of the central city, providing a mix of uses and supports the ongoing operation and establishment of businesses in Southbank. This clause also seeks to maintain low rise development on the northern and southern sides of the Yarra River.

18. Clause 15.01-1L-05 (Urban design outside the Capital City Zone) seeks to ensure that buildings on prominent sites are designed to achieve a high standard of design that reflects the importance of their location and extent of their visibility. Additionally, this policy aims to ensure that building design at the ground floor frontages creates and improves pedestrian interest and engagement.

19. Clause 15.01-2L-01 (Energy and resource efficiency) seeks to ensure buildings achieve high environmental performance standards at the design, construction and operation phases.

20. The assessment section of this report provides a detailed assessment of the relevant planning policies.

Zoning and Overlays

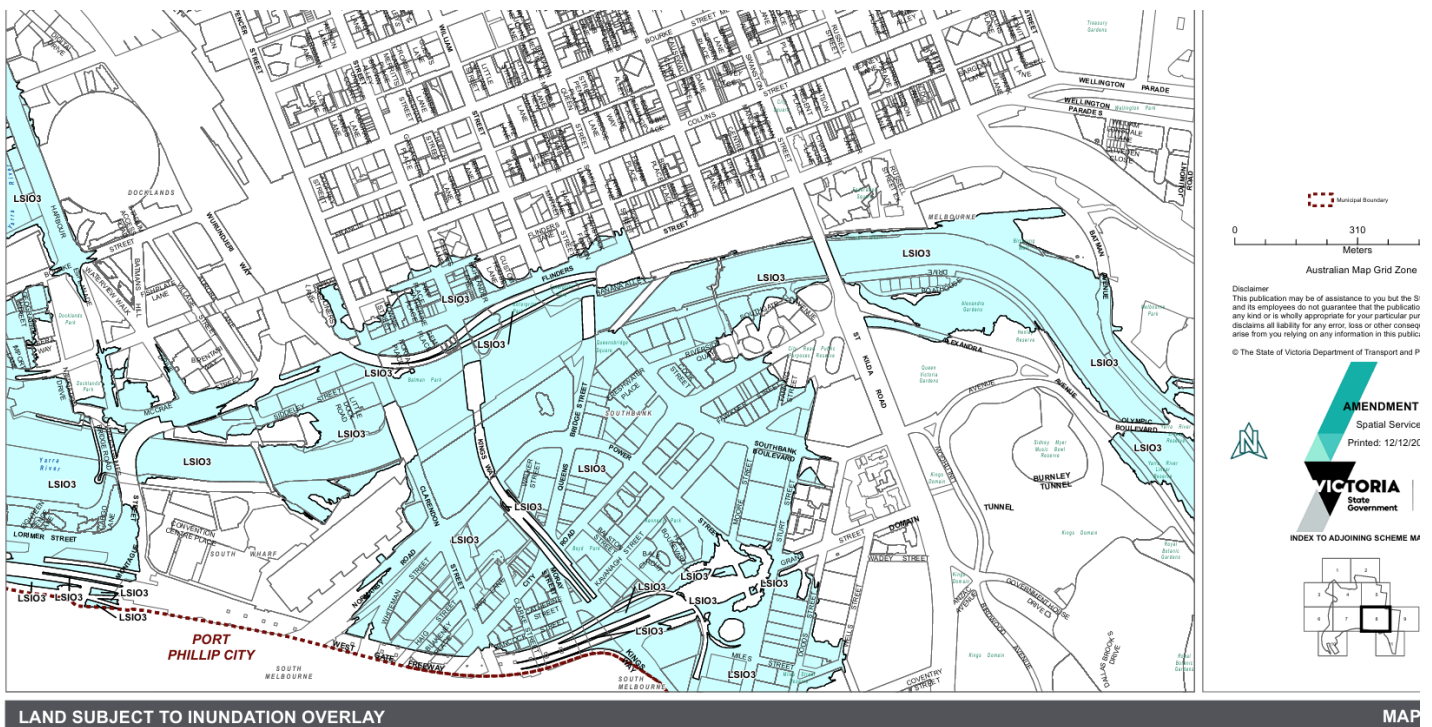
Public Park and Recreation Zone

21. A planning permit is required to use the land as a café (food and drink premises) and to construct a building or construct or carry out works in accordance with **the Public Park and Recreation Zone (PPRZ)**.
22. The sign requirements of the site within the PPRZ are in Category 4 at Clause 52.05.
23. The purpose of the PPRZ is:
 - *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
 - *To recognise areas for public recreation and open space.*
 - *To protect and conserve areas of significance where appropriate.*
 - *To provide for commercial uses where appropriate.*
24. Pursuant to the PPRZ, an application for a permit must be accompanied by the written consent of the public land manager. The land of the subject site is owned by DEECA, with Melbourne City Council appointed as the Committee of Management to oversee the reserve on DEECA's behalf. Under the lease terms, both landlord consent from Melbourne City Council and DEECA are required.
25. Submitted with the application is a letter of written consent issued by the council dated 7 April 2025. This letter grants consent by the council and DEECA for the proposed plans and supports the lodgement of a planning application for the works, subject to the following conditions:
 - *The Lessee must obtain all relevant planning and/or building permits as required.*
 - *The Lessee must comply with all directions and requirements issued by Council in relation to the proposed works.*
 - *If and when a planning and/or building permit is issued, the Lessee must obtain separate landlord consent prior to commencing construction.*
26. This letter states that as landowner, DEECA has no objection to the proposal, subject to the following:
 - *The works are to be carried out generally in accordance with:*
 - *The pre-application architect report titled 'QUEENSBRIDGE SQUARE CAFÉ A CODE BACK COFFEE PROJECT' dated 2 September 2024 prepared by We are Humble Pty Ltd.*
 - *The landowner consent application received on 13 February 2025.*
 - *Any modification to the works proposed will require further approval by the Program Manager, Land and Built Environment, Port Phillip Region, Department of Energy, Environment and Climate Action (DEECA).*
 - *Prior to works commencing, a construction environmental management plan must be prepared to the satisfaction of Melbourne City Council.*
 - *Indigenous vegetation must not be damaged or removed as a result of the works.*
 - *Any clearing or construction activity associated with the works, should be carried out in accordance with the with EPA Publication No. 275 Construction Techniques for Sediment Pollution Control (May 1991).*
 - *The construction site must be managed in accordance with EPA Publication 1834.1: Civil construction, building and demolition guide (12 September 2023).*
 - *Construction equipment, building materials, refuse and site run-off must be contained and controlled and not permitted to impact on the Yarra River.*
 - *All works must be completed, the site reinstated, and the works maintained to the satisfaction of Melbourne City Council.*

- *This consent will expire if the works are not completed within two years of the date of issue, unless an extension of time is applied for and granted by the Program Manager Land and Built Environment, Port Phillip Region, DEECA.*

Land Subject to Inundation Overlay – Schedule 3 (LSIO3)

27. A planning permit is required to construct a building or construct or carry out works in accordance with **Land Subject to Inundation Overlay Schedule 3 (LSIO3)**.
28. The LSIO3 specifically relates to Moonee Ponds Creek and Lower Yarra River Waterways. LSIO3 aims to identify land at risk of inundation from a 1% AEP flood event, considering an 18.5% increase in rainfall intensity due to climate change by 2100 and seeks to minimise the impact of new development on flood extent, depth, and flow velocity to protect surrounding properties.



Design and Development Overlay – Schedule 1

29. Pursuant to Clause 43.02-2 of the Design and Development Overlay, a permit is required to construct a building or construct or carry out works.
30. The purpose of **the Design and Development Overlay Schedule 1 (DDO1)** is:
 - *To ensure that all development achieves high quality urban design, architecture and landscape architecture.*
 - *To ensure that development integrates with, and makes a positive contribution to, its context, including the hierarchy of main streets, streets and laneways.*
 - *To ensure that development promotes a legible, walkable and attractive pedestrian environment.*
 - *To ensure that the internal layout including the layout of uses within a building has a strong relationship to the public realm.*
 - *To ensure that development provides a visually interesting, human scaled and safe edge to the public realm.*



Design and Development Overlay – Schedule 10

31. A planning permit for the proposal is exempt under Schedule 10. This overlay therefore does not form part of this assessment.

Design and Development Overlay – Schedule 60

32. A planning permit for the proposal is exempt under Schedule 60. This overlay therefore does not form part of this assessment.

Parking Overlay – Precinct 1

33. The subject site is affected by the Parking Overlay – Schedule 1 (PO1).
34. Schedule 1 to the Parking Overlay identifies appropriate car parking rates for various uses within the Capital City Zone. Under this overlay, a permit is required to provide car parking spaces in excess of the car parking rates specified within the Schedule. Since this proposal does not include any car parking, the overlay is not applicable.

Particular and General Provisions

Provisions that Require, Enable or Exempt a Permit

Clause 52.05 Signs

35. This clause seeks to regulate the development of land for signs and associated structures and ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character. Sign requirements for the PPRZ are under Category 4 (Sensitive Areas) signage requirements which seeks to provide for unobtrusive signs in areas requiring strong amenity control. Under this clause, the total display area to each premises must not exceed 3 square metres.
36. Pursuant to this clause, a permit is required for the construction and display of a business identification sign.

General Requirements and Performance Standards

37. Clause 53.18 applies to the buildings and works of this application. The clause includes standards and objectives relating to stormwater.



Referrals

38. The application was referred to the following groups:

Provision / Clause	Response and date received
Section 55 Referral – Determining Melbourne Water	<p>17 February 2026</p> <p>A letter from Melbourne Water details the following: <i>Melbourne Water, pursuant to Section 56(1) of the Planning and Environment Act 1987, does not object to the proposal, subject to the following conditions:</i></p> <ol style="list-style-type: none"><i>1. Prior to the endorsement of plans under this permit, amended plans to the satisfaction of Melbourne Water and Council must be submitted to and approved by Melbourne Water and Council. The plans must be generally in accordance with the plans submitted with the application but modified to include:</i><ol style="list-style-type: none"><i>a. The food and drink premises (café) must be constructed with finished floor levels set no lower than 3.0 metres to Australian Height Datum (AHD).</i><i>2. The food and drink premises (café) must be constructed with finished floor levels set no lower than 3.0 metres to Australian Height Datum (AHD).</i><i>3. This permit is for a temporary building and use of the land associated with a food and drinks premises and must cease on 31 December 2032, or when the agreement for the use and occupation of the land expires or is withdrawn (whichever is sooner), and the land must be reinstated to its former condition to the satisfaction of the Responsible Authority.</i> <p><i>Note: amending this condition to extend the date would require a new application to be submitted via Section 72 of the Planning and Environment Act 1987.</i></p> <p><i>Advice</i> <i>Melbourne Water has undertaken modelling for this catchment which considers increased rainfall intensity due to climate change. The flood level for this property by the year 2100 is estimated to be 3.12 metres to Australian Height Datum (AHD).</i></p> <p>All conditions are included on the planning permit.</p>

Municipal Council Comments

39. Melbourne City Council was given notice of the application and provided the following officer level comments and recommended planning permit conditions:

City of Melbourne do not object to the proposed application, subject to the inclusion of the following conditions on any permit that may issue:

Civil Engineering


- 1. The applicant must obtain consent from all the relevant service authorities for the proposal.*
- 2. The applicant must obtain relevant building permits for the proposal.*
- 3. Redundant infrastructure must be removed and all paved surfaces reinstated to the satisfaction of City Infrastructure at the end of operation of the café or the lease.*

Waste Management

- 4. The waste storage and collection arrangements must be in accordance with the Waste Management Plan (WMP) prepared by Leigh Design dated 02/12/2025.*
- 5. The submitted WMP must not be altered without prior consent of the City of Melbourne – Waste and Recycling.*
- 6. To ensure occupational health and safety, bins are to be transferred to the truck using the ramp, not the stairs.*

Signs

No signs without permission



7. Additional advertising signs must not be erected, painted or displayed on the land without the permission of the Responsible Authority unless in accordance with the exemption provisions of the Melbourne Planning Scheme.

Maintenance of signs

8. The signs, including their structure and advertising material therein as shown on the endorsed plans, shall at all times be maintained in good order and condition to the satisfaction of the Responsible Authority.

Light Emissions

9. The sign lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.

No flashing lights

10. The signs must not be animated or contain any flashing light.

Illumination when business not open

11. The internal illumination of the signs must cease when the premises are not open for business.

Dimmable Lighting

12. All signs approved as illuminated must be controllable and dimmable to the satisfaction of the Responsible Authority.

40. Appropriate conditions are included on the planning permit that cover the items highlighted by City of Melbourne.

Notice

41. The application is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the *Planning and Environment Act 1987* pursuant to the following provisions:

- **Public Park and Recreation Zone**
- **Clause 52.05 Signs**

42. The application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the *Planning and Environment Act 1987* pursuant to the following provisions:

- **Land Subject to Inundation Overlay Schedule 3**
- **Design and Development Overlay Schedule 1**

43. The applicant was directed to give notice by way of placing a sign on the existing building.

44. No objections have been received.



Key Considerations

46. The following are deemed the key considerations in assessing the acceptability of the proposal:

- **Strategic direction**
- **Land use**
- **Buildings and works**
- **Flooding risk and LSIO**
- **Business identification signage**

Strategic direction

47. The proposal is consistent with state and local planning policy. State policy seeks to achieve high standards of urban design, amenity and accessibility, and to create high-quality urban environments with a strong sense of place. The proposal responds to these objectives by increasing activity within Queensbridge Square through the provision of additional amenity for the Southbank community, building on the demonstrated success of the existing temporary pop-up cafe.
48. Local policy supports the development of Southbank as a vibrant business and retail precinct (Clause 02.03-6 Economic Development and Clause 11.03-6L-12 Southbank). It encourages a mix of uses that support the ongoing operation and establishment of businesses in the area, while maintaining low-rise development along the Yarra River corridor. The proposed cafe would contribute to local vibrancy and activation without detracting from the significance of the Yarra River, having regard to its design and siting.
49. The proposal also demonstrates a high standard of design and an appropriate level of integration with its surroundings, commensurate with its prominent location within Queensbridge Square. It would build on the contribution of the existing pop-up cafe by promoting pedestrian interest and engagement, thereby enhancing the overall urban experience in this part of Southbank.

Land use

50. The proposed land use as a café is considered to be consistent with the purposes of the PPRZ.
51. Queensbridge Square is an important public recreation and gathering space. The café would provide a complementary use that offers additional amenity and supports passive surveillance and activation. The building footprint and height are limited, such that the open space would remain the dominant element, and the café would not unreasonably constrain the use or appreciation of the square.
52. The Yarra River and its immediate environs are of environmental, cultural and recreational significance. The proposal is not expected to result in unacceptable impacts on these values, given its low scale, siting and design response. In particular, it would maintain key sightlines, avoid visual dominance when viewed from the river corridor, and use materials and finishes that are appropriate to the river setting.
53. The PPRZ provides for some commercial uses by planning permit where they support the function and enjoyment of public open space. The proposed café is considered to be an appropriate commercial use in this context, given its small scale and complementary relationship to the recreational role of Queensbridge Square. The operation would provide food and beverage services to park users and visitors and is expected to contribute to activity and passive surveillance, without undermining the open space character of the site.
54. Hours of operation have not been nominated within the application, however planning policy within the broader capital city area encourage a mixed land uses to operate 24/7. Therefore it is appropriate that the café be allowed to operate without a restriction on the hours or staff / patron numbers.

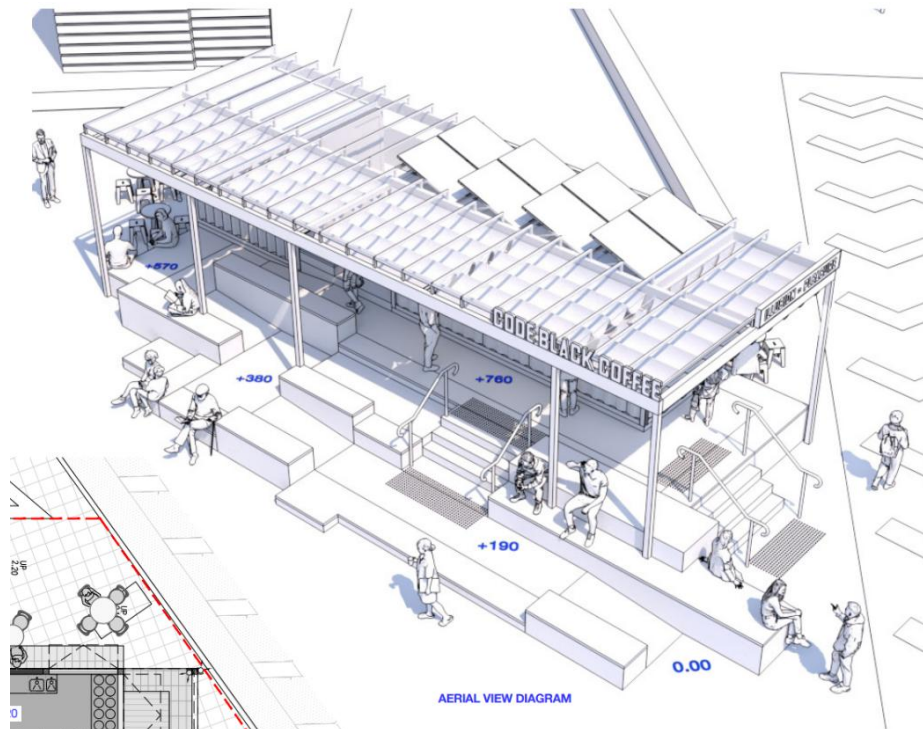


Buildings and Works

55. The total footprint of the café is proposed to be 105.1 square metres, which includes 22 square metre internal building area for the café and an 82.9 square metre outdoor decking area, partially covered by a canopy. The building width is 8.15 metres and 16.20 metres in length and an overall building height of 4.17 metres. The café will sit wholly within the lease boundary of the site.
56. The buildings and works are considered to respond appropriately to the objectives and requirements of the DDO1. The design response has been carefully designed to meet the built form outcomes, the interface with the public realm and measures to support activation sought by DDO1.
57. The layout and siting of the new building maintain clear sightlines across the site and minimise the potential for concealed or isolated areas. The building is activated on all sides with windows and seating options. These measures are expected to support perceptions of safety and encourage use of Queensbridge Square. The open design and active use would also increase opportunities for passive surveillance by staff, patrons and pedestrians.
58. The primary service and seating areas are oriented to address the public realm on all sides, providing a strong visual and physical relationship with Queensbridge Square. This interface is expected to contribute to activation and support the square's role as a social and recreational space.
59. The design indicates that customer queuing would be primarily contained within the café footprint, thereby reducing the likelihood of congestion within the surrounding public space. This approach would assist in maintaining clear pedestrian movement through Queensbridge Square and preserving the open and accessible character of the area.
60. The external decking provides a transition between the public realm and the elevated service area. The inclusion of raised platforms and ramp access supports equitable access, and the design provides additional informal seating opportunities. Overall, these elements assist in integrating the café with Queensbridge Square and supporting inclusive use of the public space.
61. Waste storage and back-of-house facilities are integrated within the building envelope and are not prominent within views from the public realm. Their internal location is expected to minimise visual clutter and potential amenity impacts, including odour. Appropriately a Waste Management Plan has been submitted with the application. Council planning officers have reviewed and support the plan.
62. The proposed canopy would provide weather protection, including from rain, wind and summer sun, thereby improving comfort for users of the Queensbridge Square area. The canopy is of a scale and form that contributes to a pedestrian-friendly environment and supports year-round use and activation of Queensbridge Square.
63. The material palette comprises natural and durable finishes that provide visual interest and a suitable response to the public realm. The selection is intended to minimise glare and support a comfortable pedestrian environment.
64. The proposal has regard to the Yarra River as a key natural, recreational and tourism asset. The low-scale built form is not expected to result in unreasonable impacts on the river corridor's character, visual amenity or openness. The use is also expected to contribute to activation in the vicinity of the river through increased activity in Queensbridge Square and the provision of additional amenity for visitors.



Proposed building and surrounding seating area



Model of proposed cafe

Flooding risk and LSIO

65. The subject site is located within a LSIO, therefore Melbourne Water is a determining referral authority for the application. The application was referred to Melbourne Water, which supported the proposal subject to conditions. All conditions will be included on the planning permit.



66. The main building is elevated by approximately 920 mm (3.12 RL) to meet Melbourne Water requirements and to accommodate the café's servicing needs. A series of ramps provide seamless access for customers to this raised level, ensuring universal accessibility. This gradual transition to the service window creates a sculptural, tiered landscape within Queensbridge Square, adding visual interest and enhancing the public realm experience.

Business identification signage

- 67. The application proposes two internally illuminated business identification signs measuring a total of 2.2sqm in advertising area.
- 68. Clause 52.05 (Signs) seeks to regulate the development of land for signs and associated structures and ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.
- 69. Sign requirements for the PPRZ are under Category 4 (Sensitive Areas) which seeks to provide for unobtrusive signs in areas requiring strong amenity control. Under this clause, the total display area to each premises must not exceed 3 square metres.
- 70. The Signage Package, prepared by We Are Humble Pty Ltd, dated 19 November 2025, confirm signage will be attached on the northern façade of the building and the eastern façade of the buildings, reflecting the only business identification signage for the cafe.
- 71. The proposed signage incorporates a simple design and material palette that is consistent with the design of the building. The signs will not obscure or impact existing views to the site and will not impede views to existing signage on the site or the wider Queensbridge Square area.
- 72. The signage has a display area that is in scale to the façade of the building. The signs proposed are appropriate to the context of the cafe building, clearly identify the commercial use of the building and are supported.

PROPOSED SIGNAGE - MATERIALS

SN01




TEXT: 'CODE BLACK COFFEE'

LETTERING STYLE: CODE BLACK BRANDED FONT: **CODE BLACK COFFEE**

MATERIALS: INTERNALLY ILLUMINATED INDIVIDUAL LETTERING. FACE OF LETTERS IN TRANSLUCENT OPAL PERSPEX WITH BLACK POWDERCOAT EDGING.



SN02



TEXT: 'ILLUSION = PLEASURE'

LETTERING STYLE: CODE BLACK BRANDED FONT: **ILLUSION = PLEASURE**

MATERIALS: INTERNALLY ILLUMINATED LIGHTBOX IN TRANSLUCENT OPAL PERSPEX WITH BLACK POWDERCOAT FRAME. BLACK DIECUT VINYL TEXT APPLIED OVER.



Proposed signage

Other Services

Bicycle Facilities

73. Clause 52.34-1 specifies that a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land. However a food and drink premises is not listed in Table 1 to Clause 52.34-5 Bicycle Spaces. Therefore there is no planning permit trigger under this clause.
74. The café is to be located in a central location and will capitalise on passing pedestrian and bicycle traffic. The Queensbridge Square as a larger area provides for bicycle loops in the public domain, should future users of the café require bicycle parking.

Waste

75. A Waste Management Plan (WMP) has been prepared by Leigh Design. Council reviewed the plan and provided support.
76. The proposal will cater for the following waste streams:
- 1 x 240L garbage bin
 - 1 x 240L recycling bin
 - 1 x 120L FOGO bin
 - 1 x 80L future glass bin
77. The waste management plan confirms that *All waste will be stored within the development, screened from external view to maintain the presentation of the public realm. Users will be required to dispose of sorted waste into designated collection bins located on-site. Waste will be collected from Southbank Boulevard, with the collection contractor responsible for transferring bins between the development and the waste truck. A private contractor will manage all waste collection services.*
78. Planning permit conditions will be included on the planning permit to ensure compliance with the WMP.

Sustainability

Environmentally Sustainable Design (ESD)

79. An Environmentally Sustainable Design Statement has been prepared by Ark Design in support of the proposal, demonstrating alignment with the objectives of Clause 15.01-2L-01 (Energy and Resource Efficiency) of the Melbourne Planning Scheme.
80. Council has reviewed the documentation and provided no objections.
81. The enclosed kitchen and storage areas have a combined floor area of approximately 22 square metres. As this is below the threshold specified in Clause 15.01-2L-01, the energy efficiency provisions of the clause are not applicable to the proposal.
82. To meet the City of Melbourne's policy objectives, all water-efficient fittings and fixtures will be specified in accordance with the following WELS star ratings:
- Kitchen tap: minimum 3-star rating
 - Basin tap: minimum 3-star rating
83. Ark Resources have determined that the project achieves 8 points. The project therefore meets the performance measures of Clause 15.01-2L-01 of the Melbourne Planning Scheme.



84. A further ESD measure is the provision of a 2kW solar system on the roof of the building, which will reduce energy demand.
85. These measures will ensure reduced water consumption, support sustainable resource use, and contribute to the overall environmental performance of the café. This is acceptable and will achieve an appropriate ESD outcome.



86. The proposal is generally consistent with the relevant planning policies of the Melbourne Planning Scheme and will contribute to the provision of food and drink premises within the central city area.
87. The proposal is supported by Melbourne City Council and Melbourne Water, subject to the conditions which are included on the planning permit.
88. It is **recommended** that Planning Permit No. PA2504125 for the use and development of a food and drink premises (café) within Queensbridge Square and the display of business identification signage at 1 Queens Bridge Street Southbank, be issued subject to conditions.
89. It is **recommended** that Melbourne Water, the applicant and the council be notified of the above in writing.

