
Request to be heard?: Yes

Precinct: General

Full Name: Johan Moylan

Organisation: The Jane Property Group

Affected property: 166-168 Buckhurst St, 134-150 Buckhurst St, 469-471 Williamstown Rd, 332 Plumme

Attachment 1: 171214_The_Jane

Attachment 2:

Attachment 3:

Comments: Refer to the enclosed.

14 December 2017

Fishermans Bend Planning Review Panel
C/- Planning Panels Victoria
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Via email: planning.panels@delwp.vic.gov.au; fishermansbend@delwp.vic.gov.au;

Dear Sir / Madam,

**DRAFT PLANNING SCHEME AMENDMENT GC81 SUBMISSION
THE JANE PROPERTY GROUP**

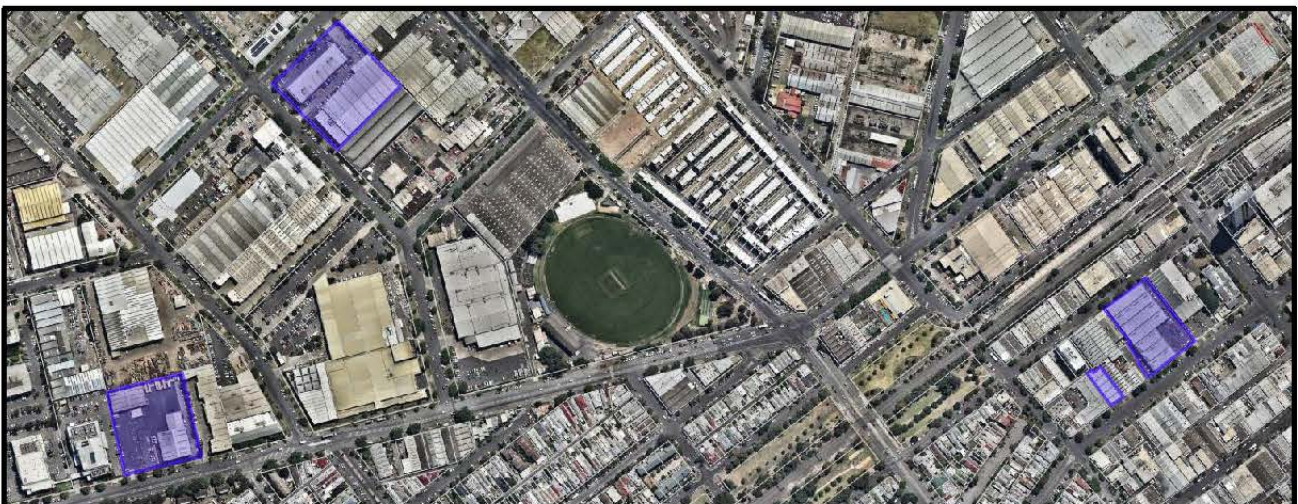
We act for The Jane Property Group, the asset manager of sites detailed below:

- 166-168 Buckhurst Street, South Melbourne (approximately 750 square metres).
- 134-150 Buckhurst Street, South Melbourne (approximately 5,415 square metres).
- 469-471 Williamstown Road, Port Melbourne (approximately 8,251 square metres).
- 332 Plummer Street & 21 Smith Street, Port Melbourne (approximately 1.3 hectares).
- 32-38 Fennell Street & 50-60 Bertie Street, Port Melbourne (approximately 1 hectare).

Our client has invested significant time and resources in preparing and lodging planning permit applications within Fishermans Bend and has undertaken extensive engagement with the Government throughout the various stages of the Fishermans Bend strategic framework documentation.

We note that 166-168 Buckhurst Street is subject to Planning Permit Application 00006/2013 and 134-150 Buckhurst Street is subject to Planning Permit 2013004014 issued by the Minister for Planning for the construction of 30 storey building.

This letter is a formal submission to the Draft Planning Scheme Amendment GC81 (the Amendment) within the Port Phillip Planning Scheme and confirms our client's long-term commitment to the above sites and Fishermans Bend.



Source nearmap Pty Ltd depicting image from 23 November 2017



Source nearmap Pty Ltd depicting image from 23 November 2017

Our client does appreciate the time, cost, resourcing and the preparation of the Amendment undertaken, and in principle supports the intent and certainty of the planning provisions the Amendment will introduce. However, the above sites are materially impacted by the Amendment and our client has many concerns relating to specific provisions and assumptions that have been made to support their inclusion. The following matters are a summary of our client's concerns:

1. The justification and analysis behind the targeted 80,000 residents and 80,000 (inclusive of the Employment Precinct) jobs up to 2051.
2. No definitive commitment or timing to deliver the proposed northern or southern light rail connections.
3. Mandated building heights and setbacks combined with maximum floor area ratio (FAR) requirements is overly prescriptive.
4. The ability for other additional targeted commercial land use to be realistically delivered, marketed and tenanted.
5. The cap on floor area ratio (FAR) is set low, meaning that proposals seeking to make efficient and effective use of their site trigger use of the floor area uplift (FAU) mechanism.
6. The ability to achieve a FAU is limited to very specific items and does not clearly establish a nexus or need method with limited transparency to the securing of the benefit and its implementation.
7. The inclusion of explicit mandatory requirements within the proposed Design and Development Overlay Schedule 30 (DDO30) fails to recognise a performance-based planning provision that allows for architectural expression and site responsive design, with planning permit applications appropriately assessed on their merits.
8. The application of the proposed Development Plan Overlay Schedule 2 (DPO2) combined with the various other land use and built form provisions is overly prescriptive.
9. The discrepancies between the background documentation and the provisions as currently worded. An example is Section 4.0 of Schedule 1 to the CCZ where there is no ability to exceed the FAR in non-core areas for 'land not used for a dwelling' which differs to the Draft Fishermans Bend Framework and analysis within the Hodyl + Co Urban Design Strategy.
10. The mechanism and realistic ability for the proposed planning scheme provisions to provide the planning tools for the acquisition of land nominated for new streets, laneways or public open space.
11. The timing to acquire land nominated for new streets, laneways or public open space.
12. The mandatory parking requirements (i.e. maximum of 1 space to each 100sqm of 'office' and maximum of 0.5 spaces to each 'dwelling') contained within the Parking Overlay (PO).

- 13.469-471 Williamstown Road, South Melbourne is subject to two varying height requirements with no physical dimension as to where one ends (4 storey mandatory) and the other begins. Similarly, the exact extent of the linear public open space to the north of these two properties requires explanation.
- 14.32-38 Fennell Street & 50-60 Bertie Street, Port Melbourne is subject to two varying height requirements with no physical dimension as to where one ends, and the other begins.
- 15.332 Plummer Street & 21 Smith Street, Port Melbourne are owned jointly by a single entity. Currently the draft planning scheme provisions indicate these sites are within both a 'core' and 'non-core' area.
- 16.The location of the proposed laneway dissecting 32-38 Fennell Street & 50-60 Bertie Street noting this will critically impact the development potential of this site in single land ownership.
- 17.The nomination of the Montague Arts and Cultural Hub on land at 134-150 Buckhurst Street, South Melbourne.

We reserve the right to expand on the above matters outlined in this letter throughout the Advisory Committee process and respectfully ask that all correspondence be directed to this office.

Should you have any queries in relation to this submission, please contact me directly on 8626 9081.

Yours faithfully



Johan Moylan
Planning & Property Partners Pty Ltd