

Submission Cover Sheet

Fishermans Bend Planning Review Panel

90

Request to be heard?: Yes

Precinct: Montague

Full Name: Johan Moylan

Organisation: Gurner 2-28 Montague Street Pty Ltd

Affected property: 2-28 Montague Street & 80 Munro Street, South Melbourne

Attachment 1: 171214_2-28_Mo

Attachment 2:

Attachment 3:

Comments: Refer to the enclosed.

14 December 2017

Fishermans Bend Planning Review Panel
C/- Planning Panels Victoria
1 Spring Street
MELBOURNE VIC 3000

Planning & Property Partners Pty Ltd

ABN 63 343 015 948

Duckboard House

Level 2, 91-93 Flinders Lane

Melbourne VIC 3000

Telephone: +61 3 8626 9000

Facsimile: +61 3 8626 9001

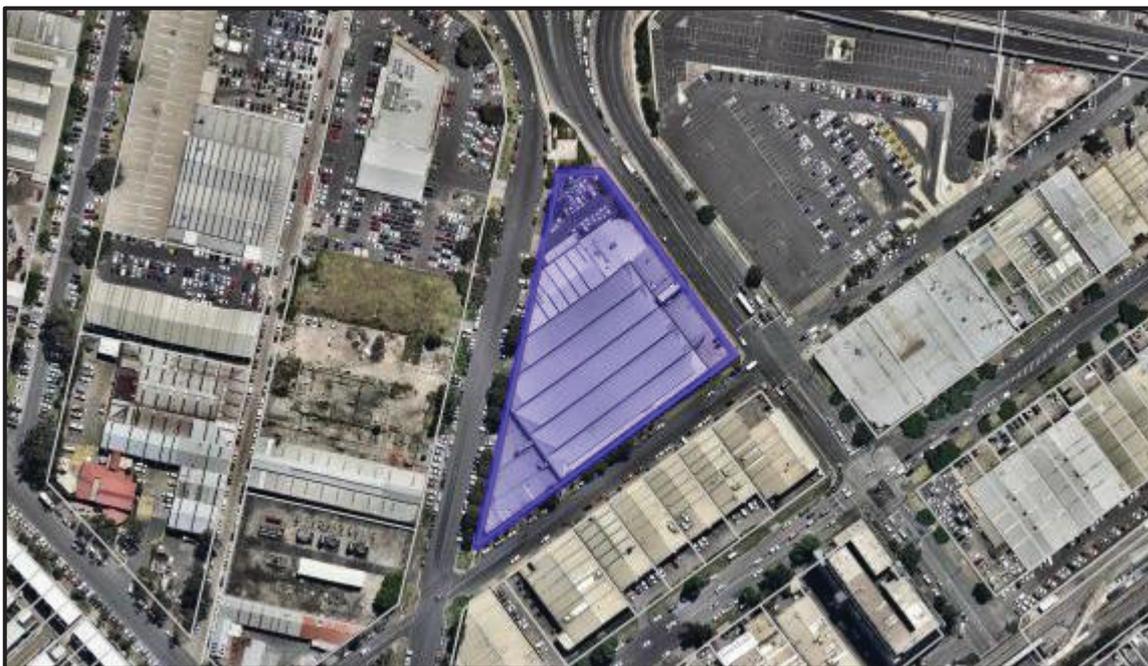
admin@pppartners.com.au

Via email: planning.panels@delwp.vic.gov.au; fishermansbend@delwp.vic.gov.au;

Dear Sir / Madam,

**DRAFT PLANNING SCHEME AMENDMENT GC81 SUBMISSION
2-28 MONTAGUE STREET & 80 MUNRO STREET, SOUTH MELBOURNE**

We act for Gurner 2-28 Montague Street Pty Ltd, the developer and permit applicant in respect to 2-28 Montague Street & 80 Munro Street, South Melbourne (the Site).



Source nearmap Pty Ltd depicting image from 23 November 2017

Our client has invested significant time and resources in preparing and lodging a master plan planning permit application (PA17000291), presently with the Minister for Planning. This process involved extensive engagement with the relevant agencies prior to lodgement of the application as outlined below:

- 23 June 2017 meeting with the Department of Environment, Land, Water & Planning (DELWP).
- 8 August 2017 a further meeting with DELWP.
- 11 September 2017 meeting with the Office of the Victorian Government Architect (OVGA).
- 13 September 2017 meeting with the Fishermans Bend Urban Renewal Taskforce Agency (FBURA).
- 20 September 2017 meeting with the OVGA.

This engagement has resulted in a well critiqued and considered permit application for the Site. The proposal is a unique opportunity through a large (9,720sqm) island site surrounded by roads, that provides physical separation but also the opportunity for active interfaces, all combined with a northerly aspect. The proposal will provide for a true mixed use multi tower project that will house apartments, childcare facilities, serviced apartments, a 4.5 star hotel, commercial office space and over 9,000sqm of retail space. This will all be linked through an activated publicly accessible ground plane that will positively add permeability through the Site, and additional public open space.

The Site and the existing application is materially impacted by the Amendment and our client has many concerns relating to specific provisions and assumptions that have been made.

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 overtly prescriptive.
4. The cap on 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.
5. 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.
6. The ability for the other additional targeted commercial land use to be realistically delivered, marketed and tenanted.
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 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).
9. The lack of transitional provisions which will have a significant economic impact on our client's existing application, and threaten the confidence of investment and development in Fishermans Bend.

It is for the above reasons that our client is not supportive of the Amendment in its current form. We look forward to expanding upon the 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