
Request to be heard?: Yes

Precinct: Montague

Full Name: Chris De Silva- Mesh

Organisation: Marlton Investments Pty Ltd

Affected property: 189-191 Ferrars Street Southbank Vic

Attachment 1: 171215_189-191_

Attachment 2:

Attachment 3:

Comments: Please refer to attached submission

15 December 2017

Department of Environment, Land, Water and Planning
Fishermans Bend Taskforce

Dear Sir/Madam,

Re: Fishermans Bend Framework and Proposed Planning Controls
Address: 189-191 Ferrars Street Southbank

Introduction

I refer to the above matter and before setting out the particulars of the submission, I would firstly like to acknowledge the significance of the Fishermans Bend Precinct and the effort that has been spent to date in preparing the Framework Plan and associated planning controls. There is no doubt that the precinct offers a very rare and special redevelopment opportunity that will contribute to the character and vitality of Melbourne.

As a general principle, it is considered important for there to be a demonstrated balance in the Framework Plan and the proposed planning controls between strategic guidance and ease of implementation noting the complexity in the underlying land form conditions such as flood risk and contamination. The specific issues that are discussed below are raised in the context of the balance between strategic direction and ease of implementation.

Site Details

This submission has been prepared by Mesh Planning on behalf of Marlton Investments Pty Ltd. Marlton Investments Pty Ltd are the owners of 189-191 Ferrars Street, Southbank

189-191 Ferrars Street, Southbank is comprised of two separate titles – the first being 5m wide with a depth of 20m and the other being 15m wide with a depth of 20m. Both titles are currently occupied by single storey buildings which are built boundary to boundary and which gain access from Ferrars Street and both of which have rear access potential via Railway Place (*see Attachment 1*).

Ferrars Street has a quite wide reserve width with established street trees and angle parking on one side and parallel parking on the other. Existing land uses are varied and the subject land and surrounds are in close proximity to the light rail route.

Specific Issues

The proposed planning controls have been reviewed taking into account the location and dimensions of the subject land. In response clarification is sought regarding:

- Car parking/slewing requirements;
- Application of the EAO; and
- Floor Area Uplift - Affordable Housing Requirements.

It is understood that the planning requirements specify that car parking must be located within a building and sleeved by active uses to a minimum depth of 10m and not be visible from the street. This requirements is the result of a desire to activate the street fronts, but is also in recognition of the inability to incorporate basement car parking due to flooding and contamination risk. The combined impact of the requirements is likely to result in a podium type approach, so that car parking can be incorporated within the building with commercial and/or residential accommodation above.

Whilst the strategic intention is understood, it is unclear as to how such requirements can be achieved on smaller titles and noting the potential to achieve 8 levels. Any opportunity to work with the taskforce to better understand how the proposed controls can be applied in the lead up to or during the Panel process would be appreciated. Perhaps there may be an opportunity to test application of the proposed controls to the actual site conditions.

In relation to the EAO requirements, clarification is requested regarding the conditions under which an audit will not be required. That is, where any proposal does not disturb the ground conditions, or where a cap is proposed, will there be the potential to avoid the requirement for an environmental audit.

Finally it is noted that there is opportunity for projects to apply for a Floor Area Uplift should a development provide affordable housing. Further information is required regarding the design standards and the handover process etc in order to better understand the implications of the requirement, particularly on smaller projects.

Thank you for the opportunity to submit this submission. I would be pleased to discuss any aspect of the submission at your convenience. I can be contacted on 9695 3025 or 0418 148 605.

Yours faithfully,



Chris De Silva
Director

Attachment 1

Subject Land

189-191 Ferrars Street, Southbank

