SUBMISSION NO. 136
FISHERMANS BEND
PLANNING REVIEW PANEL
14 & 16 SALMON STREET,
PORT MELBOURNE

PRESENTED BY: ANDREA PAGLIARO
ON BEHALF OF BELLAMIA NOMINEES PTY LTD &
PCLC INVESTMENT PTY LTD
INTRODUCTION

• The rezoning of Fishermans Bend in 2012 demonstrated Government’s commitment to the urban renewal of the area, in line with Plan Melbourne’s vision for the area.

• Introduction of new interim controls by the Minister for Planning fundamentally impacted development potential within Fishermans Bend, creating a high degree of uncertainty for developers.

• We consider the proposed Fishermans Bend planning controls:

  - Misalign the long-standing vision for Fishermans Bend as an expansion of the Central City.
  - Propose unreasonably low height controls on the subject site that do not optimise use of existing infrastructure, including public transport and open space.
  - Do not adequately contemplate the impact of FAR on the ability to achieve preferred heights.
SUBJECT SITE

- Located at southern edge of Wirraway precinct (non-core area).

- Located within a Capital City Zone – Schedule 1 and affected by Design and Development Overlay Schedule 30.

- Rectangular site with an approximate area of 2,200sqm.

- Approximately 3.0km south-west of the Hoddle Grid edge.

- Site frontage width of 55m to Salmon Street.

- Existing two storey office building.
Map 1: Core & non-core areas and active street frontages (Source: Draft Schedule 30 to DDO)
IMMEDIATE SURROUNDING CONTEXT

- **North:** No. 18-22 Salmon Street.
  - Planning Permit Application: three mid-rise towers with a maximum height of 12 storeys (55m), 259 dwellings.

- **South:** No. 2 Salmon Street
  - Significantly graded heritage building (HO282).
  - Occupied by a self-storage business.
EXISTING BUILT FORM CONTROLS

• Existing DDO30 controls were introduced by Amendment GC50 (Nov 2016) as interim controls.

• Mandatory 4 storey height limit.

• Adjoining sites to north and south restricted by mandatory 18 storey and 4 storey height limits, respectively.

• No floor area ratios proposed.

• Specific requirements for maximum street wall heights, upper level setbacks and tower setbacks are included

PROPOSED BUILT FORM CONTROLS

• Discretionary 4 storey height limit.

• Mandatory Floor Area Ratio 2.1:1

• Preferred site coverage 70%
IMPACT OF DRAFT CONTROLS UNDER AMENDMENT GC81

BUILDING HEIGHT:

- Subject site – discretionary 15.40m (4 storey) limit.

- Adjoining site to north – discretionary 80.60m (24 storeys) limit.

- Adjoining site to north-east – discretionary 35.60m (24 storeys) limit.

- Adjoining site to south – mandatory 15.40m (4 storey) limit.

Map 2: Building heights (Source: Draft Schedule 30 to DDO)
BUILDING HEIGHT (CONT...):

• The proposed discretionary 4-storey limit provides a stark transition in built form.

• We acknowledge the recommendations for a preferred 6 storey height, however, the proposed FAR will restrict the ability for new development to achieve this.

Note: the massing diagrams do not account for proposed FARs and are for the purpose of depicting building heights only.
BUILDING HEIGHT (CONT...):

- A height of 8 to 12 storeys (29.40m – 42.20m) provides an improved transition.

- Site benefits from location adjacent to proposed activity centre, and existing and proposed public transport.

Note: revised FARs are required to allow new development to realistically achieve such heights.
BUILDING HEIGHT (CONT...):

- The adjoining site to the north (18-22 Salmon St) has a current development application, which has been called in by the Minister for Planning.
- The massing diagram represents the current proposal in the context of our suggested height for the subject site.
• An 8 – 12 storey built form is appropriate as:

- It will provide an improved transition between 24 storeys to the north and 4 storeys to the south.

- It would better align with the Urban Design Strategy, which anticipates ‘low to mid-rise development’ for this site.

- Its strategic location close to existing and proposed public transport infrastructure supports a mid-rise development.

- Additional height (and revised FARs) would assist in delivering the inclusion of employment opportunities and health and education uses, as anticipated by the Draft Framework.

- The distance between the site and JL Murphy Reserve is such that overshadowing over the park will be largely avoided.

- The industrial / commercial context lends itself to more robust development in the short-term.
BUILDING HEIGHT (CONT...):

- It will take pressure off established residential areas to accommodate increased housing.

- It will assist in delivering a true mixed-use outcome which will contribute positively to the Wirraway precinct.

- An increase to at least 6 storeys is supported by the Urban Design Strategy and within Ms Hodyl’s evidence statement.
FLOOR AREA RATIO:

- Proposed FAR unreasonably limits the development potential of the subject site and adjoining sites.
- Proposed 2.1:1 FAR limits the total floor area to 4,620sqm (approx.).
- This lends itself to a two storey commercial or triple storey residential development on the site, which does not represent the highest and best use of land within an area identified as part of the expanded Central City.
- High quality, mixed-use, mid-rise development cannot be reasonably achieved with such FAR restrictions.
- FARs should be revised to facilitate development of a reasonable scale within the context of the Capital City Zone.
COMPARISON OF SITES AND BUILT FORM CONTROLS

450 Graham Street, Port Melbourne

Location of subject site (blue) and nearby site at 450 Graham St (yellow)
### Site comparison:

<table>
<thead>
<tr>
<th>Metric</th>
<th>Subject Site (blue)</th>
<th>No. 450 Graham St (yellow)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Precinct</strong></td>
<td>Wirraway</td>
<td>Sandridge</td>
</tr>
<tr>
<td><strong>Height Control</strong></td>
<td>15.4m / 4 storeys (discretionary)</td>
<td>29.40m / 8 storeys (discretionary)</td>
</tr>
<tr>
<td><strong>FAR</strong></td>
<td>2.1:1</td>
<td>3.3:1</td>
</tr>
<tr>
<td><strong>Core / Non-core Area</strong></td>
<td>Non-core</td>
<td>Non-core</td>
</tr>
<tr>
<td><strong>Height of North Abuttal</strong></td>
<td>80.60m / 24 storeys (discretionary)</td>
<td>29.40m / 8 storeys (discretionary)</td>
</tr>
<tr>
<td><strong>Height of South Abuttal</strong></td>
<td>15.4m / 4 storeys (mandatory)</td>
<td>15.4m / 4 storeys (mandatory)</td>
</tr>
<tr>
<td><strong>Significant Heritage Abuttal to South?</strong></td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Distance from JL Murphy Reserve (m)</strong></td>
<td>&gt; 100m</td>
<td>&lt; 50m</td>
</tr>
</tbody>
</table>
Building Height Control for subject site and 450 Graham St under Draft Provisions
COMPARISON OF SITES AND BUILT FORM CONTROLS (CONT...)

- Justification for greater height on the subject site:

  - The subject site is located further away from JL Murphy Reserve than the site at No. 450 Graham Street and therefore has a reduced risk of overshadowing.

  - The subject site is anticipated to have 24 storeys immediately north and 10 storeys to the north-east, whereas 450 Graham Street is anticipated to have an 8 storey abuttal to the north and 12 storeys further north.

  - An increased height would provide an improved built form transition.

  - The subject site benefits from its abuttal to the core area and on an existing public transport route.
CONCLUSION

• Our client supports the renewal of the Fishermans Bend Precinct.

• Consideration should be given to how the preferred heights can actually be achieved given the restrictions imposed by the FAR controls.

• The long-term development potential of the subject site and the broader Wirraway Precinct is significantly compromised by the proposed height and FAR controls.

• We respectfully submit that further consideration of the height and FAR controls for No. 14-16 Salmon Street, Port Melbourne is required.