

---

**Request to be heard?:** No - Copy of Directions and

**Precinct:** Montague

**Full Name:** georgios kypriotis

**Organisation:** lucky duck global pl, gorilla enterprises pl, swiser investments pl, ketty pl, lovespy pl,

**Affected property:** buck43-49, buck51-65, mont97-99, this138-148, this123,

**Attachment 1:**

**Attachment 2:**

**Attachment 3:**

**Comments:** See attached

Initiatives with public transport and parks are good. Montague needs an underground or much larger station to cater for the density originally proposed

Sites too small to warrant plot ratio of 3:1 in non core and 6:1 in core areas

Mandatory setbacks and controls aren't feasible in the montague precinct. 30 levels approved and built already, non symmetrical with what's now proposed. Equitable development rights non existent with new proposal. Must have discretionary setbacks for sites 1,500 sqm or less or relaxed by half at the very least. Plot ratios proposed need to be doubled at the very least.

Areas such as Cremorne, Preston, north and west melbourne which aren't capital city zone offer far more density, outrageously so given they are mixed use and com1 and 2 areas. A more common sense approach is needed!!!!

The floor area uplifts do not work in montague, a precinct that was traditionally residential prior to its industrialisation in the 1920s and 30's. The block sizes are too small. For blocks 1500 sqm or more it could work. To force a developer to provide public housing and open space for FAR to get as much if not less density than north melbourne, Preston and Cremorne is ludicrous

Montague should not have been included in fisherman's bend precinct. It's South Melbourne, formerly housing and linked to the South Melbourne market and Southbank

More needed to be done regarding contamination on a precinct level as opposed to just site by site. The state government should be proactive in appointing a Panel that help streamline this process and reduce costs

As an owner with an interest in 5 sites in the area, currently 3 in the 8 level (non core) proposed area and 2 in the 12 and 24 level (core) proposed area, the new initiatives on planning controls if mandatory give me no confidence to develop going forward. It is less about the devaluing of the sites and more about not seeing a clear way forward with feasible owner occupied grade development (my preference) that I'd like to contribute. Unfortunately, the major oversight here is the size of the sites and the impact strict plot ratio, setback and unrealistic FAR's will have on development going forward. It's ironic that port Phillip have more density in around rouse street Port Melbourne than what's proposed to be provided in the non core and in some cases core area of the montague precinct!

Retail suspended 1.5 metres above ground unattractive, not usable for cafes and retail

My hope is that discretion is exercised in Montague. It's a totally different animal to lorimer, sandridge and wirraway. What an opportunity we are missing here.! The intent is certainly there but if there's no discretion, it's an unmitigated disaster for the montague precinct.

Thank you

KYPA PROPERTY  
George Kypriotis

**\*\*Appended to submission 15/12/17\*\***

We purchased our site at 138-148 thistlethwaite street 2 years ago when the heights were 8 levels mandatory. Directly next door to us at 150-154 thistlethwaite street was 4 levels mandatory.

We paid a premium for the property on the proviso we would have unobstructed views of the bay on the southern boundary for levels 5, 6, 7, and 8.

The proposed amendment has the neighbouring property now at 8 levels and not 4. This will seriously impact the value of our property whether developed or with plans to develop as we'd lose amenity, aspect and premium outcome which we paid for at purchase.

We would like this to be considered by the minister and status quo applied as we do not wish to go down compensatory claim path which could potentially cost millions of dollars.

We trust an equitable outcome will be achieved with all factors weighed up on balance.

**Kind Regards,  
George Kypriotis**