
Request to be heard?: Yes

Precinct: Lorimer

Full Name: Joe Tresca

Organisation: Hanson Construction Materials Pty Ltd

Affected property: 213 Boundary Street Port Melbourne

Attachment 1: Hanson_Fisherma

Attachment 2:

Attachment 3:

Comments: Please refer attached letter

13 December 2017

Fishermans Bend Planning Review Panel
Planning Panels Victoria
1 Spring St
Melbourne
VIC 3000

Department of Environment, Land, Water and Planning
GPO Box 500
East Melbourne
VIC 3002

Submitted via online submission form

SUBJECT: DRAFT FISHERMANS BEND FRAMEWORK - SUBMISSION

Hanson wishes to make this submission to the Fishermans Bend Planning Review Panel and the Department of Environment, Land, Water and Planning on the draft Fishermans Bend Framework and the draft planning controls. Hanson owns and operates a concrete batching plant located on Boundary St, Port Melbourne (within the 'Lorimer' precinct), a key strategic location for the supply of concrete for infrastructure and multi-rise projects within the Melbourne CBD and bayside suburbs.

While Hanson supports the development of a strategic planning framework for Fishermans Bend that leverages off the natural commercial advantage of port access close to the CBD (with the existing and emerging Employment Precinct that operates in conjunction with the identified residential and mixed use precincts), it wishes to emphasise that any adverse impact on its operations (including any material changes to its existing conditions of use/development) or any potential relocation of the site will have a significant commercial impact on Hanson. While we do not propose to set out these impacts nor to quantify the potential significant loss to Hanson within this submission, Hanson welcomes the opportunity to discuss these in further detail as required.

In addition, relocating the site will have a significant adverse environmental impact and will increase project costs within the CBD and we believe that particular consideration needs to be given to the perishable nature of concrete products, that is, the need to be located within close proximity to market which is even more critical with the high specification concrete used in high rise and infrastructure projects.

It is therefore submitted that Hanson's concrete plant located within the 'Lorimer' precinct continues to operate under existing conditions (delivering the infrastructure needs identified within this framework and other planned works under the Melbourne 2050 vision) and that its operations are not adversely impacted in any way by the proposal.

We would appreciate being consulted on any aspects of this proposal which may impact our site and welcome the opportunity to discuss these matters further.

Hanson reserves its rights in full.

Yours faithfully,



Joe Tresca
Commercial Manager –Southern Region