
Request to be heard?: Yes

Precinct: Lorimer

Full Name: Mr Wayne William Sidwell

Organisation: W.W Sidwell Investments Pty Ltd

Affected property:

Attachment 1: 870_Lorimer_Stre

Attachment 2:

Attachment 3:

Comments: To whom it may concern, I, Wayne William Sidwell of 870 Lorimer Street, Port Melbourne attach for your thorough consideration, a submission relating to the impact of proposed legislation on the afore mentioned property. I look forward to your commentary and subsequent action following your review. Best regards,
Wayne Sidwell W.W Sidwell Investments Pty Ltd

W.W. Sidwell Investments Pty. Ltd.

13th December 2017.

Private & Confidential

**The Fishermans Bend Taskforce,
Attention: The Fishermans Bend Planning Review Panel,
Level 36, 2 Lonsdale Street,
MELBOURNE, VIC, 3000.**

**Regards: Submission in response to the draft Amendment GC81
Property: 870 Lorimer Street, Port Melbourne, VIC, 3207**

I write in the capacity as landowner of the above-mentioned property.

In relation to draft Amendment GC81, I hereby present the following Submission; for the thorough consideration of The Fishermans Bend Planning Review Panel: -

I have identified the following matters, which I believe create unnecessary apprehensions to the subject property, immediate area and Fishermans Bend in its entirety.

a) Building Height Controls

The interim building height controls accommodate a maximum 40 storey development, whereas the proposed building height controls permit a maximum 10 storey development. The discrepancy creates an environment of uncertainty and potential for severe financial consequence.

Furthermore, it is my understanding that the building height controls were developed in observation of issues related to overshadowing, yet; I note the adjoining site at 850-858 Lorimer Street, Port Melbourne, currently allows a maximum 24 storey development height limit and has subsequently avoided the 10 storey development height limits applied to our property, despite similar overshadowing concerns.

b) Floor Area Ratios (FAR)

The FAR's applied to Lorimer are inadequate and will result in the underutilisation of the precinct. Given Lorimer's proximity to the Melbourne CBD and proposed infrastructure upgrades, the consensus amongst landowners is to adopt a highest and best use strategy, a strategy that allows for higher FAR's that ultimately results in higher density developments closer to the CBD.

c) New 12 metre wide road

The Draft Fishermans Bend Framework indicates that a new 12 metre wide road will be constructed through or adjoining the above-mentioned property. It appears the road will lead to the proposed green space (Lorimer Central open space). The road is unnecessary and provides no supplementary advantage to the precinct.

I trust that my Submission shall be viewed with absolute consideration.

I look forward to your commentary and remain optimistic that all interested parties can work together to develop an ambitious, sustainable and fair framework.

Yours faithfully,



Wayne Sidwell.
Director.