
Request to be heard?: Yes

Precinct: Lorimer

Full Name: Johan Moylan

Organisation: VCHQ2 Pty Ltd

Affected property: 880 & 884 Lorimer Street, Port Melbourne

Attachment 1: 171214_880--884

Attachment 2:

Attachment 3:

Comments: Refer to the enclosed.

14 December 2017

Fishermans Bend Planning Review Panel
C/- Planning Panels Victoria
1 Spring Street
MELBOURNE VIC 3000

Planning & Property Partners Pty Ltd

ABN 63 343 015 948

Duckboard House

Level 2, 91-93 Flinders Lane

Melbourne VIC 3000

Telephone: +61 3 8626 9000

Facsimile: +61 3 8626 9001

admin@pppartners.com.au

Via email: planning.panels@delwp.vic.gov.au; fishermansbend@delwp.vic.gov.au;

Dear Sir / Madam,

**DRAFT PLANNING SCHEME AMENDMENT GC81 SUBMISSION
880 & 884 LORIMER STREET, PORT MELBOURNE**

We act for VCHQ2 Pty Ltd, the land owner of 880 & 884 Lorimer Street, Port Melbourne (the Site).

This letter is a formal submission to Draft Planning Scheme Amendment GC81 (the Amendment) within the Melbourne Planning Scheme.

Our client is committed to the Site and Fishermans Bend having relocated their company (Vaughan Constructions Pty Ltd) Head Office to the Site in 2016 after 60 years having been located in Carlton. We note our client purchased the Site in December 2011.



Source *nearmap Pty Ltd* depicting image from 23 November 2017

Our client appreciates the time, cost, resourcing and the preparation of the Amendment as has undertaken, and in principle supports the intent and certainty of the planning provisions the Amendment will introduce.

However, the Site is materially impacted by the Amendment and our client has many concerns relating to specific provisions and assumptions that have been made to support their inclusion. As proposed, the draft Amendment material will negatively impact the development potential of our client's land. The following matters are a summary of our client's concerns:

1. The timing since the release of draft planning scheme documents and the scheduled Advisory Committee to adequately prepare and respond.
2. The justification and analysis behind the targeted 80,000 residents and 80,000 (inclusive of the Employment Precinct) jobs up to 2051.
3. No definitive commitment or timing to deliver the proposed northern or southern light rail connections. Further, the justification and analysis behind the alignment as proposed.
4. Mandated building heights and setbacks combined with maximum floor area ratio (FAR) requirements is overtly prescriptive.
5. The cap on FAR is set low, meaning that proposals seeking to make efficient and effective use of their site trigger use of the floor area uplift (FAU) mechanism.
6. The ability to achieve a FAU is limited to very specific items and does not clearly establish a nexus or need method with limited transparency to the securing of the benefit and its implementation.
7. The ability for the other additional targeted commercial land use to be realistically delivered, marketed and tenanted.
8. The inclusion of explicit mandatory requirements within the proposed Design and Development Overlay Schedule 67 (DDO67) fails to recognise a performance-based planning provision that allows for architectural expression and site responsive design, with planning permit applications appropriately assessed on their merits.
9. The location of the Lorimer Central Open Space and how this location aligns with the *Fishermans Bend Strategic Framework Plan 2014 (Amended 2016)* is far from clear.
10. The mechanism and realistic ability for the proposed planning scheme provisions to provide the planning tools for the acquisition of land nominated for new streets, laneways or public open space.
11. The timing to acquire land nominated for new streets, laneways or public open space.
12. The mandatory parking requirements (i.e. maximum of 1 space to each 100sqm of 'office' and maximum of 0.5 spaces to each 'dwelling') contained within the Parking Overlay (PO).
13. The lack of transitional provisions which will have a significant economic impact on existing applications, and threaten the confidence of investment and development in Fishermans Bend.

It is for the above reasons that our client is not supportive of the Amendment in its current form. We look forward to expanding upon the matters outlined in this letter throughout the Advisory Committee process and respectfully ask that all correspondence be directed to this office.

Should you have any queries in relation to this submission, please contact me directly on 8626 9081.

Yours faithfully



Johan Moylan
Planning & Property Partners Pty Ltd