

# Submission Cover Sheet

Fishermans Bend Planning Review Panel

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**Request to be heard?:** Yes

**Precinct:** Montague

**Full Name:** Johan Moylan

**Organisation:** Gladyslake Pty Ltd, Ausun Property CBD Pty Ltd & D.W. Keir Pty Ltd

**Affected property:** 248-254, 256-262 & 264-270 NORMANBY ROAD, SOUTH MELBOURNE

**Attachment 1:** 171214\_Normanb

**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**

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Dear Sir / Madam,

**DRAFT PLANNING SCHEME AMENDMENT GC81 SUBMISSION  
 248-254, 256-262 & 264-270 NORMANBY ROAD, SOUTH MELBOURNE**

We act for the individual landowners of sites detailed below:

- 248-254 Normanby Road, South Melbourne (Planning Permit Application 2015/035878 – Gladyslake Pty Ltd)
- 256-262 Normanby Road, South Melbourne (Planning Permit Application 2015/035806 – Ausun Property CBD Pty Ltd).
- 264-270 Normanby Road, South Melbourne (Planning Permit Application 2015/035822 – D.W. Keir Pty Ltd).

Our clients have invested significant time and resources in preparing and lodging the above planning permit applications within Fishermans Bend and have undertaken extensive engagement with the Government throughout the permit application process.

This letter is a formal submission to the Draft Planning Scheme Amendment GC81 (the Amendment) within the Port Phillip Planning Scheme and confirms our clients' long-term commitment to the above sites and Fishermans Bend.



Source nearmap Pty Ltd depicting image from 23 November 2017

The sites and existing planning permit applications are materially impacted by the Amendment and our clients have many concerns relating to specific planning scheme provisions and assumptions that have been made. The following matters are a summary of our clients concerns:

1. The justification and analysis behind the targeted 80,000 residents and 80,000 (inclusive of the Employment Precinct) jobs up to 2051.
2. No definitive commitment or timing to deliver the proposed northern or southern light rail connections.
3. Mandated building heights and setbacks combined with maximum floor area ratio (FAR) requirements is overtly prescriptive.
4. The ability for other additional targeted commercial land use to be realistically delivered, marketed and tenanted.
5. The cap on floor area ratio (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 inclusion of explicit mandatory requirements within the proposed Design and Development Overlay Schedule 30 (DDO30) 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.
8. The application of the proposed Development Plan Overlay Schedule 2 (DPO2) combined with the various other land use and built form provisions is overtly prescriptive.
9. 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.
10. The timing to acquire land nominated for new streets, laneways or public open space.
11. 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).
12. The nomination of the Sports and Recreation Hub precinct.
13. The lack of transitional provisions which will have a significant economic impact on our clients existing application, and threaten the confidence of investment and development in Fishermans Bend.

We reserve the right to expand on the above 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**