

Opening Address: Fisherman's Bend Planning Review

Mark Ashkanasy 26-03-2018

Good morning Review Panel. My name is Mark Ashkanasy. I'm the Chairperson of the Owners Corporation for "The Base, 339 - 343 Williamstown Road Port Melbourne, and owner of Building 4a at The Base since 2005.

Thank you for the opportunity for us to put forward our concerns, suggestion and interpretation of the impact of the current Zoning Conditions and Guidelines on our OC and Common Property.

You may wonder why an Owners Corporation has requested to make a presentation at this review. Our site is made up of 20 Titles, all these titles are surrounded in part or whole with common property. These sites also share the Common Property services and infrastructure. Not all site titles are simple rectangular titles, in most cases each title has elements spread across different areas. It is the opinion of the OC Manager and the OC Committee that we must clearly understand the impact of changed planning regulations as these continue to evolve. It cannot be expected that our committee has the expertise to fully understand the impact of these ongoing changes.

So over the past years in particular since 2012 we have engaged, surveyors, engineers, architects, town planners, building consultant, property lawyers and senior Owners Corporation consultants to assist our committee to understand the impact of the zoning changes and regulations and how this will impact on our site owners in particular how we update our OC Rules to cope with the major constructions that will occur on our site.

In short we believe activities that occur within our site, and in particular those developments that do not have direct council street frontages will require careful management by our OC Manager and Committee. It is in fact our responsibility by the OC Act of Victoria that we do so.

To better understand these impacts and our way forward we have requested research and presentations from town planners Bosco Johnson, represented today Ben Mahon, and then from our Owners Corporation head office from Ace Body Corporate, Julie McLean.

We the Owners Corporation believe our site to be very special as it flanks the entire Western boundary of Murphy Reserve with unobstructed views across the park to the City of Melbourne. We are surprised at the lack of conversation with our Owners Corporation through the planning process and look forward to a positive outcome in this Planning Review for the future of this community and the village of Fishermans Bend..

Thank you again for your time this morning and the opportunity to be heard.

I'd like now to introduce Ben Mahon from Bosco Johnson.....

Mark Ashkanasy  
The Base - Chairperson 2018