
Request to be heard?: Yes

Precinct: Lorimer

Full Name: Balance Property Partners

Organisation: Cube Properties and Investments Pty Ltd

Affected property: 200 Turner Street, Port Melbourne

Attachment 1: 200_Turner_Stree

Attachment 2:

Attachment 3:

Comments: Submission attached.

BALANCE

PROPERTY PARTNERS

14th December, 2017

ATT: Planning Panels Victoria

**Re: Fishermans Bend Draft Planning Scheme Amendment – GC81
200 Turner Street PORT MELBOURNE.**

Cube Properties & Investments Pty Ltd is the owner of Unit 5, 200 Turner Street Port Melbourne, which forms part of a strata complex of 12 office/warehouse units at 196-204 Turner Street, Port Melbourne. The strata complex of buildings sit on a substantial parcel of land of approximately 8,400 sq.m.

Balance Property Partners Pty Ltd has reviewed Draft Planning Scheme Amendment GC81 (GC81) and hereby lodge this submission on behalf of the above owner. We generally agree with the strategic planning principles proposed for the Lorimer precinct within GC81.

The urban renewal of Fishermans Bend is a welcomed concept, certain to positively contribute to Melbourne's appeal as the world's most liveable city. Expanding our city fringe into the bayside area and providing for new landmark buildings in this dynamic precinct is an exciting plan for our ever-growing city.

Our site is located at 196-204 Turner Street in the Lorimer Precinct – the only precinct in the Fishermans Bend area (excluding the Employment Zone) within the Melbourne City Council municipality. The Lorimer precinct will serve an important function on the southern fringe of the Docklands and the Central Business District of Melbourne.

GC81 proposes to effectively replace Turner Street with a linear park along the northern boundary of the Property. We oppose the proposed public open space on the southern boundary of our site. The conversion of Turner Street into a linear park together with other pockets of open space throughout the urban renewal area, including a Neighbourhood Park immediately to the east, should be sufficient to cater for future requirements.

As a general urban design principle, higher built form should be encouraged on large sites like ours where there are no heritage constraints, overshadowing impacts are limited and there is good access to existing infrastructure.

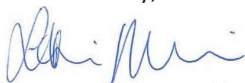
We support the unlimited height controls proposed for our site. We understand that several large-scale developments are already proposed on some sites in the Fishermans Bend area. This demonstrates that although the Plan is a 50 year Vision, developers are keen to begin investing in the area and in commercially compelling circumstances, existing occupants are prepared to relocate.

We do not support the location of the proposed east-west road toward the southern part of the site and believe that a re-alignment of this road would be more suitable.

We intend to address the above issues in more detail at the Panel Hearing scheduled in February 2018.

Please contact the undersigned should you wish to discuss any aspect of our submission in greater detail and please keep us informed as this important strategic plan evolves.

Yours Sincerely,



Santino Mercuri
Balance Property Partners