FISHERMANS BEND
PLANNING REVIEW
PANEL HEARING

PLANNING SCHEME
AMENDMENT GC81

SITE VISIT – 14 FEBRUARY 2018
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<tr>
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<td>Gurner 2-28 Montague Street Pty Ltd</td>
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<td>Core Complex Pty Ltd</td>
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SUBMISSION NO.: 90

SUBMITTER: Gurner 2-28 Montague Street Pty Ltd

SITE ADDRESS: 2-28 Montague Street & 80 Munro Street, South Melbourne

PRECINCT: Montague

PERMIT APPLICATION NO.: PA1700291

DATE LODGED: 12/10/17

PROPOSAL: Three multi-storey mixed use towers under a master planning permit process.
Infrastructure delivery – key projects

**Legend**

- **Key project number**
- **Investigation areas** - Montague Arts and Cultural Hub
- **Ferrars Street Education and Community Hub**
- **Investigation area** - Sports and Recreation Hub
- **Future open space**
- **Future cycling trail**
- **New indicative laneways**
- **Road closure**
- **Proposed road**
- **Existing road**
- **Existing 109 tram route**
- **Existing 96 tram route**

**Figure 19. Infrastructure delivery in Montague**
SUBMISSION NO.: 91

SUBMITTER: E133 Property Development Pty Ltd

SITE ADDRESS: 30-38 Thistlethwaite Street, South Melbourne

PRECINCT: Montague
Figure 19. Infrastructure delivery in Montague
SUBMISSION NO.: 173

SUBMITTER: EPC Pacific Pty Ltd

SITE ADDRESS: 123 Montague Street, South Melbourne

PRECINCT: Montague
Figure 19. Infrastructure delivery in Montague
SUBMISSION NO.: 131

SUBMITTER: The Jane Property Group

SITE ADDRESS: 166 Buckhurst Street, South Melbourne

PRECINCT: Montague

PROPOSAL: 20-storey building comprising 88 dwellings, commercial floor area, and car, motorbike and bicycle parking spaces.

PERMIT APPLICATION NO.: MINRA 0006/2013
### Infrastructure delivery – key projects

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<th>Timeframe</th>
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<td>Short term</td>
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<td>Objective 3.1</td>
<td>2 Ferrars Street Primary School and Community Facility</td>
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<td>8 Existing road</td>
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<td>9 Existing 109 tram route</td>
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<td>10 Existing 96 tram route</td>
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<td>6 Buy Street to City bike connection</td>
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<td>Objective 3.7</td>
<td>7 Buckhurst Linear Park</td>
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<td>Objective 3.7</td>
<td>8 Johnston Street road closure</td>
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<tr>
<td>Objective 12, 1, 15</td>
<td>9 Buckhurst/Montague Streets intersection upgrade</td>
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<tr>
<td>Objective 3.1</td>
<td>10 Montague Recreation Hub</td>
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<td>Objective 3.1</td>
<td>11 Montague Arts and Cultural Hub</td>
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<td>Objective 3.7</td>
<td>12 Montague North Park</td>
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<td>Objective 3.7</td>
<td>13 Buckhurst Street Park</td>
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<tr>
<td>Objective 11</td>
<td>14 Montague Street route 109 (Stop 129) tram stop upgrade</td>
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</tbody>
</table>

**Legend**

- **Key project number**
- **Investigation areas - Montague Arts and Cultural Hub**
- **Ferrars Street Education and Community Hub**
- **Investigation area - Sports and Recreation Hub**
- **Future open space**
- **Future cycling trail**
- **New indicative laneways**
- **Road closure**
- **Proposed road**
- **Existing road**
- **Existing 109 tram route**
- **Existing 96 tram route**

Figure 19. Infrastructure delivery in Montague
SUBMISSION NO.: 131

SUBMITTER: The Jane Property Group

SITE ADDRESS: 134-150 Buckhurst Street, South Melbourne

PRECINCT: Montague

PERMIT: Two 30-storey towers, 630 dwellings, 570 car parking spaces, and commercial use at ground floor level

PERMIT NO.: 2013004014

DATE ISSUED: 01/09/2014
Legend

- Key project number
- Investigation areas - Montague Arts and Cultural Hub
- Ferrars Street Education and Community Hub
- Investigation area - Sports and Recreation Hub
- Future open space
- Future cycling trail
- New indicative laneways
- Road closure
- Proposed road
- Existing road
- Existing 109 tram route
- Existing 96 tram route

Figure 19. Infrastructure delivery in Montague
SUBMISSION NO.: 131

SUBMITTER: The Jane Property Group

SITE ADDRESS: 469 & 471 Williamstown Road, Port Melbourne

PRECINCT: Sandridge
### Infrastructure delivery – key projects

**Medium term**

1. North Port Oval parkland expansion
2. Johnson Street road closure/open space
3. New tram, pocket park and cycle bridge over Freeway
4. Southern pedestrian tram bypass
5. Redevelopment of Farewell Street Bridge/St intersection
6. Creation of new open public space on future potential Sandridge Rail Station site
7. White Street road closure and temporary pop-up

**Long term**

8. White Street open space
9. Catalyst site redevelopment opportunity
10. Sandridge Sport and Recreational Hub
11. Sandridge Arts and Cultural Hub
12. Boundary Street Bridge widening
13. Sandridge Education and Community Hub
14. Graham/Bridge Street pedestrian bridge
15. Potential rail (including station and associated infrastructure such as transport interchange and public spaces)

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**Legend**

- Key project number
- Catalyst site redevelopment
- Investigation area - Arts and Cultural Hub
- Investigation area - Sport and Recreation Hub
- Investigation areas - Education and Community Hub (Primary)
- Existing open space
- Future open space
- Proposed tram route
- New indicative laneways
- New 12 metre wide roads
- Road closure
- Indicative underground rail station location
- Proposed road
- Existing road
- New bridge / existing bridge upgrade

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**Figure 21. Infrastructure delivery in Sandridge**
SUBMISSION NO.: 131

SUBMITTER: The Jane Property Group

SITE ADDRESS: 332 Plummer Street & 21 Smith Street, Port Melbourne

PRECINCT: Wirraway
Figure 22. Infrastructure delivery in Wirraway

Legend
- Key project number
- Investigation area - Sport and Recreation Hub
- Investigation area - Arts and Cultural Hub
- Existing open space
- Future open space
- Private open space
- Future tram route
- New indicative laneways
- Investigation areas - Education and Community Hub (Primary)
- Investigation areas - Education and Community Hub (Secondary)
- Health and Wellbeing hub preferred location
- Potential underground rail station location
- Proposed road
- Existing road
- New bridge / existing bridge upgrade

Infrastructure delivery – key projects

Sustainability goal reference

<table>
<thead>
<tr>
<th>Timeframe</th>
<th>Medium term</th>
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<td>Wirraway Health and Wellbeing Hub</td>
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<tr>
<td>Objective 35</td>
<td>Wirraway Arts and Cultural Hub</td>
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<td>Objective 36</td>
<td>Wirraway Education and Community Hub</td>
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<td>Objective 37</td>
<td>Prohasky South open space</td>
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<td>Objective 38</td>
<td>JL Murphy Reserve upgrades</td>
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<td>Objective 39</td>
<td>Prohasky North open space</td>
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<td>Objective 40</td>
<td>Southbank tram station</td>
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<td>Objective 41</td>
<td>Wirraway East open space</td>
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<tr>
<td>Objective 42</td>
<td>Wirraway Sports and Recreation Hub</td>
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<td>Objective 43</td>
<td>Wirraway North open space</td>
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<td>Objective 44</td>
<td>William Street bridge widening</td>
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<td>Objective 45</td>
<td>Prohasky Street walk and bike bridge</td>
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<tr>
<td>Objective 46</td>
<td>Potential underground rail</td>
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</table>

Figure 22. Infrastructure delivery in Wirraway
SUBMISSION NO.: 131

SUBMITTER: The Jane Property Group

SITE ADDRESS: 32-38 Fennell Street & 50-60 Bertie Street, Port Melbourne

PRECINCT: Sandridge
Figure 21. Infrastructure delivery in Sandridge
SUBMISSION NO.: 96

SUBMITTER: Gladyslake Pty Ltd, Ausun Property CBD Pty Ltd and D.W. Keir Pty Ltd

SITE ADDRESS: 248-254, 256-262 and 264-270 Normanby Road, South Melbourne

PRECINCT: Montague

PERMIT APPLICATION NOS.: 2015/35878, 2015/035806 and 2015/035822

DATE LODGED: 26/06/15

PROPOSAL: 3 towers – 39, 39 and 40 storeys respectively

VCAT PROCEEDING NOS: P2816/2017, P2817/2017, P2818/2017

DATE FILED: 12/12/17

VCAT HEARING DATES: 14 - 18 May 2018
Infrastructure delivery – key projects

Sustainability goal reference: Timeframe

**Short term**

1. City Road/Ferrars Street intersection upgrade
2. Ferrars Street Primary School and Community Facility
3. Montague Park
4. Route 96 (Stop 126) & 109 (Stop 125A) tram stop upgrades
5. Railway Place/Ferrars Street streetscape upgrade

**Medium term**

6. Boy Street to City bike connection
7. Buckhurst Linear Park
8. Johnston Street road closure
9. Buckhurst/Montague Streets intersection upgrade
10. Montague Recreation Hub
11. Montague Arts and Cultural Hub

**Long term**

12. Montague North Park
13. Buckhurst Street Park
14. Montague Street route 109 (Stop 120) tram stop upgrade

Legend
- Key project number
- Investigation areas - Montague Arts and Cultural Hub
- Ferrars Street Education and Community Hub
- Investigation area - Sports and Recreation Hub
- Future open space
- Future cycling trail
- New indicative laneways
- Road closure
- Proposed road
- Existing road
- Existing 109 tram route
- Existing 96 tram route

Figure 19. Infrastructure delivery in Montague
SUBMISSION NO.: 95

SUBMITTER: Lutkas Pty Ltd

SITE ADDRESS: 203-205 Normanby Road, South Melbourne

PRECINCT: Montague

PLANNING PERMIT APPLICATION NO.: 2015/35831

DATE LODGED: 26/06/15

PROPOSAL: 40-storey tower
Figure 19. Infrastructure delivery in Montague
SUBMISSION NO.: 94

SUBMITTER: Thousand Degree Pty Ltd

SITE ADDRESS: 91-95 Montague Street, South Melbourne

PRECINCT: Montague

PLANNING PERMIT APPLICATION. NO.: PA1500040

DATE LODGED: 18/11/2015

PROPOSAL: 30-storey mixed use development and use of the land for accommodation
Figure 19. Infrastructure delivery in Montague
SUBMISSION NO.: 130

SUBMITTER: VCHQ2 Pty Ltd

SITE ADDRESS: 880 & 884 Lorimer Street, Port Melbourne

PRECINCT: Lorimer
## Infrastructure delivery – key projects

### Medium term

- **Objective 3.1**: Pop-up community hub in Bolte West precinct
- **Objective 3.1**: Lorimer Health and Wellbeing Hub
- **Objective 3.1**: Lorimer Education and Community Hub
- **Objective 1.1**: Northern corridor tram
- **Objective 3.7**: Lorimer Central open space

### Long term

- **Objective 3.1**: Lorimer Sport and Recreational Hub
- **Objective 3.1**: Lorimer Art and Cultural Hub
- **Objective 3.7**: Lorimer West open space
- **Objective 1.2, 1.3, 1.5**: Graham/Bridge Street pedestrian bridge

### Map

- **Legend**
  - Project project number
  - Investigation area - Lorimer Health and Wellbeing Hub
  - Investigation area - Sports and Recreation Hub
  - Investigation area - Arts and Cultural Hub
  - Investigation area - Education and Community Hub (Primary)
  - Future open space
  - Proposed tram route
  - New indicative laneways
  - New 12 metre wide roads
  - Road closure
  - Proposed roads
  - Existing roads
  - New bridge / existing bridge upgrade

- **Future Graham Street pedestrian bridge**

---

*Figure 20. Infrastructure delivery in Lorimer*
SUBMISSION NO.: 79

SUBMITTER: W.W. Sidwell Investments Pty Ltd

SITE ADDRESS: 870 Lorimer Street, Port Melbourne

PRECINCT: Lorimer
Figure 20. Infrastructure delivery in Lorimer
SUBMISSION NO.: 162

SUBMITTER: Lorimer Place Owners Corporation

SITE ADDRESS: 874-886 Lorimer Street and 338-356 Ingles Street, Port Melbourne

PRECINCT: Lorimer
**Figure 20. Infrastructure delivery in Lorimer**

- **Legend**
  - Project project number
  - Investigation area - Health and Wellbeing Hub
  - Investigation area - Sports and Recreation Hub
  - Investigation area - Arts and Cultural Hub
  - Investigation area - Education and Community Hub (Primary)
  - Future open space
  - Proposed tram route
  - New indicative laneways
  - New 12 metre wide roads
  - Road closure
  - Proposed roads
  - Existing roads
  - New bridge / existing bridge upgrade

- **Medium term**
  1. Pop-up community hub in Bolte West precinct
  2. Lorimer Health and Wellbeing Hub
  3. Lorimer Education and Community Hub
  4. Northern corridor tram
  5. Lorimer Central open space

- **Long term**
  6. Lorimer Sport and Recreational Hub
  7. Lorimer Art and Cultural Hub
  8. Lorimer West open space
  9. Graham/Bridge Street pedestrian bridge
SUBMISSION NO.: 182

SUBMITTER: Lateral Estate Pty Ltd

SITE ADDRESS: 118 Bertie Street, Port Melbourne

PRECINCT: Sandridge

PERMIT APPLICATION NO.: PA1600111

DATE LODGED: 06/06/16

PROPOSAL: 18-storey tower containing dwellings and home office

VCAT PROCEEDING NO.: P2847/2017

DATE FILED: 15/12/17

VCAT HEARING DATES: 21 - 25 May 2018
Figure 21. Infrastructure delivery in Sandridge

Legend
- Key project number
- Catalyst site redevelopment
- Investigation area - Arts and Cultural Hub
- Investigation area - Sport and Recreation Hub
- Investigation area - Education and Community Hub (Primary)
- Existing open space
- Future open space
- Proposed tram route
- New indicative laneways
- New 12 metre wide roads
- Road closure
- Indicative underground rail station location
- Proposed road
- Existing road
- New bridge / existing bridge upgrade
SUBMISSION NO.: 242

SUBMITTER: Core Complex Pty Ltd

SITE ADDRESS: 1 Fennell Street, Port Melbourne

PRECINCT: Sandridge
Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purpose and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of data.

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**Figure 21. Infrastructure delivery in Sandridge**

Legend:
- Key project number
- Catalyst site redevelopment
- Investigation area - Arts and Cultural Hub
- Investigation area - Sport and Recreation Hub
- Investigation areas - Education and Community Hub (Primary)
- Existing open space
- Future open space
- Proposed tram route
- New indicative laneways
- New 12 metre wide roads
- Road closure
- Indicative underground rail station location
- Proposed road
- Existing road
- New bridge / existing bridge upgrade

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<tr>
<th>Key project number</th>
<th>Catalyst site redevelopment</th>
<th>Investigation area - Arts and Cultural Hub</th>
<th>Investigation area - Sport and Recreation Hub</th>
<th>Investigation areas - Education and Community Hub (Primary)</th>
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<td>North Port Oval parkland expansion</td>
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<td>2</td>
<td>Johnson Street redeveloped/pedestrian</td>
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<td>3</td>
<td>Sandridge Sport and Recreation Hub</td>
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Sustainability goal reference:
- Objective 3.7
- Objective 1.12, 13
- Objective 11, 12, 13
- Objective 11, 12, 13, 15
- Objective 11, 12, 13, 15
- Objective 11

**Medium term**

1. North Port Oval parkland expansion
2. Johnson Street redeveloped/pedestrian
3. New tram, pedestrian and cycle bridge over freeway
4. Southern corridor tramway
5. Redevelopment of Farewill/Bridge St intersection
6. Clearing of pedestrian/cyclist public space on future potential Sandridge Rail Station site
7. White Street road closure and temporary pop-up

**Long term**

8. White Street pedestrian
9. Catalyst site redevelopment
10. Sandridge Sport and Recreation Hub
11. Sandridge Arts and Cultural Hub
12. Inden Street Bridge widening
13. Sandridge Education and Community Hub
14. Graham/Bridge Street pedestrian bridge
15. Potential site (excluding station and associated infrastructure such as transport interchange and public spaces)