Subject site
- 'The Base'
- 339-343 Williamstown Road
- 20 lots, plus lotted car parking
- Fragmented ownership
- Owners Corporation
- Most lots <350sqm
- Common accessways
- Permits approved: Units 9a, 10, 11 and 12
- Permits pending: Unit 3

Surrounds:
- Centrally located within Wirraway Precinct
- JL Murphy Reserve
- Citipower substation
- Industrial, commercial and residential
Common property
- Any part of the land that is not a lot.
- Includes gardens, passages, walls, pathways, driveways, stairs, lifts, foyers and fences.
- Held in tenants-in-common
- Entitlements and liability schedule
- Lot owner's cannot compulsory acquire or dispose of common property
"The Base": 339-343 Williamstown Road

Obstacles to the preparation of a Development Plan / Master Plan for the site:
- Fragmented ownership
- Permits already granted / under consideration
- Owners Corporation without a unified vision
- Previous attempts to est. a Site Master Plan failed

Recommendation:
- Option to allow the approval of a planning permit where the future use and development does not compromise the integrated development of the Fishermans Bend Framework Plan.
Infrastructure Contributions:
- Not enough information
- Unclear what is planned
- Highest and best uses potentially being foregone
- Lack of certainty, transparency
- Potential for inequitable outcomes

Recommendation:
- Adjustments to what contributions are payable for post GC81 applications so that they are equalized with pre-GC81 applications.
- That the Citipower Substation be relocated as a Infrastructure Contribution item.
Heights:
- An analysis by the architect Bird de la Coeur in 2016 confirmed that an 18 storey could be designed in such a way that overshadowing of JL Murphy Reserve could be minimized.

Recommendation:
- Maximum height controls are removed and performance outcomes are adopted.
Open Space & Laneways
- Three links proposed
- Creates conflicts with:
  - existing infrastructure
  - existing access
  - intentions of landowners

Recommendation:
- Reduce to one primary link as shown in red, with potential for spurs that take advantage of the existing site layout.
- Any links are predicated on maintaining access for:
  - Vehicles
  - Owners Corporation infrastructure.
'The Base': 339-343 Williamstown Road

Secondary school
- The Owners Corporation does not support the potential for a secondary school within The Base.

Recommendation:
- Remove The Base as an area of investigation for a secondary school.