



Our Ref: CS017370b

GPO Box 2392
Melbourne, VIC 3001 Australia
www.transport.vic.gov.au

Clarke Towson

By email: founder@intjbilling.com

Dear Clarke

Freedom of Information – Notice of Decision

I refer to your request under the *Freedom of Information Act 1982* (Vic) (**FOI Act**) received by the Department of Transport and Planning (Department) on 18 June 2025. You requested access to:

I seek access to any final or draft lease agreements, heads of agreement, or standard leasing terms pertaining to the parcel of land at 72–80 Haig Street, Southbank, which is for lease at present time with Lemon Baxter as the managing agent. The property is zoned TRZ2, CCZ and CCZ3 under Clause 36.03 of the Victorian Planning Provisions.

This request includes (but is not limited to):

1. *The general terms and conditions of any lease (or proposed lease), including:*
 - o Permitted uses under TRZ2*
 - o Duration/term structure*
 - o Maintenance responsibilities*
 - o Assignment/sublease rights*
 - o Any reference to zoning compatibility or planning approvals*
2. *Any cover letters, internal briefings, or summary documents prepared to support the lease or tenant search process, particularly those discussing land use justification under Clause 36.03.*
3. *If a lease has not yet been finalized, I seek the proposed draft lease or internal version used to market or prepare the land for lease, as provided or which will be provided to agents (e.g. Lemon Baxter).*

Zoning and Overlays

Please also include any documentation relating to how the following zoning and overlay designations were taken into account when preparing or approving the lease:

- *Zones:*
 - o TRZ2 – Transport Zone 2 – Principal Road Network*
 - o CCZ – Capital City Zone*
 - o CCZ3 – Capital City Zone – Schedule 3*

- *Overlays:*
 - o *DDO – Design and Development Overlay*
 - o *DDO5 – Design and Development Overlay – Schedule 5*
 - o *DDO10 – Design and Development Overlay – Schedule 10*
 - o *DDO1 – Design and Development Overlay – Schedule 1*
 - o *LSIO – Land Subject to Inundation Overlay*
 - o *LSIO3 – Land Subject to Inundation Overlay – Schedule 3*
 - o *PO – Parking Overlay*
 - o *PO1 – Parking Overlay – Precinct 1*
 - o *PAO – Public Acquisition Overlay*
 - o *PAO3 – Public Acquisition Overlay – PS Map Ref PAO3*
 - o *CLPO – City Link Project Overlay*
 - o *EAO – Environmental Audit Overlay*

Redactions Accepted

To support fair process and reduce exemption objections under Section 34(1), I am willing to accept redacted versions of any commercially sensitive content, including:

- *Specific tenant names*
- *Rental amounts*
- *Direct contact details*

My interest lies solely in the structural terms and land use rationale, not business negotiations.

Public Interest Context

This land is zoned TRZ2, the same designation applied to a privately owned parcel my mother Faye Towson owns which I control in Spotswood at 7 Cullen Court (VOL 9329 FOL 027 Document Identification TP644167G). The Department’s approach to leasing or monetizing TRZ2-zoned land directly informs:

- *Policy consistency*
- *Lawful use under the Planning Scheme*
- *Government accountability in zoning application*

The requested information has broad public interest implications. This includes precedent-setting impact on other TRZ2 stakeholders, and questions of equal treatment under zoning and planning law.

Right of access

The FOI Act establishes a general right of access to documents held by state government agencies and ministers. However, in order to protect essential public interests and the private

and business affairs of individuals, this right of access does not apply to documents identified under the FOI Act as exempt.

The FOI Act also provides for documents containing exempt matter to be released in part, after the exempt matter has been redacted, and where it is practicable to do so, for applicants who would wish to access such documents.

The right of access does not apply to a document that is publicly accessible, whether or not access is free or subject to a fee.

Document search

In response to your request, the Department undertook a search of its records and located 2 documents relevant to the scope of your request as described in the attached schedule of documents.

No other documents have been located in response to your request.

Other information

The Department's Land and Property team advised that no leasing documents have been prepared at this stage. However, the proposed starting commercial terms are:

- 20-year period (10-year initial period, with two options to extend for 5 years each)
- Land area: 0.2028 hectares
- Site is impacted by a Public Acquisition Overlay, limiting use – proposed use is for ground level only car parking.

The Department is currently undertaking an Expression of Interest (Eoi) campaign to test market interest due to perceive site limitations.

Decision

The documents were assessed in accordance with the FOI Act to determine whether they could be released to you in full, released to you in part, or whether they are exempt from release.

Access has been granted in full with irrelevant information as summarised in the schedule of documents at the end of this letter.

Section 25 – Deletion of irrelevant material

Section 25 of the FOI Act permits agencies to delete exempt material in a document or delete information that would reasonably be regarded as irrelevant to the scope of the request.

Information in the documents falling outside the scope of your request, namely personal information, has been redacted pursuant to section 25 of the FOI Act.

Access charges

Under section 22 of the FOI Act, charges apply for the search and/or production of the documents. In this instance, the Department has waived any charges applicable under section 22 of the FOI Act.

Release of documents

Please find attached copy of documents to which you have been granted access.

Complaint rights

Where a document you have requested could not be located or does not exist, or if you are dissatisfied with an aspect of how this request was processed, under section 61A of the FOI Act, you may make a complaint to the Victorian Information Commissioner by submitting the grounds of your complaint in writing within 60 days of the date of the action you are complaining about.

For further information about these processes, please visit the Commissioner's website at www.ovic.vic.gov.au or telephone 1300 006 842.

Contact

Please contact me by e-mail at foi@transport.vic.gov.au quoting the reference number above if you have any questions about this decision.

Yours sincerely



Mary Paton
Privacy and information access lead

21/07/2025

Schedule of documents

No.	Date of document	Document Description	No. of pages	Decision
1	03/02/2025	Expression of Interest (EOI) - Appointment of Commercial Agent for Long-Term Lease: 72-80 Haig Street, Southbank VIC 3006	2	<i>Released in full with irrelevant information redacted.</i>
2	03/02/2025	Supporting Documentations	10	<i>Released in full.</i>



Expression of Interest (EOI) - Appointment of Commercial Agent for Long-Term Lease: 72-80 Haig Street, Southbank VIC 3006

1. Introduction

The Department of Transport and Planning (DTP) is seeking Expressions of Interest (EOI) from qualified commercial agents to manage the marketing campaign for the proposed commercial leasing of the property located at 72-80 Haig Street, Southbank VIC 3006 and provide recommendations on proposed lessees. The site is proposed to be leased for use as a ground-level car park, aligning with other similar sites under the Westgate Freeway managed by DTP. The lease will be for a long-term duration of 20 years (initial term of 10 years with two options to extend for 5 years each).

2. Property Overview

- **Address:** 72-80 Haig Street, Southbank VIC 3006
- **Legal Description:** Crown Allotment 5A, Section 88, Parish of Melbourne South (SPI: 1\PS301259)
- **Land Area:** 0.2028 hectares. Please refer to Allotment 2408 in the attached Site Plan.
- **Zoning:** The site falls under a Public Acquisition Overlay, limiting its use to ground-level car parking.

3. Proposed Lease Terms

The successful agent will be appointed to advertise a long-term lease of the site, with terms including:

- **Lease Duration:** 20 years (10 years plus two 5-year options)
- **Rent Assessment:** Rent will be assessed by the Valuer-General of Victoria in accordance with market conditions.
- **Legislative Authority:** This leasing process is conducted under Section 54P of the Financial Management Act 1994.
- **Use:** Ground-level car parking.

4. Agent Requirements

DTP seeks a commercial agent with experience in leasing similar properties, particularly sites with overlays and specific use restrictions. Agents should demonstrate:

- Proven experience in leasing commercial properties for long-term agreements.
- Knowledge of the local Southbank property market and potential tenant profiles.
- A transparent fee structure, including any commissions or advertising costs.

5. Submission Requirements

Interested agents should provide the following in their EOI response:

- A comprehensive marketing strategy tailored to the specific use as a ground-level car park.
- Evidence of experience with similar property leases.
- Proposed fee structure and commission rates.
- Details of the team and key personnel assigned to this project.
- At least two references from previous relevant projects.

6. Selection Criteria

EOIs will be evaluated based on:

- Demonstrated experience and market knowledge.
- The robustness of the proposed marketing strategy.
- Fee structure and value for money.
- Ability to comply with statutory requirements and DTP guidelines
- Social procurement.

7. EOI Submission Process

Please submit your EOI response by **21 February 2025 to**²⁵ at lpgassets@transport.vic.gov.au. Any queries regarding the EOI should be directed to the contact person at: lpgassets@transport.vic.gov.au.

8. Timeline

EOI Submission Deadline: 2pm, 21 February 2025
Questions to landlord no later than: 2pm, 11 February 2025
Review and appointment of agent: COB 7 March 2025

9. Attachments

- Planning Reports
- VicPlan Overlays Map
- Site Plan
- Surroundings image
- Location image.

²⁵

Asset Manager

03/02/2025

From www.planning.vic.gov.au at 14 November 2024 05:49 PM

PROPERTY DETAILS

Address: **72-80 HAIG STREET SOUTHBANK 3006**
 Crown Description: **More than one parcel - see link below**
 Standard Parcel Identifier (SP): **More than one parcel - see link below**
 Local Government Area (Council): **MELBOURNE**
 Council Property Number: **110476**
 Planning Scheme: **Melbourne**
 Directory Reference: **Melway 2F A11**

www.melbourne.vic.gov.au

[Planning Scheme - Melbourne](#)

This property has 3 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **CITIPOWER**

STATE ELECTORATES

Legislative Council: **SOUTHERN METROPOLITAN**
 Legislative Assembly: **ALBERT PARK**

OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

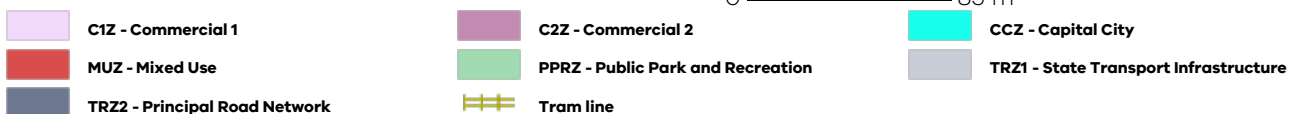
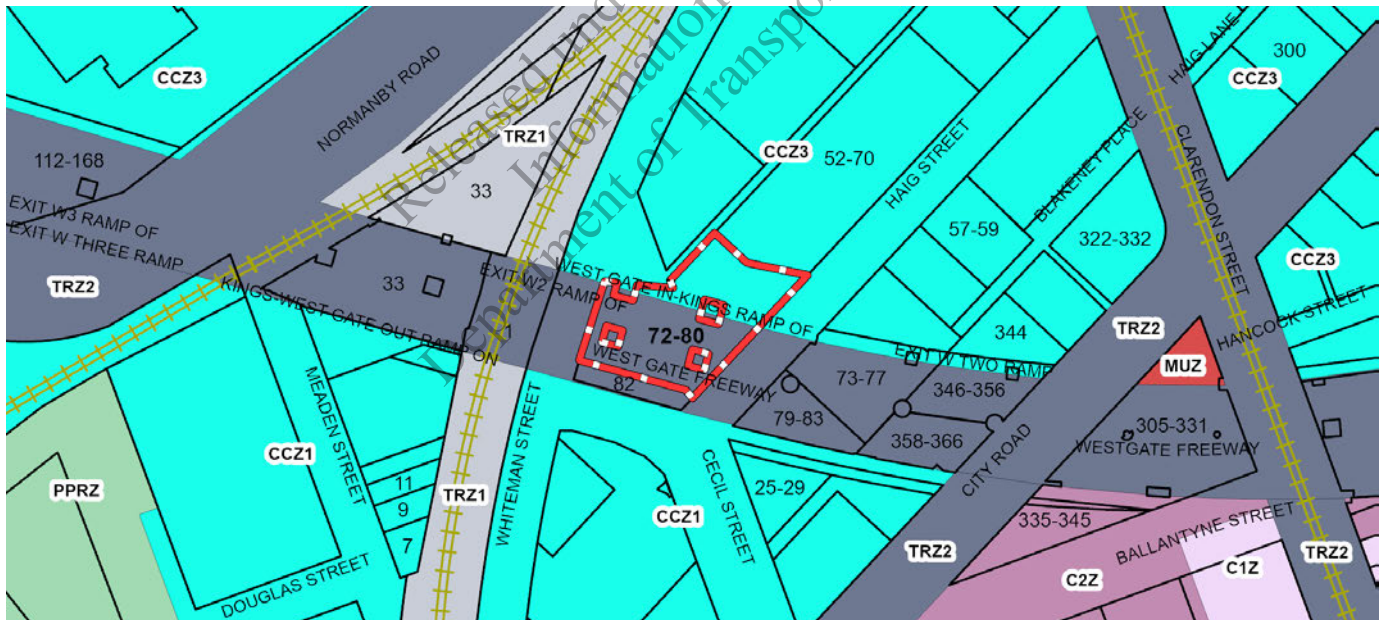
[View location in VicPlan](#)

Planning Zones

[CAPITAL CITY ZONE \(CCZ\) \(MELBOURNE\)](#)

[CAPITAL CITY ZONE - SCHEDULE 3 \(CCZ3\) \(MELBOURNE\)](#)

[TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK \(TRZ2\) \(MELBOURNE\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Copyright © - State Government of Victoria

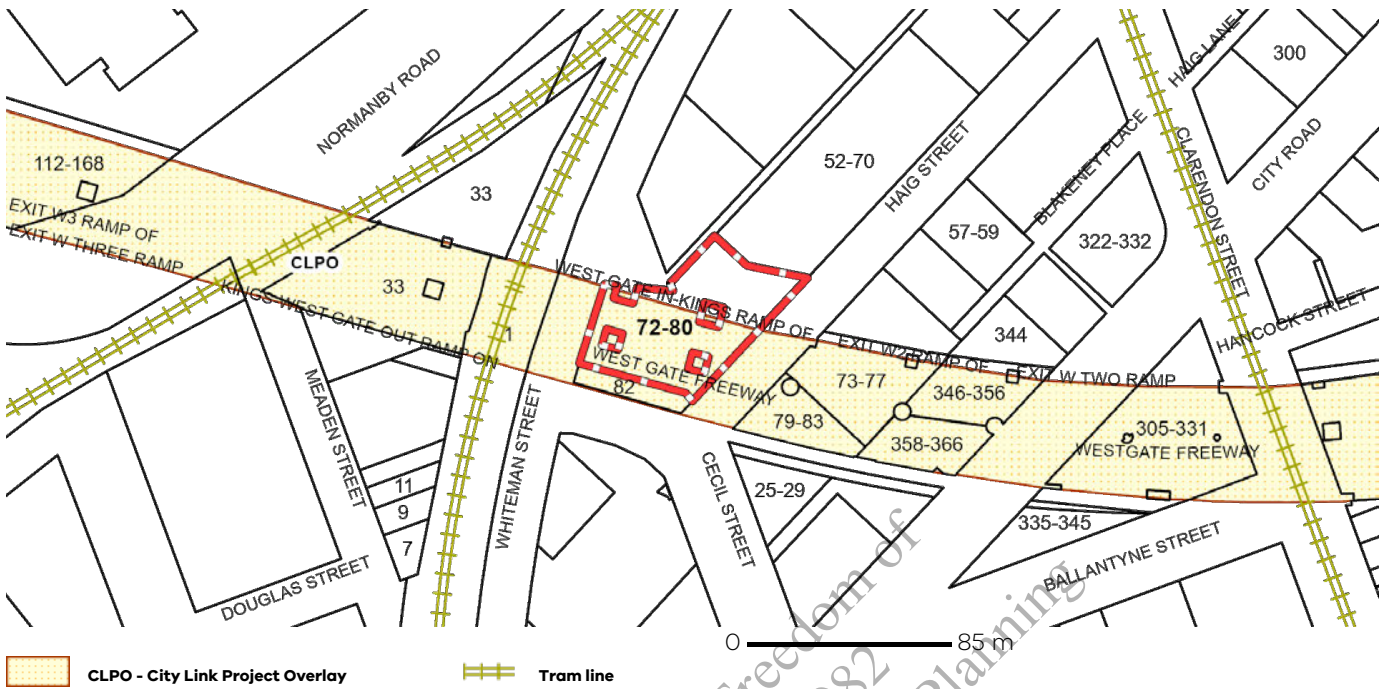
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

CITY LINK PROJECT OVERLAY (CLPO) (MELBOURNE)



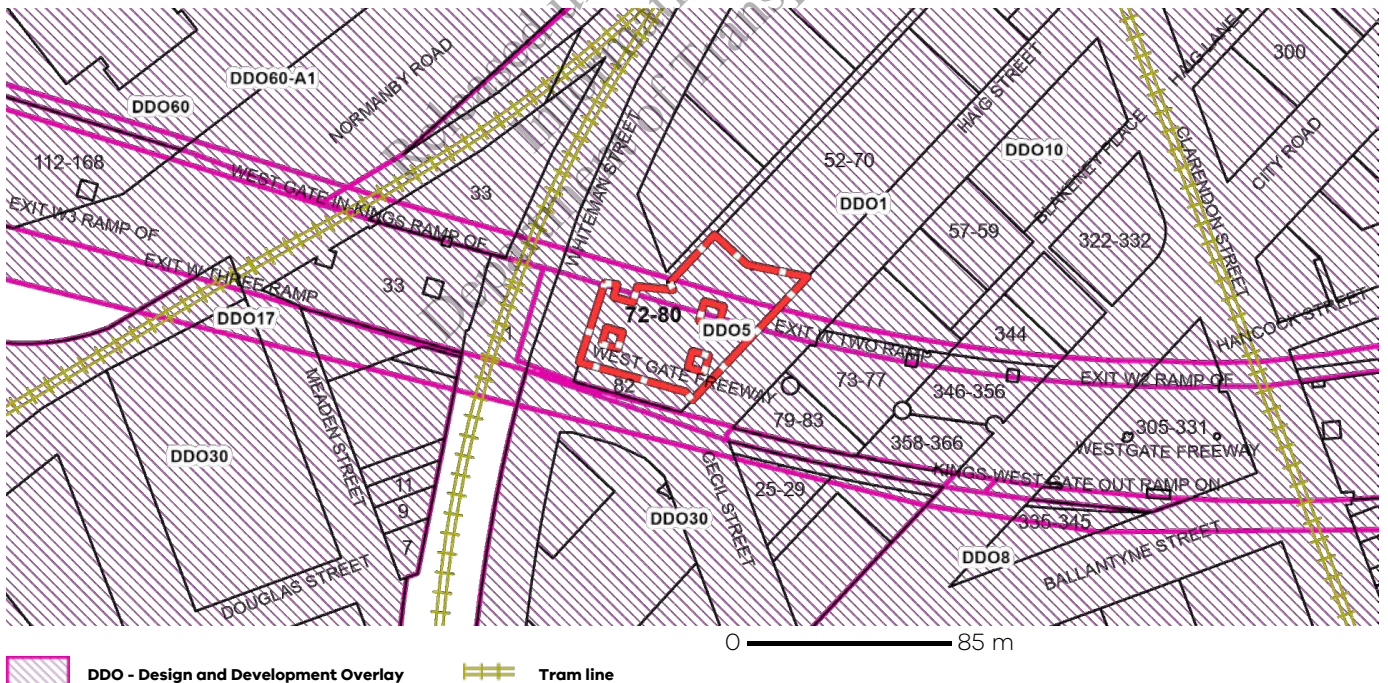
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

DESIGN AND DEVELOPMENT OVERLAY (DDO) (MELBOURNE)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1) (MELBOURNE)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 5 (DDO5) (MELBOURNE)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10) (MELBOURNE)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

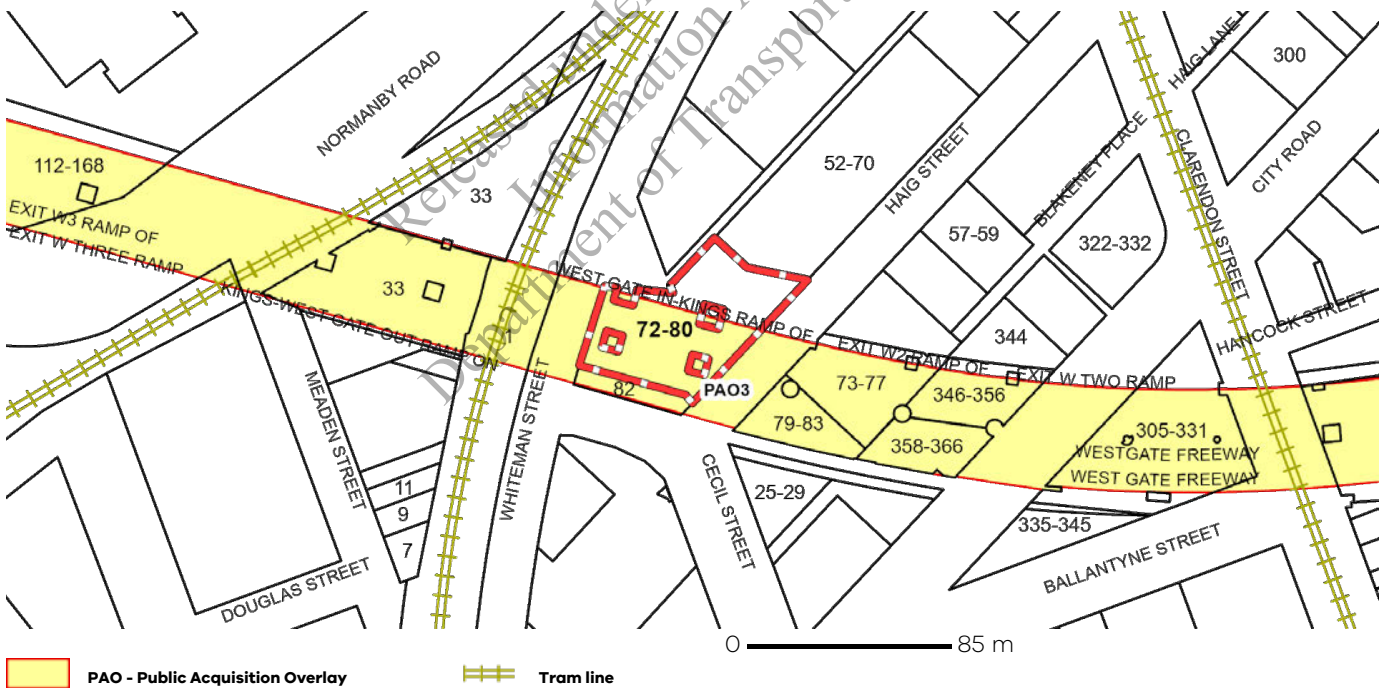
Planning Overlays

ENVIRONMENTAL AUDIT OVERLAY (EAO) (MELBOURNE)



PUBLIC ACQUISITION OVERLAY (PAO) (MELBOURNE)

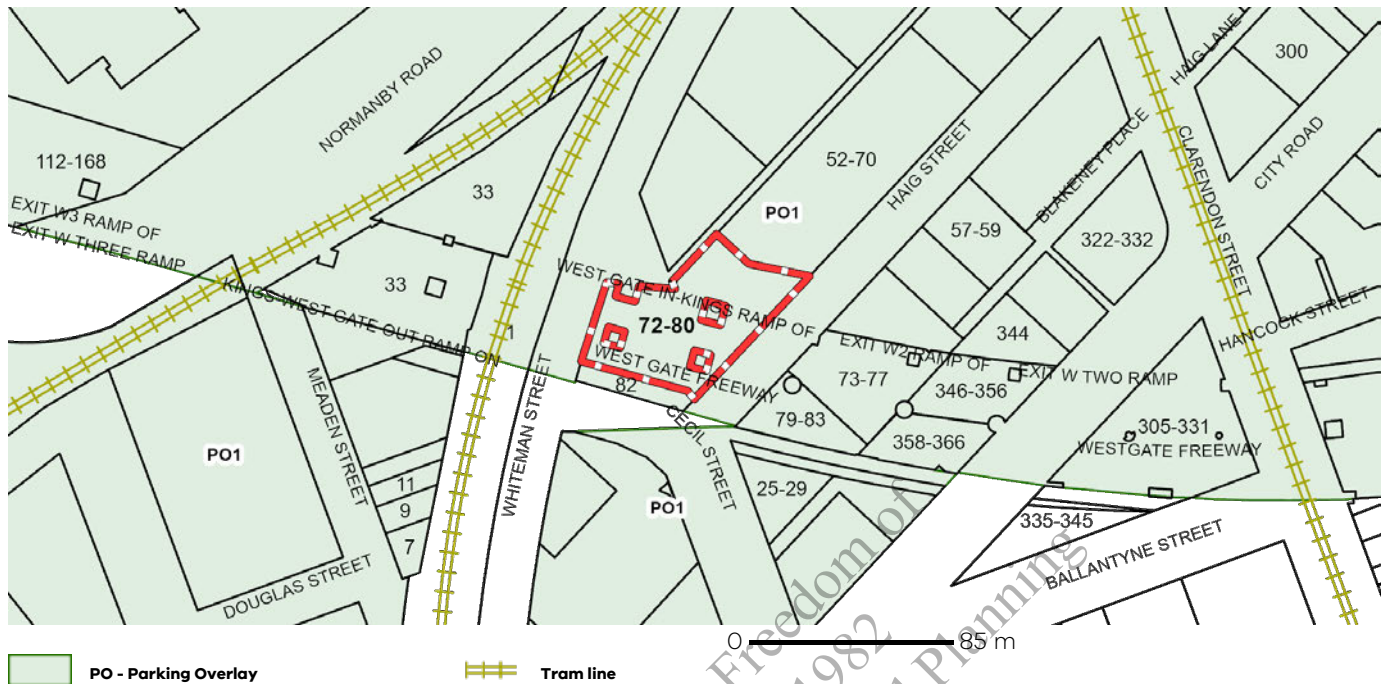
PUBLIC ACQUISITION OVERLAY - PS MAP REF PAO3 SCHEDULE (PAO3) (MELBOURNE)



Planning Overlays

[PARKING OVERLAY \(PO\) \(MELBOURNE\)](#)

[PARKING OVERLAY - PRECINCT 1 SCHEDULE \(PO1\) \(MELBOURNE\)](#)



Released under the Freedom of Information Act 1982
Department of Transport and Planning

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[HERITAGE OVERLAY \(HO\) \(PORT PHILLIP\)](#)

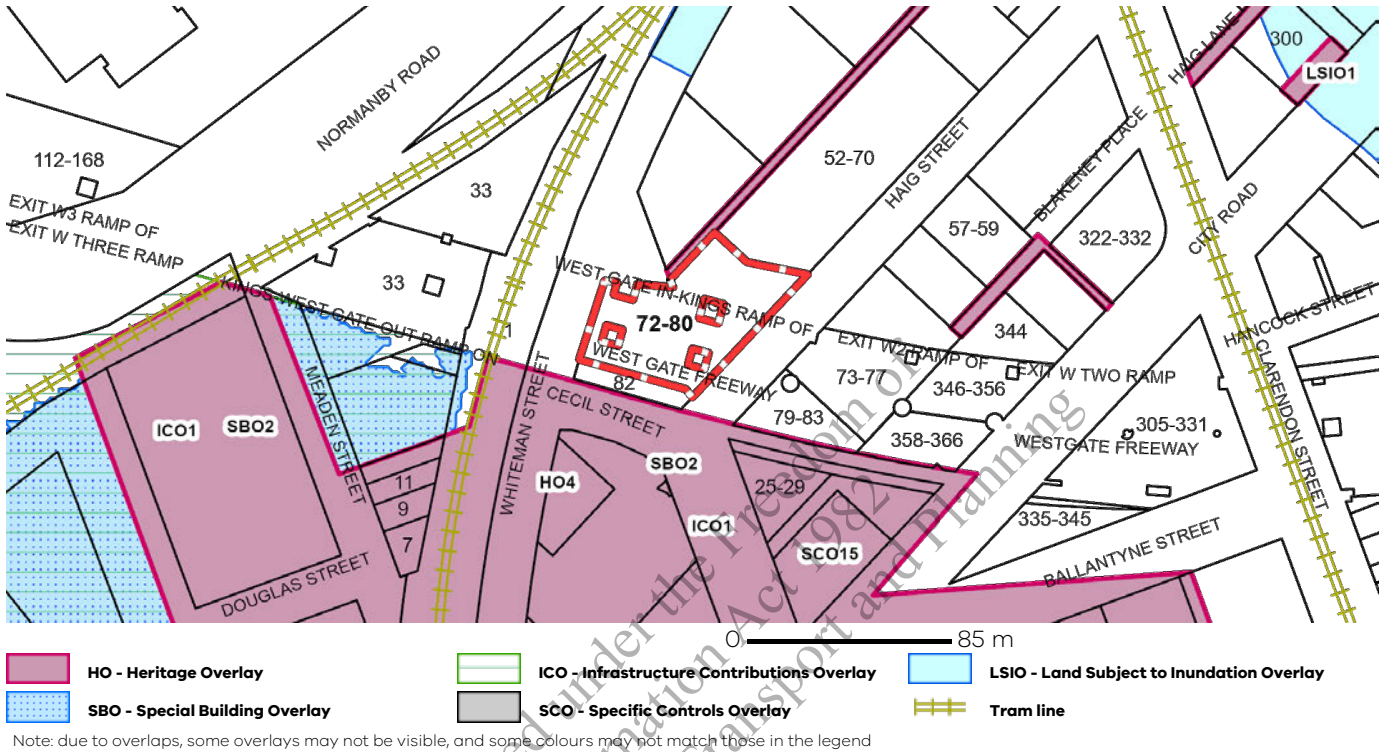
[HERITAGE OVERLAY \(HO\) \(MELBOURNE\)](#)

[INFRASTRUCTURE CONTRIBUTIONS OVERLAY \(ICO\) \(PORT PHILLIP\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\) \(MELBOURNE\)](#)

[SPECIAL BUILDING OVERLAY \(SBO\) \(PORT PHILLIP\)](#)

[SPECIFIC CONTROLS OVERLAY \(SCO\) \(PORT PHILLIP\)](#)



Further Planning Information

Planning scheme data last updated on 13 November 2024.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particularly, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicpan>

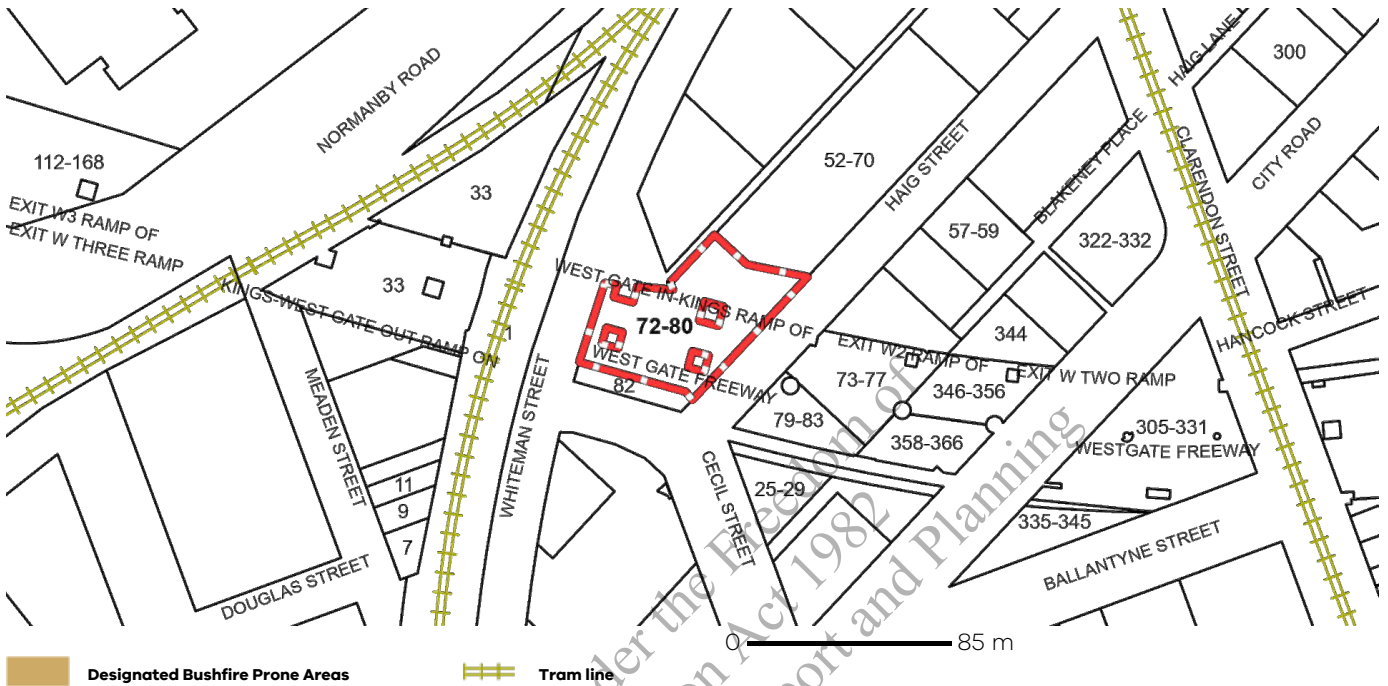
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

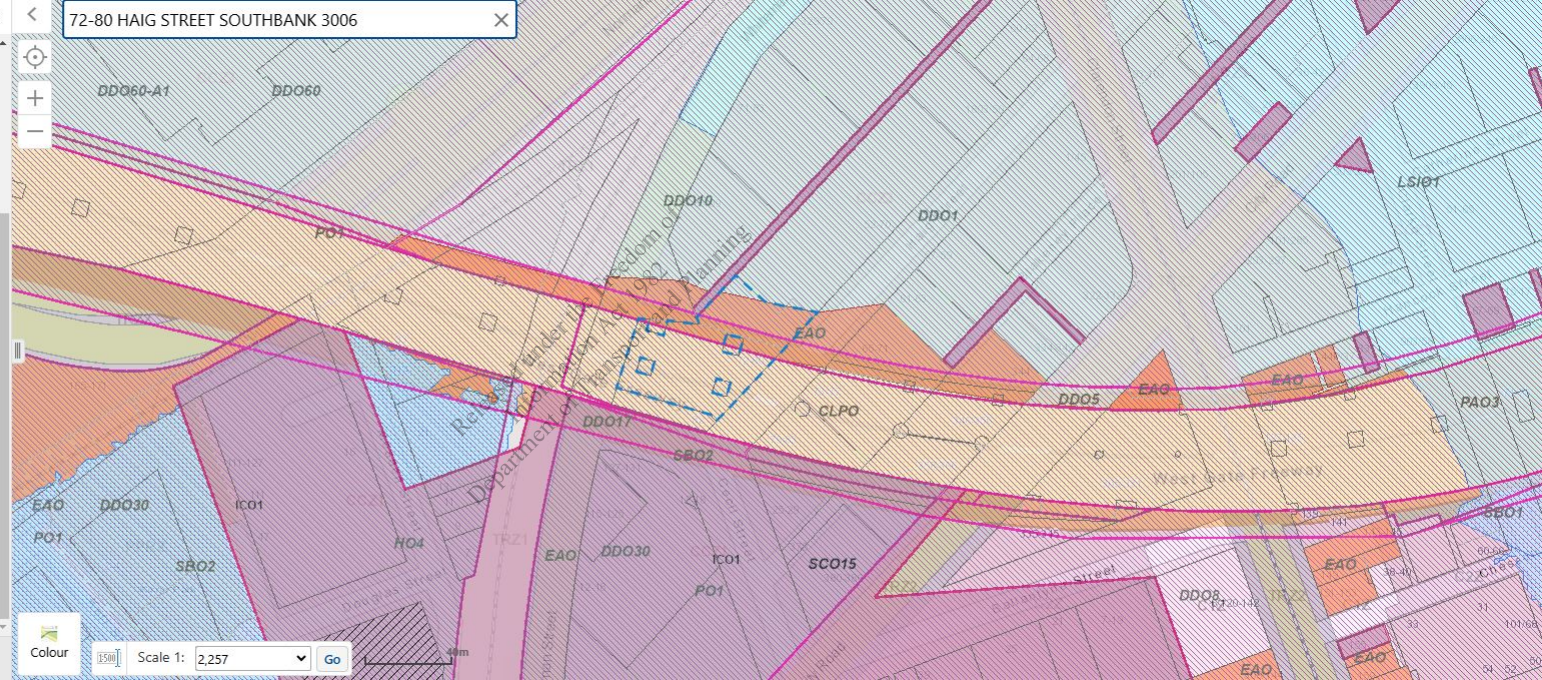
To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://NativeVegetation.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://NatureKit.environment.vic.gov.au)

- TRZ2 TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK
- CCZ CAPITAL CITY ZONE
- CCZ3 CAPITAL CITY ZONE - SCHEDULE 3


Planning Scheme Overlays

- DDO DESIGN AND DEVELOPMENT OVERLAY
- DDO10 DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10
- DDO1 DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1
- DDO5 DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 5
- CLPO CITY LINK PROJECT OVERLAY
- PAO PUBLIC ACQUISITION OVERLAY
- PAO3 PUBLIC ACQUISITION OVERLAY - PS MAP REF PAO3
- PO PARKING OVERLAY
- PO1 PARKING OVERLAY - PRECINCT 1
- EAO ENVIRONMENTAL AUDIT OVERLAY



CS017370 (2).pdf

72 Haig St
 Southbank, Victoria

 Google Street View

Dec 2022 [See more dates](#)



Released under the Freedom of Information Act 1982
 Department of Transport and Planning



72-80 Haig St



72-80 Haig St



Directions



Save



Nearby



Send to phone



Share

72-80 Haig St, Southbank VIC 3006

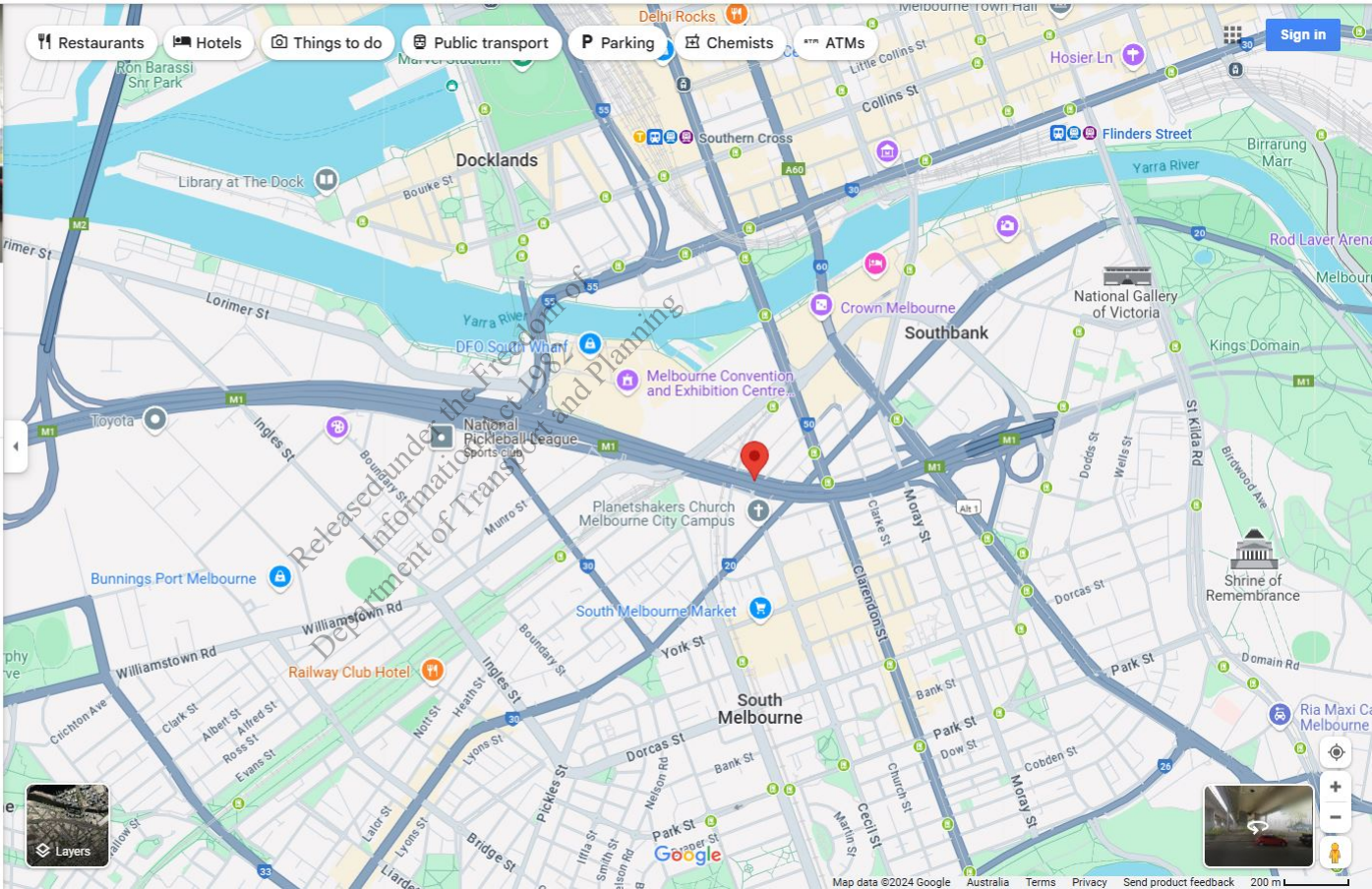
5XC4+R7 Southbank, Victoria

Suggest an edit on 72-80 Haig St

Add a missing place

Add your business

Photos



Restaurants

Hotels

Things to do

Public transport

Parking

Chemists

ATMs

Sign in

Released under the Freedom of Information Act 1982
Department of Transport and Planning