

DRAFT AMENDMENT GC81  
FISHERMANS BEND REVIEW PANEL

**MINISTER’S RESPONSE TO REQUESTS FOR AMENDMENTS TO THE DRAFT LOCAL PLANNING POLICY BY  
MELBOURNE AND PORT PHILLIP CITY COUNCILS**

	CoM Requested Change	CoPP Requested Change	Provision Reference	Minister’s Response
1.	Requests consolidated LPP objectives and additional text.	N/A	LPP-2 p2, p3, p5, p6, p8	<p>The Minister does not accept the suggestion to the consolidation of objectives 2 and 3.</p> <p>The Minister accepts the following revision to Objective 6:            To encourage <a href="#">affordable housing and</a> the provision of community infrastructure, open space and housing diversity to support the creation of a diverse and inclusive community. [LPP-2 p6]</p> <p>The Minister accepts the following revision to Objective 8:            To encourage the transition <del>of from a primarily industrial land use area</del> into a series of thriving mixed use to a <a href="#">high-density mixed use area over time and to support the continued operation of existing industrial uses which facilitate the urban renewal of Fishermans Bend.</a> <del>neighbourhoods in a manner which supports growth of Fishermans Bend and protects existing and future land uses from adverse impacts</del> [LPP-2 p8]</p>

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2.	Requests deletion of all definitions.	N/A	LPP-4 p2	<p>The Minister agrees the definition of Dwelling Densities should be removed because it is not referred to in the policy.</p> <p>The Minister disagrees with the suggestion to remove the remaining definitions because these terms are used frequently within the policy.</p>
3.	Requests relocation of the majority of employment floor area policy to the CCZ.	N/A	LPP-3 p3 – p8	The Minister disagrees with the suggested relocation of the policy guidance for providing employment floor area into the CCZ.
4.	Requests revisions to Community and diversity policy content to support 15 per cent affordable housing across Fishermans Bend.	N/A	LPP-3 p16, p31	The Minister does not accept the suggested change to the affordable housing target.
5.	Requests inclusion of additional objective to encourage the early delivery of community infrastructure.		LPP-3 p31	<p>The Minister agrees to include the following objective:</p> <p><a href="#">Encouraging the early delivery of community infrastructure hubs. [LPP-3 p31]</a></p>
6.	Request changes to achieve a 6-star rating under the Achieving climate adept, water sensitive, low carbon, low waste community policy.	N/A	LPP-3 p44	The Minister does not accept any change to the sustainability targets for the reasons advanced in the Minister's Part C submissions.

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7.	Requests drafting changes to the Public and communal open spaces policy.	N/A	LPP-3 p87, p88	<p>The Minister agrees with the following revisions:</p> <ul style="list-style-type: none"> <li>▪ <del>Encourage the provision of additional</del> publicly accessible areas <u>to have direct street access and where possible, to be co-located with other existing or proposed open spaces at ground level and</u></li> <li>▪ <del>e</del>Ensure the location, design and layout of <del>these</del> <u>publicly accessible</u> areas contribute to the creation of a network of passive, <del>in</del>formal and informal recreational spaces. [LPP-3 p87]</li> <li>▪ <del>Encourage new publicly accessible open spaces to have direct street access and where possible to be co-located with other existing or proposed open spaces.</del> [LPP-3 p88]</li> </ul>
8.	Requests drafting changes to the New streets, laneways and pedestrian connections policy.	N/A	LPP-3 p91	<p>The Minister accepts the CoM suggested changes regarding separation between new streets, laneways and pedestrian connections noting that these changes accord with Ms Hodyl's recommendation at para 222 (page 51) of her report dated February 2018 (Document 53):</p> <ul style="list-style-type: none"> <li>· Ensuring new streets, laneways and pedestrian connections: [LPP-3 p91] <ul style="list-style-type: none"> <li>· Are not more than generally <u>100 metres apart in one direction and not more than generally 50-70 metres apart in the opposite direction within a block</u> [in core areas as shown on the relevant Maps in the schedule ## to the Capital City Zone, or within 200 metres of public transport routes. [PPPS]]</li> </ul> </li> </ul>

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9.	Requests drafting changes to the Sustainable transport policy.	N/A	LPP-3 p115	The Minister agrees with the following revisions: <ul style="list-style-type: none"> <li>· <del>Discouraging</del> <u>Encouraging</u> development <del>from to</del> <u>providing more less</u> than the preferred maximum number of car spaces.</li> </ul>
10.	Requests deleting the Floor Area Uplift Policy.	N/A	LPP-3 p119 - 124	The Minister agrees deletion of reference to the policy guidance is appropriate in light of the suggested incorporation of the Guideline.
11.	Requests drafting changes to the Land use transition policy	N/A	LPP-3 p125	The Minister agrees with the following revisions: <ul style="list-style-type: none"> <li>· <del>It is policy to ensure:</del> <ul style="list-style-type: none"> <li>· <u>New uses and the expansion of existing uses with potential adverse amenity impacts do not prejudice the urban renewal of Fishermans Bend.</u></li> <li>· <del>Where</del> a new <u>sensitive</u> use <del>or development</del> is sought the amenity impact from <u>[the existing concrete batching plants MPS]</u> <del>[pre-existing uses that support the urban renewal of Fishermans Bend PPS]</del> is considered by: <ul style="list-style-type: none"> <li>· <del>preparing an</del> <u>Requiring the preparation of an</u> Amenity Impact Plan that that identifies existing industrial activities and <del>contains</del> <u>includes</u> measures to mitigate adverse amenity impacts <del>from those activities.</del></li> </ul> </li> </ul> </li> </ul>
12.	Requests inserting GHD Fisherman's Bend Buffer Assessment October 2016 as a reference document and deleting the Floor Area Uplift Guidelines as a reference document.	N/A	LPP-5	The Minister agrees to deletion of 'How to calculate floor area uplift and public benefits in Fishermans Bend' as a reference document and inclusion of the <i>GHD Fishermans Bend Buffer Assessment October 2016</i> as a reference document.