**CAPP: Community Alliance of Port Phillip**

- Established in 1997
- Forum for community engagement in local government issues
- Longstanding commitment to sound planning principles to achieve a liveable, inclusive and sustainable community that achieves equity and wellbeing for all
Overview

• CAPP endorses
  – the 2016 Fishermans Bend Vision

• CAPP gives
  – broad support for the Fishermans Bend Draft Framework
  – BUT, strengthening of Framework is needed in order to fulfil the Vision

• CAPP stresses the importance of the Framework
  – in providing leadership and excellence for this and future urban renewal projects
  – making a commitment to benefits for the future community of Fishermans Bend
Focus of CAPP’s submission

- Housing (social and affordable housing)
- Social and community infrastructure
- Integrated sustainable transport
- Density and height of developments
- Industry and commerce
- Public open space
- Climate change and environmental issues
Focus for today’s presentation

• Social and affordable housing
  – Clarity about what is meant by affordable housing for low and moderate income earners
  – Who are low to moderate income earners and what does this mean for housing provision in FB?
  – FAU is an inadequate mechanism: need for mandatory requirements

• CAPP’s key recommendations in relation to other areas
Community diversity and housing: What does the 2016 FB Vision say?

• **Sustainability goal:** An inclusive and healthy community
  – Fishermans Bend will be a community for people of all ages and backgrounds. It will provide a range of dwelling options for all types of households, including families. (p10)

• **Strategic Direction 6**
  – Fishermans Bend is a place for a **diverse range of people at all stages of life.** A variety of housing types, including higher density and medium scale apartments, are complemented by community services, well-designed open spaces and tree-lined streets. This creates a place where families of all types can live fulfilling lives. **Affordable housing is provided as part of the residential mix.** (p13)
What is meant by affordable housing?

• Unfortunate that ‘Affordable housing’ has been used somewhat confusingly in the Framework
  – 3.5.2 (p55): ”Affordable housing will be required to be transferred to registered housing providers...”
  • This implied the usual understanding of social/community housing (secure rental housing for low income earners)
  – Yet, the Glossary (p84) used the broader understanding of affordable housing as including housing for both low and moderate income earners, both rental and for purchase.

• Minister has now provided clarity: 6% in Framework actually refers to social housing to be gifted to registered housing associations

• CAPP argues that a diverse community cannot exist without both social housing and other types of affordable housing

• The Framework is silent on provision of types of affordable housing, other than social housing
# Affordable housing: range of views to date

<table>
<thead>
<tr>
<th></th>
<th>Social housing</th>
<th>Other affordable</th>
<th>Total affordable</th>
</tr>
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<tbody>
<tr>
<td>CoPP</td>
<td>6%</td>
<td>14%</td>
<td>20%</td>
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<tr>
<td>[3% in FAR]</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CoM</td>
<td>6%</td>
<td>9%</td>
<td>15%</td>
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<tr>
<td>Marcus Spiller, <em>expert witness</em></td>
<td>10%</td>
<td>10%</td>
<td>20%</td>
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<tr>
<td>Framework</td>
<td>6%</td>
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<td>6%</td>
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<tr>
<td>CAPP</td>
<td>10%</td>
<td>20%</td>
<td>30%</td>
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Social and other affordable housing

• Social housing is not an optional extra, rather a key requirement for a flourishing and diverse community

• FAU mechanism cannot guarantee the delivery of social housing

• CAPP recommends mandatory requirements in the FAR for

  – **10% social housing** (secure rental for low income households owned and managed by a registered housing provider) plus

  – **20% other affordable housing** (e.g. for key workers and moderate income households; rental & purchase)

  – i.e. **30% of all dwellings** should be affordable
10% social & 20% other affordable housing

• Why does CAPP think that these need to be the goals for Fishermans Bend?

• First we need to consider
  – what proportion of future FB residents will be low to moderate income earners requiring affordable housing, *if* the vision for a diverse community is to be achieved?
Who are low to moderate income earners?


• **Very low income** = earning less than 50% of [NSW or Sydney] median income, depending on where they live. They include workers in a range of lower paid occupations, particularly in areas such as retail or manufacturing, as well as people earning the minimum wage or who are on an aged or disability pension or other government benefit.

• **Low income** = earning more than 50% but less than 80% of median income are described as earning a low income. They include many people working in jobs such as a child care worker, secretary or cleaner.

• **Moderate income** = earning between 80 & 120% of median income. They may include people working in occupations such as teaching, policing or nursing, particularly if they are in earlier stages of their careers.

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1. The 2011 ABS Census data found that the median income in Sydney is $1,444 per week ($75,088 per annum). For other parts of NSW it is $1233 ($64,116 per annum). These figures are updated each year.

2. In 2012, Australia's minimum wage was $15.96 per hour or $606.40 per week ($31,512 per annum). Generally, employees in the national system shouldn't get less than this. (For more information, go to the Fair Work Ombudsman’s website at: www.fairwork.gov.au.

3. Income figures for various job types in this section are derived from gross average weekly total earnings for full-time non-managerial employees as reported in the 2010 ABS Employee, Earnings and Hours Cat no. 6306.
## Low to moderate income households in Greater Melbourne (Income source: 2016 Census)

<table>
<thead>
<tr>
<th>Median weekly income - $1542 (approx $80,000/yr)</th>
<th>Proportion of households in Melbourne in each income category</th>
</tr>
</thead>
<tbody>
<tr>
<td>50% of median income (= very low income)</td>
<td>23.3%</td>
</tr>
<tr>
<td>50% to &lt; 80% of median income (= low income)</td>
<td>16.1%</td>
</tr>
<tr>
<td>80-120% of median income (= moderate income)</td>
<td>15.2%</td>
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</tbody>
</table>
Low to moderate income households using equivalised household income

Represents approx 40% of all households in Melbourne

Equivalised household income quartiles, 2016

- < $497
- $498 to $877
- $878 to $1,420
- $1,421 and over
Affordable housing in perpetuity

• Social housing can be kept affordable in perpetuity when owned and managed by registered housing providers or government

• But how will other types of affordable housing be provided and kept affordable in perpetuity?
  – Covenants on titles? Shared equity arrangements?
  – Rent capping?
  – Registered housing providers also to manage this type of housing?

• The draft Framework does not deal with this issue
Summary and key recommendations: social and affordable housing (1)

- To achieve a flourishing and diverse community in Fishermans Bend
  - social housing provision should be at least 10% of all dwellings and mandated within the FAR
  - target for other affordable housing types should be at least 20% and preferably provided through the FAR
  - provision of further social and affordable housing through the FAU should also be encouraged where possible
Summary and key recommendations: social and affordable housing (2)

• CAPP encourages the Panel to advise the Minister to
  – Strengthen the mechanisms for provision of social and affordable housing to better achieve the 2016 Vision for a diverse community
  – Address the lack of consideration of affordable housing types other than social housing in the current draft Framework
  – Build into Amendment GC81 reference to the Affordable Housing Amendment to the Planning and Environment Act 1987, as of 1 June 2018 – ’to facilitate affordable housing supply’*
  – Establish a formal process for reviewing provision of social and affordable housing in Fishermans Bend with a view to strengthening planning controls if targets are not being met
  – Consider the urgent need for legislation to enable mandatory requirements in planning controls for provision of social and affordable housing in the future

*Planning and Building Legislation Amendment (Housing Affordability and Other Matters) Act 2017
Other key areas and recommendations

• Social and community infrastructure
• Integrated sustainable transport
• Density and height of developments
• Industry and commerce
• Public open space
• Climate change and environmental issues
CAPP recommends:

- **Given population projections (>3000 12-17 yr olds by 2050, at least three secondary schools needed**
- **Concept of Community Hubs generally supported, but**
  - Central library (similar to Library at the Dock) with branches in each precinct
  - Services in Community Hubs should be not-for-profit, community-based or Council run
- **Planning for provision for residential aged care and other support services for the elderly is essential**
- **Land for community gardens needs to be set aside**
Integrated sustainable transport

• Enthusiastic support for tram, cycle and pedestrian bridge across Yarra at proposed site
• Both new tramlines to be operational in first five years including the greening of the tracks
• Both underground train routes are essential, including linking to the West at Newport
• Increased capacity on 109 tram route
• Ensure connectivity to the rest of CoPP between new tram routes and existing and proposed bus routes
Density and height of developments

• Ideally, Capital City Zoning would be reversed to enable achievement of 2016 Vision

• **Current applications and permits**
  – Support the Minister’s decision to call in current applications
  – Permits granted under interim controls that are soon to expire should not be renewed

• **2016 Vision urban design principles**
  – High density buildings should be designed to depend on the city’s public and commercial realms for their amenity
  – ‘Fine grain’ development respectful of the character of FB requires maintenance of small buildings for diversity and liveability

• Heights should be reduced to a maximum of 12 storeys (with exception of those forming ’wall’ to Freeway)

• Concern that proposed development controls based on 75% build (and no FAU) by 2050 will result in densities greater than population projections and planned infrastructure set in the 2016 Vision
Industry and commerce

- Current and future creative and light industries should be enabled to survive through industrial zoning and/or rent protections

- Due recognition to the current character of small service industries already operating and planning provisions should protect small commercial sites and low rent industrial space

- Concern about lack of any plans for housing in the Employment Precinct: possibilities for affordable housing clusters (including social and student housing) should be considered in future planning to ensure greater 24/7 vibrancy in this precinct
Public open space

• Exciting to see planning for significant public open space and overshadowing controls

• Clarity needed that open space achieved through FAU mechanism is in addition to the required developer contribution and identified areas for public open space purchase

• Given population density predictions we support CoPP proposal to increase required public open space contribution to 10%
Climate change and environmental issues

- Supportive of overall goals, but could be more ambitious
- Do not want to see CoPP burdened with adaptation costs that should be avoided by good planning
- CAPP is concerned that raising ground floor levels to mitigate against flooding prohibits interaction with the street
  - Will make retail and commercial activity much less attractive
  - ‘Cloudburst Masterplan’ should be investigated as alternative
- Third pipe infrastructure needed in first five years to avoid retro-fitting
- Mandatory requirements for energy efficiency in all developments
- Best practice standards in building (Framework Objective 7.2) should mean a 5-Star (not a 4-star) Green Star rating
Conclusion

• CAPP commends the Taskforce for the huge amount of work done in the Framework to develop an innovative long term strategic plan for Fishermans Bend

• Our recommendations aim to strengthen what is proposed in order to realise the 2016 Vision of

   “A thriving place that is a leading example for environmental sustainability, liveability, connectivity, diversity and innovation”