

**Request to be heard?:** No - Copy of Directions and  
**Precinct:** General

**Full Name:** Iain Stewart

**Organisation:**

**Affected property:**

**Attachment 1:**

**Attachment 2:**

**Attachment 3:**

**Comments:** For those actively engaged with the process leading up to this and who have particular specialist knowledge the draft framework I imagine represents a fine, nuanced document taking account of predicted/predictable eventualities. My submission is a simple one, that is, in the absence of adequate government funding to create requisite infrastructure, particularly in the areas of public transport, public and social housing, education, health and recreation in advance of, or at least parallel with, residential/business development, then the project will be an incubator of significant social and environmental problems. The adoption of the draft framework, or a revised version following the end of the current processes, without a concomitant undertaking from government to allocate requisite (staggered) funding will remain an exercise in hope. I note the reference to a future task of establishing funding models. The plan notes: "A comprehensive precinct based investment funding plan is being developed to deliver Fishermans Bend and realise the vision by 2050. This plan will consider a mix of funding sources, including direct developer pays systems such as an Infrastructure Contributions Plan". I look forward to the realisation of that plan and I assume an opportunity will be available for comment at that time. My only specific comment goes to the question of the affordable housing target. In order to achieve many of the overarching goals in the framework a higher proportion of public/social and lower cost housing options is necessary. It appears there is broad agreement that social diversity is desirable, it is difficult to imagine how this can be achieved unless there is a different make up of housing options. Similarly it will be essential that community facilities are genuinely open to all irrespective of their financial standing.