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30 April 2018

Ms Kathy Mitchell  
Chair, Fishermans Bend Planning Review Panel  
Draft Amendment GC81  
Planning Panels Victoria  
1 Spring Street  
MELBOURNE VIC 3000

Via email: [Planning.Panels@delwp.vic.gov.au](mailto:Planning.Panels@delwp.vic.gov.au)

Bcc: Parties according to the distribution list

Dear Ms Mitchell

**Addendum to EPA's Submission to the Fishermans Bend Planning Review Panel**

As requested by the Panel during our presentation on 17 April 2018, EPA provides the following suggestions in relation to Sustainability Goal 1 and Objectives 1.8 and 1.13 of the Draft Fishermans Bend Framework.

The suggested changes to Objective 1.8 aim to prevent conflicting land uses and protect human health and the environment.

The changes to Objective 1.13, aim to ensure that new developments adequately address the risk of off-site impacts of current land uses. These changes are consistent with our suggested changes to the Capital City Zone provided at the hearing.

**Suggested re-wording and additions**

*Sustainability Goal 1 – A Connected and Liveable Community* has two sub-goals:

- *A Connected Place*
- *A Liveable Place*

A liveable place includes objectives specifically related to amenity and notes that 'a holistic appreciation of liveability has been adopted ...'

EPA recommends that a further explanatory paragraph be added into the section on what comprises a liveable place. Our suggested paragraph for comment is:

Land uses in Fishermans Bend are expected to transition from industrial and warehousing uses to commercial and residential uses over a considerable period of time. Many industries with potential off-site health and amenity impacts may remain operating in the precinct for some time. If this process is not carefully managed, there is a risk of incompatible land uses being located too closely. This would reduce liveability, amenity and sense of place.



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Appropriate separation distances and other mitigation options should be identified, so that an orderly transition occurs.

### **Objective 1.8**

Plan and design new development to respond to off-site impacts of existing and future infrastructure and land uses, to prevent encroachment of sensitive uses and protect future residents from adverse health and amenity impacts.

#### **Strategies**

- 1.8.1 Require a permit for sensitive uses within proximity of some existing and planned industry and infrastructure (Figure 9) which may have off-site human health and is likely to impact amenity impacts .
- 1.8.2 Require new development within proximity of existing and planned industry and infrastructure to propose a non-sensitive land use or implement, engineering and design features which will mitigate against negative health and amenity impacts such as noise, vibration, air emissions, odours, ground and water contamination and light pollution.
- 1.8.3 Investigate opportunities to underground overhead transmission lines in the long term.

### **Objective 1.13 – Design Buildings to protect internal amenity and deliver a high quality public realm**

#### **Strategies**

- 1.13.1 Retain mandatory 4 storey height limits along the boundaries of Fishermans Bend that respond to the existing low-scale development patterns in South Melbourne and Port Melbourne.
- 1.13.2 Establish design standards that ensure that the scale, height, setbacks and interfaces of new development create a high quality public realm
- 1.13.3 Design all buildings to provide sufficient access to daylight, sunlight and an outlook from habitable spaces
- 1.13.4 Manage the impact of tower developments that are 20 storeys and higher on private and public amenity and address the need to consider development equity by retaining mandatory tower separation controls of 20 metres and mandatory setback controls for towers of 10 metres from all boundaries
- 1.13.5 Manage the impact of tower developments up to 20 storeys on private and public amenity by introducing setback controls between tower elements of 20 metres. This can be reduced to a minimum of 15 metres between habitable and non-habitable rooms and to a minimum of 10 metres between non-habitable rooms
- 1.13.6 Provide good levels of internal amenity for buildings up to eight storeys by introducing minimum building separation distance controls of 18 metres between habitable rooms/balconies, 12 metres between habitable and non-

habitable rooms and six metres between non-habitable rooms.

1.13.7 Provide good levels of internal amenity for buildings up to six storeys and within tower podiums by introducing minimum building separation distance controls of 12 metres between habitable rooms/balconies, nine metres between habitable and non-habitable rooms and six metres between non-habitable rooms.

1.13.x Establish engineering and design guidelines to protect human health and internal amenity and which meet the standards set in the relevant environmental and planning regulations. New residential and social infrastructure will mitigate negative impacts of surrounding land uses to acceptable levels.

If you have any questions about these suggested changes, or would like EPA to provide any supplementary submissions to the Planning Review Panel on these issues, please contact Ruth Davies, Senior Strategic Planner, at [ruth.davies@epa.vic.gov.au](mailto:ruth.davies@epa.vic.gov.au).

Yours Sincerely



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