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

Images from Plan Melbourne 2017-2050
Why is Fishermans Bend Unique?

- 90% private ownership – over 300 individual owners.
- 4 precincts already re-zoned.
- High land values
- Lack of transport infrastructure
- Environmental challenges:
  - Flooding
  - Land contamination
  - Groundwater contamination
  - Geotechnical conditions
Timeline

2012

• Fishermans Bend declared as State Significant under P&E Act 1987
• Lorimer, Montague, Sandridge, Wirraway rezoned to Capital City Zone (Melbourne C170 and Port Phillip C102)

2013

• Fishermans Bend Urban Renewal Area Draft Vision released by Places Victoria

2014

• Responsibility for Fishermans Bend Transferred to the Metropolitan Planning Authority
• Fishermans Bend Strategic Framework Plan (July 2014) incorporated into the relevant planning schemes as part of GC7
2015
• Victorian Government committed to recast the Vision and Framework
• Employment Precinct added
• Amendment GC29 gazetted on 17 April 2015 to updated the Fishermans Bend Strategic Framework Plan (amended April 2015) and introduce maximum building heights
• Fishermans Bend Ministerial Advisory Committee established

2016
• The Fishermans Bend Taskforce was established
• Fishermans Bend Vision (September 2016) released
• Amendment GC50 to introduce a suite of interim planning controls (subsequent amendment GC59 to correct technical errors)
• Fishermans Bend Taskforce undertakes consultation to inform draft Framework
Planning Stages

**Vision**

**Framework**
The plan is the overarching planning strategy that will guide the urban renewal of Fishermans Bend.

**Planning Controls**
The suite of planning controls provide detailed guidance on the design of all new development in Fishermans Bend.

- **Background Reports 2012 - 2017**
- **Community Consultation**
  - Montague Precinct Plan
  - Wirraway Precinct Plan
  - Lorimer Precinct Plan
  - Sandridge Precinct Plan
  - Employment Precinct Plan
FISHERMANS BEND
FRAMEWORK
The next chapter in Melbourne’s growth story
Draft for consultation
Sustainability Goals

- An inclusive and healthy community
- A prosperous community
- A low carbon community
- A water sensitive community
- A climate adept community
- A connected and liveable community
- A low waste community
- A biodiverse community
Public transport

Note. Funding of public transport infrastructure will align with government budgetary processes.
Road network

Legend
- Existing freeway / tollway
- Existing road
- Proposed 22m wide road (except where noted)
- No crossings permitted
- 6m road widening
- 16m road widening
- 10m landscape setback
- Road closure
- Existing open space
- Proposed open / urban space
- Private open space

Figure 8

Figure 9: Buffer and amenity considerations
Floor Area Ratio (FAR) controls

The following average dwelling sizes have been used to develop these Floor Area Ratios:

- 1 bed: 50sq/m
- 2 bed: 70sq/m
- 3 bed: 110sq/m
- 4 bed: 130sq/m
Building height controls

Legend
- Mandatory
- 4 storeys
- Discretionary
- 4 storeys
- 8 storeys (except 6 storeys within Wirraway)
- 12 storeys (except where noted)
- 24 storeys (except where noted)
- Unlimited (except where noted)
- Existing open space
- Proposed open / urban space
- Private open space
Community facilities and services

It is anticipated that there will be one to two additional government secondary schools, as well as another three government primary schools in addition to South Melbourne (Ferrars Street) Primary school required to meet demographic demand in Fishermans Bend.
Fishermans Bend Taskforce

Public open space

Legend
- New public open space
- Existing public open space
- Private open space
- Urban space (encumbered)
- Surrounding existing public open space
- Improved future cycling and pedestrian links
A diverse and well-connected mixed use precinct celebrating its significant cultural and build heritage, and network of gritty streets and laneways.
A vibrant, mixed use precinct close to the Yarra River and connected to Melbourne’s CBD, Docklands and emerging renewal areas.
Fishermans Bend Taskforce

One of Melbourne’s premium office and commercial centres, balanced with diverse housing and retail.
Wirraway

A family friendly inner city neighbourhood close to the Bay and Westgate Park.
Employment Precinct

National Employment and Innovation Cluster

Legend
- Key project number
- Existing open space
- Future open space
- Future tram route
- Site boundary
- Potential underground rail station location
- Proposed road
- Existing road
- New bridge / existing bridge upgrade

Approximately 24 hectares of new public open space and green links are proposed for the Employment Precinct.
Questions ?