

Good Morning Panel Members.

I am Submitter number 58. My name is John Armsby, I am an Architect but more importantly in this instance I am a land owner in Fishermans Bend. I represent myself here so do not present myself as an Expert Witness.

I have a small commercial Architecture practice in Port Melbourne which I started more than 10 years ago and have a permit for my own development in Fishermans Bend received from Minister Wynne back in 2015.

At that time the permit was given a special mention in parliament by Minister Wynne and championed as an example of what he thought was an exemplar which broke the mould for Fishermans Bend. The Minister even gave a press release concerning this project.

I have another project in Fishermans Bend for a client. That project similarly breaks the mould, seeking to offer Wirraway its first school, a Catholic Primary School. It also gifts City of Port Phillip a Library, Multi-Purpose Community Hall, Administrative Offices and other amenities. City of Port Phillip can choose to use the gift or even sell it to fund other things.

The project also includes a neighbourhood shopping centre with supermarkets, shops, offices and proposes 12 storeys in an 18 storey zone. Once again quite revolutionary stuff for Fishermans Bend which would kick Wirraway and Fishermans Bend into life.

That project seems to capture much of the proposed GC81 controls and truly seeks to embrace the Fishermans Bend Vision and Framework.

That project was scheduled to be heard at VCAT this month, however that project sits frozen alongside the other 25 projects currently placed on hold by the Minister.

To date Fishermans Bend can only be described as quite underwhelming. 4 years on with only 2 projects built to date and one of those being 220 Ingles Street is still not finished. *(89 Gladstone Street and 220 Ingles Street)*

There seems to be 3 projects at marketing now which includes my own modest project for 7 apartments. At the current development rate we can more likely expect 8,000 residents rather than 80,000 by 2050

Back in December my submission to the Panel expressed concern that GC81 as displayed would suck the life out of Fishermans Bend and see many landholders choosing to landbank rather than seek to pursue development.

The compound effect of so much proposed change in an Urban Redevelopment Area which has failed to even get out of the ground will stop Fishermans Bend dead in its tracks before even getting started.

Family-style apartments win the green light in Fishermans Bend



Planning Minister Richard Wynne is reworking the plan for Fishermans Bend **Justin McManus**

by Nick Lenaghan

A 10-storey tower that is well below the maximum height possible and offers family-sized apartments has been approved for the Fishermans Bend precinct on the fringe of the Melbourne CBD.

Designed and developed by Armsby Architects, the project at 339-441 Williamstown Road comprises offices at the ground and first floor and seven terrace style apartments above that.

Unusually, Armsby, which has a record of well regarded inner-city projects, has not pressed for the full 18 storeys possible at the site.

Instead its 33-metre building will comfortably fit six three-bedroom and one four bedroom apartments. Each has a sizeable space allocation, storage and substantial private open space.

Planning Minister Richard Wynne, who is overseeing a major revamp of the development vision for the area, praised the project's generously sized apartments.

Mr Wynne said such projects would encourage more families to live in Fishermans Bend.

"We need a mixture of housing options to cater for the whole market, whether it be families looking to live close to the CBD, baby boomers downsizing or investors seeing value in a larger apartment," he said

Armsby Architects is behind a number of noted projects such as the redevelopment of the historic Dimneys building in Richmond.

Mr Wynne has said he is reworking the overall development vision for the vast Fishermans Bend area, which was rezoned under the previous government but with scant attention to public use and infrastructure, according to the current government.

While I have observed diagrammatic errors within the Hodyl and Co evidence such as:

Page 32 of Hodyl + Co. Design Evidence, where the diagram shows a 1000m² site with 400m² private open space and indicates this diagram has 40% site cover. The site cover is in fact 60% site coverage.

There are other inconsistencies, but I will leave them aside as they are not as important as the statistical errors contained within the Hodyl + Co Evidence and subsequent Addenda which cannot be denied as forming most of the basis for the framework.

I am about to take the Panel through a series of fundamental errors in the evidence you have to date which snowball and cause the statistics to blow out so far I can demonstrate a residential FAR in Wirraway in excess of 6:1, is closer than an FAR of 2.2:1 if we are going to achieve the 80,000 residential target for 2050.

I also hope to explain why FAR when associated with Residential Development will encourage poor design outcomes.

I can demonstrate that Floor Area Uplift in its current form is inequitable and will not encourage the outcomes sought by the Planning Policy.

I will highlight issues associated with the new Open Space Maps contained in Document 66E Combined CCZ.

I will present a number of inconsistencies in Schedule 30 to Clause 43.02 being the Design and Development Overlay.

Then I would like to bring the Panel's attention to the decline in permit activity being both applications and approvals within the Capital City zone over the last 4 years and it's imminent impact on Victoria.

I will briefly touch on the underlying soil conditions in Fishermans Bend and it's impact on building costs as can be seen in Fishermans Bend permit activity to date before finally examining the Frozen Permits.

Mathematics and numbers make sense to me because they are either correct or they aren't. As an Architect the first thing I do when looking at a site for a client is reduce it to numbers, yields, costs, returns before I even bother to put pen to paper or draw a line in CAD.

We have a lot of ground to cover in 30 minutes so I hope I can get you to stay with me on this.

No one wants to see Fishermans Bend become overcrowded or offering compromised liveability, however the converse is also true that it must achieve it's target density in order to be an economically viable community and there are many key indicators that it may well struggle to ever deliver it's target.

I spent a lot of time going through the Hodyl + Co statistics because I set myself the task to verify and prove and essentially test the numbers.

Initially I couldn't get the numbers to match until finally, the light went on. The Hodyl + Co evidence contains a series of ongoing inconsistencies in the data which has been presented to date. I realise some of this is now known, as is evident by Ms Mitchell's request to the Minister Monday, but I don't think the true impact of the errors are.

No one is arguing 80,000 to be a 75% buildout number meaning there is an ultimate 100% buildout target of 106,667 residents.

This is all published data and I note from Ms Mitchell's Document 294 being Review Panel Information Request to the Minister on Monday that others are becoming aware the wrong number may have been used I can prove this has in fact happened, however I'm not sure anyone is aware just how significant an impact such an error can have.

What has happened is, Hodyl + Co continually and often adopt the 75% buildout target for statistics when often the data should be adopting the 100% buildout target.

If we examine the given population density of 323 persons per Hectare driving all the Framework, we find a result of dividing 80,000 by the 248 Hectares that makes up Fishermans Bend when it should have been dividing 106,667 by 248 Hectares. That means the entire area of Fishermans Bend has been designed to deliver 75% of its brief.

The real target for Fishermans Bend is actually 430 residents per Hectare not the documented 323.

Suddenly I am already 33% apart from the published data and to continue adopting the Hodyl + Co figures will see Fishermans Bend on target for 60,000 residents by 2050 falling way short of the initial 80,000 brief.

I hope the implications of such a fundamental error and others I will present should be becoming clear.

I have been allocated 30 minutes so am limited in the level of information I can present. I would like more time because this is a big to work through and try to fully explain, however given I have 30 minutes, if the panel is ready I would like to present an alternative and I believe correct exploration of population and density targets.