
Request to be heard?: Yes

Precinct: General

Full Name: Michael Taylor and Terry Taylor

Organisation: Specific Property Pty Ltd

Affected property:

Attachment 1: Fishermans_Bend

Attachment 2:

Attachment 3:

Comments: Submission is attached

Fishermans Bend - Draft Framework and Planning Controls Submission

It is clear that a considerable amount of work has gone into the preparation and planning of the Draft Framework and Planning Controls for Fishermans Bend. We believe that the stated objectives make a great deal of sense if actually met, in what is a once in a hundred-year opportunity. If delivered and successful, Melbourne will be used as a benchmark for urban renewal projects around the world.

The purpose of this submission by Specific Property is to put forward our belief that some elements of the draft framework for Fishermans Bend are lacking. Specifically in relation to it being an area that is designed to support a significant percentage of families as residents. Whilst we believe that the overall framework and planning controls are excellent and the urban renewal project in its entirety is one of the best things we have ever seen, we fear that if these elements are not addressed then the overall goal as a family friendly project will not be achieved.

It is our assertion that without direct design intervention the aspiration for the area to be family friendly will not for the most part be achieved. In this respect we believe the development is actually designed to fail without more consideration as to the residential needs of families.

The draft framework goes a long way to make the area desirable for families, with excellent access to proposed new schools, open spaces and amenities. However we believe it does not address the actual reality in the way that families live in a property. We believe this is often overlooked in many dwellings that are designed for families and not just limited to the new Fishermans Bend precinct. However this is an opportunity to proactively influence design outcomes for an entire area and positively plan and design properties that will give families the best chance to find properties that suit long term living.

It is our opinion that if these items are NOT addressed the result will be a mismatch of the planning undertaken for the provision of open spaces to allow for full size ovals, soccer pitches and outdoor courts. These facilities are obviously family oriented as are new and proposed primary schools including Ferrars St, and a secondary school. However given the current planning guidelines and without additional design work for the individual properties consideration should be given as to whether these facilities should be built as an appropriate local population will not live in the area to use them.

Therefore we believe that without the required design intervention, properties that are proposed to be built in the area will not appeal to families searching Fishermans Bend for a new home. The outcome will be many deciding not to move into the area. This will consign Fishermans Bend, for the most part, to household formations predominantly of singles and couples, shared households and a large percentage of retirees.

The two main areas that we have identified as of concern are:

- 1) Individual property design – How larger 2, 3 & 4 bedroom properties are designed for families to live in, and
- 2) Car parking controls and ratios for new properties especially those designed with intended family use.
- 3) Height levels of buildings

Individual Property Design

With respect to individual property design it is our experience as Real Estate Agents that even downsizers have difficulty in seeing themselves scale down from a large individual house into an apartment. This issue is magnified greatly where families with children are concerned, with most families considering apartment living unacceptable. Given that Fishermans Bend will only have medium and higher density accommodation available, this will create a serious mismatch to the objective of having families move into the area.

There is a solution to this issue and it will require an explanation and the education of families considering a move to the area as to how innovative and creative design will allow them to reside in an apartment or townhouse and still have multiple living areas. We propose that all properties with more than one bedroom be constructed with multifunctioned spaces which will allow for more than one living space. This can be achieved with appropriately sized bedrooms which will allow for the installation and use of new furniture design innovations.

In our experience families need more than one living space in a permanent residence. The cost of building in a high cost area such as Fishermans Bend will require that, as a general rule, properties will be need to be smaller than normal standalone houses. For these properties to be within the financial capacity of younger families and to allow these families to make a choice of amenity over space we need to be smarter about how the spaces within the properties proposed are used.

Currently it is the accepted norm that bedrooms are for most intents and purposes just places to sleep. Our proposition is that other than the main bedroom in every property, all other bedrooms, or at least one other bedroom, needs to have the capacity to be a secondary living area. These additional living spaces which convert quickly to bedrooms as required and with some education and explanation will help families to see that these smaller properties can be family friendly.

A few images of some of the furniture innovations available for these spaces are pictured below.





This radical use of space will require an understanding of the various design solutions that are available and must be incorporated into the design of the intended options to accommodate families in the urban renewal area. Given that the cost per square metre of every property in Fishermans Bend will be relatively high, the actual cost of these options/solutions will be affordable and relatively marginal on the overall cost of the property. These solutions need not be applied to every property, but should be available to every property should purchasers be families.

What this means is that the right kind of planning needs to be undertaken in conjunction with developers to make the individual properties more acceptable for families. This is difficult given the high cost of developing in such a desirable inner city location. It however is not impossible if some creative and innovative design solutions are employed.

Whilst we believe that the Better Apartments Design Standards recently introduced are significantly better than what has been design requirements previously, we do not believe that these guidelines go far enough to make normal apartment living attractive to families. Consideration will need to be given to the size of bedrooms to allow for the introduction of beds and furniture which fold into walls allowing the previously dedicated bedroom space to become a secondary living space. The better apartment design standards mandate a minimum 3m x 3m space for all other bedrooms, we believe this does not allow enough space for these furniture innovations to be incorporated.

Car Parking controls and Ratios

With respect to car parking controls and ratios proposed, we believe there are serious issues in attracting long term family residents to the area, particularly prior to public transportation amenities being available. We do not believe families with more than one child will accept a single car park initially. Anyone who has children will understand the number of trips a family must make for extracurricular activities during the week and on the weekend, and without adequate car parking families will simply not, in our opinion once again, choose Fishermans Bend as an area to live in.

Whilst the long-term controls and ratios make sense, there is a short term solution however and that is the provision of easily accessible public car parking in the various precincts for families who have more than one car. This would entail the building of multi-storey car parks to provide for the additional car parking required to attract families.

This will potentially allow buildings with a lower car parking ratios to be acceptable to early residents to the area whilst newer technologies such as autonomous vehicles are brought to market and become acceptable to the general population. To achieve an acceptable outcome for families with respect to parking the Government/Local council should consider buying land and building car parks for permanent resident use with the intention in the future of those car parks being converted for other uses or pulled down once appropriate alternate transportation

options are available. Parking permits should be issued to owners and long term residents for use to encourage their move into the area until the alternate public transport options are available. Casual users should be required to pay for their short term stays in the area.

These proposed parking solutions need to be incorporated into the design and sales process of properties being offered to families. It cannot be an afterthought.

Height Levels of Buildings

With respect to height levels of buildings currently in the guidelines, we believe that the height of buildings is less critical, especially for an owner occupier, than having open space between buildings which provide for natural light, air and crossflow ventilation and view corridors where possible. Subject to flight controls, we believe height limits should be removed to achieve a more desirable outcome for long term residents. This means buildings should have smaller footprints on the land to allow for more space between each building.

In summary, public benefit will be best served with the provision of residential properties that people will want to live in. If designed correctly the good experiences of first residents to the area will drive future growth, reputation and demand of the Fishermans Bend Urban Renewal project as a family friendly environment.

Regards,
Terry Taylor and Michael Taylor
Specific Property