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

Precinct: General

Full Name: Roger G Joyce

Organisation:

Affected property:

Attachment 1: submission_to_dr

Attachment 2:

Attachment 3:

Comments: submission to draft Framework Team attached below

Submission to Draft Framework Team

The Victorian State Government prematurely rezoned the area known as Fishermans Bend and earmarked it to house 80000 residents and also provide employment for 80000 people. The premature rezoning allowed the existing and new land owners to reap the significant leap in land value before ensuring state accumulation of the land required for significant infrastructure. This action created significant cost to the authority saddled with the provision of compulsory infrastructure to the new population. As it is widely stated that around 1500 people move into Victoria (mainly Melbourne) weekly and it is this increase that provides the push of population into areas like the new Fishermans Bend suburb and they are coming from all over Australia and the world. The provision of the essential infrastructure for this new suburb needs to be provided by the authority providing for the new population and not presented as a burden on existing ratepayers.

Action: Finance Plan to focus on directing costs forward, to development and future population.

The finance model used to fund the new school facility in Montague (vertical school and park) is not an appropriate one to follow for the significant funding to transform the old Fishermans Bend into a vibrant mixed use safe and sustainable community with distinct precincts linked to the CBD. (costs shared between local and state governments i.e. existing rate payers)

Action: Finance Plan not to be directed to existing ratepayers, Government allowed all windfall gains to be taken by developers/speculators.

The recently released Vision and Framework captures the essential components for a leading world class development but it is impossible to see how it is achievable without clarity around leadership and finance. To me the major gap within the documents is the lack of a funding and governance model particularly for the early provision of essential infrastructure.

Action: Defined leadership roles in funding and governance models.

The outcomes necessary to meet the vision are well defined but it is clear that there are significant mountains to climb particularly as most of the land is in private ownership with all of it already at very high values following rezoning.

Action: High priority for a funding and finance model.

Although not comprehensive the areas I consider most at risk are as follows: -

- Early delivery of public transport and link to the CBD
- Infrastructure to deliver the vision
- Employment opportunities
- A plan to prevent the car parking requirements intruding into the surrounding suburbs
- Flooding issues
- Amenity issues from freight movements from port traffic

Mainly due to the high land value it will be very difficult to strike a balance between the developer's profit motive and the conflicting requirements of meeting the vision, items such as: -

- Social and affordable housing
- Housing diversity and density targets
- Open space and sporting grounds

- Green star ratings

Action: Need for a long term view and quality partnership with quality developers.

My major concern around the proposed planning controls is the constant use of both must and should around significant dimensions, an example being that a setback must be 5mts but should be 10mts etc.

From my experience this guarantees that every planning permit application will be submitted at the “must” dimension and the council will need to try negotiating in every “should”. To make matters even worse the developer frequently takes these issue to VCAT who are a law unto themselves and frequently show little interest in “should”

I support the concepts of Floor Area Ratios and Floor Area Uplift but see a danger of relying on using or sacrificing the “shoulds” to incentivise the developer to provide high priority items such as affordable housing etc. Surely “should” has its own high quality planning value and they should not be lost to gain something else.

Action: Develop a method of incentivising developers that does not sacrifice quality build.

Apart from my comments as detailed above I also offer my congratulations to the very professional and comprehensive Vision, Framework and Planning as presented for Fishermans Bend. I recognise the significant amount of work done to date under this state government leadership alongside the CoPP.

Submitted by Roger Joyce

11/12/17

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