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**Request to be heard?:** Yes

**Precinct:** General

**Full Name:** Jeniffer Joyner

**Organisation:**

**Affected property:**

**Attachment 1:** Fishermans\_bend

**Attachment 2:**

**Attachment 3:**

**Comments:** my submission is attached

## Submission regarding Fishermans Bend Development

After having attended public information sessions and read much of the documentation made available there are a number of concerns I would like to express in relation to the Fishermans Bend Development proposal. As a local resident I would like the following issues considered prior to proceeding to the next stage.

### 1. Open space

I believe the existing open space included in the current plan should not be taken into account as part of the new development. Additionally fenced off or inaccessible area should not be included in the initial tally.

The playing fields and parks are already oversubscribed by the existing population of sixteen thousand people plus visiting users, this includes Murphy Reserve. The current space amounts to approximately .00325 hectares per resident.

The proposed open space, if the current 52 hectares is included, will be .00151 hectares per resident however the reality is there will be only an additional 69 hectares for an additional 80k people which equates to .000862 hectares per resident. This is not enough.

The proposed open space is not well defined and includes area which may have no sunlight during winter months as the minimum requirement is three hours of sunlight through summer.

### 2. Schools, the aged and health

I applaud the proposed new educational facilities however schools need adequate grounds and open space for students to play sport and let off steam during breaks. There is no clear direction for aged care or health facilities.

### 3. Public Transport and Car parking.

I understand that additional bus services have been included to support the growth however the current services can take 60 minutes to travel fewer than 4.5km. This is not acceptable and the road and transport situation, which is already congested and getting worse month by month, needs to be addressed prior to increasing the population of the area.

Infrastructure needs to be provided before the development proceeds further.

It is not acceptable to provide .5 of a car space per residence. It is unrealistic to say people not own cars and defer to non-existent public transport. Cycling and walking is conditional upon weather and other infrastructure ie, dedicated cycle tracks and footpaths which do not exist currently.

### 4. Population density.

The proposed population in my opinion, goes against the grain with what Australian's expect in terms of space and liability. High rise apartments appear to be over developed and undersubscribed.

Fishermans Bend is steeped in history around working people and factories and I believe paying homage to that by creating a unique low rise 'warehouse' residential precinct would be more appropriate rather than creating another jam-packed area like Southbank. I do not believe current proposal is sympathetic to the existing area or residents.

I would very much like the opportunity to present my points of view in more detail if the opportunity arises.

Yours sincerely,

Jeniffer Joyner