Presentation to the Fishermans Bend Panel Hearing: Helen Halliday
1.3.2018

Community Representative MAC 2015.
Previously convenor of Fishermans Bend Network since 2012.

The draft Strategic Framework Plan released for public discussion in October 2017 reveals the work that has been done largely by the Taskforce and reviewed by the Ministerial Advisory Committee. With its many recommendations I would like to highlight some key points which relate to issues of the planning controls being considered by the Fishermans Bend Panel Hearing today.

The Framework expresses a commitment by Government to substantial public sector investment in making Fishermans Bend into a workable community capable of responding to the increasing population of Melbourne.

It envisages that the area will be capable of meeting the needs for people to work, live and play on land which is currently made up of industrial estates and on (often contaminated) land.

It envisages partnerships between land owners and the government to develop land in a fair and equitable way to meet the above aspirations.

It seeks to limit overall development to 80,000 people and 40,000 jobs in the 4 precincts by 2050.

It suggests 'new' means of controlling development by making use of floor area ratios and encouraging particular additional benefits for social and affordable housing and the provision of additional open space through floor area uplifts.

It envisages a new spine which more directly links transport including a tram and a future rail alignment through Sandridge. This link would provide the opportunity for an expansion of the CDB and Docklands for commercial purposes.

It aims to provide for diversity in built form and envisages a future in which each of the areas will take on a particular and individual character.

It builds on the proposals by the previous Government for an indexed developer contribution though other mechanisms for funding are still required.

It also aspires to making sure buildings are fit for purpose and meet environmental standards for a cooler greener and safer city.

It proposes a partnership approach which is unique on such a large scale but has happened most notably in Barcelona.
The Framework’s proposed approach has been worked on by the Taskforce which has accumulated evidence to come up with what the MAC largely supports, proposing solutions to the many problems and issues urban renewal on this scale raises.

An innovative multi-functional ‘hub’ approach to land use planning and co-operative resource development has been road tested in the Ferrars Street precinct, receiving overwhelming support and immediate community acceptance and approval.

**Density Control**

Current controls have not proved capable of limiting development potential within the range of the targets of 80,000 people and 40,000 jobs by 2050. However it is apparent that only a very small proportion of the permits granted have resulted in building outcomes, with substantial development approvals, some dating back to 2013, still to be activated.

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Projected Dwellings 2050</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wirraway</td>
<td>6,822 projected dwellings</td>
</tr>
<tr>
<td></td>
<td>840 approved dwellings</td>
</tr>
<tr>
<td>Sandridge</td>
<td>14,949 projected dwellings</td>
</tr>
<tr>
<td></td>
<td>267 dwellings constructed</td>
</tr>
<tr>
<td></td>
<td>1,670 approved dwellings</td>
</tr>
<tr>
<td>Montague</td>
<td>9,244 projected dwellings</td>
</tr>
<tr>
<td></td>
<td>155 dwellings constructed</td>
</tr>
<tr>
<td></td>
<td>4,060 approved dwellings</td>
</tr>
<tr>
<td>Lorimer</td>
<td>5,882 projected dwellings</td>
</tr>
<tr>
<td></td>
<td>1,300 approved dwellings</td>
</tr>
</tbody>
</table>

As pointed out in the draft Framework, built form controls are critical to achieving diversity so that each neighbourhood has a distinct feel and a range of housing choices. However as the above graph indicates, there has been a disproportionate number of both approvals and also further applications concentrated in the Montague precinct.

Attached is the most recent information from the COPP on its register of all outstanding applications shown by precinct. It indicates that Montague would have potentially reached its proposed 2050 dwelling/population outcome of 9244 by 2020 if approvals had been given under the interim controls.

It is now vital that the planning controls and associated legislation deliver both certainty and meet the legitimate community expectations for the future development of Fishermans Bend.

Helen Halliday OAM
## PERMITS: City of Port Phillip Fishermans Bend Urban Renewal Area (FBURA) @ 27 February 2018

**Summary:**
- 28 CoPP Permits @ 27 February 2018
  - Minister approved = 19
    (inc. 6 x VCAT)
  - Council approved = 9
    (inc. 1 x VCAT)
- 7,990 dwellings
  - Minister approved = 7,359 dwellings approx.
  - Council approved = 451 dwellings

<table>
<thead>
<tr>
<th>Montague precinct (CoPP)</th>
<th>Sandridge precinct (CoPP)</th>
<th>Wirraway precinct (CoPP)</th>
<th>Total CoPP</th>
<th>Lorimer precinct (CoM)</th>
<th>Employment precinct (CoM)</th>
<th>Total CoPP &amp; CoM</th>
</tr>
</thead>
</table>
| Minister: 12
  Council: 6
  Total: 18 (2 built) | Minister: 5
  Council: 2
  Total: 7 (0 started) | Minister: 19
  Council: 9
  Total: 28 (3 built, 1 part built) | Minister: 2
  Council: 1
  Total: 3 | Minister: nil
  Council: nil
  Total: nil | Minister: 21
  Council: 10
  Total: 31 |
| **No. dwellings (Approx.):** | **Minister: 5,027**
  **Council: 321**
  **Total: 5,348** (208 [163 Minister, 45 CoPP] built) | **Minister: 1,666**
  **Council: 7**
  **Total: 1,763** (287 Minister part built, 7 CoPP built) | **Minister: 846**
  **Council: 123**
  **Total: 969** (nil started) | **Minister: 7,539**
  **Council: 451**
  **Total: 7,990** (215 built, 287 part built) | **Minister: 1,238**
  **Council: nil**
  **Total: 1,238** | **N/A Dwellings prohibited in Industrial Zone** | **Minister: 8,777**
  **Council: 451**
  **Total: 9,228** |

## APPLICATIONS: City of Port Phillip Fishermans Bend Urban Renewal Area (FBURA) @ 27 Feb 2018

**Summary:**
- 29 CoPP Applications (exc. ‘Other - Minor applications’ as below)
  - Minister RA = 23 applications
  - Council RA = 6 applications
- 9,182 CoPP dwellings approx.
  - Minister RA = 8,990 dwellings approx.
  - Council RA = 192 dwellings

<table>
<thead>
<tr>
<th>Fishermans Bend Urban Renewal Area</th>
<th>Montague precinct (CoPP)</th>
<th>Sandridge precinct (CoPP)</th>
<th>Wirraway precinct (CoPP)</th>
<th>Total CoPP</th>
<th>Lorimer precinct (CoM)</th>
<th>Employment precinct (CoM)</th>
<th>Total CoPP &amp; CoM</th>
</tr>
</thead>
</table>
| **Applications:** | **Minister: 16**
  **Council: 3**
  **Total: 19** | **Minister: 2**
  **Council: 2**
  **Total: 4** | **Minister: 5**
  **Council: 1**
  **Total: 6** | **Minister: 23**
  **Council: 6**
  **Total: 29** | **Minister: 4**
  **Council: -**
  **Total: 4** | **Minister: 1**
  **Council: nil**
  **Total: 1** | **Minister: 28**
  **Council: 6**
  **Total: 34** |
| **No. dwellings (Approx.):** | **Minister: 4,884**
  **CoPP: 66**
  **Total: 4,950** | **Minister: 1,122**
  **CoPP: 110**
  **Total: 1,232** | **Minister: 2,984**
  **CoPP: 16**
  **Total: 3,000** | **Minister: 8,990**
  **CoPP: 192**
  **Total: 9,182** | **Minister: tba**
  **Council: tba**
  **Total: tba** | **N/A Dwellings prohibited in Industrial Zone** | **Minister: tba**
  **Council: tba**
  **Total: tba** |

**No. dwellings (Approx.):**
- Minister: 4,884
  - CoPP: 66
  - Total: 4,950
- Minister: 2,984
  - CoPP: 16
  - Total: 3,000
- Minister: 8,990
  - CoPP: 192
  - Total: 9,182
- Minister: tba
  - Council: tba
  - Total: tba

**N/A Dwellings prohibited in Industrial Zone**