

## **Draft Fishermans Bend Framework and Amendment GC81**

### **Metropolitan Waste and Resource and Resource Recovery Group Submission**

**19 February 2018**

#### **Introduction**

1. The Metropolitan Waste and Resource Recovery Group (MWRRG) welcomes the opportunity to provide further comments on the draft Fishermans Bend Framework 2017 (FB Framework) and draft Planning Scheme Amendment GC81.
2. MWRRG takes our 15 December 2017 submission as read, and today will address those issues required by the Panel's directions of 18 January 2018, namely for each discrete issue:
  - identify each specific issue identified for resolution
  - provide relevant background and evidence if required, including maps and plans that identify clearly the subject land, its context and its surrounds
  - clarify and explain the reason for the change
  - identify what aspect of the planning controls is sought to be amended (and provide track changes to the relevant part of the draft amendment).

#### **Issue: State policy support for waste and resource recovery outcomes**

3. The Victorian waste and resource recovery infrastructure planning framework includes the Statewide Waste and Resource Recovery Implementation Plan 2015-2044 (SWRRIP) and the Metropolitan Waste and Resource Recovery Implementation Plan 2016 (Metropolitan Implementation Plan). This framework articulates the need to integrate land use planning with waste and resource recovery planning. There is significant strategic acknowledgment of the need to support increased resource recovery and identify and protect buffers of waste and resource recovery facilities across the framework.
4. MWRRG's submission focuses on the impact of the FB Framework and Vision, Fishermans Bend Sustainability Strategy (Sustainability Strategy), Fishermans Bend Waste and Resource Recovery Strategy (FBWRR Strategy) and Amendment GC81 on the Metropolitan Implementation Plan.
5. The key waste and resource recovery objectives for metropolitan Melbourne are set out in the Metropolitan Implementation Plan.<sup>1</sup> These objectives are:
  - Reduce waste sent to landfill. This objective seeks to increase the supply of viable resource recovery infrastructure to reduce pressure on existing landfills and to reduce the need for new facilities.
  - Increase organic waste recovered. This objective seeks to reduce the environmental and community impact of organics in landfill by minimising food waste and by recovering more food and garden waste.
  - Deliver community, environmental and economic benefits. This objective seeks to support a liveable and productive Melbourne with a resource recovery and waste network that provides jobs and economic opportunities, while reducing environmental and community impact.

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<sup>1</sup> Metropolitan Waste and Resource Recovery Implementation Plan 2016, p.11. (Attachment No1 Extract)

- Plan for Melbourne’s growing population. This objective seeks to ensure Melbourne has the right resource recovery and waste infrastructure it needs in the right place, at the right time.
6. The Metropolitan Implementation Plan sets out how the waste and resource recovery needs of metropolitan Melbourne will be met for at least the next 10 years, with a 30 year outlook. The Metropolitan Implementation Plan has a 30 year horizon to align with other metropolitan planning strategies and documents. Population growth is fuelling a growth in waste and a need for improved resource recovery. Our submission focuses on the Metropolitan Implementation Plan’s four strategic objectives and how the range of associated policies and strategies for Fishermans Bend can acknowledge, consider, integrate and support the strategic objectives of the waste and resource recovery framework.
  7. MWRRG has welcomed the opportunity to be an active member of the Fishermans Bend Taskforce (Taskforce), and have participated in the Taskforce since August 2016. Fishermans Bend presents a great opportunity to showcase innovative, best practice waste management and set new standards for resource recovery in Victoria. MWRRG has worked successfully with the Taskforce, waste portfolio and local councils to develop waste and resource recovery goals, objectives, and strategies. These goals are now embedded within the Fishermans Bend Vision, draft FB Framework, Sustainability Strategy and the FBWRR Strategy.
  8. The draft FBWRR Strategy was released for public comment alongside the FB Framework. This strategy further articulates actions to achieve waste goals and objectives, and will be completed in 2018. These goals, objectives and strategies help achieve the vision for Fishermans Bend to be ‘a thriving place that is a leading example for environmental sustainability, liveability, connectivity, diversity and innovation.
  9. The FBWRR Strategy outlines that the precinct will support 80,000 residents in 40,000 dwellings and 60,000 jobs by 2050. This in turn is estimated to generate 111,589 tonnes of waste per annum (25,293 tonnes of municipal solid waste (MSW) and 86,296 tonnes of commercial and industrial (C&I) waste p.a.), <sup>2</sup>that will need to be managed by an integrated network of waste and resource recovery infrastructure and services.
  10. MWRRG’s recent research in the development of the FBWRR Strategy highlights key initiatives that need to occur in order for Fishermans Bend to effectively and efficiently manage its waste and become a low waste precinct, including:
    - increase commercial and industrial, and municipal recycling rates
    - diversion of food waste from landfill
    - minimisation of waste storage and transport amenity impacts.
  11. These initiatives align with the targets outlined in the FB Framework. MWRRG also supports exploring the opportunity for advanced resource recovery technology facilities, and local precinct based waste and resource recovery facilities, possibly co-located with the sewer mine, as highlighted in both the FB Framework<sup>3</sup> and the draft FBWRR Strategy<sup>4</sup>.
  12. Planning controls are an important mechanism to achieve the goals in the FB Framework and FBWRR Strategy, as well as the Victorian Government’s goals set out in the Metropolitan Implementation Plan and SWRRIP. Future planning controls across the Fishermans Bend commercial precincts will need to align with planning controls in residential precincts to ensure compatible land uses are planned within buffer areas. It is also critical that buffer distances around sewer and waste and resource recovery uses are defined, protected and maintained.
  13. MWRRG strongly supports the eight sustainability goals of the FB Framework, one of which is ‘a low waste community’. MWRRG helped draft the targets and objectives. Initial stakeholder feedback indicates strong support for ambitious targets and goals, in particular driving higher resource recovery of commercial waste.

<sup>2</sup> Draft Fishermans Bend Waste and Resource Recovery Strategy, p.12, Table 8: Waste and recycling projections.

<sup>3</sup> Fishermans Bend Framework, p.65. A low waste community

<sup>4</sup> Draft Fishermans Bend Waste and Resource Recovery Strategy, p.7, Targets and Actions

14. MWRRG strongly supports the current targets and waste and resource recovery provisions as exhibited. No additional changes are requested to the FB Framework.

### Issue: Fishermans Bend Sustainability Strategy 2017

15. MWRRG strongly supports the Sustainability Strategy and its eight sustainability goals for Fishermans Bend, including “a low waste community”. The strategy is critical to shaping the design and character of Fishermans Bend. MWRRG is pleased that both the SWRRIP and Metropolitan Implementation Plan are mentioned as key Victorian Government strategies that underlie state policy support for the Sustainability Strategy.
16. The Sustainability Strategy notes that Green Star – Communities: *is Australia’s most comprehensive rating tool for sustainable community and precinct development, providing valuable guidance and assurance to communities, governments and the development sector alike. The principles of Green Star – Communities are embedded in the planning and design of the project, and sustainability commitments and outcomes will be independently certified.*<sup>5</sup>
17. MWRRG believes that for Fishermans Bend to fully achieve the vision of being a thriving place that is a leading example for environmental sustainability, it should strive to be a 6 Star community, achieving the status of world leadership in sustainability. The Sustainability Strategy should be a reference document in both schemes to ensure its applicability is clear and transparent and the Green Star Community benchmarks set for the precinct can be met.
- 18. Suggested change: text to be added MSS Policy Melbourne 21.17 and Port Phillip 21.07 and Port Phillip 21.06**
- Add at: Melbourne Clause 21.17 Reference Documents: *the Fishermans Bend Sustainability Strategy 2017*
  - Add at: Port Phillip Clause 21.07 Reference Documents and Port Phillip 21.06 References: *Fishermans Bend Sustainability Strategy 2017*
  - Add at: at Melbourne Clause 22.27-5 Fishermans Bend Urban Renewal Area Local Policy Reference Documents: *Fishermans Bend Sustainability Strategy 2017*.
  - Add at Port Phillip Clause 22.15-5 reference document: *Fishermans Bend Sustainability Strategy 2017*

### Issue: Municipal Strategic Statement (MSS)

19. MWRRG is pleased that waste management and resource recovery is highlighted in both the Melbourne and Port Phillip MSS. MWRRG supports the MSS provisions, particularly the acknowledgement of the need to address unsustainable resource consumption and waste generation. MWRRG would like to see waste management strengthened in the MSS Urban Renewal Areas Policies in both schemes, since waste management is a critical service that contributes to precinct sustainability and a key sustainability goal.
20. MWRRG recommends that the FBWRR Strategy is added as a reference document to guide decision making around waste and resource recovery management.
- 21. Suggested changes: Urban Renewal Areas (Melbourne 21.04-1.2 and Port Phillip 21.06 6.8.10)**
22. Add at: Melbourne 21.04-1.2: *The design of the buildings, streets, and public open spaces should be integrated over whole precincts with provision of utilities services to minimise the precinct’s greenhouse gas emissions, reduce waste generation and increase resource recovery, optimise water management, mitigate the effects of extreme storm events, reduce the urban heat island and take precautions against sea level rise.*

<sup>5</sup> Fishermans Bend Sustainability Strategy 2017, p.18 Green Star-Communities

23. Add at: Port Phillip 21.06 6.8.10: *Promote industry-leading sustainable design principles including the use of renewable energy. Waste recycling systems **to reduce waste generation and increase resource recovery**, co-generation and sharing, waste-to-energy facilities, green roofs/walls, stormwater capture and sustainable building materials. Through mandating of a 4 Star Green Star (or equivalent) rating.*
24. Add at Melbourne 21.17 Reference Documents and Port Phillip 21.06 Reference Documents and 21.07 Reference Documents: ***Fishermans Bend Waste and Resource Recovery Strategy 2017.***

### **Issue: Fishermans Bend Urban Renewal Area Local Policy**

25. MWRRG supports the revised Fishermans Bend Urban Renewal Area Local Policy. (Melbourne 22.27 and Port Phillip 22.15). MWRRG recommends that the objectives of Melbourne 22.27-2 and Port Phillip 22.15 are expanded to incorporate all eight sustainability goals that structure and are at the heart of the FB Framework.
26. The objectives should also be updated to clearly link the objectives to the policy for achieving a climate adept, water sensitive, low carbon, low waste community (later in the local policy).
27. MWRRG is pleased that the local policy has a section on waste management. MWRRG suggests that the current text could also be strengthened with an additional objective and waste management provision set out in paragraphs 30 and 31 below.
28. MWRRG strongly supports the smart city policy, and the reference to smart management and design of waste infrastructure. The FBWRR Strategy encourages the use of new technology to solve issues with storage, collection and processing efficiency. MWRRG also acknowledges the application of existing waste and recycling standards at Clauses 57.07-11 (Standard B45) and 58.06 (Standard D36) to all apartment development in the precinct. The FBWRR Strategy will complement and inform the standards requirements for waste and recycling facilities to be designed and managed in accordance with a waste management plan.
29. It is also pleasing that the FBWRR Strategy is listed as a reference document in the Melbourne Local Policy. For consistency it should be added to the Port Phillip Local Policy references as well.

### **30. Suggested change: additional objective Melbourne 22.27-2 and Port Phillip 22.15 -2:**

#### **Objectives**

- *To achieving a climate adept, water sensitive, biodiverse, low carbon, and low waste community.*

### **31. Suggested changes: additional provisions Melbourne 22.27-3 and Port Philip 22.15-3**

#### **Waste management**

*Create a low waste community that is designed to provide leading-practice waste and resource recovery management, by ensuring:*

- *Development includes best practice waste management that must meet the goals, targets and requirements in the Fishermans Bend Waste and Resource Recovery Strategy. These goals, targets and requirements aim to make Fishermans Bend a low waste community by requiring high diversion rates (particularly of food waste) while also improving amenity.*
- Where practicable, developments **must:**
  - i. Optimise waste storage and efficient collection methods.*
  - ii. Combine commercial and residential waste storage **and collection***
  - iii. Share storage or collections with adjacent developments.*
  - iv. Separate collection for recycling, hard waste, and food plus green waste.*

- v. *Accommodate future opportunities for waste management innovation.*
- vi. *Meet the waste management criteria of the Green Star Design & As-Built rating (or equivalent).*

## Issue: Green Star Design Rating Requirements

- 32. MWRRG supports the requirements in the FB Framework, Sustainability Strategy, FBWRR Strategy and schedules to the Capital City Zone that buildings and works meet Green Star Design and As-Built rating (or equivalent). MWRRG recognises that a balance needs to be struck between cost, encouraging development and striving for higher sustainability standards.
- 33. MWRRG supports the submissions of the City of Melbourne, City of Port Phillip and South East Water that supports increasing the Green Star Design and As-Built rating to 5 Stars. The Draft FBWRR Strategy identifies the need for buildings to be certified to a 5 Star rating<sup>6</sup>.
- 34. MWRRG's concern is that a 4 Star Green Star Design and As-Built rating may not activate the waste and resource recovery requirements. A 4 Star rating benchmark does not promote the leading example, sustainability and innovation elements articulated in the vision for Fishermans Bend and the associated framework, strategies and policies.
- 35. A 5 Star building rating benchmark should be set into planning scheme controls to ensure all buildings and works will meet the ambitious vision and sustainability goals for Fishermans Bend.
- 36. The FB Taskforce is working with the Green Building Council of Australia to simplify and streamline Green Star requirements. MWRRG supports this approach to reduce the cost and burden for developers. MWRRG also supports and recommends that a shortlist of equivalent rating schemes is developed, to ensure that sustainability standards are maintained.
- 37. MWRRG supports changing all references from 4 Star Green Star to 5 Star Green Star in the Melbourne and Port Phillip Schedules to the Capital City Zone and the Port Phillip MSS.

### **38. Suggested changes: City of Melbourne Schedule 4 to Clause 37.04 Capital City Zone and City of Port Phillip Schedule 1 to Clause 37.04 Capital City Zone:**

**Amend City of Melbourne Schedule 4 to Clause 37.04 Capital City Zone and amend City of Port Phillip Schedule 1 to Clause 37.04 Capital City Zone**

#### **Conditions on permits**

For a permit granted to construct a building, other than alterations and additions to an existing building, conditions must be included to the effect that:

- Prior to the commencement of any works, evidence must be submitted that demonstrates the project has been registered to seek a minimum **5** Star Green Star Design & As-Built rating (or equivalent).
- Prior to the occupation of the building, evidence must be submitted that demonstrates the building has achieved minimum **5** Star Green Star Design Review certification (or equivalent).
- Within 12 months of occupation of the building, certification must be submitted that demonstrates that the building has achieved a minimum **5** Star Green Star Design & As-Built rating (or equivalent).

#### **Application Requirements**

- Details on how the proposal will achieve a minimum **5** Star Green Star Design & As-Built rating (or equivalent).

#### **Amend City of Port Phillip MSS at 21.06 6.8.10**

- *Promote industry-leading sustainable design principles including the use of renewable energy. Waste recycling systems to reduce waste generation and increase resource*

<sup>6</sup> Draft Fishermans Bend Waste and Resource Recovery Strategy, p. 23-24

*recovery, co-generation and sharing, waste-to-energy facilities, green roofs/walls, stormwater capture and sustainable building materials. Through mandating of a 5 Star Green Star (or equivalent) rating.*

### **Issue: DDO Schedules: Port Phillip DDO30 and Melbourne DDO67**

39. The DDO Schedules (Port Phillip DDO30 and Melbourne DDO67) would benefit from a specific sustainability focus to better align the DDO provision to the outcomes sought in the Fishermans Bend Vision, Sustainability Strategy and FBWRR Strategy.
40. The DDO Schedules would also benefit from decision guidelines to strengthen waste management outcomes and align the provision to the outcomes sought in the FBWRR Strategy.

### **41. Suggested changes: additional objective and decision guideline Port Phillip DDO30 and Melbourne DDO67:**

#### **Amend City of Melbourne DDO67 and amend City of Port Phillip DDO30**

##### **1.0 design objectives**

- *To achieving a climate adept, water sensitive, biodiverse, low carbon, and low waste community.*

##### **5.0 – decision guidelines**

- *Whether the proposal creates a low waste community and leading practice waste and resource recovery management*

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