Prepared for
Fishermans Bend Taskforce, DELWP
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Fishermans Bend
Urban Design Strategy
Summary

1. The purpose of the Urban Design Strategy
2. The need for a new strategy
3. Method of preparing strategy
4. Urban design objectives
5. Key recommendations
6. Importance of density and built from controls working together
7. Delivering new streets and parks through density controls
8. Precinct overviews
1. The purpose of the Urban Design Strategy

- Identify the urban design objectives that can deliver on the Fishermans Bend Vision 2016
- Recommend design and planning mechanisms needed to realise the Vision
- The focus is on land use, density and built form as other key urban design considerations (including transport and open space) have been established by others and inform this report.
- Focus on targets: 80,000 residents and 40,000 dwellings by 2050
2. The need for a new strategy

A. Significant densities within Montague (north) and Lorimer

On average, 323 residents/ha needed to accommodate 80,000 residents across four capital city zoned precincts.

Current trends are 1,300 (Montague North) and 950 (Lorimer) residents/ha.
2. The need for a new strategy

A. Significant densities within Montague (north) and Lorimer

Trends: 1,300 people/ha

Trends: 950 people/ha; Current controls 1,150 people/ha
2. The need for a new strategy

B. Current development controls don’t deliver the vision

All development now determined by built form envelopes with focus on podium + tower buildings
2. The need for a new strategy

B. Current development controls don’t deliver the vision

Leading to: repetitive tower forms, monotonous city skyline, lack of housing diversity, underdevelopment of some sites.
2. The need for a new strategy

C. Misalignment with revised transport proposal

Previous transport proposal

Current transport proposal

Fishermans Bend Urban Design Strategy
3. Method for preparing strategy
Integrating qualitative and quantitative approaches

- Establish urban design objectives (drawn from agreed Vision)
- Focus on delivering population targets by 2050
- Calculation of total Gross Floor Area (GFA) that will align with delivery of the population targets
- Distribution of overall population targets/GFA into and within each precinct based on vision and public transport strategy
- Iterative testing of GFA distribution in 3d model (overall precincts and individual sites) to consider: overall scale and character of development, overshadowing impacts, amenity (public and private) - setbacks, building separation - and development equity
### 4. Urban Design Objectives

- **Six overarching urban design objectives**

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<th>3. Distinct, characterful places</th>
<th>5. Inclusive, cohesive and resilient communities</th>
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- **Five scenarios were considered to deliver on these objectives with the preferred scenario incorporating the introduction of density controls (Floor Area Ratio) paired with a Floor Area Uplift to incentivise public benefit and discretionary height limits**
- **Discussion & analysis which led to 26 detailed recommendations**
5. Key recommendations

**Density provisions**

- Introduction of a Floor Area Ratio (FAR)
- Utilisation of FAR controls to deliver new streets and parks
- Introduction of a Floor Area Uplift (FAU) to deliver affordable housing and community infrastructure

**Land use provisions**

- Establishment of core and non-core activity areas focused on transport provision
- Varied FARs for core and non-core activity areas
- Introduction of a minimum FAR for commercial
5. Key recommendations

Built form provisions

- Revision of current overshadowing controls
- Revised extent of mandatory 4 storey height limit along south
- Revised discretionary height limits across FBend
- Revised setback and building separation controls
- Introduction of a site coverage control for parts of FBend
6. The importance of density controls and built from controls working together

- Density controls do not drive built form but do influence it

FAR 1:1

Site area: 1080m²

One storey warehouse floor area = 1080m²

6 x 180m² townhouses = 1080m²

12 x 70m² apartments (840m²) + 240m² of lobbies, corridors, services etc = 1080m²
6. The importance of density controls and built form controls working together

**Scenario 1: Base FAR**
- Built form envelope as defined by built form controls
- Private open space (no minimum required in Wirraway Core, approximately 25% has been possible in these scenarios)

**Scenario 2: Base FAR**
- Floor area possible through Maximum Floor Area Ratio 4.1:1
- Minimum commercial requirement 1.9:1

**Scenario 3: FAU**
- Floor area delivered through a FAU - scenario 3 only (a FAU of 1.0:1 has been illustrated)
7. Delivering new streets and parks through density controls

Scenario 1: No requirement for new public park

Scenario 2: New public park and street designated on site
8. Precinct overviews - Montague

- Existing approvals (assessed and approved against previous height and setback controls)
- Development within core activity area
- Development within non-core activity area
- Proposed park locations (showing those that are visible from this view)
- Extent of retained buildings (not yet redeveloped by 2050)
- Heritage buildings
8. Precinct overviews - Sandridge

- Existing approvals (assessed and approved against previous height and setback controls)
- Development within core activity area
- Development within non-core activity area
- Proposed park locations (showing those that are visible from this view)
- Extent of retained buildings [not yet redeveloped by 2050]
- Heritage buildings
8. Precinct overviews - Wirraway

- Existing approvals (assessed and approved against previous height and setback controls)
- Development within core activity area
- Development within non-core activity area
- Proposed park locations (showing those that are visible from this view)
- Extent of retained buildings [not yet redeveloped by 2050]
- Heritage buildings
8. Precinct overviews - Lorimer

- Existing approvals (assessed and approved against previous height and setback controls)
- Development within core activity area
- Development within non-core activity area
- Proposed park locations (showing those that are visible from this view)
- Extent of retained buildings (not yet redeveloped by 2050)
- Heritage buildings
9. Lorimer example
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