Fishermans Bend Framework + GC81

22 March 2018

Presented by Rob Milner
The Framework

"Framework" – essentially what was needed as a statement of aspiration

- Informed
- Visionary
- Principled
- Comprehensive
- Holistic
- Clear and succinct
GC81 - As exhibited has attributes that are:

Incremental
Disjointed
Confusing
Incomplete
Innovative
Uncertain
Aspiration to reality

- The Framework and GC81 – set themselves a high bar on leadership in large scale, long term urban renewal.

- Principal fear – the shortcomings of GC81 will lead to a reality that falls well short of the aspiration.
The Response

- Pause

- Review in the light of the merits of submissions and evidence

- Put together the “complete” package:
  - Structure plans
  - Infrastructure cost / timing
  - Funding mechanisms
  - Governance
  - Redraft the suite of planning provisions
  - Exhibit and independently review
  - Recommend a complete package
Core infrastructure – the high priority

- Fishermans Bend’s points of difference and priority:
  - Major urban restructure
  - Substantial infrastructure requirement
  - Transformation sought
  - Public leadership and catalyst projects delivered early

Jobs, employment and residents will not be attracted or supported by development without the above.
Infrastructure strategies

- Set short timeframes and identify key catalyst projects.

- Do not rely solely on drip fed, disaggregated, incremental contributions that will frustrate short term infrastructure delivery – be committed to intervention where necessary.

- Apply the PAO now where contributions will not work.

- The entire package of infrastructure strategy, costs and responsibilities should be before the Advisory Committee ASAP.
Be realistic about infrastructure capacity

- GC81 in effect says the infrastructure to be provided will not serve a realistic expectation of the population if the Framework performs as intended.

- The target is arbitrary, incremental and conservative.

- A better strategic approach would anticipate a notably greater target, but advance a staged implementation strategy for infrastructure so that there is a proportional and balanced response over time.

- Otherwise there are likely to be shortfalls.
Providing for employment and mixed uses

- The employment aspiration is sound, but the delivery is fraught with complexity.
  - The minimum and maximum FARs
  - The building typologies
  - The responsibility upon every development site
  - The absence of resolved structure plans
  - The dissipation of activity over time
  - Displacing jobs to attract new ones

- Alternate strategies:
  - Area or precinct based options and preferences
  - Long-term role for transferrable development rights
Finance contributions & FAU

- The outcomes are envisaged, but not the costs.

- The viability and attraction of developing Fishermans Bend relative to other areas will be influenced by the costs and contributions, and the constraints of the FAR.

- Contributions, costs and yields are closely linked; they need to be integrated and settled concurrently.
Affordable housing

- If performance in delivery is to be assured the intervention mechanism needs to be strong.

- The proposed mechanism is an incentive – but it needs to be closely and regularly monitored.

- The priority on affordability of housing needs to move from encouragement to a requirement.

- Provide flexibility for cash contributions and consolidated funding.
The Amendment

- Headline reconsiderations:
  - The choice of zone
  - The intrinsic wisdom of a new urban renewal zone
  - Integrated provisions
  - Incorporation of the Framework
  - Consolidation and comprehension of policy
  - Distinction between policy and controls
  - Clearer and consistent expression of purposes
  - Need for public notice
  - Consistency of mapping
  - Discretion and tolerance in setbacks and separation
Conclusion

- GC81 feels, reads and should be managed like a work in progress.

- Complete, revised and refined provisions needed urgently.

- Caution about the inclusion of further interim and incomplete measures.