Amendment GC81 Fishermans Bend
Submitter 149

Planning and Urban Design Evidence

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Prepared for
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Goodman Land Holdings

- Goodman Land Holdings - 27,000 ha (excluding employment precinct land holding)
  - 25,991 ha (Wirraway and Sandridge)
DRAFT FISHERMANS BEND FRAMEWORK

URBAN DESIGN ANALYSIS & RECOMMENDATIONS
Melbourne’s Hoddle grid analysis Figure 15 extract from Roberts Day report
What I support

- Four mixed use neighbourhoods;
- Different themes, core and non-core areas;
- Public transport infrastructure and new roads;
- New public open space network and community infrastructure; and
- National employment precinct.

“There should be certainty, transparency and consistency with the introduction of new planning controls.”

The Framework Page 8
The fundamental problems?

**The population challenge**

- The starting point for the creation of new urban form should be an iterative process, but outcomes are commenced with a built form outcomes.

  ![Built form ↔ Population](image)

**Deferred / uncertain public transport delivery**

- Public transport is a catalyst project and underpins built form and population objectives.

  ![Public transport led](image)
The fundamental problems?

**The governance challenge**

- There is an absence of an overarching government / delivery organisation.

  The successful co-ordination and delivery of the renewal program of a State Significant Project, requires a single co-ordinating body.

**The delivery challenge**

- Absence of an Infrastructure Contributions Plan.
- FAR and opt in FAU tools seek a public acquisition outcome where a PAO should be used.
- DC exist but lack of DCP.

Opt in FAU is constrained because other controls, ie. / overshadowing

Potential for DPO to deliver infrastructure early and other planning outcomes.
Core and Non-core Areas and Active Street Frontages – Capital City Zone
Building Heights – Design and Development Overlay
Open Space Layout – Capital City Zone
Street and Laneway Layout – Capital City Zone
It is anticipated that there will be one to two additional government secondary schools, as well as another three government primary schools in addition to South Melbourne (Ferrars Street) Primary school, required to meet demographic demand in Fishermans Bend.
Goodman Property Group Site
(Precinct W2)

Proposed Road
22m 5m 30m 20m 24m 5m 16m

Sun Angle - 21st June 2pm

Road Widening

Plummer Street JL Murphy Reserve
Other matters

- Heritage and Transitional Provisions
Celebrating Heritage (Figure 18)
Conclusion

- Aspects of the Framework are sound.
- Significant elements of the Framework require review.
  - Built Form $\leftrightarrow$ 80,000 Population
  - Public Transport delivery
  - Governance model
  - Delivery of infrastructure – DCP
  - FAR / FAU tools without a PAO

Goodman Recommendations

- Utilise the DPO with appropriate exemptions from CZ and DDO
- Amend Figure 18 in Framework to reflect reduced heritage investigation area
- Introduce Transitional Provisions