
Request to be heard?: Yes

Precinct: Lorimer

Full Name: Prof. Edouard Collins Nice

Organisation: MONASH UNIVERSITY

Affected property:

Attachment 1: Submission_Prof_

Attachment 2:

Attachment 3:

Comments: FILE UPLOADED (SEE BELOW)

December 15, 2017

I write to express my serious concerns about the proposed Fishermans Bend (FB) draft framework. Having attended several of the planning sessions for this project I am becoming frustrated by what appears to be ministers ducking and diving on their commitments to the residents of Yarra's Edge, the continually changing goalposts, knee jerk reactions and the apparent lack of notice of the concerns of the current owners like myself. The original FB rezoning triggered the start of significant development activity in the absence of any strategic planning or detailed development controls. This project has always felt like it is trying to make a silk purse out of a sows ear, and the current plans continue in the same vein.

I am particularly concerned about effect of having a new community of 80,000 residents on the existing and proposed infrastructure. Indeed, it is now being suggested that this number of new residents does not fully accommodate potential growth and may be an under estimate due to the FAU allowing developers to build extra floors and substantially increasing these numbers. These concerns were recently expressed at a Melbourne Council meeting on Tuesday 12th December. The council discussed the possibility that if many developers took up the FAR/FAU (floor area ratio/floor area uplift), the population target could be as much as 50% more and that the infrastructure in the draft framework would not support this much growth.

Such numbers will have a significant effect of road congestion in the area, yet NO NEW ROADS are proposed, with a reliance on the already clogged Lorimer St as a major corridor. Rather they propose 3 new bridges across the river, one at Yarra's Edge and two across the mouth of the harbor. The Yarra's Edge bridge has been, and continues to be, a source of major concern, and is an example of ministerial ducking and diving. Height is a major concern (currently proposed at only 6 meters), with access to the marina at Yarra's Edge being severely compromised. The Marina gives a very special and much valued ambiance to this area and residents, berth owners and visitors have a right to enjoy this tranquil, relaxing and beautiful area. Open waterways are absolutely integral to the future of this suburb. The 6m tran bridge height currently proposed would prevent usage of the Marina by 49/120 (40%) of the boats current moored in the facility, especially the yachts. This is clearly unacceptable. Additionally, such a bridge would impact on new boat owners wishing/able to use the Marina, leading to low/impossible resale value. Loss of this facility in its current form would also impact heavily on house prices for those properties overlooking the river. This has lead to a proposed class action seeking significant compensation. A number of law firms have expressed interest on a class action as a no win-no pay option, suggesting they are confident of successful litigation.

It is also imperative that the height of any other bridges across the river do not impede access of ALL craft into the Marina. The requirement for a rail link to the Web Docks seems to have crept into the proposal. Any such bridge must be at the same height as the existing Bolte Bridge, and should be heavily subsidized by the privately owned docks.

A further effect of the proposed tram bridge across the river would be disruption of the flow of traffic along Lorimer St due to the installation of traffic lights, especially in the morning rush hour. While this has been suggested to be beneficial in assisting residents of Yarra's Edge exit their properties at peak times (already an admission of the current traffic problems BEFORE the FB project even starts), it will only force the problem further back down Lorimer St, with the potential of blocking a number of roads feeding into it.

Whilst the tram bridge keeps of raring it's ugly head, it has always being realized that the most effective way of serving the needs of the community would be by a Metro tunnel. Indeed I understand that this still features in the longer-term plans. The recent proposal by Keith Sutherland of a tram tunnel running from La Trobe St to Ingles St, which appears to be well thought out, is also a possibility.

For the above reasons I urgently request that the Fishermans Bend Planning Review Panel recommend that the current draft planning scheme GC81 be opposed and a more appropriate scheme addressing ALL the concerns of the current residents of the proposed Lorimer precinct be generated. The proposed tram bridge should be finally rejected for good and replaced by a tunnel as shown on the front page of the website (Planning for future train connections). This should be given maximum priority and funding and until this is done the project should not proceed.

I thank you for the opportunity of presenting this submission and would welcome the opportunity to present my submission in person.

Yours sincerely



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