

Request to be heard?: Yes

Precinct: General

Full Name: Bernadene Voss

Organisation:

Affected property:

Attachment 1:

Attachment 2:

Attachment 3:

Comments: Over all the Framework is an excellent document. However I have concerns regarding the tram delivery and timing. It is essential that the tram is delivered into Plummer St within the next 4-5 years. There are already substantial developments, approvals and applications which are choosing low rise outcomes which will not achieve the vision, from both a density perspective and built outcome. As a result the applications are more heavily designed for a car based city, as there is no alternative transport option available. To achieve the residential population of 80,000 and the worker population of 80,000 it is critical that the tram is delivered as soon as possible and at least at the same time as for the Employment precinct. There are a number of key developers that will not build or change their current buildings until the tram is delivered. The development potential will not be unlocked with out the tram. Overall the transport plan is sound, but needs immediate funding for implementation and must be a Government priority. There are also a number of key aspects missing, notably the funding and finance plan and the governance arrangements. The government needs to make the DCP's collected transparent. I would also like to see all land tax and stamp duty ring fenced retrospectively for Fishermans Bend Capital city zone and used specifically for funding critical infrastructure such as the tram to the mixed use capital city zone. The recent wind fall has been substantial and this is one way to capture the value uplift for re-investment. Governance arrangements are also missing at this stage. It is essential that Local government is represented and is a strong part of the partnership going forward. Both Local Governments should have the same planning authority. If planning authority for all applications is not possible, then both local governments should be a formal referral authority at a minimum. Governance arrangements should be reviewed every 5 years.