Fishermans Bend
Draft Framework
Fishermans Bend Taskforce
Fishermans Bend

A thriving place that is a leading example for environmental sustainability, liveability, connectivity, diversity and innovation
Fishermans Bend Taskforce

Context

Images from Plan Melbourne 2017-2050
Why is Fishermans Bend Unique?

- 90% private ownership – over 300 individual owners.
- 4 precincts already re-zoned.
Constraints

• High land values
• Lack of transport infrastructure
• Environmental Challenges:
  • Flooding
  • Land contamination
  • Groundwater contamination
  • Geotechnical conditions
Fishermans Bend Taskforce

Timeline

2012
• Fishermans Bend declared as State Significant under P&E Act 1987
• Lorimer, Montague, Sandridge, Wirraway rezoned to Capital City Zone (Melbourne C170 and Port Phillip C102)

2013
• Fishermans Bend Urban Renewal Area Draft Vision released by Places Victoria

2014
• Responsibility for Fishermans Bend Transferred to the Metropolitan Planning Authority
• Fishermans Bend Strategic Framework Plan (July 2014) incorporated into the relevant planning schemes as part of GC7
2015
• Victorian Government committed to recast the Vision and Framework
• Fishermans Bend Ministerial Advisory Committee established
• Amendment GC29 gazetted on 17 April 2015 to updated the *Fishermans Bend Strategic Framework Plan (amended April 2015)* and introduce maximum building heights
• Employment Precinct added

2016
• The Fishermans Bend Taskforce was established
• *Fishermans Bend Vision (September 2016)* released
• Amendment GC50 to introduce a suite of interim planning controls (subsequent amendment GC59 to correct technical errors)
• Fishermans Bend Taskforce undertakes consultation to inform draft Framework
Planning Stages

Vision

Framework
The plan is the overarching planning strategy that will guide the urban renewal of Fishermans Bend.

Planning Controls
The suite of planning controls provide detailed guidance on the design of all new development in Fishermans Bend.

Background Reports 2012 - 2017

Montague Precinct Plan
Wirraway Precinct Plan
Lorimer Precinct Plan
Sandridge Precinct Plan
Employment Precinct Plan

Community Consultation
Fishermans Bend Taskforce

- **2017**
  - **30,200 Jobs**
  - **200 Residents**
  - **52 Hectares**
  - **2 Tram Routes**
  - **0 Primary Schools**

- **2050**
  - **80,000 Jobs**
  - **80,000 Residents**
  - **121 Hectares**
  - **4 Tram Routes**
  - **4 Primary Schools**
Key Changes

FISHERMANS BEND FRAMEWORK
The next chapter in Melbourne’s growth story
Draft for consultation
Sustainability Goals

- An inclusive and healthy community
- A prosperous community
- A low carbon community
- A water sensitive community
- A climate adept community
- A connected and liveable community
- A low waste community
- A biodiverse community
Public transport

Legend
- Potential metro station
- Potential metro alignment
- Metro rail investigation area
- Existing tram route
- Proposed tram route
- Existing bus route
- Proposed bus route
- Existing punt connection
- Potential tram depot
- Existing open space
- Proposed open / urban space
- Private open space

Note: Funding of public transport infrastructure will align with government budgetary processes.
Road network
Cycling network
Floor Area Ratio (FAR) controls

The following average dwelling sizes have been used to develop these Floor Area Ratios:

- 1 bed: 50sq/m
- 2 bed: 70sq/m
- 3 bed: 110sq/m
- 4 bed: 130sq/m
Building height controls

Legend
- Mandatory
- Discretionary
- 4 storeys
- 4 storeys (except 6 storeys within Wirraway)
- 8 storeys (except where noted)
- 12 storeys (except where noted)
- 24 storeys (except where noted)
- Unlimited (except where noted)
- Existing open space
- Proposed open / urban space
- Private open space
Community facilities and services

Legend
- Investigation area - arts and cultural hub
- Investigation area - health and wellbeing hub
- Investigation area - sport and recreational hub
- Investigation area - education and community hub (primary school)
- Investigation area - education and community hub (secondary school)
- Future primary school
- Existing open space
- Proposed open / urban space
- Private open space

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 (Ferrers Street) Primary school, required to meet demographic demand in Fishermans Bend.
Public open space

Legend
- New public open space
- Existing public open space
- Private open space
- Urban space (encumbered)
- Surrounding existing public open space
- Improved future cycling and pedestrian links

Fishermans Bend Taskforce

Melbourne Grammar Sports Fields

Opportunity for future public open space
A vibrant, mixed use precinct close to the Yarra River and connected to Melbourne’s CBD, Docklands and emerging renewal areas.
A diverse and well-connected mixed use precinct celebrating its significant cultural and build heritage, and network of gritty streets and laneways.
One of Melbourne’s premium office and commercial centres, balanced with diverse housing and retail.
Wirraway

A family friendly inner city neighbourhood close to the Bay and Westgate Park.
Employment Precinct

National Employment and Innovation Cluster
Questions ?