

**Fishermans Bend Planning  
Review Panel – Draft  
Amendment GC81**

**SouthPort Urban  
Responsible Renewal  
(SPURR)**

Submission to PPV Hearings  
– April 2018

# Role of GC81

## Panel Terms of Reference

- “Planning Scheme Amendment GC81 has been prepared to implement the Vision for Fishermans Bend through a suite of permanent controls including ... a new Fishermans Bend Framework.”

## Vision

- “Fishermans Bend will need to be more than just a great place to work, invest and do business – it must also be a great place to live.”

## Draft Framework

- “The draft Fishermans Bend Framework is a plan for the parks, schools, roads, transport, community facilities and services to ensure the liveability of the area as it grows over the next 30 years.”

## Draft GC81 Objective

- “will ensure that Fishermans Bend develops as a State significant urban renewal precinct which will make it a great place to live, work, visit and invest.”

# Objectives of GC81

Specifically, GC81 aims to meet objectives by-

- Providing for the fair, orderly, economic and sustainable use and development of land.
- Securing a pleasant, efficient and safe working, living and recreational environment.
- Enabling the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.
- Facilitating development in accordance with the above objectives.
- Balancing the present and future interests of all Victorians.

# FBURA in Context

## Existing Community

- Private Ownership
- Heritage Overlays
- Employment
- Residential and community assets for/of 16k residents, 30k workers

## Previous Use

- Contamination

## Current Use

- Port
- Freeway
- Utilities
- Open space

## Geography / Geology

- Silt not bedrock
- Watertable
- Height above sea level

# Assumptions

Funding will be sufficient and available

Planned Infrastructure is sufficient for expected population and workforce

- Transport Plan
- Private transport goals
- Open Space strategy

Density Controls and Review mechanism are appropriate

Precincts will align with Vision

The framework and planning controls will provide certainty

# Testing the Assumptions (Pt I)

## Funding

- How much is required?
- Where will it come from?
- When will it be available?

2013 Infrastructure Estimate	No of Dwellings	2015 Developer Contribution	Total Contribution	Shortfall
\$907m	42,000	\$16000	\$672m	<b>\$238m</b>

# Testing the Assumptions (Pt II)

## Planned Infrastructure

- Catalyst Projects – are they sufficient?

Trip Type	Tram Mode Share	Passenger No.	Trams Required	Interval	VITM Modelling
Residential (260,000)	27%	26,325	126	<b>0:57</b>	6:00
Employment (97,500)	27%	13,163	63	<b>1:55</b>	6:00

- Health, education, community services
- Where and when?

# Testing the Assumptions (Pt III)

## Other infrastructure

- The road network

	2020 Estimates			2050 Estimates		
Trip Type	Population	Car Mode Share	No of trips	Population	Car Mode Share	No of Trips
Residential	17,000	55%	30,400	80,000	20%	52,000
Employment	30,500	55%	54,500	80,000	20%	52,000
<b>TOTAL</b>			<b>84,900</b>			<b>104,000</b>

- Open Space
- Emergency services



# Testing the Assumptions (Pt IV)

## Other infrastructure

- The road network
- Open Space
  - Pressure on Murphy's Reserve and PMCRR
  - Tragedy of the commons
  - Expropriation of community assets
- Emergency services
  - Fire, Ambulance, SES
  - Police?

# Testing the Assumptions (Pt V)

## Density Controls

- Expected population vs sustainable population
- Who controls the review mechanism and how will it work?

## Precinct Plans

- Will they align with Vision

## Planning Controls

- Will Revised GC81 + finalised Framework provide certainty?

# Assessment against Objectives

Providing for the fair, orderly, economic and sustainable use and development of land?

- Probably not fair
- Certainly not orderly
- Economic and/or sustainable? Unknown

Securing a pleasant, efficient and safe working, living and recreational environment?

- Insufficient infrastructure
- More unknowns, therefore unsecured!
- Efficiency and safety vs overcrowding

Enabling the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community?

- Little evidence of co-ordination

Facilitating development in accordance with the above objectives?

- Development led by individual landowners

Balancing the present and future interests of all Victorians?

- Assessment of interests?

# Where are we?

## Conclusion

- × Uncertain infrastructure rollout
- × Uncertain governance framework
- × Uncertain funding
- × Uncertain timing

## Unlikely GC81 will achieve anyone's objectives

- Despite improvements over earlier planning controls
- Despite review mechanism

# Where to from here?

Hold GC81 over until strategic framework is finalised

Strategic framework can't be finalised until certainty is provided over

- ⇒ Infrastructure amount and type
- ⇒ Its location
- ⇒ Cost
- ⇒ Source of funding
- ⇒ Timing

Certainty that governance arrangements can provide consistency

- ⇒ With earlier decisions
- ⇒ With the agreed Vision
- ⇒ Accountability
- ⇒ Clear understanding of issues that must be taken into account

Include funding and governance arrangements as part of the Framework documents