Fishermans Bend draft Framework & Planning Controls

Planning Review Panel Hearing

Overview in 5 Main Points

6 Key Issues Identified

13 Key Recommendations

Overview in 5 main points

1. Fishermans Bend draft Framework (FBdF) has set a high standard in sustainability
Overview in 5 main points

2. The existing & proposed planning controls are highly unlikely to achieve the standards of sustainability set out in the FBdF

Overview in 5 main points

3. The proposed additional planning controls will not add significant value to the existing provisions

Overview in 5 main points

4. Some contradictions in the proposed measures need to be amended
Overview in 5 main points

5. Additional details on sustainability standards and clear responsibility for reporting is required if the standards in the FBdF are to be achieved.

6 Key Issues Identified

1. No overall Green Star Communities rating or standard has been set

6 Key Issues Identified

2. The zero net emissions target cannot be achieved by a 4 Star Green Star rating

Neither through;
- Communities (precinct level)
- Or Design and As Built (building level tool)
6 Key Issues Identified

3. The requirement for a 4 Star Green Star rating for buildings (contained in the Schedules 1 and 4 Capital City Zone Clause 37.04) is lower that what is required by the existing CoM Energy, Water and Waste Efficiency Local Policy 22.19 which requires a 5 Star standard in developments over 5,000m2

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6 Key Issues Identified

4. The requirement for a 4 Star Green Star rating for buildings (contained in the Schedules 1 and 4 Capital City Zone Clause 37.04) is equivalent to what is required by all current applications in CoPP larger that 50m2 (CoPP ESD Local Policy 22.13)

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6 Key Issues Identified

5. The exemption for extensions and additions (contained in the Schedules 1 and 4 Capital City Zone Clause 37.04) is in direct conflict with to what is required by all extensions and additions in CoPP larger that 50m2

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6 Key Issues Identified

6. The 50% food waste target and the 70% target for household waste in the FBdF is not guaranteed by the a 4 Star Green Star Standard & is higher than what most 4 Star Green Star projects would achieve.

13 Key Recommendations

1. Planning controls are updated to make greater reference to the sustainability goals in the FBdF

2. Planning controls should be proportionate to the scale of development:
The larger the development, the higher the standard in sustainability.
13 Key Recommendations

3. Planning controls should be consistent across all of the Fishermans Bend Urban Renewal Area

13 Key Recommendations

4. I recommend a 6 Star Green Star Communities rating at precinct level
5 Star Green Star Design & As Built rating for buildings over 5,000m²
4 Star Green Star Design & As Built rating for buildings 50-5,000m²

13 Key Recommendations

5. A responsible agent for delivering these standards should be stipulated
13 Key Recommendations

6. Recommend that a zero net emissions performance standard is required by FBURA Local Policies in both Com 22.27 and CoPP 22.15

13 Key Recommendations

7. Recommend a low carbon electricity generation and distribution system is developed by the Fishermans Bend Taskforce in conjunction with electricity generators, distributors, retailers and local industry

13 Key Recommendations

8. Recommend specifying increased bicycle parking rates within both the FBURA Local Policies to be:
1 secure bike space per bedroom and one per 20% of building occupants for non-residential developments.
13 Key Recommendations

9. Recommend changing reference from 'Environmentally Sustainable Design Statement' to 'Sustainability Management Plan', in line with current industry terminology (within Schedule 1 and Schedule 4 to Capital City Zone Clause 37.04)

13 Key Recommendations

10. I recommend that the existing ESD Local Policy 22.13 in the City of Port Phillip be amended to remove sunset clause.

13 Key Recommendations

11. I recommend the Fishermans Bend Taskforce join the Climate Positive Development Program C40 Cities.
13 Key Recommendations

12. I recommend that the following strategies are developed at the soonest opportunity to best guide the development of the planning controls;
- Precinct Plans
- Water sensitive urban design infrastructure
- Tram network infrastructure upgrades
- New road infrastructure
- Open space development
- Finalising the trams corridor plan
- Zero Net Emissions Strategy
- Climate Readiness Strategy

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13. I recommend that Table 1 (below) should be inserted into both Fishermans Bend Urban Renewal Area Local Policies of City of Melbourne (22.27) and the City of Port Phillip (22.15).

Table 1: Proposed Sustainability Triggers and Performance Standards

<table>
<thead>
<tr>
<th>Requirement to trigger sustainable performance</th>
<th>Rating with emission factors</th>
<th>Recommended agent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precinct</td>
<td>National Leadership in ESD</td>
<td>5 Star Green Star</td>
</tr>
<tr>
<td>Non-residential buildings: 0.5-1,000m² of floor area</td>
<td>Excellent in ESD</td>
<td>5 Star Green Star Design and As Built</td>
</tr>
<tr>
<td>Residential or mixed use buildings: 0.5-1,000m² of floor area</td>
<td>Excellent in ESD</td>
<td>5 Star Green Star Design and As Built</td>
</tr>
<tr>
<td>Residential or mixed use buildings: 1-5,000m² of floor area</td>
<td>Excellent in ESD</td>
<td>5 Star Green Star Design and As Built</td>
</tr>
<tr>
<td>Non-residential buildings: 2500m² or 5,000m² of floor area</td>
<td>Excellent in ESD</td>
<td>4 Star Green Star Design and As Built</td>
</tr>
</tbody>
</table>

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