
Request to be heard?: No

Precinct: General

Full Name: Alan Murnane

Organisation: Star Health

Affected property: 341 Coventry Street South Melbourne 3205

Attachment 1:

Attachment 2:

Attachment 3:

Comments: Attached



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Draft Fishermans Bend Framework

Social Health and Inclusion Port Project Submission

Dear Sir or Madam,

On behalf of Star Health and informed in part by the Social Health & Inclusion Port Community Committee, I submit for consideration comments on the Fishermans Bend Draft Framework.

About Social Health & Inclusion Port

Star Health (formerly Inner South Community Health) is a major provider of health and community services across the inner southern region of Melbourne and beyond. Star Health is a not for profit organisation located at four dedicated centres within the St Kilda, Prahran and South/Port Melbourne areas and we deliver more than 150,000 services each year. As one of Victoria's largest community health services, Star Health provides access to doctors, dentists and a broad-range of allied health and other supports. Star Health provides a broad range of services spanning pregnancy, childhood, adulthood and seniors, covering general health, oral health, mental health, homelessness and alcohol and drug services. With specialist expertise in engaging high risk and hard to reach groups it offers health services to all, regardless of a person's ability to pay. As well as direct service delivery Star Health engages in community building and health promotion activities to build the health and wellbeing of the local community.

The Social Health & Inclusion Port (SHIP) project started in 2013 as an initiative of Star Health in partnership with local agencies and residents and continued for 4 years. The project was an initiative of StarHealth in partnership with Port Melbourne residents and nine other organisations. The project commenced with a survey of the health and wellbeing concerns of Port Melbourne residents. The project responds to these needs and is overseen and led by a Community Committee. The committee aims to embody a model of partnership working between local residents and local agencies. The committee is a place where residents and agencies come together to discuss issues

relating to the health and wellbeing of the Port Melbourne community, and work collaboratively towards creating a healthier Port Melbourne.

Over the last four years the project has supported a wide range of community initiatives in four priority areas: Access to Health Services, Healthy Eating, Physical Activity and Social Connections. The initiative was finalised in June 2017, however the resident members of the committee supported continuing the project for a further two years to continue the work that had been started. The current committee membership comprises eight Port Melbourne residents and representatives from the six partner organisations who have committed to improving health and wellbeing in Port Melbourne.

Some successful endeavours during the four years in SHIP have included art's projects that highlight the idea of local identity. Projects like [PORTogether](#) which engaged people in developing art about people and place have been very successful. The Fishermans Bend planners should have a strategy about how to engage future residents in identifying what they want their community to be like.

The activation of spaces has been a great way to get people engaged early on in the process instead of building and hoping people will come. This might be a good strategy particularly around designing the community hubs.

The submission below has been put together through discussion at the community committee and through discussions with other local residents and staff at StarHealth.

Local Resident's Perspective on Port Melbourne

- Residents in Port Melbourne value the natural environment, beach and parks
- Residents value the ability to walk to places in their neighbourhood
- Residents value their open green spaces where they could be with their pets and children
- Residents want better public transport – Port Melbourne isn't perceived as being very well connected and the 109 tram is already overcrowded in the morning.
- Consideration of walking and bike paths is essential to accessing services in the area and therefore their wellbeing.
- Public amenities currently available including JL Murphy Reserve are already at capacity use and are highly valued
- Port Melbourne is poorly served by public health services, and public transport to The Alfred hospital is particularly difficult and is not included within the DayLinks zone (community provided transport).

Overall

- The creation of the new Fisherman's Bend suburb provides an opportunity to improve quality of life for residents and drive down government health costs by consciously funding community health and wellbeing into not only the physical infrastructure but also into the **community culture**.
 - Research shows physical activity and social inclusion improve physical and mental health of individuals, and much of this is socially based
 - Public health programs, the 'soft infrastructure' of Fishermans Bend should start soon so that physical activity and a socially active community are "**the way we do things here in our Fishermans Bend**"
- Realising the vision for Fishermans Bend requires early implementation of a governance structure to implement policies and principles articulated in the Framework. We strongly

advocate for public input into the design of the governance structure to ensure the vision for a healthy, connected and financially viable Fishermans Bend is actually achieved.

- We support focus on a diverse community that is inclusive of people of all ages, backgrounds and abilities.
- We support the adequate and mandated provision of dispersed social and affordable housing.

Concerns

Service provision

- To ensure the community is diverse and inclusive there needs to be a range of affordable services and supports in the area as well as transport links to these services.
- The location, partnerships and funding mechanisms of community health to deliver these services need to be identified early in the development of Fishermans Bend to avoid the provision of community health services lagging population growth.
- Transport links to key services outside the area need to be considered. For example access to The Alfred, which while 'as the crow flies' is close, but especially difficult to reach by public transport or community transport.

Community engagement

- Existing and potential residents, community groups and local organisations need to be engaged in planning and activating community hubs to ensure they meet the needs of the community and are accessible.
- In a rapidly developing community there needs to be investment in building community identity and connection. This includes engaging people in place-making processes such as community arts and social history processes.

Affordable housing

- Affordable housing is essential to Victoria's productivity, liveability and social equity. Fishermans Bend is an opportunity to play a leading role in both addressing victoria's pressing shortage of social and affordable housing and in ensuring that Fishermans Bend is an inclusive community.

Sustainability goal 1: A connected and liveable community

- We support the emphasis on connected transport routes that provide easy access to local and community infrastructure.
- Need to ensure that transport planning takes into account key facilities and services that people will need to access outside the area including the Alfred.
- Transport planning needs to take into consideration the transport needs of people of range of ages and abilities including community transport provision.

Objective 1.1

- We support provision of new public transport routes and enhancing existing public transport routes, and note these need to be in place as the new residents arrive.
- Feedback from residents from Port Melbourne suggests that whole area would benefit from improved public transport services.
- New Public Transport should create easy links across Williamstown Rd / City Rd to neighbouring suburbs (Port Melbourne & South Melbourne) so residents don't have to travel into the city and out again, to go to SM Market, beaches, churches etc.
- The far-sighted inclusion of the potential Metro alignment and metro stations, and potential links to western suburbs is especially welcomed.

Objective 1.2 & 1.3

- We support making the area walkable for people of a range of abilities and needs, and provision of easy off-road cycling paths.
- There is a need to engage people of a range of abilities/needs in designing walkable neighbourhoods.

Objective 1.5

- Similarly the provision of essential new open space and community facilities within easy walking distance is also welcomed. However we are concerned that the mechanisms to fund provision these as new residents arrive (and not afterwards) has not been identified.
- This needs to include locating community facilities and open space close to public transport links for people with limited mobility.
- There should be a regulatory requirement on developers and government to ensure that open spaces and community facilities be funded by developers and implemented by government within a timeframe in order to ensure that they're provided before or as new residents arrive.

Objective 1.10

- We support the provision of minimum communal space and diversity of housing types that create a diversity of housing sizes together with a dispersed (not concentrated) of up-market, affordable and public/social housing. To create this connected and inclusive community planning process should include a **legally binding mandate** for its provision.
- In order to provide fit-for-purpose community spaces, the end-users should be engaged in the design phase to ensure they will be well utilised and function as intended, and to ensure they are dispersed throughout the development.

Sustainability goal 3: An inclusive and healthy community

- We support the emphasis on Fishermans Bend being an inclusive and healthy community (see earlier comments about creating a new health and wellbeing culture for new residents as they arrive).
- We're glad there is recognition that essential community services including health and wellbeing services need to be delivered in the early stages of redevelopment. We are seriously concerned that timelines and procedures for engaging with and health, local

government and community are not yet set out. It is of great concern that there is no detail on precinct governance required to drive how these essential services will be funded and staged. These issues need to be addressed as a matter of urgency. Also partnerships and options for the delivery of these services need to be developed as soon as possible.

- We are concerned that pre-school, primary and secondary schooling is not being catered for adequately and the projections of student numbers are not presented. We note that:
 - That Port Melbourne pre-school and primary schools are already well over capacity and the new Ferrars school is full before the building has been completed and gates opened ... and few if any new residents have moved into Fishermans Bend
 - That Port Melbourne has never had a secondary school
 - In the recent past many Port Melbourne students went to South Melbourne tech (now closed) and worked at an early age.
 - The nearest secondary school (Albert College) is over capacity yet it has not yet taken the peak of students from the drastically overcrowded and rapidly growing Port Melbourne Primary School.

Objective 3.1

- We agree that community infrastructure and services needs to be delivered in a timely manner to ensure there is no significant lag in the provision of infrastructure and services to new residents. This will require early identification of sites as well as the development of partnerships to support their operation and delivery including community health services.
- We support the provision of community facilities in each of the precincts that meet the needs of a range of people.

Objective 3.2

- We support the need for community infrastructure hubs to be delivered early to ensure residents have what they need from the start and to support the community culture building process for this new community.

Objective 3.3

- Emphasise the need for residents, community groups and local organisations to be engaged in planning for new community facilities and open spaces from the start to ensure they are fit-for-purpose and that facilities/spaces are well utilised.
- Support utilising innovative ways of engaging the community. This could include utilising community arts and temporary facilities. There should be funding and support for community engagement strategies (arts projects and so forth) throughout the life of the development, not just at the end.

Objective 3.4

- Support a focus on aging in place and the need for cross-sectoral approach to ensuring this is possible.
- Emphasise the need to make the services and supports available locally that people need to age in place including primary health services.

- Essential to ageing in place is inclusion of services appropriately catering for socio economic, CALD and sexuality based diversity.,

Objective 3.5

- Emphasise the importance of providing social and affordable housing to ensure that Fishermans Bend is an inclusive and diverse community. We emphasise that social and affordable housing should be dispersed across the development, and not concentrated. Concentration runs the risk of creating ghettos and avoidable health costs in the future.
- The Framework sets a target that by 2050, at least 6% of all housing in Fishermans Bend is affordable for low to moderate income households. Given the scale of the housing crisis in Victoria, Star Health urges the government to set a more ambitious target.
- We support the **mandated** inclusion of public and social housing at 20% of the new housing stock. These issues need to be addressed as a matter of urgency in order to create the vibrant and diverse community envisaged in the framework.
- It is also critical that the Framework gives clarity about the roles and responsibilities of government, the private sector and housing associations in meeting incentivised and mandatory affordable housing requirements.
- Star Health supports the Frameworks strategy to identify potential current and future government sites that would be suitable for affordable housing. This should be accompanied by a recognition by the Victorian Government that instead of receiving full market value for the site, part of the price paid by the developer will be “in-kind” in the form of affordable housing transferred to a registered housing association free of charge.
- Star Health believes that affordable should be integrated into mainstream housing as much as possible, and would be opposed to ‘cash-in-lieu’ contributions instead of housing provision as it will be used to create segregated communities through the concentrations of social and affordable housing in particular parts of Fishermans Bend.
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Objective 3.6

- Need to consider utilisation of existing public open space when planning future use as not negatively impact existing users including Murphy Reserve and Northport Oval.
- Support that need for innovative use of existing open spaces including school facilities.

Objective 3.9

- Our work through SHIP has shown there is strong community support for maintaining and strengthening the cultural heritage of the area.
- Support working with the local community and community groups to promote the social history of the area and enhance local character.
- SHIP’s PORTogether project is a successful example of how you can engage the local community in documenting and promoting the social history of the area.
- Our experience with SHIP has demonstrated that community arts initiatives are an effective way of engaging a diverse range of people in the community in place-making processes.

Objective 3.10

- Support recognising and protecting the Aboriginal heritage of the area and working with the Aboriginal community to do this.

We hope that these comments will be useful in the further development of the Fishermans Bend Urban Renewal Area. If you wish to discuss any details further or would like more information about the Social Health & Inclusion Port project please contact the SHIP project team on ship@starhealth.org.au or call 9525 1300.

Yours faithfully,



StarHealth
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Star Health acknowledge the traditional owners of this land, the Yalukit Willam clan of the Boon Wurrung people and pay our respects to their elders both past and present. We acknowledge and uphold their continuing relationship to this land.