

Fishermans Bend Urban Renewal

April 2015

FISHERMANS BEND AND THE PLAN FOR URBAN RENEWAL

Located between Melbourne's city centre and Port Phillip Bay, Fishermans Bend is one of the largest urban renewal areas in Australia.

This is an exciting opportunity to transform the area from a series of industrial precincts to a 455-hectare modern and vibrant development of inner Melbourne.

The transformation will double the size of the city centre, forge a direct connection to the bay and accommodate tens of thousands of residents and workers, driving significant economic growth and providing for Melbourne's growing population.

State Government, councils, community groups, business, development partners, residents and employees must work together to achieve shared outcomes through partnerships, innovative ways of building, use of space, discussion and negotiation to ensure that we create a place with true heart and soul and deliver significant benefits for everyone.

Map of Fishermans Bend



Fishermans Bend Urban Renewal History

Jul 2012: Fishermans Bend land rezoned

Sep 2013: Draft Vision and Interim Design Guidelines released and Public Consultation Program

Jul 2014: Strategic Framework Plan (SFP) released

Aug 2014: SFP introduced into planning schemes

Apr 2015: Review announced and SFP amended

KEY CHANGES TO THE PLAN

The transformation of Fishermans Bend is a once-in-a-lifetime opportunity that must be properly realised.

The government will ensure Fishermans Bend becomes a sustainable and appealing community for families and workers.

It is vital that the community, councils, businesses, development partners, residents and employees have a voice in changes to the area.

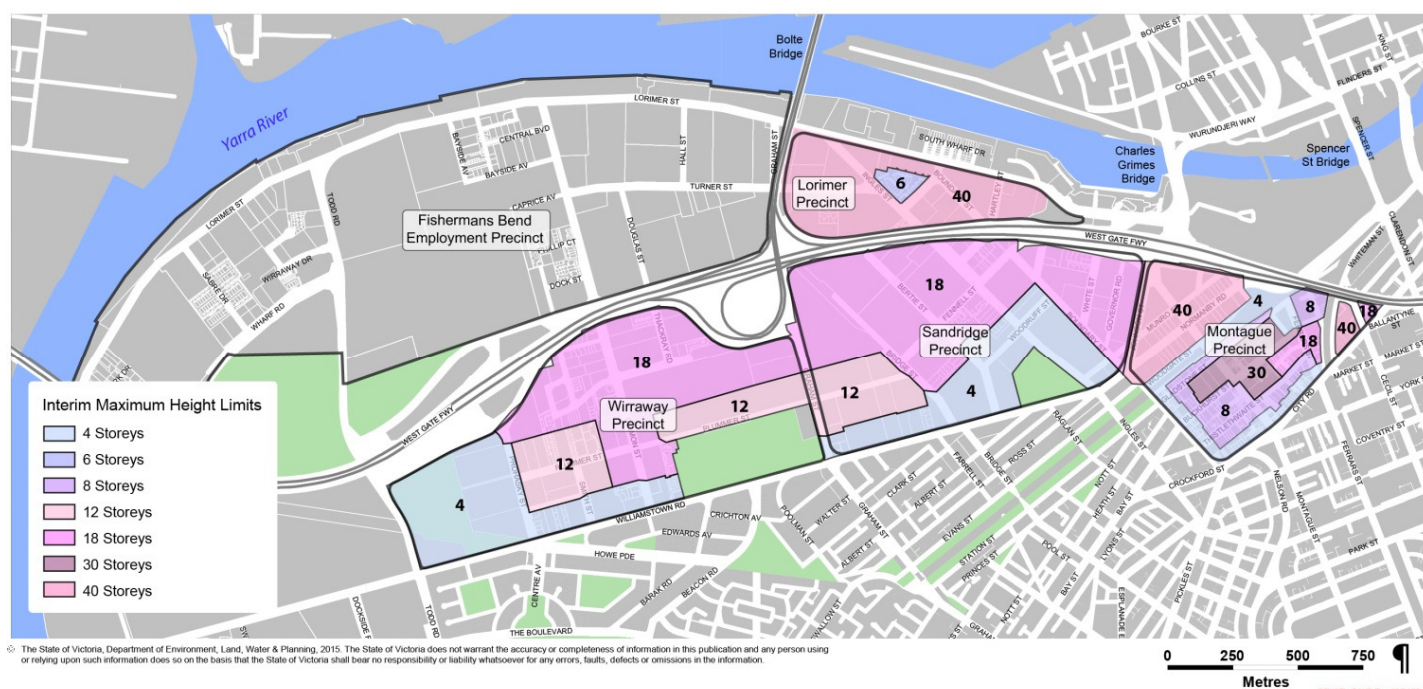
The government is putting in place a comprehensive and robust process to oversee the changes and work with developers to ensure the public realm is improved.

The changes include:

- expanding the urban renewal area to include a new jobs-creating Employment Precinct in addition to the other distinct neighbourhoods of Montague, Wirraway, Sandridge, and Lorimer
- involving the community across all stages of the planning process with multiple opportunities to engage and provide input
- establishing a Ministerial Advisory Committee with independent experts and community representatives to provide detailed advice
- ensuring consistency with other areas in the Capital City zone by making the Minister for Planning the decision-maker on developments 25,000 square metres and above in the Melbourne Planning Scheme, as well as for developments that achieve identified thresholds in the Port Phillip Planning Scheme
- replacing discretionary and preferred height limits with interim mandatory height limits in the neighbourhood precincts (*see map below*)
- a more significant role for councils in developing neighbourhood plans
- the creation of a taskforce led by the Metropolitan Planning Authority to drive the development of detailed plans for each precinct and an overarching infrastructure plan that will include transport planning and community services, in collaboration with the councils of Melbourne and Port Phillip, key stakeholders and the community
- undertaking a range of actions over 18 months to deliver consistent and considered engagement, strategic planning and finalisation of controls and governance for Fishermans Bend.

INTERIM MANDATORY MAXIMUM HEIGHT CONTROLS IN FISHERMANS BEND

Interim changes to height controls will take effect immediately to protect Fishermans Bend from inappropriate development while strategic planning work is underway. Discretionary and preferred height limits have been replaced with interim mandatory maximum height limits of 40 storeys in the Montague and Lorimer Precincts and 18 storeys in the Sandridge and Wirraway Precincts, with lower maximum height limits in the areas abutting existing neighbourhoods in Port Melbourne. This means that no permit may be granted for developments that exceed the maximum height specified for a particular site.



© The State of Victoria Department of Environment, Land, Water and Planning 2015



THE WAY FORWARD

The Victorian Government has responded to the concerns of the community and is delivering on its election commitment to review and recast Fishermans Bend.

There is a need for careful and considered planning and genuine, innovative, and best practice engagement with the community.

This approach will ensure we achieve the best possible planning outcomes for public open space, community facilities and transport, and protect Fishermans Bend from over-development, congestion, and a lack of schools and services.

The community and local government will be involved at every stage of this process – with representation on the Ministerial Advisory Committee, on the coordination group and MPA-led taskforce, and engagement in the development of the suite of plans.

The suite of plans includes distinctive Neighbourhood Precinct Plans for the neighbourhoods of Lorimer, Montague, Sandridge and Wirraway, a Fishermans Bend Employment Precinct Plan, and an overarching Infrastructure Plan.

The five precincts are significantly different from each other:

- Lorimer is a high-density residential precinct and an extension of Docklands
- Montague will be a high-density office and residential precinct, and an extension of South Bank and the city
- Sandridge will be a mixed-use area of medium-density residential and commercial activities

- Wirraway will be a lower-rise residential extension of Port Melbourne
- Fishermans Bend Employment Precinct will be developed to attract new jobs and commercial/industrial premises.

Following the delivery of the suite of plans, a draft planning scheme amendment will be prepared.

The new plan for Fishermans Bend will be exhibited for public feedback and an independent panel appointed to review submissions and hold hearings. Once the plan is finalised, amendments will be made to the Melbourne and Port Phillip Planning Schemes.

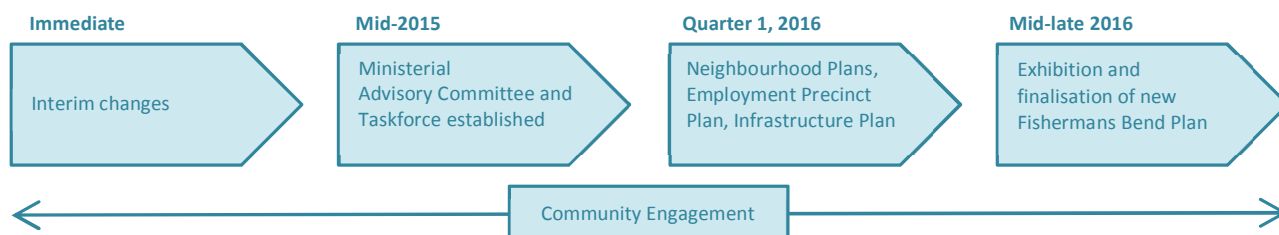
Expressions of Interest for the Ministerial Advisory Committee

Expressions of Interest (EOI) will soon be sought for representatives on the Fishermans Bend Ministerial Advisory Committee, including:

- an independent chairperson who has experience and expertise in the Victorian planning system
- four experts in any of the following: statutory planning, urban economics, urban renewal, transport planning, environmental planning
- a representative of the City of Port Phillip
- a representative of the City of Melbourne
- three community-based representatives with local knowledge.

The EOI will be publicly advertised in the near future.

REVIEW PROCESS TIMELINE



FREQUENTLY ASKED QUESTIONS

How will the review improve planning for Fishermans Bend?

The development of new detailed strategic plans for each precinct will provide greater detail than the current Strategic Framework Plan and give the community a greater voice in the outcome.

Will transport options and schools be planned for?

An overarching infrastructure plan will include a transport plan, the need for community infrastructure such as schools, childcare, and libraries and a developer contributions plan. It will be developed by the Metropolitan Planning Authority in consultation with councils, key stakeholders including Public Transport Victoria and the community.

Funding for these components will come from a range of sources including the State Government, development contributions and councils.

Will the new plan include the same development density, and projected population and job numbers?

A fully developed Fishermans Bend will accommodate more than 40,000 new jobs and up to 80,000 residents by 2050.

How long is the strategic planning process likely to take and what interim measures will be put in place?

It is anticipated the full process will take up to 18 months to complete, with 12 months for plan development including community consultation.

To restore greater confidence and certainty to the community, councils and developers, there will be some immediate changes to height controls in Fishermans Bend, and a return of responsible authority powers to the Minister for Planning for significant planning permit applications.

What are the interim changes to height controls?

Preferred and discretionary height controls in Fishermans Bend have been replaced with interim mandatory maximum height limits. This means that no permit may be granted for developments that exceed the maximum height limit specified in the planning scheme for a particular site.

These mandatory maximum height limits, together with other interim controls, will protect Fishermans Bend from

inappropriate development while detailed strategic planning takes place over the next 18 months.

What will happen to existing permit applications?

Existing permit applications will be determined by the Minister for Planning, as required under the Planning Scheme provisions in place at the time of application.

All new applications will be assessed under the new controls, including mandatory height limits.

When will the public be engaged in the process?

The community will be engaged throughout the consultation process, which will include public meetings, targeted consultations and co-design workshops before a draft plan for each neighbourhood and precinct is released for consultation.

In addition, the Ministerial Advisory Committee will include three community-based representatives selected through a public advertisement and Expression of Interest (EOI) process. Following this, a draft planning scheme amendment will be publicly exhibited.

What is the role of the local councils?

The Cities of Melbourne and Port Phillip will be integral to planning and delivery of effective community engagement and consultation, bringing their local knowledge to the task.

The local councils will work closely with the Metropolitan Planning Authority to prepare the detailed strategic plans as members of the Fishermans Bend Task Force.

They will also be represented on the Ministerial Advisory Committee and an overarching coordination group that will be responsible for alignment and delivery of the plans.

FURTHER INFORMATION

For further information please contact the Victorian Government Contact Centre on 1300 366 356.