

## 10. Fishermans Bend

A major part of the strategy of Plan Melbourne is to transition Melbourne to a more compact, sustainable city by through urban renewal projects. For us in Port Phillip this means the Fishermans Bend Urban Renewal Area.

While supporting the Government's lofty aims for the Fishermasn Bend, we are concerned as to how its objectives will be realised. Put simply, have we learned from the significant mistakes in the development of the Docklands and Southbank precincts?

The Metropolitan Planning Authority released a Framework Plan for Fishermans Bend in July 2014. Back in September 2013 Places Victoria released a Draft Vision for the Fishermans Bend Urban Renewal Area. This promised that the government had learned from the mistakes made at Southbank and Docklands. But the final plan seems to have retreated from this vision.

We do not want a developer-driven development of Fishermans Bend's as a dormitory suburb. We need good design rules, appropriate limits on high-rise towers, public open space, public transport, schools and other community facilities. What will we get?

The Strategic Framework Plan emphasized jobs, the identification of crucial infrastructure needs over the next five years and new design guidelines. However there were problems with the Plan. The Port Phillip Council said that it was disappointed that several measures it had advocated for on behalf of its community were absent from the Strategic Framework Plan. These included:

- A maximum height in the Montague Precinct of 18 storeys, as opposed to 30 storeys in the Plan
- City of Port Phillip to be the responsible authority for developments of up to 25,000 square metres (buildings of approximately 18 storeys)
- Funding certainty on the purchase of open space and early delivery of community infrastructure.
- Targets for affordable housing and sustainability.

Council has announced 10 'non-negotiable' priorities:

- Early roll-out of essential community and transport infrastructure such as parks, community facilities, the Collins Street tram extension (Docklands to Plummer Street) and dedicated cycling corridors
- Sensible height restrictions on developments
- Commercial developments to be delivered within walking distance of transport hubs

- Community infrastructure and open spaces to be funded by developer contributions
- The introduction of sustainable urban development goals
- Incentives for affordable housing
- A design review panel to assess applications against the Fishermans Bend Design Guidelines
- Heritage protection on key buildings and laneway character
- Incentives to retain and grow creative industries
- City of Port Phillip designated the Responsible Authority for developments up to 25,000 square metres.

unChain would like the candidates to comment on whether the Strategic Framework Plan is satisfactory. In particular do you support the early building of the Yarra Crossing bridge and the inclusion of sustainability standards in the Structure Plan?