

# Fishermans Bend Urban Renewal Area



## FISHERMANS BEND COMMUNITY FORUM – SPECIAL MEETING

30 NOVEMBER 2017

### KEY MESSAGES / DISCUSSION POINTS

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Council officers presented an overview of Council's draft submission to the Fishermans Bend Framework and members of the public. Forum members provided their thoughts and feedback, highlighting the following:

- Strong support was indicated for the directions outlined in the '1 pager' summarising Council's draft submission (now included within the Executive Summary of Council's submission).
- Social housing provision through the planning system raised most debate, with some supporting mandatory requirements and others concerned over impact on development viability. Discussion included suggestions for tax incentives and the staged introduction/transition period for any development requirements for affordable housing.
- A general discussion occurred highlighting the need to balance 'asks' for higher development standards / requirements (i.e. affordable housing, ESD and open space contributions) and market impact – noting also that the current process is Council's key opportunity to get the planning right for the long term.
- Other issues highlighted included:

#### *Funding / Financing* the absence of any Funding and Financing Plan

- concern about intergenerational equity when it comes to paying for infrastructure (should not have an impact on current and future ratepayers of Port Phillip)
- the extent to infrastructure funding required is significant
- recognition that Council would not have the funding and financing capacity to deliver all infrastructure in Fishermans Bend

#### *Governance*

- lack of clarity over future governance arrangements / need to recognise challenges of governance for Fishermans Bend given the large amounts of privately-owned land
- Council could put forward suggestions for governance arrangements to government

#### *Community*

- importance of provision of social and affordable housing / impact on development viability (as detailed above)
- that Fishermans Bend must be an 'age friendly' place, including for both young and older persons

### *Sustainability*

- public transport and road infrastructure must be designed to accommodate extreme weather events
- support for a landscaped and precinct wide response to flood management and sea level rise

### *Transport / Infrastructure delivery*

- importance of tram infrastructure (& Yarra crossing), and the risk of road congestion and competition for on-street parking in surrounding neighbourhoods if not delivered early
- support for use of development incentives to delivery priority community infrastructure

### *Economy*

- concern over Government focus on the Employment Precinct for jobs and that the other precincts are being labelled as residential (i.e. not mixed use).
- assumption that people will both live and work in Fishermans Bend was challenged, with suggestions that there must be adequate transport in the precinct and linking to Port Phillip and greater Melbourne.

### *Development Controls*

- suggestion that density controls could be staged. Controls could initially be restrictive while catalyst projects are delivered, then relaxed when community infrastructure is in place.