

22.27 EMPLOYMENT AND DWELLING DIVERSITY WITHIN THE FISHERMANS BEND URBAN RENEWAL AREA

14/11/2016
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This Policy Applies To All Land In The Fishermans Bend Urban Renewal Area As Shown On Map 1 To This Policy.

22.27-1 Policy Basis

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Fishermans Bend is an unparalleled renewal opportunity within Melbourne. It will provide for 60,000 jobs and a range of well-serviced, high density housing options for 80,000 people.

To support this growth, it is important to ensure dwelling diversity, affordable housing and employment opportunities are provided consistent with the Vision for Fishermans Bend.

22.27-2 Objectives

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To ensure development is in accordance with the Vision for Fishermans Bend and contributes to achieving the distinctive vision for each neighbourhood.

To ensure communities have access to a full range of local services and facilities. This will include a mix of residential, commercial, educational, health, spiritual, public and civic uses offering a mixture of housing and employment opportunities to ensure a vibrant community is created.

To ensure large developments are comprehensively planned to create integrated neighbourhoods and deliver high amenity, diversity and a good mix of land uses.

22.27-3 Policy

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Where a permit is required for buildings or works, it is policy to:

Dwelling Diversity and Affordable Housing

Encourage development on sites greater than 3,000m², proposing more than 300 dwellings or proposing more than 1 building, to prepare a master plan for the whole site that includes provision for:

- Publicly accessible spaces that accommodate local passive recreation that are consistent with the Open Space Key Element of the Strategic Framework Plan;
- Diversity of land uses, including non-residential floor space (see 'Employment');
- Diversity of dwelling types and sizes, including an affordable housing component; and
- Diversity of built form typologies, including low and medium rise buildings.

Encourage all new development that proposes accommodation uses and is over 12 storeys in height should provide at least 30% of dwellings as 3-bedroom units.

Encourage all new development that proposes accommodation uses and is over 12 storeys in height, to allocate at least 6% of dwellings as affordable housing to a registered housing association or provider.

Affordable Housing is generally defined as housing where the cost (whether of mortgage repayments or rent) is no more than 30% of a low-to-moderate household income.

Employment

Encourage all development to provides an opportunity for street level home occupation and non-residential use.

Encourage all development over 12 storeys in height within the Lorimer neighbourhood to provide a minimum amount of non-residential floor space equivalent to at least 15% of total habitable gross floor area.

Encourage all development on sites along Lorimer Street and Ingles Street to provide non residential uses along at least 60% of the ground level street frontage.

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Application requirements

An application subject to this policy must be accompanied by the following information as appropriate:

- Provide a project schedule that summarises apartment types, land use mix, open spaces, areas, and total gross floor area.

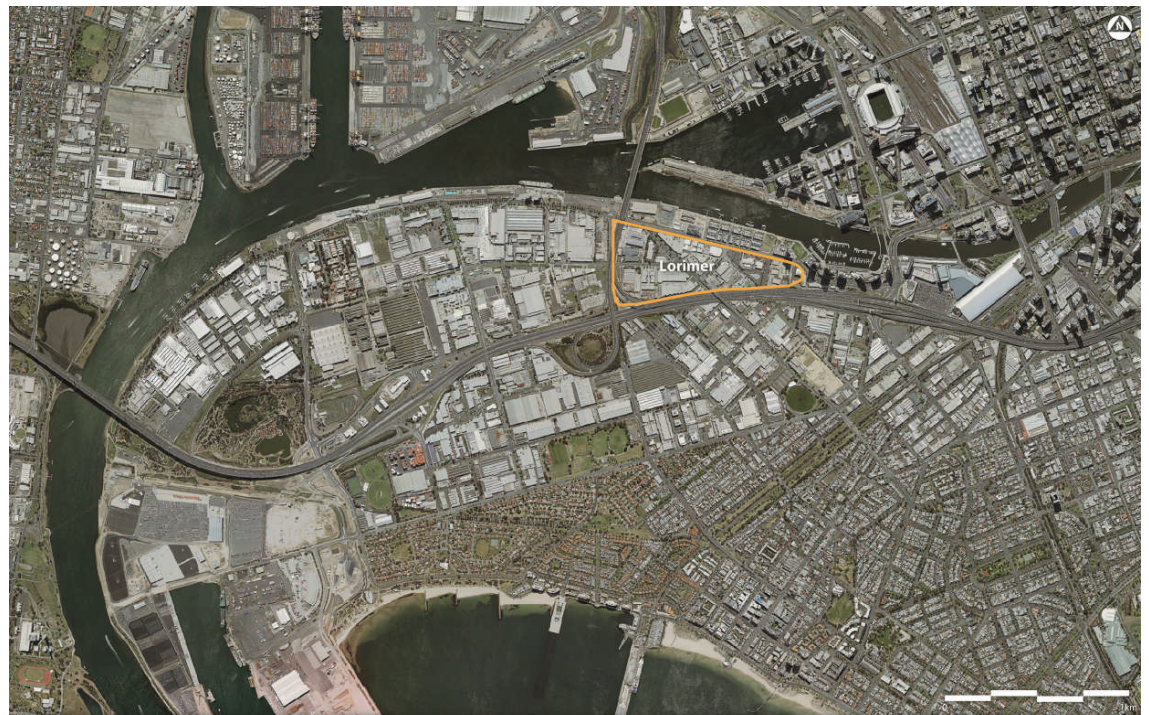
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References

Fishermans Bend Strategic Framework Plan, July 2014 (amended September 2016)

Map 1 – Fishermans Bend Urban Renewal Area



Fishermans Bend

