

22.15 FISHERMANS BEND URBAN RENEWAL AREA POLICY

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GC81

This policy applies to use and development of all land within Fishermans Bend affected by the Capital City Zone Schedule 1 or Design and Development Overlay Schedules 30, 32 and 33.

To the extent of any inconsistency with another local policy, this local policy prevails.

22.15-1 Policy basis

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This policy implements the vision for Fishermans Bend, as set out in the Fishermans Bend Framework, September 2018 as a ‘thriving place that is a leading example for environmental sustainability, liveability, connectivity, diversity and innovation’ that will by 2050, accommodate 80,000 residents, 40,000 jobs and be Australia’s largest Green Star – Community. Fishermans Bend is striving for a 6 Star Green Star –Community rating.

This policy supports:

- Locating the highest densities of employment opportunities close to existing and planned public transport.
- Delivering housing opportunities for a diverse community.
- Providing at least six per cent of dwellings as Affordable housing, with additional Social housing dwellings provided as part of a Social housing uplift scheme.
- Creating a place of design excellence.
- Creating a benchmark for sustainable and resilient urban transformation that supports the creation of a climate adept, water sensitive, low carbon, low waste community.
- Creating resilience against the impacts of sea level rise and flooding from storm events without compromising the urban form at the ground level.
- Addressing the potential flood impacts with measures which in the first instance maintain activity at ground level.
- Creating a low waste community that is designed to provide best practice waste and resource recovery management.
- Creating a connected, permeable and accessible community that prioritises walking, cycling, and public transport use.
- Encouraging developments to be designed to support 80 per cent of movements via active and public transport.
- Encouraging new uses and developments to implements measures to mitigate against adverse amenity impacts from existing industrial uses.

22.15-2 Objectives

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To create a thriving urban renewal area that is a leading example for design excellence, environmental sustainability, liveability, connectivity, diversity and innovation.

To create a prosperous community that supports diverse employment opportunities across all precincts that build on proximity to the Central City and Port of Melbourne.

To promote employment generating floor space in all precincts that supports growth in the knowledge, creative, design, innovation, engineering, and service sectors.

To create thriving, lively mixed-use neighbourhoods that have distinct identity and character consistent with the preferred character for each precinct.

To encourage Affordable housing and the provision of community infrastructure, open space and housing diversity to support a diverse and inclusive community.

To ensure development is carried out in accordance with ecologically sustainable development principles.

To encourage the transition over time from a primarily industrial area to a high-density mixed use area and to support the continued operation of existing uses which are of strategic importance to the urban renewal of Fishermans Bend.

22.15-3 Definitions

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The following definitions apply for the purposes of interpreting this policy:

Affordable housing has the same meaning as in the *Planning and Environment Act 1987*.

Dwelling density (dw/ha) means the number of dwellings on the site divided by the total site area (hectares), including any proposed road, laneway and public open space.

Social housing has the same meaning as in the *Housing Act 1983*.

Social housing uplift means dwellings that exceed the number of dwellings allowable under the dwelling density requirements in the Schedule to the Capital City Zone.

22.15-4 Policy

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22.15-4.1 Providing for employment floor area

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It is policy to assess proposals against the following criteria:

- Development in a Core area in the relevant Map in Schedule 1 to the Capital City Zone should provide floor area for employment generating uses. Table 1 sets out the preferred minimum plot ratio that should be provided for a use other than Dwelling.

Table 1: Minimum plot ratio not used for Dwelling

Precinct	Minimum floor area ratio not used for Dwelling (Core Areas)
Wirraway	1.9:1
Sandridge	3.7:1
Montague	1.6:1

Where development in the core areas provides less than the minimum plot ratio set out in Table 1 to this policy, the responsible authority will consider as appropriate:

- Whether the built form envelope available on the site makes it impractical to provide the minimum plot ratios.
- Whether the application is associated with the continued operation or expansion of an existing employment or residential use on site.
- Whether the buildings floor to floor heights, layout and design will facilitate future conversion from residential to employment generating uses or from car parking areas to other employment generating uses.
- Whether the development can demonstrate that it is contributing to the employment objectives of this policy while providing less than the minimum plot ratio.

22.15-4.2 Community and diversity

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It is policy to:

- Encourage a diversity of dwelling typologies and sizes within each precinct and within individual development sites.
- Encourage Affordable housing to be provided within a range of built form typologies.
- Encourage design that delivers a range of housing types suitable for households with children through:

- The development of mid-rise housing with access to private open space.
 - Living room sizes that exceed minimum requirements.
 - Access to outdoor communal green space including children’s play spaces on ground level, podium levels or roof tops and locating some dwellings to achieve direct visual access to those play spaces.
 - Providing children’s communal active indoor play or recreation space as part of indoor communal spaces.
 - Locating sufficient storage areas in areas with easy access to dwellings.
 - Encourage the delivery of adaptable floor plates including the opportunity to combine one and two-bedroom units to form larger apartments.
 - Encourage communal open spaces within residential development to include a range of facilities, garden and recreation areas, with consideration given to opportunities for a range of users.
 - Encourage the early delivery of community infrastructure hubs.
- It is policy to assess proposals against the following criteria:
- Proposals of more than 100 dwellings should provide the following percentage of three-bedroom dwellings:
 - Wirraway: 30 per cent
 - Sandridge: 20 per cent
 - Montague: 25 per cent

22.15-4.3 Providing for Affordable housing

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Affordable housing

It is policy to assess proposals against the following criteria:

- Development should provide at least six per cent of dwellings permitted under the dwelling density requirements in the Capital City Zone (excluding any Social housing uplift dwellings) as Affordable housing, unless, any of the following apply:
 - The built form envelope available on the site makes it impractical to do so.
 - It can be demonstrated that the development will contribute to the Affordable housing objectives of this policy while providing less than the minimum amount.
 - It can be demonstrated that meeting the Affordable housing objectives of this policy would render the proposed development economically unviable.
- Affordable housing should:
 - Be a mix of one, two and three bedrooms that reflects the overall dwelling composition of the building.
 - Have internal layouts identical to other comparable dwellings in the building.
 - Be externally indistinguishable from other dwellings.

Social housing

It is policy to:

- Encourage development to provide Social housing, in addition to the provision of six per cent Affordable housing, by allowing a Social housing uplift equivalent to eight additional private dwellings of equivalent size for each Social housing unit provided.

Where a Social housing uplift is sought the responsible authority, in consultation with the housing provider receiving the proposed Social housing, will consider as appropriate:

- Whether the proposed Social housing is consistent with state and local policy, and strategic initiatives.
- Whether the proposed Social housing can be realistically delivered and secured by a suitable legal agreement.
- Whether the proposed Social housing is supported by the proposed housing provider receiving the housing and can be maintained as Social housing in perpetuity.
- Whether the Social housing uplift will have acceptable consequences, having regard to the preferred character of the area, and the level of public transport and other infrastructure available.

22.15-4.4 Design excellence

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It is policy to:

- Encourage varied built form typologies that align with the precinct character area as detailed in the relevant Schedule to the Design and Development Overlay.
- Encourage fine grain, pedestrian scale environment.

It is policy to assess proposals against the following criteria:

- Buildings should contribute to a high quality public realm.
- Developments should deliver spaces, including open spaces, for people to meet, gather, socialise, exercise and relax.
- Developments should deliver variation in massing, building height, and roof forms and staggering or offsetting of tower footprints.

22.15-4.5 Achieving a climate adept, water sensitive, low carbon, low waste community

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Energy

It is policy to assess proposals against the following criteria:

- Developments should achieve a 20 per cent improvement on current National Construction Code energy efficiency standards. This includes energy efficiency standards for building envelopes and for lighting and building services.
- Residential developments should achieve an average 7 star NatHERS rating for each building.
- Developments should incorporate renewable energy generation, on-site energy storage, and opportunities to connect to a future precinct-wide or locally distributed low-carbon energy supply.

Urban heat island

It is policy to assess proposals against the following criteria:

- At least 70 per cent of the total site area should comprise building or landscape elements that reduce the impact of the urban heat island effect including:
 - Vegetation, green roofs and water bodies.
 - Roof materials, shade structures, solar panels or hard scaping materials with high solar reflectivity index.
- Non-glazed facade materials exposed to summer sun should have a low solar absorptance.

Sea level rise, flooding and water recycling and management

It is policy to:

- Only consider the raising of internal ground floor level above street level as a last resort, except where the implementation of other measures coupled with an evidence based approach to risk management reasonably necessitates raising internal floor levels above street level.

It is policy to assess proposals in flood prone areas against the following criteria:

- Design elements and materials should be resilient including water proof doors and windows, elevated power outlets and the like.
- Land uses at ground floor level should be able to easily recover from the impacts of temporary flooding.
- Any level change required between street level and internal ground floor should be integrated into the design of the building to maintain good physical and visual connection between the street and internal ground floor.
- Essential services, such as power connections, switchboards and other critical services should be located to address potential flooding events.
- Development and public realm layout and design should integrate best practice Water Sensitive Urban Design.

Waste management

It is policy to assess proposals against the following criteria:

- Developments should respond to any precinct waste management plan.
- Where practicable, developments should create opportunities to:
 - Optimise waste storage and efficient collection methods.
 - Combine commercial and residential waste storage.
 - Share storage or collections with adjacent developments.
 - Separate collection for recycling, hard waste, and food and green waste.

22.15-4.6 Communal open spaces

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It is policy to:

- Create private and communal open spaces within developments to supplement the public open space network.
- Encourage development with an interface to existing or proposed open space to:
 - Avoid unreasonable amenity or microclimate impacts to the open space.
 - Ensure vehicle movement to or from the development does not unreasonably impact on the function, useability or amenity of the open space.
- Encourage internal and external communal spaces within the same development to connect to one another and be designed as multifunctional, adaptable spaces.
- Encourage the provision of additional publicly accessible areas at ground level that contribute to the creation of a network of passive, formal and informal recreational spaces.

It is policy to assess proposals against the following criteria:

- Communal open space should be designed to meet the needs of a range of potential users.
- The location, design and layout of publicly accessible open space areas at ground level should be integrated with adjoining areas of open space.

22.15-4.7 Landscaping

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It is policy to:

- Encourage developments to provide landscaping in all areas of open space including public open space, communal open space and private open space.

It is policy to assess proposals against the following criteria:

- Landscape areas should:
 - Contribute to the creation of a sense of place and identity and the preferred character sought for the precinct.

- Incorporate innovative approaches to flood mitigation and stormwater run-off, and best practice Water Sensitive Urban Design.
- Incorporate opportunities for community gardens.
- For public open space, interpret and celebrate heritage and culture, including Aboriginal cultural heritage.
- Plant selection should:
 - Support the creation of complex and biodiverse habitat that includes native and indigenous flora and fauna.
 - Balance the provision of native and indigenous plants with exotic climate resilient plants that provide resources for biodiversity.
 - Support the creation of vegetation links within Fishermans Bend to surrounding areas of biodiversity through planting selection and design.
 - Incorporate food plants.
- Buildings should:
 - Include deep soil zones of at least 1.5 metres or planter pits to accommodate canopy trees.
 - Incorporate green facades, rooftop, podium or terrace planting that is water efficient, located and designed to be sustainable, viable and resilient and appropriate to micro-climate conditions.

22.15-4.8 New streets, laneways and pedestrian connections

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It is policy to assess proposals against the following criteria:

- New streets, laneways and pedestrian connections should be spaced:
 - In Core areas, not more than 50 to 70 metres apart in the preferred direction and 100 metres apart in the other direction in a block.
 - In non-core areas, not more than 100 metres apart and be oriented in the preferred direction.

The preferred direction for new pedestrians connections and laneways is:

 - In Montague, north–south.
 - In Sandridge, north–south.
 - In Wirraway, north–south.
- Sites of more than 3000 square metres, should provide new streets, laneways or paths to create mid-block through links and define and separate buildings.
- New streets, laneways and pedestrian connections should:
 - Be aligned with and connected to existing and proposed streets as shown in the relevant Maps in the Schedule to the Capital City Zone, laneways and pedestrian connections.
 - Provide direct access to existing or proposed public transport stations and routes, and existing or proposed public open space.
- New shared streets or shared laneways should prioritise pedestrian movement and safety.
- New streets and laneways should be designed to:
 - Enable views through the street block.
 - Have active frontages in a core area.
 - Be open to the sky.
 - Allow for canopy tree planting.

22.15-4.9 Sustainable transport

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It is policy to:

- Ensure development does not compromise the delivery of future public transport including new tram, train and bus routes.
- Reduce impacts of new vehicle access points on pedestrian, public transport and bicycle priority routes.
- Design internal connections to give priority to bicycle and pedestrian movements.
- Provide high levels of and easy access to bicycle parking facilities, including end of trip change rooms, showers and lockers.
- Encourage developments to provide less than the preferred maximum number of car spaces.
- Encourage developments to provide for future conversion of car parking to alternative uses.

Land use transition

It is policy to:

- Ensure new uses and the expansion of existing uses with potential adverse amenity impacts do not prejudice the urban renewal of Fishermans Bend.
- For applications that may be affected by adverse amenity impacts, require the preparation of an Amenity Impact Plan that includes measures to mitigate adverse amenity impacts.

22.15-5

Reference documents

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Fishermans Bend Vision, September 2016

Fishermans Bend Framework, September 2018