

# FISHERMANS BEND FRAMEWORK

## An overview

### Delivering the vision for Fishermans Bend to 2050

FISHERMANS BEND IS AN UNPARALLELED OPPORTUNITY FOR URBAN RENEWAL ON THE DOORSTEP OF MELBOURNE'S CBD. THE FISHERMANS BEND FRAMEWORK IS A LONG TERM STRATEGIC PLAN FOR THE DEVELOPMENT OF THIS CITY-SHAPING PRECINCT TO 2050.



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The Framework provides the direction and guidance to make the precinct a global benchmark for smart, sustainable development and integrated communities where people can live, work, learn and invest.

By 2050, Fishermans Bend will be home for 80,000 residents and 80,000 jobs.





### Key initiatives in the Framework include:



New walking and cycling connections, planning for a future tram network and metro rail connection linking the CBD to western Melbourne via Fishermans Bend. Additional bus services already commenced as part of \$1.2 million investment



Doubling open space to the equivalent of two thirds the size of Docklands, with enough space for an additional four AFL size ovals, six soccer pitches and eight outdoor courts



Housing choice and diversity for 80,000 residents including a target of six per cent affordable housing for all new development



A Social Housing Uplift scheme to deliver social housing



80,000 jobs through additional commercial floor space and the creation of high value jobs and businesses



Balancing growth and liveability through appropriate height and overshadowing provisions



Four primary schools including South Melbourne Primary School, a public secondary school and multi-purpose health, arts, sports and community hubs.



Buildings over 5,000 square metres built to a 5 Star Green Star standard



Fishermans Bend will be Australia's largest Green Star – Community and sustainability goals will drive the overall social, environmental and economic planning for the precinct.

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### **Delivering quality, well-planned development**

The vision for Fishermans Bend is to create liveable and vibrant neighbourhoods that are world-leading examples of urban renewal. To achieve this, new developments need to provide high levels of private and public amenity, creating places where people want to live, work and visit.

New planning controls have been implemented to support the Fishermans Bend Framework. The planning controls guide the number of dwellings that can be developed on a site and ensure diverse housing opportunities, promote innovation and design excellence and support the distinct feel and character of each neighbourhood.

### **Delivering essential infrastructure**

A key component in the planning for Fishermans Bend is the delivery of infrastructure at the right time to align with community needs, population and business growth.

A comprehensive funding plan is being developed to deliver Fishermans Bend and realise the vision by 2050. This plan will consider a mix of funding sources, including an Infrastructure Contributions Plan (ICP).

The ICP is being prepared for the four capital city zoned precincts and is expected to be finalised by early to mid 2019.

*Creating a vibrant inner city neighbour*



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### **Delivering jobs and generating investment**

Fishermans Bend will be home to 80,000 jobs by 2050 through additional commercial floor space and the creation of high value jobs and businesses.

The Fishermans Bend Employment Precinct is envisaged to host 40,000 of these jobs by 2050 and be home to the world renowned centre of innovation in design and manufacturing and leading tertiary institutions.

The proposed tram alignment along Turner Street connects the precinct to Melbourne's CBD and heavy rail network, providing the transport links that will bring the thousands of workers and students that will commute to the precinct daily.

### **Collaborative partnerships**

Partnerships are integral to delivering the vision for Fishermans Bend between all levels of government, the community, landowners, businesses, the development sector and service providers.

The Framework builds on the vision for Fishermans Bend and is the culmination of extensive public consultation and input.

The Fishermans Bend Development Board will guide the development of this landmark project working with all groups within the community, the City of Port Phillip, the City of Melbourne and the Fishermans Bend Taskforce.

### **Next steps**

The next step is working with landowners, the community, businesses, industry, service providers and councils to develop precinct plans which will provide the fine grain detail for each neighbourhood.

In addition, work is underway on key catalyst projects including Australia's centre of innovation in design and manufacturing, which includes the University of Melbourne, a world leading water recycling plant, planning public transport connections and a new secondary school.

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### SUSTAINABILITY

- Australia's largest urban renewal Green Star – Community.
- Zero net greenhouse gas emissions by 2050, via smart buildings and infrastructure.
- 80% of all trips made by sustainable modes of transport like trains, trams, buses, cycling and walking.
- Buildings over 5,000 square metres to be built to a 5 Star Green Star standard and below to a 4 Star Green Star standard.
- State-of-the-art precinct-scale water recycling facility will halve the area's water footprint, drought-proof public spaces, and reduce reliance on potable water to less than 100 litres per person per day.
- At least 80% of all household waste will be diverted from landfill.
- Urban forest canopy and green roofs and walls will help reduce the urban heat island effect and increase habitats for indigenous flora and fauna.

### OPEN SPACE

- City within a park – public open spaces woven into the built form and streetscapes.
- Public open space will double to the equivalent of two thirds the size of Docklands.
- All residents and workers will be within 200 metres of public open space.
- Open spaces will be connected by a network of linear parks encouraging walking and cycling and accommodate both active and passive recreation.
- Open space design supports community gathering and social interaction.
- Overshadowing controls that protect public open space.





## TRANSPORT

- 80% of all journeys to be made by sustainable modes of transport like trains, trams, buses, cycling and walking.
- Parks, shops, facilities and services are all within a 10 minute walk.
- New separated cycle routes providing a network of connections.
- High level of connectivity through tram, cycle and pedestrian links across the Yarra River.
- Turn up and go public transport to be within 400 metres of 90% of dwellings and places of work.
- Planning for a potential metro rail connection linking the CBD, western and north eastern suburbs via Fishermans Bend.

## PLACE AND IDENTITY

- The area's rich and diverse history will be celebrated as an integral component of its urban renewal.
- Existing and newly identified places of heritage significance will be appropriately protected, enhanced and re-interpreted.
- Aboriginal culture and the shared values of Australia's multicultural society will inform a place-based approach to the design and development of Fishermans Bend as a place of distinctive neighbourhoods.

## DIVERSE HOUSING CHOICES

- Built form controls that encourage more generous floor spaces, housing diversity and design innovation and excellence.
- A target of 6 per cent affordable housing for all new development.
- A Social Housing Uplift scheme to deliver social housing.
- Striking the right balance of development so that transport hubs and activity centres are focus points for higher density.

## COMMUNITY SERVICES AND FACILITIES

- First vertical government school in Victoria opened in 2018 with facilities available for after-hours public use.
- Co-location of facilities and services to provide multiple uses in one location near open space.
- Delivery partnerships between not-for-profit groups, government and private sector.
- Community centres within easy access of public transport and walking and cycling links.
- Four distinct types of community hub: education and community; arts and culture; health and wellbeing; and sport and recreation.

## Fishermans Bend planning and engagement



**Get involved and have your say on Australia's largest urban renewal project today**

Email: [fishermansbend@delwp.vic.gov.au](mailto:fishermansbend@delwp.vic.gov.au)  
 Website: [www.fishermansbend.vic.gov.au](http://www.fishermansbend.vic.gov.au)

