

**FISHERMANS BEND PLANNING REVIEW PANEL: DRAFT AMENDMENT  
GC81**

**SUPPLEMENTARY INFORMATION NOTE**

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<b>SIN NUMBER:</b>	<b>11</b>
<b>DATE:</b>	26/3/2018
<b>PRECINCT:</b>	N/A
<b>DRAFT FRAMEWORK REFERENCE:</b>	Page 67
<b>SUBJECT:</b>	Role of the Precinct Plans
<b>NOTE:</b>	
<b>REQUEST:</b>	Provide further information about the status and preparation of Precinct Plans for Fishermans Bend.

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**RESPONSE:**

**Background context**

1. The draft Framework outlines that the Precinct Plans are intended to complement the draft Framework.
2. Precinct Plans are being prepared for each of the four Capital City Zone precincts, and the Employment Precinct.
3. Each precinct will have its own plan.

**What is the purpose of Precinct Plans?**

4. The draft Framework provides the aim of the Precinct Plans and also outlines the key elements that will be addressed in the precinct plans (page 67).
5. The Precinct Plans will complement the final Framework and planning controls.
6. The purpose of the Precinct Plans is to provide the finegrain detail of what is outlined in the draft Framework. The Precinct Plans will focus on the design of the public realm for each precinct, rather than focus on private land.
7. Precinct Plans aim to:

- elaborate the unique and distinct character and vision of each precinct
  - undertake a place making approach that spatially integrates the objectives and strategies in this draft Framework through a set of detailed design responses
  - identify a range of priority detailed actions and initiatives to guide the delivery of key projects identified in this draft Framework.
  - Provide visualisations on how the key projects may be realised.
8. The Precinct Plans will provide Further detail on key elements of the urban structure will be developed to identify each precincts design response:
- i. Transport and movement including street cross sections,
  - ii. street network and hierarchy and key movement networks including pedestrian and cycling paths.
  - iii. Public spaces including type, size and characteristic of the major public spaces, tree canopies and plantings.
  - iv. Community facilities including the priority sites for delivering each type of hub in each precinct within the preferred areas identified in the draft Framework.
  - v. Activity cores including identification of the hierarchy across all precincts and the role and function of each activity core in delivering a diverse range of economic activities.
  - vi. Environmental sustainability including possible precinct approaches, water sensitive urban design and rain gardens.

#### **Who is preparing the precinct plans?**

9. The Precinct Plans are currently being prepared by the Taskforce in collaboration with the officers of the City of Melbourne and City of Port Phillip. Input from other departments and agencies, is also being sought as required.

#### **What is the timeline for the Precinct Plans?**

10. Preparation of the Precinct Plans commenced following the finalisation of the draft Framework and planning controls, in October 2017.
11. However, since December 2017, work on the preparation of the Precinct Plans has slowed as the Taskforce (and the Councils) have prioritised work required for the Panel.
12. Once the Panel's report regarding the draft planning controls and draft Framework has been received and considered, the Precinct Plans will then be completed building upon the final Framework.

#### **How will the Precinct Plans be Implemented?**

13. Until the draft Framework and the planning controls have been finalised it is premature to identify the precise mechanism for their implementation.

14. The Precinct Plans will be documents that will be required to be implemented by decision makers either as an incorporated document in the relevant schemes or by being referred to as a relevant decision guideline and reference document.
15. The content from the Precinct Plans will be important for decision makers. However, it is not the intention to duplicate policies and controls within the Planning Scheme. There is a need to strike a balance between avoiding unnecessary duplication and providing sufficient detail.
16. No decision has been made at this time as to the precise mechanism for implementation of the Precinct Plans as this may depend on their ultimate form and the level of detail the Precinct Plans may contain.
17. When the Precinct Plans have been completed, (which will follow the finalisation of the draft Framework and planning controls) a public engagement program on the Precinct Plans will be developed and implemented, prior to any adoption of the Precinct Plans by the Minister.

#### **Link with other work**

18. Two other documents that will be important to consider in conjunction with the draft Framework, planning controls and Precinct Plans are:
  - *Design and Technical Standards for the delivery of streetscapes* which will be prepared by each council and standard requirements for open space, such as seats and rubbish bins (City of Melbourne have well established version of these and City of Port Phillip's are under preparation). The Public Space Strategy - Stage 3 Final Gap Analysis - Planisphere 2017 prepared for the Taskforce will assist to inform the development of these standards.
  - *Community Infrastructure Design Specification* which will make clear what a developer is required to deliver if they deliver a community facility. The specifications are currently under preparation and expected to be released after the Framework and planning controls have been finalised.