

# DRAFT PLANNING SCHEME AMENDMENT GC81

## Outline of changes proposes to the Melbourne and Port Phillip Planning Scheme

### Fishermans Bend

Fishermans Bend is one of several priority precincts identified in Plan Melbourne and plays a central role in accommodating significant growth. Plan Melbourne designates Lorimer, Wirraway, Sandridge and Montague precincts within Fishermans Bend as priority major urban renewal precincts (mixed use precincts) comprising more than 250 hectares of land.

The draft Fishermans Bend Framework has been created to provide direction for development and establishes benchmarks for high quality design and development outcomes.

To support the implementation of the draft Framework, a suite of planning controls has been prepared to provide detailed planning guidance for new development. These controls once introduced into the City of Melbourne and City of Port Phillip Planning Schemes, will replace the current interim planning measures.

The draft Amendment translates elements in the draft Framework into planning terms and addresses the following key issues for Fishermans Bend:

- Identifies the preferred land use, form and intensity of urban development in each of the four mixed use precincts, including new floor area ratios and maximum height controls.
- Identifies and safeguards potential key transport alignments and services and the preferred locations for public open space and community infrastructure.

The draft Framework has been underpinned by 17 background reports informing its development.

The draft Amendment seeks to integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.



Map 1: Fishermans Bend

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## Draft Planning Scheme Amendment GC81

The draft Planning Scheme Amendment GC81 (Amendment) applies to land within the Lorimer, Wirraway, Sandridge and Montague precincts of Fishermans Bend as shown on Map 1.

The draft Amendment seeks to introduce permanent planning controls to the four Capital City Zone precincts of Fishermans Bend. The Employment Precinct is excluded from this Amendment. The proposed changes to the Melbourne and Port Phillip Planning Schemes will realise the Vision for the area through the draft Fishermans Bend Framework, which forms the strategic basis for the draft Amendment.

## Addressing Environmental, Social and Economic Effects

The draft Amendment continues to recognise Fishermans Bend as an urban renewal precinct of state significance and provides the opportunity for environmental, social and economic effects to be balanced between local and state needs.

The draft Amendment is underpinned by the draft Framework which establishes the strategic requirements needed to support healthy, thriving neighbourhoods which will in turn have positive social impacts.

The draft Amendment will ensure that Fishermans Bend develops as a State significant urban renewal precinct which will make it a great place to live, work, visit and invest.

The draft Amendment does not have direct impacts on the environment. However, the draft Amendment, including the draft Fishermans Bend Framework achieves positive environmental outcomes by:

- Acknowledging the existing environmental conditions and addressing these to protect the community in the future.
- Setting a new benchmark for sustainable urban development, and Green Star - Communities

## Implementing the Objectives of Planning in Victoria

The draft Amendment continues to facilitate the redevelopment of Fishermans Bend through the achievement of the following objectives of planning in Victoria:

- Providing for the fair, orderly, economic and sustainable use and development of land.
- Securing a pleasant, efficient and safe working, living and recreational environment.
- Enabling the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.
- Facilitating development in accordance with the above objectives.
- Balancing the present and future interests of all Victorians.

## Support/implement the State Planning Policy Framework and adopted State policy

The draft Amendment supports the State Planning Policy Framework by establishing a framework for large scale renewal of an inner city urban area, which will provide for housing, jobs and social and physical infrastructure to support the city's population growth requirements.

By 2050, Fishermans Bend will be home to approximately 80,000 residents and provide employment for up to 80,000 workers. The Amendment seeks to facilitate this development by reflecting the State's key planning documents; Plan Melbourne and Homes for Victorians.

## Support/implement the Local Planning Policy Framework

The draft Amendment creates a framework for the large scale renewal of an inner city urban area within the Cities of Melbourne and City of Port Phillip, which will provide for housing, jobs and social and physical infrastructure to support Melbourne's population growth.

The draft Amendment supports the Local Planning Policy Framework by updating the Municipal Strategic Statement (MSS) to deliver on the State Planning Policy Framework to ensure the vision for Fishermans Bend is realised. The introduction of a new local policy will implement the relevant objectives and strategies of the MSS and provides guidance on decision making.

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## Changes Sought by the Draft Amendment

The draft Amendment proposes the following changes to the Melbourne and Port Phillip Planning Schemes;

Planning Scheme	Proposed Changes	Explanation
Melbourne Planning Scheme	Introduce new Planning Scheme Map No. 7EAO	<u>Environmental Audit Overlay</u> Requires land within the Lorimer precinct to be remediated before a sensitive use commences.
	Amending clauses 21.02, 21.04, 21.08, 21.13, 21.16, 21.17	<u>Municipal Strategic Statement</u> Provides the strategic direction to realise the vision for the Lorimer precinct within Fishermans Bend.
	Replace Clause 22.27 with a new Clause 22.27	<u>Fishermans Bend Urban Renewal Area Local Policy</u> Provides guidance on how to evaluate and exercise discretion in the assessment of planning permit applications. This includes; employment, dwelling densities, community and diversity, design excellence, active street frontages, energy, urban heat island, water management, waste management, public open space, new streets and laneways, smart cities, sustainable transport and floor area uplift.
	Replace Schedule 4 to Clause 37.04 with a new Schedule 4	<u>Capital City Zone</u> Outlines land use and development outcomes. This includes; land uses, subdivision, floor area ratios, floor area uplift, building Green Star requirements, provision of streets and laneways, core and non-core areas, open space network and advertising signs.
	Replace Schedule 67 to Clause 43.02 with a new Schedule 67	<u>Design and Development Overlay</u> Outlines built form controls. This includes; building heights, setbacks and separation, overshadowing, wind, active street frontages, adaptable buildings, building finishes and landscaping.
	Replace Schedule 13 to Clause 45.09 with a new Schedule 13	<u>Parking Overlay</u> Sets maximum car parking rates to foster sustainable transport outcomes. This overlay also establishes additional car parking plan requirements, which include the provision of bicycle, car share and motorcycle spaces. Additional design standards are included to provide further guidance.
	Amend schedules to clauses 61.03 and 81.01	Consequential changes to list new maps within the schedule to <i>What does this Scheme Consist of?</i> Consequential changes to remove the

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Planning Scheme	Proposed Changes	Explanation
		<i>Fishermans Bend Strategic Framework Plan (September 2016).</i>
Port Phillip Planning Scheme	Introduce new Planning Scheme Map Nos. 2DPO, 3DPO	<u>Development Plan Overlay</u> Protects areas of strategic importance to ensure development achieves defined outcomes.
	Introduce new Planning Scheme Map Nos. 1EAO Amend Planning Scheme Map Nos. 2EAO, 3EAO,	<u>Environmental Audit Overlay</u> Requires land within the Lorimer precinct to be remediated before a sensitive use commences.
	Amend Planning Scheme Map Nos. 1ESO	<u>Environmental Significance Overlay</u> Provides guidance on development within the Port of Melbourne interface.
	Amend clauses 21.1, 21.02, 21.03, 21.04, 21.05, 21.06	<u>Municipal Strategic Statement</u> Provides the strategic direction to realise the vision for the Wirraway, Montague and Sandridge precincts within Fishermans Bend.
	Replace Clause 22.15 with a new Clause 22.15	<u>Fishermans Bend Urban Renewal Area Local Policy</u> Provides guidance on how to evaluate and exercise discretion in the assessment of planning permit applications. This includes; employment, dwelling densities, community and diversity, design excellence, active street frontages, energy, urban heat island, water management, waste management, public open space, new streets and laneways, smart cities, sustainable transport and floor area uplift.
	Replace Schedule 1 to Clause 37.04 with a new Schedule 1	<u>Capital City Zone</u> Outlines land use and development outcomes. This includes; land uses, subdivision, floor area ratios, floor area uplift, building Green Star requirements, provision of streets and laneways, core and non-core areas, open space network and advertising signs.
	Replace Schedule 30 to Clause 43.02 with a new Schedule 30	<u>Design and Development Overlay</u> Outlines built form controls. This includes; building heights, setbacks and separation, overshadowing, wind, site coverage, active street frontages, adaptable buildings, building finishes and landscaping.
	Replace Schedule 1 to Clause 45.09 with a new Schedule 1	<u>Parking Overlay</u> Sets maximum car parking rates to foster sustainable transport outcomes. This overlay also establishes additional car parking plan requirements, which include the provision of

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Planning Scheme	Proposed Changes	Explanation
		bicycle, car share and motorcycle spaces. Additional design standards are included to provide further guidance.
	Introduce a new Schedule 2 to Clause 43.04	<u>Development Plan Overlay</u> Protects areas of strategic importance to ensure development achieves defined outcomes.
	Amend schedules to clauses 61.03 and 81.01	Consequential changes to list new maps within the schedule to <i>What does this Scheme Consist of?</i> Consequential changes to remove the <i>Fishermans Bend Strategic Framework Plan (September 2016)</i> .

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