

28 March 2018

Ms Kate Morris
Chair of Fishermans Bend Planning Review Panel
Planning Panels Victoria

Dear Kate,

Fishermans Bend Expert Witness Report Follow up

As requested by the Review Panel during the hearing I have provided:

- my full letter of instruction (attached), and
- A data table of employment forecasts for the CBD and other central city precincts as presented in Figure 5, 6 and 7 of my statement of evidence.

TABLE 1: CENTRAL CITY PRECINCT EMPLOYMENT FORECASTS

	Total employment				Gross employment density (jobs per hectare)		
	2016	2026	2051	2016-51	2016	2026	2051
Melbourne CBD	235,950	293,782	445,098	209,148	970	1,207	1,829
Docklands	55,531	64,722	78,947	23,415	242	282	344
Southbank	46,115	53,009	68,238	22,123	291	334	431
City North	24,468	34,404	47,421	22,953	247	347	478
North Melbourne	6,982	8,906	14,154	7,171	106	135	214
South East Melbourne	8,375	9,315	10,296	1,921	36	40	44
Carlton	12,189	16,184	24,153	11,964	88	117	175
East Melbourne	22,159	29,438	46,354	24,194	121	161	254
Fitzroy	13,574	18,416	30,551	16,977	133	180	299
Arden	9,125	11,152	52,323	43,198	40	49	228
E-Gate	3,342	3,687	4,822	1,480	49	54	71
Collingwood	14,823	19,324	28,607	13,784	91	119	176
Parkville	13,727	17,978	29,874	16,147	29	38	64
South Melbourne	14,888	20,352	30,945	16,057	109	149	226
Port Melbourne	5,780	7,797	11,831	6,052	18	25	37
Dynon Rd	5,315	5,673	9,700	4,385	24	26	44
Melbourne Port (Core)	3,409	4,101	10,886	7,477	9	11	30
Melbourne Port (South)	1,197	1,292	2,127	930	6	7	11
FB: Montague	3,240	3,400	4,000	760	76	79	94
FB: Lorimer	1,820	2,290	6,000	4,180	43	55	143
FB: Sandridge	5,200	11,080	26,000	20,800	58	124	292
FB: Employment	13,281	14,766	40,000	26,719	51	56	152
FB: Wirraway	2,410	2,740	4,000	1,590	21	24	35

Source: SGS Economics and Planning

Please do not hesitate to contact me if you require further clarification.

Yours sincerely,



Julian Szafraniec
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15 January 2018

Julian Szafranec
Principal and Partner
SGS Economics & Planning

Email: Julian.Szafranec@sgsep.com.au

Subject to Legal Professional Privilege

Dear Julian

**Fishermans Bend Planning Review Panel
Draft Planning Scheme Amendment GC81 (the Amendment)**

We act for the Minister for Planning in this matter.

As you may know, the planning for Fishermans Bend has been led by the Fishermans Bend Taskforce (**the Taskforce**). The Taskforce comprises members from the Department of Environment Land Water and Planning (**DELWP**), Port Phillip and Melbourne City Councils and Development Victoria. The Taskforce is an administrative office within DELWP.

The draft Amendment has been prepared by the Taskforce to implement the *Fishermans Bend Vision – The next chapter in Melbourne’s growth story, September 2016* by introducing new controls and policies into and amending existing policies in the Port Phillip and Melbourne Planning Schemes and introducing a new *Fishermans Bend Framework, draft for consultation, 2017*. The draft Amendment and Framework together with various background reports to the draft Framework may be viewed at: <http://www.fishermansbend.vic.gov.au/>.

Submissions on the draft Amendment closed on 15 December 2017. Submissions can be viewed at: <https://engage.vic.gov.au/fishermans-bend-draft-framework/fishermans-bend-submissions>.

The Minister has appointed an advisory committee known as the Fisherman’s Bend Planning Review Panel to consider the draft Amendment and all public submissions referred to it and to carry out a public hearing to provide an opportunity for anyone who requests to be heard to present their submission to the Panel. The Minister will be the planning authority for the Amendment, should it proceed.

An overview of the Panel hearing process and Panel Terms of Reference may be found here: <https://engage.vic.gov.au/fishermans-bend-draft-framework>.

The directions hearing was held on Wednesday 20 December 2017. The Panel directed the hearing be held in two stages:

- Stage 1 commences on **19 February 2018**. In that first week, we are required to make submissions and call our evidence in full on behalf of the Minister for Planning. We will be followed by Melbourne City Council and Port Phillip City Council in week 2 commencing on 26 February.
- Stage 2 is expected to commence on **9 April 2018** and conclude on **2 May 2018**. It will involve the affected property owners and other submitters

presenting their cases. The Minister and municipal councils will have a right of reply and the opportunity to recall experts where appropriate.

See [Panel's Directions letter. \(PDF, 220.7 KB\)](#).

Instructions

We are instructed to brief you to:

1. Review this email letter and the documents to which it refers;
2. Advise whether you are willing and available to:
 - a. Prepare an expert witness report for circulation on **12 February 2018**. Your statement would need to:
 - i. identify your role in preparing the *Fishermans Bend Economic and Employment Study 2016* by SGS;
 - ii. state whether you adopt the *Fishermans Bend Economic and Employment Study 2016* by SGS, as your written expert evidence for the purposes of the:
 - explaining the broad economic context of Fishermans Bend; and
 - recommending economic and employment related policies which should be adopted to achieve the Vision for the area;
 - iii. consider the appropriateness of the proposed Amendment having regard to your statement regarding (ii) above;
 - iv. address the relevant submissions referred to you to the extent they address:
 - explaining the broad economic context of Fishermans Bend;
 - the economic and employment related policies which should be adopted to achieve the Vision for the area;
 - v. identify all facts, matters and assumptions upon which your evidence report proceeds;
 - vi. identify any documents and other materials you have been instructed to consider or take into account in preparing your evidence report, and the literature or other material used in preparing your evidence report;
 - vii. contain a summary of your opinion or opinions;
 - viii. include a statement identifying any opinions which are provisional and why they are provisional (i.e. why such opinions have not been or cannot be fully researched); and
 - ix. include a statement setting out:
 - any matters falling outside your expertise, and
 - why your report is incomplete or inaccurate in any respect.
 - x. identify any changes you recommend to the draft Framework or Amendment in response to the submissions referred to you;
 - xi. be prepared in accordance with the *Guide to Expert Evidence* by Planning Panels Victoria which may be found here: [Guide to Expert Evidence \(DOCX, 99.0 KB\)](#); and
 - b. Present a summary of your evidence and response to submissions at the upcoming Planning Panel Review Hearing, noting we anticipate you will need to make yourself available on **19, 20 or 21 February 2018**; and
3. Provide a fee proposal to:
 - a. Review and provide your opinion on the economic impact (costs and benefits) of the draft Amendment and Framework and where relevant, any changes you recommend to the same;
 - b. Review and advise on relevant submissions referred to you, lodged in response to the draft Amendment;
 - c. If directed, prepare an expert witness report for the Planning Panel Review hearing;
 - d. Review and advise on relevant expert witness reports on behalf of other parties; and
 - e. Present your evidence at the Planning Panel Review hearing.

Your fee proposal should allow for up to three meetings at our offices (approximately 3 hours in total) and set out the details of any persons nominated to assist you in relation to the Project.

Your fees

We request you prepare a fee proposal for our client and send it by email c/- kmorris@ha.legal.

The fee proposal should include an overall fee, with inclusions and exclusions clearly stated, as well as an itemised breakdown. Hourly rates and any disbursements should be included.

You should not commence any substantive work on this matter until you have received our confirmation that your fee proposal has been approved.

The Taskforce will be responsible for your fees. We require that any tax invoices be addressed to the Taskforce and a copy emailed to us.

Legal Professional Privilege

We confirm that your professional opinion is sought in the context of us providing legal advice to the Minister. Consequently, your advice attracts legal professional privilege. The Minister is therefore not required to disclose any advice provided by you to any other party unless legal professional privilege is waived (by the Minister).

To ensure legal professional privilege is maintained, please keep your opinion/advice confidential.

We will notify you if legal professional privilege is waived in respect of your advice.

If you have any queries, please contact Kate Morris on 0414870447 or Allison Tansley on (03) 9611 0197.

Yours faithfully,

A handwritten signature in blue ink that reads "Kate Morris".

HARWOOD ANDREWS