

# Urban renewal – Challenges and Opportunities

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## Growth in our Cities

- Growth in cities is a defining characteristic of our time (Melb and Sydney projected to be 8 million by mid century)
- Urban containment and densification is an almost universal policy response in the developed world
- Significant and documented benefits for residents, businesses and governments including reduced commuting, thicker labour markets and sweating of existing infrastructure assets
- But...Australia has generally responded poorly to the different urban planning challenges of growth, urban containment and densification
- Our land use regulation, infrastructure planning and preference for market driven public policy and our governance and fiscal arrangements are the product of an earlier age
- Not always getting the outcomes we want and often don't know why
- NIMBYism is sometimes a rational response

# Thinking about a different future and showing it can happen

- Now need a rapid re-visioning of the cities we want (Plan Melbourne refresh is a good beginning)
- And ...discussion about the governance, fiscal and policy arrangements which will steer us towards that vision
- And...grasp opportunities to demonstrate that we have a vision and that we **can** make that vision happen

# Fishermans Bend - 5 Precincts



# Plenty of opportunities

- 455 ha south of Yarra and west of Southbank on doorstep of current CBD (four precincts of Montague, Lorimer, Sandridge and Wirraway) totalling 250ha and recently added Employment precinct of 205ha
- Flat land used for industrial and commercial purposes – underutilised considering its inner urban location
- Redevelopment opportunity of national and international significance/ huge area of underutilized land on doorstep of CBD – Barangaroo is 5% of the area
- Opportunity to provide attractive office space for high end service industries and creative industries
- Opportunity for highly desirable inner city residential growth relieving pressure elsewhere
- Opportunity to showcase best practice high rise high density approach to liveable communities
- Potential to assist housing affordability by increasing supply
- With inclusion of employment precinct, potential to become nationally significant employment cluster building on existing uses



# Plenty of challenges

- Mostly privately owned - area close to CBD in small lots
- Very difficult geotechnical conditions, large areas of land reclamation, long industrial uses and high levels of contamination – low rise, medium density commercially difficult
- Some of the area subject to flooding and storm surge
- Transport access very challenging and compounded by freight task of Port (up to 8 million TEUs)
- Land has been rezoned (don't have choice to defer)
- Existing planning guidelines are light handed
- Due diligence and planning work not undertaken prior to rezoning
- MANY infrastructure challenges
- Many permits for residential high rise already issued/in train – trend way in excess of projections
- No applications for employment purposes to date
- Rezoning occurred with inadequate financial and governance arrangements in place
- Significant community, professional and developer concern

# Recast of Fishermans Bend

- Minister Wynne appointed MAC in July 2015
- 1<sup>st</sup> MAC report October 2015 with 40 recommendations – most now adopted
- New governance arrangements and commitment to new Vision, Financial Plan and Transport Plan
- Recommendations on contamination study, contaminated land audit requirements, reverse amenity provisions, sustainability strategy and sustainable infrastructure and integrated utilities development strategy all adopted
- Commitment to consultation with stakeholders and the local and wider Melbourne community



# Guiding our future work

‘Make no little plans, they have no magic to move men’s blood’ – Daniel Burnham