

**22.15 EMPLOYMENT AND DWELLING DIVERSITY WITHIN THE FISHERMANS BEND URBAN RENEWAL AREA**

14/11/2016  
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**This Policy Applies To All Land In The Fishermans Bend Urban Renewal Area As Shown On Map 1 To This Policy.**

**22.15-1 Policy Basis**

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Fishermans Bend is an unparalleled renewal opportunity within Melbourne. It will provide for 60,000 jobs and a range of well-serviced, high density housing options for 80,000 people.

To support this growth, it is important to ensure dwelling diversity, affordable housing and employment opportunities are provided consistent with the Vision for Fishermans Bend.

**22.15-2 Objectives**

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To ensure development is in accordance with the Vision for Fishermans Bend and contributes to achieving the distinctive vision for each neighbourhood.

To ensure communities have access to a full range of local services and facilities. This will include a mix of residential, commercial, educational, health, spiritual, public and civic uses offering a mixture of housing and employment opportunities to ensure a vibrant community is created.

To ensure large developments are comprehensively planned to create integrated neighbourhoods and deliver high amenity, diversity and a good mix of land uses.

**22.15-3 Policy**

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Where a permit is required for use and / or development of land, it is policy to:

**Dwelling Diversity and Affordable Housing**

Encourage development on sites greater than 3,000m<sup>2</sup>, proposing more than 300 dwellings or proposing more than 1 building, to prepare a master plan for the whole site that includes provision for:

- Publicly accessible spaces that accommodate local passive recreation that are consistent with the Open Space Key Element of the Strategic Framework Plan;
- Diversity of land uses, including non-residential floor space (see 'Employment');
- Diversity of dwelling types and sizes, including an affordable housing component; and
- Diversity of built form typologies, including low and medium rise buildings.

Encourage all new development that proposes accommodation uses and is over 12 storeys in height should provide at least 30% of dwellings as 3-bedroom units.

Encourage all new development that proposes accommodation uses and is over 12 storeys in height, to allocate at least 6% of dwellings as affordable housing to a registered housing association or provider.

**Affordable Housing** is generally defined as housing where the cost (whether of mortgage repayments or rent) is no more than 30% of a low-to-moderate household income.

## Employment

Encourage all development to provide opportunities for street level home occupation and non-residential use.

Encourage all development over 40 metres in height within the Montague neighbourhood to provide a minimum amount of non-residential floor space equivalent to at least 15% of total habitable gross floor area.

Encourage all development on sites along Normanby Road, Williamstown Road, Fennell Street, Plummer Street, Buckhurst Street, Ingles Street, Montague Street and Salmon Street should provide non residential uses along at least 60% of the ground level street frontage.

### 22.15-4 Application requirements

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An application subject to this policy must be accompanied by the following information as appropriate:

- Provide a development summary that outlines apartment types, land use mix, open spaces and total gross floor area.

### 22.15-5 References

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Fishermans Bend Strategic Framework Plan, July 2014 (amended September 2016)

## Map 1 – Fishermans Bend Urban Renewal Area

