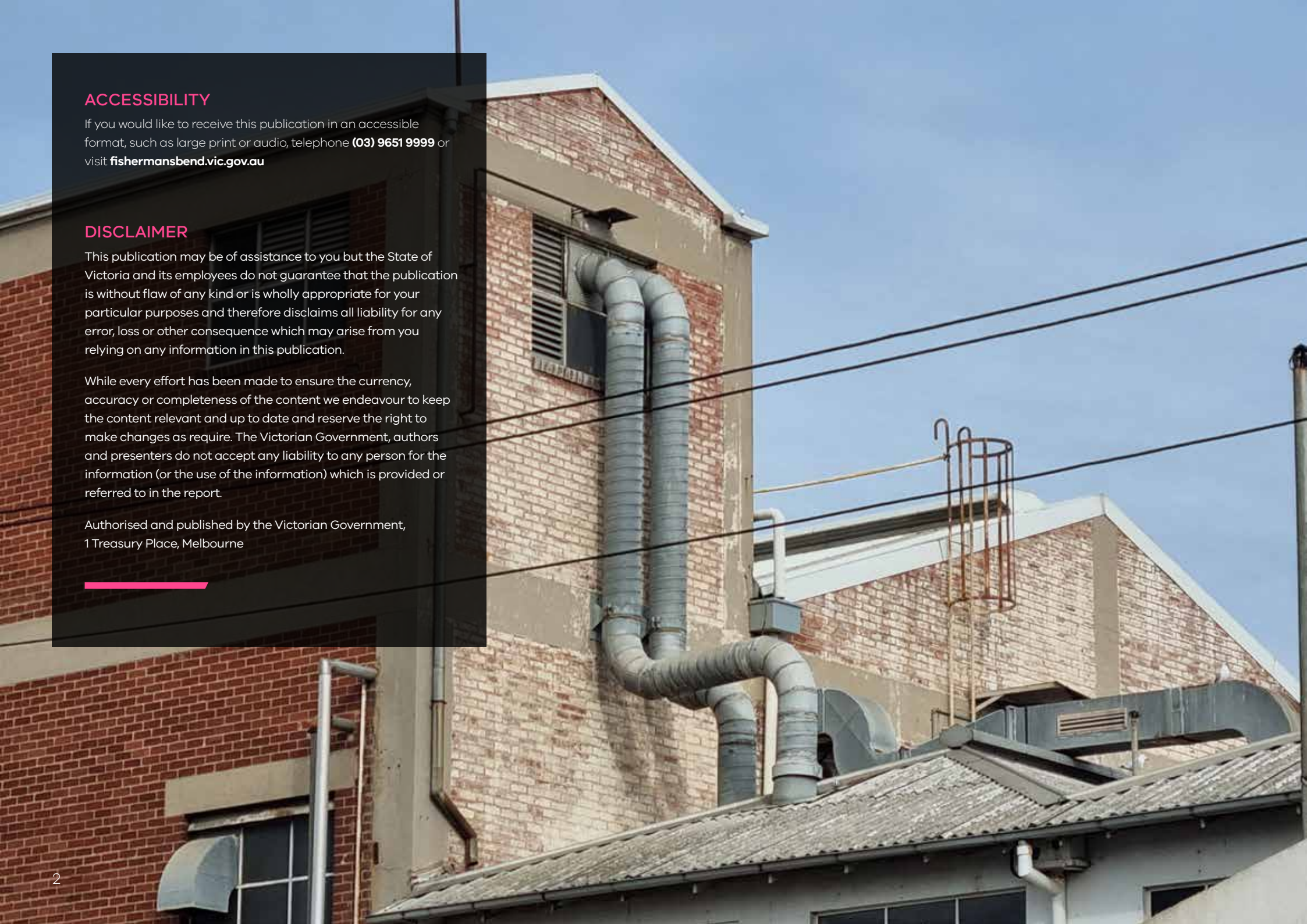
Fishermans Bend Employment and Innovation Area

Draft Precinct Implementation Plan

/ October 2026



VICTORIA State Government | Department of Transport and Planning



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1 Treasury Place, Melbourne



ACKNOWLEDGEMENT OF BUNURONG LAND COUNCIL ABORIGINAL CORPORATION

We acknowledge the Traditional Owners of lands and waterways encompassing Fishermans Bend, the Bunurong peoples, and pay our respects to their Elders past and present.

We recognise the intrinsic connection of the Bunurong Traditional Owners and acknowledge that they have cared for Country for thousands of years and continue to care for Bunurong sky, lands and waters today.

We also recognise and value the ongoing contribution of Aboriginal peoples and communities to Victorian life and how this enriches us. We embrace the spirit of reconciliation and self-determination, working towards the equality of outcomes and ensuring an equal voice.

COUNTRY

The area now known as the Fishermans Bend Employment and Innovation Area (EIA) has been Bunurong Country for tens of thousands of years.

Bunurong peoples have an ongoing social, cultural, spiritual and economic connection to this place where the Birrarung (Yarra River) flows into Naarm (Port Phillip Bay).

More than 5000 years ago, it was not yet a bay, but rather a dry, low lying area. The inundation of Naarm is told through Aboriginal oral tradition and reminds us that this is a landscape that has and continues to be shaped by water.

COUNTRY

The Fishermans Bend landscape in the 1800s was marshy and sandy and regularly subject to inundation. The lower reaches of the Birrarung (Yarra River) was densely covered with melaleuca or tea-tree and coastal banksia. It was alive with flocks of wild ducks and wattle birds in the lofty eucalyptus.

Bunurong peoples have hunted, fished and dived in the waters of this Country for millennia. Water holds important uses and values for Bunurong peoples and is essential to the survival and flourishing of all living beings on Country.

Bunurong peoples have and continue to use fire as a significant tool to actively engage with and care for the places and landscapes that they live within. Fire has been used to regenerate plant species, promote hunting grounds, control animal populations, and to clean and purify water.

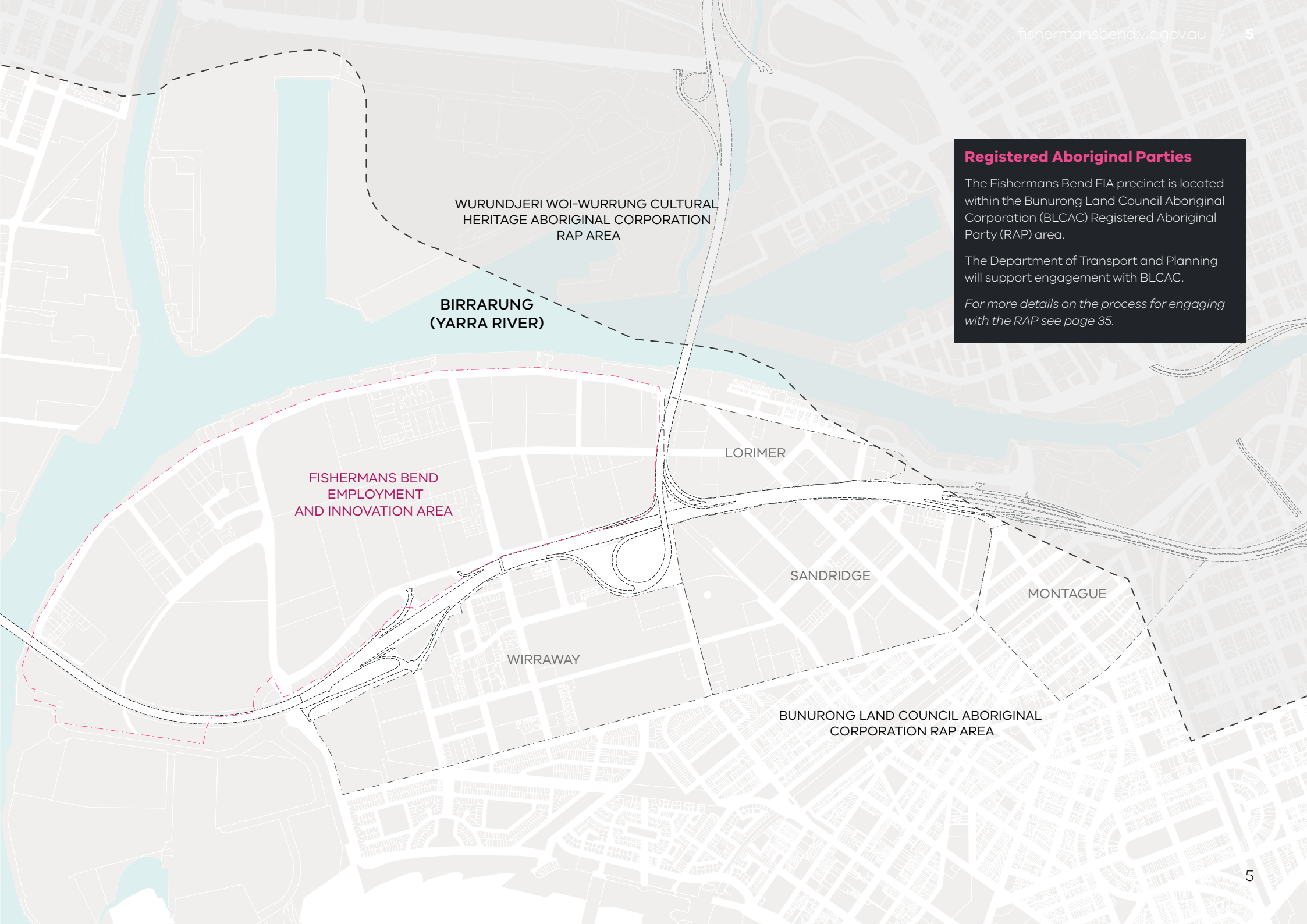
IMPACT OF EUROPEAN COLONIALISM

Over the past 200 years, Bunurong culture has been significantly disrupted by western colonialism and led to the dislocation of Bunurong peoples from their place and identity. Europeans cleared the tea-tree and made large-scale landscape alterations, such as the draining and channelling of waterways and swamps.

Despite this, Bunurong peoples, their culture, law and connection to Country continue to survive and thrive today despite the many significant and ongoing effects of European colonialism.

The embedding of Bunurong cultural values in projects such as Fishermans Bend contributes towards meaningfully reconnecting Bunurong peoples and culture with this place as it changes into the future.

For more information on how stakeholders and community can engage with Bunurong Land Council Aboriginal Corporation on this project see page 35.



Registered Aboriginal Parties

The Fishermans Bend EIA precinct is located within the Bunurong Land Council Aboriginal Corporation (BLCAC) Registered Aboriginal Party (RAP) area.

The Department of Transport and Planning will support engagement with BLCAC.

For more details on the process for engaging with the RAP see page 35.

EXECUTIVE SUMMARY

"The Fishermans Bend Employment and Innovation Area (EIA) will be internationally renowned as a centre of innovation in advanced manufacturing, engineering and design."

DELIVERING THE VISION FOR THE EIA

By 2050 the Fishermans Bend EIA will have successfully transitioned from a traditional industrial area into a vibrant innovation cluster. It will attract the best local and global talent in its target sectors, and foster the convergence of ideas and a culture of collaboration.

The cultural values of the Bunurong peoples will be embedded in the precinct as guided by Bunurong Traditional Owners.

The precinct's industrial legacy will be celebrated through the retention and adaptation of heritage and character buildings and structures, alongside new development that meets the needs of contemporary manufacturers and workers.

The delivery of infrastructure will provide opportunities to transition modes of movement, strengthen biodiversity, mitigate urban heat effects, address flooding, improve climate resilience and support a circular economy.

THE OPPORTUNITY

On the doorstep of central Melbourne

The Fishermans Bend EIA sits on the doorstep of central Melbourne and provides a gateway for Victoria to connect to a global network of leading innovation precincts.

The Fishermans Bend EIA holds a distinct competitive advantage in attracting global talent due to the lifestyle of working in the heart of one of the world's most liveable cities, near vibrant residential areas and entertainment precincts.

HAVE YOUR SAY ON THE DRAFT EIA PIP

The Fishermans Bend EIA draft Precinct Implementation Plan (draft EIA PIP) proposes a coordinated and phased approach to the precinct's transformation, including:

- → A future urban structure - including transport and open space networks – to progressively deliver on the Vision for the precinct by 2050.
- → Planning controls and design guidance to facilitate a broad range and scale of next generation industrial uses to support innovation and jobs of the future.
- → An implementation pathway including a proposed approach to infrastructure funding and delivery.

The public consultation period for the draft Fishermans Bend EIA PIP will run until **5pm Tuesday 3 November**.

Visit the Engage Victoria website to find out about upcoming information sessions, and to share your feedback: https://engage.vic.gov.au/fishermans-bend-employment-and-innovation-precinct

The Draft EIA PIP comprises the following three chapters:

Chapter 1.0 - The Opportunity

- → Chapter 1.0 presents the global opportunity of the Fishermans Bend EIA as a centre of innovation in advanced manufacturing, engineering and design, and introduces the precinct as a place.

Chapter 2.0 - The Precinct at 2050

- → Chapter 2.0 sets out the vision for the future and proposes the new urban structure, transport and open space networks, land uses, and buildings required to realise it.

Chapter 3.0 - Implementation

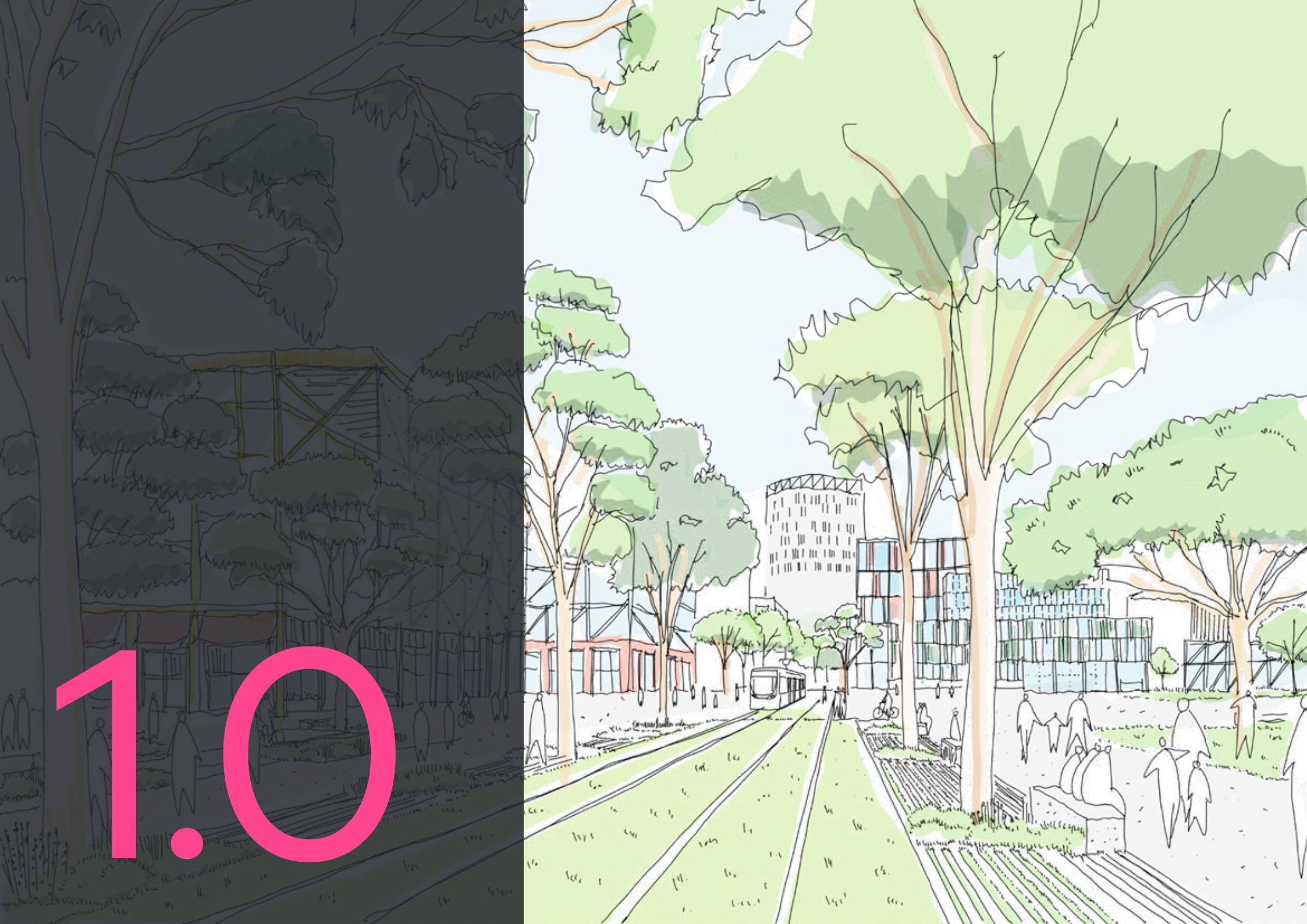
- → Chapter 3.0 sets out a clear implementation pathway for delivering the plan, including infrastructure, further planning and urban design guidance, and a list of Strategic Initiatives.

Supporting Urban Design Guidance document

A supporting Urban Design Guidance document provides further design direction to owners, property industry practitioners, investors and the community for the types of buildings that will be required to support innovation.



"The Fishermans Bend EIA will be internationally renowned as a centre of innovation in advanced manufacturing, engineering and design."



1.0

CHAPTER 1.0 / THE OPPORTUNITY

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1.1 / ADVANCING MANUFACTURING VISION

The Fishermans Bend EIA will be internationally renowned as a centre of innovation in advanced manufacturing, engineering and design.

Vision in Advancing Manufacturing - the Fishermans Bend Opportunity (2021)

On the doorstep of central Melbourne

The Fishermans Bend EIA sits on the doorstep of central Melbourne and provides a gateway for Victoria to connect to a global network of leading innovation precincts.

The Fishermans Bend EIA holds a distinct competitive advantage in attracting global talent due to the lifestyle of working in the heart of one of the world's most liveable cities, near vibrant residential areas and entertainment precincts.

Government and industry commitment

The opportunity of the Fishermans Bend EIA is built on its ongoing legacy of innovation and the commitment of key industry partners, such as Boeing, Siemens, and the Department of Defence to the precinct's future.

In 2016, the Victorian Government purchased the 37 hectare former General Motors Holden (GMH) site in the heart of the precinct. The GMH site will be redeveloped as the 'Fishermans Bend Innovation Precinct' attracting new vision - aligned tenants including the University of Melbourne Engineering and Design Innovation Campus.

These catalytic investments, coupled with planned improvements to public transport and local amenity, will support the precinct to grow to over 40,000 workers and over 20,000 tertiary students by 2050.

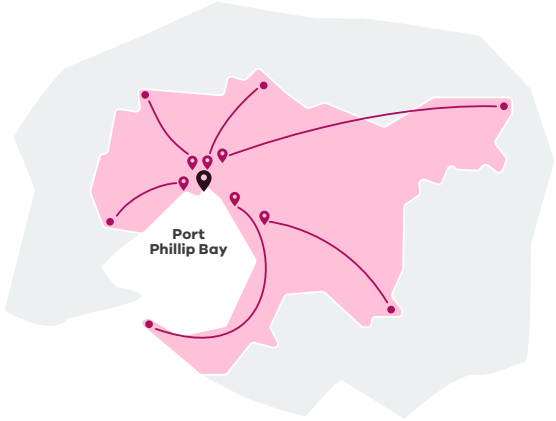
An innovation ecosystem

The Fishermans Bend EIA will have many of the essential ingredients needed to drive innovative responses to the complex manufacturing, engineering and design challenges of the future, through the co-location of industry, leading researchers, innovators, and investors.

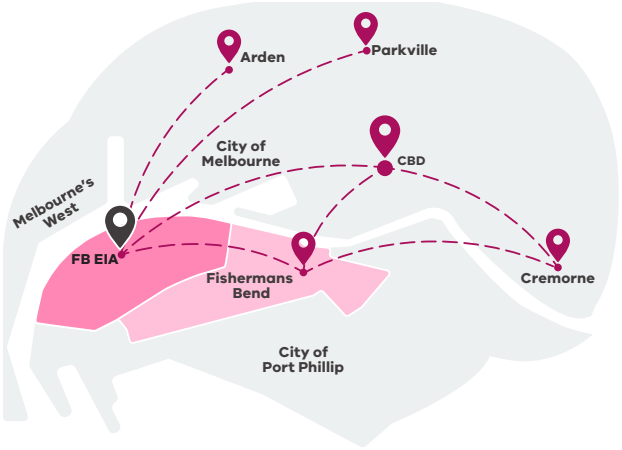
A distinct place for collaboration and convergence

The Fishermans Bend EIA will need to undergo a physical transformation to ensure this co-location translates into collaboration between workers and the convergence of ideas and skills. The vision is for a high quality, safe and accessible place that celebrates its past and embraces its future.

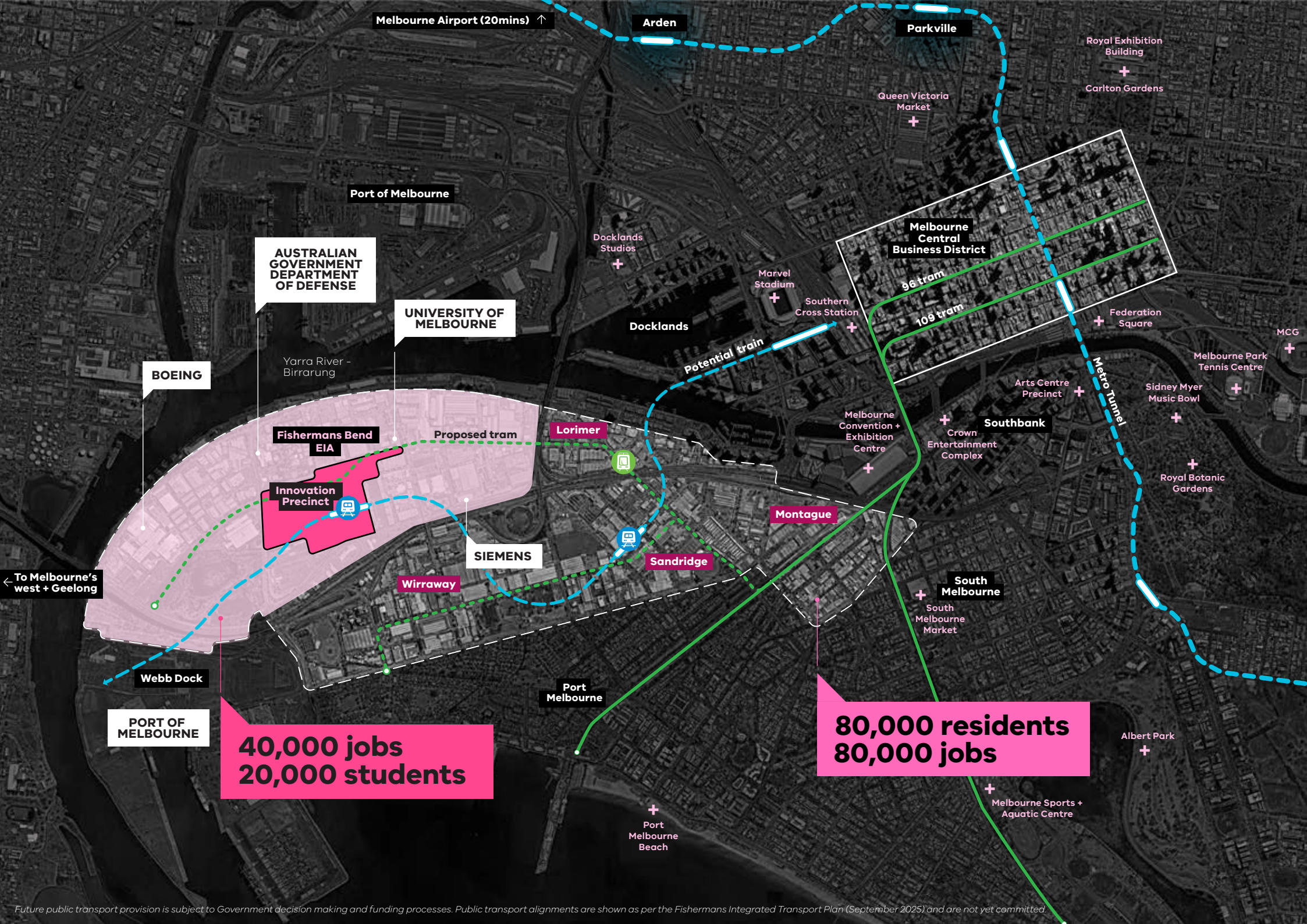
The draft *Fishermans Bend EIA Precinct Implementation Plan* (the EIA PIP) proposes how this transformation will be realised through a coordinated and phased approach.



Connected to Melbourne's key economic centres



Integrated into inner Melbourne's innovation network



Future public transport provision is subject to Government decision making and funding processes. Public transport alignments are shown as per the Fishermans Integrated Transport Plan (September 2025) and are not yet committed.

1.2 / POLICY CONTEXT

The draft *Fishermans Bend EIA Precinct Implementation Plan* sits within the broader policy context of Victoria and the Fishermans Bend project.

Fishermans Bend is approximately 485 hectares and is the largest urban renewal project in Australia. It is projected to accommodate 80,000 workers, 80,000 residents and 20,000 tertiary education students by 2050.

Fishermans Bend comprises a nationally significant employment and innovation area focused on advanced manufacturing, engineering and design and a state significant urban renewal area that is planned to approximately double the size of Melbourne's current Central Business District (CBD).

The *Fishermans Bend Framework 2018* provides long-term strategic guidance for the renewal of the area. The Framework is structured around eight Sustainability Goals to deliver the vision for :

"a thriving place that is a leading example for environmental sustainability, liveability, connectivity, diversity and innovation."

Advancing Manufacturing – the Fishermans Bend opportunity 2021 builds on the Framework, providing the vision and strategic directions that signal the next step in planning for the precinct.

The purpose of this Implementation Plan is to:

- → establish a new urban structure - including transport and open space networks - to deliver on the vision for the precinct by 2050
- → propose planning controls and design guidance for the type of development that will support innovation and design excellence
- → set an implementation pathway including a proposed approach to infrastructure funding and delivery.

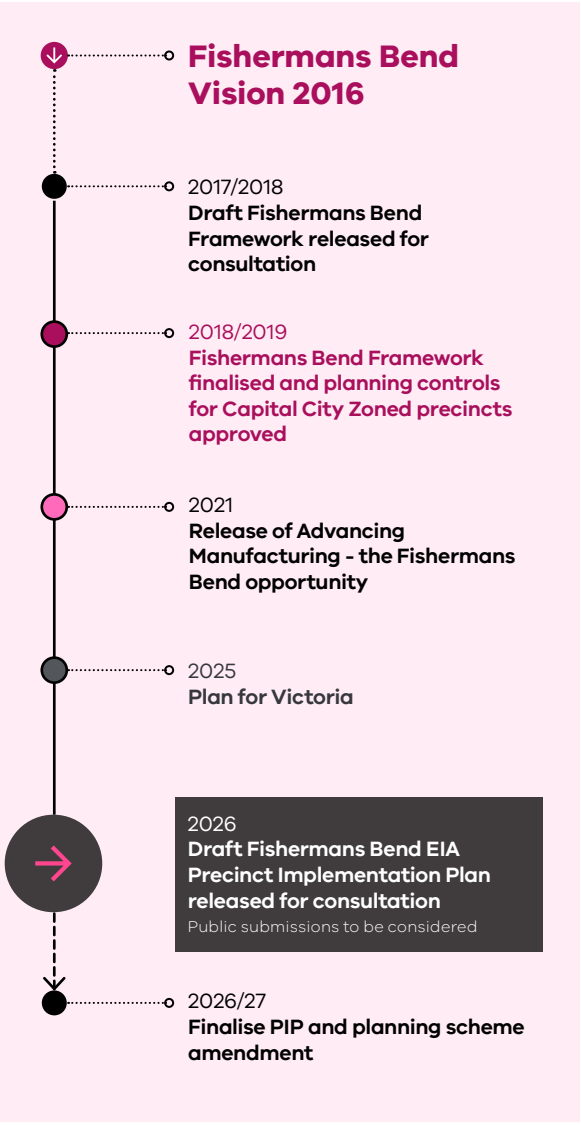
What's in a name?

For the purposes of planning, the geographic area that is the focus of this document is referred to as the Fishermans Bend Employment and Innovation Area (EIA).

Early feedback suggests that the name does not speak to the vision for the area as a hub for advanced manufacturing, engineering and design innovation, nor relate to any historical or geographic reference.

Additionally, the names of any future streets, open spaces and Districts are holding names only and should be treated as such.

An enduring name for the EIA and names for the places within it will be developed in line with the City of Melbourne's *Fishermans Bend Place Naming Framework*.



Plan for Victoria (2025)

A long-term strategy guiding the state's growth through to 2050 across housing, infrastructure, jobs, and sustainability

Fishermans Bend Vision (2016)

Sets renewal benchmarks and sustainability objectives for the renewal of Fishermans Bend and establishes clear direction and a distinct character for the redevelopment of each of Fishermans Bend's five precincts.

Fishermans Bend Framework (2018)

Provides the guiding plan to bring that vision to life, informing investment by all levels of government, the private sector and not-for-profits for decades to come.

Water Sensitive City Strategy (2022)

Seed Toolkit (2023)

Integrated Transport Plan (2025)

Development Contributions Plan (2026)

FISHERMANS BEND

Advancing Manufacturing - the Fishermans Bend Opportunity (2021)

Provides the vision & key strategic directions for the transformation of the Fishermans Bend EIA.

- Precinct Vision
- Strategic Pillars
- Key Moves

EIA Precinct Implementation Plan (2026)

Defines the local characteristics, networks and the strategic rationale that inform planning provisions and delivery for the next 10 years

- Draft EIA PIP
- Planning Scheme Amendment

FISHERMANS BEND EIA

1.3 / SUSTAINABILITY

The EIA PIP will deliver on the vision and eight sustainability goals of the *Fishermans Bend Framework*

The EIA PIP proposes a holistic strategy to transition towards a more resilient and sustainable precinct, including measures such as the adaptive reuse of existing industrial structures and improved ecological connectivity.

These goals are directly informed by the Green Building Council of Australia's 'Green Star Communities' sustainability rating tool which aims to deliver communities that are socially inclusive, environmentally sustainable and prosperous economically.

The goals are underpinned by a series of targets, objectives and strategies that have been embedded in the EIA PIP.

New development in the Fishermans Bend EIA will be required to comply with the Green Star Buildings tool to a 5-Star 'design' and 'as-built' standard.

For details on how the Fishermans Bend Framework sustainability goals are addressed in the draft EIA PIP see the supporting Urban Design Guidance document.



1. A connected and liveable community



2. A prosperous community



3. An inclusive and healthy community



4. A climate resilient community



5. A water sensitive community



6. A biodiverse community



7. A low carbon community



8. A low waste community

RELEVANT FISHERMANS BEND FRAMEWORK TARGETS

- → 80% of trips are made via sustainable transport
- → A successful activity core is established in each precinct where businesses can thrive and everyday needs are met
- → The urban heat island effect is reduced so that Fishermans Bend will be no hotter than inner Melbourne
- → The community is resilient to the shocks and stresses of climate change
- → Fishermans Bend is a diverse community, including a mix of income, age, education levels and backgrounds
- → People can access public open space within 200 metres of their work
- → Several universities have established campuses in Fishermans Bend

GREEN STAR COMMUNITY RATING

Green Star Communities has been adopted as a tool to monitor the successful development of Fishermans Bend. Fishermans Bend is the largest precinct to commit to the rating tool in Australia. Adopting the tool will help to ensure that Fishermans Bend is a leading demonstration project of sustainable development as Australia's progresses on its journey to net zero carbon emissions.

Green Star Communities is Australia's most comprehensive independent rating tool for holistic, triple-bottom line sustainable community and precinct development, providing valuable guidance to communities, governments and the development sector alike. The tool has five categories: governance, liveability, economic prosperity, environment and innovation. The principles and credits within Green Star Communities are reflected within the targets, objectives and strategies embedded in the Fishermans Bend Framework, catalyst projects, planning controls, and background technical reports.

A WATER SENSITIVE PRECINCT

The Fishermans Bend Water Sensitive City Strategy 2022 **sets out a best practice approach to creating 'a water sensitive community' by managing water as a resource in response to climate change.**

The Water Sensitive City (WSC) Strategy is based around the overarching pillars of flood management, climate resilient water systems and urban ecology.

The delivery of the WSC Strategy brings together all elements of the water cycle including sewerage, drinking water, stormwater and water treatment. These are illustrated in the diagrams to the right.

URBAN ECOLOGY

The Fishermans Bend Urban Ecology Study (FBUES) delivers on the sustainability goals which set a strong vision for biodiversity, climate resilience, liveability and water sensitivity.

The FBUES provides guidance for wind, urban heat, urban forest and biodiversity elements and informs key principles for the design of streets, open spaces and recommendations for the private realm.

The FBUES seeks to challenge the way we think about urban design when it comes to competing interests and provides strategies for minimising wind and heat, integrated water management, vegetation and facilitate biodiversity.

The Draft EIA PIP provides greater detail on elements of the WSC Strategy and FBUES delivery such as Integrated Water Management (IWM) infrastructure specifications for public realm projects.

Relevant Sustainability Goals

A climate resilient community

- → Urban Heat Island mitigation
- → Resilience to extreme weather variation

A biodiverse community

- → Healthy trees
- → Enhanced biodiversity

A water sensitive community

- → Reduce sewage discharge
- → Reduce nutrient discharge
- → Maximised water re-use
- → Flood protection

MULTI-SCALE WATER SENSITIVITY APPROACH



- → Onsite water recycling plant & third pipe network
- → Levee
- → Green spines

1. Fishermans Bend scale



- → Water Sensitive Urban Design
- → Above ground distributed storage
- → Pipes and pumps

2. Precinct & street scale



- → Smart tanks for flood protection
- → Rainwater harvesting
- → Compatible uses at ground floor
- → Green roofs and walls
- → Third pipe

3. Building scale

1.4 / AN INDUSTRIAL LEGACY

Fishermans Bend has a rich legacy in manufacturing, innovation and design.

ESTABLISHING A MANUFACTURING HUB

From the 1930s onwards, industry played a growing role in Fishermans Bend and Melbourne becoming Australia's manufacturing heartland.

Rapid industrialisation saw the establishment of many major manufacturers, often occupying large sites of several hectares that are still present today.

Aircraft manufacturing was predominately clustered at the western end of the precinct, with the Commonwealth Aircraft Corporation and Government Aircraft Factories. Further east on Lorimer Street is the still operating Commonwealth Defence, Science and Technology Group (DSTG). Runways that once serviced these facilities are now reflected in the alignment of Todd Road.

Salmon Street was the front door to the vast General Motors Holden industrial complex as well as the Kraft Vegemite factory, still home to Australia's favourite spread.

WEST GATE BRIDGE CONSTRUCTION (1965-78)

The West Gate Bridge was completed in 1978 creating a connection across the Birrarung (Yarra River) to Melbourne's west.

The West Gate Bridge, and in 1999 the Bolte Bridge, put Fishermans Bend at the centre of Melbourne's motorway network, but also created major physical barriers between precincts at a local level.

AN ONGOING LEGACY

The buildings and structures that represent the precinct's heritage and character offer an incredible opportunity to continue to tell the story of Fishermans Bend through retention, adaptation, and celebration.

For more details on the heritage and character of each District, see pages 36-41.

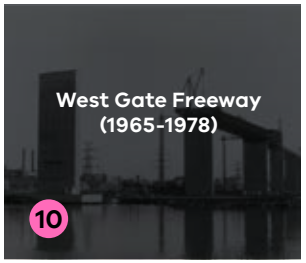
More information on Fishermans Bend heritage can be found via the City of Melbourne's Amendment C394: Fishermans Bend In-Depth Heritage Review at participate.melbourne.vic.gov.au/amendment-c394



/ FISHERMANS BEND (1979) - CITY OF MELBOURNE







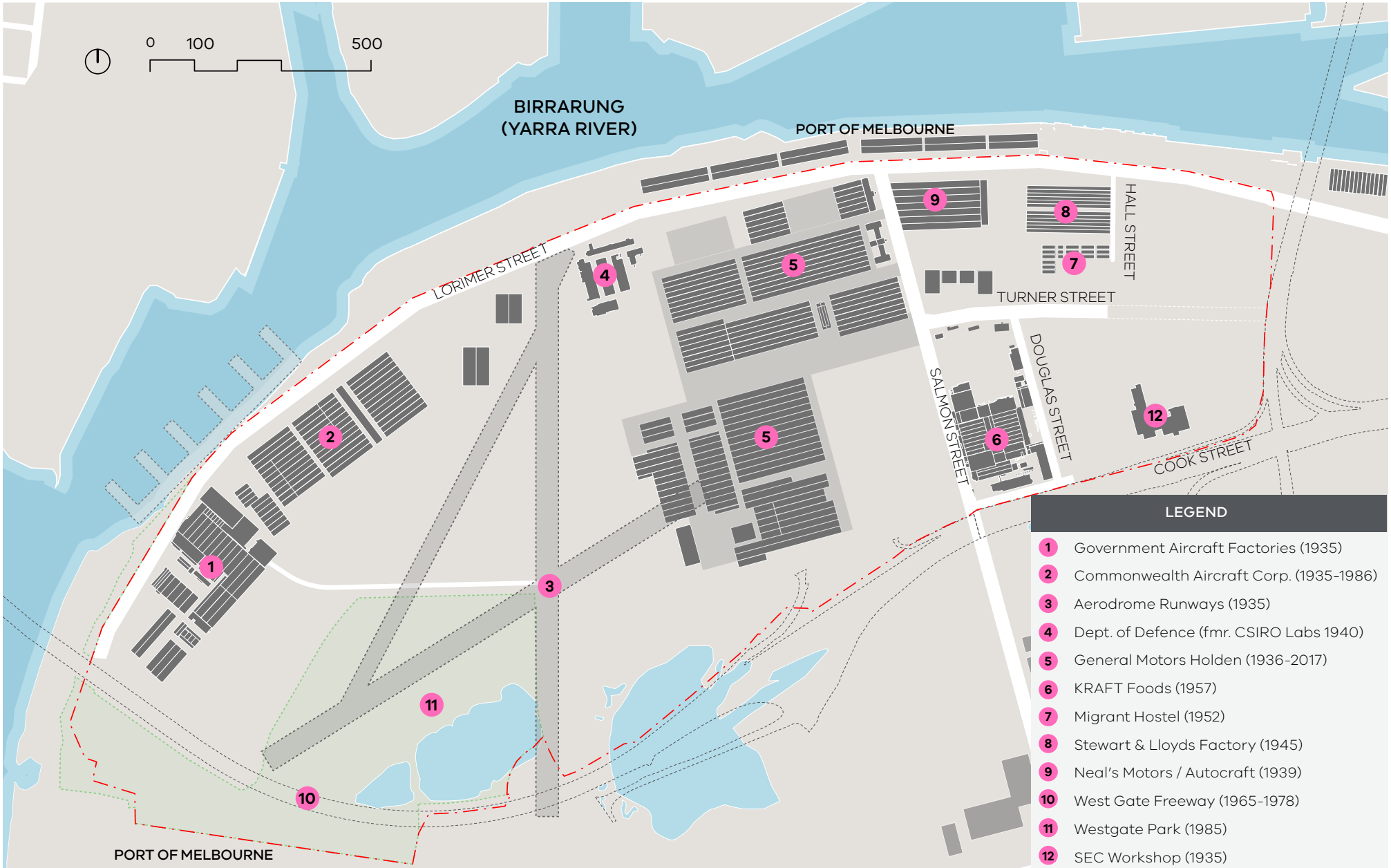


FIGURE 1: LEGACY PLAN

1.5 / THE PRECINCT TODAY

Fishermans Bend's industrial legacy is still evident in the built environment, urban structure and uses of the precinct today.

URBAN STRUCTURE

The precinct is characterised by large blocks and an industrial street network designed for heavy freight vehicles. The major street network including Todd Road, Turner Street, Salmon Street, Lorimer Street and Cook Street are the address for most existing businesses and provide important connections within and beyond the precinct.

A LIVING INNOVATION PRECINCT

Fishermans Bend's role as an innovation precinct has evolved; Boeing operates in heritage buildings that have been used for aircraft innovation and production since 1927; the Commonwelath's Defence Science & Technology Group (DSTG) has been based here for over 80 years; and an increasingly diverse range of companies including the National Transport Research Organisation (NTRO) now call the precinct home.

WESTGATE PARK

Westgate Park is the only existing open space in the precinct. It is a large regional park providing a place for passive recreation and a biodiverse sanctuary for native animal and plant species.

Opposite Westgate Park is land currently used as a go-kart track and zoned for 'Public Park and Recreation' use. *For more details on the future of this site see page 50.*

THE PORT OF MELBOURNE

The precinct is surrounded by the Port of Melbourne - Australia's largest container port - with Webb Dock to the south-west, South Wharf to the north, and Swanson and Appleton Docks on the opposite side of the Birraung (Yarra River). A substantial increase in container and general cargo trade is forecast to 2050, with the majority of this growth occurring at Webb Dock.

CEMENT INDUSTRY AND CONSTRUCTION SUPPLY CHAINS

The Melbourne Cement Facility is located in the section of the port north of Lorimer Street and provides a vital component of the Victorian cement and construction supply chain. Bulk cement products are delivered in large ships from interstate and are trucked to nearby batching plants to be mixed into concrete and delivered to construction sites. The central location of this major facility provides substantial efficiencies to the sector.

These uses are of State signficance and will continue for the long term.

POTENTIAL WEBB DOCK FREIGHT LINK

To accommodate growth at Webb Dock, the Port of Melbourne has proposed an potentially partially elevated freight link through the Fishermans Bend EIA. The EIA PIP takes no formal position on the project but considers a response to the proposed alignment. It would be subject to a full planning process.

See page 25 for the potential Webb Dock Freight Link proposed alignment.



/ FISHERMANS BEND EIA AERIAL



FIGURE 2: EXISTING FEATURES PLAN