

# LORIMER STRUCTURE PLAN

COMMUNITY INFORMATION EVENINGS

11 MARCH 2015 & 19 MARCH 2015

LEANNE HODYL, COORDINATOR -  
CITY PLANS & POLICY



CITY OF MELBOURNE

# PURPOSE OF TODAY'S BRIEFING

- Introduce the Lorimer Structure Plan team
- Provide you with information about the Lorimer Structure Plan, including:
  - » What's happened so far?
  - » What's happening now?
- Outline how you can get involved
- Provide an opportunity for you to ask questions about the project

# TONIGHT'S SESSION

- 6:00 Arrive/refreshments
- 6.10 Short welcome
- 6:15 Presentation by City of Melbourne
- 6:40 Questions and answer session
- 7:25 Wrap and next steps

# WHAT'S HAPPENED SO FAR?



# PLANNING WORK TO DATE

- Rezoning to Capital City Zone by the State Government - July 2012
- Predominantly privately owned land



*Aerial photograph of Fishermans Bend Urban Renewal Area illustrating the four precinct areas*

# PLANNING WORK TO DATE

LED BY  
PLACES VICTORIA  
2012-2013

Background  
documentation and  
research

- » Economic & Employment Study
- » Community Infrastructure Plan
- » Utilities Infrastructure Plan
- » Affordable Housing Options Paper
- » Real Estate Market Assessment
- » Others

(Available on MPA website)

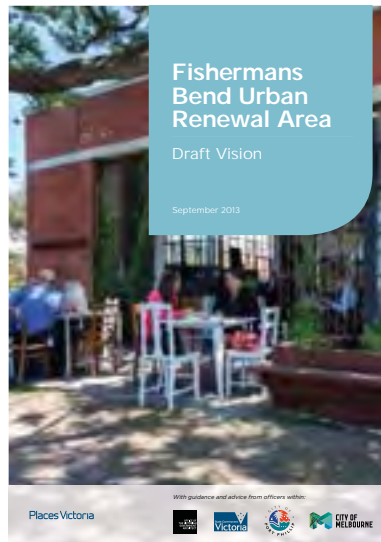
# PLANNING WORK TO DATE

LED BY  
PLACES VICTORIA  
2012-2013

SEPT 2013

Background  
documentation and  
research

Draft Vision +  
Interim Design  
Guidelines



- » Community consultation October - December 2013
- » Community Consultation Report  
(Available on MPA website)

# PLANNING WORK TO DATE

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LED BY METROPOLITAN  
PLANNING AUTHORITY  
JULY 2014

Strategic Framework Plan  
(Incorporating Design  
Guidelines)

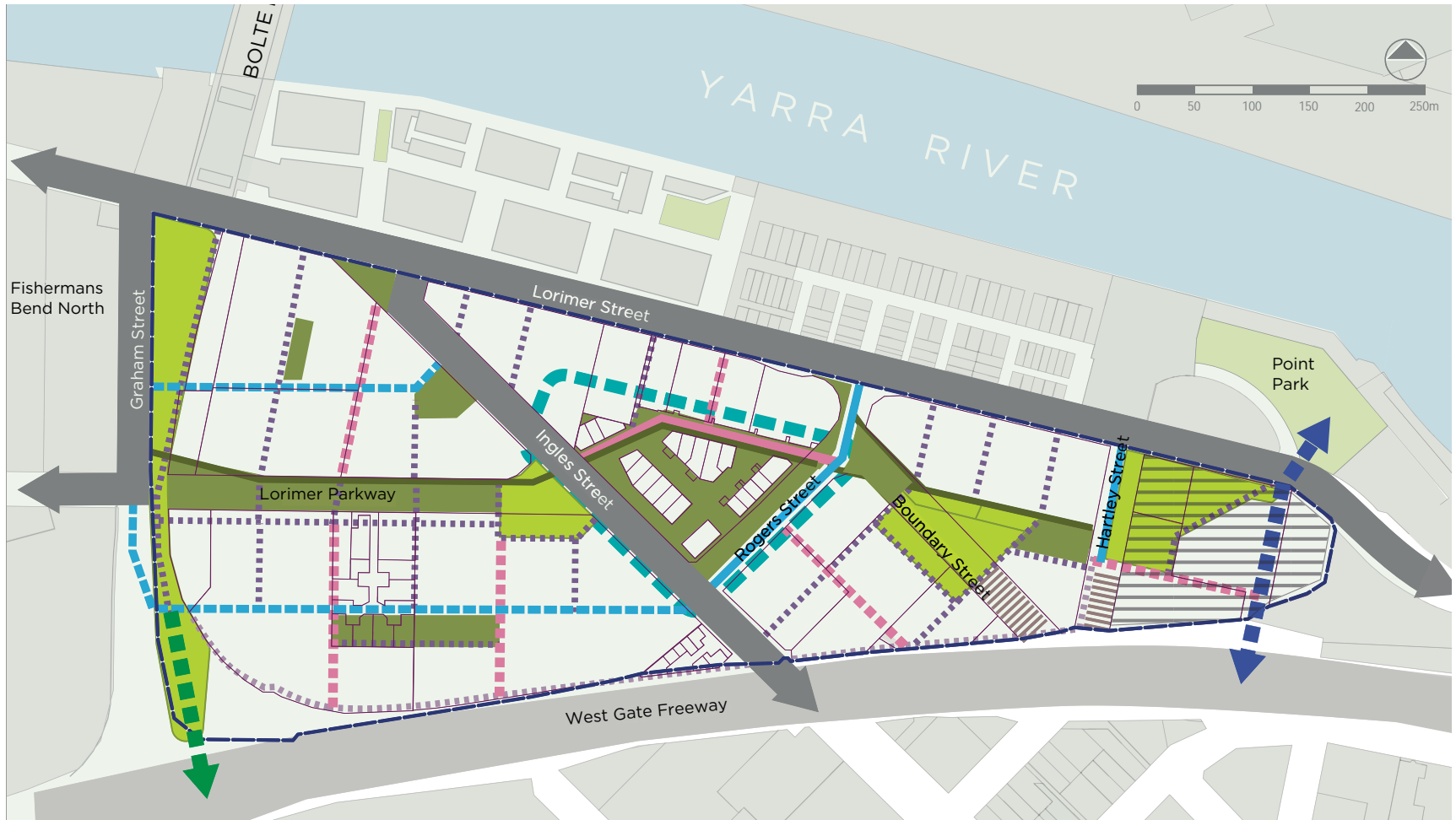
The logo for the Fishermans Bend Strategic Framework Plan, featuring the text 'FISHERMANS BEND' in a bold, sans-serif font, with 'STRATEGIC FRAMEWORK PLAN' in a smaller font below it. The text is flanked by stylized, colorful vertical bars representing buildings or trees.

FISHERMANS BEND  
STRATEGIC FRAMEWORK PLAN JULY 2014

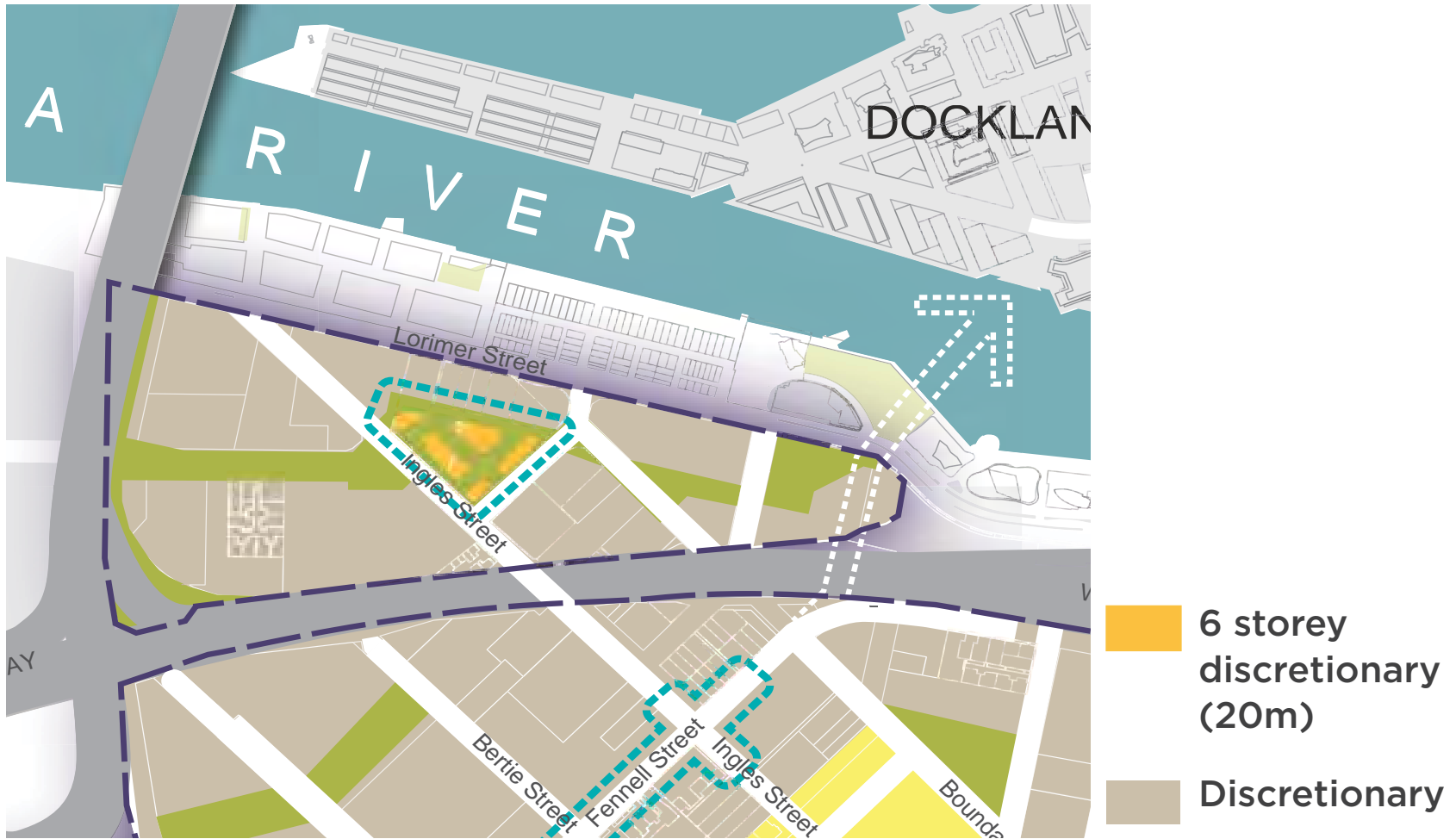
# WHAT DOES THE STRATEGIC FRAMEWORK PLAN PUT IN PLACE FOR LORIMER?



# GENERAL LAYOUT PLAN



# PREFERRED HEIGHTS



# DESIGN GUIDANCE

- **OBJECTIVES** which set out the goals for Fishermans Bend: the strategic outcomes that *must* be attained through developments
- **GUIDELINES** are the instructions on how these objectives *may* be achieved.

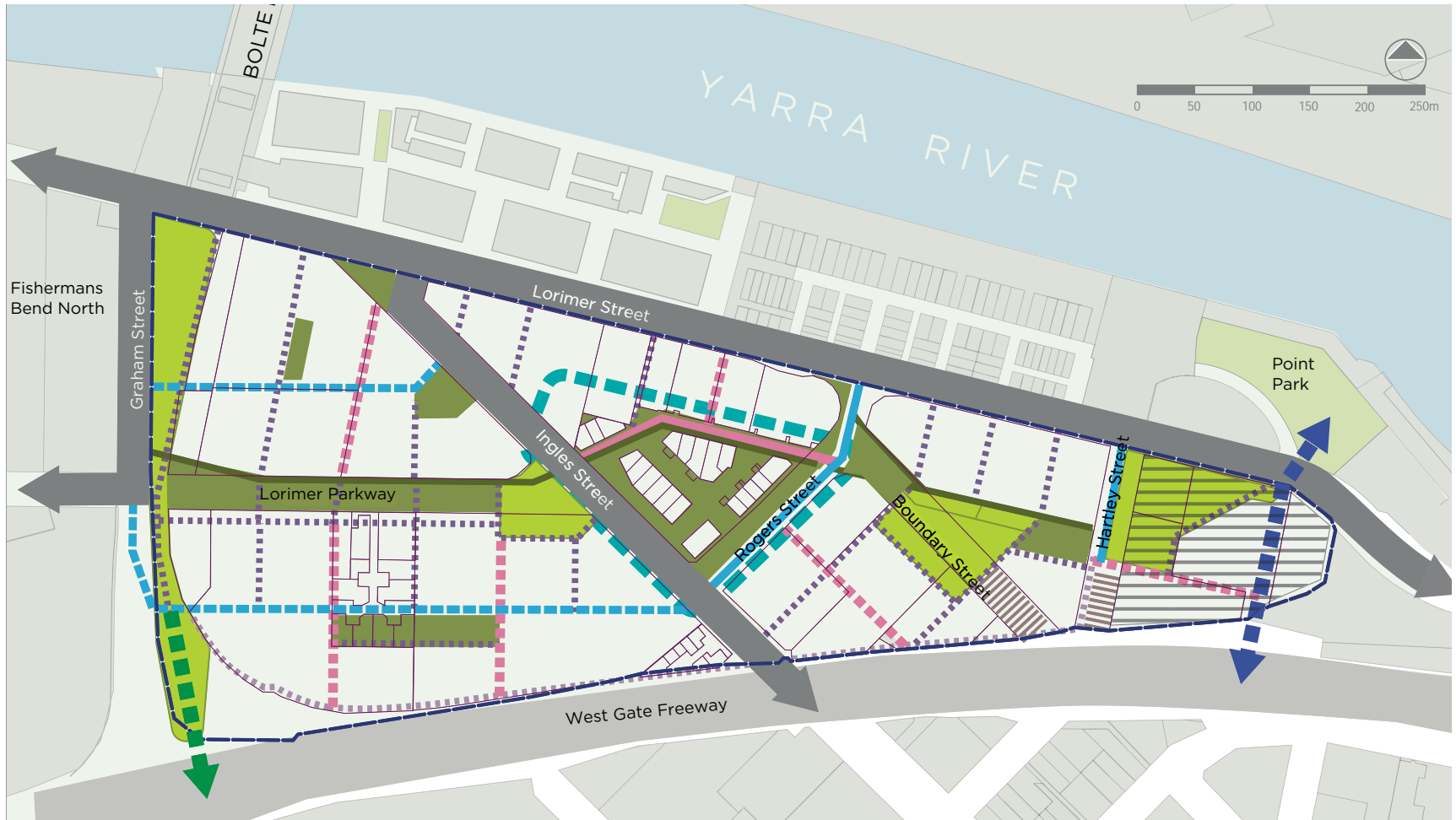
# DEVELOPER CONTRIBUTIONS PLAN

- An overlay that requires developers to pay close to \$16,000 per dwelling when they redevelop their property.

# WHERE DID THIS PLAN COME FROM?

- Informed by the background documents
- Urban design concepts - key moves
- Informed by delivery/funding opportunities  
- eg. open space.
- Positioning Lorimer and the Fishermans Bend Urban Renewal Area as an extension of the Capital City to create jobs

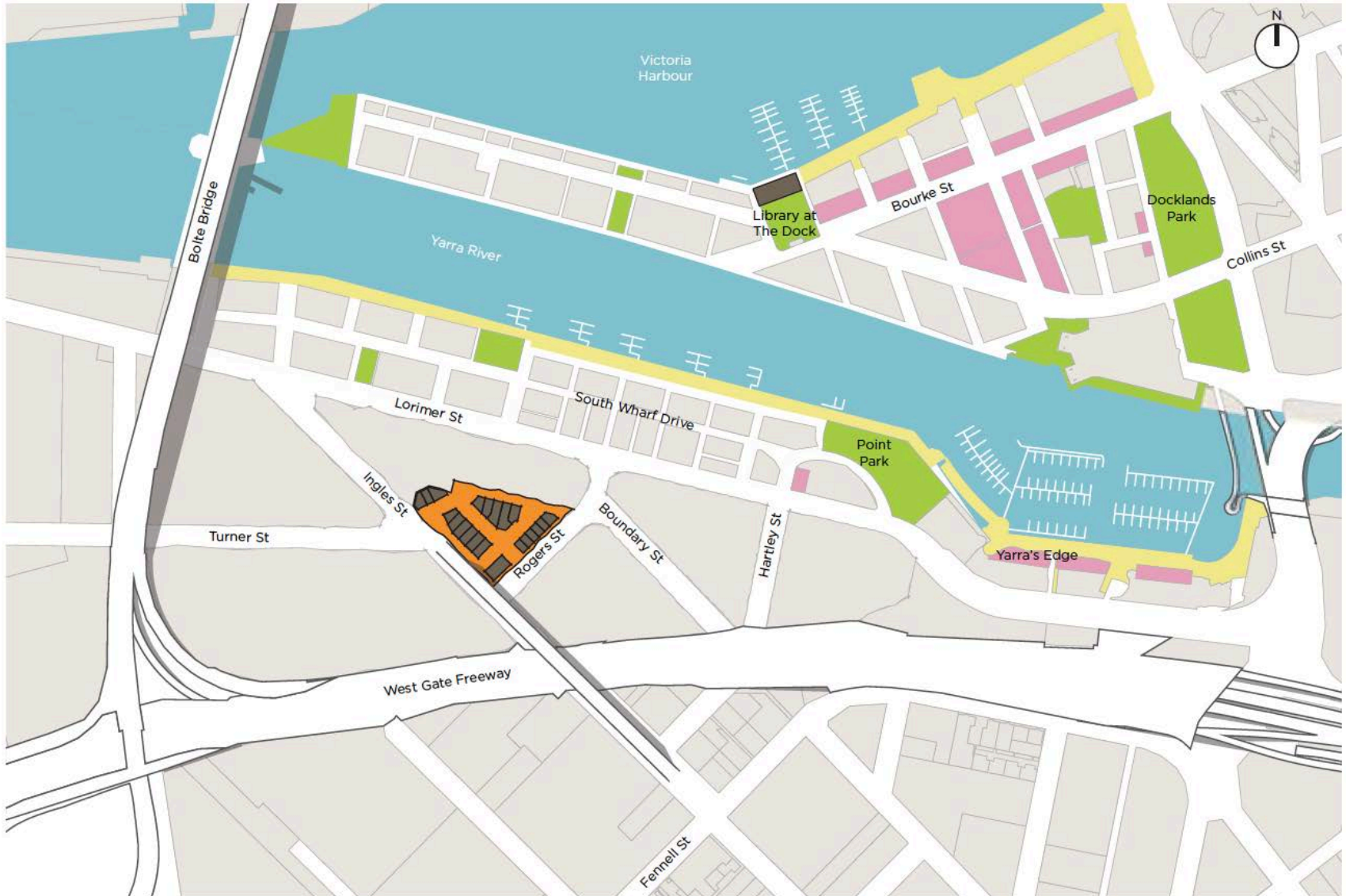
# GENERAL LAYOUT PLAN



# URBAN DESIGN - KEY MOVES



# #1 NEIGHBOURHOOD CENTRE



## #2 OPEN SPACE (RE-USE OF ROAD SPACE)



## #2 OPEN SPACE (RECREATIONAL LINKS)



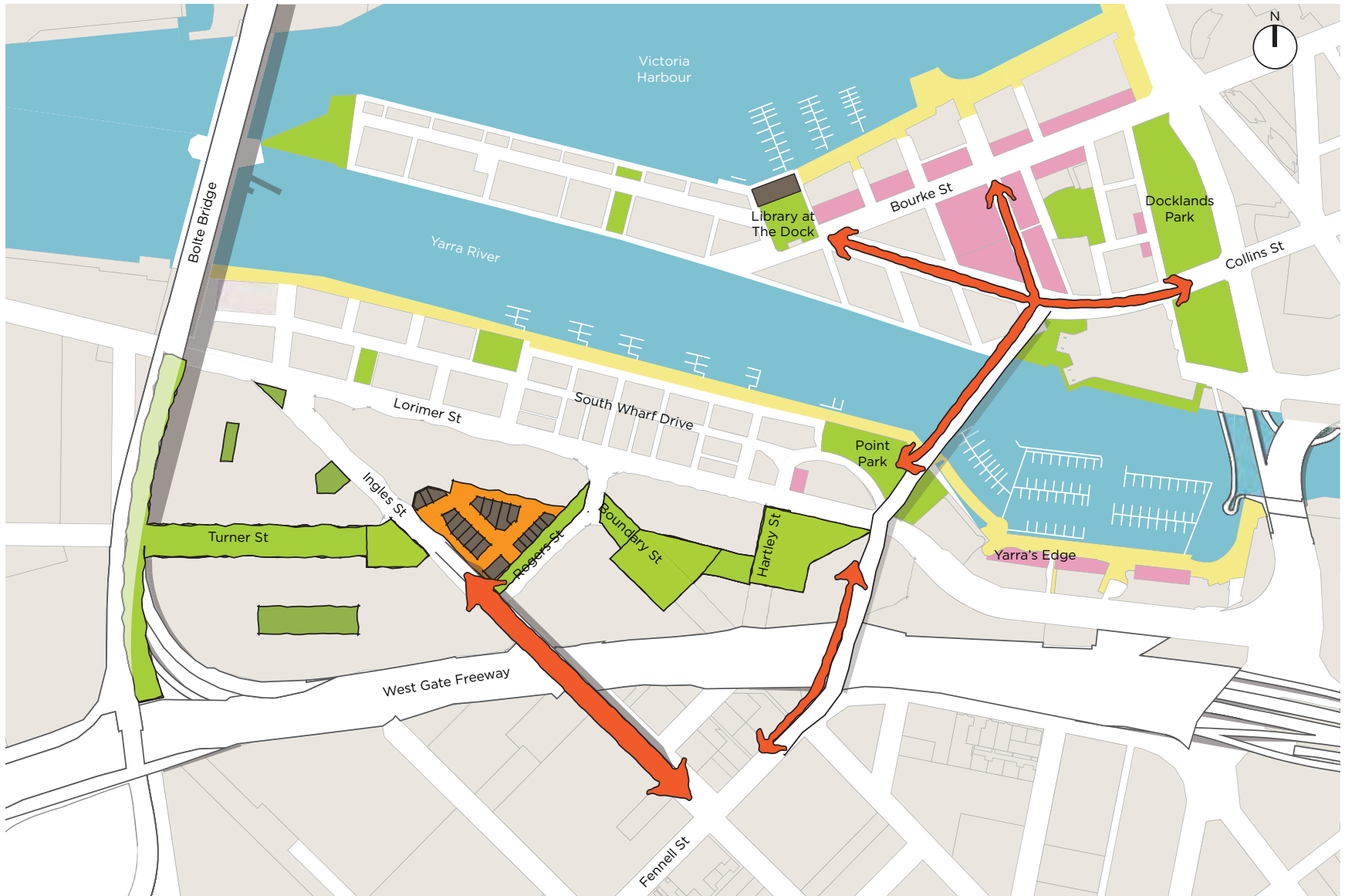
## #2 OPEN SPACE (LORIMER PARKWAY)



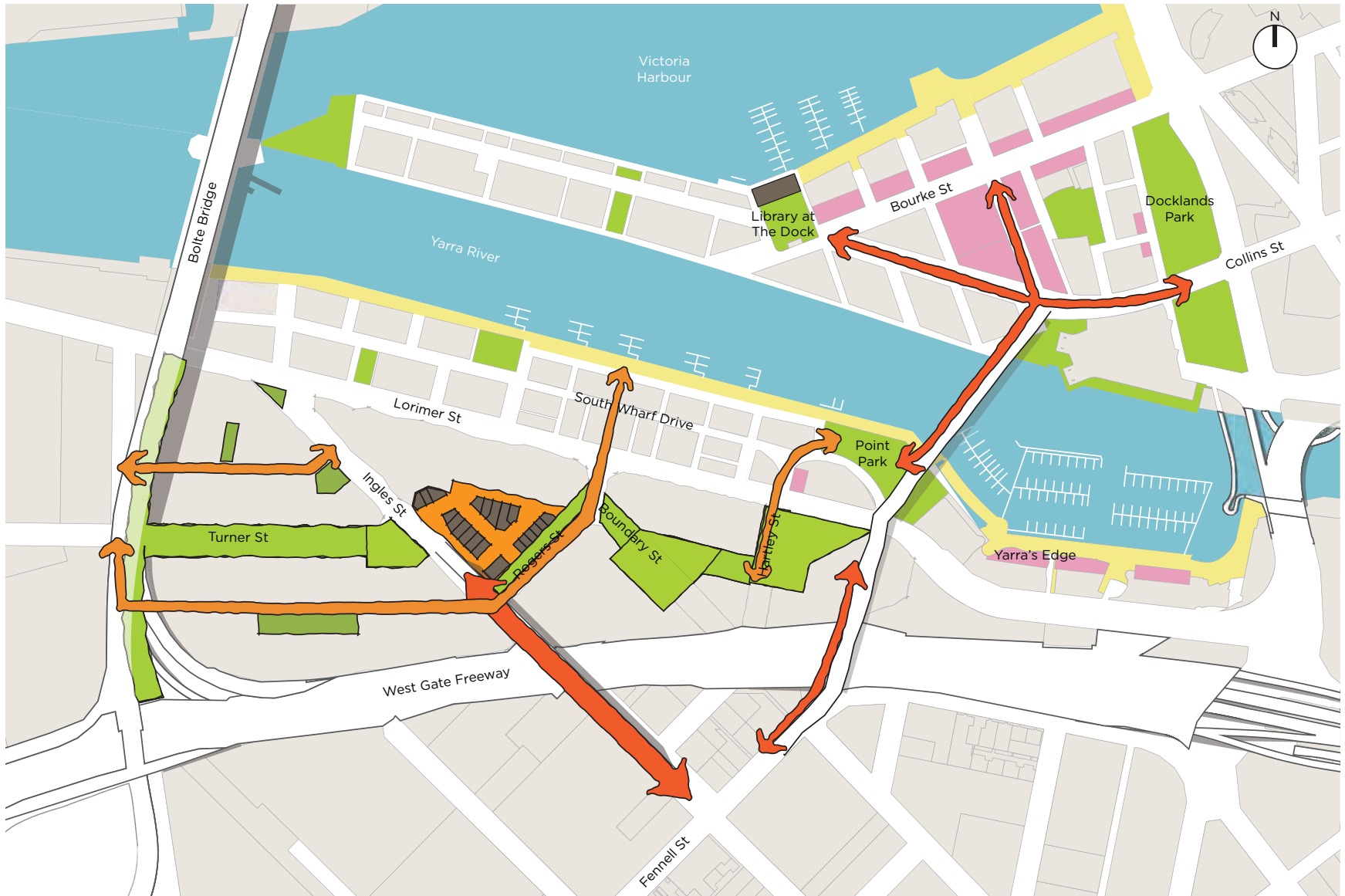
## #2 OPEN SPACE (ADDITIONAL PARKS)



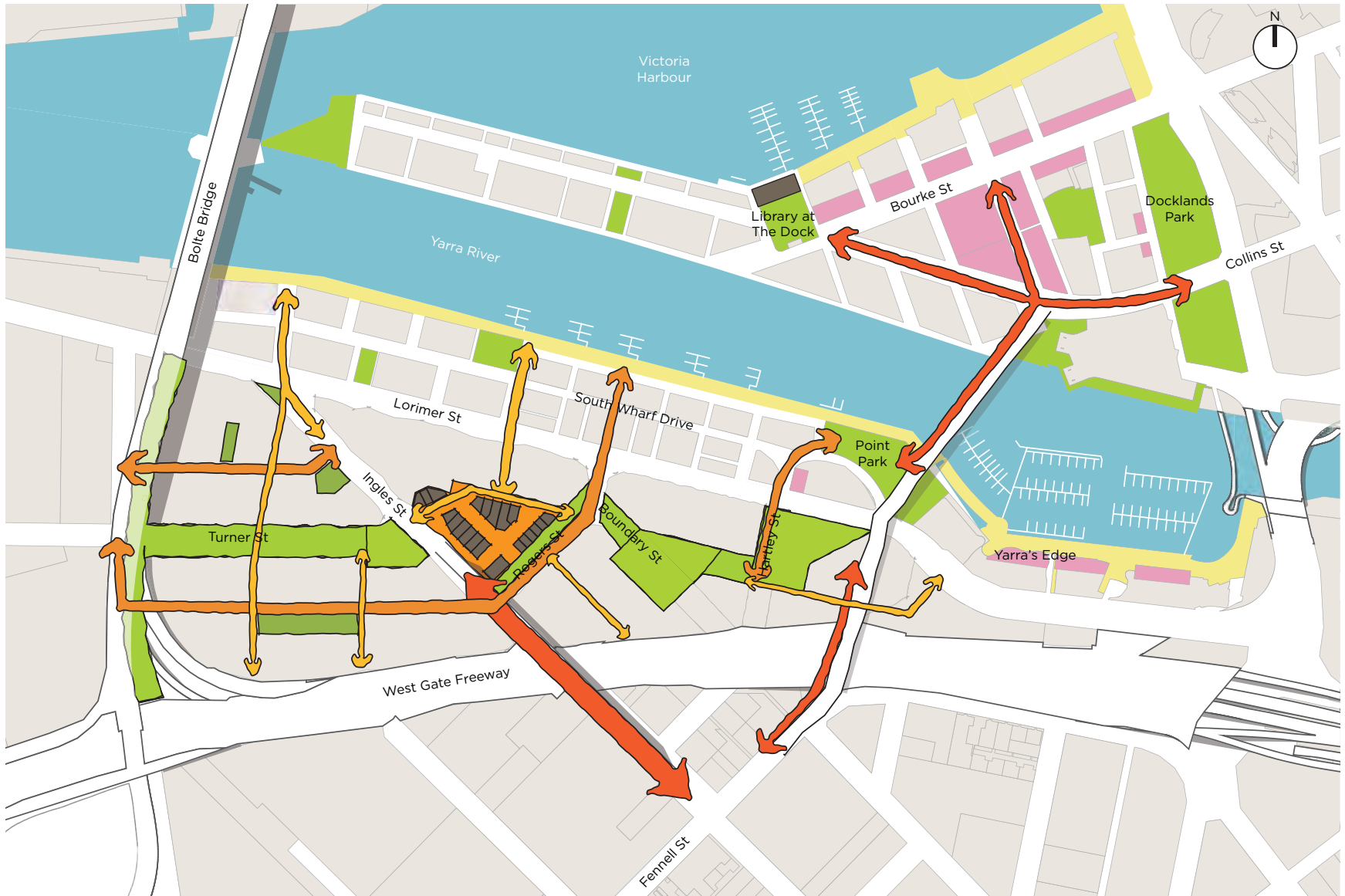
# #3 CONNECTIONS (CITY-SHAPING)



# #3 CONNECTIONS (NEW STREETS)



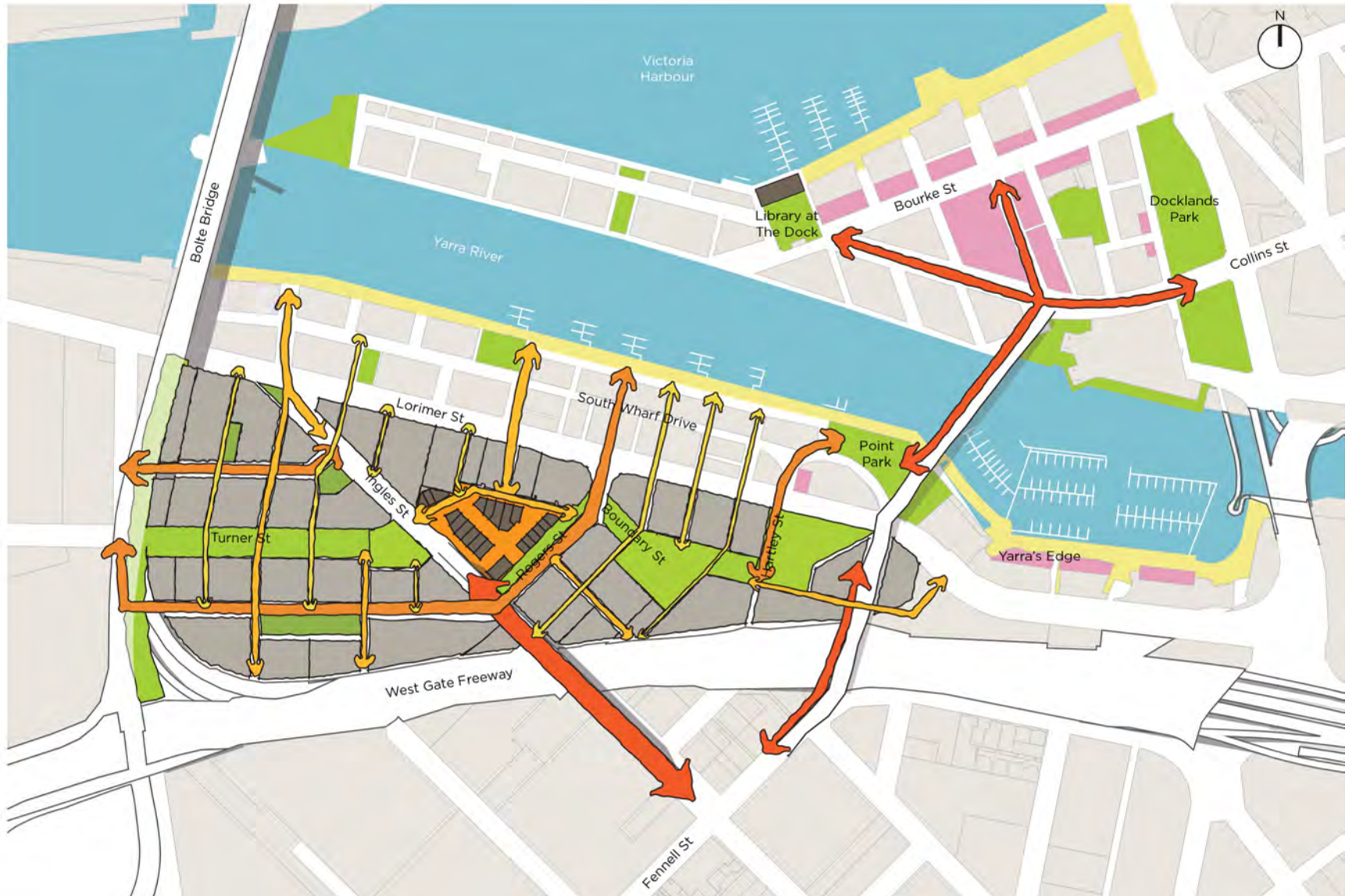
# #3 CONNECTIONS (NEW STREETS)



# #3 CONNECTIONS (LANEWAYS)



# #4 WALKABLE BLOCKS



# #4 A NEIGHBOURHOOD STITCHED INTO CITY



# #5 DELIVERING LIVEABILITY WITHIN A HIGH DENSITY CENTRAL CITY ENVIRONMENT



# WHAT'S HAPPENING NOW?



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LED BY  
PLACES VICTORIA  
2012-2013

SEPT 2013

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research

Draft Vision +  
Interim Design  
Guidelines

LED BY METROPOLITAN  
PLANNING AUTHORITY  
JULY 2014

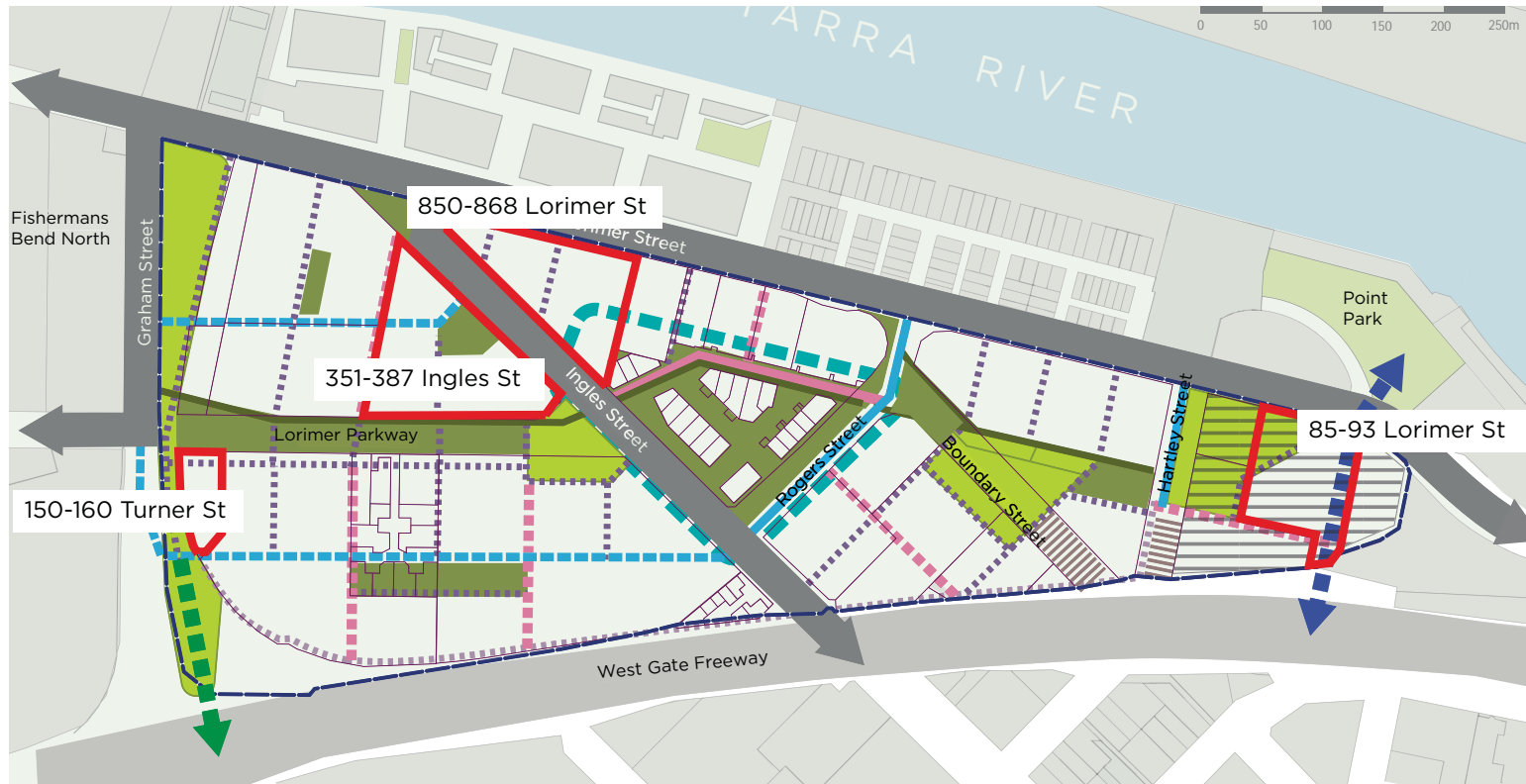
Strategic Framework Plan  
(Incorporating Design  
Guidelines)

Developer Contributions Plan  
Infrastructure Planning

Decision maker for  
permit applications  
(large developments over  
25,000m<sup>2</sup>)

ONGOING

# CURRENT DEVELOPMENT APPLICATIONS



- Online register of live applications available on the MPA's website. (<http://www.mpa.vic.gov.au/wp-content/uploads/2014/10/MPA-Permit-Application-Register-Fishermans-Bend.pdf>)
- You can view the applications at the MPA offices.

# WHAT'S HAPPENING NOW?

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2012-2013

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## METROPOLITAN PLANNING AUTHORITY JULY 2014

Strategic Framework Plan  
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25,000m<sup>2</sup>)

ONGOING

## CITY OF MELBOURNE 2015-16

Lorimer  
Structure Plan

# WHAT IS THE TIMING OF THE STRUCTURE PLAN?

**MARCH 2015**

## **STAGE 1 OF COMMUNITY ENGAGEMENT**

Community information sessions + Stakeholder Meetings  
(community, developers, land owners and government) +  
Participate Melbourne website

**MID 2015**

## **DRAFT LORIMER STRUCTURE PLAN**

Considered by the Future Melbourne Committee for public  
consultation

## **STAGE 2 OF COMMUNITY ENGAGEMENT**

Broad public consultation

**EARLY 2016**

## **FINAL STRUCTURE PLAN**

Considered by Future Melbourne Committee for endorsement

# WHY ARE WE DOING A STRUCTURE PLAN?

## TO GUIDE THE DEVELOPMENT OF LORIMER TOWARDS A SUCCESSFUL OUTCOMES

1. The creation of 21st century jobs
2. A great place for families
3. The timely provision of infrastructure
4. A high-quality built environment
5. A place that is easy to get around
6. Smart environmental solutions
7. A vibrant, mix of uses and activities
8. Environmental constraints addressed
9. Distinctive and diverse neighbourhoods
10. Strong partnerships and effective governance

# KEY ELEMENTS OF THE STRUCTURE PLAN

- Determine population forecasts for Lorimer
- Test urban design outcomes
- Identify infrastructure needs for Lorimer - eg. public transport, community facilities, schools, parks
- Establish an implementation plan that considers how the area will transition, funding and delivery arrangements

# WHAT WE HAVE HEARD TO DATE

- Concerns about the proposed tram bridge including potential issues with boat access, noise, visual impact, loss of open space (Point Park) and impacts on local businesses.
- That there is concern about the numbers of people coming in, the scale of developments and whether there will be sufficient community services and open space.
- That you want to have a say.

Our key question to you...

**WHAT ARE YOUR ASPIRATIONS AND PRIORITIES  
FOR THE AREA AS IT TRANSITION TOWARDS A  
CENTRAL CITY NEIGHBOURHOOD?**

# HOW CAN YOU GET INVOLVED?

Stage 1 of Community Engagement - until 2 April 2015



**Attend a community information meeting**



**Provide feedback online at  
[participate.melbourne.vic.gov.au/lorimer](http://participate.melbourne.vic.gov.au/lorimer)**



**Request a stakeholder meeting in March with the  
project team:**



**[lorimer@melbourne.vic.gov.au](mailto:lorimer@melbourne.vic.gov.au)**



**+61 3 9658 8463**

# COMMUNITY INFORMATION SESSION DETAILS

- 11 March - The Dock Library, 6-7:30pm, or
- 19 March - Geotech, 174 Turner Street, Port Melbourne, 6-7:30pm

For further information go to:

[www.participate.melbourne.vic.gov.au/lorimer](http://www.participate.melbourne.vic.gov.au/lorimer)

# QUESTIONS?

Leanne Hodyl

City of Melbourne (Strategic Planning)

Evan Counsel

City of Melbourne (Statutory Planning)

Anthony Calthorpe

Metropolitan Planning Authority



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