

**FISHERMANS BEND PLANNING REVIEW PANEL HEARING**

**DRAFT AMENDMENT GC81 TO THE MELBOURNE AND PORT PHILLIP PLANNING SCHEMES**

**MINISTER FOR PLANNING - PROPOSED CHANGES/CORRECTIONS TO PLANNING SCHEME MAP**

| No. | Planning Scheme Map in Tabled Document 156B | Related Planning Scheme Provision in Tabled Document 156A | Issue  | Proposed change/correction   |
|-----|---|---|--|--|
| 1.  | Lorimer CCZ                                 | CCZ 1.0p1   | <p>Conditions opposite the following Section 1 uses:</p> <ul style="list-style-type: none"> <li>• 'Bank';</li> <li>• 'Cinema based entertainment facility';</li> <li>• 'Department store'; and</li> <li>• 'Supermarket';</li> </ul> <p>all state:</p> <p><i>Must be located in a core area with frontage to a primary or secondary active frontage street.</i></p> <p>However, the relevant map in Tabled Document 156B does not identify any 'primary or secondary active frontage street'.</p> <p>This is clearly a mapping error. This detail is shown in Tabled Document 66E, Map 1.</p> | <p>Insert map layer with the following details:</p> <ul style="list-style-type: none"> <li>• 'Primary active frontages'</li> <li>• 'Secondary active frontages'</li> </ul> <p>as per Tabled Document 66E, Map 1 and update Legend in Tabled Document 156B accordingly.</p> |

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| 2. | Lorimer CCZ | CCZ 3.0p2 | <p>Inconsistent language in permit requirement provision compared to legend in Planning Scheme Map.</p> <p>Planning scheme provision refers to ‘new streets, laneways or public open space’.</p> <p>Legend in Planning Scheme Map refers to:</p> <ul style="list-style-type: none"> <li>• ‘Existing open space’</li> <li>• ‘Future open space’;</li> <li>• ‘Proposed road’;</li> <li>• ‘Indicative laneways’.</li> <li>• ‘Future tram corridor’</li> </ul>                                      | <p>Amend legend in the Planning Scheme Map to refer to:</p> <ul style="list-style-type: none"> <li>• ‘Existing public open space’;</li> <li>• ‘New public open space’;</li> <li>• ‘New road – 22m wide’; and</li> <li>• ‘New laneway (Location indicative)’.</li> <li>• ‘Potential future tram corridor’</li> </ul> |
| 3. | Lorimer CCZ | CCZ 4.0p2 | <p>The provision states:</p> <p><i>A permit must not be granted or amended to construct a building or construct or carry out works where the vehicle access points and crossovers (not including openings for a road) are located along roads designated as ‘no cross overs permitted’ in the relevant Maps of this schedule, unless no other access is possible.</i></p> <p>Currently, the relevant map in Tabled Document 156B does not designate any roads as ‘no crossovers permitted’.</p> | <p>Designate the following roads as ‘no crossovers permitted’ in the Planning Scheme Map:</p> <ul style="list-style-type: none"> <li>• Lorimer St;</li> <li>• Ingles St.</li> </ul> <p>To the extent consistent with Map 2 in Tabled Document 66E.</p>  |

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| 4. | Lorimer CCZ | N/A | <p>Numerous items appear in the Legend in Tabled Document 156B which are either not relevant to the Lorimer Precinct or not referred to in the CCZ.</p> <p>This is potentially confusing.</p> | <p>Delete the following from the Legend in Tabled Document 156B:</p> <ul style="list-style-type: none"> <li>• Existing open space</li> <li>• Private open space</li> <li>• Potential metro station</li> <li>• New bridge/existing bridge upgrade</li> <li>• Potential freight alignment</li> <li>• 106 tram corridor</li> <li>• 96 tram corridor</li> </ul>  |
| 5. | Lorimer CCZ |     | <p>Legibility. The amount of detail/layers appearing on the map makes it very difficult to read.</p>  | <p>Remove the map layer relating to Community Infrastructure Investigation Areas, identify the Map as Map 1 and insert the residual map layer into a new Map, Map 2: Community Infrastructure Hub Investigation Areas.</p> <p>Remove the following from the Legend in Map 1:</p> <ul style="list-style-type: none"> <li>• Education and community hub (secondary)</li> <li>• Health and wellbeing hub</li> </ul> |
| 6. | Lorimer CCZ |     | <p>Numerous items which are relevant to the Lorimer Precinct are not referred to in the CCZ Map.</p>  | <p>Show the following map layers and provide reference to them in the Legend:</p> <ul style="list-style-type: none"> <li>• Primary active frontages</li> </ul>   |

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|-----|-------------|--|--|--|
|     |             |  |  | <ul style="list-style-type: none"> <li>• Secondary active frontages</li> <li>• No crossovers permitted</li> <li>• 10m landscape setback</li> <li>• New road – 18m wide</li> <li>• Potential future metro alignment</li> </ul>  |
| 7.  | Lorimer CCZ |  | Clarity. Currently, no orientation accompanies the Map.  | Show North Arrow next to map to provide orientation.   |
| 8.  | Lorimer CCZ |  | Legibility. It is difficult to read the Map due to the scale.  | Amend the Scale Bar in Tabled Document 156B to improve legibility.   |
| 9.  | Lorimer DDO |  | <p>Drafting error. Tabled Document 66F planning scheme provision and Map 2: Building Heights refers to building heights by reference to ‘metres’ rather than ‘storeys’ and ‘unlimited’ rather than ‘non specified’.</p> <p>However, the Lorimer DDO Map refers to building heights in terms of ‘storeys’ rather than ‘metres’. This is a drafting oversight.</p> | <p>Amend ‘Building heights’ from ‘storey’ to ‘m’:</p> <ul style="list-style-type: none"> <li>• 8 storey to 29.4m (8 storeys)</li> <li>• 10 storey to 35.8m (10 storeys)</li> <li>• 12 storey to 42.2m (12 storeys)</li> <li>• 18 storey to 61.4m (18 storeys)</li> <li>• Unlimited to Non Specified</li> </ul> |
| 10. | Lorimer DDO |  | Numerous items which are relevant to the Lorimer Precinct are not referred to in the DDO Legend.   | <p>Update the Legend in Tabled Document 156B to include:</p> <ul style="list-style-type: none"> <li>• New and existing public open space (No overshadowing controls)</li> <li>• Public open space</li> </ul>   |

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| 11. | Lorimer DDO |  | <p>Numerous items appear in the Legend in Tabled Document 156B which are either not relevant to the Lorimer Precinct or not referred to in the DDO.</p> <p>This is potentially confusing.</p> | <p>Delete the following from the Legend in Tabled Document 156B:</p> <ul style="list-style-type: none"> <li>• 4 storey mandatory</li> <li>• 4 storey discretionary</li> <li>• 20 storey</li> <li>• 30 storey</li> <li>• Proposed road</li> <li>• Existing Road</li> <li>• Indicative laneway</li> <li>• Indicative 12m wide street</li> <li>• Neighbourhood equinox: 11-2pm <ul style="list-style-type: none"> <li>1. Spring equinox 10-1pm</li> <li>2. Spring equinox 10.30-1.30pm</li> <li>3. Spring equinox 12.30-3.30pm</li> </ul> </li> <li>• Winter solstice</li> <li>• Future open space</li> </ul> |
| 12. | Lorimer DDO |  | Clarity.  | Amend the Legend in Tabled Document 156B by replacing the word 'Overshadowing' to 'Overshadowing Controls'.  |
| 13. | Lorimer DDO |  | Clarity. Currently, no orientation accompanies the Map.   | Show North Arrow next to map to provide orientation.   |
| 14. | Lorimer DDO |  | Legibility. It is difficult to read the Map due to the scale.   | Amend the Scale Bar to improve legibility.   |

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| 15. | Lorimer MSS |  | <p>Numerous items appear in the Legend in Tabled Document 156B which are either not relevant to the Lorimer Precinct or not referred to in the MSS.</p> <p>This is potentially confusing.</p> | <p>Delete the following from the Legend and associated layers on map in Tabled Document 156B:</p> <ul style="list-style-type: none"> <li>• Strategic cycling corridor</li> <li>• Existing off road cycling path</li> <li>• Existing on road cycling path</li> <li>• Proposed on road cycling path</li> <li>• Proposed off road cycling path</li> <li>• Existing open space</li> <li>• Future open space</li> <li>• Private open space</li> <li>• Indicative laneways</li> <li>• Proposed road</li> <li>• Indicative 12m wide street</li> </ul> |
| 16. | Lorimer MSS |  | Clarity. Currently, no orientation accompanies the Map.   | Show North Arrow next to map to provide orientation.   |
| 17. | Lorimer MSS |  | Legibility. It is difficult to read the Map due to the scale.   | Amend the Scale Bar to improve legibility.   |