

# FISHERMANS BEND PLANNING REVIEW PANEL: DRAFT AMENDMENT GC81

## SUPPLEMENTARY INFORMATION NOTE

---

<b>SIN NUMBER:</b>	<b>17</b>
<b>DATE:</b>	24 May 2018
<b>PRECINCT:</b>	All CCZ precincts
<b>FRAMEWORK REFERENCE:</b>	Page 47, Figure 13
<b>SUBJECT:</b>	<b>Response to request from the City of Melbourne for information regarding the changes to active frontages</b>

### Revised Active frontages

1. The City of Melbourne sought further information regarding the rationale for the changes to the active frontages shown in the Minister's Part C controls. This SIN sets out the rationale for the proposed changes to the active frontages for all precincts.
2. The basis for the revisions to the active frontages is a desire to align provision of active frontages with the recommendations contained in the Fishermans Bend Retail Study. This is to ensure a consistency between the active frontage policy requirements and expected retail demand projected for Fishermans Bend by 2050.
3. In each precinct this has led to a reduction in the extent of active frontages into a more consolidated retail core.
4. Active frontages previously applied only to streets, they have now been added to laneways that intersect with active streets to create a more consolidated core retail area.
5. To ensure that the provision of active frontages align with the Retail Study, active frontages have been categorised into three tiers instead of two tiers. The tiers are:
  - a. Primary Active Frontage - 80% Active Frontage;
  - b. Secondary Active Frontage - 60% Active Frontage;
  - c. Secondary Active Frontage Type 2 - 20% Active Frontage.
6. The third tier added (Secondary Active Frontage Type 2) requires a 20% (minimum) portion of the frontage to be active (for example, the corner).
7. The projected Gross Floor Area from the retail assessment has been distributed across the precinct with the following assumptions made about the depth of the retail floorplates:

- a. Primary Active Frontages - Retail Floorplate Depth 20m;
  - b. Primary Active Frontages Laneways - Retail Floorplate Depth 10m;
  - c. Secondary Active Frontages Type 1 - Retail Floorplate Depth 20m;
  - d. Secondary Active Frontages Type 1 Laneways - Retail Floorplate Depth 10m;
  - e. Secondary Active Frontage Type 2 - Retail Floorplate Depth 20m.
8. This distribution is the same across all four precincts except for a modification in Sandridge, where the Primary Active Frontages have a Retail Floorplate Depth 40m. This is based on the assumption that retail will be across multiple storeys in the Sandridge Precinct.

### **Lorimer Active Frontages**

9. Primary Active Frontages are located centrally along the northern portion of Ingles Street and along Rogers Street to the south of Lorimer Central park. Ingles Street north is the gateway to Lorimer from the south, and is a transport corridor (bus/bike/pedestrian/vehicles) that will support significant people movement. Rogers Street is opposite the park and will have excellent solar access throughout the afternoon.
10. Secondary Active Frontages Type 1 are located around parks, along the tram corridor and along north south streets and laneways north of the tram corridor. This will draw pedestrians from the centre of Lorimer to the north, towards the water. Locating active frontages along laneways and streets of different widths within Lorimer creates a variety of urban experiences within the precinct. Prioritising north-south streets and laneways ensures that active frontages are co-located with sunny streets.
11. The key changes to Lorimer active frontages are:
- a. Reduction of the Primary Frontage extent to Ingles Street between Turner Street and Unnamed Street (1 block west of Ingles Street) and to Rogers Street between Ingles Street and Boundary Street.
  - b. Reduction to the extent of Secondary Frontages Type 2 to:
    - i. Turner Street between Westgate Freeway and Ingles Street;
    - ii. Lorimer West Park (east and west frontage);
    - iii. Unnamed north-south laneway in the block bound by Westgate Freeway, Lorimer Street, Ingles Street and Turner Street;
    - iv. Lorimer Street between Boundary Street and Hartley Street;
    - v. Lorimer East Park – fronting Hartley Street (east frontage);
    - vi. Central park located in block bound by Westgate Freeway, Lorimer Street, Ingles Street and Turner Street (southern frontage).
  - c. Modification to the extent of Secondary Frontages Type 1 to include 4 north south laneways:
    - i. One, in the block bound by the Westgate Freeway, Turner Street and Ingles Street;

- ii. Two, in the block bound by Ingles Street, Lorimer Street and Turner Street;
- iii. One, in the block bound by Boundary Street, Lorimer Street, Hartley Street and Unnamed Street.

### **Wirraway Active Frontages**

12. Primary Active Frontages are located in the centre of the precinct along Plummer Street around the intersection with Salmon Street. Plummer Street is the main transport corridor (tram/bikes/pedestrians/vehicles) in Wirraway and will form its central spine.
13. Secondary Active Frontages Type 1 are located along Salmon Street, north-south laneways that intersect with Primary Active Frontages and around parks in the central precinct. Salmon Street is the major north-south corridor through the Wirraway Precinct that connects to the Employment Precinct in the north.
14. Secondary Active Frontages Type 2 are also located along Plummer Street and Unnamed Street (1 block north of Plummer Street) which will form a secondary active east-west street, connecting to Plummer Street via active north-south laneways.
15. The key changes to Wirraway active frontages are:
  - a. Reduction of the Primary Frontage extent to Plummer Street between Smith Street and Unnamed Road (1 block east of Salmon Street);
  - b. Modification to the Secondary Frontage Type 1 extent to include 4 north-south laneways in the blocks fronting the Salmon Street and Plummer Street intersection;
  - c. Modification to the Secondary Frontage Type 1 extent to include Salmon Street between Tarver Street and Unnamed Road (1 block north of Plummer Street);
  - d. Modification to the Secondary Frontage Type 1 extent to include the two parks located at the intersection of Salmon Street and Plummer Street and the intersection of Unnamed Road (1 block east of Salmon Street) and Plummer Street.
16. Introduction of Secondary Frontage Type 2 to apply to:
  - a. Plummer Street between Prohasky Street and Smith Street;
  - b. North side of Plummer Street between Unnamed Street (1 block east of Salmon Street) and Unnamed Street (1 block west of Graham Street);
  - c. Unnamed Street (1 block north of Plummer Street) between Smith Street and Unnamed Street (1 block west of Graham Street).

### **Sandridge Active Frontages**

17. Primary Active Frontages are located in the centre of the precinct along Fennel Street and Bertie Street. Fennel Street is the main transport corridor in Sandridge

(tram/bikes/pedestrian/cars/train station) and Bertie Street is a local, high-amenity green street that connects with North Port Oval to the south.

18. Secondary Active Frontages Type 1 are located on Unnamed Streets (east-west, 1 block north and 1 block south of Fennel) and north-south laneways that intersect with these streets and with Primary Active Frontages.
19. Secondary Active Frontages Type 2 are located to the west and east of the centre along Fennell Street, Woodruff Street and Unnamed Street (between Boundary Street and Johnson Street).
20. The key changes to Sandridge active frontages are:
  - a. Modification to the Primary Frontage extent to change interfaces around 4/5 parks to Secondary Interface Type 1;
  - b. Modification to the Secondary Frontage Type 1 extent to include 12 north-south laneways;
  - c. Reduction of the Secondary Frontage extent to exclude Bridge Street, Unnamed Street (two blocks north of Fennel), Woodruff Street (between Bridge Street and Ingles Street), Ingles Street (north of Unnamed Street, 1 block north of Fennel Street), Boundary Street, Johnson Street;
  - d. Modification the Secondary Frontage Type 1 extent to change Woodruff Street (east of Ingles Street), Unnamed Street (between Boundary Street and Johnson Street) and Plummer Street (west of Unnamed Street, 1 block east of Graham Street) to Secondary Frontage Type 2.

### **Montague Active Frontages**

21. Primary Active Frontages are located along central streets in Montague South and Montague North (Buckhurst Street East and Normanby Road respectively). These streets will be high-amenity, green streets that prioritise pedestrians and cyclists.
22. Secondary Active Frontages Type 1 are located along Montague Street, City Road and north-south laneways that intersect with Primary Active Frontages in Montague North (1 per block). Montague Street and City Road are existing active streets and transport corridors. Montague Street forms the central north-south street in the precinct and City Road forms the southern boundary of the precinct.
23. Secondary Active Frontages Type 2 are located along Montague Street (to the north), City Road (to the east), along Buckhurst Street (to the west) and around key parks. These frontages are located at the periphery of the precinct along the less active segments of these streets.
24. The key changes to Montague active frontages are:
  - a. Modification of Primary Active Frontage to change Buckhurst Street (west of Montague Street) to Secondary Active Frontage Type 2 and Montague Street (between Buckhurst Street and Normanby Road) to Secondary Active Frontage Type 1;
  - b. Modification of Secondary Frontage Type 1 to include 4 north-south laneways that intersect with Normanby Road in Montague North (1 per block);

- c. Modification of Secondary Frontage Type 1 to change City Road (east of Railway Place), Montague Street (north of Normanby Road) and the periphery of key open spaces to Secondary Frontage Type 2;
- d. Reduction of the Secondary Frontage Type 2 extent to exclude Johnson Street, Unnamed Street (north of Normanby Road) and the periphery of Montague North Park.