Locality Plan

850–868 Lorimer Street, Port Melbourne
3.0 Overall Design Strategy

3.10 Tower Strategy

Separations and Setbacks

- Opportunity for generous tower spacing
- Harbour views maximised
- Tower stepping and offset minimises cross viewing between towers within the site and surrounding sites
- Tower form provides wind mitigation
3.9 Design Elements

- **CITY VIEW RESIDENTIAL APARTMENTS**
  - "Green" areas will enhance biodiversity and treat storm water

- **EAST TOWER HARBOUR VIEW RESIDENTIAL APARTMENTS**

- **WEST TOWER HARBOUR VIEW RESIDENTIAL APARTMENTS**
  - High performance thermal envelope incorporating high performance glazing and passive shading

- **LORIMER BOUTIQUE DWELLINGS**
  - Natural ventilation in apartments and good solar access to dwellings

- **PODIUM ROOF TERRACE**
  - Water storage and reuse for irrigation of common landscape zones andDire sprinkler testing will be incorporated

- **CRESCENT TOWNHOUSES**

- **PODIUM APARTMENTS**

- **LORIMER ST TOWNHOUSES**

- **LORIMER PLAZA + CRESCENT LINK (THROUGH-SITE LINK)**
  - An overall configuration of the buildings and outdoor spaces to easily accommodate passive design attributes