

Planning Panels Victoria: Site Tour

Stop No.	Location	Commentary / Key Features
1	Yarra River crossing Neal	<ul style="list-style-type: none"> • What the connection does for FB – direct connection to Docklands and Collins Street • Proposed future public transport, walk & cycle bridge • Route is picked after consideration of approx. 10 route options • Route alignment avoids clash with Point Park green space and meets community feedback to land at-grade on both banks of the river • Boats with an air draft over 6m in the Marina would be impacted.
2	Hartley Street Jacqui	<ul style="list-style-type: none"> • Wide road to be converted into walk, cycle and public transport bridge linking north and south of the West Gate Freeway • Long term plan to have wide bridge to fill up road space and enable conversion of land beneath the bridge for precinct car parking and other opportunities. • Lorimer Street – conflicting role as freight route, division between Docklands and FB
3	Turner St Green Spine Todd	<ul style="list-style-type: none"> • Concept first introduced by CoM Lorimer Structure Plan in planning for FB • Proposed closure of existing road to convert into a linear park including walk, cycle and public transport provision between Lorimer Place and Employment Precinct. • Proposal to setback buildings on south side of the street to provide an additional 10m landscaped setback/open space.
4	Ingles Street Bridge Todd	<ul style="list-style-type: none"> • Note its poor provision for any movement activity beyond vehicles. • Width and capacity not sufficient for higher density activity. • Proposal to build new 30m wide bridge providing dedicated walk, cycle, public transport and general vehicle provision. • Interface with buildings and heritage building. • Note also vista across FB and current cement works
5	Normanby Road Boulevard Jacqui	<ul style="list-style-type: none"> • Current permit discussion and monotonous building design and outcomes • Opportunity to create a new urban boulevard along the route • Narrow road at rear (Woodgate Street) on eastern end does not provide link through but draft Framework seeks to introduce this and provide access for properties other than Normanby Road. • Discuss Montague North and core built form. • A high – line style park is proposed on the existing tram stabling area, Tram depot and possibly above the existing 109 route tram line.
6	Whiteman Street Todd	<ul style="list-style-type: none"> • Note various parts of Fishermans Bend have to deal with elevated Freeway interface. • Also note the barrier created by existing Light Rail embankment. • Opportunities for urban spaces (encumbered) below freeway (outside of study area)

Planning Panels Victoria: Site Tour

7	Ferrars Street Jacqui	<ul style="list-style-type: none"> • New government primary school in construction – due to open Feb 2018 • School first co-located community and education hub as sought in draft Framework • Land purchased for Park to provide valuable early open space in Montague Precinct – work is being conducted to remediate the site and the aim is for it to be available for public use in mid-2018. • Park was more than doubled in size to approximately 0.81ha by closing adjacent roads.
8	Buckhurst Street Jacqui / Todd (Linear park)	<ul style="list-style-type: none"> • The wide 30m road reserve is being proposed to be converted into a 12m linear park – green spine / activity / retail / core area. • Montague South scale of development – finer grain • This will provide valuable new open space to the community and a great gathering point. • Note the strong vista back to the CBD/Docklands. • Buckhurst St provides part of an important cycling link from the CBD to Bay Street/Port Phillip Bay – linking to the existing activity centre for early community members.
9	Boundary Street Jacqui / Todd (Linear park)	<ul style="list-style-type: none"> • Note higher AHD floor levels of completed town houses. • Townhouse and potential underdevelopment of similar scheme proposed for Salmon and Plummer Street. • Adjacent council depot and waste transfer site are one of few Govt owned sites – these could present important catalyst project opportunities. • Wide road reserve provides an opportunity for new linear park interface. • Tram bridge location – cnr of Ingles and Fennell
10	Fennell Street (Globe) Neal	<ul style="list-style-type: none"> • Coffee Stop • Interesting adaptive reuse of the building • Co-location of likeminded businesses – facilitated by a strong business on-site • Note vista back towards the CBD / Docklands • Re-alignment of Plummer and Fennell Streets
11	Fennell Street (Metro Station option) Neal	<ul style="list-style-type: none"> • Note transport interchange opportunities of tram along Fennell Street. Bus along Ingles Street and also potential train. • Similar development to QV, Melbourne Central with towers above. • Series of open spaces/plazas have been established in the draft Framework to provide future space for Metro entrances. • Metro station box would largely fit within the future proposed road reserve – noting the 6m widening proposed to make the road 36m wide.
12	Williamstown Road (North Port Oval) Todd	<ul style="list-style-type: none"> • Strong community asset at North Port Oval • Heritage listed grandstand • Crown land but fenced which currently prevents public access. • Proposal to purchase adjoining sites to build on and upgrade this community asset and widen sporting activities which can be permitted.
13	Williamstown Road	<ul style="list-style-type: none"> • Draft Framework proposes to respect the lower rise southern

Planning Panels Victoria: Site Tour

	(heritage interface) Jacqui	interface by retaining 4 storey mandatory height limit.
14	Plummer Street (JL Murphy) Todd	<ul style="list-style-type: none"> • JL Murphy is a large programmed open space utilised by a range of sporting clubs. • It has low utilisation outside of peak sporting times. • Draft Framework seeks to increase utilisation of the space by upgrading surfaces etc. • Opportunity to utilise land at the corner with Graham Street (current Council Depot) as a future Govt school site.
15	Plummer Street (Goodmans) Todd	<ul style="list-style-type: none"> • Goodmans are a significant land owner in Fishermans Bend. • They have the opportunity to shape large parts including this area to the north of JL Murphy Reserve to include parks, new streets, and provide significant built form and public realm outcomes.
16	Plummer Street (The Base Development) Jacqui	<ul style="list-style-type: none"> • JL Murphy interface with these smaller subdivision. • Need to consider how this site can work holistically and provide a better design outcome and consideration of wider movement and access requirements. • DPO to address small land parcels being developed independently.
17	Rocklea Drive Neal	<ul style="list-style-type: none"> • Interesting part of the Wirraway Precinct. • Wirraway North park location • Interface with the West Gate Freeway • Site of proposed new walk, cycle bridge to provide improved access over the Freeway and facilitate better uptake of sustainable modes. • Note the High Voltage transmission Lines – create urban space • Note the strong presence in some streets of semi-mature tree plantings – framing urban landscape
18	Salmon Street Neal	<ul style="list-style-type: none"> • Opportunity to new transport interchange hub with southern tram corridor, new bus along Salmon Street and potential Metro station. • Similar built form outcome to Forest Hill, South Yarra. • This area would be a focus of community activity and therefore proposed as 'Core' • Concern of underdevelopment
19	Williamstown Road Jacqui	<ul style="list-style-type: none"> • Townhouse permit approved by the CoPP. • Noise and amenity considerations due to adjacency to the current port but without an EAO – being proposed in the draft planning controls. • Centre Avenue Tram Terminus
20	Todd Road Jacqui	<ul style="list-style-type: none"> • Interface with growing Port • New port leasee has growth expectations beyond that previously flagged for Webb Dock (1.2m TEU – 4m TEU). • Existing Noise wall designed to protect existing residents in heritage Garden City – not FB. • Melbourne Grammar
21	Westgate Park	<ul style="list-style-type: none"> • Valuable open space • Highly interested volunteer friends group which has pretty

Planning Panels Victoria: Site Tour

	Todd	<p>much designed, managed and operated the park since its creating in the late 1980s.</p> <ul style="list-style-type: none"> • Suffers from some anti-social activity and aim is to increase activity via active sports and generally increase use by new residents/employees
22	Lorimer Street Jacqui	<ul style="list-style-type: none"> • Port interface with dry bulk facilities and other port related activities – this land is locked up as part of lease for next 50 years. • FB only receives direct river front access from west of Pier 35.
23	Salmon Street Jacqui	<ul style="list-style-type: none"> • Note GMH – Govt investment in opportunity • Future innovation, advanced manufacturing and design hub for Victoria. • Masterplan currently being developed by Development Victoria on behalf of DEDJTR.
24	Turner Street Todd	<ul style="list-style-type: none"> • Opportunity to extend the linear park network along Turner Street from Lorimer Parkway. • Important public transport, walking and cycling corridor. • Provides a strong people focused alternative to Lorimer Street which will need to continue to function as a freight route for the medium term at least. • Linear link would form an important biodiversity corridor linking Westgate Park back towards the CBD. • Note the high voltage power lines along the south of the Road and also the Sub-Station near the Bolte Bridge.