

13 April 2018

Amendment GC81—Fishermans Bend—Lorimer

ADDENDUM TO EXPERT URBAN DESIGN EVIDENCE OF MARK SHEPPARD

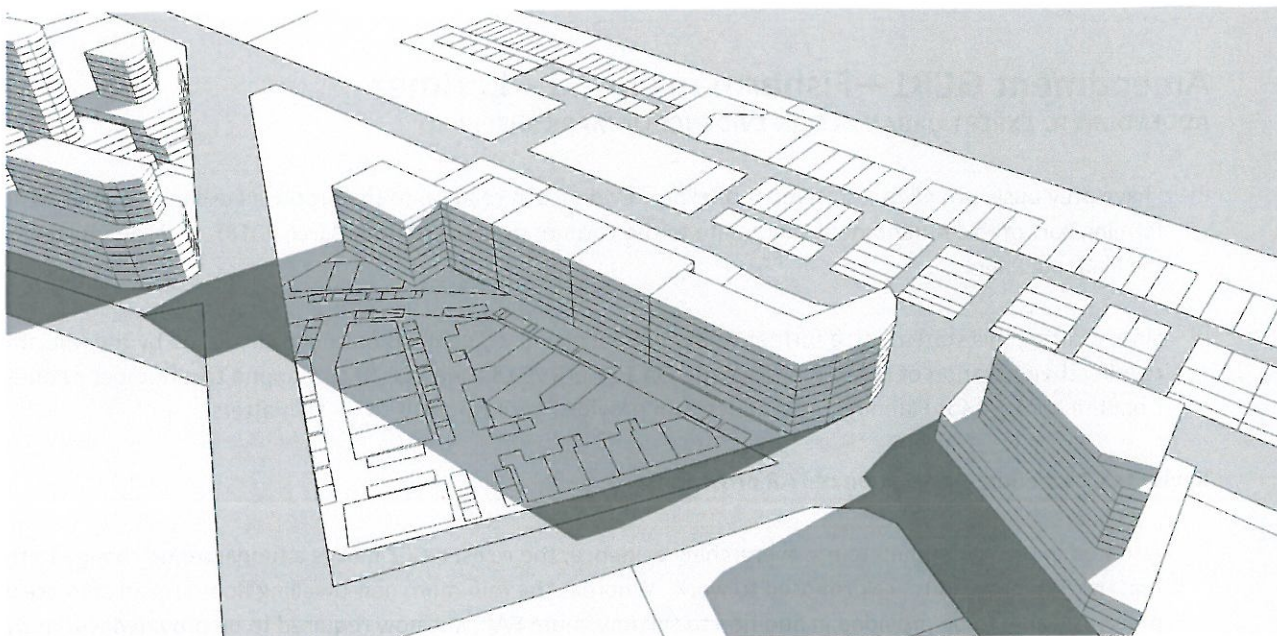
- [1] I have previously provided a statement of expert evidence in relation to the proposed urban design provisions forming part of this Amendment that relate to the Lorimer precinct (dated March 2018), to inform its review by the Planning Panel.
- [2] Since drafting this statement, a further version of the proposed controls has been circulated by the Minister revising the operation of the FAR provisions. On 12 April 2018, I was asked to respond to a number of questions from the Minister for Planning. This addendum provides my responses to these matters.

Revised CCZ schedule—operation of FAR provisions

- [3] As noted in the Addendum to my overarching evidence, the revised CCZ makes a fundamental change to the way that the FAR provisions are proposed to work. Whereas the minimum non-dwelling floor area in core areas was previously able to be provided in addition to the maximum FAR, it is now required to be provided within the maximum FAR.
- [4] The analysis of individual sites contained in the appendices to my Lorimer precinct evidence is based on provision of the maximum FAR *plus* the minimum non-dwelling FAR, in accordance with the exhibited provisions.
- [5] Whereas I concluded that a number of the sites assessed would be unable to accommodate this combined floor area within the proposed built form controls, all of these sites would be able to accommodate the revised maximum FAR.
- [6] Whereas I concluded that there is capacity on some of the sites to provide considerably more than the maximum FAR within the proposed built form controls, indicating that the FAR provisions unnecessarily limit the housing and jobs that can be provided within the area, this will be even more so under the revised FAR provisions.

Modelling of selected sites

- [7] A number of queries were raised in relation to the assumptions made in my modelling of individual sites in Lorimer. In response:
- The modelling of 870, 880 and 884 Lorimer Street, and Lorimer Place was based on a misinterpretation of the proposed shadowing control, which sought to minimise shadowing of the park.
 - The image overleaf illustrates the form of development that could be adopted for these properties without contravening any of the proposed controls. It presents an 8-storey (30m) high form on the southern boundary, maximising the number of apartments (or amount of office space) that would enjoy an outlook over the park or a northerly view towards the river, maximising the north-facing apartments' separation from the noisy Lorimer Street, and maximising the size of a north-facing communal open space on top of the podium. The parking and commercial sleeving would be provided in a 2 or 3 storey podium. This would enable the maximum GFA to be accommodated. However, it would result in considerably greater overshadowing of the Lorimer Central Open Space, as shown.



3D image of compliant development at 870, 880 and 884 Lorimer Street, and Lorimer Place showing winter solstice shadow (10am)

- [8] The modelling of 351-387 Ingles Street included a 30m separation between the 15-storey and 24-storey towers. This was driven by the need to avoid overshadowing the park to the east. More detailed design work could result in a reduced separation towards the west. In any event, this does not change my finding that the maximum GFA (under the revised FAR controls) can be accommodated on this site.

A handwritten signature in black ink, appearing to read 'Mark Sheppard'. The signature is stylized and cursive.

Mark Sheppard
Principal