

Montague precinct site-specific submitters, approved permit and permit application information

Address	Submitter number	GC 50 height limit	Permit	Permit application	Proposed height	Proposed FAR	Hodyl evidence	Sheppard evidence	Draft Framework provision for new open space, street, laneway	Joanna Thompson open space recommendation	FAR achieved	FAU available
179-185 Normanby Rd	200	40 storeys	N/A	Permit application for 25 storeys/ 107.8m called in Doc 245, p 12	20 storeys 67.8 m	6.3:1 (core)	Addenda 2, p 5, 8-9		New road		Yes	Yes
187-197 Normanby Rd	87	40 storeys	N/A	Permit application for 40 storeys/ 163.7m called in Doc 245, p 11	20 storeys 67.8 m	6.3:1 (core)	Addenda 2, p 5, 8-9 M14, p 1 & 2	Montague statement, p 33 Updated power point presentation M4, p 15	New road and laneway		Yes	Yes
199-201 Normanby Rd	186	40 storeys	Permit for 40 storeys/125.4m Doc 245, p 27	N/A	20 storeys 67.8 m	6.3:1 (core)	Addenda 2, p 5, 8-9				Yes	Yes
202-214 Normanby Rd	137	40 storeys	Permit for 40 storeys/140.8m Doc 245, p 37	N/A	20 storeys 67.8 m	6.3:1 (core)	Addenda 2, p 5, 8-9				Yes	Yes
203-205 Normanby Rd	95	40 storeys	N/A	Permit application for 40 storeys/128.9m called in Doc 245, p 10	20 storeys 67.8 m	6.3:1 (core)	Addenda 2, p 5, 8-9 M14, p 6	Montague statement, p 52 Updated power point presentation M11, p 5			Yes	Yes
207-217 Normanby Rd	No sub	40 storeys	N/A	Permit application for 39 storeys/128.1m called in Doc 245, p 9	20 storeys 67.8 m	6.3:1 (core)	Not modelled		New laneway		Yes*	Yes*
228-238 Normanby Rd	120	40 storeys	Permit for 40-50 storeys/165.1m Doc 245, p 31	N/A	20 storeys 67.8 m	6.3:1 (core)	Addenda 2, p 5, 8-9 M14, p 1 & 2	Montague statement, p 74 Updated power point presentation M4, p 16	New laneway		Yes	Yes
235-243 Normanby Rd	207	40 storeys	N/A	Permit application for 40 storeys/138.5m called in Doc 245, p 16	20 storeys 67.8 m	6.3:1 (core)	Appendix A, p 67 M14, p 13	Montague statement, p 91 Updated power point presentation M4, p 17	New laneway	Proposed park	Yes	Yes
240-246 Normanby Rd	230	40 storeys	N/A	Permit application for 40 storeys/136.8m called in Doc 245, p 8	20 storeys 67.8 m	6.3:1 (core)	Addenda 2, p 5, 8-9				Yes	Yes
245-251 Normanby Rd	135	40 storeys	Permit for 40 storeys/134.1m Doc 245, p 44	N/A	20 storeys 67.8 m	6.3:1 (core)	Addenda 2, p 5, 8-9		New laneway		Yes	Yes
248-254 Normanby Rd	96.1	40 storeys	N/A	Permit application for 39 storeys /129.2m called in Doc 245, p 7	20 storeys 67.8 m	6.3:1 (core)	Addenda 2, p 5, 8-9 M14, p 7	Montague statement, p 58 Updated power point presentation M11, p 6	New laneway		Yes	Yes
253-273 Normanby Rd	185	40 storeys	Permit for 36-40 storeys/135.9m Doc 245, p 43	N/A	20 storeys 67.8 m	6.3:1 (core)	Addenda 2, p 5, 8-9				Yes	Yes

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256-262 Normanby Rd	96.2	40 storeys	N/A	Permit application for 38 storeys/126.6m called in Doc 245, p 6	20 storeys 67.8 m	6.3:1 (core)	Addenda 2, p 5, 8-9 M14, p 8 & 10	Montague statement, p 64 Updated power point presentation M11, p 7	New laneway		Yes	Yes
264-270 Normanby Rd	96.3	40 storeys	N/A	Permit application for 40 storeys/135.9m called in Doc 245, p 4	20 storeys 67.8 m	6.3:1 (core)	Addenda 2, p 5, 8-9 M14, p 9 & 10	Montague statement, p 69 Updated power point presentation M11, p 8			Yes	Yes
272-280 Normanby Rd	202	40 storeys	N/A	Permit application for 40 storeys/131.8m called in Doc 245, p 3	20 storeys 67.8 m	6.3:1 (core)	Addenda 2, p 5, 8-9				Yes	Yes
2-28 Montague St	90	40 storeys	N/A	Permit application for 37-40 storeys/158m called in Doc 245, p 5	24 storeys 80.6 m	6.3:1 (core)	Addenda 2, p 5, 8-9 M14, p 13	Montague statement, p 38 Updated power point presentation M11, p 2	New laneway		Yes	Yes
91-95 Montague St	94	30 storeys	N/A	Permit application for 30 storeys/97.5m called in Doc 245, p 13 8-9	20 storeys 67.8 m	6.3:1 (core)	Addenda 2, p 5, M14, p 4 & 5	Montague statement, p 47 Updated power point presentation M11, p 4			Yes	Limited
97-99 Montague St	83	30 storeys	N/A	N/A	20 storeys 67.8 m	6.3:1 (core)	Addenda 2, p 5, 8-9				Yes	Limited
123 Montague St	173	30 storeys	N/A	Application 2013001976 lapsed on 8 November 2013.	12 storeys 42.2 m	6.3:1 (core)	Appendix A, p 65 M14, p12	Montague statement, p 87 Updated power point presentation M11, p 9	New open space Three laneways Doc 99, M11		Yes if height increased to 18 storey and 2 lanes and open space provided	No
111 Ferrars St	249	8 storeys	N/A	N/A	8 storeys 29.4 m	3.6:1 (non-core)	Addenda 2, p 5, 8-9				Yes if heritage building is retained then delivering the FAR would require increase above discretionary height limit	No

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121-123 Ferrars St	244	8 storeys	N/A	N/A	8 storeys 29.4 m	3.6:1 (non-core)	Addenda 2, p 5, 8-9		Heritage fabric NB site where achievement of FAR requires height above discretionary height – Addenda 3		This is the same site as above (111 Ferrars St).	This is the same site as above (111 Ferrars St).
134-142 Ferrars St		18 storeys	Permit for 18 storeys/66.4m Doc 245, p 40	N/A	12 storeys 42.2 m	6.3:1 (core)	Not modelled				Yes*	Limited*
144-148 Ferrars St	57	8 storeys	N/A	Permit application for 5 storeys/21.2m	8 storeys 29.4 m	3.6:1 (non-core)	Addenda 2, p 5, 8-9				Yes	Yes
163-169 Ferrars St	No sub	18 storeys	N/A	Permit application for 18 storeys/68.5m called in Doc 245, p 14	8 storeys 29.4 m	3.0:1 (non-core)	Not modelled				Yes*	No*
171-183 Ferrars St	93	18 storeys	Permit for 20 storeys/88.7m Doc 245, p 33	N/A	8 storeys 29.4 m	6.3:1 (core)	Addenda 2, p 5, 8-9		New laneway		Yes	No
189-191 Ferrars St	164	18 storeys	N/A	N/A	8 storeys 29.4 m	6.3:1 (core)	Addenda 2, p 5, 8-9				Yes	Limited
400-430 City Rd	143	40 storeys	N/A	Permit application for 39-40 storeys/142.2m called in Doc 245, p 15	Part unlimited Part 24 storey 80.6 m	6.3:1 (core)	Addenda 2, p 5, 8-9		New Laneway New open space Doc 199, M14	Amended open space dimensions	Yes	Yes
22 - 28 Thistlethwaite St	237	18 storeys	N/A	N/A	12 storeys 42.2 m	6.3:1 (core)	Addenda 2, p 5, 8-9				Yes	Limited
30-38 Thistlethwaite St	91	18 storeys	N/A	N/A	Mandatory 15.4 m	6.3:1 (core)	Addenda 2, p 5, 8-9	Montague statement, p 43 Updated power point presentation M11, p 3			No Mandatory height limit of 15.4 m due to shadow on new park	No
37-47 Thistlethwaite St	156	8 storeys	N/A	Application for 8 storeys/28.2m	8 storeys 29.4 m	3.6:1 (non-core)	Addenda 2, p 5, 8-9			Proposed park	Yes	Yes
51-59 Thistlethwaite St	No sub	8 storeys	Permit for 8 storeys /26.9m	N/A	8 storeys 29.4 m	3.6:1 (non-core)	Not modelled				Yes*	No*
123 Thistlethwaite St	83	8 storeys	N/A	N/A	8 storeys 29.4 m	3.6:1 (non-core)	Addenda 2, p 5, 8-9				Yes	Yes

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138-148 Thistlethwaite St	83	8 storeys	N/A	N/A	8 storeys 29.4 m	3.6:1 (non-core)	Addenda 2, p 5, 8-9				Yes	Yes
156-162 Thistlethwaite St	115	4 storeys	N/A	Application for 4 storeys/13.3m	4 storeys 15.4 m mandatory	3.6:1 (non-core)	Addenda 2, p 5, 8-9				Yes	No
6-78 Buckhurst St	63	30 storeys	Permit for 30 storeys/102.1m Doc 245, p 29	N/A	20 storeys 67.8 m	6.3:1 (core)	Addenda 2, p 5, 8-9		New laneway		Yes	Yes
11-27 Buckhurst St	146	18 storeys	N/A	N/A	12 storeys 42.2 m	6.3:1 (core)	Addenda 2, p 5, 8-9				Yes	Limited
31-41 Buckhurst St	146	18 storeys	N/A	Application 201535793 refused for land at 31-37 Buckhurst Street, South Melbourne	12 storeys 42.2 m	6.3:1 (core)	Addenda 2, p 5, 8-9				Yes	No
43-49 Buckhurst St	83	18 storeys	N/A	N/A	12 storeys 42.2 m	6.3:1 (core)	Addenda 2, p 5, 8-9				Yes	No
51-65 Buckhurst St	83	30 storeys	N/A	N/A	12 storeys 42.2 m	6.3:1 (core)	Addenda 2, p 5, 8-9				Yes	No
112 – 132 Buckhurst St	No sub	30 storeys	N/A	N/A	Open space site	N/A	Not modelled as park proposed		New park (Doc 99, M8)		N/A	N/A
134 – 150 Buckhurst St	131.1	30 storeys	Permit for 30 storeys/96.5m Doc 245, p 26	N/A	20 storeys 67.8 m	6.3:1 (core)	Addenda 2, p 5, 8-9	Montague statement, p 79			Yes	Yes
166-168 Buckhurst St	131.2	8 storeys	N/A	Application for 20 stories/60.1m	8 storeys 29.4 m	3.6:1 (non-core)	Addenda 2, p 5, 8-9 M14, p 11	Montague statement, p 83			Yes	Yes
15-85 Gladstone St	No sub	30 storeys	Permit for 27-30 storeys/99m Doc 245, p 28	N/A	20 storeys 67.8 m	6.3:1 (core)	Addenda 3, p6		New laneway		Yes	Limited
36-44 Gladstone St	67	8 storeys	N/A	N/A	8 storeys 29.4 m	6.3:1 (core)	Addenda 2, p 5, 8-9				Yes	Limited
70-104 Gladstone St	17	8 storeys	N/A	N/A	8 storeys 29.4 m	6.3:1 (core)	Addenda 2, p 5, 8-9				Yes	Limited
87 Gladstone St	252	30 storeys	N/A	N/A	20 storeys 67.8 m And open space	6.3:1 (core)	Addenda 3, p6		Doc 99, M7		Yes	Limited

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89 Gladstone St	No sub	30 storeys	Constructed. Permit for 30 storeys/99m Doc 245, p 25	N/A	20 storeys 67.8 m	6.3:1 (core)	Not modelled				Yes*	No*
168-172 Gladstone St	201	8 storeys	N/A	N/A	8 storeys 29.4 m	6.3:1 (core)	Addenda 2, p 5, 8-9				Yes	Limited
176-188 Gladstone St	123	4 & 8 storeys	N/A	N/A	8 storeys 29.4 m	6.3:1 (core)	Addenda 2, p 5, 8-9				Yes	Limited
179 Gladstone St	No sub	4 storeys	Expired permit for 7 storeys 23.7m Doc 245, p 23	N/A	4 storeys mandatory 15.4 m	3.6:1 (non-core)	Not modelled				Yes*	Yes*
165 – 167 Gladstone Street	No sub	8 storeys	8 storeys 27.5m	N/A	8 storeys 29.4m	6.3:1 (core)	Not modelled				Yes*	Yes*
10 – 16 Boundary Street	No sub	4 storeys	4 storeys 13.3m	N/A	4 storeys 15.4.m mandatory	3.6:1 (non-core)	Not modelled				Yes*	No*
15 – 35 Thistlethwaite Street	No sub	8 storeys	8 storeys 27.8m	N/A	8 storeys 29.4m	6.3:1 (core)	Not modelled		New laneway		Yes*	Yes*

*Sites have not been modelled. This is based on a site assessment which considers the potential FAR combined with height limits and site constraints and, where possible, is informed by the modelling of adjacent or similar sites.