Amendment GC81
Expert Urban Design Evidence
Montague

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19 April 2018
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CONTEXT
URBAN STRUCTURE

Support:
• distinct North and South precincts
• finer-grain street network (provided flexibility for alignment)
• linear activity centres
• community facilities
OPEN SPACE

- Ms Thompson’s proposed changes result in fragmented open space
- New park in M3 will be heavily overshadowed
- Review as part of detailed precinct planning

Thompson evidence, Figure (vi)
BUILT FORM

• Support podium-tower format in core as reflects emerging character

• However, proposed maximum heights in the core ignore emerging character of 30-40 storey buildings
BUILT FORM

- UDS states that heights have been reduced to increase sunlight reaching Normanby Road.
- However, sunlight will reach Normanby Road between towers, not over them.

_Hoddy evidence, Addenda 2, Figure 4_
**BUILT FORM**

- Wide streets and tower separation will ensure sense of openness and daylight
- UDS states that heights have been reduced to align with density targets – insufficient justification
BUILT FORM

- Support proposed increase in core area, but 8-storey heights do not reflect core density
• Maximum heights north of open space are unnecessary as they duplicate shadow controls, which provide flexibility for alternative design responses

Northbank development, Flinders Street (Google Maps)
BUILD FORM

- Review shallow and abrupt nature of built form transition towards southern edge of precinct

Cross sections through proposed maximum heights in the southern quadrant of Montague, running along Buckhurst Street (top) and from City Road to Buckhurst Street (bottom)
DENSITY

• Density limit unnecessarily precludes many properties from reaching anywhere near their preferred maximum height/realising their development capacity
ACTIVE FRONTAGES

- Remove secondary active frontages from Montague North Park
INDIVIDUAL SITE ANALYSIS

Key assumptions:

• New streets and parks as per proposed Document 66 CCZ
• New laneways and minor roads as per Framework, adjusted to suit development of site, 6m wide
• Built form in accordance with preferred maximum heights and setbacks, and proposed overshadowing controls, except as proposed to be varied by Ms Hodyl’s evidence in relation to Montague
• Floor-to-floor dimensions as per proposed DDO and 3.1m above podium
• Tower footprints maximum 900m² up to 15 storeys and 1250m² above
• Parking at proposed rates accommodated within podium
• Parking sleeved by non-dwelling floor area, then dwelling floor area if necessary
• Remaining dwelling floor area in tower(s)
187 NORMANBY ROAD

- Podium all commercial and parking; tower all residential
- Can accommodate maximum FAR under exhibited and revised FAR controls
- Lower tower under revised FAR provisions
- Additional development potential within proposed built form controls (5 storeys)
- Minimal additional detriment from taller tower
228-238 NORMANBY ROAD

- Podium contains commercial, parking and residential sleeving; tower all residential
- Can accommodate maximum FAR under exhibited and revised FAR controls
- Lower tower under revised FAR provisions
- Additional development potential within proposed built form controls (8 storeys)
- Minimal additional detriment from taller tower

**Original modelling**

**Modelling of revised FAR provisions**
235-239 & 241-243 NORMANBY ROAD

- Podium contains commercial, parking and residential sleeving; tower all residential
- Can accommodate maximum FAR under exhibited and revised FAR controls
- Lower tower under revised FAR provisions
- Additional development potential within proposed built form controls (10 storeys)
- Minimal additional detriment from taller tower
• Podium all commercial, parking and residential sleeving; upper form all residential
• Cannot accommodate maximum GFA because additional height would cast additional shadow of park
• Taller podium creates too much deep plan floor area
CONCLUSION & RECOMMENDATIONS

- Precinct structure planning, to include:
  - Review of open space network
  - Provision of new north-south laneways
  - Determination of preferred built form character -> density
  - Delivery of employment space
  - Activity centre planning (e.g. retail and community facilities)
- Revert maximum building heights to 40 storeys in Montague North
- Revert maximum building heights to 30 storeys between Buckhurst Street and Gladstone Street from 134-150 Buckhurst Street to Kerr Street
- Revert maximum building heights north of Montague North Park and the Thistlethwaite Street park to the general maximum building height for the surrounding land
- Increase height along Gladstone Street within revised core to match surrounding heights
- Replace the mandatory 4-storey height limit on City Road with a discretionary maximum 4-storey street wall height and a discretionary minimum 10m setback above
- Remove secondary active frontages from Montague North Park