Area-wide considerations

Floor Area Ratio:

I am supportive of:

• Wide range of FARs across the area, to support built form variation and distinction between Precincts;

• Significant differentiation between core and non-core area FARs;

• Significant proportion of non-residential floor space in core areas, acknowledging potential building design complexities.
Area-wide considerations

Floor Area Uplift:

• I support application of an FAU mechanism to incentivise community benefits.

• The methods for calculating FAU potential for open space and community infrastructure are unclear.

• The unlimited extent of FAU (within height and setback provisions) presents potentially significant implications for built form outcomes, requiring further analysis.
Area-wide considerations

Density:
• The density controls will be ineffective as currently set, because they are aligned to the FAR controls.
• Density provisions could be used to limit the potential extent of FAU, if adjusted/increased.

Dwelling size:
• I support the aspirational target for larger apartments.
• The assumed apartment sizes are overly large (3- and 4-bedroom).
• If the delivered mix differs to that assumed, through smaller apartments and/or lower proportions of 3- and 4-bedroom apartments, more dwellings (and higher densities) will fit into the FARs.
Area-wide considerations

Heights and setbacks:

• I support street wall heights for streets up to 12m and 22m. Allow discretion for secondary street frontage heights (side, streets up to 12m), to align with primary street frontage heights.

• Street walls up to 8 storeys on streets greater that 22m, regardless of overall height, for variation in the street wall condition along streetscapes.

• 3-5m setbacks for buildings up to 10 storeys (increased from 8 storeys)

• 5-10m setbacks for buildings up to 24 storeys (increased from 20 storeys)
Sandridge
Sandridge Core FAR: 8.1:1 (CCZ1), 7.4:1 (Hodyl evidence)

- Higher than most of the reference projects analysed;
- Broadly aligned with that for Sydney Central City (8:1 plus FAU potential) and Auckland downtown (9:1 plus FAU potential)
- I consider it generally appropriate in supporting the vision for Sandridge Core:
  - Vertical emphasis, significant scale and visual strength; urban intensity, busy, dynamic street and spaces; layered activity, high-quality streetscapes.
Sandridge Non-Core FAR: 3.3:1

- Broadly aligns with FAR for projects such as Kings Cross and Paddington, London, and Potsdamer Platz, Berlin
- I consider it generally appropriate in supporting the vision for Sandridge Non-Core:
  - Complex, varied built form, ‘urban’ character; transition down to west and south; high-amenity, active streetscapes.
277-281 Ingles Street

- substantial development potential;
- strong vertical emphasis;
- podium base to support high-quality streetscapes.

This model accords with the vision for Sandridge Core:

- Vertical emphasis, significant scale and visual strength; urban intensity, busy, dynamic street and spaces; layered activity, high-quality streetscapes.
501 Williamston Road

• Mid-rise perimeter block built form to 8 storeys;
• Potentially high amenity/liveability;
• This model accords with the vision for Sandridge Non-Core:
  • Complex, varied built form, urban character; transition down to west and south; high-amenity, active streetscapes
Building heights

- Change to discretionary 4-storeys, with mandatory 4-storey frontage and minimum 10m upper level setbacks.
Montague
Montague Core FAR: 6.1:1 (CCZ1) / 6.3:1 (Hodyl evidence)

- Broadly aligns with FAR for Hafen City, Hamburg (3.7-6.1), which contains predominantly mid-rise, robust built form, and Perth’s St George’s Precinct (6:1);
- Higher than commercial precincts at Canary Wharf and Paddington, London.
- I consider it generally appropriate in supporting the vision for Montague Core:
  - Newer, more extensive redevelopment, contemporary character; Mixed-use, contemporary, higher scale; strong commercial character, bold built form, wide streets.
  - ‘Urban’ character/texture, mix of old and new; creative environment, visually diverse; complex streets and lanes; mid-rise, robust, building on existing fabric; transition down to south
Montague Non-Core FAR: 3.0:1

- Broadly aligns with FAR for Kings Cross, London;
- I consider it generally appropriate in supporting the vision for Montague Non-Core:
  - Prevailing mid-rise, diverse forms, materials, textures; walkable streets and lanes, ‘urban’ character, robust built form.
123 Montague Street

- FAR does not fit within 12-storey height provision;
- 14-15 storeys would be acceptable;
- This model (at 14-15 storeys) accords with the vision for Montague South Core:
  - ‘Urban’ character/texture, mix of old and new; creative environment, visually diverse; complex streets and lanes; mid-rise, robust, building on existing fabric; transition down to south
235-243 Normanby Road

• Varied heights to the building ‘base’;
• Single tower to 20 storeys;
• This model (at 14-15 storeys) accords with the vision for Montague North Core:
  • Newer, more extensive redevelopment, contemporary character; Mixed-use, contemporary, higher scale; strong commercial character, bold built form, wide streets.
Legend

Mandatory
- 4 storeys

Discretionary
- 4 storeys
- 8 storeys (except 6 storeys within Wirraway)
- 12 storeys (except where noted)
- 24 storeys (except where noted)
- Unlimited (except where noted)
- Existing open space
- Proposed open / urban space
- Private open space
Recommendations:
• Extend up to 14-15 storeys to accommodate FAR;
• Maintain consistent 8-storey provision;
• Change to discretionary 4-storeys, with mandatory 4-storey frontage and minimum 10m upper level setbacks.

Supported recommendations:
• Reduce heights to avoid overshadowing to South Melbourne streets
Wirraway Core FAR: 4.1:1

- Broadly aligns with FAR for Paddington, London (3.7), Battery Park City, New York (4.9) and Hafen City, Hamburg (3.7-6.1). I consider it generally appropriate in supporting the vision for Wirraway Core:
  - Mid-rise focus, limited vertical scale; main street boulevard activity focus; broad building forms defining street blocks, some vertical extension of built form above consistent ‘base’.
Wirraway Non-Core FAR: 2.1:1

- Relatively low by comparison to the international examples assessed.
- The FAR could be increased to accommodate more substantial mid-rise built form, in accordance with the vision for Wirraway Non-Core:
  - Lower, more intimate scale in streets, spaces, buildings; Buildings in open, landscaped settings; Defined streets, urban edges, enclosed courtyards; Varied green spaces as contiguous network.
50 Salmon Street

- Robust, mid-rise form up to 12 levels;
- I would recommend higher podium/street walls and lower tower;
- This model accords with the vision for Wirraway Core:
  - Mid-rise focus, limited vertical scale; main street boulevard activity focus; broad building forms defining street blocks, some vertical extension of built form above consistent ‘base’.
291 Williamstown Road and 1-9 Smith Street

- 4-storey perimeter block development;
- The scale could be increased to 6-8 storeys, while according with the vision for Wirraway Non-Core:
  - Lower, more intimate scale in streets, spaces, buildings;
  - Buildings in open, landscaped settings; Defined streets, urban edges, enclosed courtyards;
  - Varied green spaces as contiguous network.
Building heights

Recommendations:

• Confirm 8-storeys generally;
• Change to 10-storeys;
• Change to approximately 14-16 storeys;
• Change to 6-storeys;
• Change to discretionary 4-storeys, with mandatory 4-storey frontage and minimum 10m upper level setbacks;