Amendment GC81
Expert Urban Design Evidence
Montague Precinct – SUBMITTER 202

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17 May 2018
Documents Assessed

- Amendment GC81 documentation (including the draft Framework)
- Submissions to the Amendment exhibition
- Statements of evidence provided on behalf of the Minister for Planning
- Comparative Planning Controls Report April 2016, prepared as a background document to Planning Scheme Amendment C270, Melbourne City Council
- Background documents as follows:
  - Fishermans Bend Urban Renewal Area Draft Vision, September 2013 Prepared by: Places Victoria
  - Fishermans Bend Strategic Framework Plan July 2014, Prepared by MPA
  - Fishermans Bend Strategic Framework Plan July 2014 Amended April 2015
  - Fishermans Bend Recast Vision The next chapter in Melbourne’s growth story Draft for consultation, May 2016
  - Fishermans Bend Framework The next chapter in Melbourne’s growth story Draft for consultation, DELWP 2017
  - Urban Design Strategy, 2017 Prepared by Hodyl + Co
Physical Context – 272 -280 Normanby Road
Urban Context
Key Views

- Views along Johnson Street, Munro Street and Normanby Road to city and towers
Approved and Proposed Development
Height and Density - Proposed Controls
## Height and Density - Proposed Controls

<table>
<thead>
<tr>
<th>Proposed controls (Minister Part B version [doc 49e])</th>
<th>Proposed revised controls (Minister Part B version [doc 156])</th>
<th>Proposed further revised controls (Minister for Planning May 14 Version)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. height 67.8m</td>
<td>Max. height 20 storeys</td>
<td>-</td>
</tr>
<tr>
<td>Max. street wall height – 23m</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Floor Area Ratio (FAR):</td>
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</tr>
<tr>
<td>- 6.1:1 Dwelling use FAR</td>
<td>- 6.3:1 Total FAR</td>
<td>- 6.3:1 Total FAR</td>
</tr>
<tr>
<td>- 1.6:1 non-dwelling use FAR</td>
<td>- 4.7:1 Accom FAR</td>
<td>- 4.7:1 Accom FAR</td>
</tr>
</tbody>
</table>
Height and Density - Rationale
Height and Density - Assessment
Shadows – Equinox – 11am – 2pm – as per Evidence
Height and Density - Assessment

Revised shadows – Equinox – 11am – 2pm
Height and Density - Assessment

Equinox 9am – Shadow impact on proposed park at 9am as per Evidence
Height and Density - Assessment

Revised shadows – Equinox – 11am – Impact on proposed open space

11AM
Height and Density - Assessment

Typology Analysis

<table>
<thead>
<tr>
<th>Courtyard</th>
<th>Perimeter block</th>
<th>Tower (depending on site size)</th>
<th>Hybrid</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 - 5:1</td>
<td>2 - 5:1</td>
<td>3 - 18:1</td>
<td>2-10:1</td>
</tr>
<tr>
<td>Core - all precincts</td>
<td>Core - all precincts</td>
<td>Core - all precincts (preferred heights vary)</td>
<td>Core - all precincts</td>
</tr>
<tr>
<td>Non-core - all precincts</td>
<td>Non-core - all precincts</td>
<td>Non-core - not supported in Montague and Winways</td>
<td>Non-core - all precincts</td>
</tr>
</tbody>
</table>
Built Form Controls

Proposed controls:
• Street wall heights
• Tower street setbacks
• Tower side and rear setbacks
• Detailed Design
• Primary and secondary active frontages

Rationale:
• Varied street wall heights through discretionary controls
• Upper level setbacks that increase based on height of tower
• Adaptable floor-to-floor

Assessment:
• Discretionary street wall height in relation to human scale
• Mandatory street wall heights in relation to managing visual dominance
• 3 frontages and activation levels