

IN THE MATTER OF
AMENDMENT GC81 TO THE
MELBOURNE AND PORT PHILLIP
PLANNING SCHEMES

RESPONSE TO PROPOSED CHANGES – MONTAGUE

ON BEHALF OF
THE MINISTER FOR PLANNING

INTRODUCTION

1. These submissions provide the Minister's response to recommendations requested by submitters and recommended in the expert evidence called by submitters to the Panel.
2. These submissions are not intended to respond to every issue raised in submissions and evidence but have been confined to specific recommendations, particularly where they relate to a specific parcel of land. Where the submission or recommendations raise
 - 2.1. a general matter of principle or policy underpinning the draft Amendment (for example, the population target of 80,000);
 - 2.2. associated general submissions calling for revision to FARs and height controls;
 - 2.3. issues concerning the funding of infrastructure;
 - 2.4. the mechanism to be used to facilitate the provision, and funding of, infrastructure and public open space at Fishermans Bend; and
 - 2.5. governance arrangements for Fishermans Bend,it is intended to address these matters further, in the Minister's Part C Submission.

RECOMMENDATIONS MADE BY THE CITY OF PORT PHILLIP IN ITS SUBMISSIONS

3. The recommendations made by the City of Port Phillip (“COPP”) in its submissions, and the Minister’s response to those recommendations are as follows.
4. *Amend sub-precincts and preferred character statements as per Figure 2 and Table 1 and move from Clause 21.06-8 to DDO30 (page 51)*
 - 4.1. The Minister accepts the recommendation for precinct specific DDOs. The redrafted precinct specific DDOs to be tendered on 14 May 2018, will include specific built form outcomes for each precinct. Changes to the preferred character statements are under consideration.
 - 4.2. The Minister will await feedback from the COPP on the draft DDO for Montague.
5. *Amend CCZ1 and DDO30 to show laneways as per Figure 10, until further work is undertaken through detailed precinct planning. (pg. 51)*
 - 5.1. The Minister accepts that further work is required regarding the precise location and dimensions of the laneways. This work will be undertaken using GIS software to provide accurate information in the maps.
 - 5.2. Laneways will continue to be shown in the CCZ and DDO30 maps to be tendered on 14 May 2018 and will include some of the proposed laneway locations in COPP’s Figure 10, but will be identified as ‘indicative’. The precise location of the laneways will be confirmed at the detailed precinct planning stage.
6. *Undertake further work through Precinct Planning to finalise:*
 - *key laneway locations (including the role of laneways, whether they cater for vehicles and pedestrians or pedestrians only, are open to the air or are through buildings.)*
 - *requirements for widening of existing laneways and the width of new laneways in Montague South. (pg. 51).*

- 6.1. The Minister accepts that the proposed Precinct Plan is of significant importance. The work required to finalise the precise location of laneways, their role and their character are matters that will be finalised during the Precinct Plan process.
7. *Amend DDO30 to specify a minimum laneway width of 9m in Montague North.*
- 7.1. The Minister accepts this recommendation.
- 7.2. Properties in Montague North will require rear vehicular access from laneways and accordingly a 9m width is appropriate.
8. *Show community hubs on a map showing the Montague urban structure. This should (see Figure 16):*
- *locate the Montague Arts and Cultural Hub on the Montague Continuing Education School site (either on the site if the school relocates or with the existing school use).*
 - *locate the Montague Sport and Recreation Hub on the Montague North Park.*
- 8.1. The Minister does not accept this recommendation and refers to SIN 9 (Document 151) which provides a response to the COPP's submissions regarding Community Infrastructure.
- 8.2. The Minister wishes to preserve the opportunity for the arts and culture hub to be provided within the investigation area as part of the FAU scheme. If necessary, the exact location for the arts and culture hub could be fixed in the Precinct Plan. In the interim, it is intended that the broader 'investigation area' shown in the Framework for community hubs should remain.
9. *Amend building heights in DDO30 to delete 24 and 6 storey building heights from the northern edge of the Montague North Park and show as public open space (see Figure 18).*
- Amend public open space in the CCZ1 to show the extent of Montague North Park as the entire site (with no development potential). If this change is made, removal of the overshadowing control would be supported.*

- 9.1. The Minister agrees with these recommendations in part.
 - 9.2. The Minister supports a reduction in height of buildings on the northern edge of the Montague Park from 24 storeys to 12 storeys.
 - 9.3. The Minister does not accept that reduction in height to 6 storeys along this edge is warranted.
 - 9.4. The Minister agrees to the designation of the parcel as a potential community hub or potential affordable housing but does not agree to expand the open space to the totality of the site. The Minister wishes to preserve the opportunity to deliver social housing or other community infrastructure on this parcel of government owned land in addition to open space. This is a matter that can be considered further at the Precinct Planning stage.
10. *Amend public open space in CCZ1 and DDO30 to (see Figure 20):*
- a) Delete the proposed public open space at 87 Gladstone Street and relocate it to 34-47 Thistlethwaite Street, covering the entire site (approximately 1,200 sqm).*
 - b) Show a new public open space at 101-109 Thistlethwaite Street, covering the entire site (approximately 1,245 sqm).*
 - c) Show a new 12m wide linear park on Johnson Street within the road reserve.*
- 10.1. The Minister accepts these recommendations in part.
 - 10.2. The Minister agrees to the deletion of the proposed public open space at 87 Gladstone Street but does not agree to its relocation to 34-47 Thistlethwaite Street.
 - 10.3. The Minister accepts the recommendation to show new public open space at 101-109 Thistlewaite Street which will cover the entire site (approximately 1,245 sqm).
 - 10.4. The Minister accepts the recommendation for a linear park within the Johnson Street road reserve.

10.5. The Minister's response to the recommendations of Ms Thompson are provided below at paragraph 28.

11. *Amend the overshadowing requirements in DDO30 to (see Figure 20):*

- *remove the overshadowing control from the Gladstone Street public open space.*
- *include an overshadowing control for the new public open space on Thistlethwaite Street between 11am and 2pm 22 September.*

11.1. The Minister accepts these recommendations which are consequential to the recommendation accepted in paragraph 10.

12. *Amend active frontages in DDO30 and CCZ1 (see Figure 22) to:*

- *apply Primary Active Frontages to key laneways in Montague South.*
- *replace Primary Active Frontages along Montague Street with Secondary Active Frontages.*
- *replace Primary Active Frontages along Normanby Road with Secondary Active Frontages.*
- *remove Secondary Active Frontages from Montague North Park.*
- *remove Primary Active Frontages from Buckhurst Street Park (west of Montague Street).*

12.1. The extent of primary and secondary active frontages is currently being considered in light of the findings of the retail assessment and will be adjusted to align with those findings.

12.2. The updated information on primary and secondary active frontages is expected to be shown in the revised maps to be tendered on 14 May 2018.

13. *Include the Montague Future Urban Structure in CCZ1 (see Figure 23).*

13.1. The Minister agrees with this recommendation in part.

13.2. Detailed plans depicting the urban structure to be incorporated into the revised planning controls are under preparation and will be

circulated with the further draft of the planning controls on 14 May 2018. It is expected that all of the types of information contained in the COPP plan will be included, but the substantive contents will differ in light of the Minister's position in relation to some of the COPP's recommendations.

14. *Apply a DPO to the Core Retail Area in Figure 22 to protect long term large floorplate anchor retail land use opportunities for the Core Retail Areas in Montague.*

14.1. The Minister does not accept this recommendation.

14.2. The Minister agrees that core retail areas can be identified in the Precinct Plan process but does not accept that a DPO is required to protect land for retail anchors, noting that revised laneway locations will support large floorplates. More detailed master planning, to build upon the established urban structure will be undertaken during the preparation of the Precinct Plans which will include the identification of retail land use opportunities.

14.3. The potential future use of the DPO can be explored further in the Precinct Plan process.

15. *Amend DDO30 to apply a 'tooth and gap' approach to any site with a frontage over 50m on Buckhurst Street (between Montague and Ferrars Streets) through requiring:*

a) At least 30% of the building height at the street frontage must be 4 storeys in height. The remaining height can be up to 12 storeys, however any element higher than 4 storeys cannot be wider than 30m. Any element above 4 storeys must be adjacent to a 4 storey element.

b) A depth of 20m from the street where sheer buildings only are allowed, and no pop-ups are permitted (i.e. no upper level setbacks are allowed within this area).

15.1. This recommendation is partly supported by the Minister.

- 15.2. The Minister supports the provision of diversity of built form and considers that the application of the FAR will enable the objective of providing diversity of built form to be achieved.
- 15.3. The drafting of provisions to address the objectives suggested by the COPP is considered to be a complex undertaking. The Minister will give consideration to any suggested drafting of the provisions to achieve the objectives which may be suggested by the COPP.
16. *Reduce building heights for the Montague Core in DDO30 as follows (see Figure 45):*
- a) *reduce maximum building heights along the south side of Gladstone Street (between Montague and Kerr Streets) to 18 storeys stepping down to 12 storeys at Kerr Street.*
- b) *reduce maximum building heights from 20 storeys to 12 storeys along the north side of Buckhurst Street (between Montague and Kerr Streets) and Montague Street, south of 91-95 Montague Street.*
- 16.1. The Minister disagrees with these recommendations and does not support revised height limits for these parcels proposed by COPP.
- 16.2. A 4-6 storey street wall height is proposed to Kerr Street/Montague Park. This provides an appropriate built form interface to the park that will ensure it is not dominated by tall buildings. Slender towers 20 storeys in height, together with 4 storey street wall heights will support sunlight reaching Buckhurst Street more than mid-rise buildings of 12 storeys which will create a wider, slower moving shadow.
17. *Reduce the heights in DDO30 to 8 storeys on 134 and 95-117 Buckhurst Street to the west of Montague Street (see Figure 48).*
- 17.1. The Minister does not accept this recommendation.
- 17.2. It is intended that the core should extend on Buckhurst Street to large sites on the west of Montague Street. Accordingly the

discretionary heights reflect the greater height contemplated for the core.

18. *Amend DDO30 and CCZ1 to change 134 Buckhurst Street and 95-117 Buckhurst Street to Non-Core Areas (see Figure 49).*

18.1. The Minister does not accept this recommendation.

18.2. The core areas in Montague are informed by their proximity to public transport, the site size and number of street frontages. These two sites meet this criteria.

19. *Amend overshadowing requirements in DDO30 to include an overshadowing control for the entire width of the southern footpaths up to the property frontages on York and Market Streets, South Melbourne and footpaths around the South Melbourne Market between 11am and 2pm 21 June.*

19.1. The Minister agrees with this recommendation in part.

19.2. A decision guideline will be included in the revised, precinct based DDO for Montague which will provide that built form outcomes should minimise overshadowing to the Market. It is considered that this is an appropriate response to the issue raised by COPP.

20. *Amend building heights in DDO30 (see Figure 54) to:*

- *reduce the unlimited height to 24 storeys for the northern part of the site bound by City Road, Whiteman and Cecil Streets*
- *reduce maximum building heights of 24 storeys to 12-15 storeys along City Road between Whiteman Street and Cecil Street.*
- *reduce maximum building heights of 24 storeys to 20 storeys for the area bounded by Cecil Street, City Road and the West Gate Freeway.*

20.1. The Minister does not accept these recommendations.

20.2. This island site has significant redevelopment potential which has previously been recognised in the PDP report for the site and in South Melbourne Structure Plan. The subprecinct will require some open space due to the barriers presented by major transport

infrastructure and the retention of greater heights avoids overshadowing of the new park.

21. *In DDO30, require the retention of:*
- *key heritage buildings on the north-east corner of City Road and Whiteman Street to a depth of at least 15 metres on City Road and 5m on Whiteman Street, including the retention of one bay of the warehouse on City Road.*
 - *the two significant buildings on the northwest corner of Cecil Street and City Road to a depth of 10m.*
- 21.1. The Minister does not accept these recommendations. The provisions of the Heritage Overlay are sufficient to require the appropriate level of consideration of cultural heritage matters when a permit application is being considered.

RECOMMENDATIONS OF LEANNE HODYL

22. The Minister agrees with some of the recommendations made by Ms Hodyl and has incorporated those into documents already tabled with the Review Panel:
23. *Expand the core in Montague and revise the FAR settings (recommendations 4 and 7)*
- 23.1. This change is already reflected in the Part B version of the CCZ (document 156A).
24. *Increase the height of 123 Montague Street from 12 storeys to 18 storeys (recommendation 10)*
- 24.1. The Minister supports this position as it enables multiple outcomes to be achieved on this site, including delivery of the FAR, proposed open space and the laneways.

25. *Increase extent of mandatory 4 storey control in block of Gladstone Lane, Boundary Street and Gladstone Street to the eastern boundary of 190 Gladstone Street (recommendation 12)*
- 25.1. In principle this change is supported by the Minister as it provides a more appropriate transition to the surrounding area.
26. *Introduce a requirement for no additional shadow above the street wall for neighbourhood parks in Montague (recommendation 16)*
- 26.1. This change is already reflected in the Part C version of the DDO (document 262A).
27. *Reduce height at 11 Montague Street from 24 storeys to 12 storeys (recommendation 18)*
- 27.1. This change is agreed and discussed in paragraph 9 above.

RECOMMENDATIONS BY JOANNA THOMPSON

28. The Minister accepts an increase in the public open space provision for the Montague precinct by adopting most of Ms Thompson's recommendations.
29. For the Montague precinct, the current total open space in the draft Framework is 63,627m². Ms Thompson recommended five changes to the public open space in Montague. Of these changes, four are supported:
- 29.1. The removal of public open space from 87 Gladstone Street.
- 29.2. A new public open space in the south west area of Montague (101-109 Thistlewaite Street).
- 29.3. A new public open space on Normanby Road which is recommended to be reconfigured so that the entire space is located on a single site.
- 29.4. A realignment of the proposed public open space on Whiteman Street and the inclusion of a new pedestrian laneway access between the proposed public open space and Cecil Street.
30. The effect of these recommendations is to increase the total public open space for Montague to 64,960m², being an additional 1333m².

31. The effect of this additional public open space is that the open space will be more evenly distributed within the precinct and provides an enhanced 200 metre walkable catchment, which aligns with the target in the draft Framework.
32. The proposed space at 37-47 Thistlethwaite Street is not required to provide open space within the subprecinct and will unnecessarily duplicate the open space opposite in Thistlethwaite Street.

RECOMMENDATIONS MADE BY MARK SHEPPARD

33. It is noted that Mr Sheppard has supported the vision for the precinct (page 12 of Mr Sheppard's report for Montague, Document 177(e)) and also supported the changes recommended by Ms Hodyl to the Core Area for Montague (page 13 of his report).
34. The Minister responds to the specific recommendations made by Mr Sheppard in his evidence as follows.
35. *Revert the overall building height limits in the Montague Core to 40 storeys in Montague north and 30 storeys in Montague South between Gladstone Street and Buckhurst Street from 134-150 Buckhurst Street to Kerr Street (page 29)*
 - 35.1. The Minister disagrees with these recommendations.
 - 35.2. The preferred character for Montague North includes 'heights, location and position of towers that allows for sunlight access to the southern side of Normanby Road at September equinox'. The 20-storey height limit will allow this character to be realised.
 - 35.3. The sub-precinct character for Area M5 includes that the 'location and design of towers (should minimise overshadowing of Buckhurst Street spine' (draft MSS). Reversion to 40 storeys and 30 storeys is not supported as it will result in significant overshadowing (as demonstrated by document M6).

36. *Revert the maximum building heights north of Montague Park North and the Thistlethwaite Street Park to the surrounding maximum building heights. (pg. 29)*
- 36.1. The Minister agrees with this recommendation in part.
- 36.2. The DDO includes a maximum 4 storey height limit for the sites to the north and east of the new Thistlethwaite Street Park. The modelling by Mr Sheppard and Ms Hodyl demonstrates that modelling a building in the order of 8 storeys results in acceptable overshadowing if the upper floors are setback above the street wall.
- 36.3. Reversion to 30 storeys is not supported. However, the introduction of an 8-storey height limit is supported with a maximum street wall height of 6 storeys.
- 36.4. The site north of Thistlethwaite Street Park should remain as 4 storeys. This could be converted to discretionary height but only if the overshadowing controls remain mandatory.
- 36.5. The preferred character for Montague North includes 'the creation of a high quality, high amenity public realm'. Access to sunlight is critical to creating welcoming, attractive parks, particularly in the cooler months.
- 36.6. The maximum building heights north of Montague Park North have been adjusted to protect the proposed new park from overshadowing. Reversion to the previous maximum of 40 storeys is therefore not supported.
37. *Increase the maximum building height for the Gladstone Street properties that are recommended by Ms Hodyl to form part of the core to match the surrounding maximum heights. (pg. 29).*
- 37.1. The Minister disagrees with this recommendation. Increasing the height limits to 20 storeys would result in unacceptable overshadowing of the south side of Gladstone Street.

38. *Prepare detailed precinct plans, in conjunction with landowners, to resolve the optimum built form model, density and open space pattern for each part of Montague. (pg. 29).*
- 38.1. The Minister accepts that the Precinct Plans are of significant importance, and that the preparation of the detailed Precinct Plans would greatly assist with the implementation of the draft Framework and built form outcomes envisaged for each distinct precinct.
- 38.2. However, it is not proposed to revisit the Floor Area Ratios or heights as part of the Precinct Plan process.
39. *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. (pg. 29).*
- 39.1. The Minister partly agrees with this recommendation.
- 39.2. The 4-storey mandatory height limit along City Road is proposed to 'ensure that the precinct is well integrated with its neighbours' (draft MSS). The 4 storey mandatory height limit is also proposed along the Williamstown Road interface in the Sandridge and Wirraway precincts.
- 39.3. An additional 2 floors (resulting in a total of 6 storeys) would have minimal visual impact from within Bridge Street looking north. An additional 4 storeys, however, would have a significant visual impact on the street. The replacement of the mandatory 4-storey height limit with a discretionary 4 storey street wall height is therefore not supported.
- 39.4. The introduction of a mandatory 4 storey street wall with a mandatory maximum of 6 storeys with the upper 2 floors set back a mandatory maximum of 10 metres behind the street wall is supported along City Road and Williamstown Road.

- 1.1. These controls should be mandatory, to provide the certainty that the transition from higher density areas within Fishermans Bend to the lower scale neighbourhoods will occur.
40. *Identify locations for landmark and civic buildings.*
 - 40.1. The Minister accepts that appropriate landmark and civic buildings should occur in Fishermans Bend. It is considered that this is already possible under the proposed planning controls. Opportunities for landmark buildings could be further explored at the precinct planning stage.
 41. *Remove the secondary active frontage requirement from within Montague Park North (pg. 29).*
 - 41.1. The Minister accepts this recommendation. The removal of this requirement will not compromise the preferred character sought in Montague North and is supported. Passive surveillance of the park from the adjacent development should still be required to support the creation of a safe park.
 42. *Provide for the following building wall heights on park boundaries:*
 - *11 Montague Street—30m (8 storeys) abutting Montague North Park;*
 - *501 Williamstown Road—as per the maximum building height abutting the expanded north port oval;*
 - *339 Williamstown Road, 422 Plummer Street and 477 Graham Street— as per the maximum building height abutting JL Murphy Reserve*
 - 42.1. The Minister does not accept this recommendation.
 - 42.2. A preferred 15.4m (4 storey) building height is proposed on park boundaries with a mandatory maximum of 23 metres. This will ensure street wall heights do not create significant overshadowing (relevant for 11 Montague Street), and align with the preferred character for each of these sub-precincts.

43. Other recommendations of Mr Sheppard of general application will be addressed in the Minister's Part C submission.

RECOMMENDATIONS OF JULIA BELL ON BEHALF OF SPEC PROPERTY DEVELOPMENT

44. *The controls should not be mandatory. Variation should be allowed in cases where discretion still achieves adequate amenity, access to sunlight, privacy, outlook and a desirable*
45. *The street wall heights proposed should be supported as a discretionary control, rather than a mandatory control. The provisions within DD030 are modified to include the following dot point under Street wall height: 'Street wall heights on corners can be varied subject to responding to contextual cues.'*
 - 45.1. These recommendations are not accepted by the Minister.
 - 45.2. The controls in the draft amendment are considered to strike the right balance between mandatory and discretionary controls.
 - 45.3. The proposed street wall heights are maximum height limits and therefore support variation in heights along streets and enable the articulation of street corners.

RECOMMENDATION BY CRAIG CZARNY ON BEHALF OF SPEC PROPERTY DEVELOPMENT

46. *The proposed development of the site at 272-280 Normanby Road, South Melbourne which has been 'called in' by the Minister for Planning is appropriate.*
 - 46.1. This recommendation falls outside the scope of the Terms of Reference for the Panel. Any planning permit applications will be decided on its merits following approval of the new controls.

TRAFFIC AND TRANSPORT RECOMMENDATIONS BY CHARMAINE DUNSTAN

47. *The parking rates and expectations should not be more onerous than would apply to other Capital City Zones that are better served by public transport.*

- 47.1. This recommendation is not accepted. The parking rate is a discretionary provision which may be exceeded with a permit application. As part of that consideration the responsible authority will be required to consider the availability of public transport at the time of the permit application.
48. *The proposal to limit car parking for dwellings to a maximum rate of 0.5 car spaces per dwelling (without a permit) is inappropriate and unnecessary for the Fishermans Bend area, and the rate should remain as 1 car space per dwelling consistent with the current controls*
- 48.1. This recommendation is not accepted. See the explanation provided in paragraph 47.1.

RECOMMENDATIONS REQUESTED BY LITTLE LANE PTY LTD

49. *Increase the FAR for the part of Montague that includes the site (6 Buckhurst Street) be increased to reflect current services and infrastructure.*
- 49.1. This recommendation is not accepted.
- 49.2. The FARs are proposed on a precinct basis not site by site basis.
- 49.3. The proposed FARs support a significant scale of development that is aligned with the purpose of the core activity areas and the preferred character for this sub-precinct.
- Building height modified to 30 storeys*
- 49.4. This recommendation is not accepted. A building of 30 storeys would overshadow Buckhurst Street.
50. *A performance based approach should be adopted in relation to tower setbacks, tower separation and vehicle access requirements.*
- 50.1. The Minister does not accept this recommendation.
- 50.2. The draft amendment strikes the right balance between mandatory and discretionary controls.

51. *Any references to the heritage significance of 6 Buckhurst Street should be removed*

51.1. This recommendation is not accepted.

51.2. The level of heritage significance of places within Fishermans Bend will be determined via a separate planning scheme amendment process.

RECOMMENDATIONS REQUESTED BY ELMARN PTY LTD

52. *Include site within the core area for the Montague precinct*

52.1. The Minister agrees with this submission. See paragraph 23.

53. *Increase the height from 8 storeys to 12 storeys on 70-104 Gladstone Street (page*

53.1. This recommendation is not accepted.

53.2. The increase in height is not necessary to achieve a mid-rise form and will cast unacceptable levels of shadow to the south side of Gladstone Street. See paragraph 37.

54. *Introduce secondary active frontage to north side of Gladstone Street*

54.1. The extent of primary and secondary active frontages is currently being considered in light of the findings of the retail assessment and will be adjusted to align with those findings.

54.2. The updated information on primary and secondary active frontages is expected to be shown in the revised maps to be tendered on 14 May 2018.

RECOMMENDATIONS BY DAVID SONG

55. *Increase the discretionary height limits applicable to 400 – 430 City Road*

55.1. This recommendation is not accepted.

55.2. The northern portion of the site is already subject to unlimited height controls, whilst the southern parts are subject to a 24 storey

height control that helps provide a transition to the lower built form of South Melbourne.

55.3. The Minister notes that the discretionary nature of the 24 storey height limits mean that it is open to Wadhawan to seek a permit for development in excess of that height and to have that application decided on its merits.

56. *Delete proposed open space on 400 – 430 City Road*

56.1. This recommendation is not accepted.

56.2. The Minister considers that, given the isolated nature of the site and the subprecinct of which it is part, it is appropriate to provide that some open space be provided.

56.3. The Minister considers that it is possible to develop a feasible tower within the unlimited height area whilst still providing a park that it is not subject to prohibited overshadowing.

RECOMMENDATIONS BY JASON WALSH

57. *Delete proposed east-west laneway*

57.1. This recommendation is not accepted.

57.2. The Minister considers the proposed east-west laneway would provide convenient access to the proposed open space for resident on the eastern side of Cecil Street.

57.3. In any event, the need for the east-west laneway can be finally resolved as part of the Precinct Plan process.

RECOMMENDATIONS REQUESTED BY SURVEYORS PLACE

58. *Include Surveyors Place in the Core*

58.1. This recommendation is accepted.

58.2. Ms Hodyl recommended the inclusion of Surveyors Place within the Core and the Minister has accepted this recommendation.

59. *Require an active frontage at Surveyors Place*
- 59.1. The extent of primary and secondary active frontages is currently being considered in light of the findings of the retail assessment and will be adjusted to align with those findings.
- 59.2. The updated information on primary and secondary active frontages is expected to be shown in the revised maps to be tendered on 14 May 2018.
60. *Increase applicable height limit from 8 to 20 storeys*
- 60.1. This recommendation is not accepted.
- 60.2. This recommendation proceeds on the basis that because Surveyors Place is within the core, it should necessarily be subject to a 20 storey height limit.

RECOMMENDATIONS REQUESTED BY CARRI NOMINEES

61. *Include 176 – 184 Gladstone Street in the Core*
- 61.1. This recommendation is accepted.
- 61.2. Ms Hodyl recommended the inclusion of Surveyors Place within the Core and the Minister has accepted this recommendation.
62. *Increase applicable height limit from 8 to 12 storeys*
- 62.1. This recommendation is not accepted.
- 62.2. This recommendation proceeds on the basis that because 176 – 184 Gladstone Street is within the core, it should necessarily be subject to a 12 storey height limit.

RECOMMENDATIONS REQUESTED BY MARLTON INVESTMENTS

63. *Include 181 – 193 Ferrars Street in the core area*
- 63.1. This recommendation is accepted.

63.2. Ms Hodyl recommended the inclusion of 181 – 193 Ferrars Street within the Core and the Minister has accepted this recommendation.

Susan Brennan
Isaacs Chambers

Marita Foley
Castan Chambers

Rupert Watters
Owen Dixon Chambers West
Instructed by Harwood Andrews

8 May 2018