

17 May 2018

Amendment GC81
ADDENDUM TO EXPERT URBAN DESIGN EVIDENCE OF JULIA BELL

I previously provided a statement of expert evidence (dated April 2018) on behalf of Submitter 202 in relation to the urban design matters raised by Amendment GC81 to amend the Port Phillip Planning Scheme (and Melbourne Planning Scheme) for the Fishermans Bend urban renewal area in the context of the 'live' planning permit application currently called-in by the Minister for Planning at 272-280 Normanby Road, South Melbourne.

I have now been asked by Minter Ellison on behalf of Submitter 202 to clarify Paragraph 61 of my evidence statement in relation to the FAR and the height.

As a result, I have rechecked the FAR and how it would relate to overall storeys of the tower. The analysis undertaken was to remodel the building on the site to generally align with the current design but in a simplified manner.

The massing modelled is based on how the controls are read in relation to FAR, which for Montague is 6.3:1 (including 4.7:1 accommodation and 1.6:1 commercial). Previously, I had taken the controls in relation to FAR as the accommodation FAR being 6.3:1 with commercial FAR on top.

Based on the status quo, I have prepared 3 different podium tower options for the site. The options vary based on the height of the podium, as this significantly affects the overall height of the tower. The results of each option are summarised and modeled below:

Option 1:

- 10 storeys or approximately 34m (comprising 4 storey podium and a 6 storey tower form); and
- Achieves a FAR of approximately 5.89 (equivalent to 15,756m²).

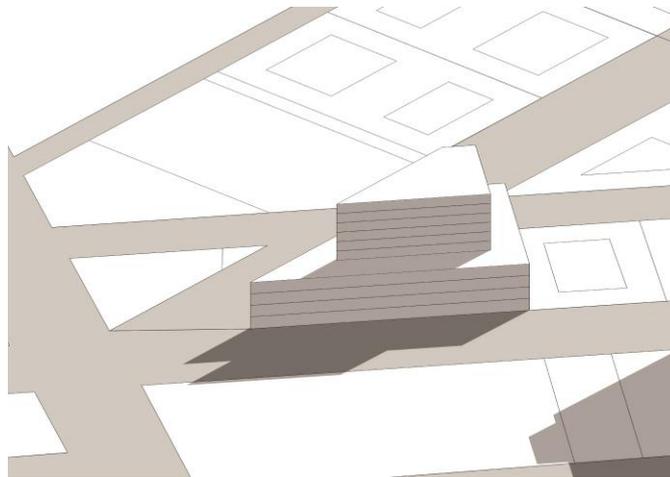


Figure 1: Option 1 - 10 storey building

Option 2:

- 12 storeys or approximately 39.5m (comprising a 3 storey podium and 9 storey tower form); and
- Achieves a FAR of approximately 5.84 (equivalent to 15,615m²).

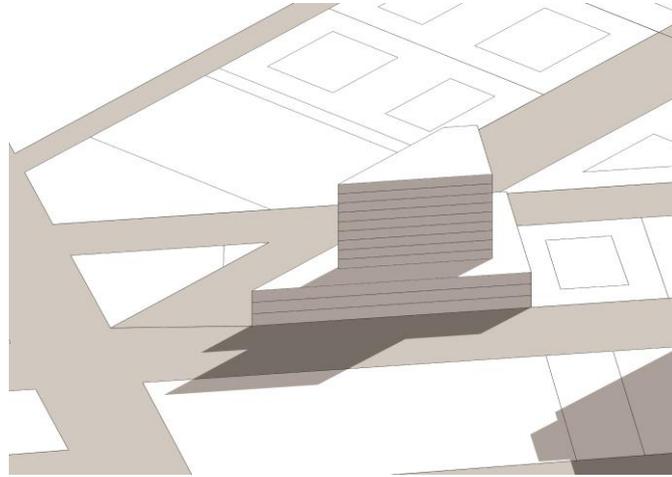


Figure 2: Option 2 - 12 storey building

Option 3:

- 15 storeys or approximately 48.1m comprising a 2 storey podium and 13 storey tower form);
- Achieves a FAR of approximately 6.105 (equivalent to 16,318m²) **please note that this option exceeds the theoretical FAR by approximately 15m².**

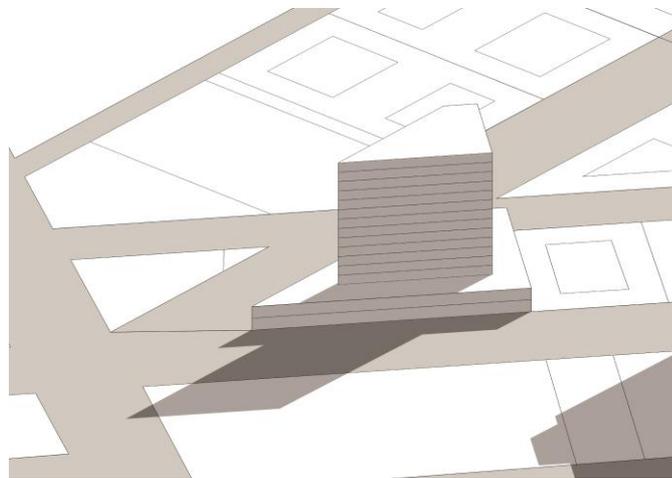


Figure 3: Option 3 - 15 storey building

Our general assumptions for modelling are as follows:

- The site area is 2673m² (based on the cadastre from Land Vic);
- 100% coverage for the podium;
- Above the podium, 10m setback from all boundaries;
- 4m floor-to-floor height for the ground level podium and 3.8m floor-to-floor height for any other level within the podium; and
- 3.1m floor-to-floor height for the residential uses (a.k.a tower).

In summary, the FAR applied will result in a tower less than 20 storeys no matter how you shape the design. The model provided at Figure 20 of my evidence was focused more on what a 20 storey tower would look like in the emerging context. Based on the current interpretation of the FAR (commercial and accommodation) the building would be lower than what is shown.



Julia Bell