Fishermans Bend – Wirraway Precinct

Screen shots from Hodyl & Co 3D model overlaid with building and street wall heights

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<thead>
<tr>
<th>Street Address</th>
<th>Prepared by</th>
<th>Page No.</th>
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<tr>
<td>332 Plummer St, Port Melbourne</td>
<td>DELWP</td>
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<td>351 Plummer St, Port Melbourne</td>
<td>DELWP</td>
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<tr>
<td>365-391 Plummer St, Port Melbourne</td>
<td>DELWP</td>
<td>4</td>
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<td>400 Plummer St, Port Melbourne</td>
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<tr>
<td>437-481 Plummer St, Port Melbourne</td>
<td>DELWP</td>
<td>6-7</td>
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<tr>
<td>17 Rocklea Drive, Port Melbourne</td>
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<tr>
<td>541 Graham St, Port Melbourne</td>
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<tr>
<td>S2-19 Salmon St, Port Melbourne</td>
<td>DELWP</td>
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<td>11 Salmon St, Port Melbourne</td>
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<tr>
<td>14-16 Salmon St, Port Melbourne</td>
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<td>18-22 Salmon St, Port Melbourne</td>
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<td>50 Salmon St, Port Melbourne</td>
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<td>291 Williamstown Rd and 1-9 Smith St, Port Melbourne</td>
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<td>21 Smith St, Port Melbourne</td>
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</tbody>
</table>
332 Plummer St, Port Melbourne (W2)

Time shown: 2:00pm, 22nd September

Height Control: 80.6m (24 storeys)
Street Wall Height: 15.2m (4 storeys)
Street Wall Height: 22.8m (6 storeys)
Overall Building Height: 60.0m (18 storeys)
Street Wall Height: 15.2m (4 storeys)
351 Plummer St, Port Melbourne (W2)
4365-391 Plummer St, Port Melbourne (W2)

Time shown: 2:00pm, 22nd September

Overall Building Height: 79.2m (24 storeys)
Street Wall Height: 30.4m (8 storeys)
Street Wall Height: 19m (5 storeys)
Height Control: 42.2 (12 storeys)

Height Control: 80.6m (24 storeys)
Overall Building Height: 60m (18 storeys)
Street Wall Height: 15.2m (4 storeys)
Street Wall Height: 15.2m (4 storeys)
Height Control: 35.8m (10 storeys)
Overall Building Height: 22.8m (6 storeys)

Time shown: 2:00pm, 21st June

400 Plummer St, Port Melbourne (W2)
437-481 Plummer St (Image 1), Port Melbourne (W2 & W4)
Includes minor modification to site modelling from Ms Hodyl's Addenda 2 to adjust location of 11 storey tower on new east-west street in non-core area. The overall GFA delivered is not affected.
7437-481 Plummer St (Image 2), Port Melbourne (W2 & W4)
Includes minor modification to site modelling from Ms Hodyl’s Addenda 2 to adjust location of 11 storey tower on new east-west street in non-core area. The overall GFA delivered is not affected.
17 Rocklea Drive, Port Melbourne (W1)
Time shown: 12:30pm, 22nd September

541 Graham St, Port Melbourne (W4)
Height Control: 80.6m (24 storeys)
Street Wall Height: 49.8m (15 storeys)
Street Wall Height: 22.8m (6 storeys)
Street Wall Height: 11.4m (3 storeys)

Time shown: 2:00pm, 22nd September

S2-19 Salmon St, Port Melbourne (W2)
11 Salmon St, Port Melbourne (W3)

*Includes minor modification to site modelling from Ms Hodyl's Addenda 2 to correct discretionary height limit from 6 to 4 storeys. The overall GFA delivered is not affected.

Time shown: 2:00pm, 22nd September

**Street Wall Height:** 15.2m (4 storeys)

**Height Control:** 15.4m (4 storeys)
14-16 Salmon St, Port Melbourne (W3)
*Includes minor modification to site modelling from Ms Hodyl's Addenda 2 to correct discretionary height limit from 5 to 4 storeys. The overall GFA delivered is not affected.
Street Wall Height: 12.8-22.4m (3-7 storeys)
Overall Height: 12.8-57.6m (4-18 storeys)
Time shown: 2:00pm, 21st June

18-22 Salmon St, Port Melbourne (W2)
Street Wall Height: 22.8m (6 storeys)
Overall Height: 42.0m (12 storeys)
Time shown: 2:00pm, 22nd September

50 Salmon St, Port Melbourne (W2)
291 Williamstown Rd and 1-9 Smith St, Port Melbourne (W3)

Time shown: 2:00pm, 22nd September

Street Wall Height: 12.8m (4 storeys)

Height Control: 15.4m (4 storeys) discretionary

Height Control: 15.4m (4 storeys) mandatory

15.4m mandatory

15.4m discretionary

Shadow cast by building above street wall
Shadow cast by street wall
Building GFA delivered through FAR (Core)
Building GFA delivered through FAR (Non-core)
Building GFA delivered above the discretionary height limit
Site where the FAR cannot be delivered within the proposed building envelope controls
Time shown: 2:00pm, 22nd September

21 Smith St (W2)

Street Wall Height: 15.2m (4 storeys)

Height Control: 23m (6 storeys)