Amendment GC81
Expert Urban Design Evidence
Montague—Part 2

MARK SHEPPARD
23 April 2018
Podium contains commercial, parking and residential sleeving; tower all residential
Can accommodate maximum FAR under exhibited and revised FAR controls
Lower towers under revised FAR provisions
Considerable additional development potential within proposed built form controls
Minimal additional detriment from taller tower
30-38 THISTLETHWAITE STREET

Podium contains commercial, parking and residential sleeving; tower all residential

Cannot accommodate maximum FAR under exhibited controls

Can accommodate maximum FAR under revised FAR controls with lower tower

Limited additional development potential within proposed built form controls

Original modelling

Modelling of revised FAR provisions

AMENDMENT GC81 MONTAGUE | SHEPPARD | 3
91-93 MONTAGUE STREET

- Podium contains commercial, parking and residential sleeving; tower all residential
- Can accommodate maximum FAR under exhibited and revised FAR controls
- Lower building under revised FAR provisions
- Additional development potential within proposed built form controls, though would require zero setback from north boundary to enable ‘pairing’ with Gravity
203-205 NORMANBY ROAD

- Podium contains commercial, parking and residential slewing; tower all residential
- Theoretically possible but unlikely to accommodate maximum FAR under exhibited and revised FAR controls due to narrow tower floorplate and lack of ability to have habitable room windows facing east and west
- Lower tower under revised FAR provisions
- Better outcome would be to allow zero setback from east boundary to ‘pair’ with neighbouring approval

Original modelling

Modelling of revised FAR provisions
Podium contains commercial, parking and residential sleeving; tower all residential
Can accommodate maximum FAR under exhibited and revised FAR controls
Lower tower under revised FAR provisions
Considerable additional development potential within proposed built form controls
256-262 NORMANBY ROAD

Original modelling

- Podium contains commercial, parking and residential slewing; tower all residential
- Can just accommodate maximum FAR under exhibited controls
- Can easily accommodate maximum FAR under revised FAR with lower tower—considerable additional development potential

Modelling of revised FAR provisions
264-270 NORMANBY ROAD

Original modelling
- Podium contains commercial, parking and residential sleeving; tower all residential
- Can accommodate maximum FAR under exhibited controls
- Can easily accommodate maximum FAR under revised FAR with lower tower—considerable additional development potential

Modelling of revised FAR provisions

AMENDMENT GC81 MONTAGUE | SHEPPARD | 8
123 MONTAGUE STREET

**Corrected original modelling**
- Podium all commercial, parking and residential sleeving; upper form all residential
- Can just accommodate maximum FAR under exhibited controls with one laneway deleted, reduced tower street setbacks and challenging tower footprint—no flexibility for different configurations
- Can accommodate maximum FAR under revised FAR controls with one laneway deleted, either with a lower tower or increased setbacks, but long tower form and no flexibility for different configurations

**Modelling of revised FAR provisions**

AMENDMENT GC81 MONTAGUE | SHEPPARD | 9