

AMENDMENT C163Port

203-205 NORMANBY ROAD SOUTH MELBOURNE (SITE 6)

RESPONSE TO PERMANENT PLANNING CONTROLS

STANDING ADVISORY COMMITTEE TERMS OF REFERENCE

The request for further information requires a written response to the Standing Advisory Committee (SAC) 'Terms of Reference' which articulates all areas of 'compliance' and 'non-compliance' where relevant.

The scope of the terms of reference requires the SAC to consider a site-specific planning control to facilitate a proposal for land use and development subject to the proposal:

- a. responding to local policy;
- b. meeting the requirements of the DDO, the PO and the CCZ other than
  - o the dwelling density requirement;
  - o the requirement to be generally in accordance with the Fishermans Bend Framework (September 2018); and
  - o the permit condition requirement to enter into a S173 agreement to provide a new road or laneway; and
- c. making appropriate development contributions.

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**Clause 22.15 – Fishermans Bend Urban Renewal Area Policy**

REQUIREMENT	PROPOSED
<p><b>Clause 22.15-4.1</b>                      Providing for employment floor area                      Minimum plot ratio not used for dwelling                      Montague Precinct - 1.6:1</p>	<p>1.6  <b>Complies</b></p>
<p><b>Clause 22.15-4.2</b>                      Percentage of three-bedroom dwellings                      Montague Precinct – 25%</p>	<p>25%  <b>Complies</b></p>
<p><b>Clause 22.15-4.3</b>                      Providing affordable housing                      At least 6% of dwellings</p>	<p>6%  <b>Complies</b></p>
<p><b>Clause 22.15-4.4</b>                      Design excellence</p>	<p>The development proposal aligns with the precinct character by contributing to a high-quality public realm with a pedestrian scale environment and responding to its immediate context</p> <p><b>Complies</b></p>
<p><b>Clause 22.15-4.5</b>                      Climate adept, water sensitive, low carbon, low waste community</p>	<p>Energy – average NAtHERS rating of minimum of 7.0 stars. Sample rating for sole occupancy units of 7.1 stars can be achieved.                      Urban Heat island – 75% of site area contains either vegetation, roof with SRI&gt;82 (white) or hardscaping elements with SRI&gt;39                      Sea level rise/flooding – internal ground floor is raised                      (See SMP prepared by Simpson Kotzman)</p> <p><b>Complies</b></p>
<p><b>Clause 22.15-4.6</b>                      Communal open spaces</p>	<p>Proposed landscaped communal space at podium level with a northerly aspect.</p> <p><b>Complies</b></p>
<p><b>Clause 22.15-4.7</b>                      Landscaping</p>	<p>See Landscape Concept Plan prepared by Tract</p> <p><b>Complies</b></p>
<p><b>Clause 22.15-4.9</b>                      Sustainable transport</p>	<p><b>Complies</b></p>

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**Clause 37.04 of Schedule 1 to the Capital City Zone - Fishermans Bend Urban Renewal Area**

REQUIREMENT	PROPOSED
<b>2.0 Use of land Dwelling Density</b> (Not applicable)	Not applicable Exempt from Standing Advisory Committee's Terms of Reference
<b>Application requirements</b> - Residential development - Sensitive uses - Industry and warehouse	<b>Complies</b> Not applicable Not applicable
<b>4.0 Buildings and works</b> - Dwelling density - Bicycle parking - Motorcycle parking - Car share parking	Not applicable <b>Complies</b> <b>Complies</b> <b>Complies</b>
<b>Vehicle access points and crossovers</b>	<b>Complies</b>

**Schedule 30 to Clause 43.02 Design and Development Overlay Fishermans Bend – Montague Precinct**

REQUIREMENT	PROPOSED
<b>2.4 Building typologies</b>  Area M1 Hybrid (predominantly mid-rise) (discretionary)	<b>Complies</b>
<b>2.5 Building height</b>  68m (20 storeys)	<b>Non-compliance</b> 115m (36 storeys)
<b>2.6 Overshadowing</b>	<b>Complies</b>
<b>2.7 Street wall height</b>  On Normanby Road preferred - 4 storeys On a street >9m wide preferred at least 4 storeys, maximum 6 storeys	<b>Complies</b> <b>Complies</b>
<b>2.8 Setbacks above the street wall</b>  Minimum preferred setback 10m	<b>Non-compliance</b> (@6m)
<b>2.9 Side and rear setbacks</b>	<b>Non-compliance</b> (0m to the north east boundary (side))

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Minimum preferred setback for buildings > 20 storeys in height - 10m	(5.5m to 7.5m to south -west boundary (side)) (6m to rear (Woodgate Street))
<b>2.11 Wind effects on the public realm</b>	<b>Complies</b>
<b>2.12 Active street frontages</b>  Primary active frontage – at least 80% Normanby Road Secondary active frontage (type 1) – 60% Proposed lanes	<b>Complies</b>  <b>Complies</b>
<b>2.13 Adaptable buildings</b>  At least 4m floor to floor height at ground level (discretionary) At least 3.8m floor to floor for other lower levels (discretionary)  Ability for 1- and 2-bedroom dwellings to be adapted into 3-bedroom dwellings	<b>Complies</b>  <b>Complies</b> (Ground and Level 4) <b>Non-compliance</b> (Levels 1, 2 and 3 @3.0m)  <b>Complies</b>
<b>2.14 Building finishes</b>	<b>Complies</b>

**Schedule 1 to Clause 45.09 Parking Overlay - Fishermans Bend Urban Renewal Area**

REQUIREMENT	PROPOSED
<b>Maximum number of car parking spaces required</b> - 0.5 to each 1- or 2-bedroom dwellings - 1 to each 3 or more bedroom dwellings - 1/100sqm of gross floor area for retail - 1/100sqm of gross floor area for commercial - 2 + 1 share spaces per 25 car spaces	<b>Complies</b>  <b>Complies</b> (ratio= 0.21 for residential parking)  <b>Complies</b>  <b>Complies</b>  <b>Complies</b>
<b>Design standards for car parking</b>	<b>Complies</b>  TTM Traffic report recommends some bicycle parking (hoops) be provided for visitors in Normanby Road and Munro Street.