

AMENDMENT C166Port

256-262 NORMANBY ROAD SOUTH MELBOURNE (SITE 2)

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>Clause 22.15-4.1 Providing for employment floor area Minimum plot ratio not used for dwelling Montague Precinct - 1.6:1</p>	<p>1.6 Complies</p>
<p>Clause 22.15-4.2 Percentage of three-bedroom dwellings Montague Precinct – 25%</p>	<p>25% Complies</p>
<p>Clause 22.15-4.3 Providing affordable housing At least 6% of dwellings</p>	<p>Have demonstrated that meeting the affordable housing objectives of this policy would render the proposed development economically unviable – see <i>Financial Analysis: The impact on project viability of an Affordable Housing contribution</i> prepared by Urban Enterprise</p> <p>Complies</p>
<p>Clause 22.15-4.4 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.</p> <p>Complies</p>
<p>Clause 22.15-4.5 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>82 (white) or hardscaping elements with SRI>39 Sea level rise/flooding – internal ground floor is raised (See SMP prepared by Simpson Kotzman)</p> <p>Complies</p>
<p>Clause 22.15-4.6 Communal open spaces</p>	<p>Proposed pedestrian laneway to north-east of site and landscaped communal space at podium.</p> <p>Complies</p>

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Clause 22.5-4.7 Landscaping	See Landscape Concept Plan prepared by Tract Complies
Clause 22.15-4.8 New streets, laneways and pedestrian connections	Complies
Clause 22.5-4.9 Sustainable transport	Complies

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

REQUIREMENT	PROPOSED
2.0 Use of land Dwelling Density (Not applicable)	Not applicable Exempt from Standing Advisory Committee's Terms of Reference
Application requirements - Residential development - Sensitive uses - Industry and warehouse	Complies Not applicable Not applicable
4.0 Buildings and works - Dwelling density - Bicycle parking - Motorcycle parking - Car share parking	Not applicable Complies Complies Complies
Vehicle access points and crossovers	Non - compliance Existing crossover to remain as main vehicular access to site. This needs to be considered within the context of the re-development of two adjoining sites (Sites 1 and 3) and where the number of crossovers is being reduced overall
Affordable Housing including Social Housing	<i>Financial analysis: The impact on project viability of an Affordable Housing Contribution report prepared Urban Enterprise is already submitted and concludes that the affordable housing objectives cannot be met without rendering the development proposal unviable.</i> Complies

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

<p>2.4 Building typologies</p> <p>Area M1 Hybrid (predominantly mid-rise) (discretionary)</p>	<p>Complies</p>
<p>2.5 Building height</p> <p>68m (20 storeys)</p>	<p>Complies 67.7m (20 storeys)</p>
<p>2.6 Overshadowing</p>	<p>Complies</p>
<p>2.7 Street wall height</p> <p>On Normanby Road – 4 storeys On Munro Street – at least 4 storeys</p>	<p>Complies Complies</p>
<p>2.8 Setbacks above the street wall</p> <p>Minimum setback 5m</p>	<p>Complies</p>
<p>2.9 Side and rear setbacks</p> <p>Minimum setback 5m</p>	<p>Complies</p>
<p>2.11 Wind effects on the public realm</p>	<p>Complies</p>
<p>2.12 Active street frontages</p> <p>Primary active frontage – at least 80% Normanby Road Secondary active frontage (type 1) – 60% Proposed lanes</p>	<p>Complies Complies</p>
<p>2.13 Adaptable buildings</p> <p>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</p>	<p>Complies Complies Complies</p>
<p>2.14 Building finishes</p>	<p>Complies</p>

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

<p>Maximum number of car parking spaces required</p> <ul style="list-style-type: none">- 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	<p>Complies</p> <p>Complies (ratio 0.5)</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>
<p>Design standards for car parking</p>	<p>Complies</p>