

Our ref: 2KXM:5AKT 21707942
Contact: Kate Morris
Direct Line: 03 9611 0142
Direct Email: kmorris@ha.legal
Principal: Greg Tobin

Level 5, 707 Collins Street
Melbourne VIC 3008

13 March 2018

DX 30970

Planning Panels Victoria
Email: planning.panels@delwp.vic.gov.au

PO Box 633
Collins St West VIC 8007

BCC: parties according to the distribution list

T 03 9620 9399
F 03 9620 9288

ABN 98 076 868 034

Dear All,

harwoodandrews.com.au

**Fishermans Bend Planning Review Panel – Expert evidence
Addenda 3 to expert evidence of Leanne Hodyl (urban design)**

Please find attached Addenda 3 to expert evidence of Leanne Hodyl (urban design).

As set out in the overview, Addenda 3 has been prepared to illustrate the development outcomes for sites that include a proposed public open space. All sites have been modelled excluding:

- Sites where the whole site is dedicated to open space (when acquisition will be required)
- Sites where the open space, together with a proposed street, results in insufficient developable land (when acquisition will be required). This occurs for one site in Sandridge only.
- Sites where the open space requirement is 15% or less of the total site area and where no submission has been made on the site in regards to built form or density issues.]
- Government owned sites

The Addenda does not include any additional recommendations for changes to the draft Framework of the Amendment.

Please note all parties have been blind copied according to the distribution list dated 28 February 2018.

Yours faithfully,



HARWOOD ANDREWS



ADDENDA 3
Amendment GC81
Fishermans Bend
Expert Urban Design
Evidence: 3d testing
of open space sites

Prepared on behalf of DELWP
9 March 2018

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Overview

- 1) This addenda has been prepared to illustrate the development outcomes for sites that include a proposed public open space within the draft Framework and Amendment. All sites have been modelled excluding:
 - Sites where the whole site is dedicated to open space (when acquisition will be required)
 - Sites where the open space, together with a proposed street, results in insufficient developable land (when acquisition will be required). This occurs for one site in Sandridge only.
 - Sites where the open space requirement is 15% or less of the total site area and where no submission has been made on the site in regards to built form or density issues.
 - Government owned sites
- 2) The images have been extracted from the 3d model for Fishermans Bend prepared in Urban Circus. Only sites with a proposed public open space that meet the criteria above have been illustrated within this addenda.
- 3) This addenda does not include any additional recommendations for changes to the draft Framework or the Amendment.

Assumptions within the 3d model

- 4) All modelling assumptions within the model are as outlined in Addenda 2, dated 9th March 2018.

Findings



- 5) The application of the FAR together with all proposed building envelope controls support the delivery of the open space without loss of development yield on any site.





Figure 1 Map of all sites modelled within this addenda together with the location of submissions made in regards to built form and densities issues (those referred by DELWP for review in my Expert Witness Evidence report) - map not to scale.



Public open space

-  Spring overshadowing controls
-  No overshadowing controls

-  Building GFA delivered through FAR
-  Boundary of sites included in submissions referred for review

Private open space



Figure 2 Montague perspective view - the application of the FAR together with all proposed building envelope controls support the delivery of the open space without loss of development yield on any site.





- Public open space**
- | | |
|---|--|
|  Winter overshadowing controls |  Building GFA delivered through FAR |
|  Spring overshadowing controls | |
|  No overshadowing controls | |
- Private open space**



Figure 3 Lorimer perspective view - the application of the FAR together with all proposed building envelope controls support the delivery of the open space without loss of development yield on any site.

- Public open space**
- Winter overshadowing controls
- Spring overshadowing controls
- No overshadowing controls
- Private open space**
- Building GFA delivered through FAR



Figure 4 Sandridge perspective view - the application of the FAR together with all proposed building envelope controls support the delivery of the open space without loss of development yield on any site.





- Public open space**
- | | |
|---|--|
|  Winter overshadowing controls |  Building GFA delivered through FAR |
|  Spring overshadowing controls | |
|  No overshadowing controls | |
- Private open space**



Figure 5 Sandridge perspective view - the application of the FAR together with all proposed building envelope controls support the delivery of the open space without loss of development yield on any site.





- Public open space**
- | | |
|---|--|
|  Winter overshadowing controls |  Building GFA delivered through FAR |
|  Spring overshadowing controls | |
|  No overshadowing controls | |
- Private open space**



Figure 6 Wirraway perspective view - the application of the FAR together with all proposed building envelope controls support the delivery of the open space without loss of development yield on any site.

- Public open space**
- Winter overshadowing controls
- Spring overshadowing controls
- No overshadowing controls
- Building GFA delivered through FAR
- Private open space**



Figure 7 Wirraway perspective view - the application of the FAR together with all proposed building envelope controls support the delivery of the open space without loss of development yield on any site.

- Public open space**
- Winter overshadowing controls
- Spring overshadowing controls
- No overshadowing controls
- Private open space
- Building GFA delivered through FAR



Prepared by Hodyl + Co for DELWP
www.hodylandco.com