

West Melbourne Built Form Control Testing

Executive Summary

Breathe Architecture were engaged by the City of Melbourne to independently test the experience of working with the proposed built form controls for designers and developers, and to determine potential outcomes on actual sites in West Melbourne. The following summaries reflect the outcomes of the revised testing excluding basement car parking from the FAR calculation.

DDO30 (Flagstaff)

FAR — 6:1

Discretionary maximum building height — 16 stories

In the Flagstaff Precinct, the built form controls enable a range of forms from generous 7-9 storey perimeter courtyard buildings, to podium-tower buildings that reach the maximum height of 16 storeys with very slender tower plans. The dwelling density here is seen as appropriate and the appearance of towers in this precinct is seen as acceptable being at the fringe of the CBD. The slenderness of tower forms appears to ensure good building separation for outlook and amenity.

New DDO (Spencer)

FAR — 4:1

Discretionary maximum building height — 6 stories mid-block, 8 stories on Spencer and King St, 10 stories on Dudley St

In the Spencer Precinct, the controls generally support row and courtyard building typologies with some potential for 8 storey (max) forms when up to 40% of the site is not developed. The building forms and heights tested here are seen as appropriate.

DDO29 (Adderley)

FAR — 3:1

Discretionary maximum building height — 4 stories, 6 stories on Adderley St

In the Adderley Precinct, the controls appear to support courtyard buildings as well as buildings with high site coverage using localised light courts appropriate to the lower built form, with some potential for townhouses on small multiple aspect sites.

DDO28 (Station)

FAR — 5:1

Discretionary maximum building height — 8 stories

In the Station Precinct, the controls again support courtyard building forms as well as buildings with high site coverage, particularly on multiple aspect sites, using the controls to distribute commercial areas to deeper areas of the site allowing residential areas to benefit from the perimeter amenity without relying on internal courtyards.

Executive Summary

Additional Testing on Key Sites

Testing on the Don Kyatt site produced a generous and flexible response while retaining the majority of the heritage buildings, with the exception of the deep central part of the site which had to be removed to create a courtyard to provide primary outlook. The maximum allowable GFA was not reached within the 6 storey discretionary height limit. While not completely capitalised on in this test scheme on this particular site, the additional GFA bonus is still seen as a lucrative incentive, particularly given the quality and character of the existing building.

Testing on the Festival Hall site demonstrated that the increasing the discretionary height limit to 10 storeys supports the ability to redistribute mass across the site to more appropriately respond to the unique site conditions of having lower built form to the North and the border of the CBD to the South. The controls support very generous courtyard buildings with high building separation and ground permeability.

Car Parking Adaptability

Car parking areas have been shown in a manner that suggests the potential for adaptive re-use in the future. Where car parking is required, controls should mandate their adaptability through requiring flat levels and minimum ceiling heights of 2.8m nominally.

Heritage/Significant Existing Building Retention

The introduction of an incentive that allows for additional GFA exempt from the FAR calculation where it occurs within a significant existing building appears to strongly encourage the re-use of existing buildings. Additional area was able to be efficiently claimed as Net Saleable Area within the discretionary height controls, working around the existing building(s) without foreseeably increasing complexity or cost prohibitively. Additional area was difficult to claim within the discretionary height controls on some sites in the Adderley precinct, acknowledging that the FAR controls provide a maximum that cannot be met in some cases due to other constraints.

Flexibility

The proposed FAR controls offer significantly greater design flexibility and freedom to respond to each site and context. The conventional approach of covering as much of a site as possible and building to a maximum allowable building envelope, often with poor outcomes, becomes redundant, as it is to the advantage of a developer to seek higher quality outcomes by investigating creative massing approaches to secure outlook, provide amenity, etc. as this results in a greater financial return.

Contents

Part 1	Initial Testing Initial testing was undertaken with the inclusion of basement area in the FAR as a measure of de-incentivising the provision of car parking.	Page 5
Part 2	Further Testing After receiving feedback on the draft structure plan, a decision was made to exclude basement area from the FAR calculation. A second round of testing was undertaken to reflect this change and understand the impacts.	Page 95
Part 3	Additional Testing on Key Sites After receiving feedback on the draft structure plan, some key sites and areas were tested in terms of proposed height controls.	Page 178
Part 4	Testing of Character Building Area Exclusions/Bonuses A number of sites were tested in order to make recommendations about the viability of a control that would allow for additional area to be added as an incentive for retaining existing buildings deemed to contribute to neighbourhood character.	Page 189

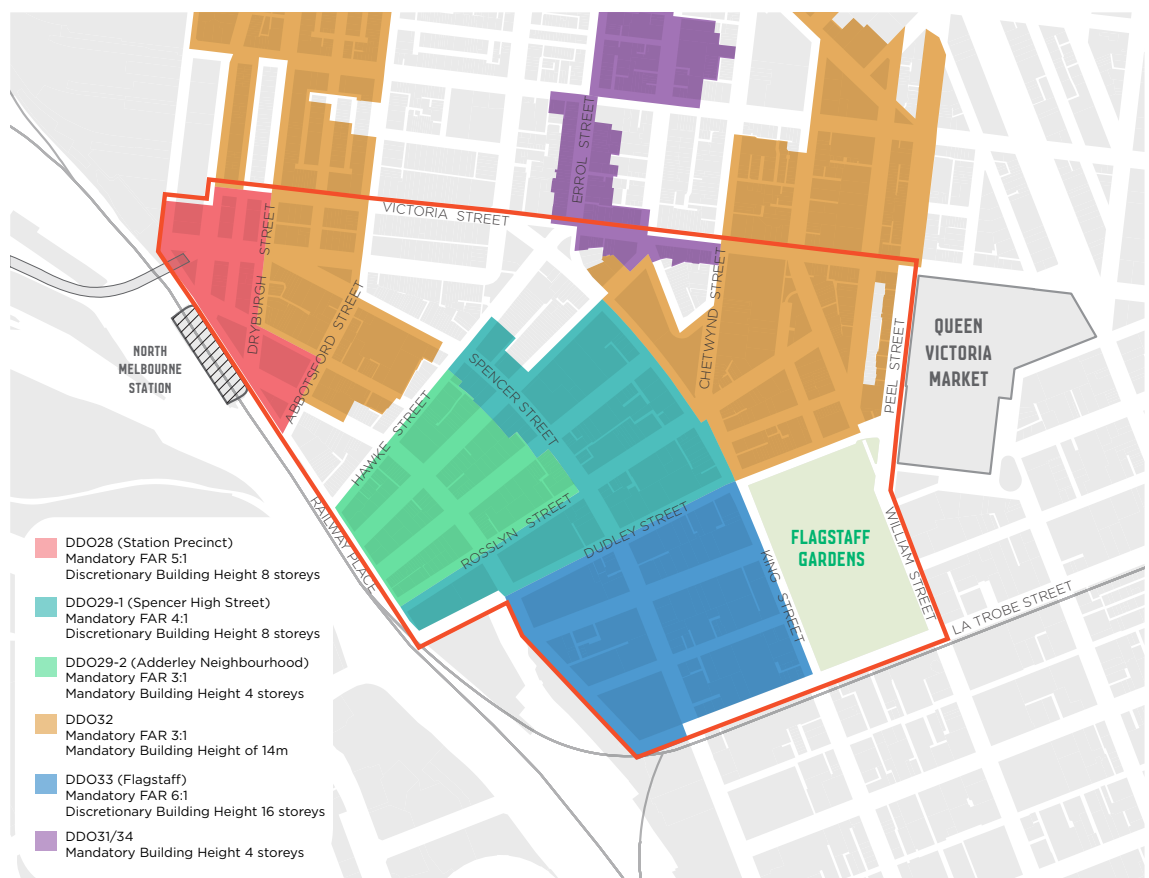
Part 1

Initial Testing

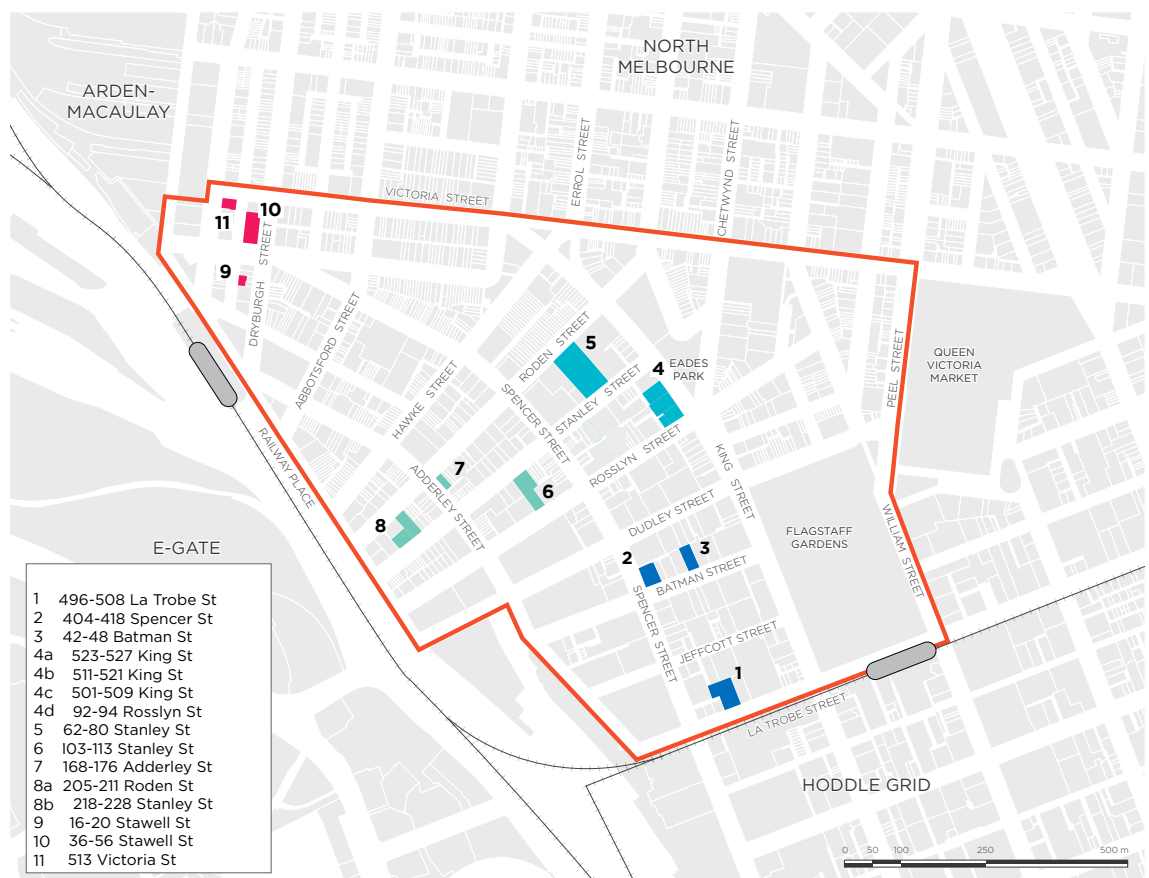
This part of the document tests the built form controls proposed by the City of Melbourne for its West Melbourne Structure Plan through a series of high level feasibility studies on 11 test sites across 4 DDO precincts to determine potential design outcomes driven by the controls.

This testing was undertaken with the key constraint of *including* basement car parking areas in the GFA figure used to calculate the FAR. This was later changed so that the GFA figure *excludes* basement car parking. Updated testing with this change forms Part 2 of this report.

West Melbourne Structure Plan Precincts



West Melbourne Test Site Locations



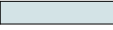
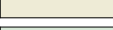
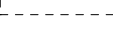
West Melbourne

Built Form Control Testing

Abbreviations

Apt NSA	Apartment Net Saleable Area
COS	Communal Open Space
Circ	Circulation
BOH	Back of House
Comm NSA	Commercial NSA incl. Retail
POS	Private Open Space
1BR	1 Bedroom Apartment

Legend

	Basement
	Circ/BOH
	POS
	Comm NSA
	1BR Apt
	2BR Apt
	3BR Apt
	COS
	Bedroom Location
	Approx. Title Boundary

Clarifications

Back of House	BOH areas include comms room, fire pump room, refuse room, end of trip facilities, plant, bike parking, storage cages, etc.
3D Axo. Diagrams	3D diagrams show indicative buildings on the test sites in isolation — refer to sketchup model for buildings in wider urban context.
Accuracy	All site information has been extracted from Landata cadastrals and aerial photography and is not accurate to title or land survey information.

Definitions

GFA	Gross Floor Area — 'The total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes all roofed areas.' ¹
FAR	Floor Area Ratio — 'The gross floor area of all buildings on a site, divided by the area of the site.' ¹

In this part, basement areas are included, however for the final controls which are tested in Part 2, this excludes basements, consistent with the FAR definition used in the central city, following advice from the DELWP during the draft structure plan consultation.

Assumptions

Car Parking	All tests attempt to provide realistic typical car parking numbers (usually in the form of basement parking). Residential parking has been provided at a rate of approximately 1 car per 2 or 3 bedroom apartment with each car requiring approximately 35 m ² of basement area. Commercial/retail parking has been provided at a rate of 1 car per 60m ² of commercial area. This equates to a commercial parking area of approximately 58% of the commercial area.
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Methodology

Each site was tested with 2 different potential schemes (Option A & Option B). The general approach aimed to determine potential building typologies and built form outcomes at the low and high ends of possible heights with the same FAR.

Option A schemes generally aim for high site coverage for typical levels, while maintaining good internal amenity, reflecting the lowest possible building heights under the controls. These schemes aim to provide examples of positive design outcomes. Commentary on key benefits of the controls has been annotated on the axonometric diagrams of each scheme.

Option B schemes generally aim for low typical level coverage, reflecting the highest possible building heights under the controls.

In instances where the general Option B approach would provide no greater benefit than Option A to a typical developer, Option B schemes reflect an alternate configuration to Option A with similar residential level FARs.

Observations & Recommendations

DDO30 (Flagstaff)

In the Flagstaff Precinct, the built form controls enable a range of forms from generous 7-9 storey perimeter courtyard buildings, to podium-tower buildings that reach the maximum height of 16 storeys with very slender tower plans. The dwelling density here is seen as appropriate and the appearance of towers in this precinct is seen as acceptable being at the fringe of the CBD. The slenderness of tower forms appears to ensure good building separation for outlook and amenity.

DDO29-1 (Spencer)

In the Spencer Precinct, the controls generally support row and courtyard building typologies with some potential for 8 storey (max) forms when up to 40% of the site is not developed. The building forms and heights tested here are seen as appropriate.

DDO29-2 (Adderley)

In the Adderley Precinct, the controls appear to support courtyard buildings as well as buildings with high site coverage using localised light courts appropriate to the lower built form, with some potential for townhouses on small multiple aspect sites.

DDO28 (Station)

In the Station Precinct, the controls again support courtyard buildings as well as high site coverage buildings, particularly on sites with multiple aspect, with greater potential for car-free developments possibly allowing a higher proportion of residential area.

Car Parking Adaptability

Car parking has been indicatively shown in a manner that implies they can be adaptively re-used in the future. Where car parking is required, controls should mandate their adaptability through requiring flat levels and minimum ceiling heights of 2.8m nominally.

Heritage/Significant Existing Building Retention

The controls are seen to encourage the re-use of existing buildings as new additions can be planned around existing forms with greater heights to accommodate for 'lost' site area. Because of the potential increased cost and complexity involved with working with existing buildings, the controls may seek to provide additional incentives. As an example, consideration should be given to excluding existing building areas from the total FAR calculation, incentivising their retention by offering increased yield.

If areas in the existing building are used for commercial use, this area should not be excluded from the *commercial FAR* requirements as they would still achieve the intent of this part of the controls.

Flexibility

The proposed FAR controls offer significantly greater design flexibility and freedom to respond to each site and context as yield is effectively fixed. The conventional approach of covering the entire site and building to the maximum allowable building volume, often with poor outcomes, becomes redundant, as it is to the advantage of a developer to seek higher quality outcomes by investigating creative massing approaches to secure outlook, provide amenity, etc. as this results in a more valuable product.

DDO30 (Flagstaff) Summary

Mandatory FAR 6:1

Discretionary Building Height 16 storeys

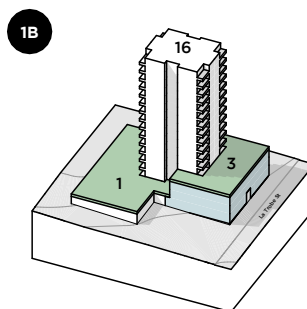
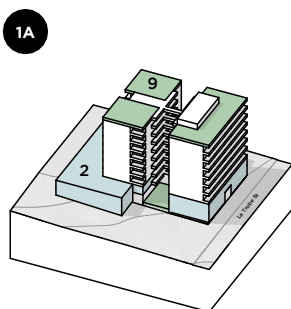
Mandatory Commercial FAR 1:1

The FAR controls work well in this precinct to encourage both courtyard/perimeter block buildings and podium-tower buildings with heights and forms that can easily and efficiently respond to the design objectives, and that transition from the CBD scale to the envisioned scale of the majority of West Melbourne.

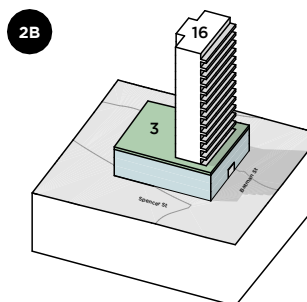
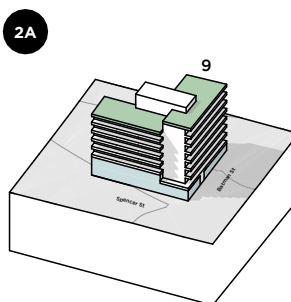
Test Typology A

Test Typology B

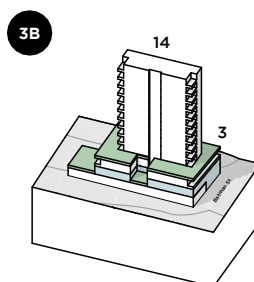
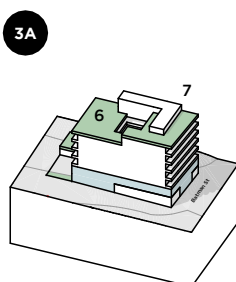
Typical mid-block site with access to one laneway



Typical corner site



Typical mid block site with no laneway



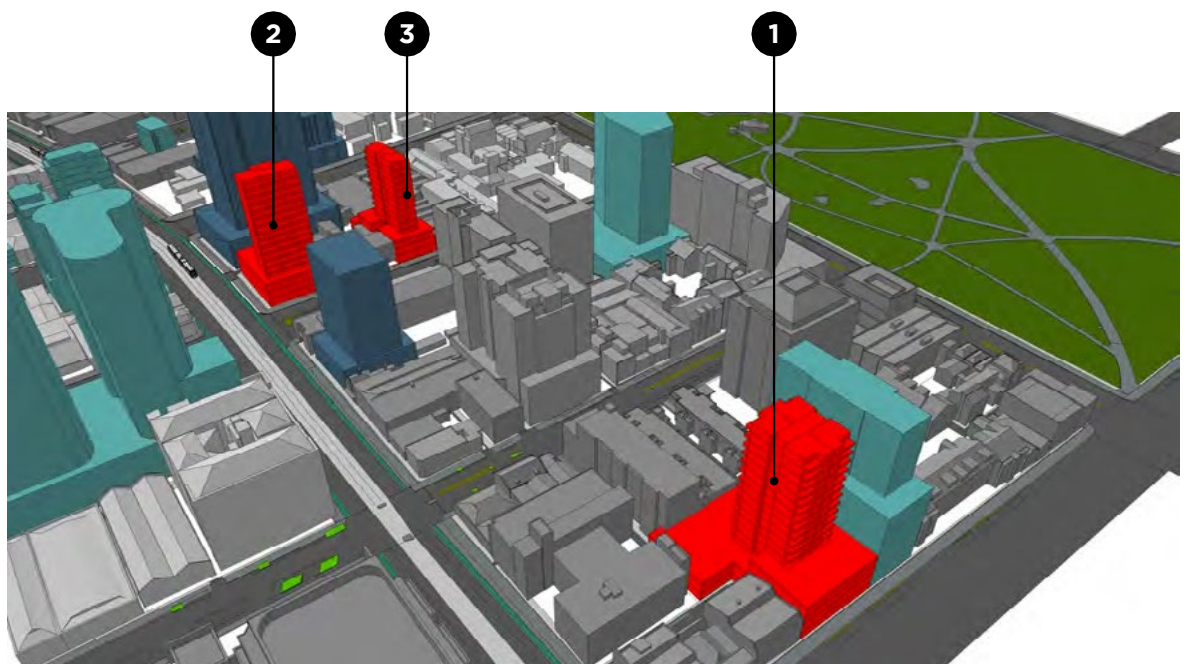
DDO30 (Flagstaff) Summary

Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Option A



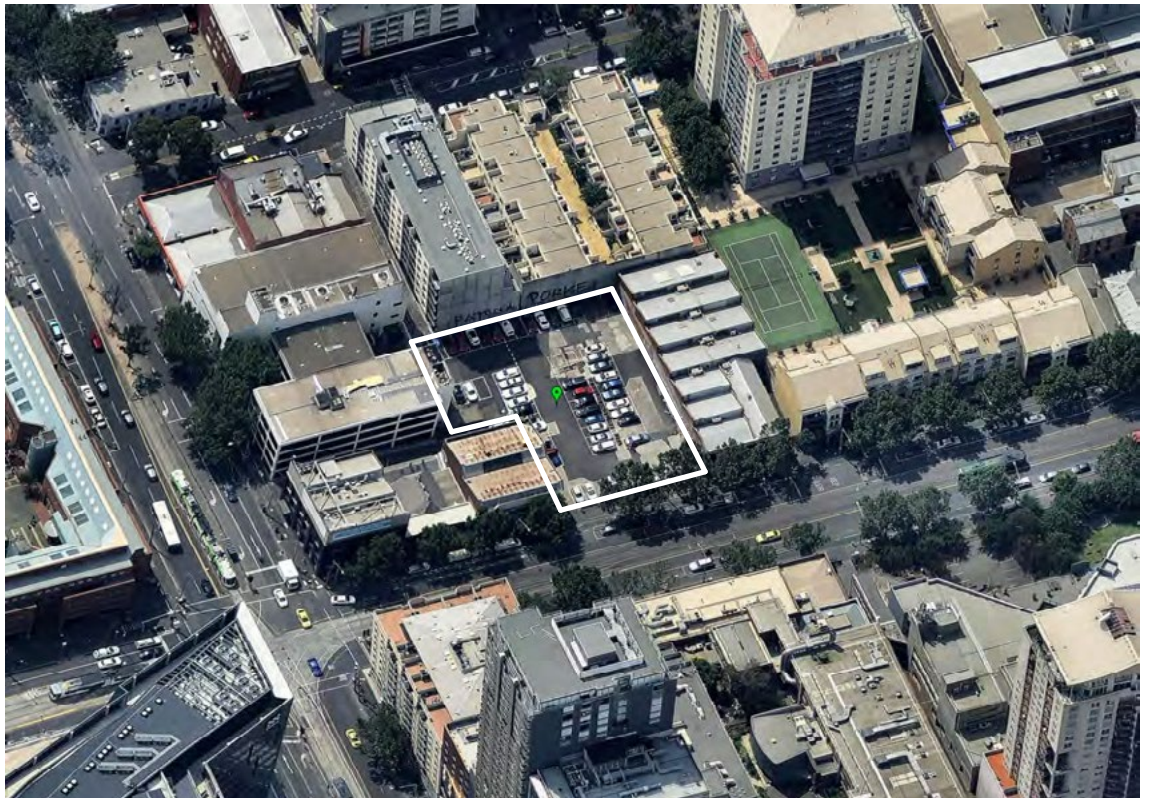
Option B



Site 1
496-508 La Trobe St

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 1855m²



Site 1

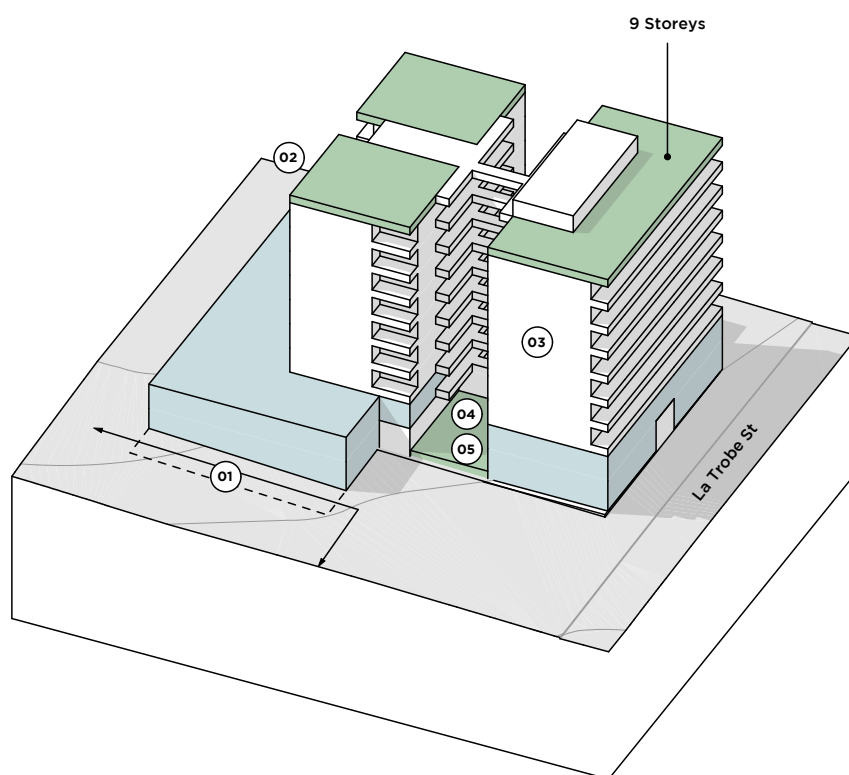
496-508 La Trobe St

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

1A

Option A

Site Area: 1855m²
Site Coverage: 90%



- 01 New activated pedestrian connection created by reducing site coverage to align with existing laneways and providing commercial interface.
- 02 Flexibility allows design to respond to site characteristics and context — internal outlooks directed over existing 3-storey strata titled development where inward facing outlooks are not problematic.
- 03 Borrowed amenity from side party boundaries not required — all amenity secured from street or within site.

- 04 Site coverage reduced and deep soil planting opportunity provided to increase permeability of private realm.
- 05 Generous communal open spaces provided for residents.

Refer to Sketchup Model
for massing in context

Site 1
496-508 La Trobe St

1A

Option A — Area Schedule

Areas by Level		
Home Story	Zone Category	Measured Area
Basement (2 Levels)		
	Basement	2,419.59
Ground Floor Plan		
	COS	226.88
	Circ/BOH	906.95
	Comm NSA	552.28
Level 1		
	Circ/BOH	112.35
	Comm NSA	1,366.76
Level 2		
	Apt NSA	665.43
	Circ/BOH	112.35
	POS	108.20
Level 3		
	Apt NSA	665.43
	Circ/BOH	112.35
	POS	108.20
Level 4		
	Apt NSA	665.43
	Circ/BOH	112.35
	POS	108.20
Level 5		
	Apt NSA	665.43
	Circ/BOH	112.35
	POS	108.20
Level 6		
	Apt NSA	665.43
	Circ/BOH	112.35
	POS	108.20
Level 7		
	Apt NSA	665.43
	Circ/BOH	112.35
	POS	108.20
Level 8		
	Apt NSA	665.43
	Circ/BOH	112.35
	POS	108.20
Level 9		
	COS	655.42
	Circ/BOH	230.55

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 1855m²
Site Coverage: 90%

Areas by Category	
Zone Category	Measured Area
Apt NSA	4,658.01
Basement	2,419.59
COS	882.30
Circ/BOH	2,036.30
Comm NSA	1,919.04 (Target 1855)
POS	757.40

Total GFA	Max Allowable GFA
11,032.94	11,130

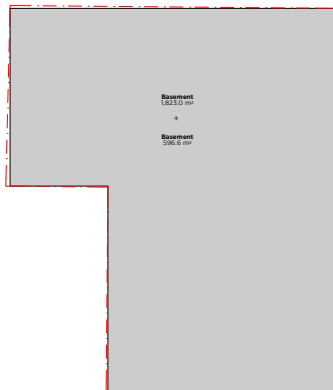
Apartment Numbers	
Zone Name	Quantity
1BR	7
2BR	56
Total	63

Site 1

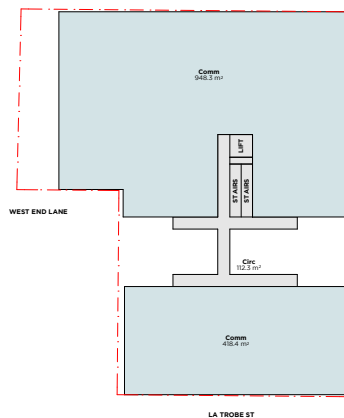
496-508 La Trobe St

1A

Basement

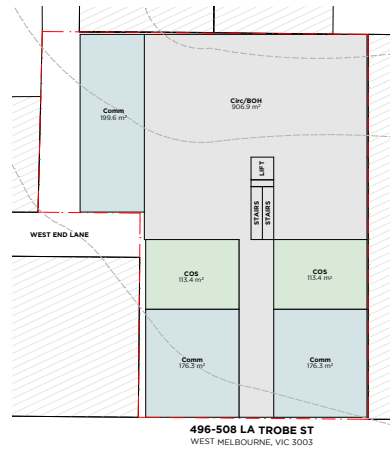


Level 1

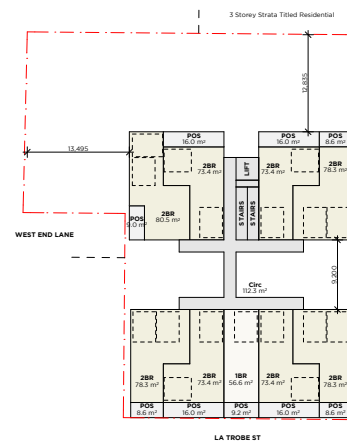


DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

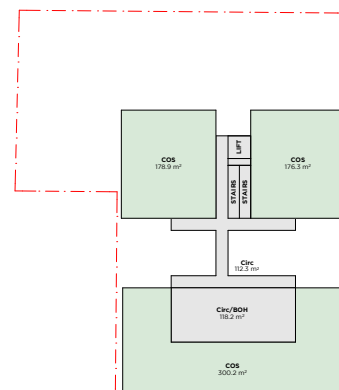
Ground Floor



Level 2—8 Typical



Rooftop



Scale
1:1000 at A4

North



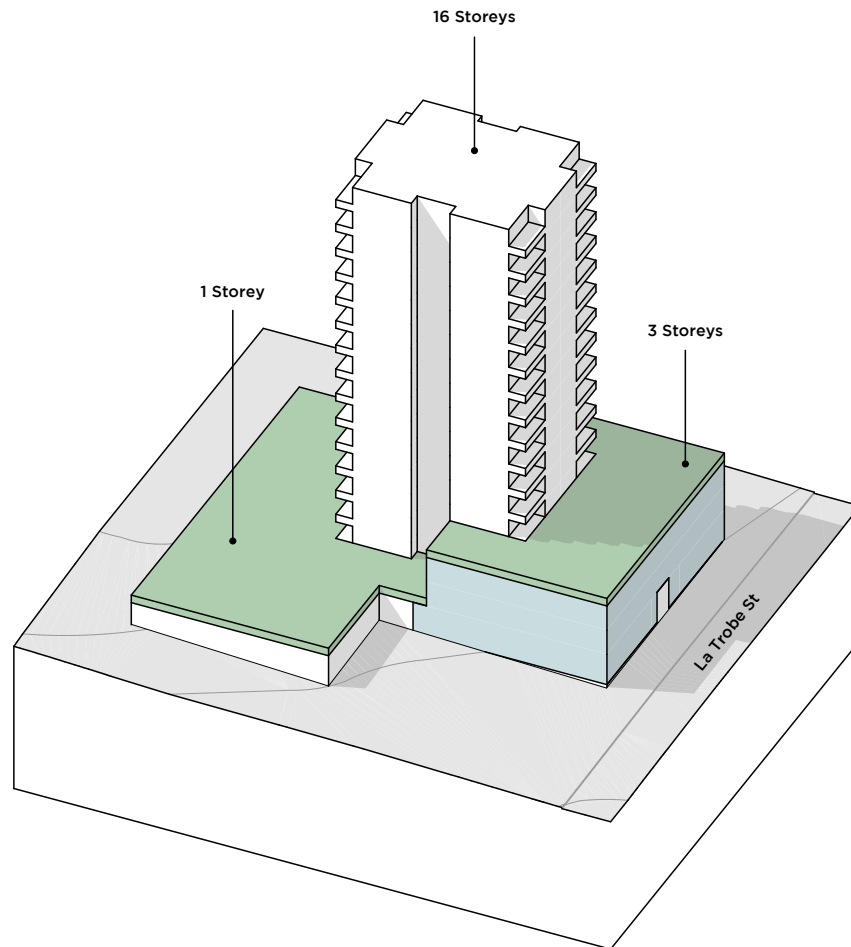
Site 1
496-508 La Trobe St

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

1B

Option B

Site Area: 1855m²
Site Coverage: 98%



Refer to Sketchup Model
for massing in context

Site 1
496-508 La Trobe St

1B

Option B — Area Schedule

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 1855m²
Site Coverage: 98%

1B Areas by Level		
Home Story	Zone Category	Measured Area
Basement (2 Levels)		
	Basement	3,014.60
Ground Floor Plan		
	Circ/BOH	1,154.22
	Comm NSA	668.80
Level 1		
	Apt NSA	137.52
	COS	944.72
	Circ/BOH	75.78
	Comm NSA	645.00
	POS	20.00
Level 2		
	Apt NSA	137.52
	Circ/BOH	75.78
	Comm NSA	645.00
	POS	20.00
Level 3		
	Apt NSA	277.12
	COS	483.00
	Circ/BOH	78.18
	POS	40.00
Level 4 — 15		
	Apt NSA	277.12
	Circ/BOH	78.18
	POS	40.00

1B Areas by Category	
Zone Category	Measured Area
Apt NSA	3,877.60
Basement	3,014.60
COS	1,427.72
Circ/BOH	2,322.12
Comm NSA	1,958.80 (Target 1855)
POS	560.00

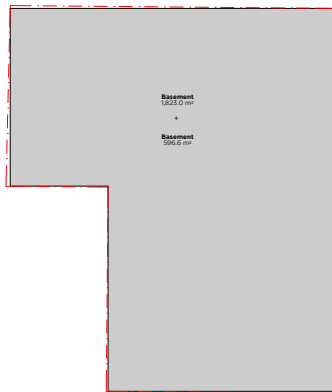
Total GFA	Max Allowable GFA
11,129.12	11,130

1B Apartment Numbers	
Zone Name	Quantity
2BR	56

Site 1
496-508 La Trobe St

1B

Basement

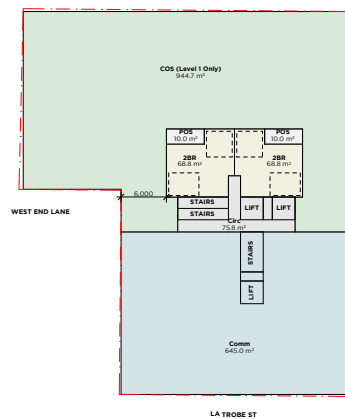


DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

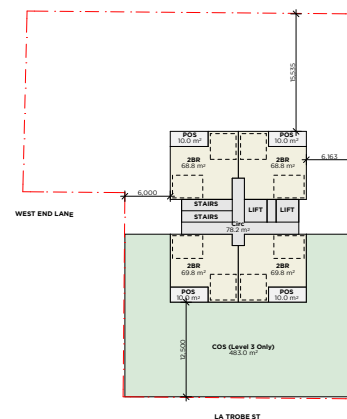
Ground Floor



Level 1–2 Typical



Level 3–15 Typical



Scale
1:1000 at A4

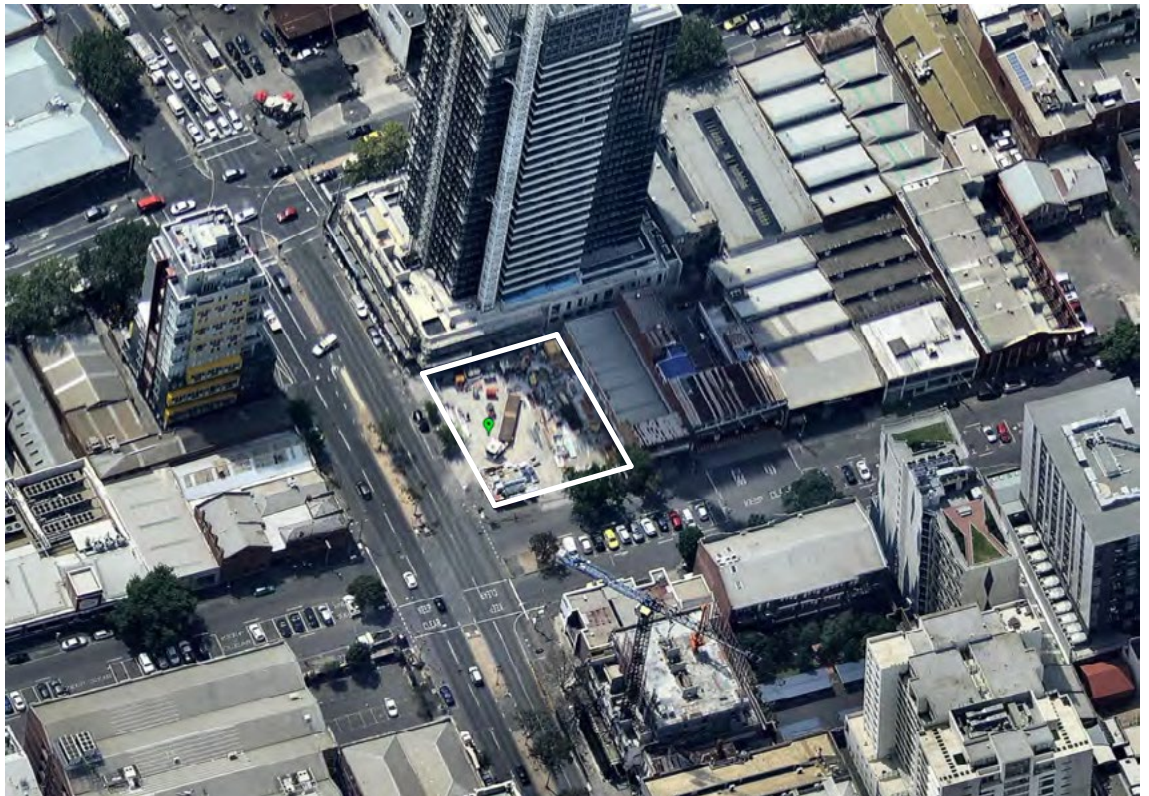
North



Site 2
404-418 Spencer St

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 1067m²



Site 2

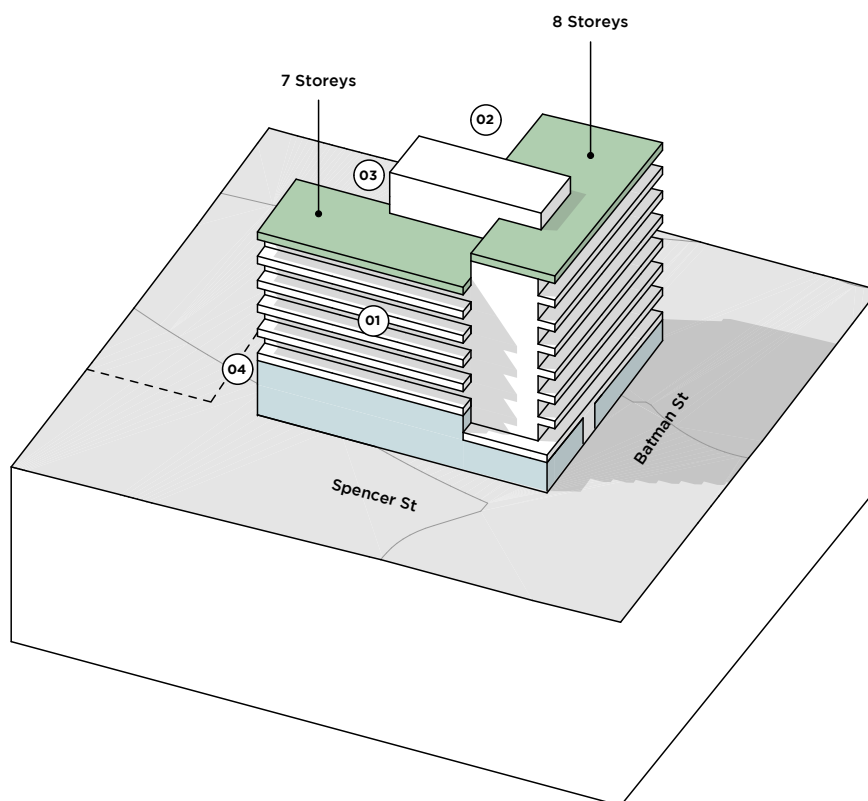
404-418 Spencer St

2A

Option A

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 1067m²
Site Coverage: 94%
(Potentially 58%)*



01 Flexibility allows design to respond to site characteristics and context — all apartment outlooks face streets and key views.

02 Borrowed amenity from side party boundaries not required — all amenity secured from street or within site.

03 Site coverage easily able to be reduced and deep soil planting opportunity provided to increase permeability of private realm.

04 Servicing able to be located off laneway allowing street frontage to be entirely active.

Refer to Sketchup Model
for massing in context

*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 2
404-418 Spencer St

2A

Option A — Area Schedule

2A Areas by Level		
Home Story	Zone Category	Measured Area
Basement (2 Levels)		
	Basement	1,341.63
Ground Floor Plan		
	Circ/BOH	402.15
	Comm NSA	603.08
Level 1		
	Apt NSA	267.36
	COS	96.93
	Circ/BOH	93.95
	Comm NSA	471.74
	POS	74.91
Level 2		
	Apt NSA	462.92
	COS	227.10
	Circ/BOH	93.95
	POS	103.98
Level 3		
	Apt NSA	462.92
	Circ/BOH	93.95
	POS	103.98
Level 4		
	Apt NSA	462.92
	Circ/BOH	93.95
	POS	103.98
Level 5		
	Apt NSA	462.92
	Circ/BOH	93.95
	POS	103.98
Level 6		
	Apt NSA	462.92
	Circ/BOH	93.95
	POS	103.98
Level 7		
	Apt NSA	259.86
	COS	244.64
	Circ/BOH	101.45
	POS	54.91

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 1067m²
Site Coverage: 94%
(Potentially 58%)*

2A Areas by Category	
Zone Category	Measured Area
Apt NSA	2,841.82
Basement	1,341.63
COS	853.00
Circ/BOH	1,202.58
Comm NSA	1,074.82 (Target 1067)
POS	649.72

Total GFA	Max Allowable GFA
6,400.85	6,402

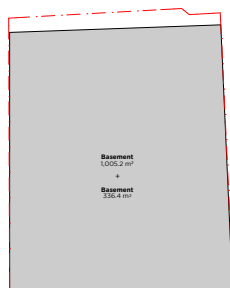
2A Apartment Numbers	
Zone Name	Quantity
1BR	10
2BR	19
3BR	7
Total	35

*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 2 404-418 Spencer St

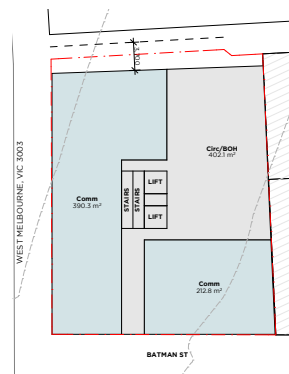
2A

Basement



DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Ground Floor



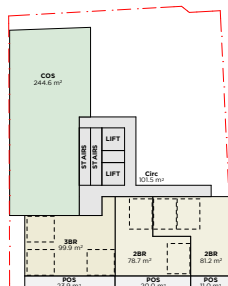
Level 1



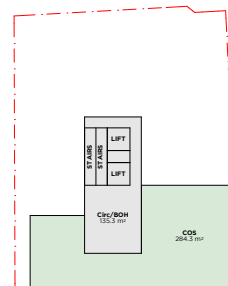
Level 2–6 Typical



Level 7



Rooftop



Scale
1:1000 at A4

North



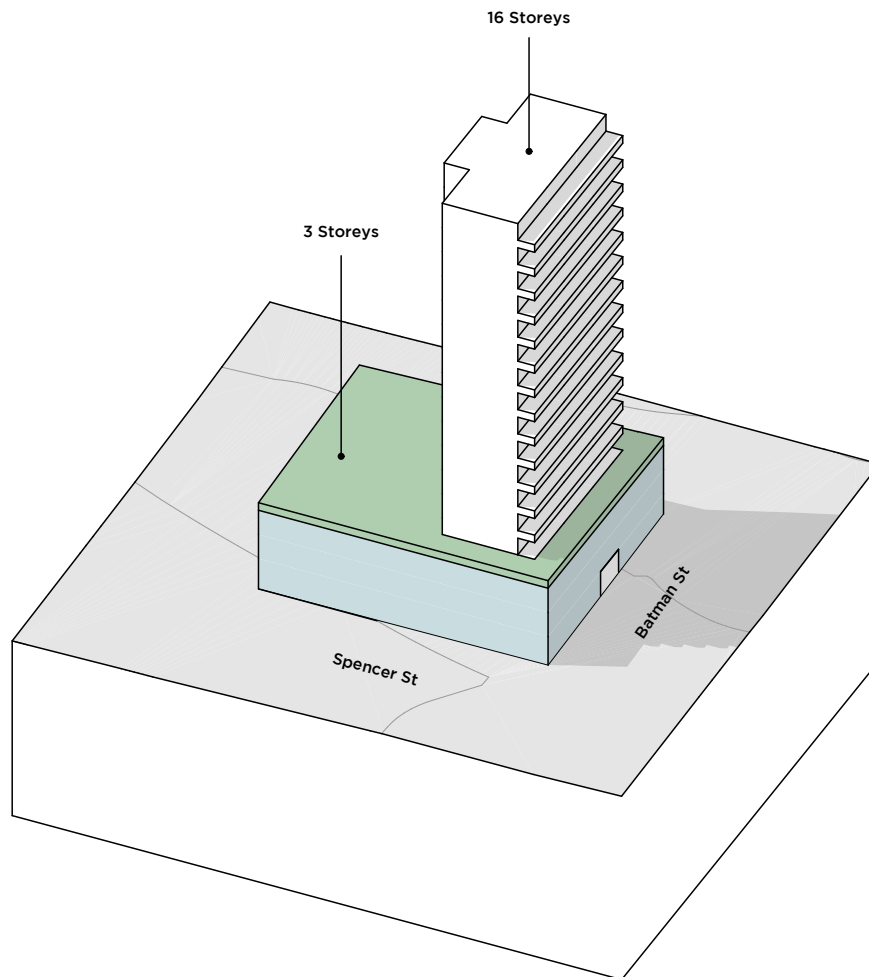
Site 2
404-418 Spencer St

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

2B

Option B

Site Area: 1067m²
Site Coverage: 94%



Refer to Sketchup Model
for massing in context

Site 2
404-418 Spencer St

2B

Option B — Area Schedule

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 1067m²
Site Coverage: 94%

2B Areas by Level		
Home Story	Zone Category	Measured Area
Ground Floor (2 Levels)		
	Circ/BOH	638.56
	Comm NSA	366.54
Level 1		
	Circ/BOH	606.36
	Comm NSA	398.75
Level 2		
	Circ/BOH	606.36
	Comm NSA	398.75
Level 3		
	Apt NSA	188.44
	COS	728.58
	Circ/BOH	43.01
	POS	45.03
Level 4		
	Apt NSA	188.44
	Circ/BOH	43.01
	POS	45.03
Level 5		
	Apt NSA	188.44
	Circ/BOH	43.01
	POS	45.03
Level 6		
	Apt NSA	188.44
	Circ/BOH	43.01
	POS	45.03
Level 7		
	Apt NSA	188.44
	Circ/BOH	43.01
	POS	45.03
Level 8		
	Apt NSA	188.44
	Circ/BOH	43.01
	POS	45.03
Level 9		
	Apt NSA	188.44
	Circ/BOH	43.01
	POS	45.03
Level 10		

2B Areas by Category	
Zone Category	Measured Area
Apt NSA	2,638.16
COS	728.58
Circ/BOH	2,453.42
Comm NSA	1,164.04 (Target 1067)
POS	630.42

Total GFA	Max Allowable GFA
6,255.62	6,402

2B Apartment Numbers	
Zone Name	Quantity
1BR	14
2BR	28
Total	42

Site 2
404-418 Spencer St

2B

Ground Floor

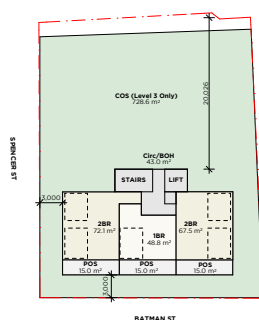


DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Level 1–2 Typical



Level 3–15 Typical



Scale
1:1000 at A4

North



Site 3
42-48 Batman St

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 895m²



Site 3

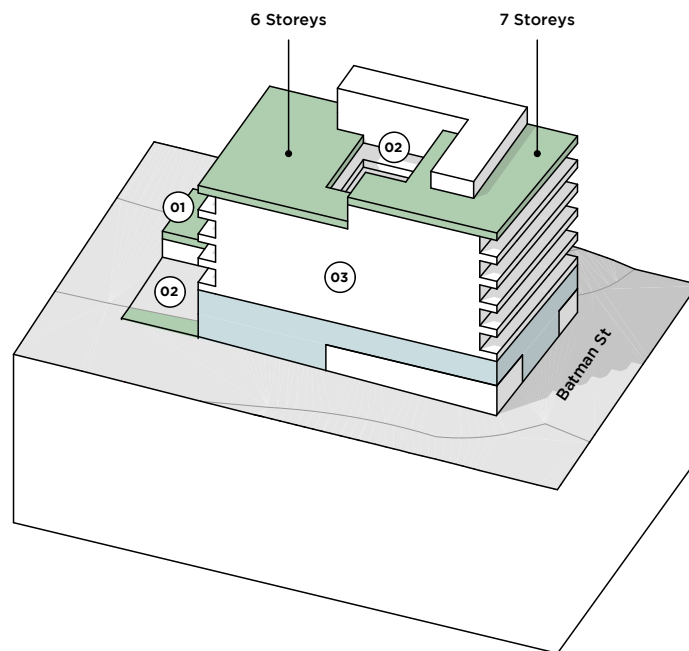
42-48 Batman St

3A

Option A

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 895m²
Site Coverage: 88%
(Potentially 80%)*



01 Flexibility allows design to respond to site characteristics and context — landlocked site forces rear apartments to have internal outlooks, however controls allow this interface to be setback from rear boundary generously without loss of yield.

02 Site coverage reduced and deep soil planting provided through rear setback and generous courtyard to increase permeability of private realm.

03 Borrowed amenity from side party boundaries not required — all amenity secured from street or within site.

Refer to Sketchup Model
for massing in context

*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 3
42-48 Batman St

3A

Option A — Area Schedule

3A Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	1,335.29
Ground Floor Plan		
	COS	103.13
	Circ/BOH	410.23
	Comm NSA	379.73
Level 1		
	COS	174.75
	Circ/BOH	70.31
	Comm NSA	544.90
Level 2		
	Apt NSA	427.14
	Circ/BOH	106.98
	POS	81.09
Level 3		
	Apt NSA	427.14
	Circ/BOH	106.98
	POS	81.09
Level 4		
	Apt NSA	427.14
	Circ/BOH	106.98
	POS	81.09
Level 5		
	Apt NSA	427.14
	Circ/BOH	106.98
	POS	81.09
Level 6		
	Apt NSA	218.89
	COS	267.95
	Circ/BOH	88.12
	POS	40.25
Level 7		
	COS	201.57

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 895m²
Site Coverage: 88%
(Potentially 80%)*

3A Areas by Category	
Zone Category	Measured Area
Apt NSA	1,927.45
Basement	1,335.29
COS	747.40
Circ/BOH	1,142.26
Comm NSA	924.63 (Target 895)
POS	364.61

Total GFA	Max Allowable GFA
5,329.63	5,370

3A Apartment Numbers	
Zone Name	Quantity
1BR	9
2BR	9
3BR	9
Total	27

*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 3 42-48 Batman St

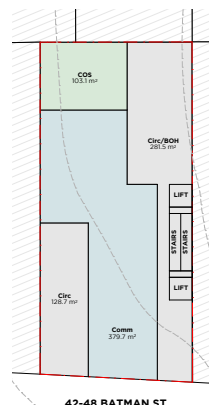
3A

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

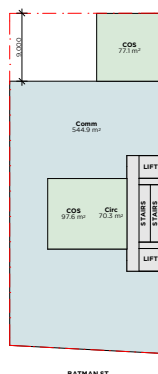
Basement



Ground Floor



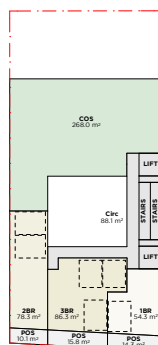
Level 1



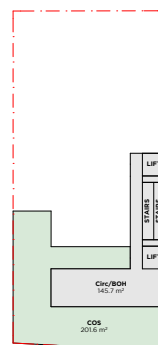
Level 2—5 Typical



Level 6



Level 7



Scale
1:1000 at A4

North



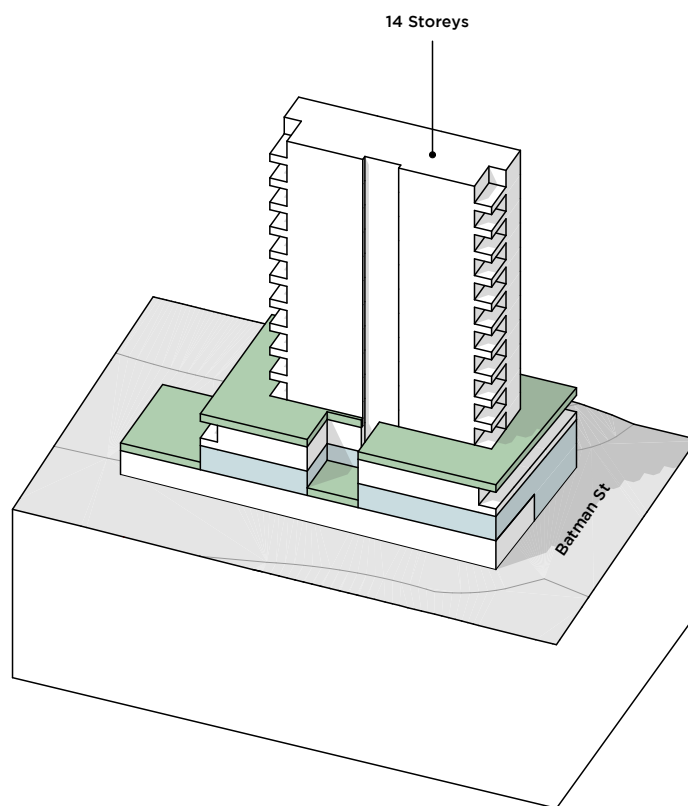
Site 3
42-48 Batman St

3B

Option B

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 895m²
Site Coverage: 88%
(Potentially 80%)*



Refer to Sketchup Model
for massing in context

*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 3
42-48 Batman St

3B

Option B — Area Schedule

3B Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	1,335.29
Ground Floor Plan		
	COS	117.56
	Circ/BOH	511.96
	Comm NSA	263.58
Level 1		
	COS	145.83
	Circ/BOH	46.35
	Comm NSA	569.86
Level 2		
	Apt NSA	466.92
	Circ/BOH	68.83
	POS	80.45
Level 3		
	Apt NSA	144.98
	COS	407.28
	Circ/BOH	46.35
	POS	16.20
Level 4 to 13 Typical		
	Apt NSA	144.98
	Circ/BOH	46.35
	POS	16.20

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 895m²
Site Coverage: 88%
(Potentially 80%)*

3B Areas by Category	
Zone Category	Measured Area
Apt NSA	2,061.70
Basement	1,335.29
COS	670.67
Circ/BOH	1,136.99
Comm NSA	833.44 (Target 895)
POS	258.65
Total GFA	Max Allowable GFA
5,367.42	5,370

3B Apartment Numbers	
Zone Name	Quantity
2BR	26
3BR	1
STUDIO	2
Total	29

*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 3

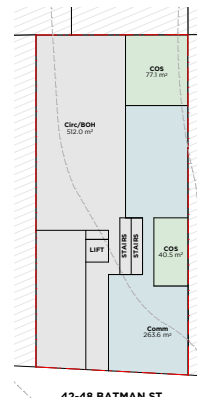
42-48 Batman St

3B

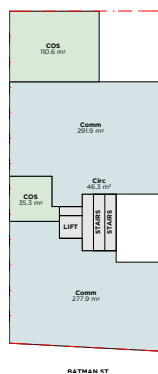
Basement



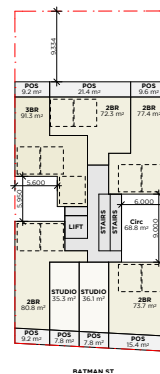
Ground Floor



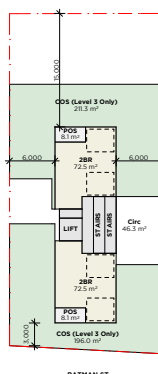
Level 1



Level 2



Level 3–13 Typical



Scale
1:1000 at A4

North



DDO29-1 (Spencer) Summary

Mandatory FAR 4:1

Discretionary Building Height 8 storeys

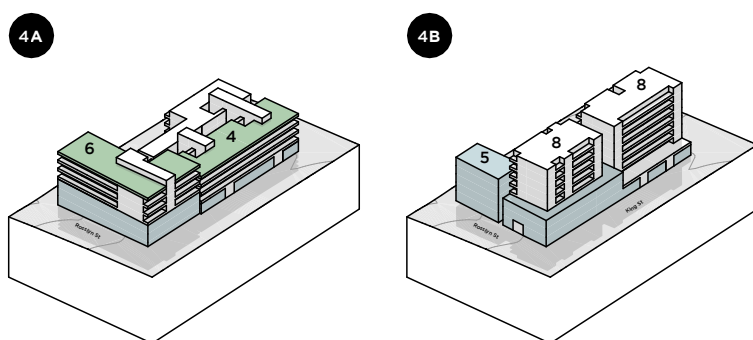
Mandatory Commercial FAR 1:1

The FAR controls work well in this precinct to encourage courtyard/perimeter block buildings on larger sites that can easily and efficiently respond to the design objectives, particularly with regard to creating multiple smaller forms, reducing site coverage and creating through links. Smaller sites are not planned significantly differently to how they would be without the controls.

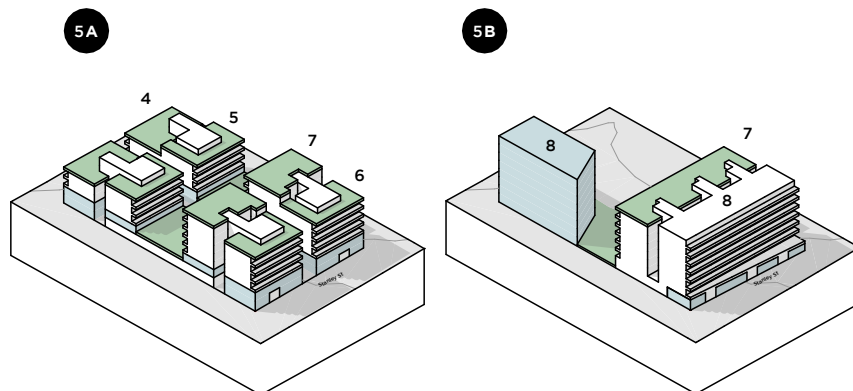
Test Typology A

Test Typology B

Typical corner site



Typical mid block site with no laneway



Site 4
92 Rosslyn St,
501-509 King St,
511-521 King St,
523-527 King St

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 2935m²



Site 4

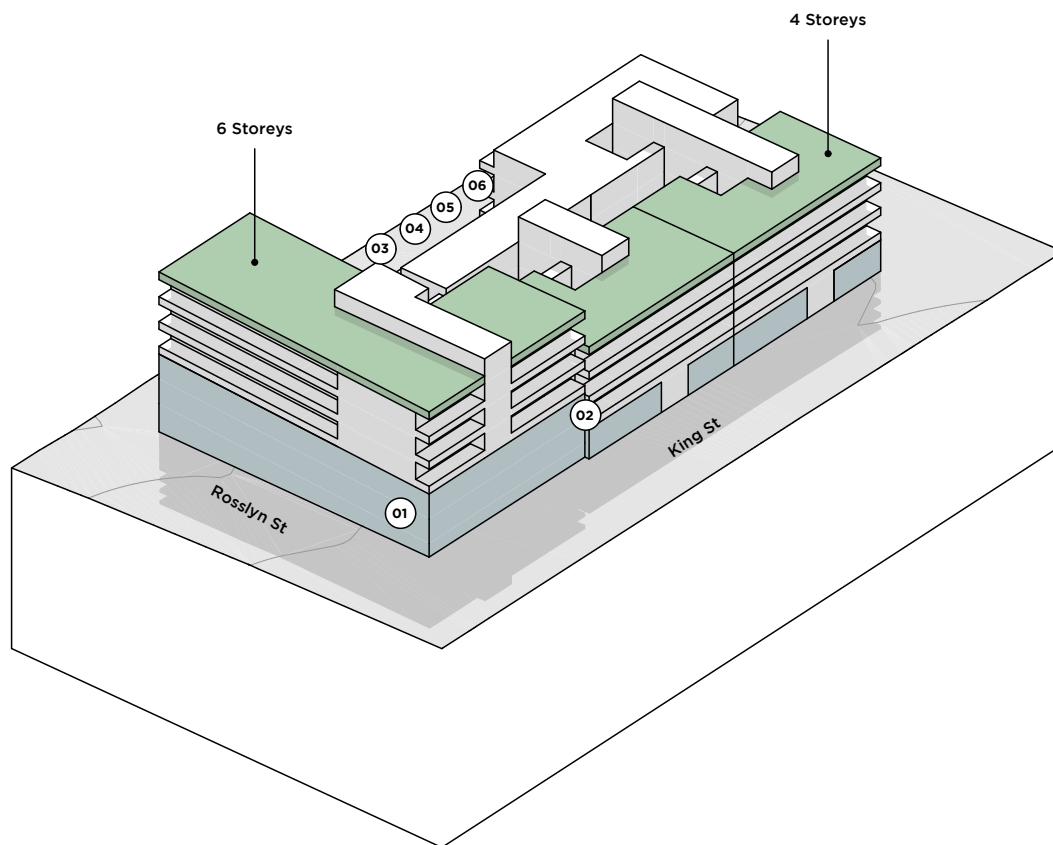
92 Rosslyn St, 501-527 King St

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

4A

Option A

Site Area: 2935m²
Site Coverage: 71%



- 01 Flexibility allows design to respond to site characteristics and context — Multi-storey commercial/retail and higher form to corner.
- 02 Built form diversity able to be achieved through breaking site into distinct buildings of differing heights with different architectural/material treatment.
- 03 New pedestrian connection created by reducing site coverage to connect existing laneways.
- 04 Borrowed amenity from side party boundaries not required — all amenity secured from street or within site.
- 05 Site coverage reduced and deep soil planting provided through rear setback and generous courtyard to increase permeability of private realm.
- 06 Generous communal open spaces provided for residents.

Refer to Sketchup Model
for massing in context

Site 4
92 Rosslyn St, 501-527 King St

4A

Option A — Area Schedule

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 2935m²
Site Coverage: 71%

5A Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	2,607.87
Ground Floor Plan		
	COS	730.84
	Circ/BOH	816.63
	Comm NSA	1,272.19
Level 1		
	Apt NSA	909.06
	Circ/BOH	200.71
	Comm NSA	706.47
	POS	195.20
Level 2		
	Apt NSA	909.06
	Circ/BOH	200.71
	Comm NSA	706.47
	POS	195.20
Level 3		
	Apt NSA	1,463.69
	Circ/BOH	262.20
	POS	291.35
Level 4		
	Apt NSA	554.63
	COS	573.79
	Circ/BOH	261.29
	POS	96.15
Level 5		
	Apt NSA	554.63
	Circ/BOH	107.63
	POS	96.15
Level 6		
	COS	639.09
	Circ/BOH	113.53

5A Areas by Category	
Zone Category	Measured Area
Apt NSA	4,391.07
Basement	2,607.87
COS	1,943.72
Circ/BOH	1,962.70
Comm NSA	2,685.13 (Target 2935)
POS	874.05

5A GFA	
Total GFA	Max Allowable GFA
11,646.77	11,740

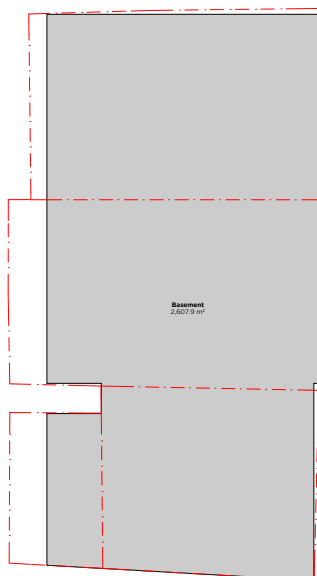
5A Apartment Numbers	
Zone Name	Quantity
1BR	18
2BR	39
3BR	6
Total	63

Site 4
92 Rosslyn St, 501-527 King St

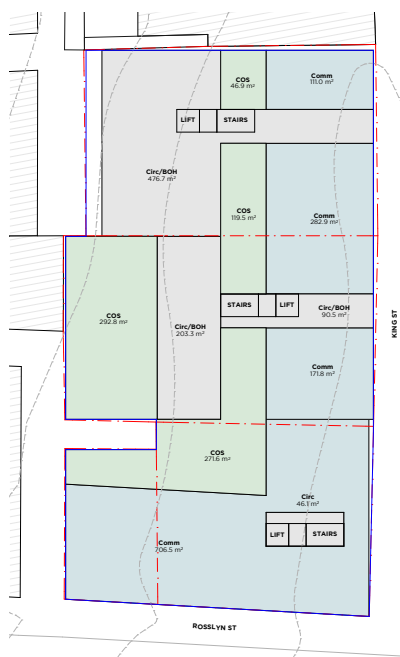
DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

4A

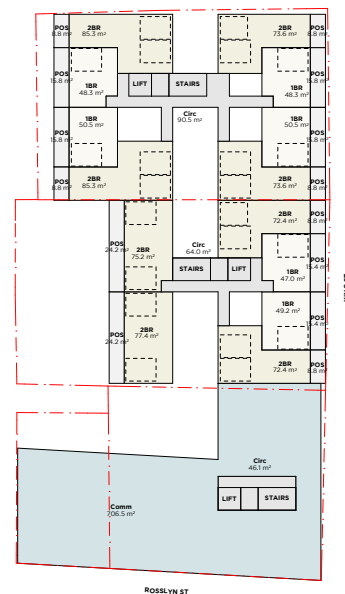
Basement



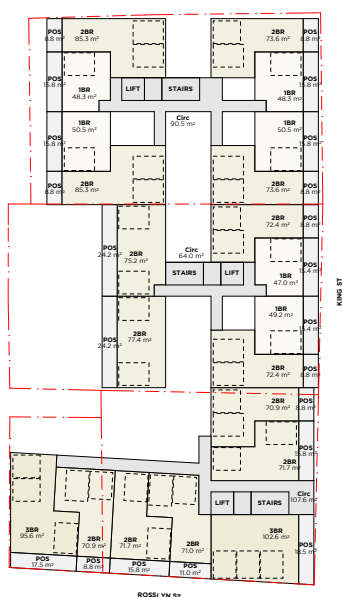
Ground Floor



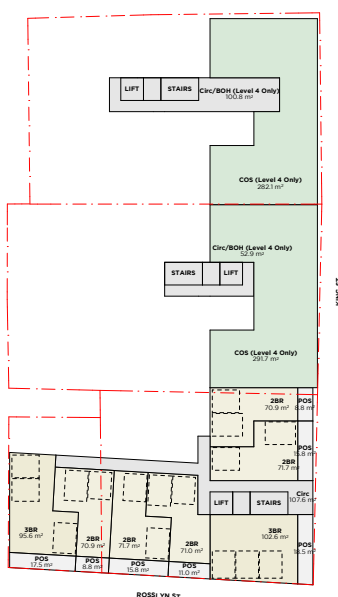
Level 1–2 Typical



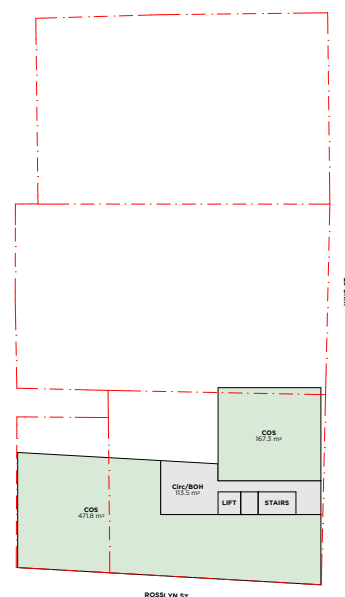
Level 3



Level 4–5 Typical



Level 6



Scale
1:1000 at A4

North



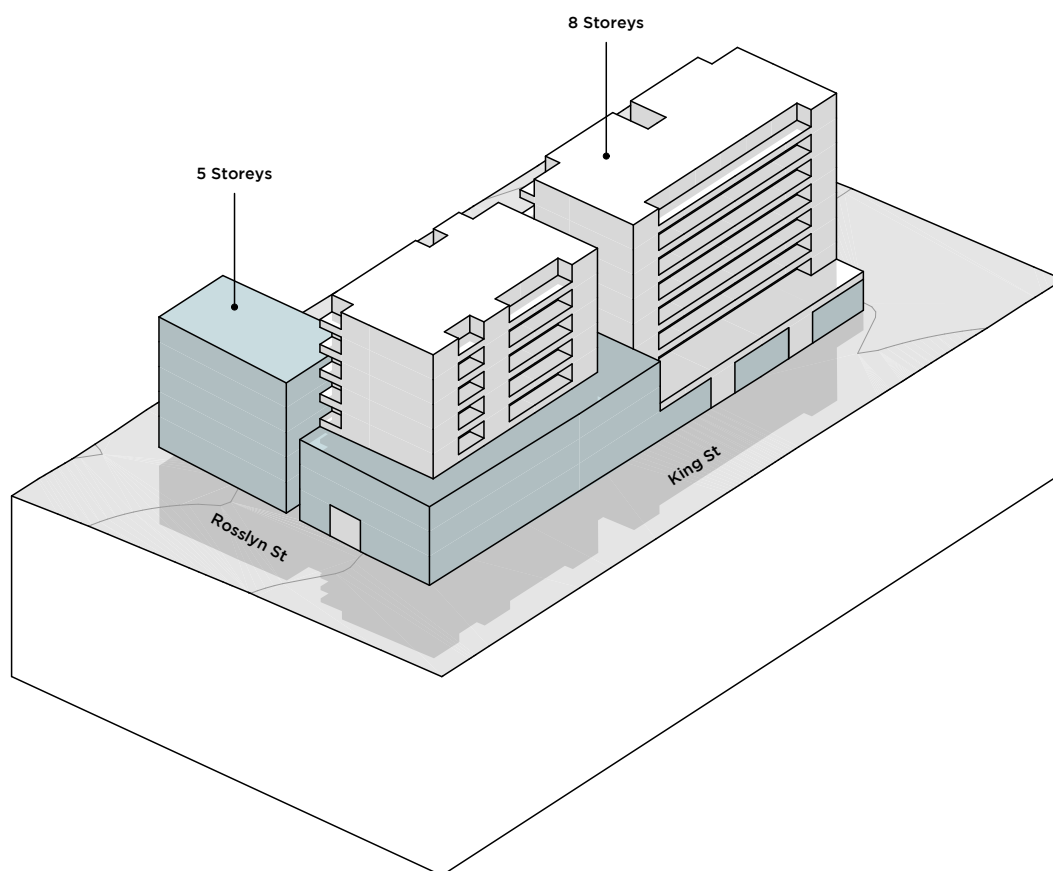
Site 4
92 Rosslyn St, 501-527 King St

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

4B

Option B

Site Area: 2935m²
Site Coverage: 55%



Refer to Sketchup Model
for massing in context

Site 4
92 Rosslyn St, 501-527 King St

4B

Option B — Area Schedule

5B Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	2,503.76
Ground Floor Plan		
	COS	1,126.51
	Circ/BOH	576.56
	Comm NSA	1,043.31
Level 1		
	Apt NSA	528.50
	Circ/BOH	128.50
	Comm NSA	688.18
	POS	217.70
Level 2		
	Apt NSA	528.50
	Circ/BOH	128.50
	Comm NSA	688.18
	POS	88.50
Level 3		
	Apt NSA	722.50
	Circ/BOH	128.50
	Comm NSA	212.18
	POS	118.00
Level 4		
	Apt NSA	722.50
	Circ/BOH	128.50
	Comm NSA	212.18
	POS	118.00
Level 5		
	Apt NSA	722.50
	Circ/BOH	128.50
	POS	118.00
Level 6		
	Apt NSA	722.50
	Circ/BOH	128.50
	POS	118.00
Level 7		
	Apt NSA	722.50
	Circ/BOH	128.50
	POS	118.00

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 2935m²
Site Coverage: 55%

5B Areas by Category		
Zone Category	Measured Area	
Apt NSA	4,669.50	
Basement	2,503.76	
COS	1,126.51	
Circ/BOH	1,476.06	
Comm NSA	2,844.03	(Target 2935)
POS	896.20	

5B GFA	
Total GFA	Max Allowable GFA
11,493.35	11,740

5B Apartment Numbers	
Zone Name	Quantity
1BR	35
2BR	43
Total	78

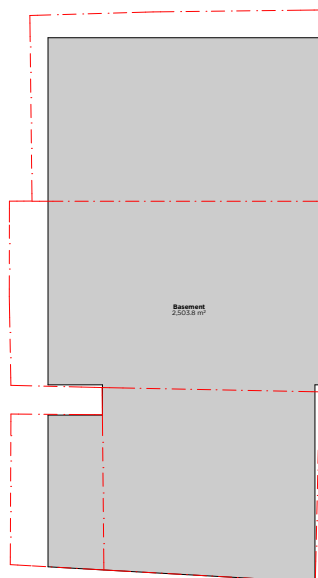
Site 4

92 Rosslyn St, 501-527 King St

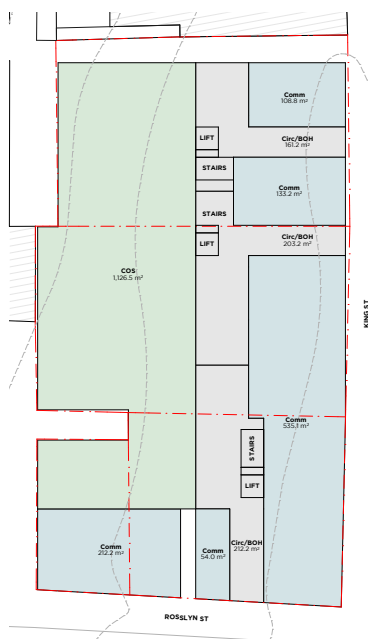
DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

4B

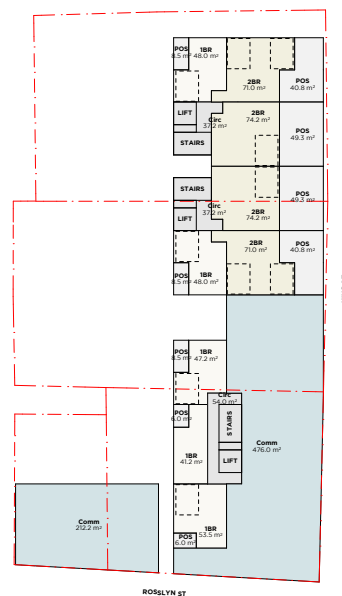
Basement



Ground Floor



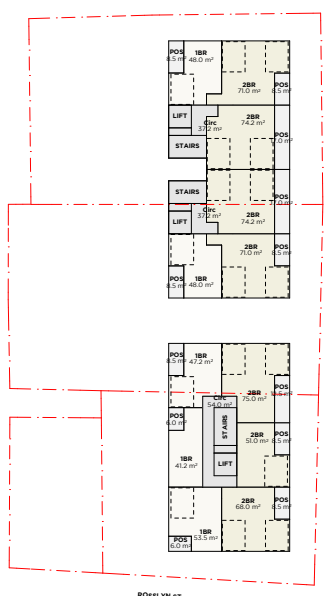
Level 1—2 Typical



Level 3—4 Typical



Level 5—7 Typical



Scale
1:1000 at A4

North



Site 5
62-80 Stanley St

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 4571m²



Site 5

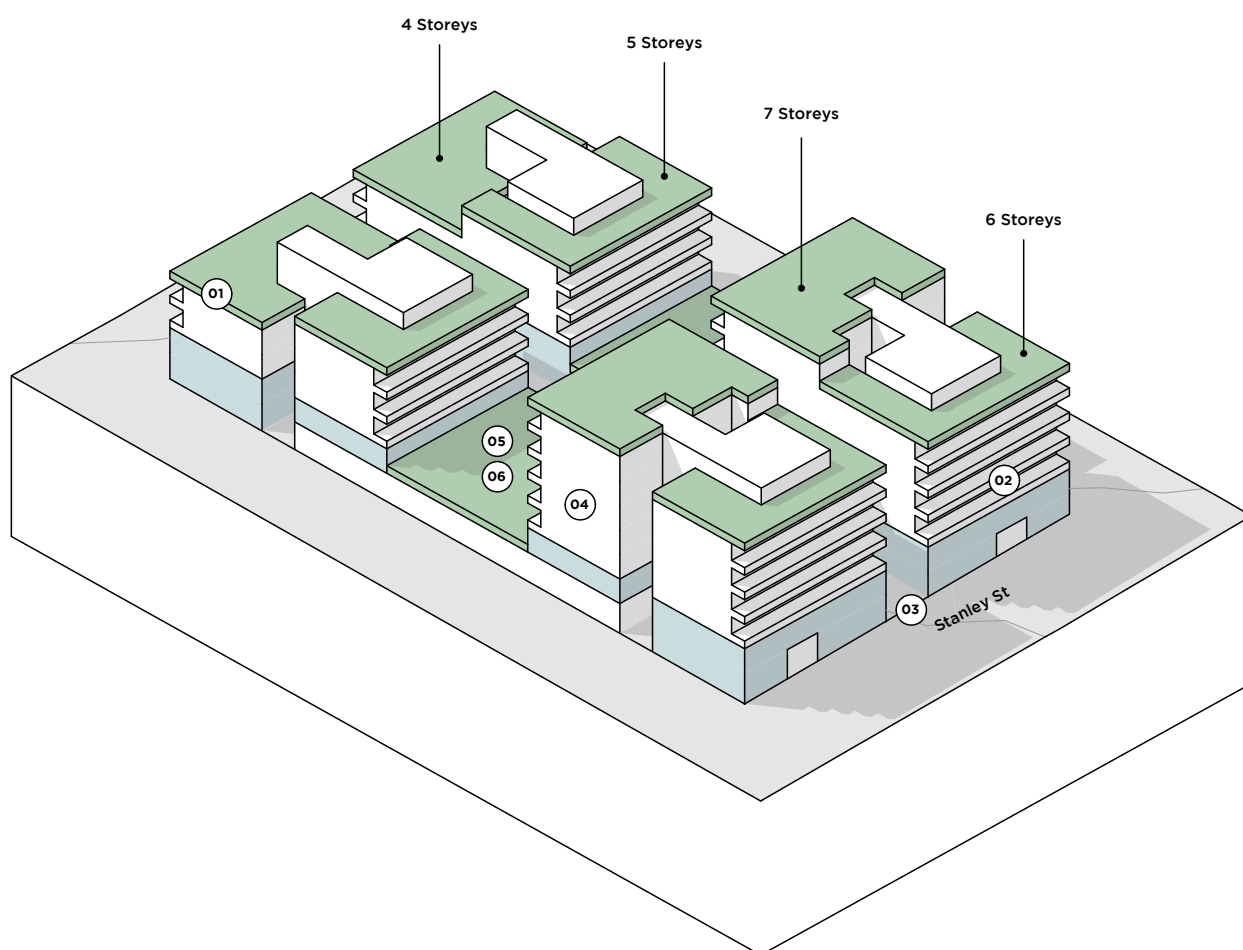
62-80 Stanley St

5A

Option A

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 4571m²



- 01** Flexibility allows design to respond to site characteristics and context — Building heights vary to respond to low, fine grain single dwellings to north and to allow for greater solar access to open, ground level landscaped areas.
- 02** Built form diversity able to be achieved through breaking site into distinct buildings of differing heights with different architectural/material treatment.
- 03** New pedestrian connection created by reducing site coverage to create new open-to-sky through link.
- 04** Borrowed amenity from side party boundaries not required — all amenity secured from street or within site.
- 05** Site coverage reduced and deep soil planting provided through generous mid-site building separation to increase permeability of private realm.
- 06** Generous communal open spaces provided for residents.

Refer to Sketchup Model
for massing in context

5A

Site 5
62-80 Stanley St

Option A — Area Schedule

6A Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	3,445.08
Ground Floor Plan		
	Circ/BOH	1,457.32
	Comm NSA	2,083.80
Level 1		
	COS	929.22
	Circ/BOH	246.56
	Comm NSA	2,365.36
Level 2		
	Apt NSA	2,001.52
	Circ/BOH	265.76
	POS	344.64
Level 3		
	Apt NSA	2,001.52
	Circ/BOH	265.76
	POS	344.64
Level 4		
	Apt NSA	1,501.14
	COS	591.34
	Circ/BOH	263.36
	POS	258.48
Level 5		
	Apt NSA	1,000.76
	COS	417.48
	Circ/BOH	430.02
	POS	172.32
Level 6		

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 4571m²
Site Coverage: 77%
(Potentially 57%)*

6A Areas by Category		
Zone Category	Measured Area	
Apt NSA	7,005.32	
Basement	3,445.08	
COS	2,946.86	
Circ/BOH	3,230.72	
Comm NSA	4,449.16	(Target 4571)
POS	1,206.24	
6A GFA		
Total GFA	Max Allowable GFA	
18,130.28	18,284	
6A Apartment Numbers		
Zone Name	Quantity	
2BR	56	
3BR	28	
Total	96	

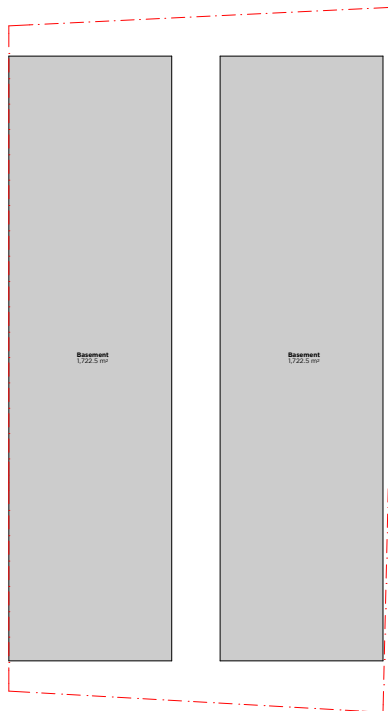
*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 5 62-80 Stanley St

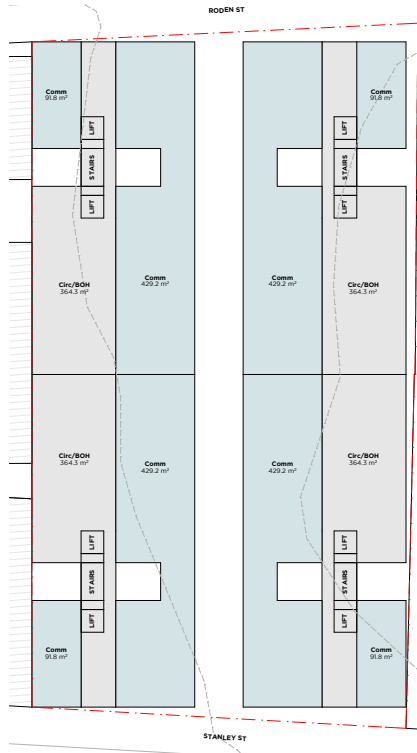
DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

5A

Basement



Ground Floor



Level 1



Level 2–4 Typical



Level 5



Scale
1:1000 at A4

North



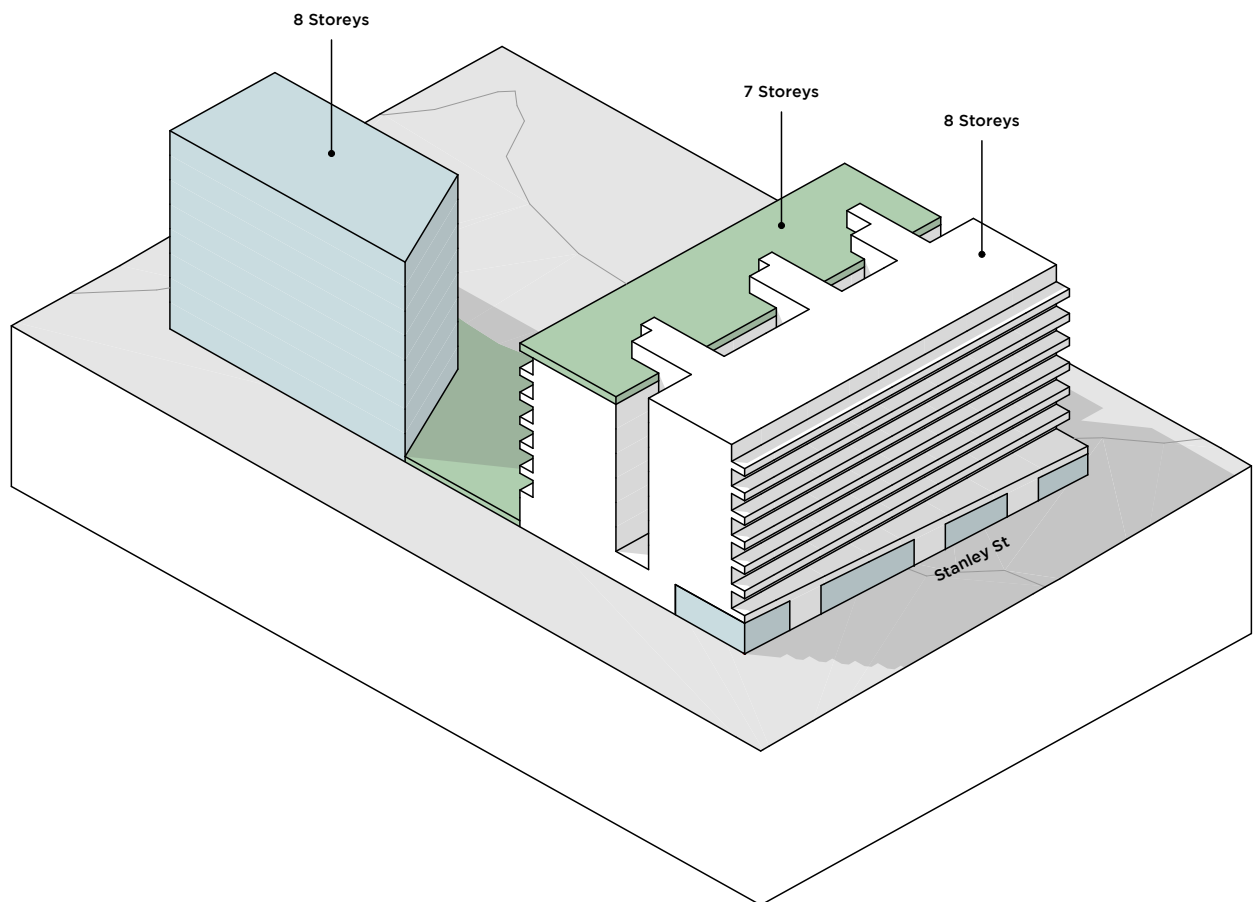
Site 5
62-80 Stanley St

5B

Option B

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 4571m²
Site Coverage: 50%



Refer to Sketchup Model
for massing in context

Site 5
62-80 Stanley St

5B

Option B — Area Schedule

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 4571m²
Site Coverage: 50%

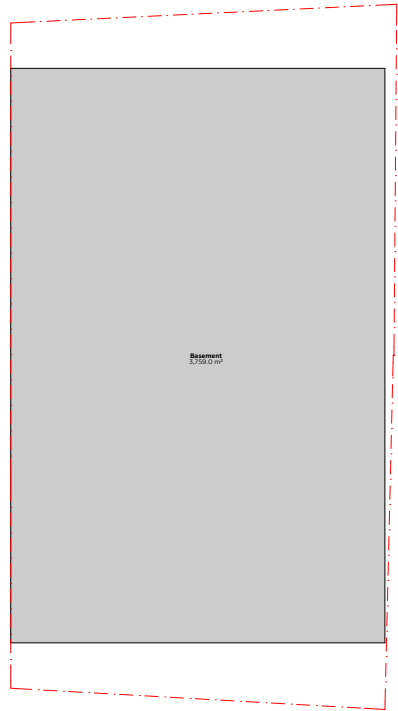
6B Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	3,758.96
Ground Floor Plan		
	COS	2,138.62
	Circ/BOH	1,340.01
	Comm NSA	943.55
Level 1		
	Apt NSA	1,126.88
	Circ/BOH	204.90
	Comm NSA	512.00
	POS	267.37
Level 2		
	Apt NSA	1,126.88
	Circ/BOH	204.90
	Comm NSA	512.00
	POS	197.92
Level 3		
	Apt NSA	1,126.88
	Circ/BOH	204.90
	Comm NSA	512.00
	POS	197.92
Level 4		
	Apt NSA	1,126.88
	Circ/BOH	204.90
	Comm NSA	512.00
	POS	197.92
Level 5		
	Apt NSA	1,126.88
	Circ/BOH	204.90
	Comm NSA	512.00
	POS	197.92
Level 6		
	Apt NSA	1,126.88
	Circ/BOH	204.90
	Comm NSA	512.00
	POS	197.92
Level 7		
	Apt NSA	563.44
	COS	662.40
	Circ/BOH	204.90
	Comm NSA	512.00

6B Areas by Category		
Zone Category	Measured Area	
Apt NSA	7,324.72	
Basement	3,758.96	
COS	2,801.02	
Circ/BOH	2,774.31	
Comm NSA	4,527.55	(Target 4571)
POS	1,355.93	
6B GFA		
Total GFA	Max Allowable GFA	
18,282.54	18,284	
6B Apartment Numbers		
Zone Name	Quantity	
1BR	26	
2BR	78	
Total	104	

Site 5
62-80 Stanley St

5B

Basement

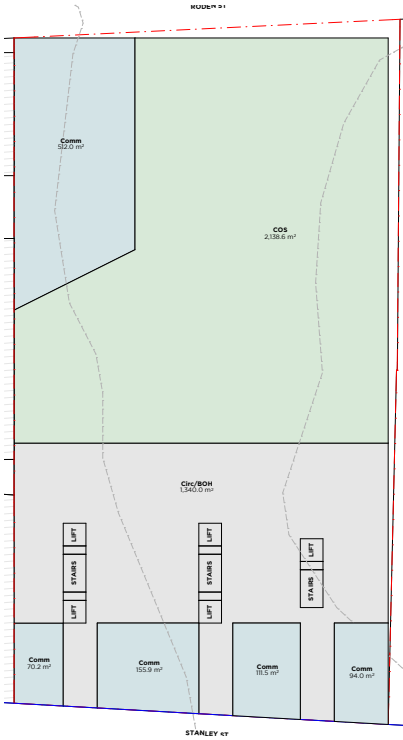


Level 1—6 Typical

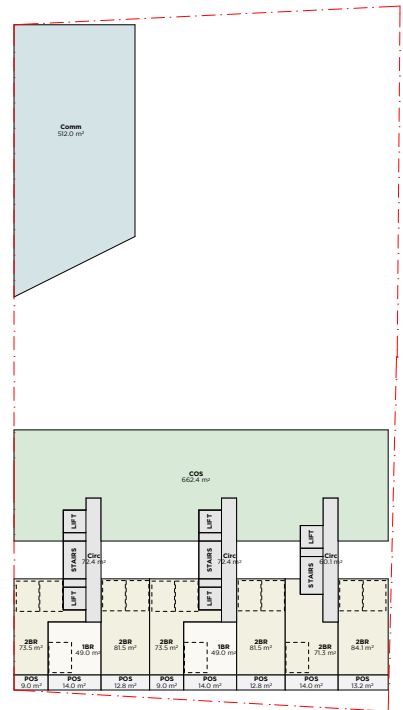


DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Ground Floor



Level 7



Scale
1:1000 at A4

North

DDO29-2 (Adderley) Summary

Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

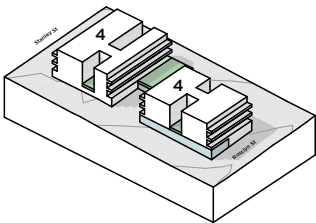
The FAR controls work well in this precinct to encourage lower courtyard/perimeter block buildings that can easily and efficiently respond to the design objectives. This supports the vision of this precinct as transitioning from the lower, fine grain single dwellings and heritage character from the north to the higher forms to the south and east.

Test Typology A

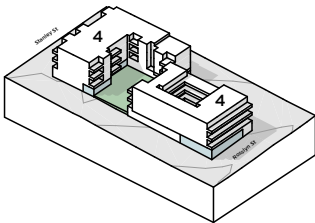
Test Typology B

Typical mid-block site with access to one laneway

6A

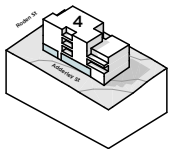


6B

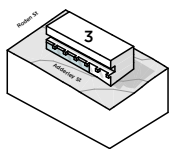


Typical corner site

7A

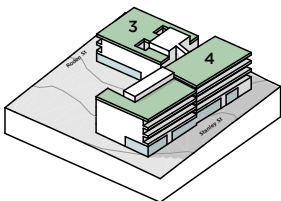


7B

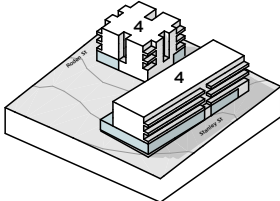


Typical mid block site with no laneway

8A



8B



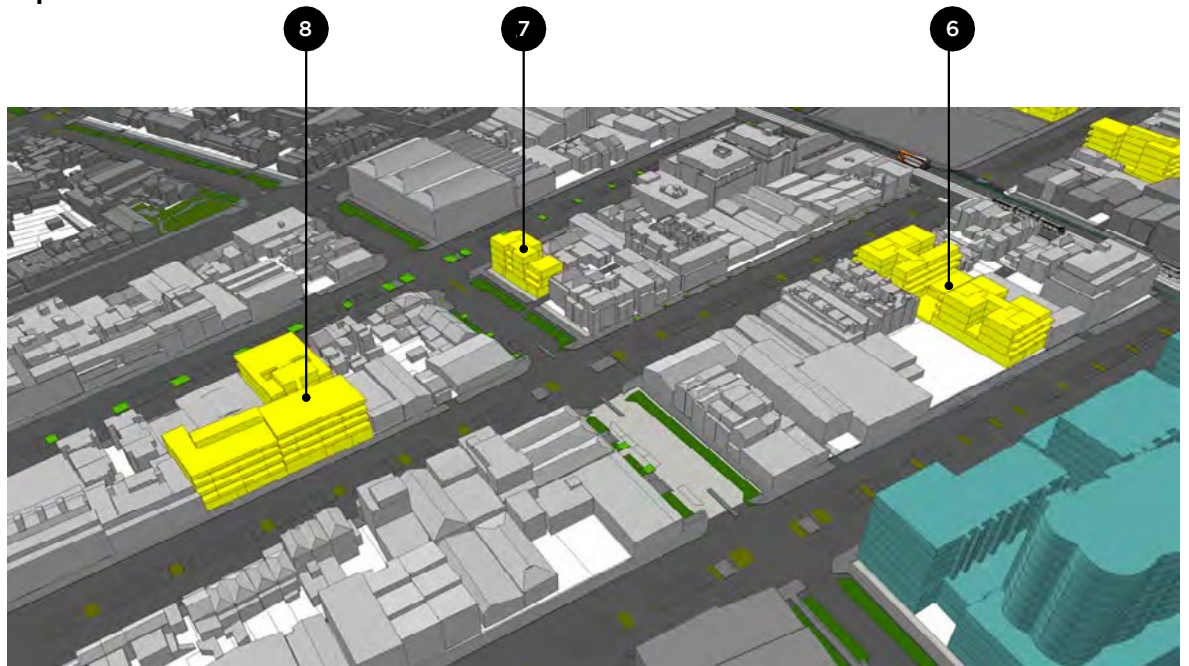
DDO29-2 (Adderley) Summary

Mandatory FAR 3:1

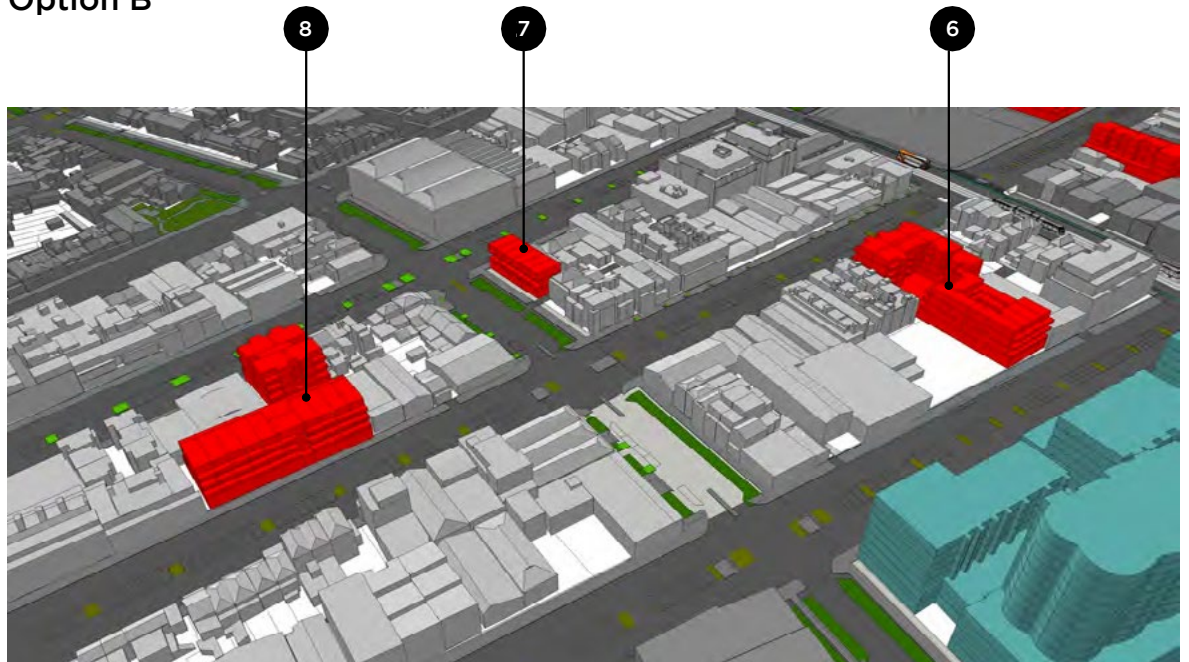
Discretionary Building Height 4 storeys

Mandatory Commercial FAR 0.5:1

Option A



Option B



Site 6
103-113 Stanley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

Site Area: 1732m²



Site 6

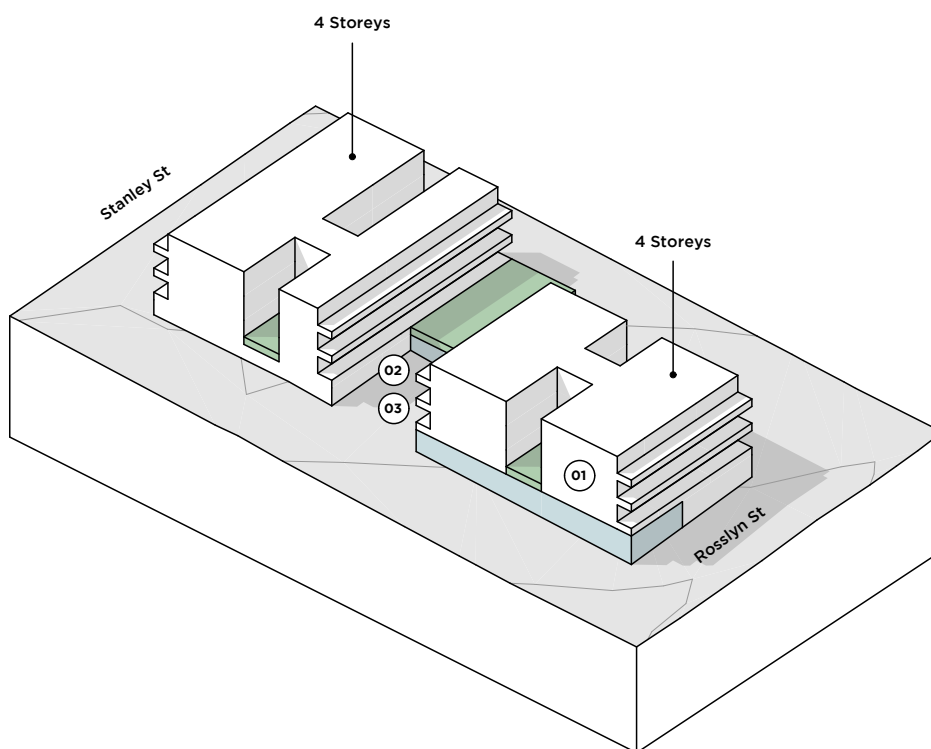
103-113 Stanley St

6A

Option A

DDO29-2 (Adderley)
 Mandatory FAR 3:1
 Discretionary bldg height 4 storeys
 Mandatory Commercial FAR 0.5:1

Site Area: 1732m²
Site Coverage: 88%
 (Potentially 67%)*



01 Borrowed amenity from side party boundaries not required — all amenity secured from street or within site.

02 Site coverage reduced and deep soil planting provided through generous mid-site building separation to increase permeability of private realm.

03 Generous communal open spaces provided for residents.

Refer to Sketchup Model
 for massing in context

*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 6
103-113 Stanley St

6A

Option A — Area Schedule

7A Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	791.66
Ground Floor Plan		
	COS	156.96
	Circ/BOH	703.95
	Comm NSA	836.19
Level 1		
	Apt NSA	852.59
	COS	375.66
	Circ/BOH	112.38
	POS	199.52
Level 2		
	Apt NSA	852.59
	Circ/BOH	112.38
	POS	199.52
Level 3		
	Apt NSA	852.59
	Circ/BOH	112.38
	POS	199.52

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

Site Area: 1732m²
Site Coverage: 88%
(Potentially 67%)*

7A Areas by Category	
Zone Category	Measured Area
Apt NSA	2,557.77
Basement	791.66
COS	532.62
Circ/BOH	1,041.09
Comm NSA	836.19 (Target 866)
POS	598.56

7A GFA	
Total GFA	Max Allowable GFA
5,186.71	5,196

7A Apartment Numbers copy	
Zone Name	Quantity
1BR	9
2BR	21
3BR	6
Total	36

*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 6

103-113 Stanley St

6A

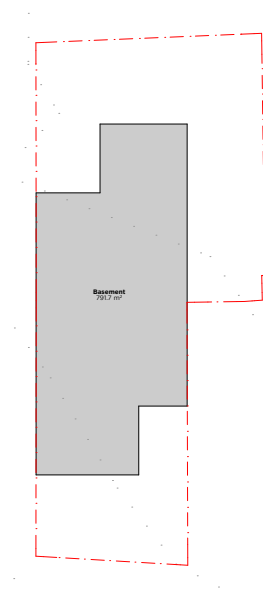
DDO29-2 (Adderley)

Mandatory FAR 3:1

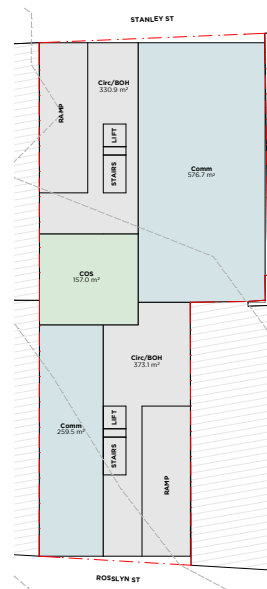
Discretionary bldg height 4 storeys

Mandatory Commercial FAR 0.5:1

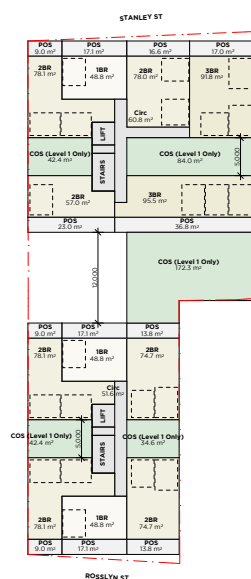
Basement



Ground Floor



Level 1—3 Typical



Scale
1:1000 at A4

North



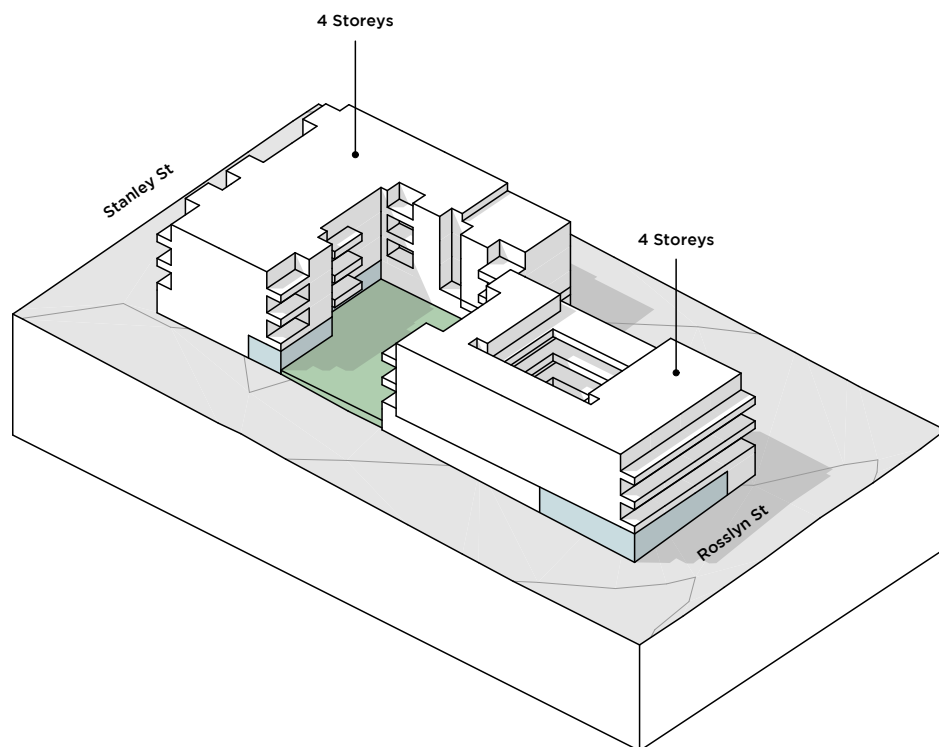
Site 6
103-113 Stanley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

6B

Option B

Site Area: 1732m²
Site Coverage: 70%



Refer to Sketchup Model
for massing in context

Site 6
103-113 Stanley St

6B

Option B — Area Schedule

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

Site Area: 1732m²
Site Coverage: 70%

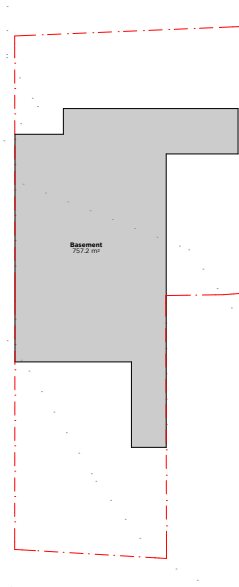
7B Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	757.22
Ground Floor Plan		
	COS	454.47
	Circ/BOH	719.45
	Comm NSA	502.26
Level 1		
	Apt NSA	870.70
	Circ/BOH	198.23
	POS	124.68
Level 2		
	Apt NSA	870.70
	Circ/BOH	198.23
	POS	124.68
Level 3		
	Apt NSA	870.70
	Circ/BOH	198.23
	POS	124.68

7B Areas by Category	
Zone Category	Measured Area
Apt NSA	2,612.10
Basement	757.22
COS	454.47
Circ/BOH	1,314.14
Comm NSA	502.26 (Target 866)
POS	374.04
7B GFA	
Total GFA	Max Allowable GFA
5,185.72	5,196
7B Apartment Numbers	
Zone Name	Quantity
1BR	9
2BR	30
Total	39

Site 6
103-113 Stanley St

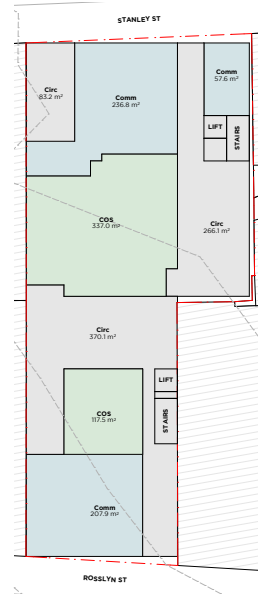
6B

Basement

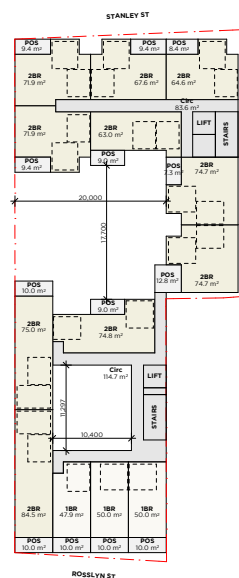


DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

Ground Floor



Level 1–3 Typical



Scale
1:1000 at A4

North



Site 7
168-176 Adderley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

Site Area: 349m²



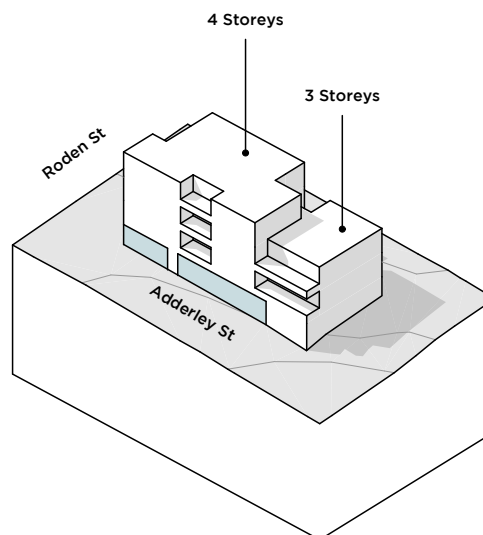
Site 7
168-176 Adderley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

7A

Option A

Site Area: 349m²
Site Coverage: 92%



Refer to Sketchup Model
for massing in context

Site 7
168-176 Adderley St

7A

Option A — Area Schedule

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

Site Area: 349m²
Site Coverage: 92%

8A Areas by Level		
Home Story	Zone Category	Measured Area
Ground Floor Plan		
	Circ/BOH	149.30
	Comm NSA	172.64
Level 1		
	Apt NSA	223.67
	Circ/BOH	47.96
	POS	38.89
Level 2		
	Apt NSA	223.67
	Circ/BOH	47.96
	POS	38.89
Level 3		
	Apt NSA	147.99
	Circ/BOH	41.86
	POS	23.60

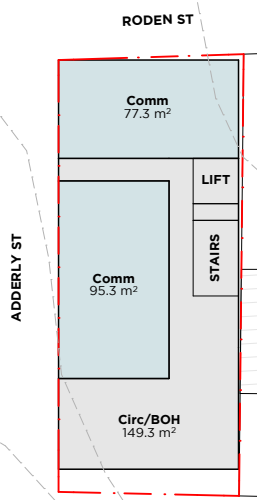
8A Areas by Category		
Zone Category	Measured Area	
Apt NSA	595.33	
Circ/BOH	287.08	
Comm NSA	172.64	(Target 175)
POS	101.38	
8A GFA		
Total GFA	Max Allowable GFA	
1,045.05	1,047	
8A Apartment Numbers		
Zone Name	Quantity	
2BR	8	

Site 7
168-176 Adderley St

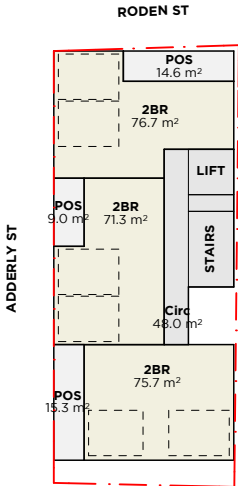
DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

7A

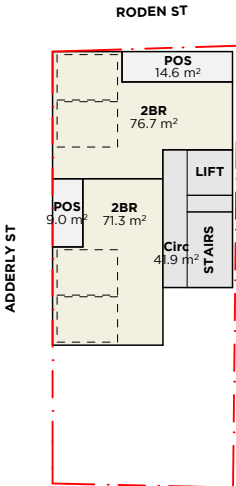
Ground Floor



Level 1 & 2 Typical



Level 3



Scale
1:500 at A4

North

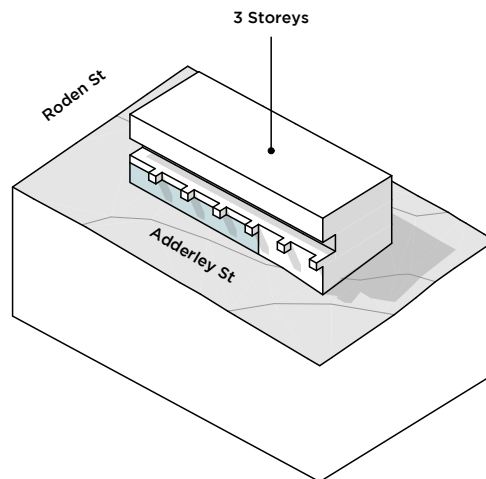
Site 7
168-176 Adderley St

7B

Option B

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

Site Area: 349m²
Site Coverage: 90%



Refer to Sketchup Model
for massing in context

Site 7
168-176 Adderley St

7B

Option B — Area Schedule

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

Site Area: 349m²
Site Coverage: 90%

8B Areas by Level		
Home Story	Zone Category	Measured Area
Ground Floor Plan		
	Circ/BOH	103.55
	Comm NSA	207.10
Level 1		
	Apt NSA	253.68
	POS	63.18
Level 2		
	Apt NSA	310.68

8B Areas by Category	
Zone Category	Measured Area
Apt NSA	564.36
Circ/BOH	103.55
Comm NSA	207.10 (Target 175)
POS	63.18

8B GFA	
Total GFA	Max Allowable GFA
875.01	1,047

8B Apartment Numbers	
Zone Name	Quantity
TH L1	6

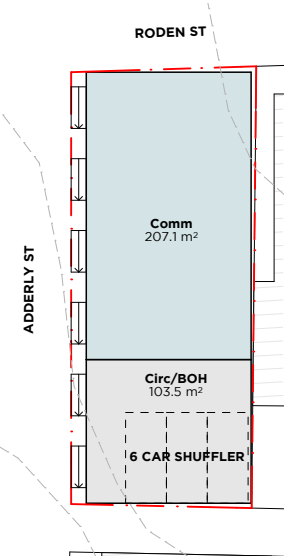
Site 7

168-176 Adderley St

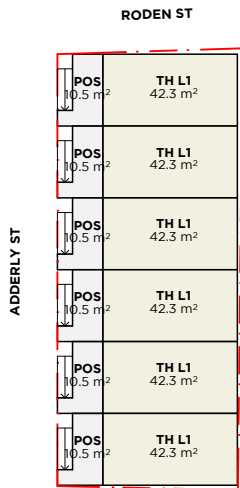
DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

7B

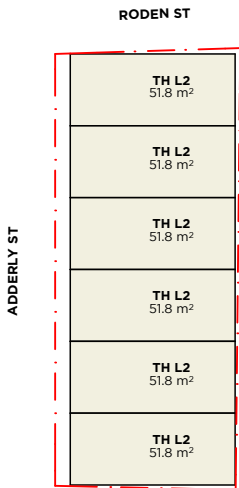
Ground Floor



Level 1 & 2 Typical



Level 3



Scale
1:500 at A4

North

Site 8
205-211 Roden St, 218-228 Stanley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

Site Area: 1,661m²



Site 8

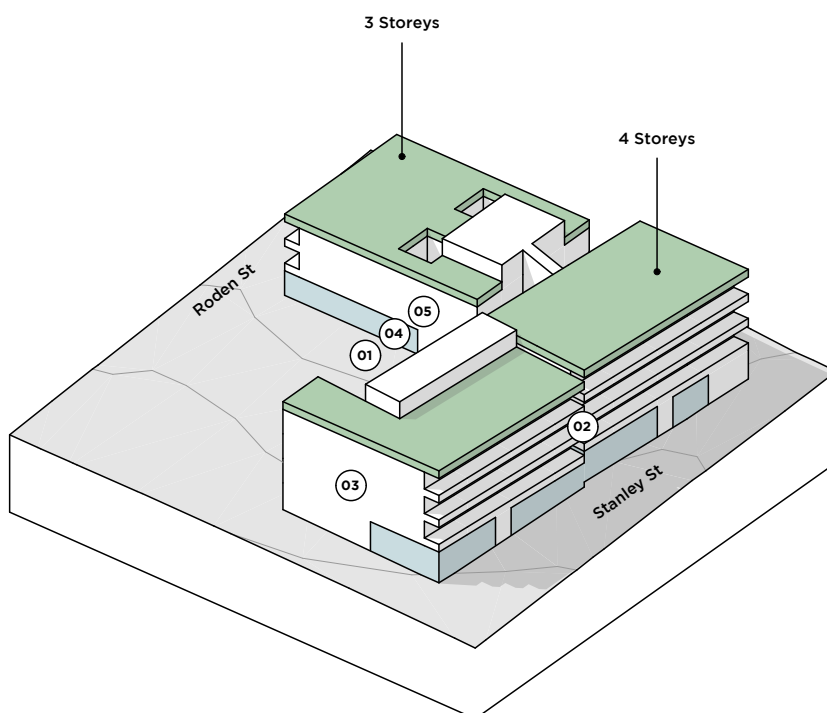
205-211 Roden St, 218-228 Stanley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

8A

Option A

Site Area: 1,661m²
Site Coverage: 76%



- 01** Flexibility allows design to respond to site characteristics and context — landlocked deep corners of site left uncovered to provide amenity for secondary outlooks.

02 Built form diversity able to be achieved through breaking site into distinct buildings of differing heights with different architectural/material treatment.

03 Borrowed amenity from side party boundaries not required — all amenity secured from street or within site.

04 Site coverage reduced and deep soil planting provided through generous mid-site building separation to increase permeability of private realm.

05 Generous communal open spaces provided for residents.

Refer to Sketchup Model
for massing in context

Site 8
205-211 Roden St, 218-228 Stanley St

8A

Option A — Area Schedule

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

Site Area: 1,661m²
Site Coverage: 76%

9A Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	640.47
Ground Floor Plan		
	COS	353.94
	Circ/BOH	525.30
	Comm NSA	734.89
Level 1		
	Apt NSA	976.03
	Circ/BOH	145.73
	POS	138.06
Level 2		
	Apt NSA	976.03
	Circ/BOH	145.73
	POS	138.06
Level 3		
	Apt NSA	593.43
	COS	382.37
	Circ/BOH	184.97
	POS	99.06
Level 4		
	COS	684.12

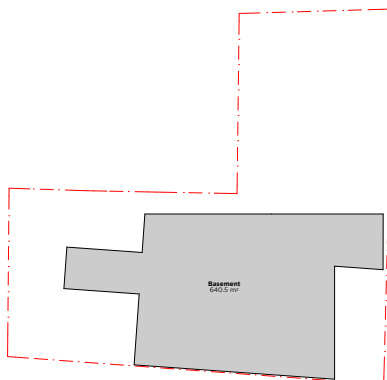
9A Areas by Category		
Zone Category	Measured Area	
Apt NSA	2,545.49	
Basement	640.47	
COS	1,420.43	
Circ/BOH	1,095.23	
Comm NSA	734.89	(Target 830)
POS	375.18	
9A GFA		
Total GFA	Max Allowable GFA	
4,916.08	4,983	
9A Apartment Numbers		
Zone Name	Quantity	
1BR	6	
2BR	16	
3BR	10	
Total	32	

Site 8
205-211 Roden St, 218-228 Stanley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

8A

Basement



Ground Floor



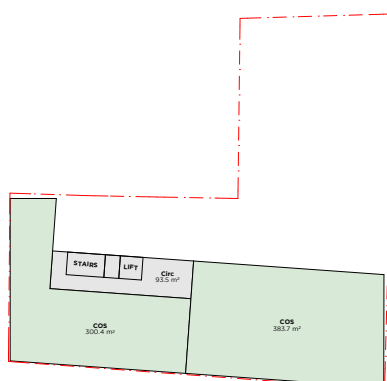
Level 1–2 Typical



Level 3



Level 4



Scale
1:1000 at A4

North



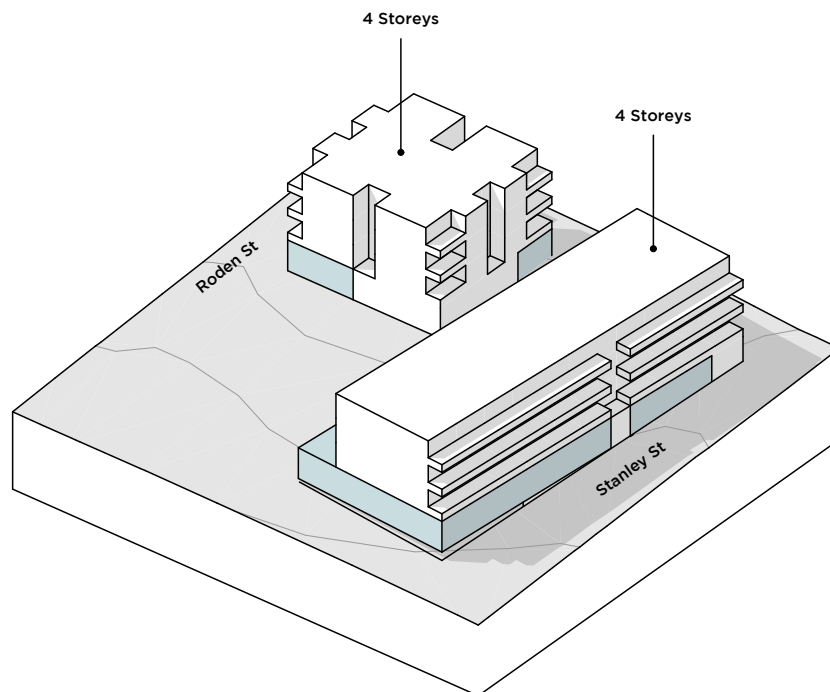
Site 8
205-211 Roden St, 218-228 Stanley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

8B

Option B

Site Area: 1,661m²
Site Coverage: 79%



Refer to Sketchup Model
for massing in context

Site 8
205-211 Roden St, 218-228 Stanley St

8B

Option B — Area Schedule

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

Site Area: 1,661m²
Site Coverage: 79%

9B Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	729.56
Ground Floor Plan		
	COS	223.06
	Circ/BOH	487.70
	Comm NSA	825.40
Level 1		
	Apt NSA	839.16
	Circ/BOH	146.20
	POS	125.40
Level 2		
	Apt NSA	839.16
	Circ/BOH	146.20
	POS	125.40
Level 3		
	Apt NSA	839.16
	Circ/BOH	146.20
	POS	125.40

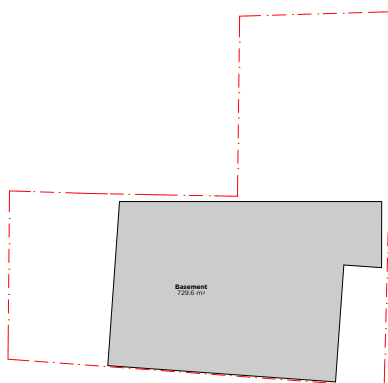
9B Areas by Category	
Zone Category	Measured Area
Apt NSA	2,517.48
Basement	729.56
COS	223.06
Circ/BOH	926.30
Comm NSA	825.40 (Target 830)
POS	376.20
9B GFA	
Total GFA	Max Allowable GFA
4,978.74	4,983
9B Apartment Numbers	
Zone Name	Quantity
1BR	30
2BR	12
Total	42

Site 8
205-211 Roden St, 218-228 Stanley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary bldg height 4 storeys
Mandatory Commercial FAR 0.5:1

8B

Basement



Ground Floor



Level 1–3 Typical



Scale
1:1000 at A4

North



DDO28 (Station) Summary

Mandatory FAR 5:1

Discretionary Building Height 8 storeys

Mandatory Commercial FAR 1:1

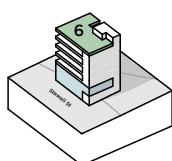
The FAR controls work well in this precinct to encourage courtyard/perimeter block buildings that can easily and efficiently respond to the design objectives with additional potential to have reduced car parking to foster a transit oriented precinct.

Test Typology A

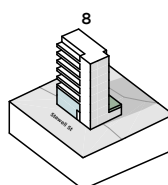
Test Typology B

Typical mid-block site with access to one laneway

9A

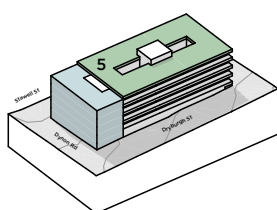


9B

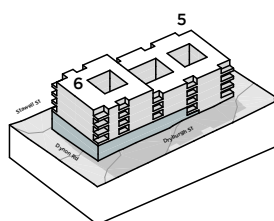


Large corner site

10A

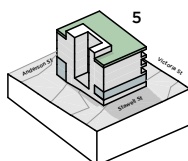


10B

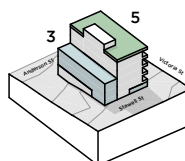


Small corner site

11A



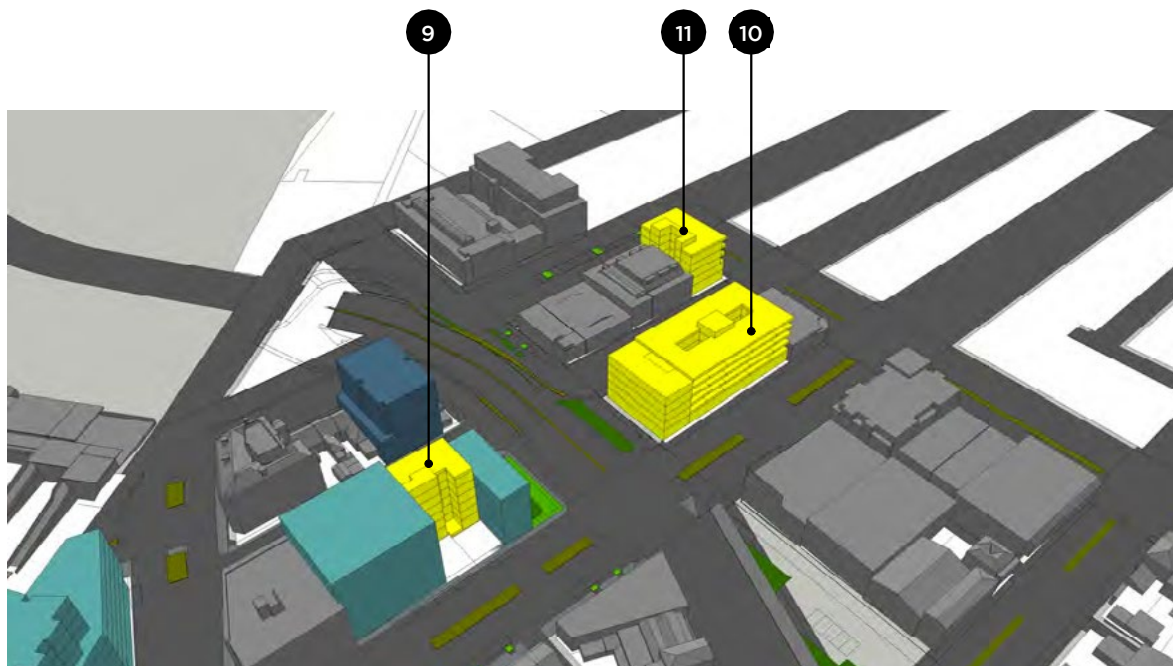
11B



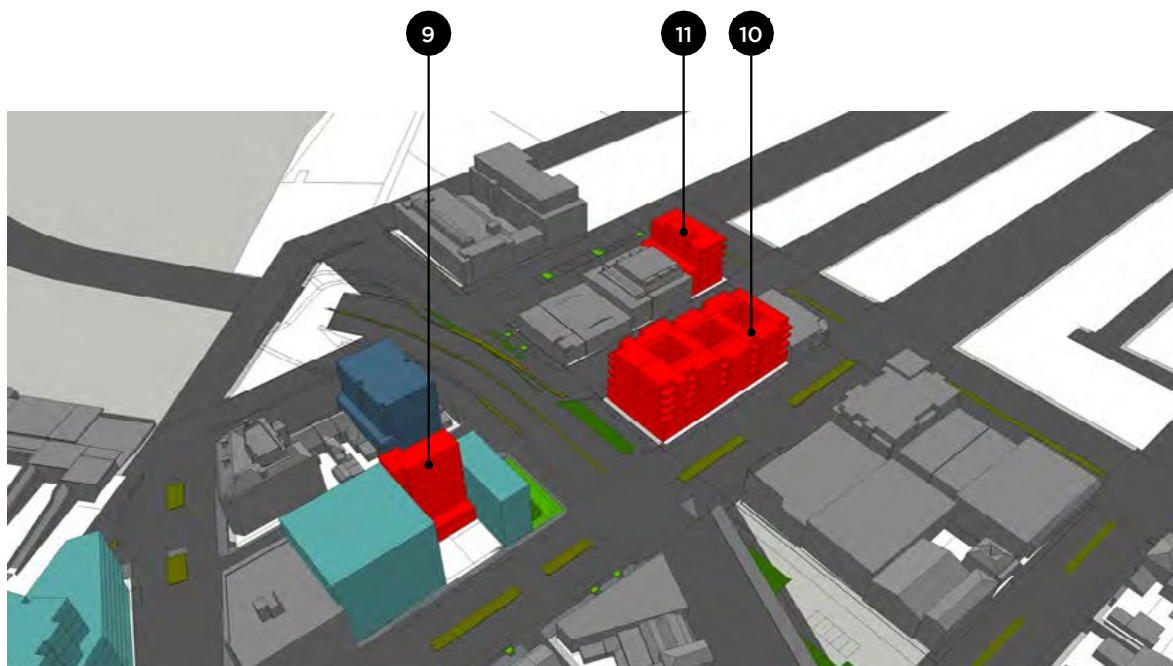
DDO28 (Station) Summary

Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Option A



Option B



Site 9
16-20 Stawell St

DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 242m²



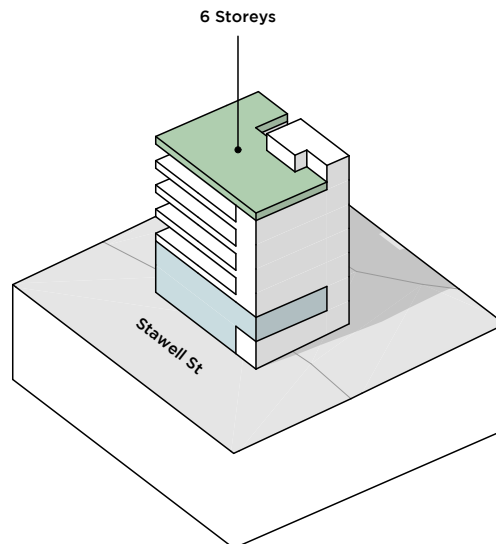
Site 9
16-20 Stawell St

9 A

Option A

DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 242m²
Site Coverage: 91%



Refer to Sketchup Model
for massing in context

9 A

Site 9
16-20 Stawell St

Option A — Area Schedule

DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 242m²
Site Coverage: 91%

10A Areas by Level		
Home Story	Zone Category	Measured Area
Ground Floor Plan		
	COS	16.98
	Circ/BOH	151.75
	Comm NSA	68.88
Level 1		
	Circ/BOH	34.03
	Comm NSA	186.60
Level 2		
	Apt NSA	155.10
	Circ/BOH	36.83
	POS	28.70
Level 3		
	Apt NSA	155.10
	Circ/BOH	36.83
	POS	28.70
Level 4		
	Apt NSA	155.10
	Circ/BOH	36.83
	POS	28.70
Level 5		
	Apt NSA	155.10
	Circ/BOH	36.83
	POS	28.70
Level 6		
	COS	186.60
	Circ/BOH	34.03

10A Areas by Category		
Zone Category	Measured Area	
Apt NSA	620.40	
COS	203.58	
Circ/BOH	367.13	
Comm NSA	255.48	(Target 242)
POS	114.80	

10A GFA	
Total GFA	Max Allowable GFA
1,203.01	1,210

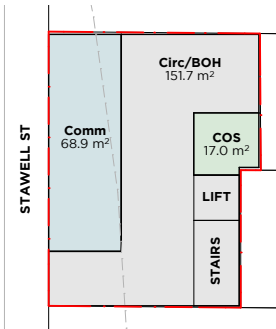
10A Apartment Numbers	
Zone Name	Quantity
2BR	8

Site 9
16-20 Stawell St

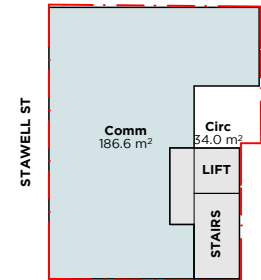
9 A

DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

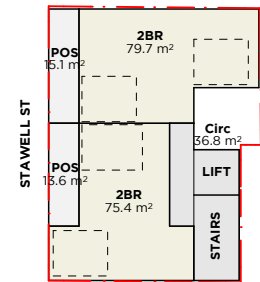
Ground Floor



Level 1



Level 2—5 Typical



Scale
1:500 at A4

North

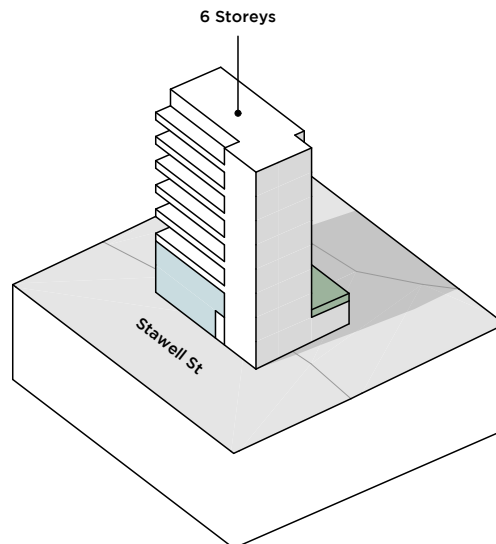
Site 9
16-20 Stawell St

9 B

Option B

DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 242m²
Site Coverage: 93%



Refer to Sketchup Model
for massing in context

Site 9
16-20 Stawell St

9 A

Option B — Area Schedule

DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 242m²
Site Coverage: 93%

10B Areas by Level		
Home Story	Zone Category	Measured Area
Ground Floor Plan		
	Circ/BOH	132.01
	Comm NSA	94.16
Level 1		
	COS	72.03
	Circ/BOH	30.53
	Comm NSA	123.61
Level 2		
	Apt NSA	99.01
	Circ/BOH	30.53
	POS	24.60
Level 3		
	Apt NSA	99.01
	Circ/BOH	30.53
	POS	24.60
Level 4		
	Apt NSA	99.01
	Circ/BOH	30.53
	POS	24.60
Level 5		
	Apt NSA	99.01
	Circ/BOH	30.53
	POS	24.60
Level 6		
	Apt NSA	99.01
	Circ/BOH	30.53
	POS	24.60
Level 7		
	Apt NSA	99.01
	Circ/BOH	30.53
	POS	24.60

10B Areas by Category	
Zone Category	Measured Area
Apt NSA	594.06
COS	72.03
Circ/BOH	345.72
Comm NSA	217.77 (Target 242)
POS	147.60

10B GFA	
Total GFA	Max Allowable GFA
1,157.55	1,210

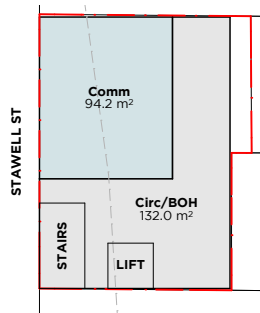
10B Apartment Numbers	
Zone Name	Quantity
3BR	6

Site 9
16-20 Stawell St

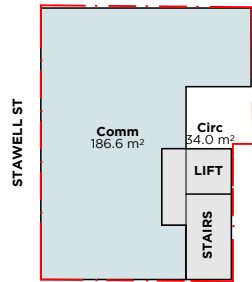
DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

9 A

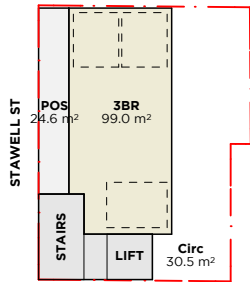
Ground Floor



Level 1



Level 2—5 Typical



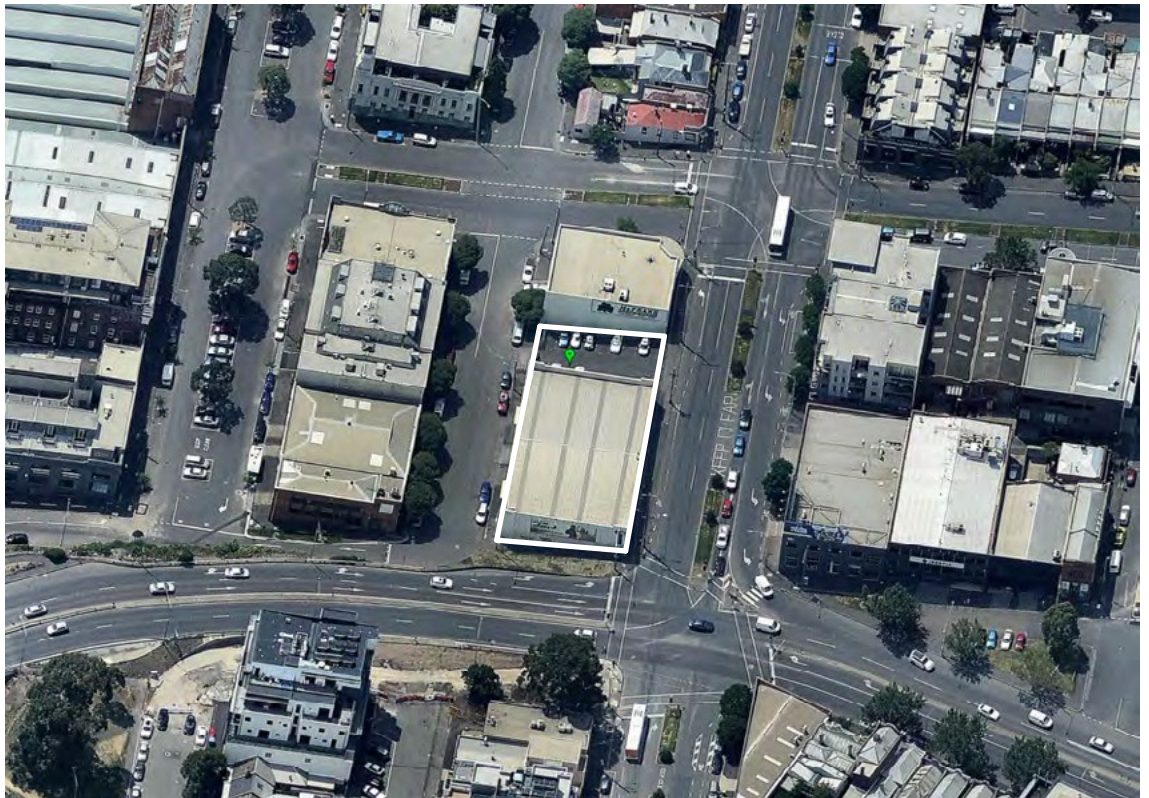
Scale
1:500 at A4

North

Site 10
36-56 Stawell St

DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 1394m²



Site 10

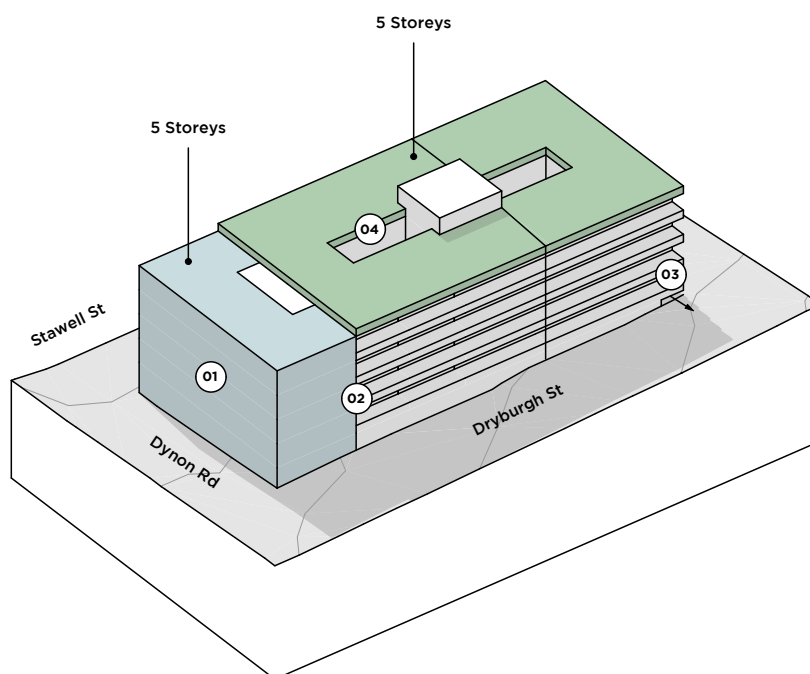
36-56 Stawell St

DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

10A

Option A

Site Area: 1394m²
Site Coverage: 85%



- 01 Flexibility allows design to respond to site characteristics and context — commercial area consolidated into 5 storey corner building that shields residential from harsh road interface.
- 02 Built form diversity able to be achieved through breaking site into distinct buildings of differing heights with different architectural/material treatment.
- 03 New pedestrian connection able to be created with ground level through link, easily made open-to-sky by redistributing residential to additional level.
- 04 Site coverage reduced and deep soil planting provided through generous mid-site building separation to increase permeability of private realm.

Site 10
36-56 Stawell St

10A

Option A — Area Schedule

DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 1394m²
Site Coverage: 85%

11A Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	1,160.90
Ground Floor Plan		
	COS	99.64
	Circ/BOH	669.71
	Comm NSA	515.05
Level 1		
	Apt NSA	686.01
	Circ/BOH	161.06
	Comm NSA	234.59
	POS	177.20
Level 2		
	Apt NSA	686.01
	Circ/BOH	161.06
	Comm NSA	234.59
	POS	177.20
Level 3		
	Apt NSA	686.01
	Circ/BOH	161.06
	Comm NSA	234.59
	POS	177.20
Level 4		
	Apt NSA	686.01
	Circ/BOH	161.06
	Comm NSA	234.59
	POS	177.20
Level 5		

11A Areas by Category	
Zone Category	Measured Area
Apt NSA	2,744.04
Basement	1,160.90
COS	1,031.21
Circ/BOH	1,376.95
Comm NSA	1,453.41 (Target 1394)
POS	708.80

11A GFA	
Total GFA	Max Allowable GFA
6,735.30	6,970

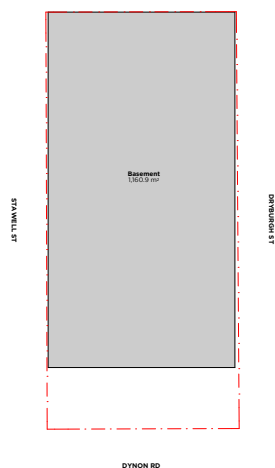
11A Apartment Numbers	
Zone Name	Quantity
1BR	8
2BR	32
Total	40

Site 10

36-56 Stawell St

10A

Ground Floor



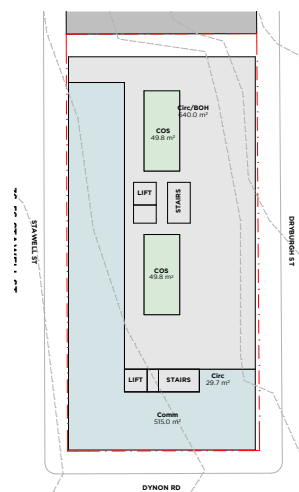
DDO28 (Station)

Mandatory FAR 5:1

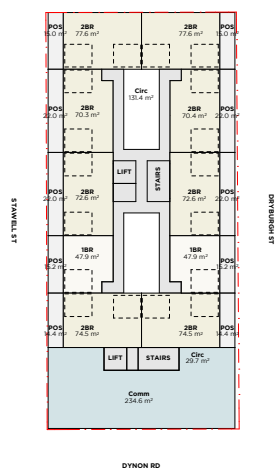
Discretionary bldg height 8 storeys

Mandatory Commercial FAR 1:1

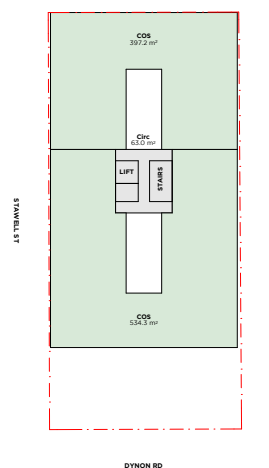
Level 1



Level 1—4 Typical



Level 5



Scale
1:1000 at A4

North



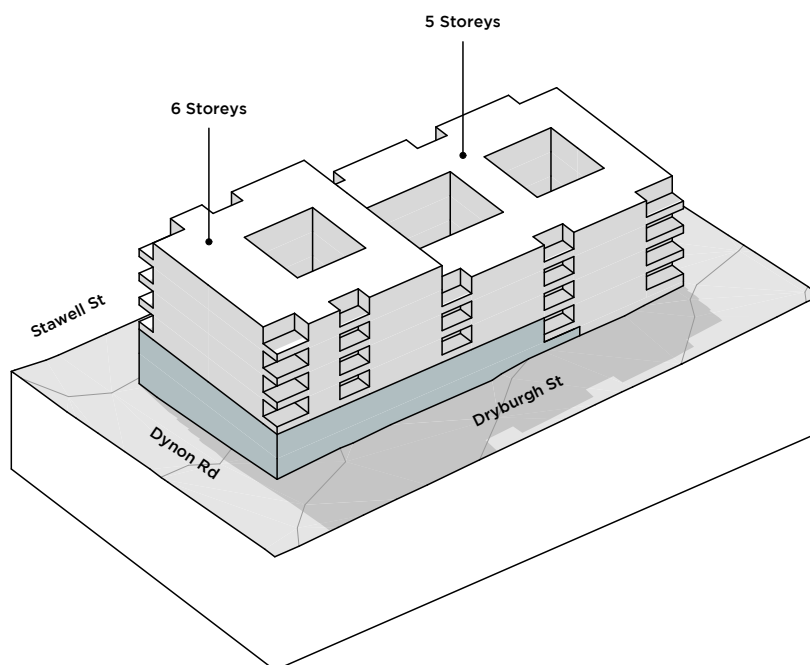
Site 10
36-56 Stawell St

DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

10B

Option B

Site Area: 1394m²
Site Coverage: 97%
(Potentially 75%)*



*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 10
36-56 Stawell St

10B

Option B — Area Schedule

11B Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	1,160.90
Ground Floor Plan		
	Circ/BOH	597.04
	Comm NSA	761.45
Level 1		
	Apt NSA	253.50
	COS	306.86
	Circ/BOH	131.67
	Comm NSA	630.48
	POS	36.00
Level 2		
	Apt NSA	742.20
	Circ/BOH	220.20
	POS	89.26
Level 3		
	Apt NSA	742.20
	Circ/BOH	220.20
	POS	89.26
Level 4		
	Apt NSA	742.20
	Circ/BOH	220.20
	POS	89.26
Level 5		
	Apt NSA	338.70
	Circ/BOH	87.97
	POS	37.26

DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 1394m²
Site Coverage: 97%
(Potentially 75%)*

11B Areas by Category	
Zone Category	Measured Area
Apt NSA	2,818.80
Basement	1,160.90
COS	306.86
Circ/BOH	1,477.28
Comm NSA	1,391.93 (Target 1394)
POS	341.04

11B GFA	
Total GFA	Max Allowable GFA
6,848.91	6,970

11B Apartment Numbers	
Zone Name	Quantity
1BR	8
2BR	22
3BR	8
Total	38

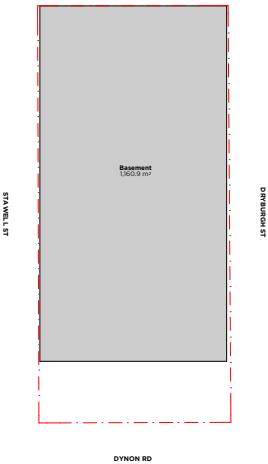
*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 10
36-56 Stawell St

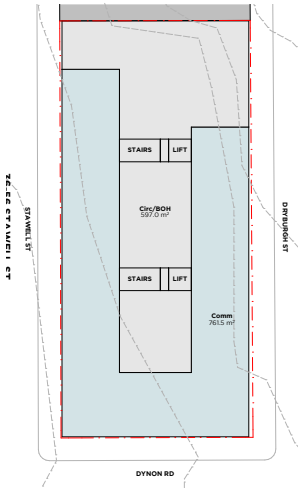
DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

10B

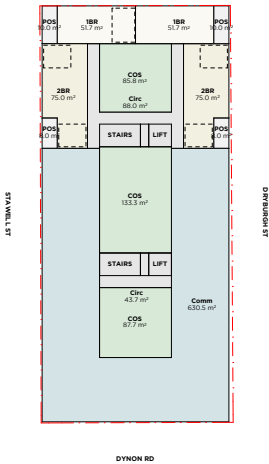
Basement



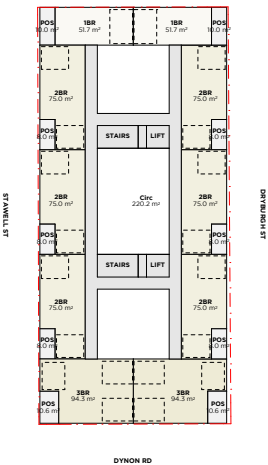
Ground Floor



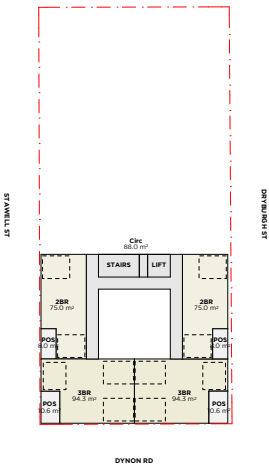
Level 1



Level 2—4 Typical



Level 5



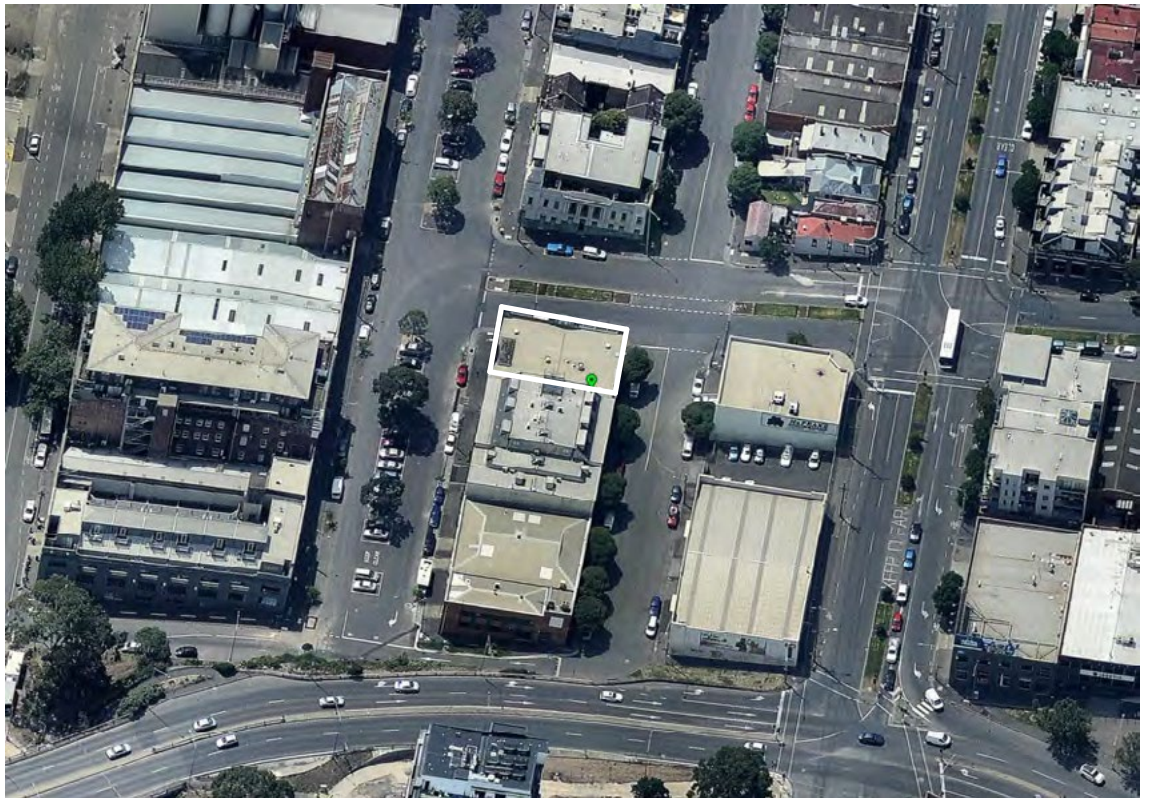
Scale
1:1000 at A4

North

Site 11
513 Victoria St

DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 451m²



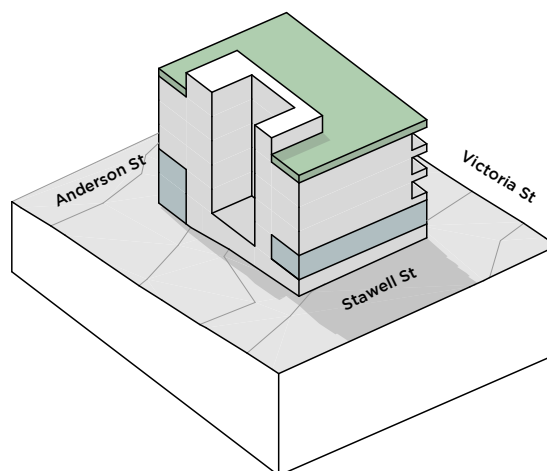
Site 11 513 Victoria St

11A

Option A

DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 451m²
Site Coverage: 97%
(Potentially 88%)*



*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 11
513 Victoria St

11A

Option A — Area Schedule

DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 451m²
Site Coverage: 97%
(Potentially 88%)*

12A Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	434.23
Ground Floor Plan		
	Circ/BOH	273.44
	Comm NSA	160.79
Level 1		
	Circ/BOH	63.96
	Comm NSA	328.80
Level 2		
	Apt NSA	278.59
	Circ/BOH	63.96
	POS	50.20
Level 3		
	Apt NSA	278.59
	Circ/BOH	63.96
	POS	50.20
Level 4		
	Apt NSA	278.59
	Circ/BOH	63.96
	POS	50.20
Level 5		
	COS	328.80
	Circ/BOH	63.96

12A Areas by Category		
Zone Category	Measured Area	
Apt NSA	835.77	
Basement	434.23	
COS	328.80	
Circ/BOH	593.24	
Comm NSA	489.59	(Target 451)
POS	150.60	

12A GFA	
Total GFA	Max Allowable GFA
2,252.83	2,255

12A Apartment Numbers	
Zone Name	Quantity
1BR	3
2BR	9
Total	12

*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with with the upper levels. This figure describes the minimum site coverage if this were achieved.

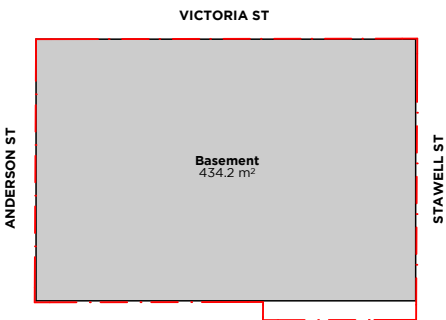
Site 11

513 Victoria St

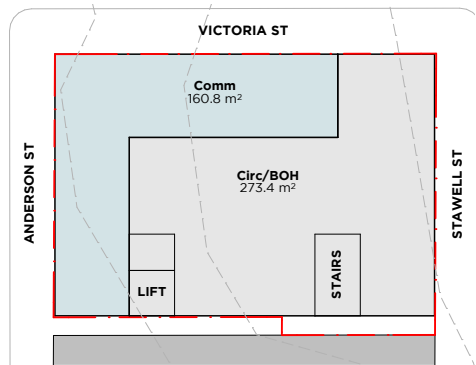
DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

11A

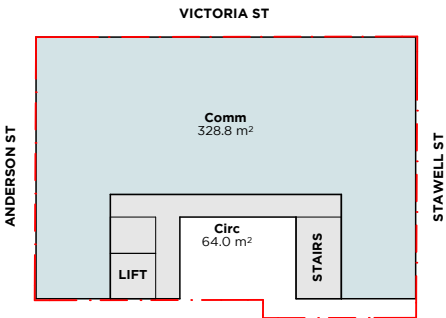
Basement



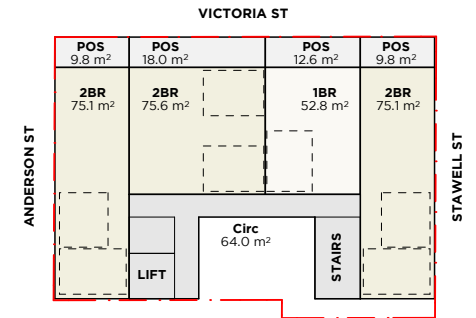
Ground Floor



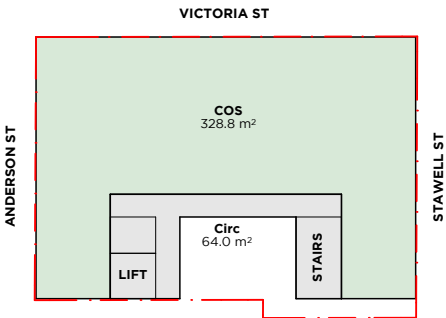
Level 1



Level 2—4 Typical



Level 5



Scale
1:500 at A4

North

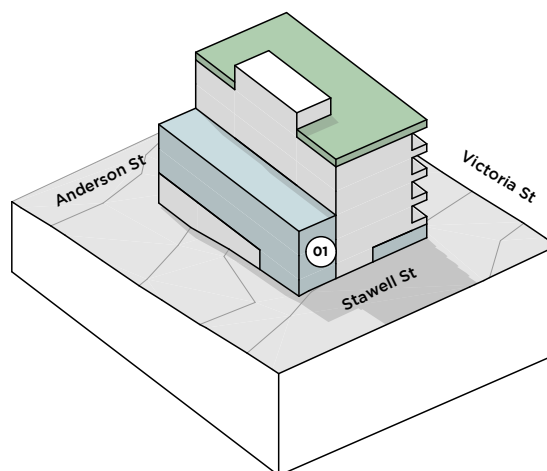
Site 11 513 Victoria St

11B

Option B

DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 451m²
Site Coverage: 96%



- 01 Flexibility allows design to respond to site characteristics and context — commercial area consolidated into 3 storey building on landlocked edge of site, allowing residential area to occupy amenity-rich street edges.

Site 11
513 Victoria St

11B

Option B — Area Schedule

DDO28 (Station)
Mandatory FAR 5:1
Discretionary bldg height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 451m²
Site Coverage: 96%

12B Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	434.23
Ground Floor Plan		
	Circ/BOH	242.68
	Comm NSA	191.55
Level 1		
	Apt NSA	215.67
	Circ/BOH	51.06
	Comm NSA	125.50
	POS	42.00
Level 2		
	Apt NSA	215.67
	Circ/BOH	51.06
	Comm NSA	125.50
	POS	42.00
Level 3		
	Apt NSA	215.67
	Circ/BOH	51.06
	POS	42.00
Level 4		
	Apt NSA	215.67
	Circ/BOH	51.06
	POS	42.00
Level 5		
	COS	257.67
	Circ/BOH	51.06

12B Areas by Category		
Zone Category	Measured Area	
Apt NSA	862.68	
Basement	434.23	
COS	257.67	
Circ/BOH	497.98	
Comm NSA	442.55	(Target 451)
POS	168.00	

12B GFA	
Total GFA	Max Allowable GFA
2,237.44	2,255

12B Apartment Numbers	
Zone Name	Quantity
2BR	12

Site 11

513 Victoria St

11B

DDO28 (Station)

Mandatory FAR 5:1

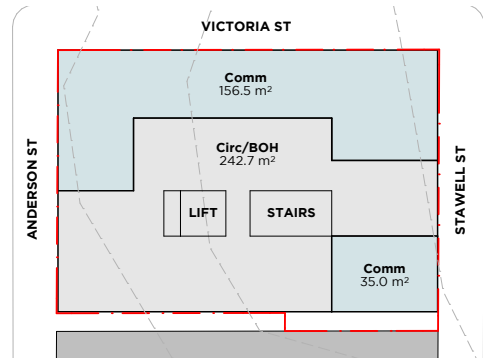
Discretionary bldg height 8 storeys

Mandatory Commercial FAR 1:1

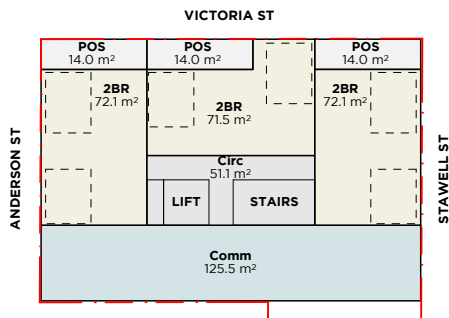
Basement



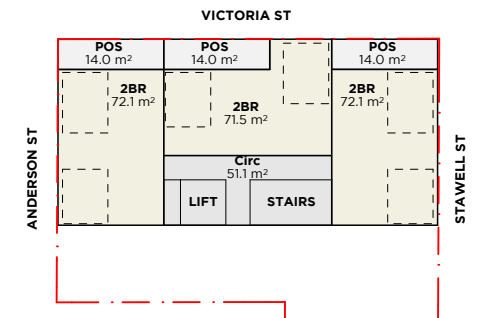
Ground Floor



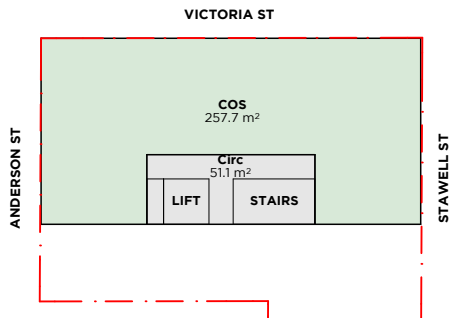
Level 1



Level 2—4 Typical



Level 5



Scale
1:500 at A4

North

Part 2

Further Testing

This part of the document re-tests the built form controls proposed by the City of Melbourne for its West Melbourne Structure Plan, this time with basement car parking *excluded* from GFA figures and the calculation of the FARs.

Observations and Recommendations

Building on the observations and recommendations in Part 1, the outcomes of the testing in Part 2 do not significantly alter the observations and recommendations made, supporting the originally proposed FAR figures.

Tower forms produced in the Flagstaff precinct were required to adopt slightly larger typical floor plates to remain within the 16 storey discretionary maximum height, meaning the forms produced are less slender, though still high in amenity. This was done comfortably as the testing in Part 1 was considered to be extremely generous.

Some testing, particularly on smaller sites within the Adderley precinct, produced higher site coverage outcomes than in part 1 that were marginally less flexible in response than in other precincts. This is seen as appropriate in the context of the precinct and is not seen as prohibitive to high amenity, site specific design.

DDO30 (Flagstaff) Summary

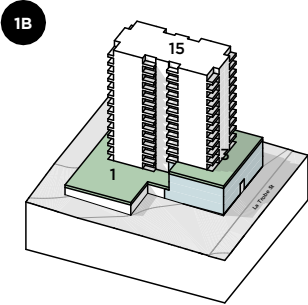
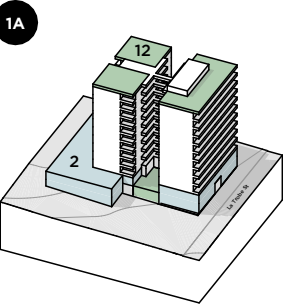
Mandatory FAR 6:1
Discretionary Building Height 16 storeys

The FAR controls work well in this precinct to encourage both courtyard/perimeter block buildings and podium-tower buildings with heights and forms that help to respond to the character of this area which has been influenced by the proximity of the central city

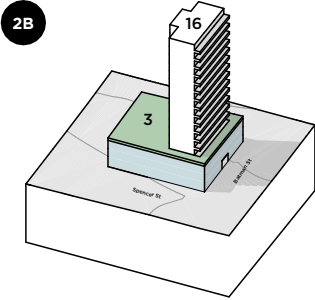
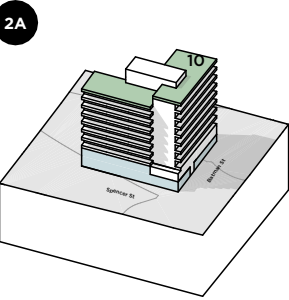
Test Typology A

Test Typology B

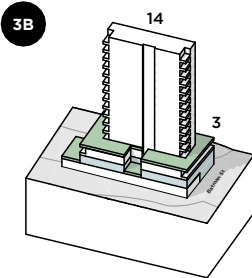
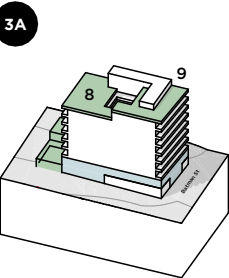
Typical mid-block site with access to one laneway



Typical corner site



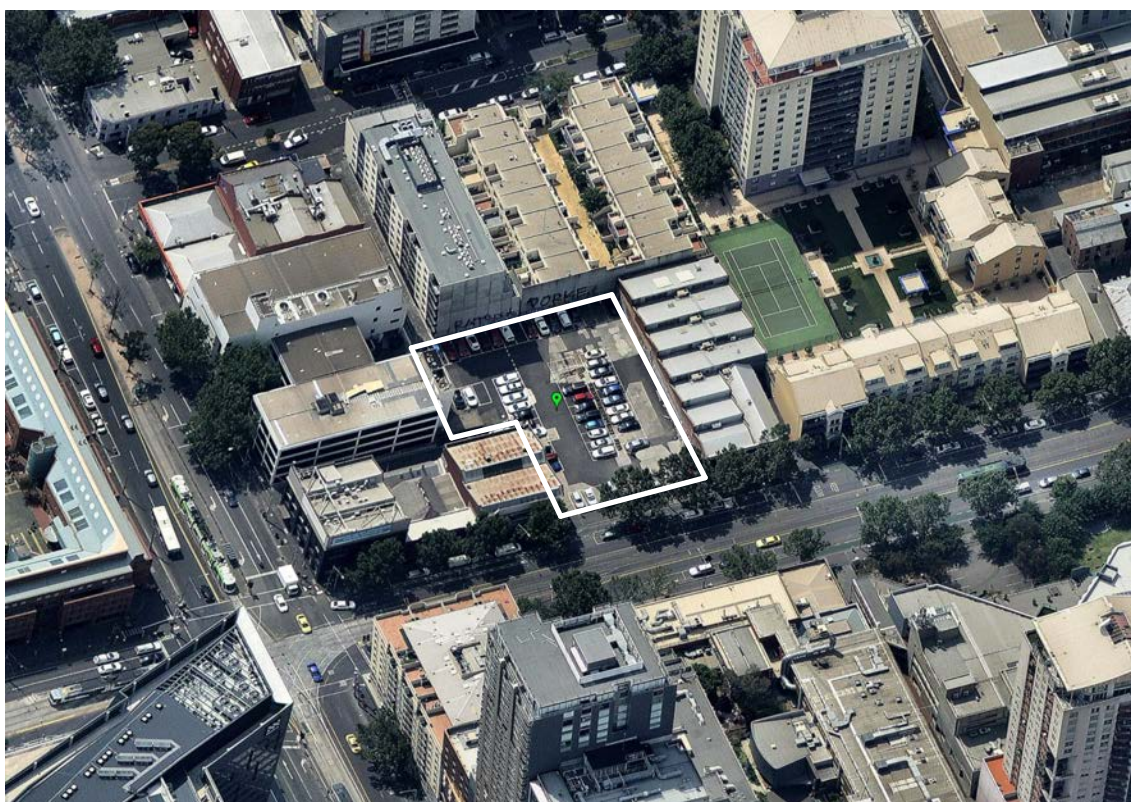
Typical mid block site with no laneway



Site 1
496-508 La Trobe St

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys

Site Area: 1855m²



Site 1

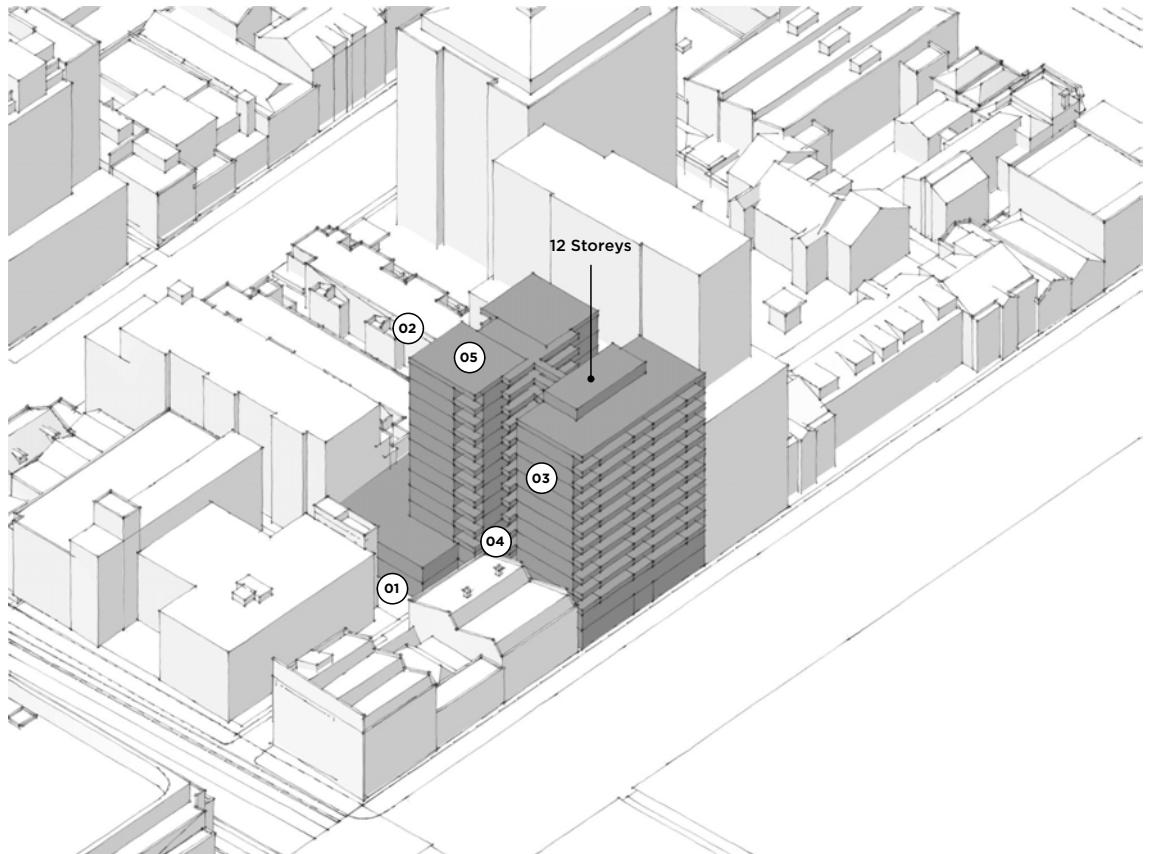
496-508 La Trobe St

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys

1A

Option A

Site Area: 1855m²
Site Coverage: 90%



- 01 New activated pedestrian connection created by reducing site coverage to align with existing laneways and providing commercial interface.
- 02 Flexibility allows design to respond to site characteristics and context — internal outlooks directed over existing 3-storey strata titled development where inward facing outlooks are not problematic.
- 03 Borrowed amenity from side party boundaries not required — all amenity secured from street or within site.
- 04 Site coverage reduced and deep soil planting opportunity provided to increase permeability of private realm.
- 05 Generous communal open spaces provided for residents.

Refer to Sketchup Model
for massing in context

Site 1
496-508 La Trobe St

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys

1A

Option A — Area Schedule

Site Area: 1855m²
Site Coverage: 90%

Areas by Level		
Home Story	Zone Category	Measured Area
Basement (2 Levels)		
	Basement	2,420
Ground Floor Plan		
	COS	226
	Circ/BOH	907
	Comm NSA	552
Level 1		
	Circ/BOH	112
	Comm NSA	1,366
Level 2		
	Apt NSA	664
	Circ/BOH	112
	POS	109
Level 3		
	Apt NSA	664
	Circ/BOH	112
	POS	109
Level 4		
	Apt NSA	664
	Circ/BOH	112
	POS	109
Level 5		
	Apt NSA	664
	Circ/BOH	112
	POS	109
Level 6		
	Apt NSA	664
	Circ/BOH	112
	POS	109
Level 7		
	Apt NSA	664
	Circ/BOH	112
	POS	109
Level 8		
	Apt NSA	664
	Circ/BOH	112
	POS	109
Level 9		
	Apt NSA	664
	Circ/BOH	112

Areas by Category	
Zone Category	Measured Area
Apt NSA	6,640
Basement	2,420
COS	881
Circ/BOH	2,369
Comm NSA	1,918 (Target 1855)
POS	1,090

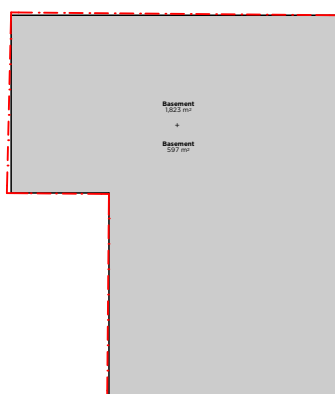
Total GFA	Max Allowable GFA
10,927	11,130

Apartment Numbers	
Zone Name	Quantity
1BR	10
2BR	80
Total	90

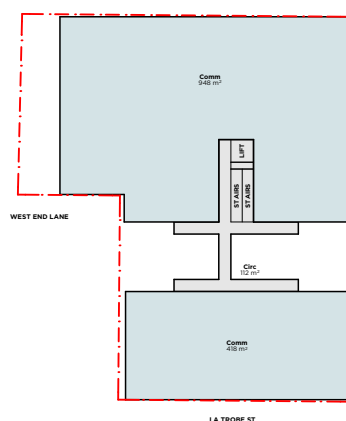
Site 1
496-508 La Trobe St

1A

Basement



Level 1



Scale
1:1000 at A4

North

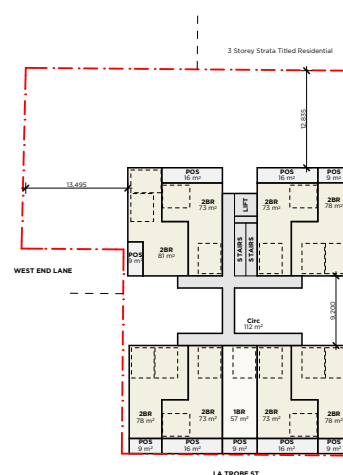


DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Ground Floor



Level 2–11 Typical



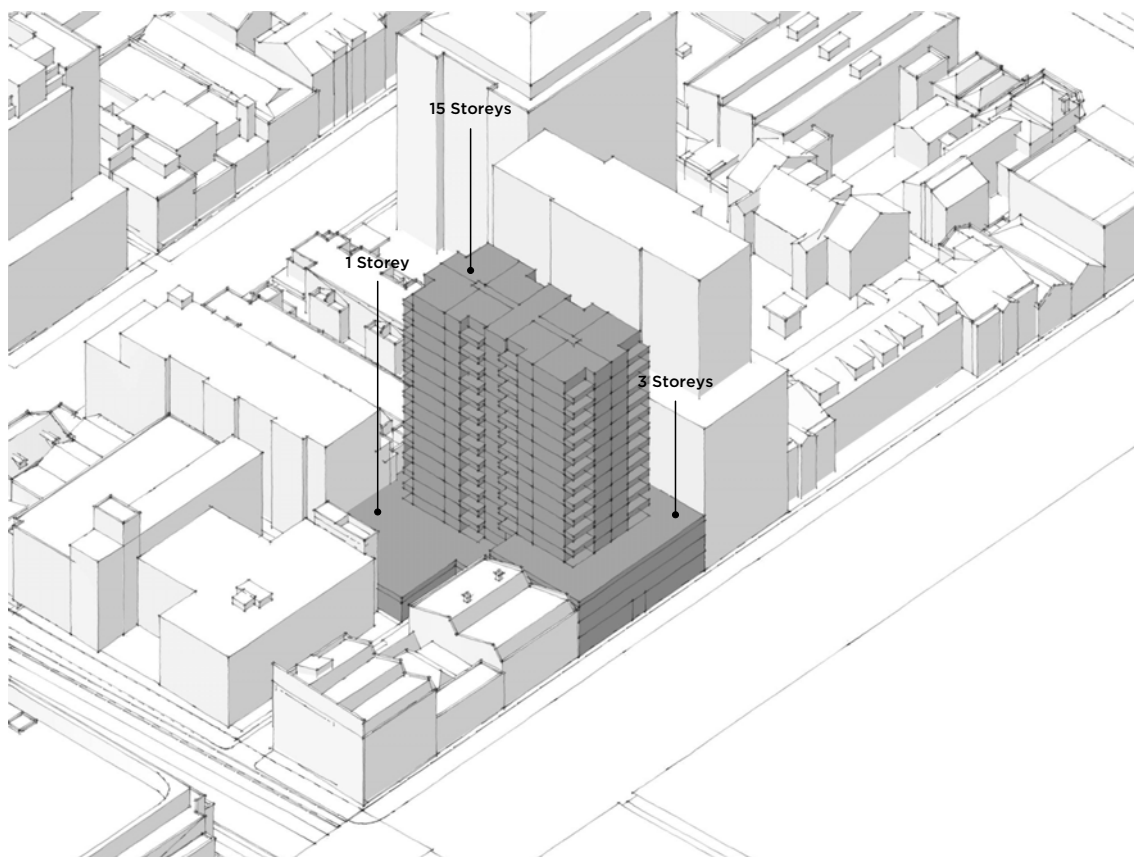
Site 1
496-508 La Trobe St

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

1B

Option B

Site Area: 1855m²
Site Coverage: 98%



Refer to Sketchup Model
for massing in context

Site 1
496-508 La Trobe St

1B

Option B — Area Schedule

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 1855m²
Site Coverage: 98%

1B Areas by Level		
Home Story	Zone Category	Measured Area
Basement (2 Levels)		
	Basement	3,015
Ground Floor Plan		
	Circ/BOH	1,194
	Comm NSA	629
Level 1		
	Apt NSA	246
	COS	815
	Circ/BOH	86
	Comm NSA	641
	POS	36
Level 2		
	Apt NSA	246
	Circ/BOH	86
	Comm NSA	641
	POS	36
Level 3		
	Apt NSA	492
	COS	355
	Circ/BOH	100
	POS	72
Level 4 — 14		
	Apt NSA	492
	Circ/BOH	100
	POS	72

1B Areas by Category	
Zone Category	Measured Area
Apt NSA	6,396
Basement	3,015
COS	1,170
Circ/BOH	2,566
Comm NSA	1,911 (Target 1855)
POS	936

Total GFA	Max Allowable GFA
10,873	11,130

1B Apartment Numbers	
Zone Name	Quantity
1BR	52
2BR	52
Total	104

Site 1

496-508 La Trobe St

DDO33 (Flagstaff)

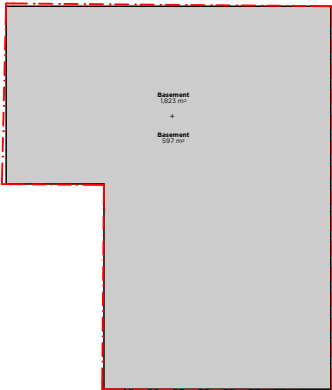
Mandatory FAR 6:1

Discretionary Building Height 16 storeys

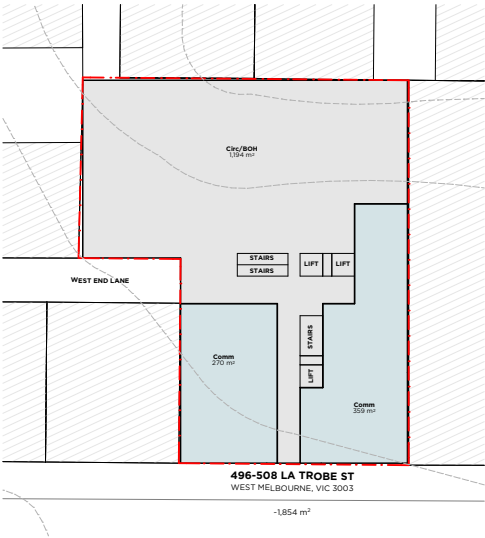
Mandatory Commercial FAR 1:1

1B

Basement



Ground Floor



Level 1—2 Typical



Level 3—14 Typical



Scale

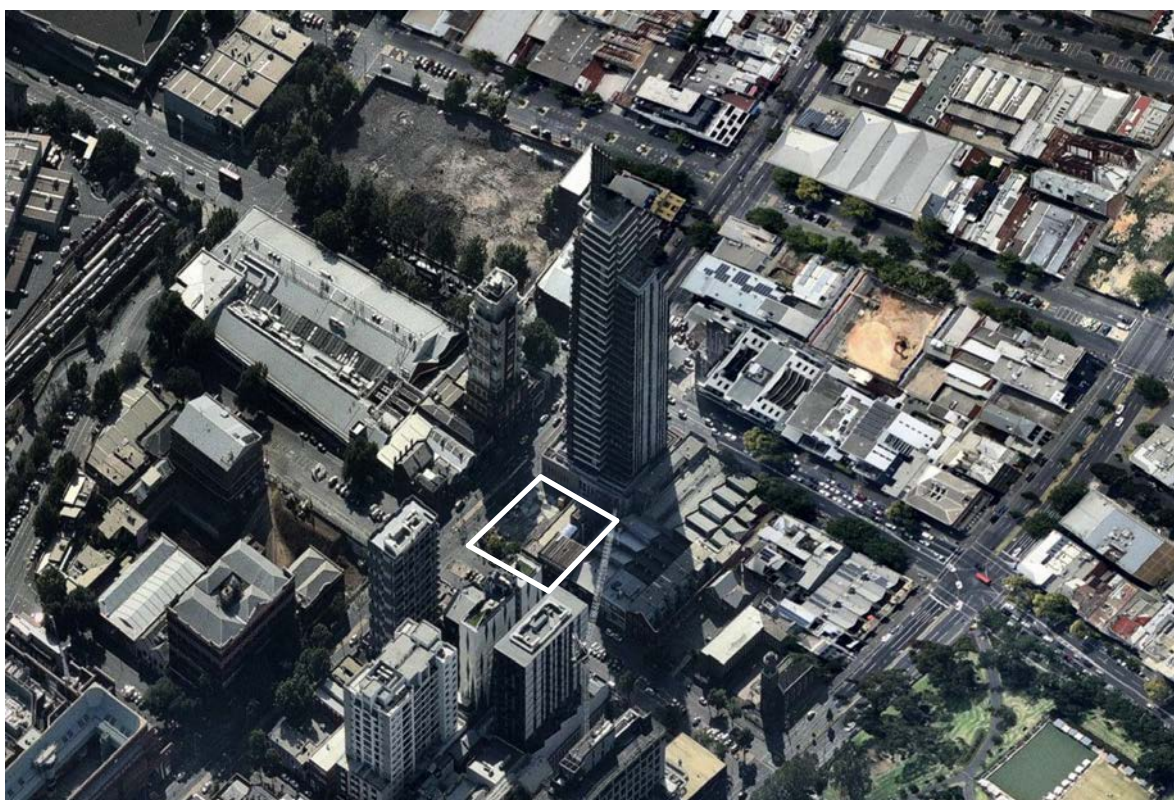
1:1000 at A4

North

Site 2
404-418 Spencer St

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 1067m²



Site 2

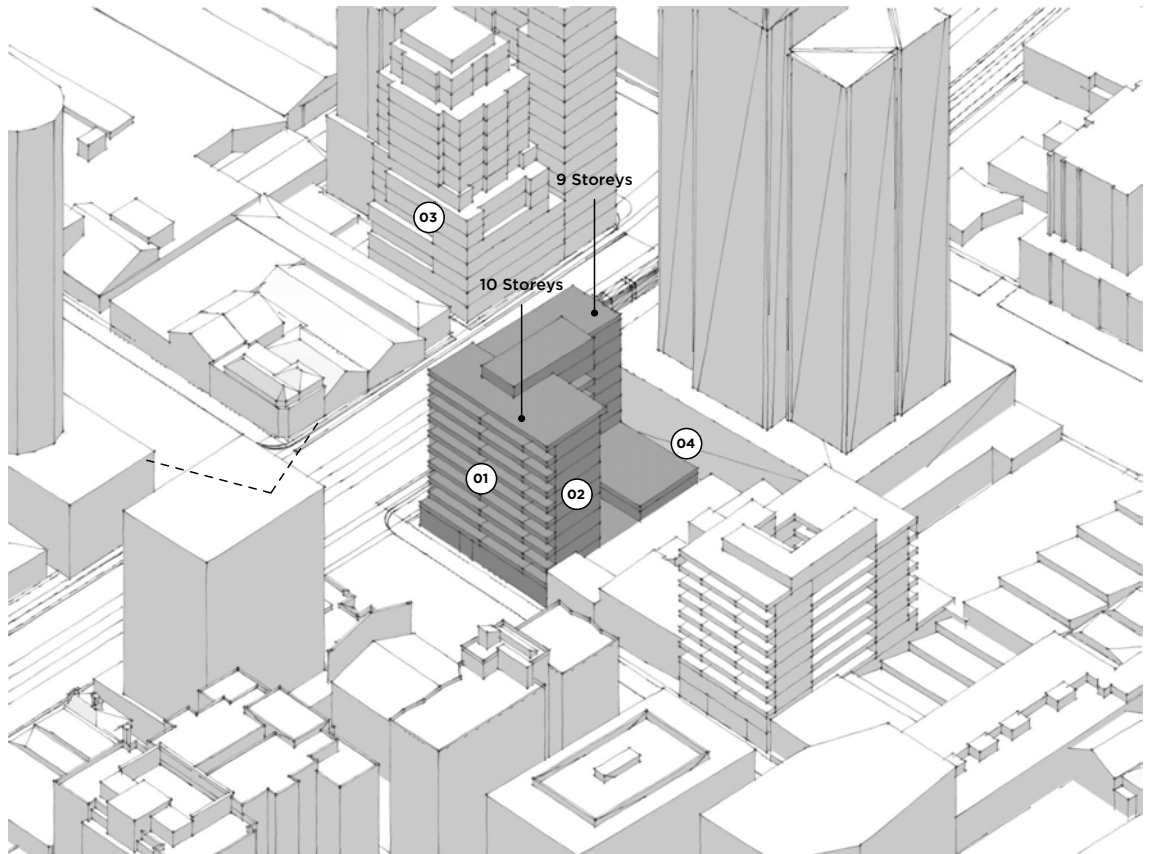
404-418 Spencer St

2A

Option A

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 1067m²
Site Coverage: 94%
(Potentially 58%)*



01 Flexibility allows design to respond to site characteristics and context — all apartment outlooks face streets and key views.

02 Borrowed amenity from side party boundaries not required — all amenity secured from street or within site.

03 Site coverage easily able to be reduced and deep soil planting opportunity provided to increase permeability of private realm.

04 Servicing able to be located off laneway allowing street frontage to be entirely active.

Refer to Sketchup Model
for massing in context

*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 2
404-418 Spencer St

2A

Option A — Area Schedule

2A Areas by Level		
Home Story	Zone Category	Measured Area
Basement (2 Levels)		
	Basement	1,341
Ground Floor Plan		
	Circ/BOH	402
	Comm NSA	603
Level 1		
	Apt NSA	267
	COS	97
	Circ/BOH	94
	Comm NSA	472
	POS	75
Level 2		
	Apt NSA	463
	COS	227
	Circ/BOH	94
	POS	105
Level 3		
	Apt NSA	463
	Circ/BOH	94
	POS	105
Level 4		
	Apt NSA	463
	Circ/BOH	94
	POS	105
Level 5		
	Apt NSA	463
	Circ/BOH	94
	POS	105
Level 6		
	Apt NSA	463
	Circ/BOH	94
	POS	105
Level 7		
	Apt NSA	463
	Circ/BOH	94
	POS	105
Level 8		

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 1067m²
Site Coverage: 94%
(Potentially 58%)*

2A Areas by Category	
Zone Category	Measured Area
Apt NSA	3,768
Basement	1,341
COS	853
Circ/BOH	1,390
Comm NSA	1,075 (Target 1067)
POS	865

Total GFA	Max Allowable GFA
6,233	6,402

2A Apartment Numbers	
Zone Name	Quantity
1BR	14
2BR	25
3BR	9
Total	35

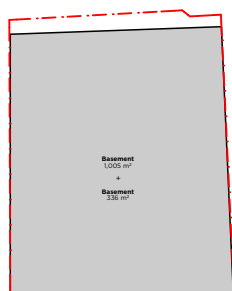
*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 2
404-418 Spencer St

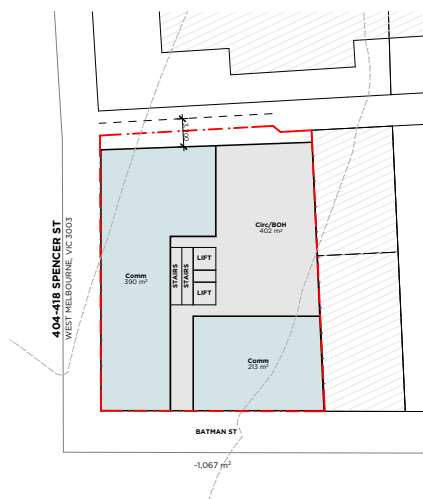
2A

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Basement



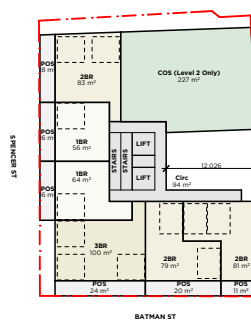
Ground Floor



Level 1



Level 2–9 Typical



Scale
1:1000 at A4

North



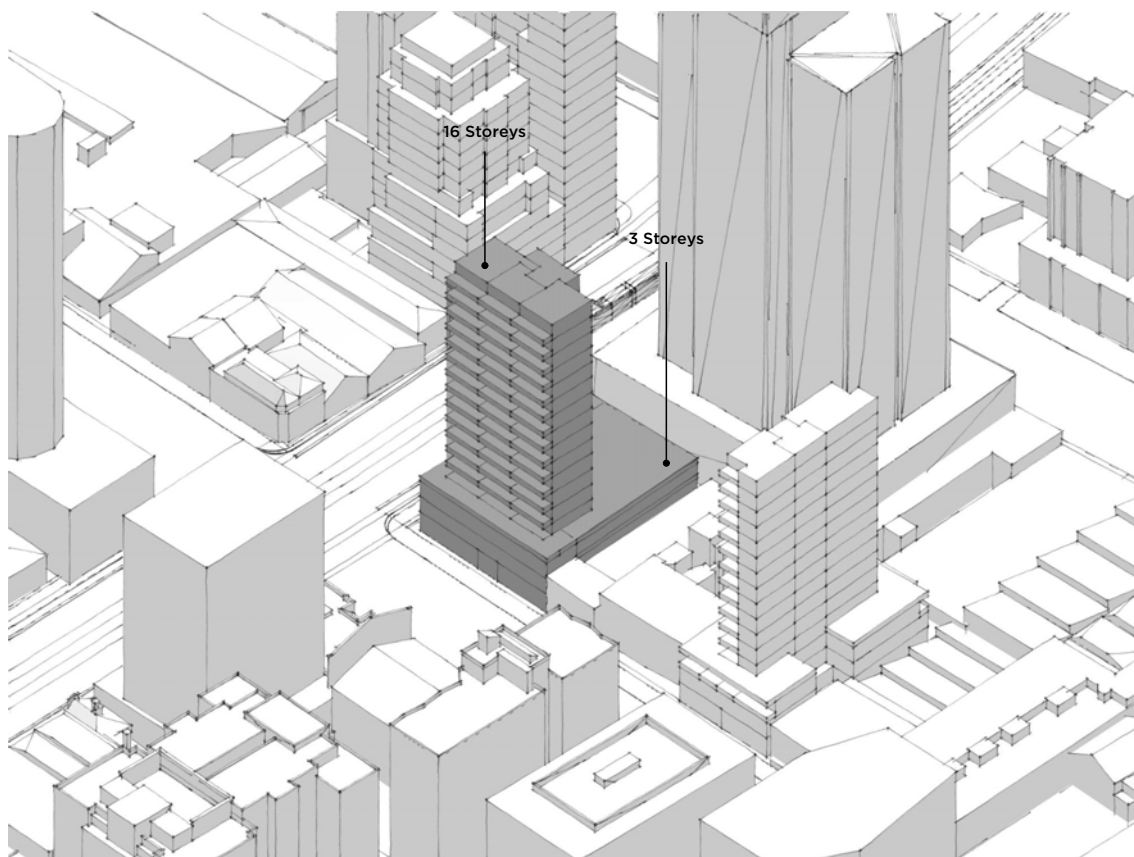
Site 2
404-418 Spencer St

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

2B

Option B

Site Area: 1067m²
Site Coverage: 94%



Refer to Sketchup Model
for massing in context

2B

Site 2
404-418 Spencer St

Option B — Area Schedule

2B Areas by Level		
Home Story	Zone Category	Measured Area
Ground Floor (2 Levels)		
	Circ/BOH	639
	Comm NSA	366
Level 1		
	Circ/BOH	606
	Comm NSA	399
Level 2		
	Circ/BOH	606
	Comm NSA	399
Level 3		
	Apt NSA	188
	COS	729
	Circ/BOH	43
	POS	45
Level 4		
	Apt NSA	188
	Circ/BOH	43
	POS	45
Level 5		
	Apt NSA	188
	Circ/BOH	43
	POS	45
Level 6		
	Apt NSA	188
	Circ/BOH	43
	POS	45
Level 7		
	Apt NSA	188
	Circ/BOH	43
	POS	45
Level 8		
	Apt NSA	188
	Circ/BOH	43
	POS	45
Level 9		
	Apt NSA	188
	Circ/BOH	43
	POS	45
Level 10		

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 1067m²
Site Coverage: 94%

2B Areas by Category		
Zone Category	Measured Area	
Apt NSA	2,632	
COS	729	
Circ/BOH	2,453	
Comm NSA	1,164	(Target 1067)
POS	630	

Total GFA	Max Allowable GFA
6,249	6,402

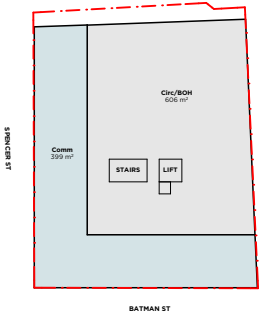
2B Apartment Numbers	
Zone Name	Quantity
1BR	14
2BR	28
Total	42

Site 2
404-418 Spencer St

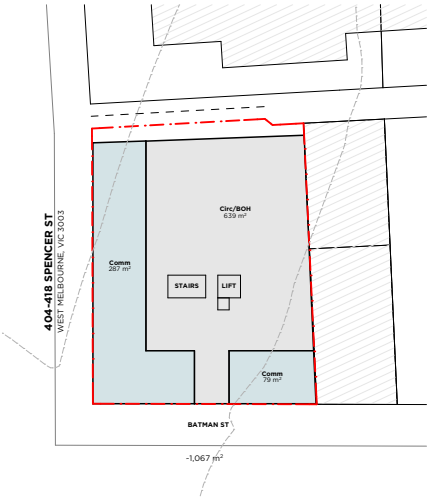
DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

2B

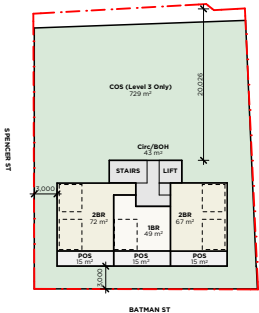
Basement



Ground Floor



Level 1



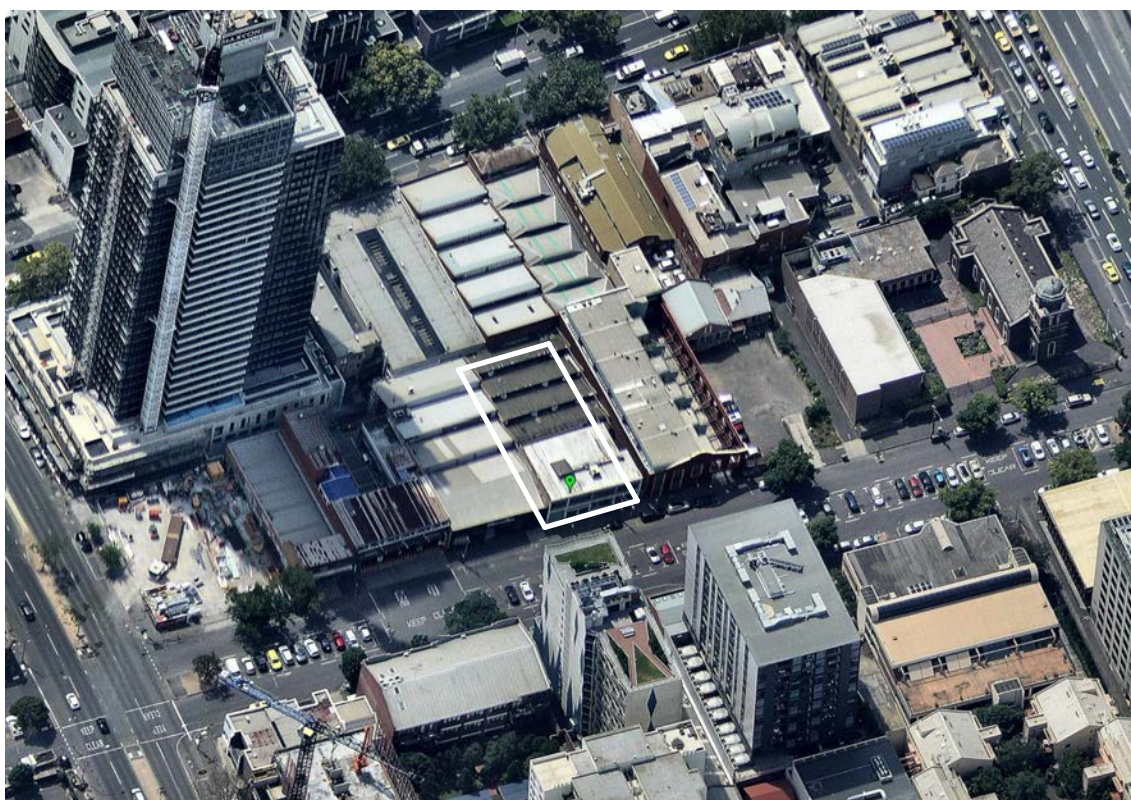
Scale
1:1000 at A4

North

Site 3
42-48 Batman St

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 895m²



Site 3

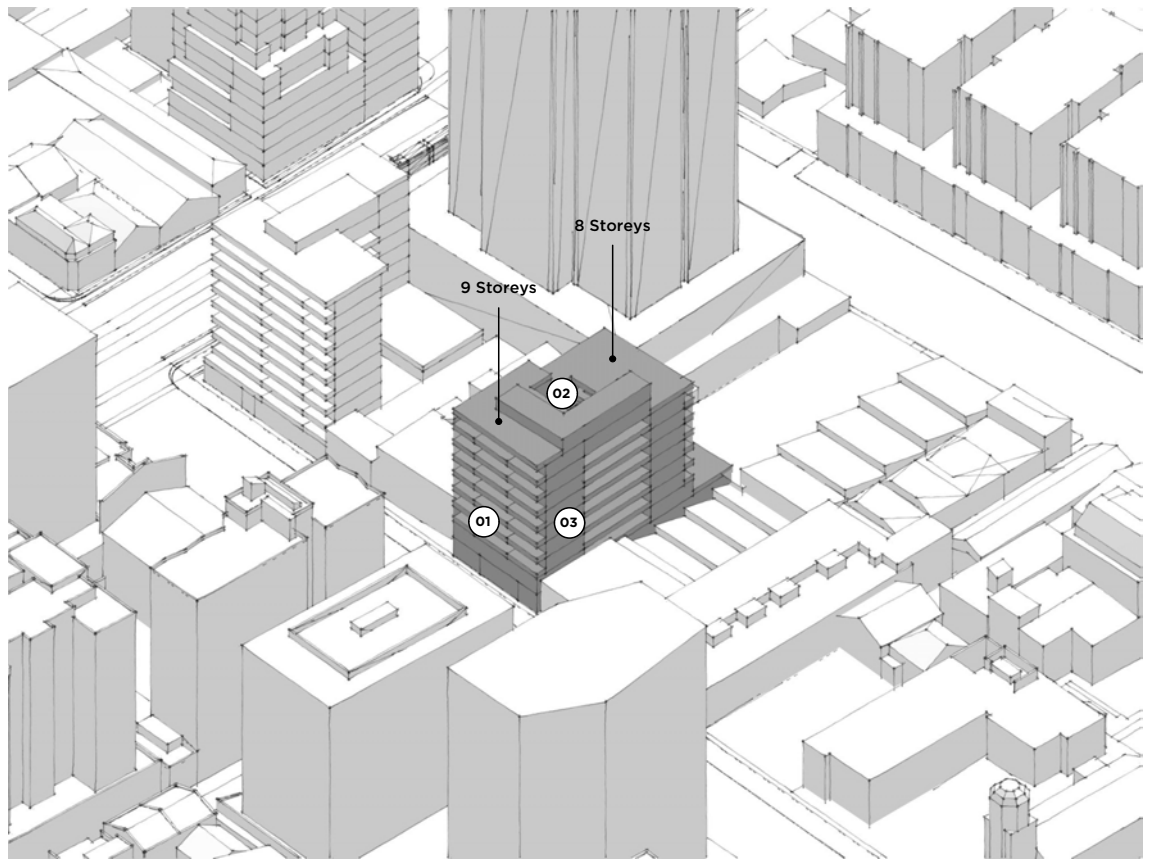
42-48 Batman St

3A

Option A

DDO33 (Flagstaff)
 Mandatory FAR 6:1
 Discretionary Building Height 16 storeys
 Mandatory Commercial FAR 1:1

Site Area: 895m²
Site Coverage: 88%
 (Potentially 80%)*



01 Flexibility allows design to respond to site characteristics and context — landlocked site forces rear apartments to have internal outlooks, however controls allow this interface to be setback from rear boundary generously without loss of yield.

02 Site coverage reduced and deep soil planting provided through rear setback and generous courtyard to increase permeability of private realm.

03 Borrowed amenity from side party boundaries not required — all amenity secured from street or within site.

Refer to Sketchup Model
 for massing in context

*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 3
42-48 Batman St

3A

Option A — Area Schedule

3A Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	1,335
Ground Floor Plan		
	COS	103
	Circ/BOH	411
	Comm NSA	380
Level 1		
	COS	175
	Circ/BOH	70
	Comm NSA	545
Level 2		
	Apt NSA	427
	Circ/BOH	107
	POS	81
Level 3		
	Apt NSA	427
	Circ/BOH	107
	POS	81
Level 4		
	Apt NSA	427
	Circ/BOH	107
	POS	81
Level 5		
	Apt NSA	427
	Circ/BOH	107
	POS	81
Level 6		
	Apt NSA	427
	Circ/BOH	107
	POS	81
Level 7		
	Apt NSA	427
	Circ/BOH	107

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 895m²
Site Coverage: 88%
(Potentially 80%)*

3A Areas by Category	
Zone Category	Measured Area
Apt NSA	2,780
Basement	1,335
COS	748
Circ/BOH	1,357
Comm NSA	925 (Target 895)
POS	526

Total GFA	Max Allowable GFA
5,062	5,370

3A Apartment Numbers	
Zone Name	Quantity
1BR	13
2BR	13
3BR	13
Total	27

*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 3

42-48 Batman St

DDO33 (Flagstaff)

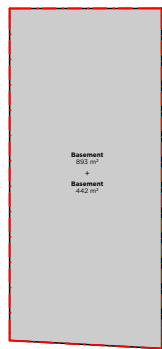
Mandatory FAR 6:1

Discretionary Building Height 16 storeys

Mandatory Commercial FAR 1:1

3A

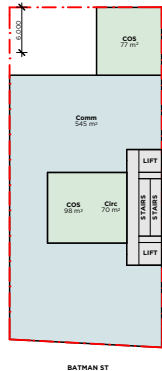
Basement



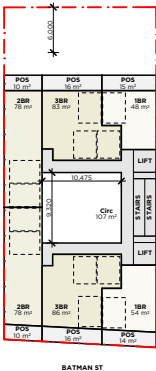
Ground Floor



Level 1



Level 2–6 Typical



Scale
1:1000 at A4

North



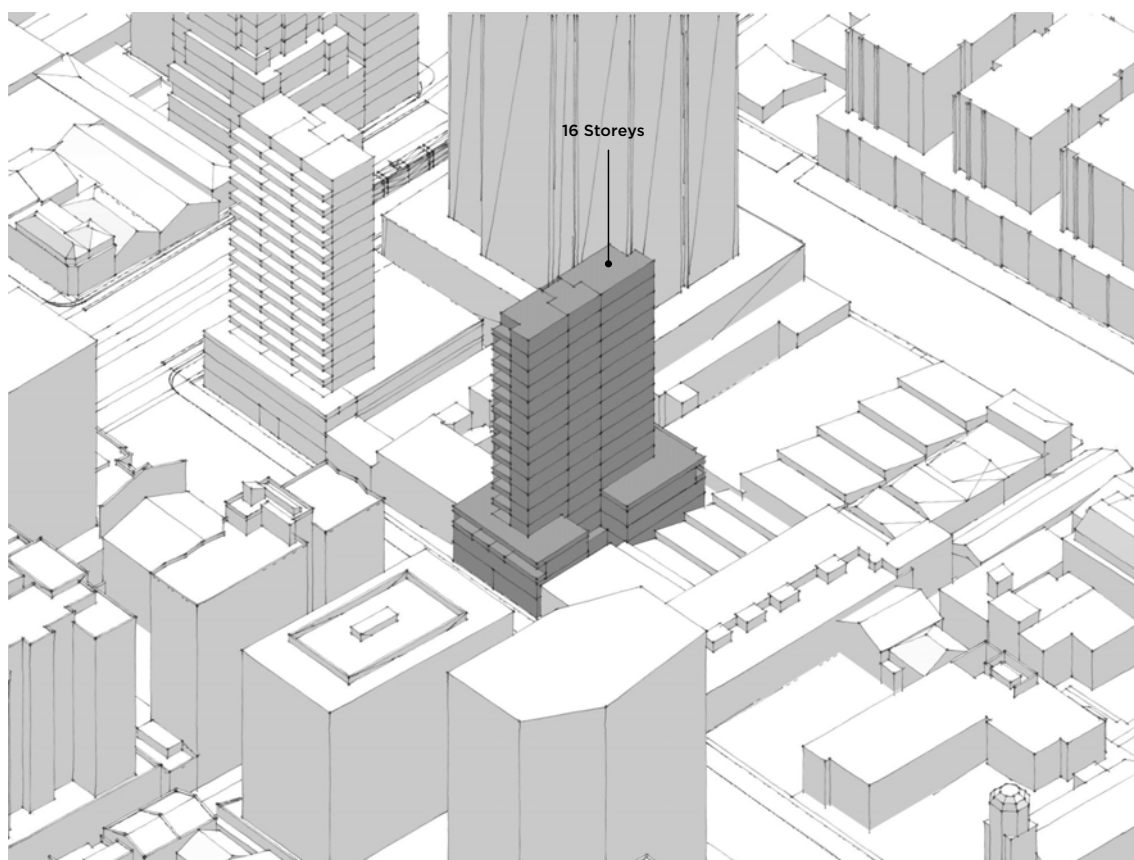
Site 3
42-48 Batman St

3B

Option B

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 895m²
Site Coverage: 88%
(Potentially 80%)



Refer to Sketchup Model
for massing in context



Site 3
42-48 Batman St

Option B — Area Schedule

3B Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	1,335
Ground Floor Plan		
	COS	92
	Circ/BOH	512
	Comm NSA	288
Level 1		
	COS	110
	Circ/BOH	46
	Comm NSA	630
Level 2		
	Apt NSA	527
	Circ/BOH	69
	POS	80
Level 3		
	Apt NSA	169
	COS	443
	Circ/BOH	46
	POS	16
Level 4 to 13 Typical		
	Apt NSA	169
	Circ/BOH	46
	POS	16

DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

Site Area: 895m²
Site Coverage: 88%
(Potentially 80%)*

3B Areas by Category	
Zone Category	Measured Area
Apt NSA	2,724
Basement	1,335
COS	645
Circ/BOH	1,225
Comm NSA	918 (Target 895)
POS	288

Total GFA	Max Allowable GFA
4,867	5,370

3B Apartment Numbers	
Zone Name	Quantity
2BR	30
3BR	1
STUDIO	2
Total	33

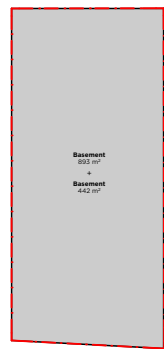
*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 3
42-48 Batman St

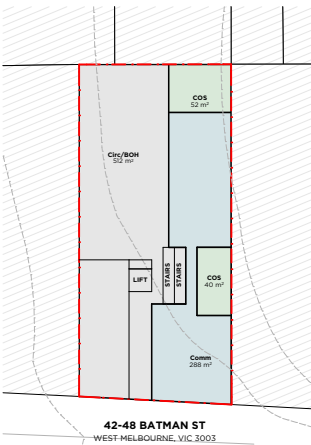
DDO33 (Flagstaff)
Mandatory FAR 6:1
Discretionary Building Height 16 storeys
Mandatory Commercial FAR 1:1

3B

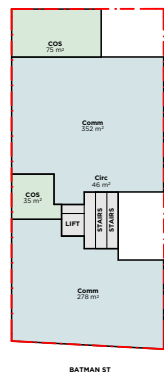
Basement



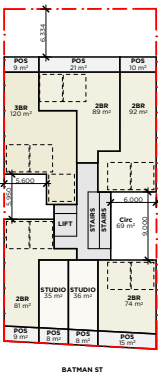
Ground Floor



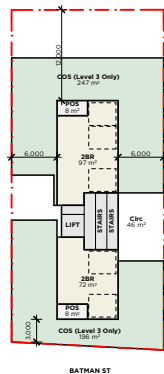
Level 1



Level 2



Level 3–13 Typical



Scale
1:1000 at A4

North



DDO29-1 (Spencer) Summary

Mandatory FAR 4:1

Discretionary Building Height 8 storeys

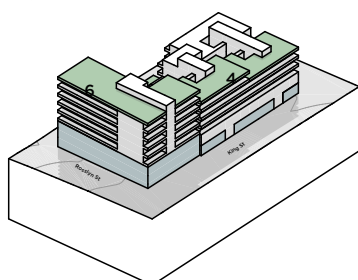
The FAR controls work well in this precinct to encourage courtyard/perimeter block buildings on larger sites that can easily and efficiently respond to the design objectives, particularly with regard to creating multiple smaller forms, reducing site coverage and creating through links. Smaller sites are not planned significantly differently to how they would be without the controls.

Test Typology A

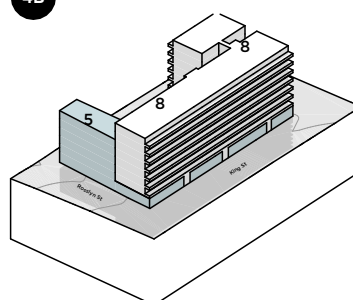
Test Typology B

Typical corner site

4A

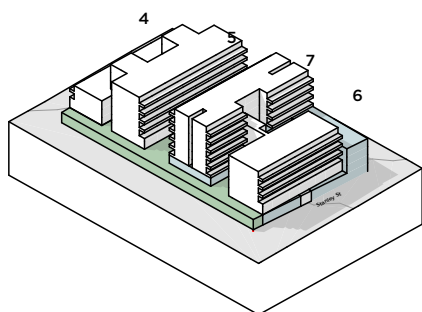


4B

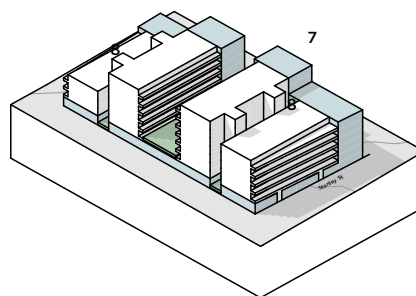


Typical mid block site with no laneway

5A



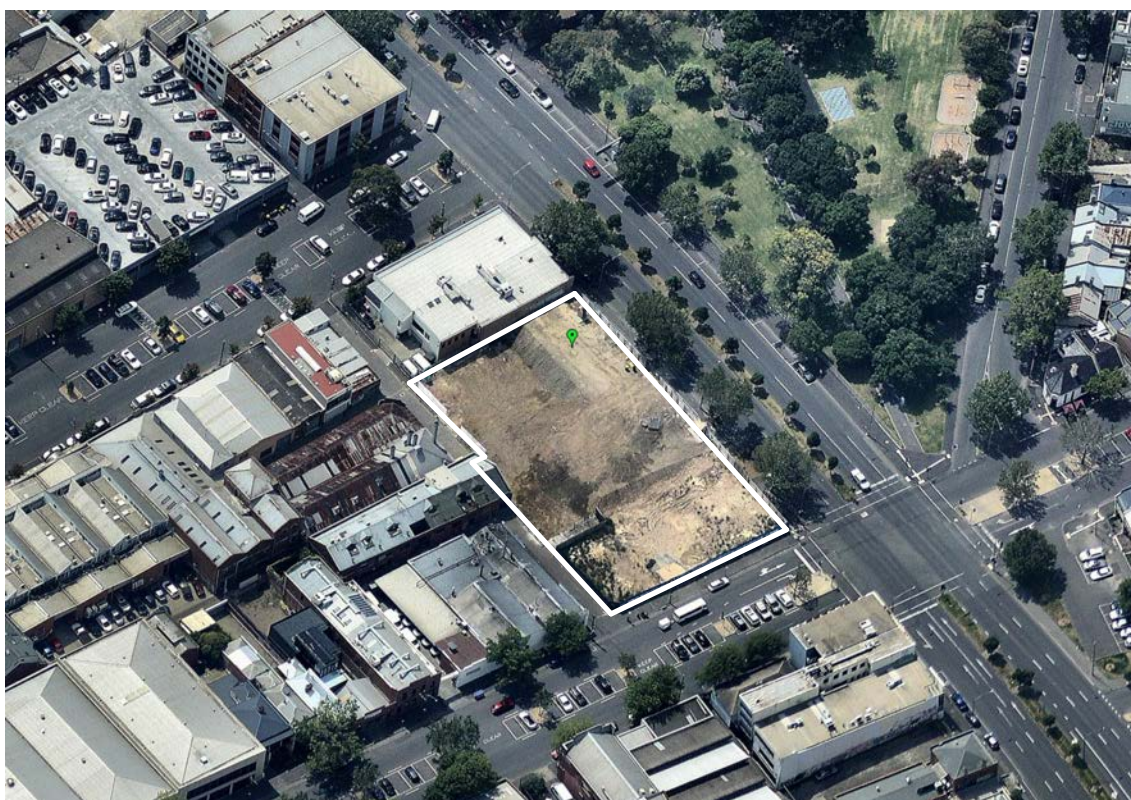
5B



Site 4
92 Rosslyn St,
501-509 King St,
511-521 King St,
523-527 King St

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 2935m²



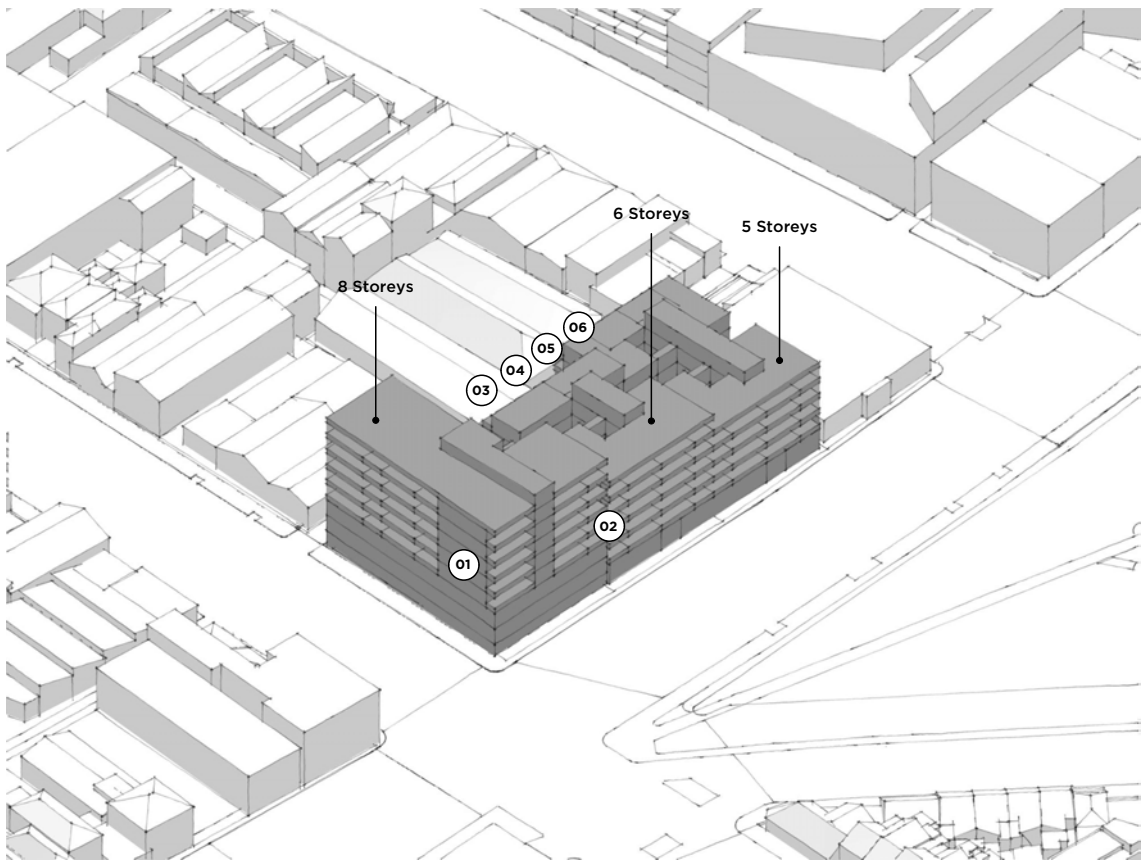
Site 4
92 Rosslyn St, 501-527 King St

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

4A

Option A

Site Area: 2935m²
Site Coverage: 71%



- 01 Flexibility allows design to respond to site characteristics and context — Multi-storey commercial/retail and higher form to corner.
- 02 Built form diversity able to be achieved through breaking site into distinct buildings of differing heights with different architectural/material treatment.
- 03 New pedestrian connection created by reducing site coverage to connect existing laneways.
- 04 Borrowed amenity from side party boundaries not required — all amenity secured from street or within site.
- 05 Site coverage reduced and deep soil planting provided through rear setback and generous courtyard to increase permeability of private realm.
- 06 Generous communal open spaces provided for residents.

Refer to Sketchup Model
for massing in context

Site 4
92 Rosslyn St, 501-527 King St

4A

Option A — Area Schedule

5A Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	2,608
Ground Floor Plan		
	COS	732
	Circ/BOH	509
	Comm NSA	1,579
Level 1		
	Apt NSA	906
	Circ/BOH	201
	Comm NSA	706
	POS	196
Level 2		
	Apt NSA	906
	Circ/BOH	201
	Comm NSA	706
	POS	196
Level 3		
	Apt NSA	1,462
	Circ/BOH	263
	POS	292
Level 4		
	Apt NSA	1,385
	Circ/BOH	263
	POS	268
Level 5		
	Apt NSA	871
	COS	282
	Circ/BOH	273
	POS	168
Level 6		
	Apt NSA	556
	COS	292

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 2935m²
Site Coverage: 71%

5A Areas by Category	
Zone Category	Measured Area
Apt NSA	6,642
Basement	2,608
COS	1,945
Circ/BOH	2,093
Comm NSA	2,991 (Target 2935)
POS	1,312

5A GFA	
Total GFA	Max Allowable GFA
11,726	11,740

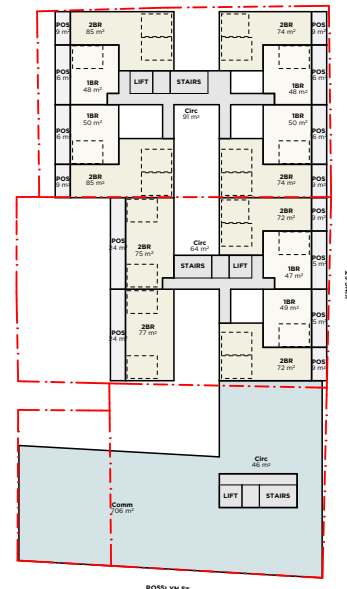
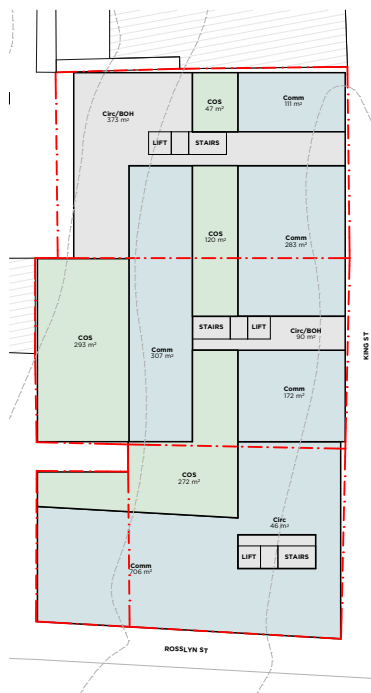
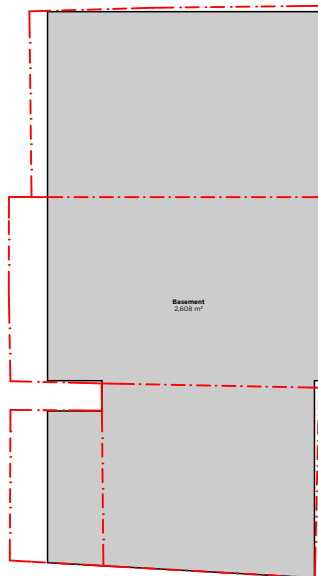
5A Apartment Numbers	
Zone Name	Quantity
1BR	26
2BR	59
3BR	10
Total	97

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

4A

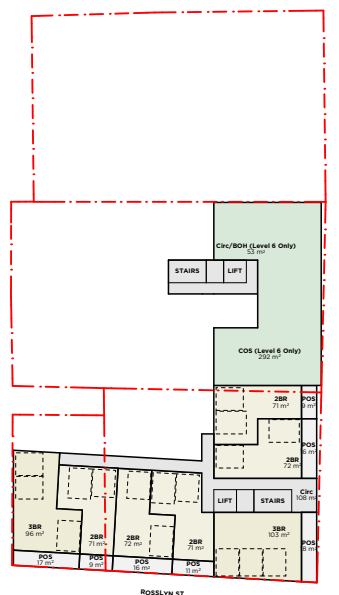
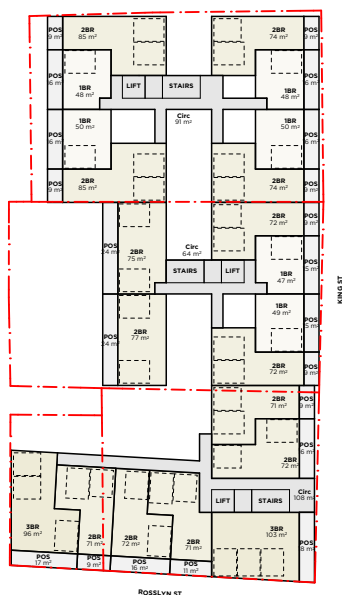
Ground Floor

Level 1–2 Typical



Level 3–5 Typical

Level 6



Scale
1:1000 at A4

North



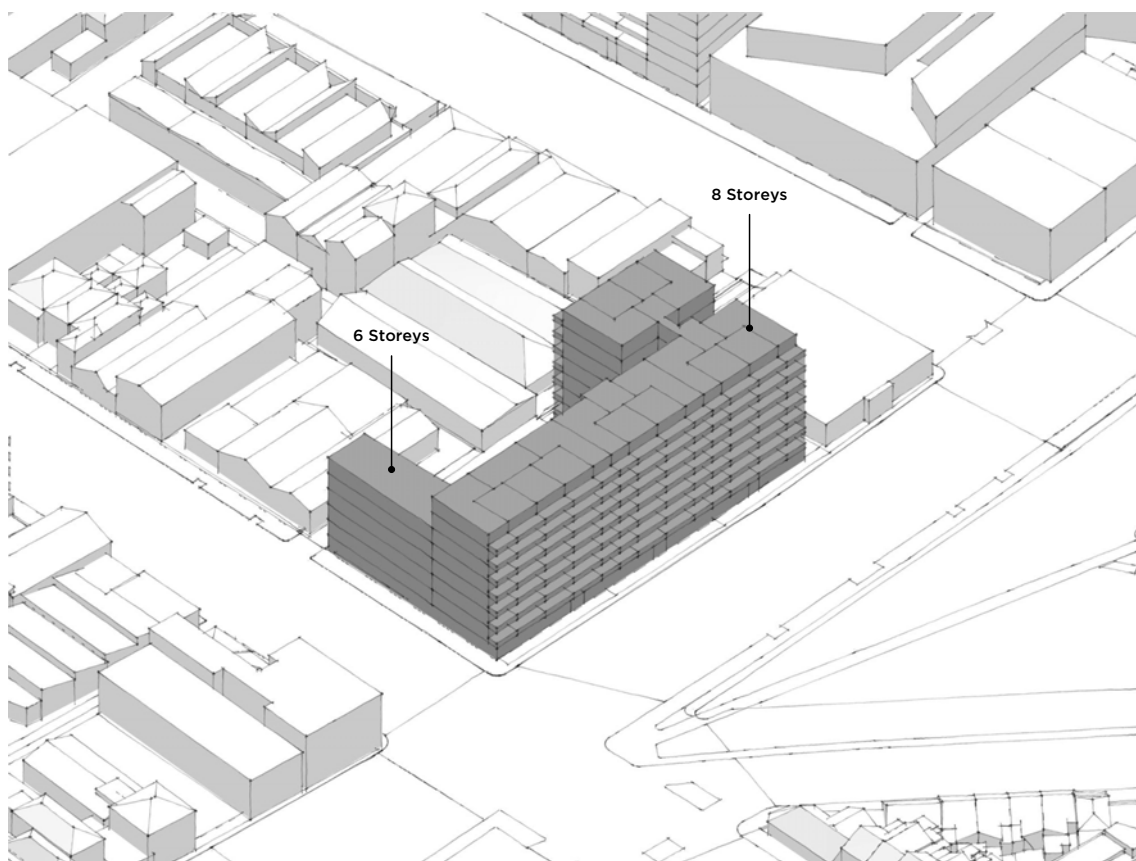
Site 4
92 Rosslyn St, 501-527 King St

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

4B

Option B

Site Area: 2935m²
Site Coverage: 55%



Refer to Sketchup Model
for massing in context

Site 4
92 Rosslyn St, 501-527 King St

4B

Option B — Area Schedule

5B Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	2,491
Ground Floor Plan		
	COS	750
	Circ/BOH	253
	Comm NSA	1,641
Level 1		
	Apt NSA	1,063
	Circ/BOH	172
	Comm NSA	232
	POS	182
Level 2		
	Apt NSA	1,063
	Circ/BOH	172
	Comm NSA	232
	POS	182
Level 3		
	Apt NSA	1,063
	Circ/BOH	172
	Comm NSA	232
	POS	182
Level 4		
	Apt NSA	1,063
	Circ/BOH	172
	Comm NSA	232
	POS	182
Level 5		
	Apt NSA	1,063
	Circ/BOH	172
	Comm NSA	232
	POS	182
Level 6		
	Apt NSA	1,063
	Circ/BOH	172
	POS	182
Level 7		
	Apt NSA	1,063
	Circ/BOH	172

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 2935m²
Site Coverage: 55%

5B Areas by Category		
Zone Category	Measured Area	
Apt NSA	7,441	
Basement	2,491	
COS	750	
Circ/BOH	1,457	
Comm NSA	2,801	(Target 2935)
POS	1,274	

5B GFA	
Total GFA	Max Allowable GFA
11,699	11,740

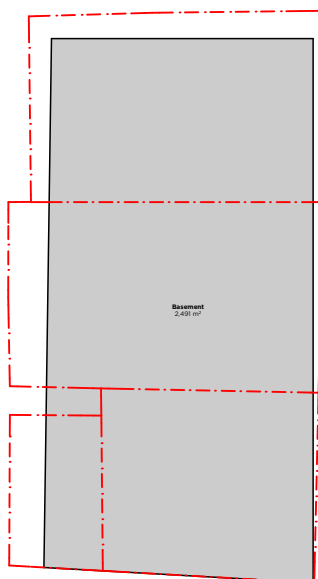
5B Apartment Numbers	
Zone Name	Quantity
1BR	63
2BR	56
Total	78

Site 4
92 Rosslyn St, 501-527 King St

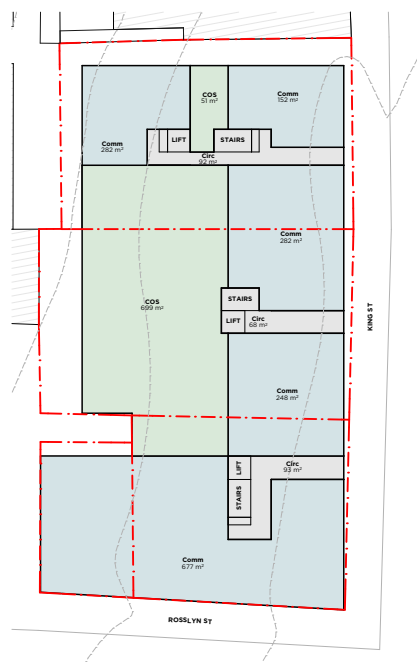
4B

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

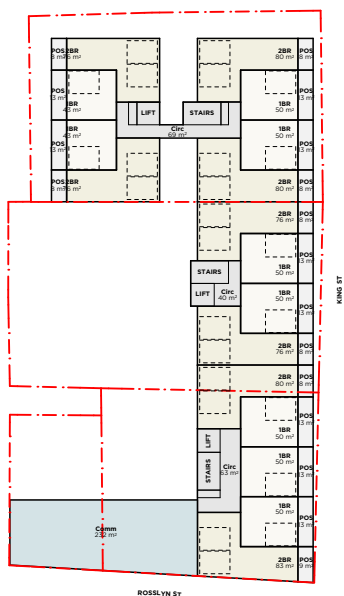
Ground Floor Plan



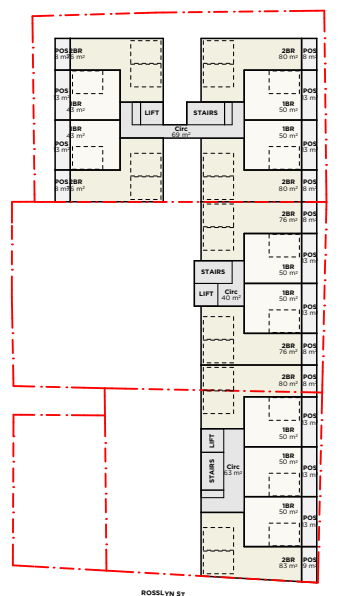
Ground Floor



Level 1–5 Typical



Level 6–7 Typical



Scale
1:1000 at A4

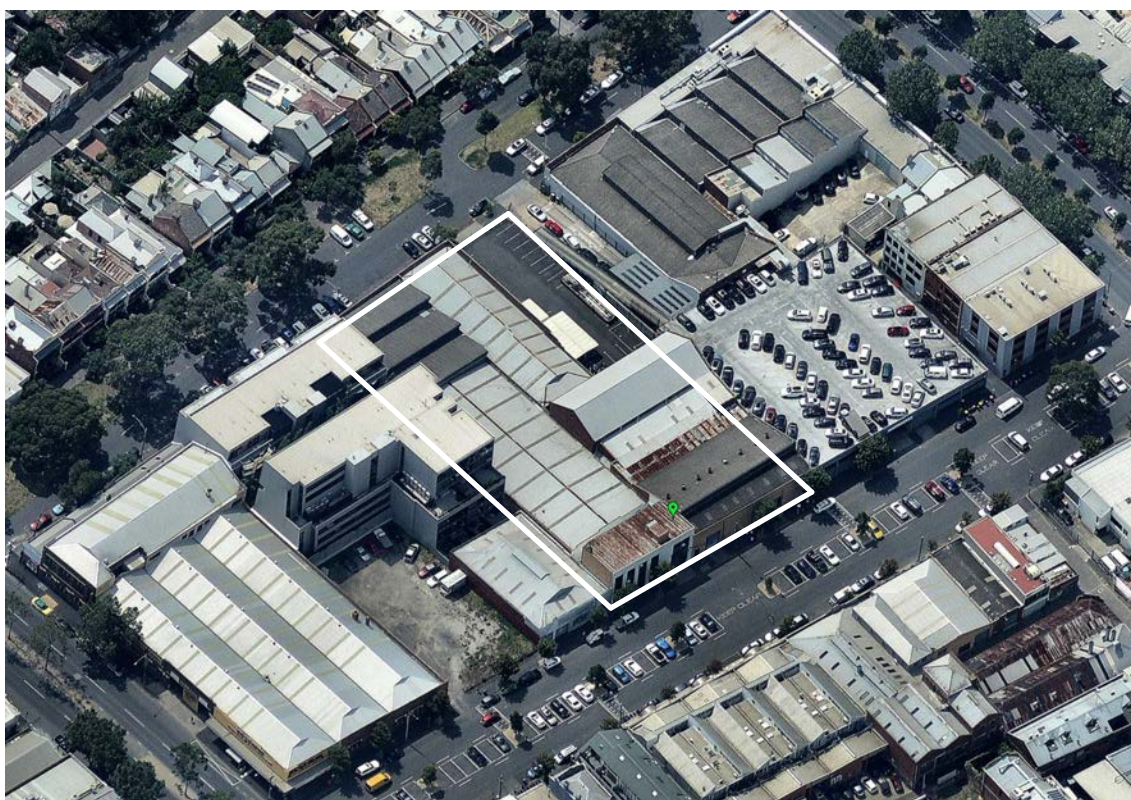
North



Site 5
62-80 Stanley St

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 4571m²



Site 5

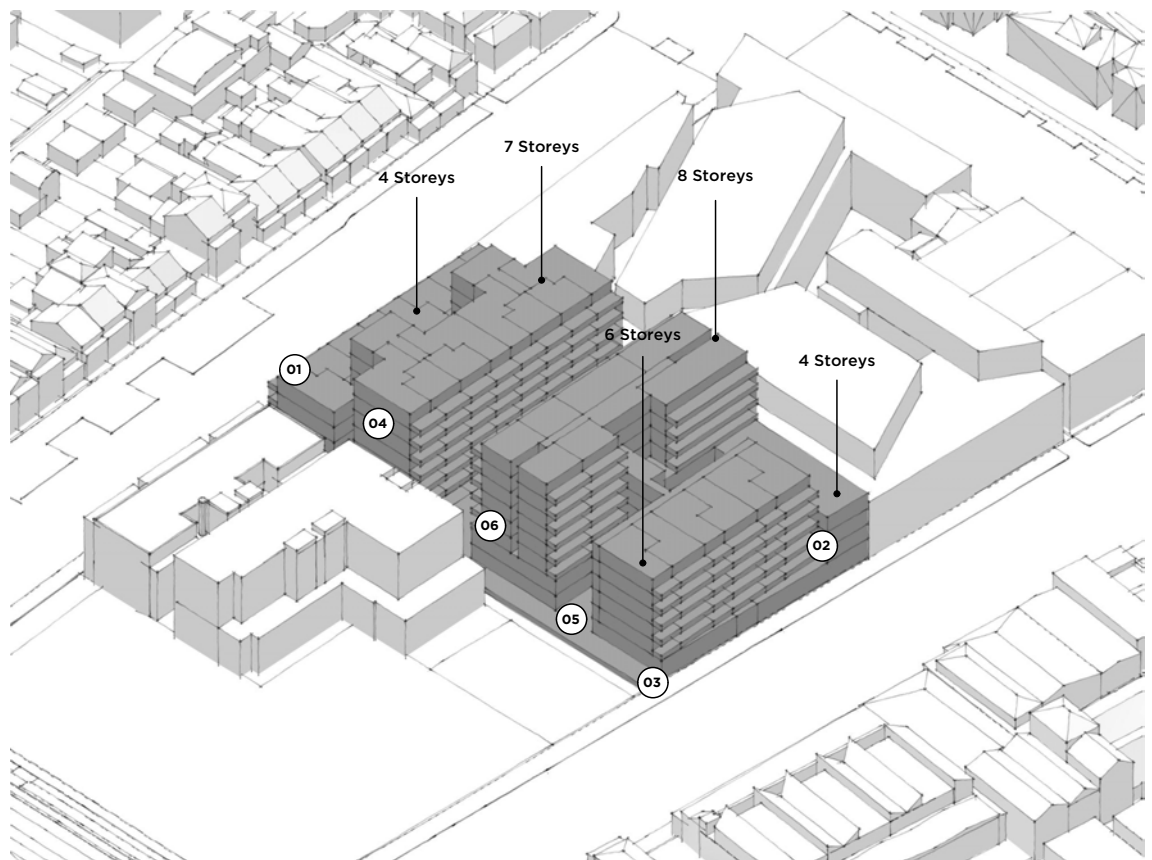
62-80 Stanley St

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

5A

Option A

Site Area: 4571m²



- 01 Flexibility allows design to respond to site characteristics and context — Building heights vary to respond to low, fine grain single dwellings to north and to allow for greater solar access to open, ground level landscaped areas.
- 02 Built form diversity able to be achieved through breaking site into distinct buildings of differing heights with different architectural/material treatment.
- 03 New pedestrian connection created by reducing site coverage to create new open-to-sky through link.
- 04 Borrowed amenity from side party boundaries not required — all amenity secured from street or within site.
- 05 Site coverage reduced and deep soil planting provided through generous mid-site building separation to increase permeability of private realm.
- 06 Generous communal open spaces provided for residents.

Refer to Sketchup Model
for massing in context

Site 5
62-80 Stanley St

5A

Option A — Area Schedule

6A Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	3,689
Ground Floor Plan		
	Apt NSA	608
	COS	1,258
	Circ/BOH	348
	Comm NSA	2,239
	POS	112
Level 1		
	Apt NSA	1,554
	Circ/BOH	317
	Comm NSA	1,054
	POS	280
Level 2		
	Apt NSA	1,770
	Circ/BOH	334
	Comm NSA	738
	POS	354
Level 3		
	Apt NSA	1,770
	Circ/BOH	348
	Comm NSA	412
	POS	354
Level 4		
	Apt NSA	1,578
	Circ/BOH	318
	POS	375
Level 5		

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 4571m²
Site Coverage: 77%
(Potentially 57%)*

6A Areas by Category		
Zone Category	Measured Area	
Apt NSA	10,530	
Basement	3,689	
COS	1,258	
Circ/BOH	2,273	
Comm NSA	4,443	(Target 4571)
POS	2,344	

6A GFA	
Total GFA	Max Allowable GFA
17,246	18,284

6A Apartment Numbers	
Zone Name	Quantity
1BR	64
2BR	42
Total	96

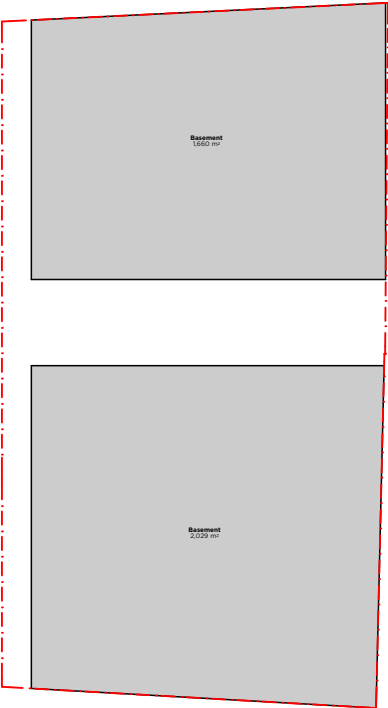
*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 5
62-80 Stanley St

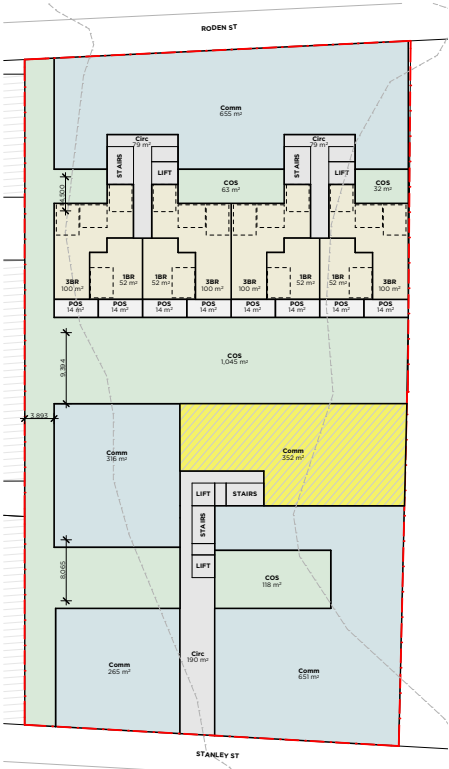
DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

5A

Basement



Ground Floor



Level 1



Level 2



Level 3



Level 4–7 Typical



Scale
1:1000 at A4



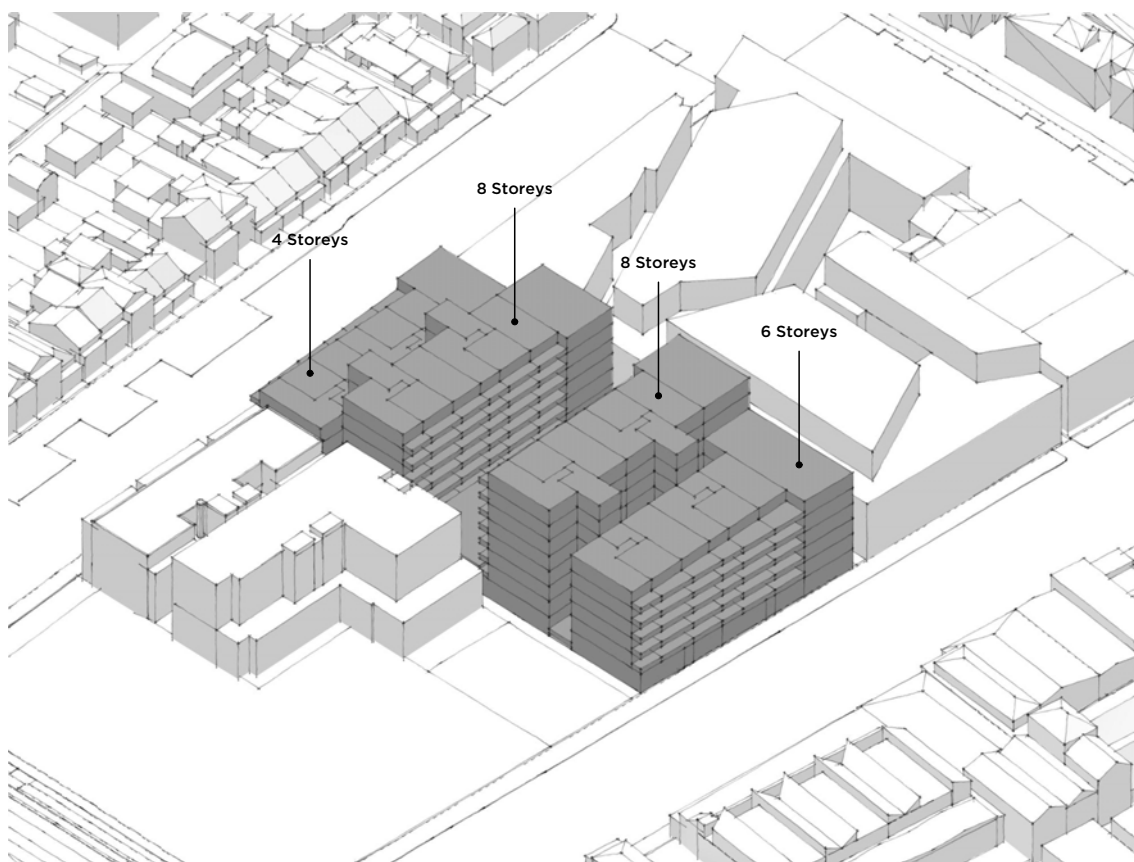
Site 6
62-80 Stanley St

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys

6B

Option B

Site Area: 4571m²
Site Coverage: 50%



Refer to Sketchup Model
for massing in context

Site 5

62-80 Stanley St

5B

Option B — Area Schedule

DDO29-1 (Spencer)

Mandatory FAR 4:1

Discretionary Building Height 8 storeys

Mandatory Commercial FAR 1:1

Site Area: 4571m²

Site Coverage: 50%

6B Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	3,759
Ground Floor Plan		
	COS	693
	Circ/BOH	364
	Comm NSA	3,145
Level 1		
	Apt NSA	1,776
	COS	272
	Circ/BOH	288
	Comm NSA	819
	POS	355
Level 2		
	Apt NSA	1,776
	Circ/BOH	288
	Comm NSA	819
	POS	355
Level 3		
	Apt NSA	1,776
	Circ/BOH	288
	Comm NSA	819
	POS	355
Level 4		
	Apt NSA	1,332
	Circ/BOH	242
	Comm NSA	578
	POS	252
Level 5		
	Apt NSA	1,332
	Circ/BOH	242
	Comm NSA	578
	POS	252
Level 6		
	Apt NSA	888
	Circ/BOH	196
	Comm NSA	334
	POS	144
Level 7		
	Apt NSA	444
	Circ/BOH	98
	Comm NSA	167

6B Areas by Category	
Zone Category	Measured Area
Apt NSA	9,324
Basement	3,759
COS	965
Circ/BOH	2,006
Comm NSA	7,259 (Target 4571)
POS	1,785

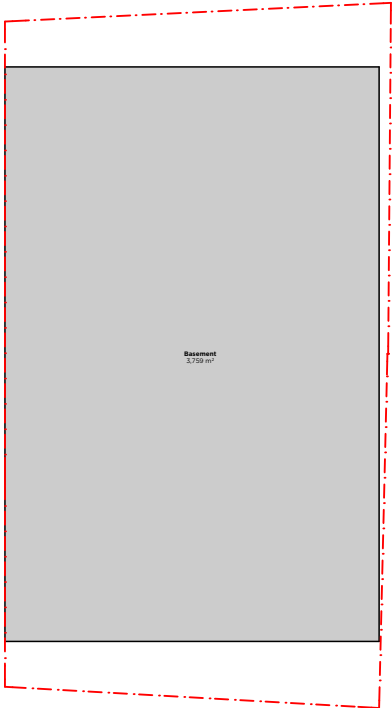
6B GFA	
Total GFA	Max Allowable GFA
15,089	18,284

6B Apartment Numbers	
Zone Name	Quantity
1BR	42
2BR	84
Total	104

Site 5
62-80 Stanley St

5B

Basement



Level 1–6 Typical



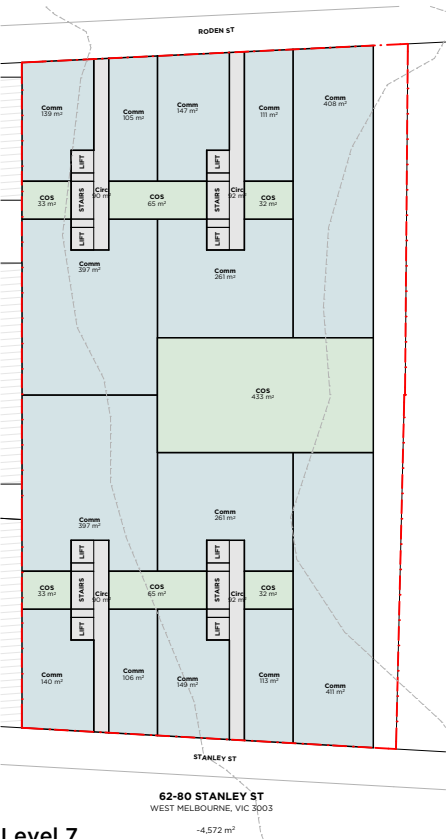
Scale
1:1000 at A4

North



DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Ground Floor



Level 7



DDO29-2 (Adderley) Summary

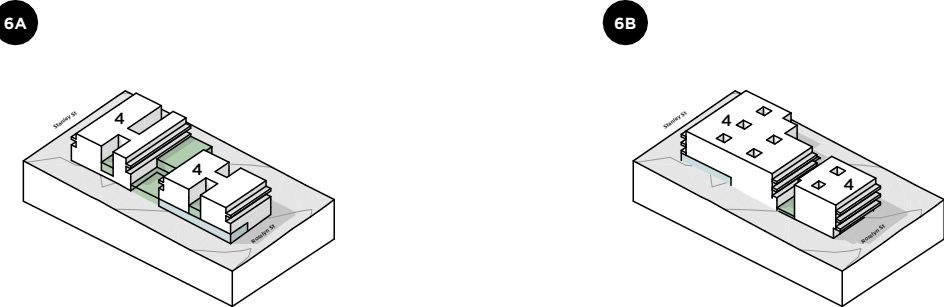
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

The FAR controls work well in this precinct to encourage lower courtyard/perimeter block buildings that can easily and efficiently respond to the design objectives. This supports the vision of this precinct as transitioning from the lower, fine grain single dwellings and heritage character from the north to the higher forms to the south and east.

Test Typology A

Test Typology B

Typical mid-block site with access to one laneway



Typical corner site



Typical mid block site with no laneway



Site 6
103-113 Stanley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

Site Area: 1732m²



Site 6

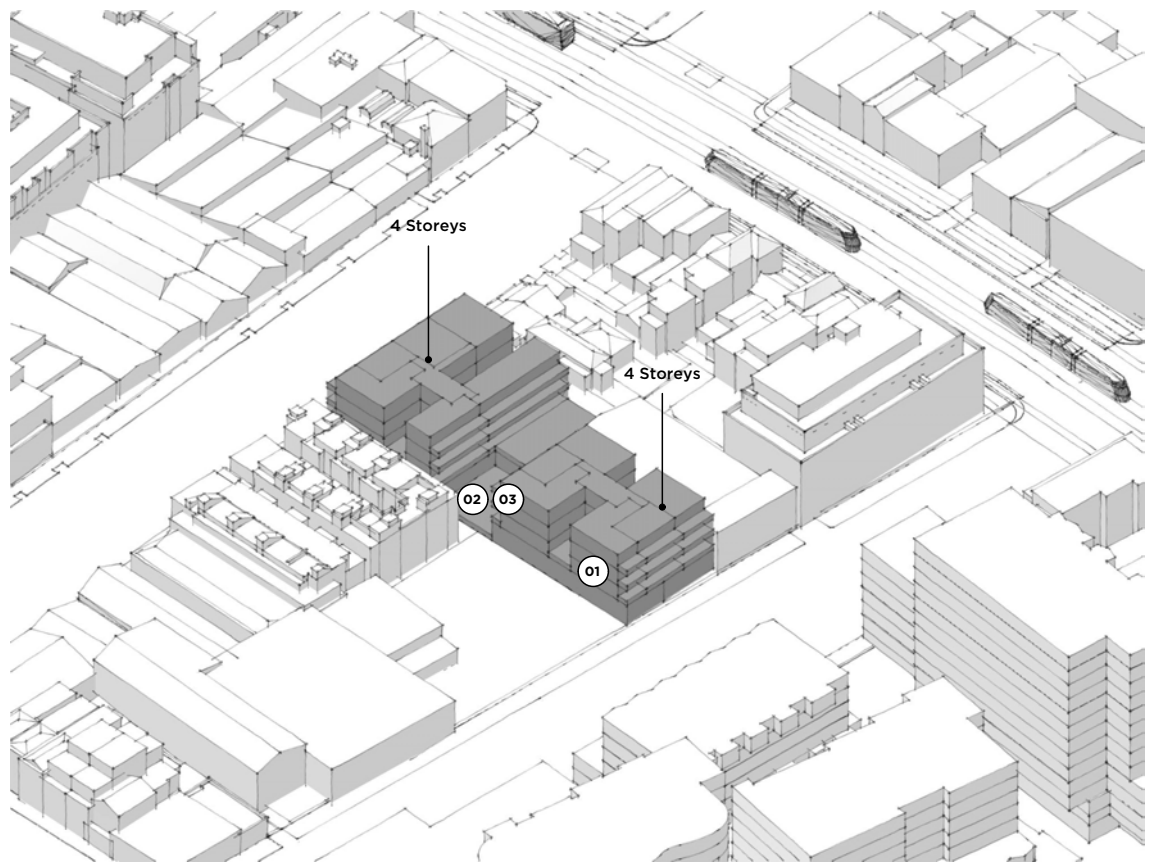
103-113 Stanley St

6A

Option A

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

Site Area: 1732m²
Site Coverage: 88%
(Potentially 67%)



01 Borrowed amenity from side party boundaries not required
— all amenity secured from street or within site.

02 Site coverage reduced and deep soil planting provided
through generous mid-site building separation to increase
permeability of private realm.

03 Generous communal open spaces provided for residents.

Refer to Sketchup Model
for massing in context

Site 6

103-113 Stanley St

6A

Option A — Area Schedule

7A Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	792
Ground Floor Plan		
	COS	157
	Circ/BOH	704
	Comm NSA	836
Level 1		
	Apt NSA	853
	COS	375
	Circ/BOH	113
	POS	200
Level 2		
	Apt NSA	853
	Circ/BOH	113
	POS	200
Level 3		
	Apt NSA	853
	Circ/BOH	113
	POS	200

DDO29-2 (Adderley)

Mandatory FAR 3:1

Discretionary Building Height 4 storeys

Mandatory Commercial FAR 0.5:1

Site Area: 1732m²

Site Coverage: 88%

(Potentially 67%)*

7A Areas by Category	
Zone Category	Measured Area
Apt NSA	2,559
Basement	792
COS	532
Circ/BOH	1,043
Comm NSA	836 (Target 866)
POS	600

7A GFA	
Total GFA	Max Allowable GFA
4,438	5,196

7A Apartment Numbers copy	
Zone Name	Quantity
1BR	9
2BR	21
3BR	6
Total	36

*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

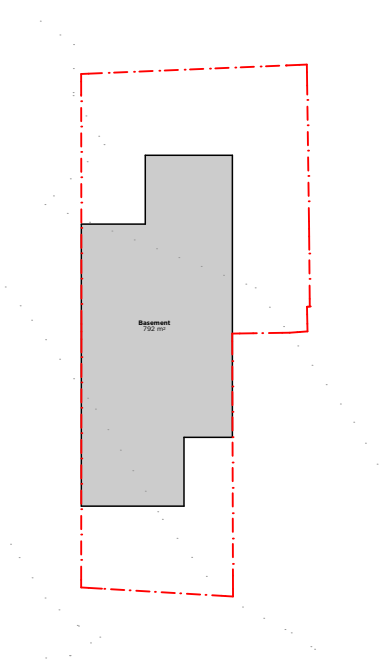
Site 6

103-113 Stanley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

6A

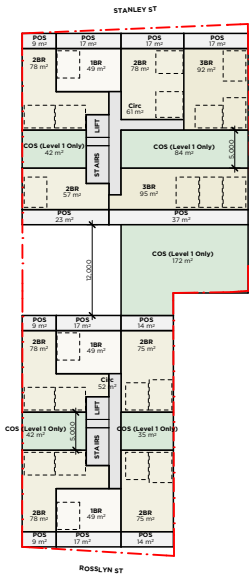
Basement



Ground Floor



Level 1—3 Typical



Scale
1:1000 at A4

North

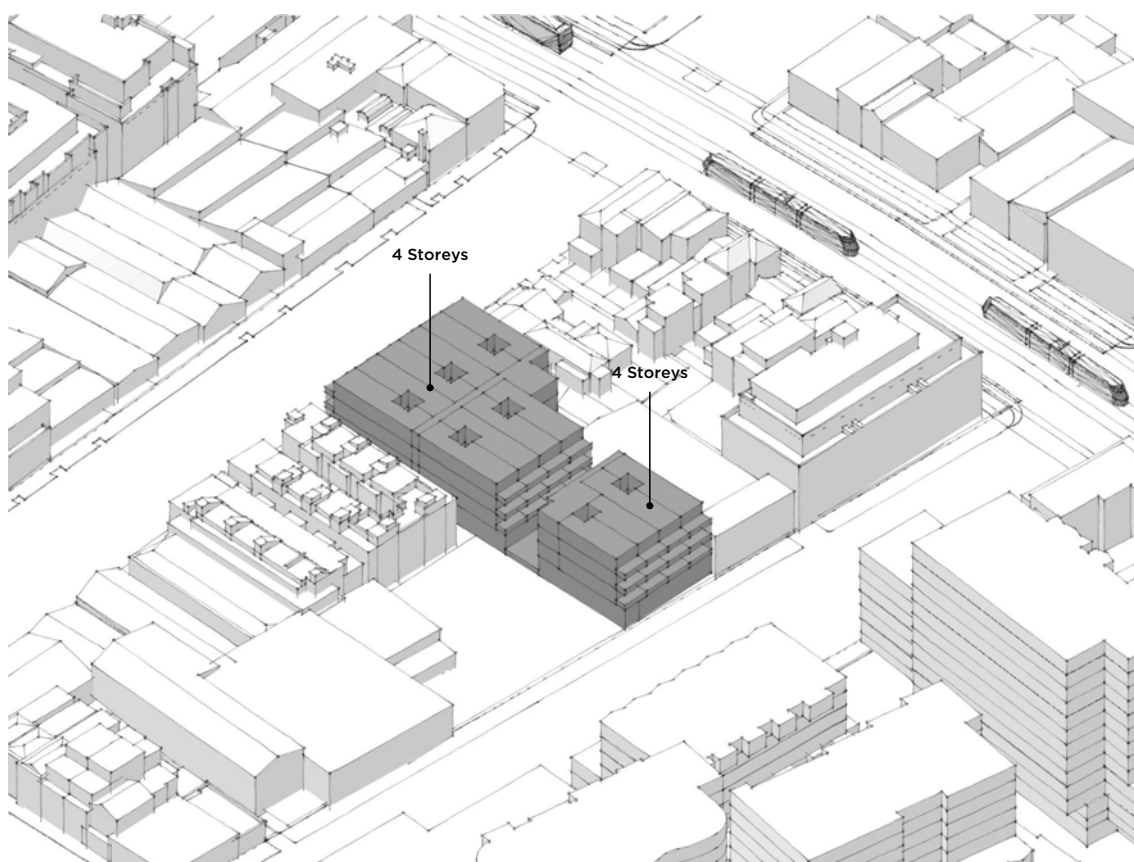
Site 6
103-113 Stanley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

6B

Option B

Site Area: 1732m²
Site Coverage: 70%



Refer to Sketchup Model
for massing in context

Site 6

103-113 Stanley St

6B

Option B — Area Schedule

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

Site Area: 1732m²
Site Coverage: 70%

7B Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	1,147
Ground Floor Plan		
	COS	198
	Circ/BOH	613
	Comm NSA	816
Level 1		
	Apt NSA	1,104
	Circ/BOH	150
	POS	140
Level 2		
	Apt NSA	1,104
	Circ/BOH	150
	POS	140
Level 3		
	Apt NSA	1,104
	Circ/BOH	150
	POS	140

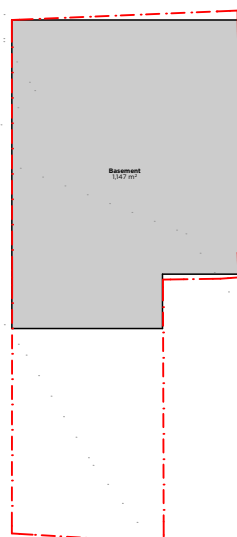
7B Areas by Category		
Zone Category	Measured Area	
Apt NSA	3,312	
Basement	1,147	
COS	198	
Circ/BOH	1,063	
Comm NSA	816	(Target 866)
POS	420	
7B GFA		
Total GFA	Max Allowable GFA	
5,191	5,196	
7B Apartment Numbers		
Zone Name	Quantity	
1BR	6	
2BR	36	
Total	42	

Site 6
103-113 Stanley St

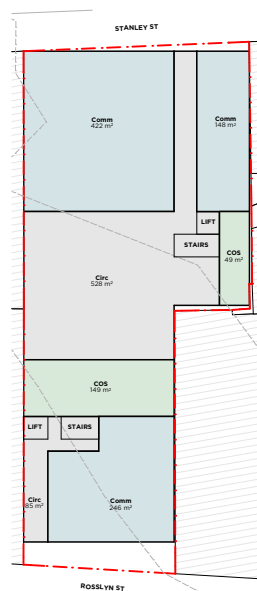
6B

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

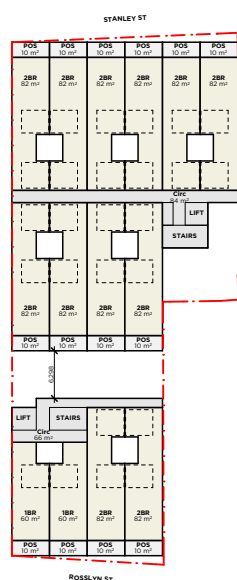
Basement



Ground Floor



Basement



Scale
1:1000 at A4

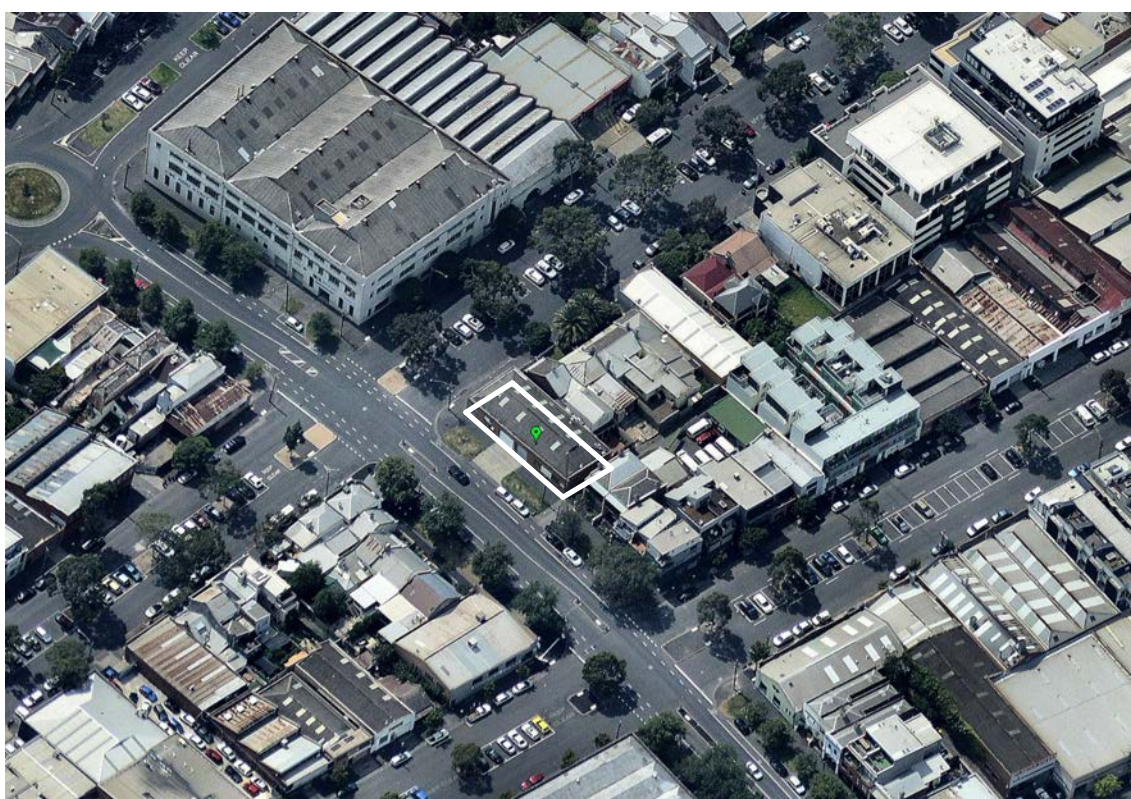
North



Site 7
168-176 Adderley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

Site Area: 349m²



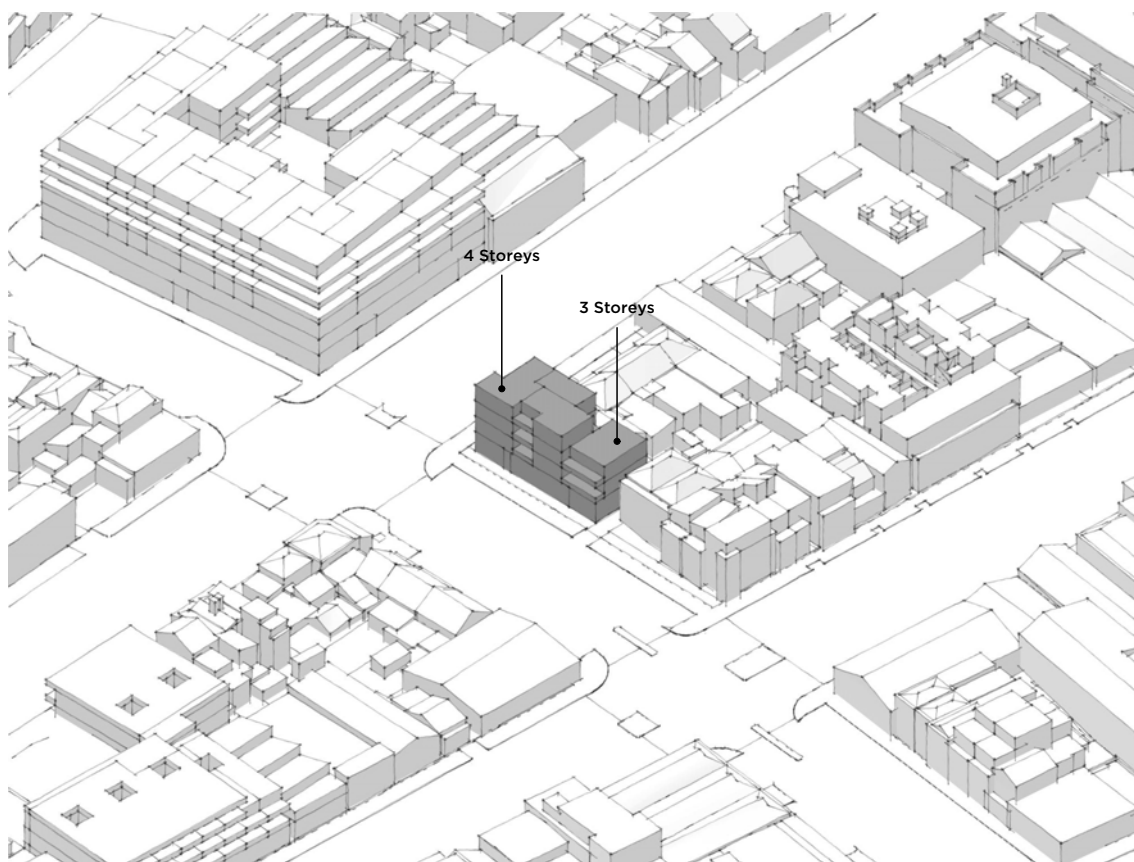
Site 7
168-176 Adderley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

7A

Option A

Site Area: 349m²
Site Coverage: 92%



Refer to Sketchup Model
for massing in context

Site 7

168-176 Adderley St

7A

Option A — Area Schedule

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

Site Area: 349m²
Site Coverage: 92%

8A Areas by Level		
Home Story	Zone Category	Measured Area
Ground Floor Plan		
	Circ/BOH	149
	Comm NSA	172
Level 1		
	Apt NSA	224
	Circ/BOH	48
	POS	39
Level 2		
	Apt NSA	224
	Circ/BOH	48
	POS	39
Level 3		
	Apt NSA	148
	Circ/BOH	42
	POS	24

8A Areas by Category		
Zone Category	Measured Area	
Apt NSA	596	
Circ/BOH	287	
Comm NSA	172	(Target 175)
POS	102	
8A GFA		
Total GFA	Max Allowable GFA	
1,055	1,047	
8A Apartment Numbers		
Zone Name	Quantity	
2BR	8	

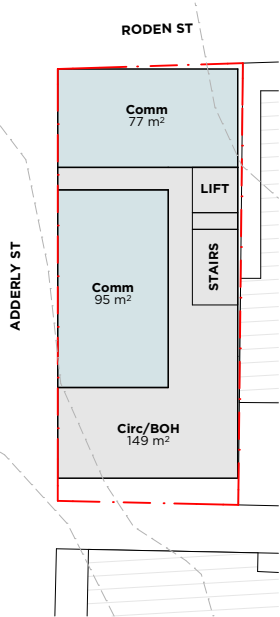
Site 7

168-176 Adderley St

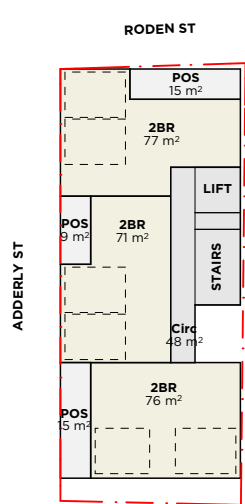
DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

7A

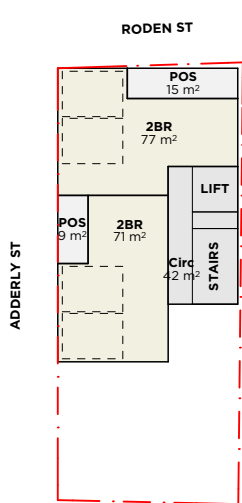
Ground Floor



Level 1—2 Typical



Level 3



Scale
1:500 at A4

North

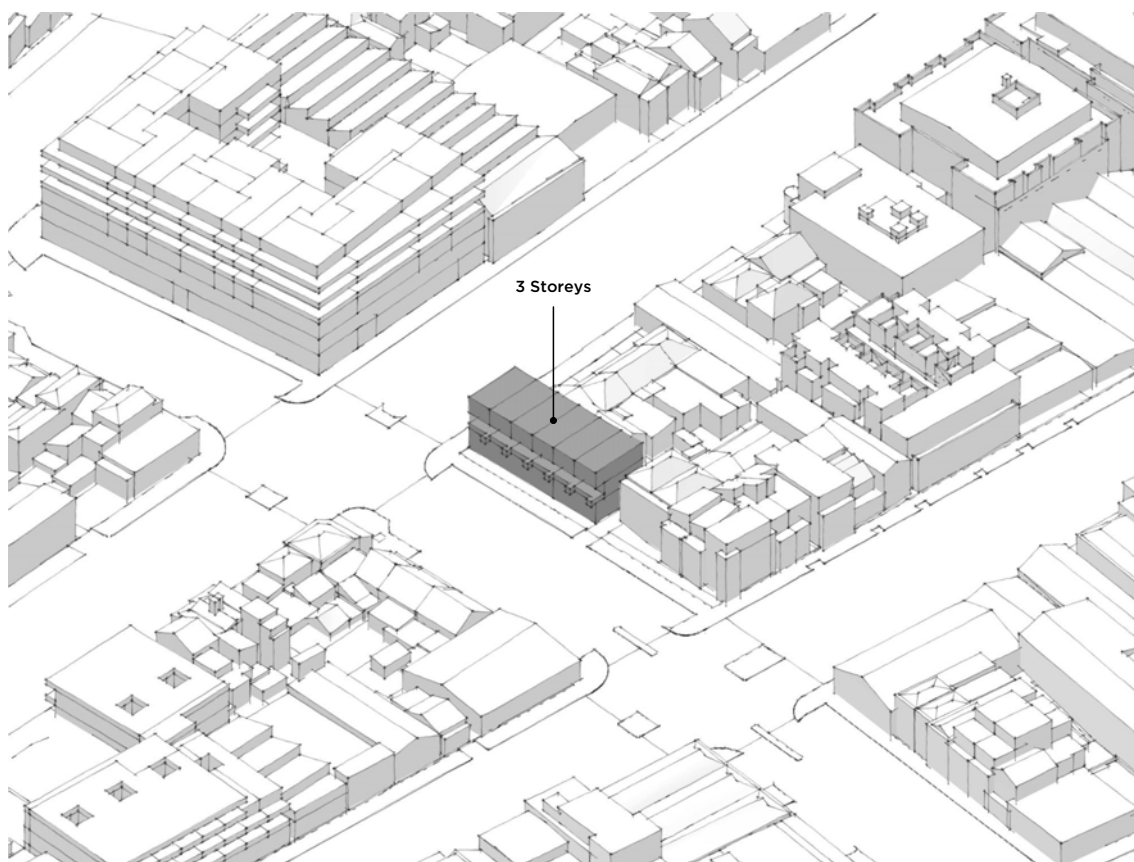
Site 7
168-176 Adderley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

7B

Option B

Site Area: 349m²
Site Coverage: 90%



Refer to Sketchup Model
for massing in context

Site 7
168-176 Adderley St

7B

Option B — Area Schedule

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

Site Area: 349m²
Site Coverage: 90%

8B Areas by Level		
Home Story	Zone Category	Measured Area
Ground Floor Plan		
	Circ/BOH	104
	Comm NSA	207
Level 1		
	Apt NSA	252
	POS	66
Level 2		
	Apt NSA	312

8B Areas by Category		
Zone Category	Measured Area	
Apt NSA	564	
Circ/BOH	104	
Comm NSA	207	(Target 175)
POS	66	

8B GFA	
Total GFA	Max Allowable GFA
875	1,047

8B Apartment Numbers	
Zone Name	Quantity
TH L1	6

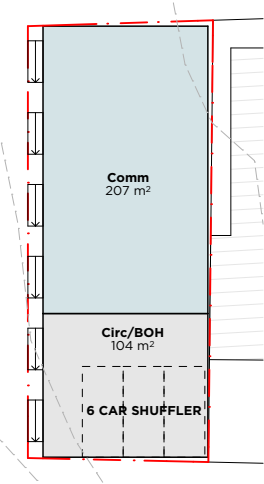
Site 7

168-176 Adderley St

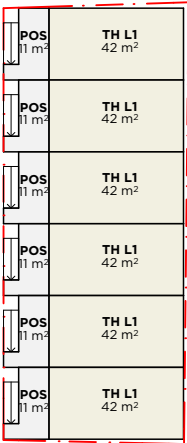
DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

7B

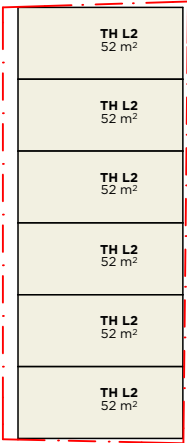
Ground Floor



Level 1



Level 3



Scale
1:500 at A4

North

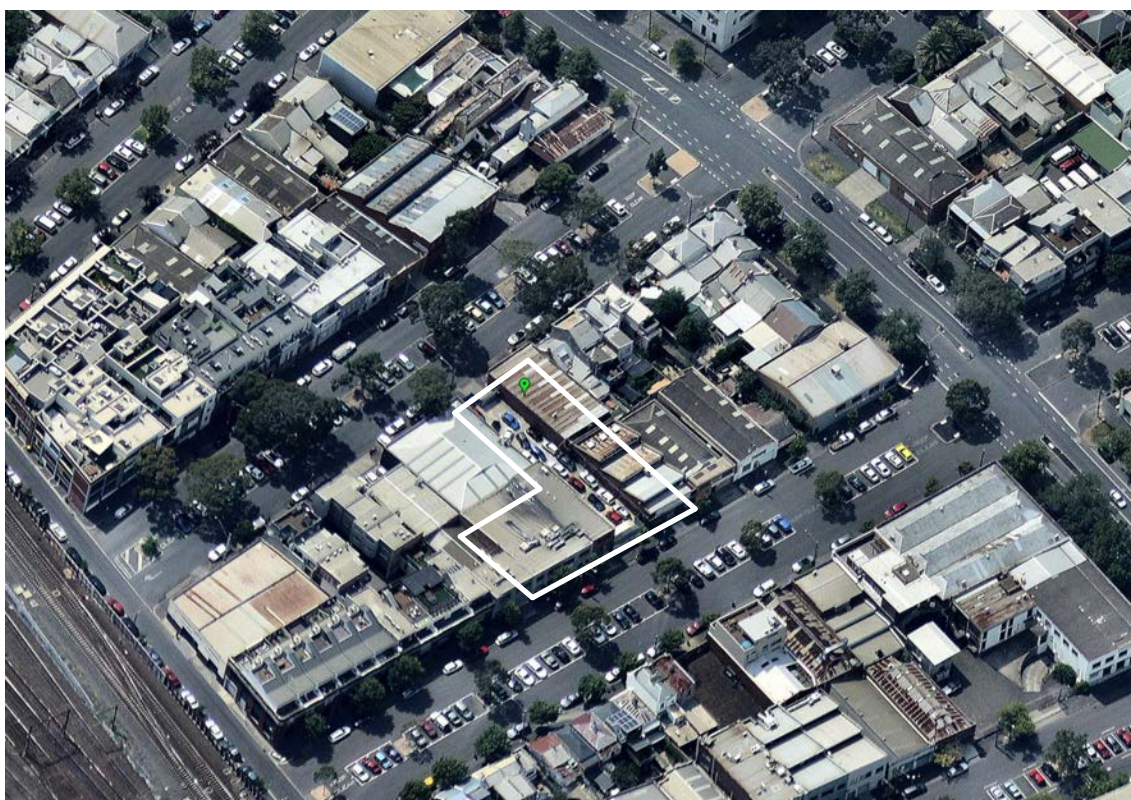
Site 8**205-211 Roden St, 218-228 Stanley St**

DDO29-2 (Adderley)

Mandatory FAR 3:1

Discretionary Building Height 4 storeys

Mandatory Commercial FAR 0.5:1

Site Area: 1,661m²

Site 8

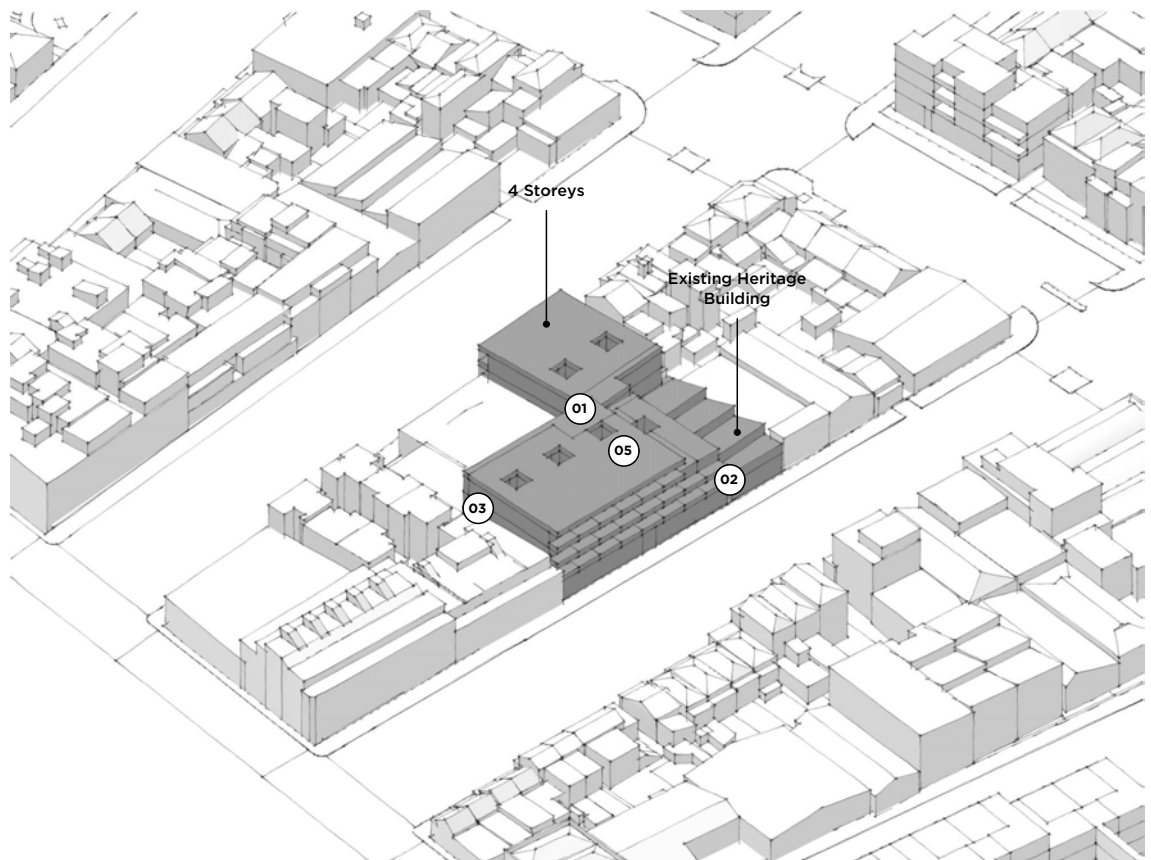
205-211 Roden St, 218-228 Stanley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

8A

Option A

Site Area: 1,661m²
Site Coverage: 76%



- 01

Flexibility allows design to respond to site characteristics and context — landlocked deep corners of site left uncovered to provide amenity for secondary outlooks.
- 02

Built form diversity able to be achieved through breaking site into distinct buildings of differing heights with different architectural/material treatment.
- 03

Borrowed amenity from side party boundaries not required — all amenity secured from street or within site.
- 04

Site coverage reduced and deep soil planting provided through generous mid-site building separation to increase permeability of private realm.
- 05

Generous communal open spaces provided for residents.

Refer to Sketchup Model
for massing in context

Site 8

205-211 Roden St, 218-228 Stanley St

8A

Option A — Area Schedule

DDO29-2 (Adderley)

Mandatory FAR 3:1

Discretionary Building Height 4 storeys

Mandatory Commercial FAR 0.5:1

Site Area: 1,661m²

Site Coverage: 76%

9A Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	1,297
Ground Floor Plan		
	Circ/BOH	660
	Comm NSA	899
Level 1		
	Apt NSA	976
	Circ/BOH	138
	Comm NSA	263
	POS	112
Level 2		
	Apt NSA	976
	Circ/BOH	138
	POS	112
Level 3		
	Apt NSA	460
	COS	388
	Circ/BOH	126
	POS	54
Level 4		
	COS	514

9A Areas by Category		
Zone Category	Measured Area	
Apt NSA	2,412	
Basement	1,297	
COS	902	
Circ/BOH	1,139	
Comm NSA	1,162	(Target 830)
POS	278	
9A GFA		
Total GFA	Max Allowable GFA	
4,713	4,983	
9A Apartment Numbers		
Zone Name	Quantity	
1BR	6	
2BR	24	
Total	32	

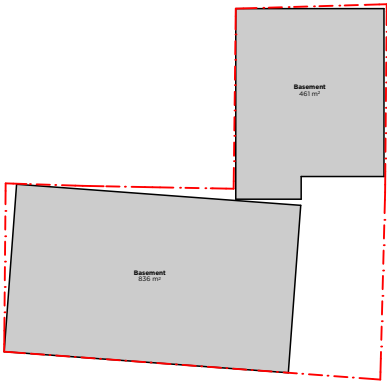
Site 8

205-211 Roden St, 218-228 Stanley St

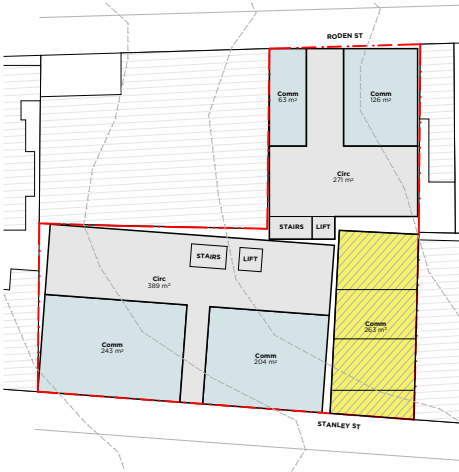
DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

8A

Basement



Ground Floor



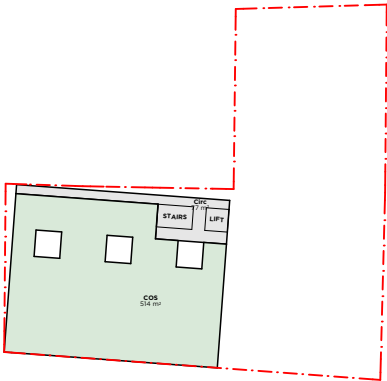
Level 1—2 Typical



Level 3



Level 4



Scale
1:1000 at A4

North



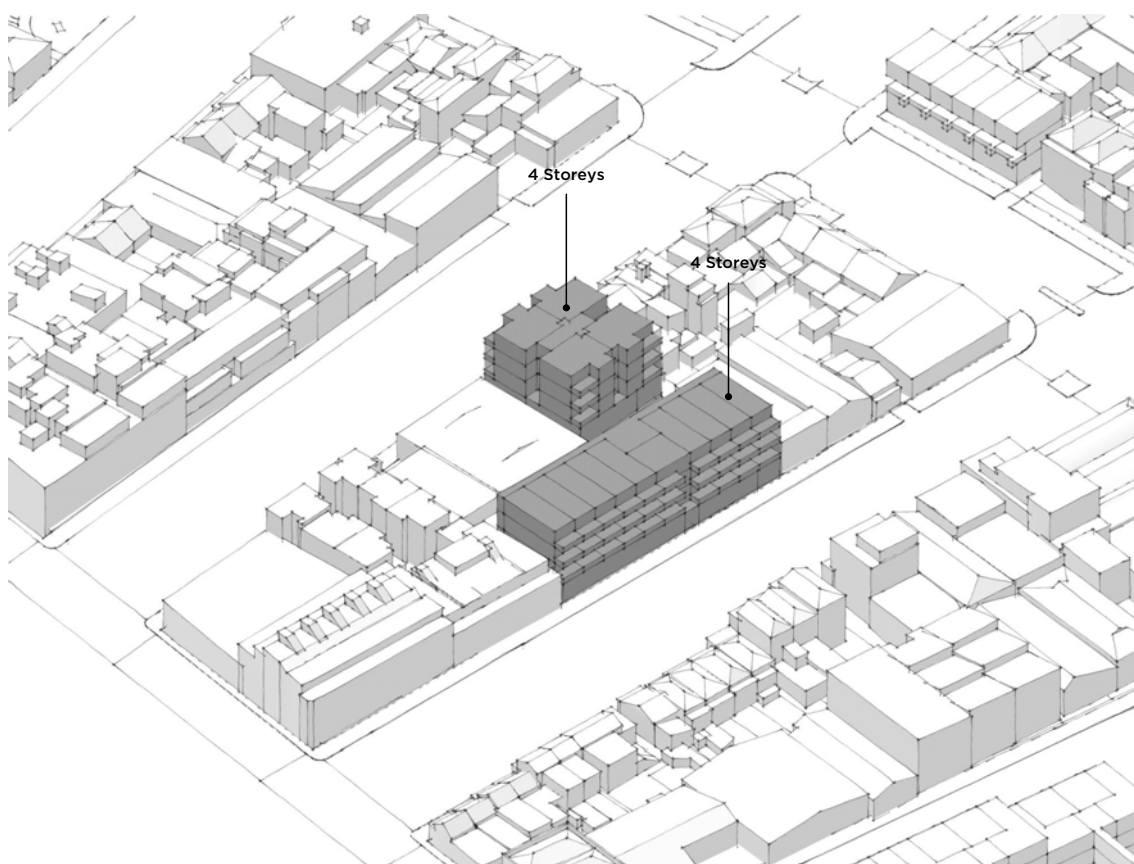
Site 8
205-211 Roden St, 218-228 Stanley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

8B

Option B

Site Area: 1,661m²
Site Coverage: 79%



Refer to Sketchup Model
for massing in context

Site 8

205-211 Roden St, 218-228 Stanley St

8B

Option B — Area Schedule

DDO29-2 (Adderley)

Mandatory FAR 3:1

Discretionary Building Height 4 storeys

Mandatory Commercial FAR 0.5:1

Site Area: 1,661m²

Site Coverage: 79%

9B Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	730
Ground Floor Plan		
	COS	223
	Circ/BOH	487
	Comm NSA	826
Level 1		
	Apt NSA	839
	Circ/BOH	146
Level 2		
	POS	126
	Apt NSA	839
Level 3		
	Circ/BOH	146
	POS	126

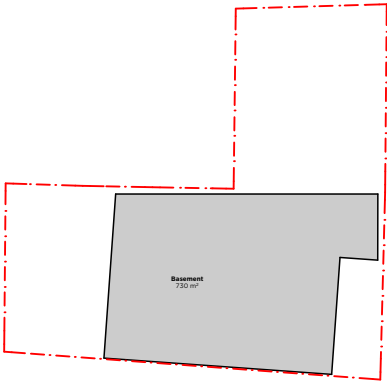
9B Areas by Category		
Zone Category	Measured Area	
Apt NSA	2,517	(Target 830)
Basement	730	
COS	223	
Circ/BOH	925	
Comm NSA	826	
POS	378	
9B GFA		
Total GFA	Max Allowable GFA	
4,268	4,983	
9B Apartment Numbers		
Zone Name	Quantity	
1BR	30	
2BR	12	
Total	42	

Site 8
205-211 Roden St, 218-228 Stanley St

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 4 storeys
Mandatory Commercial FAR 0.5:1

8B

Basement



Ground Floor



Level 1—3 Typical



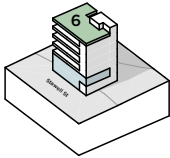
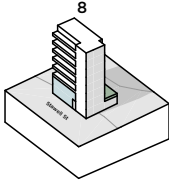
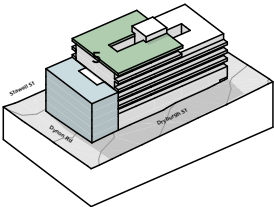
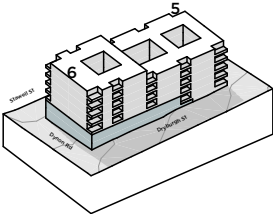
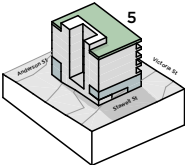
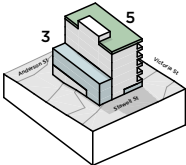
Scale
1:1000 at A4

North

DDO28 (Station) Summary

Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

The FAR controls work well in this precinct to encourage courtyard/perimeter block buildings on larger sites and compact high site-coverage buildings on small sites that can easily and efficiently respond to the design objectives with additional potential to have reduced car parking to foster a transit oriented precinct.

	Test Typology A	Test Typology B
Typical mid-block site with access to one laneway	10A 	10B 
Large corner site	11A 	11B 
Small corner site	12A 	12B 

Site 9
16-20 Stawell St

DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 242m²



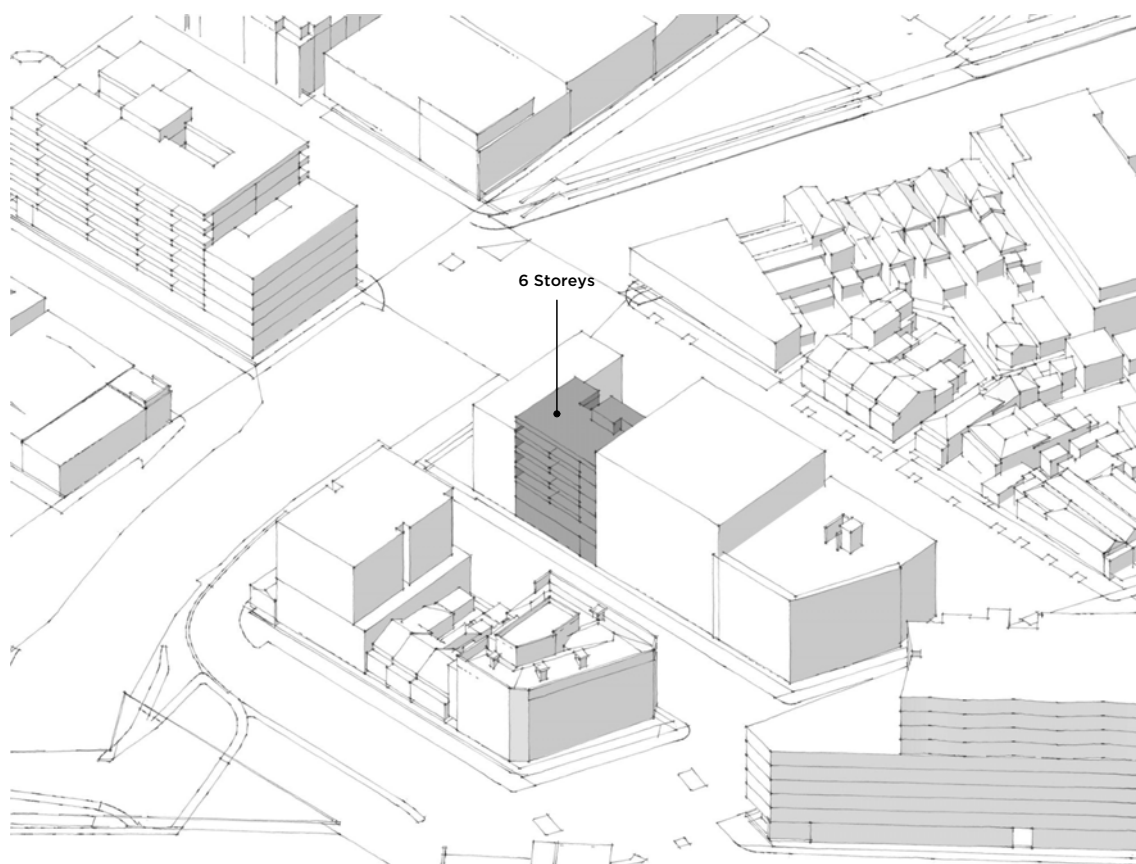
Site 9
16-20 Stawell St

DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

9A

Option A

Site Area: 242m²
Site Coverage: 91%



Refer to Sketchup Model
for massing in context

9A

Site 9
16-20 Stawell St

Option A — Area Schedule

DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 242m²
Site Coverage: 91%

10A Areas by Level		
Home Story	Zone Category	Measured Area
Ground Floor Plan		
	COS	17
	Circ/BOH	152
	Comm NSA	69
Level 1		
	Circ/BOH	34
	Comm NSA	187
Level 2		
	Apt NSA	155
	Circ/BOH	37
	POS	29
Level 3		
	Apt NSA	155
	Circ/BOH	37
	POS	29
Level 4		
	Apt NSA	132
	Circ/BOH	37
	POS	29
Level 5		
	Apt NSA	132
	Circ/BOH	37
	POS	29
Level 6		
	COS	187
	Circ/BOH	34

10A Areas by Category	
Zone Category	Measured Area
Apt NSA	574
COS	204
Circ/BOH	368
Comm NSA	256 (Target 242)
POS	116

10A GFA	
Total GFA	Max Allowable GFA
1,198	1,210

10A Apartment Numbers	
Zone Name	Quantity
1BR	2

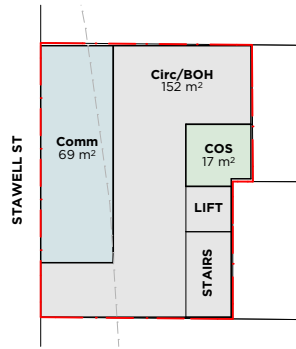
Site 9

16-20 Stawell St

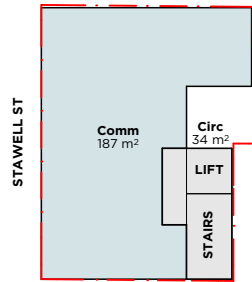
DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

9A

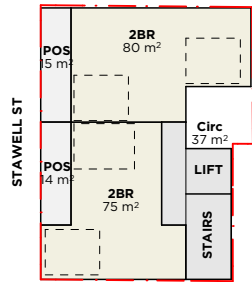
Ground Floor



Level 1 Typical



Level 2—5 Typical



Scale
1:500 at A4

North

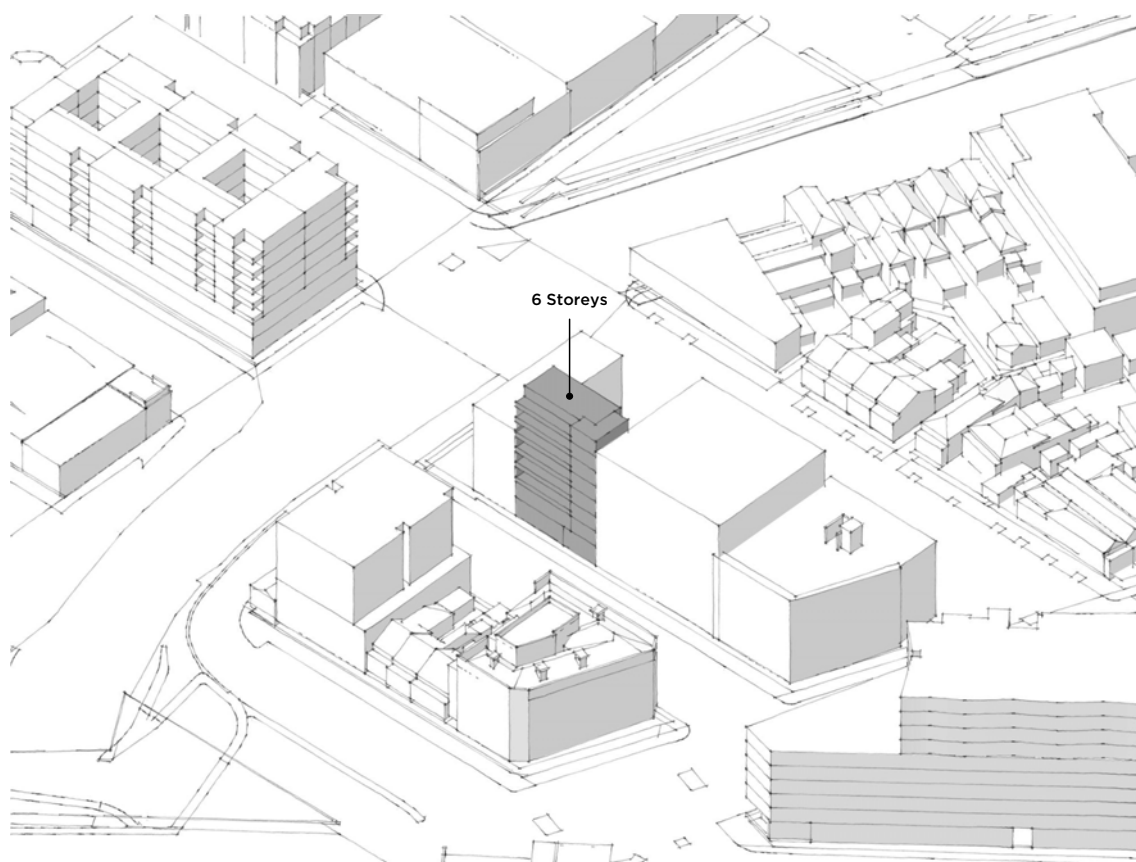
Site 9
16-20 Stawell St

DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

9B

Option B

Site Area: 242m²
Site Coverage: 93%



Refer to Sketchup Model
for massing in context

9A

Site 9
16-20 Stawell St

Option B — Area Schedule

DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 242m²
Site Coverage: 93%

10B Areas by Level		
Home Story	Zone Category	Measured Area
Ground Floor Plan		
	Circ/BOH	132
	Comm NSA	94
Level 1		
	COS	72
	Circ/BOH	31
	Comm NSA	124
Level 2		
	Apt NSA	99
	Circ/BOH	31
	POS	25
Level 3		
	Apt NSA	99
	Circ/BOH	31
	POS	25
Level 4		
	Apt NSA	99
	Circ/BOH	31
	POS	25
Level 5		
	Apt NSA	99
	Circ/BOH	31
	POS	25
Level 6		
	Apt NSA	99
	Circ/BOH	31
	POS	25
Level 7		
	Apt NSA	99
	Circ/BOH	31
	POS	25

10B Areas by Category	
Zone Category	Measured Area
Apt NSA	594
COS	72
Circ/BOH	349
Comm NSA	218 (Target 242)
POS	150

10B GFA	
Total GFA	Max Allowable GFA
1,161	1,210

10B Apartment Numbers	
Zone Name	Quantity
3BR	6

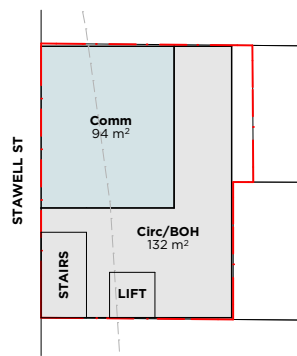
Site 9

16-20 Stawell St

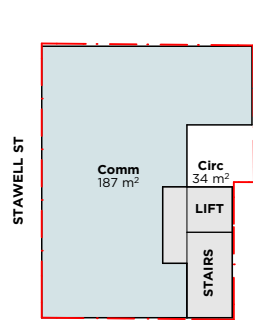
DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

9A

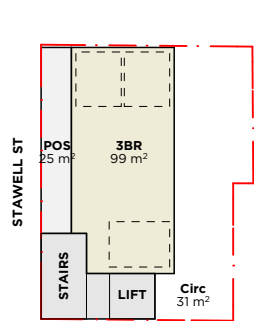
Ground Floor



Level 1 Typical



Ground Floor



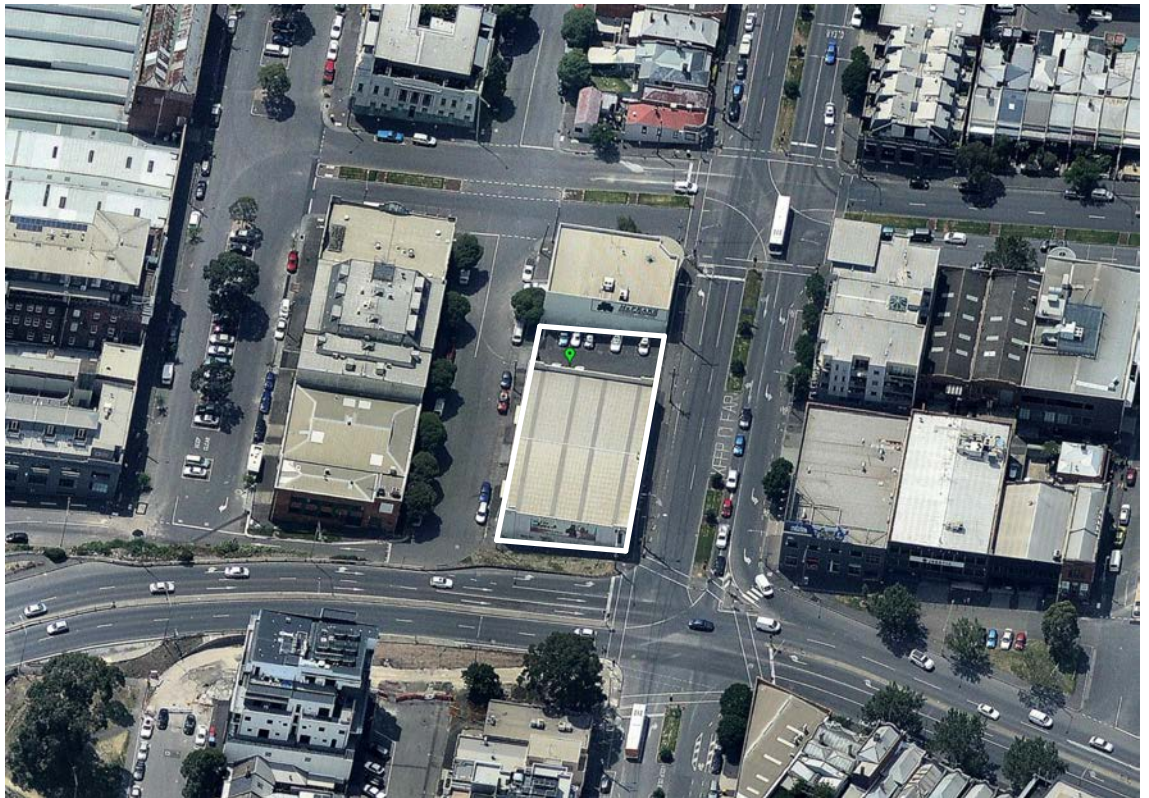
Scale
1:500 at A4

North

Site 10
36-56 Stawell St

DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 1394m²



Site 10

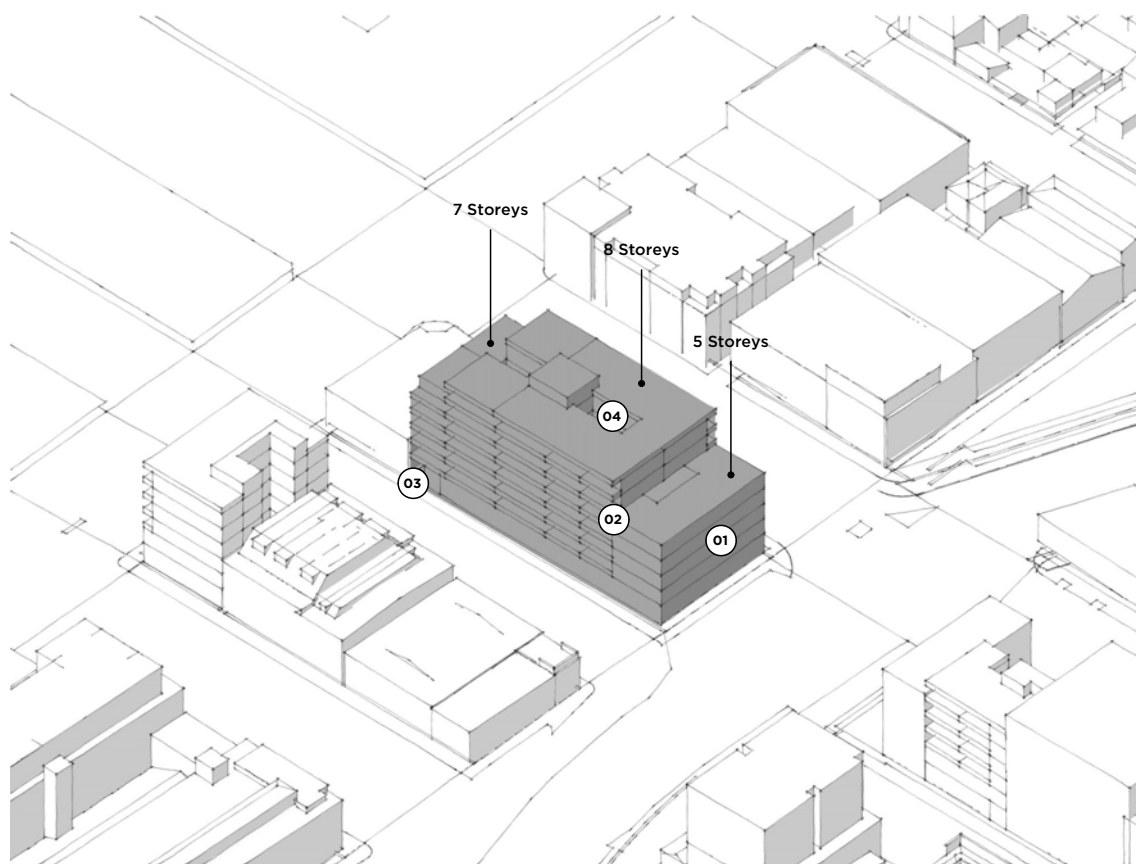
36-56 Stawell St

DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

10A

Option A

Site Area: 1394m²
Site Coverage: 85%



- 01** Flexibility allows design to respond to site characteristics and context — commercial area consolidated into 5 storey corner building that shields residential from harsh road interface.
- 02** Built form diversity able to be achieved through breaking site into distinct buildings of differing heights with different architectural/material treatment.
- 03** New pedestrian connection able to be created with ground level through link, easily made open-to-sky by redistributing residential to additional level.
- 04** Site coverage reduced and deep soil planting provided through generous mid-site building separation to increase permeability of private realm.

Site 10
36-56 Stawell St

10A

Option A — Area Schedule

DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 1394m²
Site Coverage: 85%

11A Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	1,161
Ground Floor Plan		
	COS	100
	Circ/BOH	670
	Comm NSA	515
Level 1		
	Apt NSA	688
	Circ/BOH	161
	Comm NSA	235
	POS	176
Level 2		
	Apt NSA	688
	Circ/BOH	161
	Comm NSA	235
	POS	176
Level 3		
	Apt NSA	688
	Circ/BOH	161
	Comm NSA	235
	POS	176
Level 4		
	Apt NSA	688
	Circ/BOH	161
	Comm NSA	235
	POS	176
Level 5		

11A Areas by Category	
Zone Category	Measured Area
Apt NSA	3,832
Basement	1,161
COS	634
Circ/BOH	1,605
Comm NSA	1,455 (Target 1394)
POS	982

11A GFA	
Total GFA	Max Allowable GFA
6,892	6,970

11A Apartment Numbers	
Zone Name	Quantity
1BR	12
2BR	44
Total	58

10A

Ground Floor

The site plan shows a rectangular building footprint with a central core containing a lift and stairs. The building is surrounded by a parking area. The plan includes the following details:

- Streets:** STANWELL ST (top), DYNOR RD (bottom), and an unnamed street to the right.
- Building Footprint:** A large rectangle with a central core and two side wings.
- Central Core:**
 - Top Wing:** COS 50 m² (green), CHC/BOH 140 m² (grey).
 - Core:** LIFT (white), STAIRS (white).
 - Bottom Wing:** COS 50 m² (green).
- Bottom Wing:** LIFT (white), STAIRS (white), CHC 30 m² (grey).
- Basement:** Comm 510 m² (light blue).
- Parking:** 10 spaces (grey) along the top and right sides, and 10 spaces (grey) along the bottom side.
- Other:** A red dashed line indicates a boundary or easement along the top and right sides of the site.

[illegible]

57 MAPLE ST

DYNOR RD

1st FLOOR

POS 1.14 2BR 76 m²

POS 1.15 2BR 76 m²

POS 1.16 2BR 70 m²

POS 1.17 2BR 70 m²

POS 1.18 2BR 71 m²

POS 1.19 1BR 48 m²

POS 1.20 1BR 48 m²

POS 1.21 2BR 75 m²

POS 1.22 2BR 70 m²

POS 1.23 2BR 70 m²

POS 1.24 2BR 71 m²

POS 1.25 1BR 48 m²

POS 1.26 1BR 48 m²

POS 1.27 2BR 75 m²

POS 1.28 2BR 70 m²

POS 1.29 2BR 70 m²

POS 1.30 2BR 71 m²

POS 1.31 1BR 48 m²

POS 1.32 1BR 48 m²

POS 1.33 2BR 75 m²

POS 1.34 2BR 70 m²

POS 1.35 2BR 70 m²

POS 1.36 2BR 71 m²

POS 1.37 1BR 48 m²

POS 1.38 1BR 48 m²

POS 1.39 2BR 75 m²

POS 1.40 2BR 70 m²

POS 1.41 2BR 70 m²

POS 1.42 2BR 71 m²

POS 1.43 1BR 48 m²

POS 1.44 1BR 48 m²

POS 1.45 2BR 75 m²

POS 1.46 2BR 70 m²

POS 1.47 2BR 70 m²

POS 1.48 2BR 71 m²

POS 1.49 1BR 48 m²

POS 1.50 1BR 48 m²

POS 1.51 2BR 75 m²

POS 1.52 2BR 70 m²

POS 1.53 2BR 70 m²

POS 1.54 2BR 71 m²

POS 1.55 1BR 48 m²

POS 1.56 1BR 48 m²

POS 1.57 2BR 75 m²

POS 1.58 2BR 70 m²

POS 1.59 2BR 70 m²

POS 1.60 2BR 71 m²

POS 1.61 1BR 48 m²

POS 1.62 1BR 48 m²

POS 1.63 2BR 75 m²

POS 1.64 2BR 70 m²

POS 1.65 2BR 70 m²

POS 1.66 2BR 71 m²

POS 1.67 1BR 48 m²

POS 1.68 1BR 48 m²

POS 1.69 2BR 75 m²

POS 1.70 2BR 70 m²

POS 1.71 2BR 70 m²

POS 1.72 2BR 71 m²

POS 1.73 1BR 48 m²

POS 1.74 1BR 48 m²

POS 1.75 2BR 75 m²

POS 1.76 2BR 70 m²

POS 1.77 2BR 70 m²

POS 1.78 2BR 71 m²

POS 1.79 1BR 48 m²

POS 1.80 1BR 48 m²

POS 1.81 2BR 75 m²

POS 1.82 2BR 70 m²

POS 1.83 2BR 70 m²

POS 1.84 2BR 71 m²

POS 1.85 1BR 48 m²

POS 1.86 1BR 48 m²

POS 1.87 2BR 75 m²

POS 1.88 2BR 70 m²

POS 1.89 2BR 70 m²

POS 1.90 2BR 71 m²

POS 1.91 1BR 48 m²

POS 1.92 1BR 48 m²

POS 1.93 2BR 75 m²

POS 1.94 2BR 70 m²

POS 1.95 2BR 70 m²

POS 1.96 2BR 71 m²

POS 1.97 1BR 48 m²

POS 1.98 1BR 48 m²

POS 1.99 2BR 75 m²

POS 2.00 2BR 70 m²

POS 2.01 2BR 70 m²

POS 2.02 2BR 71 m²

POS 2.03 1BR 48 m²

POS 2.04 1BR 48 m²

POS 2.05 2BR 75 m²

POS 2.06 2BR 70 m²

POS 2.07 2BR 70 m²

POS 2.08 2BR 71 m²

POS 2.09 1BR 48 m²

POS 2.10 1BR 48 m²

POS 2.11 2BR 75 m²

POS 2.12 2BR 70 m²

POS 2.13 2BR 70 m²

POS 2.14 2BR 71 m²

POS 2.15 1BR 48 m²

POS 2.16 1BR 48 m²

POS 2.17 2BR 75 m²

POS 2.18 2BR 70 m²

POS 2.19 2BR 70 m²

POS 2.20 2BR 71 m²

POS 2.21 1BR 48 m²

POS 2.22 1BR 48 m²

POS 2.23 2BR 75 m²

POS 2.24 2BR 70 m²

POS 2.25 2BR 70 m²

POS 2.26 2BR 71 m²

POS 2.27 1BR 48 m²

POS 2.28 1BR 48 m²

POS 2.29 2BR 75 m²

POS 2.30 2BR 70 m²

POS 2.31 2BR 70 m²

POS 2.32 2BR 71 m²

POS 2.33 1BR 48 m²

POS 2.34 1BR 48 m²

POS 2.35 2BR 75 m²

POS 2.36 2BR 70 m²

POS 2.37 2BR 70 m²

POS 2.38 2BR 71 m²

POS 2.39 1BR 48 m²

POS 2.40 1BR 48 m²

POS 2.41 2BR 75 m²

POS 2.42 2BR 70 m²

POS 2.43 2BR 70 m²

POS 2.44 2BR 71 m²

POS 2.45 1BR 48 m²

POS 2.46 1BR 48 m²

POS 2.47 2BR 75 m²

POS 2.48 2BR 70 m²

POS 2.49 2BR 70 m²

POS 2.50 2BR 71 m²

POS 2.51 1BR 48 m²

POS 2.52 1BR 48 m²

POS 2.53 2BR 75 m²

POS 2.54 2BR 70 m²

POS 2.55 2BR 70 m²

POS 2.56 2BR 71 m²

POS 2.57 1BR 48 m²

POS 2.58 1BR 48 m²

POS 2.59 2BR 75 m²

POS 2.60 2BR 70 m²

POS 2.61 2BR 70 m²

POS 2.62 2BR 71 m²

POS 2.63 1BR 48 m²

POS 2.64 1BR 48 m²

POS 2.65 2BR 75 m²

POS 2.66 2BR 70 m²

POS 2.67 2BR 70 m²

POS 2.68 2BR 71 m²

POS 2.69 1BR 48 m²

POS 2.70 1BR 48 m²

POS 2.71 2BR 75 m²

POS 2.72 2BR 70 m²

POS 2.73 2BR 70 m²

POS 2.74 2BR 71 m²

POS 2.75 1BR 48 m²

POS 2.76 1BR 48 m²

POS 2.77 2BR 75 m²

POS 2.78 2BR 70 m²

POS 2.79 2BR 70 m²

POS 2.80 2BR 71 m²

POS 2.81 1BR 48 m²

POS 2.82 1BR 48 m²

POS 2.83 2BR 75 m²

POS 2.84 2BR 70 m²

POS 2.85 2BR 70 m²

POS 2.86 2BR 71 m²

POS 2.87 1BR 48 m²

POS 2.88 1BR 48 m²

POS 2.89 2BR 75 m²

POS 2.90 2BR 70 m²

POS 2.91 2BR 70 m²

POS 2.92 2BR 71 m²

POS 2.93 1BR 48 m²

POS 2.94 1BR 48 m²

POS 2.95 2BR 75 m²

POS 2.96 2BR 70 m²

POS 2.97 2BR 70 m²

POS 2.98 2BR 71 m²

POS 2.99 1BR 48 m²

POS 3.00 1BR 48 m²

POS 3.01 2BR 75 m²

POS 3.02 2BR 70 m²

POS 3.03 2BR 70 m²

POS 3.04 2BR 71 m²

POS 3.05 1BR 48 m²

POS 3.06 1BR 48 m²

POS 3.07 2BR 75 m²

POS 3.08 2BR 70 m²

POS 3.09 2BR 70 m²

POS 3.10 2BR 71 m²

POS



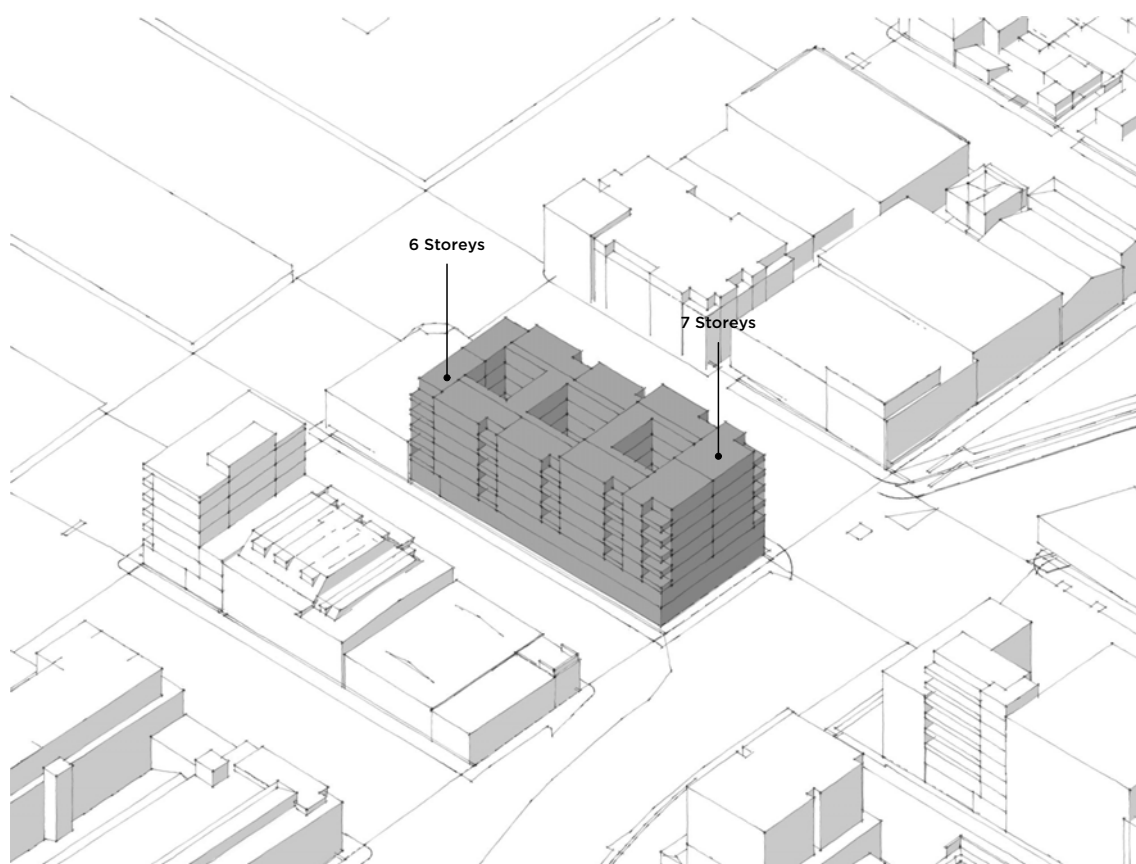
Site 10
36-56 Stawell St

DDO28 (Station)
 Mandatory FAR 5:1
 Discretionary Building Height 8 storeys
 Mandatory Commercial FAR 1:1

10B

Option B

Site Area: 1394m²
Site Coverage: 97%
 (Potentially 75%)



*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 10
36-56 Stawell St

10B

Option B — Area Schedule

11B Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	1,161
Ground Floor Plan		
	Circ/BOH	597
	Comm NSA	761
Level 1		
	Apt NSA	254
	COS	307
	Circ/BOH	132
	Comm NSA	630
	POS	36
Level 2		
	Apt NSA	742
	Circ/BOH	220
Level 3		
	Apt NSA	742
	Circ/BOH	220
Level 4		
	Apt NSA	742
	Circ/BOH	220
Level 5		
	Apt NSA	742
	Circ/BOH	220
	POS	90

DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 1394m²
Site Coverage: 97%
(Potentially 75%)*

11B Areas by Category	
Zone Category	Measured Area
Apt NSA	3,560
Basement	1,161
COS	307
Circ/BOH	1,697
Comm NSA	1,391 (Target 1394)
POS	434

11B GFA	
Total GFA	Max Allowable GFA
6,648	6,970

11B Apartment Numbers	
Zone Name	Quantity
1BR	10
2BR	28
3BR	10
Total	48

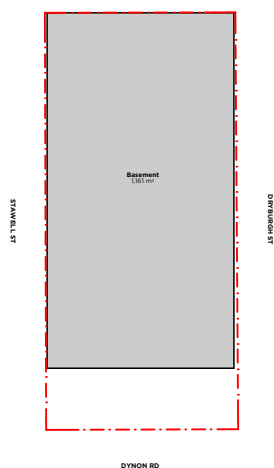
*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 10
36-56 Stawell St

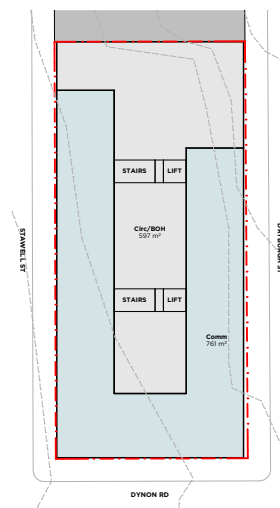
10B

DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

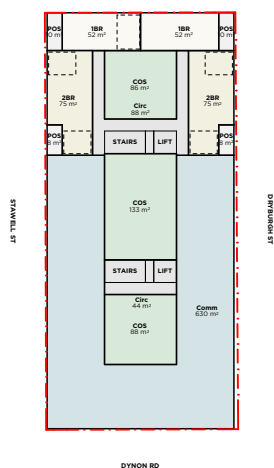
Basement



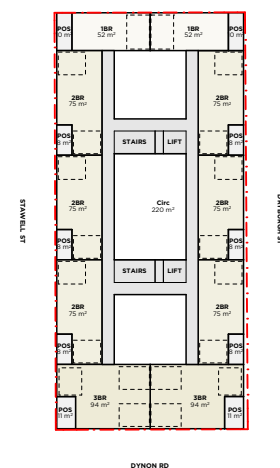
Ground Floor



Level 1



Level 2–5 Typical



Scale
1:1000 at A4

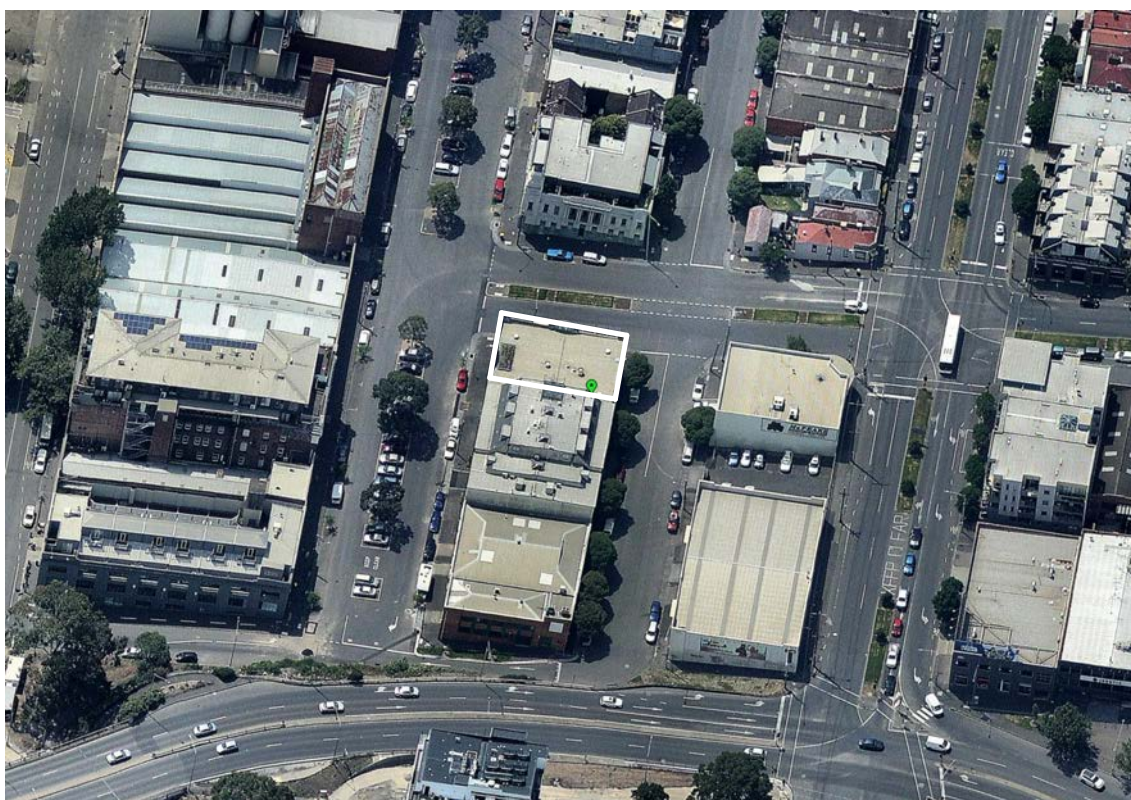
North



Site 11
513 Victoria St

DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 451m²



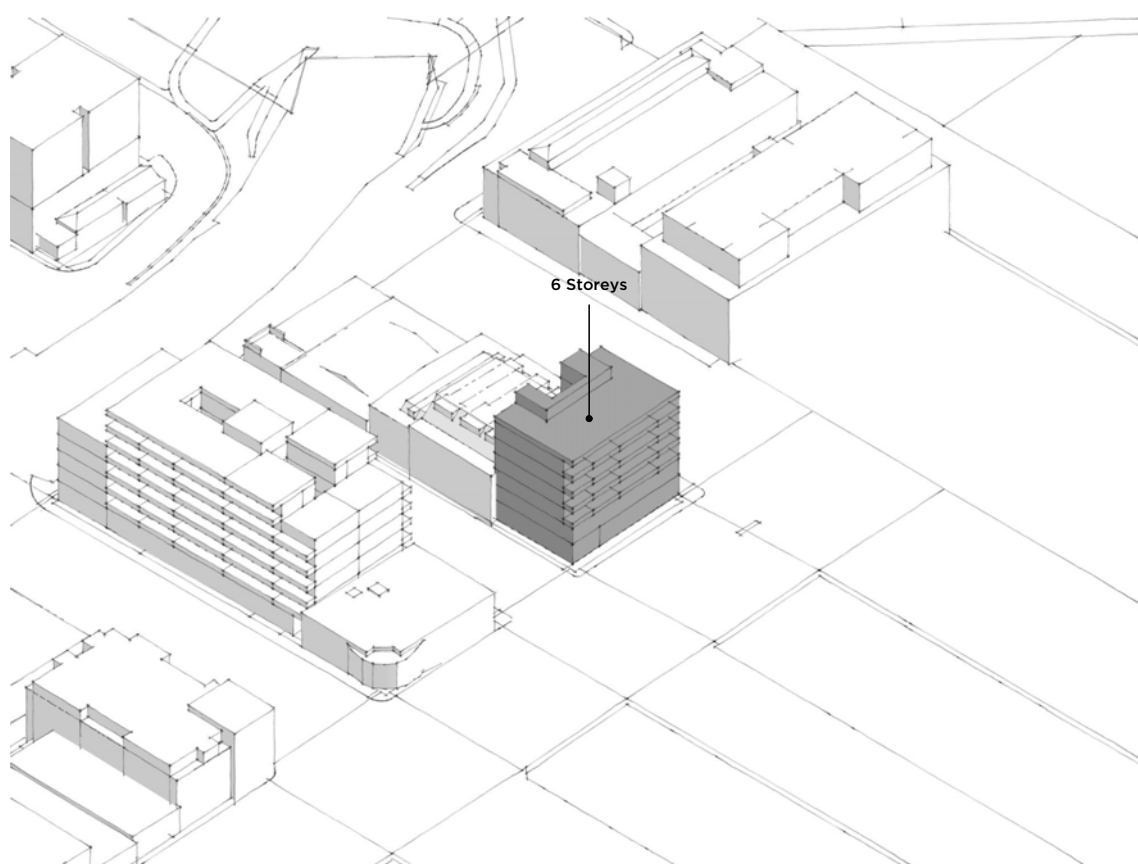
Site 11 513 Victoria St

11A

Option A

DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 451m²
Site Coverage: 97%
(Potentially 88%)*



*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 11
513 Victoria St

11A

Option A — Area Schedule

DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 451m²
Site Coverage: 97%
(Potentially 88%)*

12A Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	434
Ground Floor Plan		
	Circ/BOH	188
	Comm NSA	196
Level 1		
	Circ/BOH	64
	Comm NSA	329
Level 2		
	Apt NSA	279
	Circ/BOH	64
	POS	51
Level 3		
	Apt NSA	279
	Circ/BOH	64
	POS	51
Level 4		
	Apt NSA	279
	Circ/BOH	64
	POS	51
Level 5		
	Apt NSA	279
	Circ/BOH	64

12A Areas by Category		
Zone Category	Measured Area	
Apt NSA	1,116	
Basement	434	
COS	329	
Circ/BOH	572	
Comm NSA	525	(Target 451)
POS	204	

12A GFA	
Total GFA	Max Allowable GFA
2,213	2,255

12A Apartment Numbers	
Zone Name	Quantity
1BR	4
2BR	12
Total	16

*Site coverage reflects ground level only, often approaching 100% coverage to allow for back of house program. This can be redistributed to achieve lower site coverage by aligning with the upper levels. This figure describes the minimum site coverage if this were achieved.

Site 11

513 Victoria St

11A

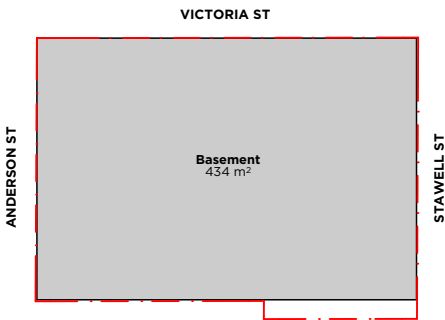
DDO28 (Station)

Mandatory FAR 5:1

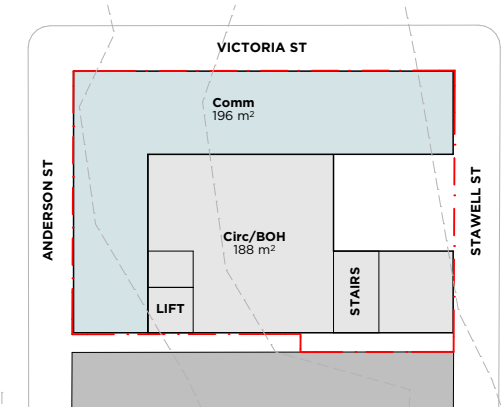
Discretionary Building Height 8 storeys

Mandatory Commercial FAR 1:1

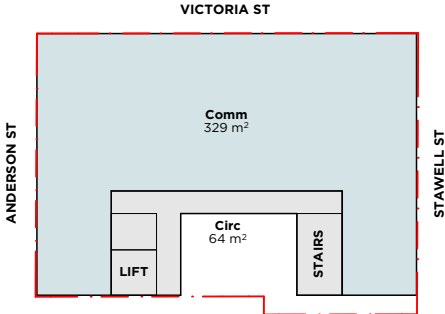
Basement



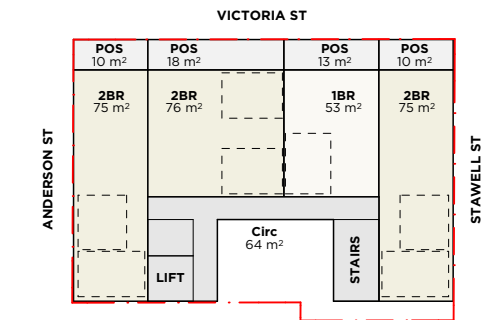
Ground Floor



Level 1



Level 2–5 Typical



Scale
1:500 at A4

North

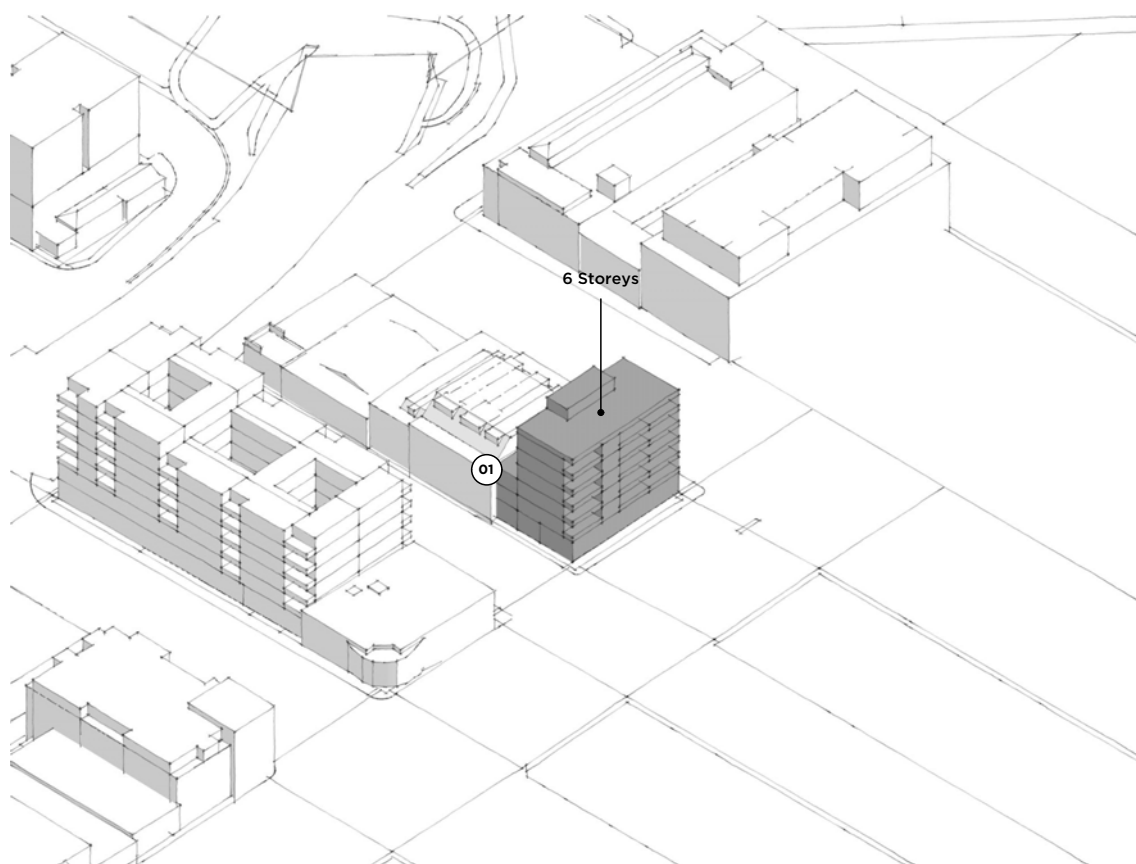
Site 11 513 Victoria St

11B

Option B

DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 451m²
Site Coverage: 96%



- 01 Flexibility allows design to respond to site characteristics and context — commercial area consolidated into 3 storey building on landlocked edge of site, allowing residential area to occupy amenity-rich street edges.

Site 11
513 Victoria St

11B

Option B — Area Schedule

DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 451m²
Site Coverage: 96%

12B Areas by Level		
Home Story	Zone Category	Measured Area
Basement		
	Basement	434
Ground Floor Plan		
	Circ/BOH	243
	Comm NSA	192
Level 1		
	Apt NSA	215
	Circ/BOH	51
	Comm NSA	126
	POS	42
Level 2		
	Apt NSA	215
	Circ/BOH	51
	Comm NSA	126
	POS	42
Level 3		
	Apt NSA	215
	Circ/BOH	51
	POS	42
Level 4		
	Apt NSA	215
	Circ/BOH	51
	POS	42
Level 5		
	Apt NSA	215
	Circ/BOH	51
	POS	42
Level 6		
	COS	258
	Circ/BOH	51

12B Areas by Category		
Zone Category	Measured Area	
Apt NSA	1,075	
Basement	434	
COS	258	
Circ/BOH	549	
Comm NSA	444	(Target 451)
POS	210	

12B GFA	
Total GFA	Max Allowable GFA
2,068	2,255

12B Apartment Numbers	
Zone Name	Quantity
2BR	15

Site 11

513 Victoria St

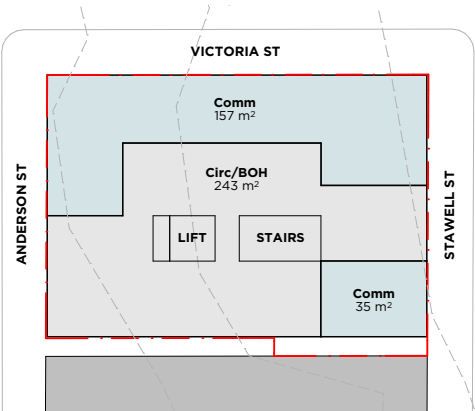
DDO28 (Station)
Mandatory FAR 5:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

11B

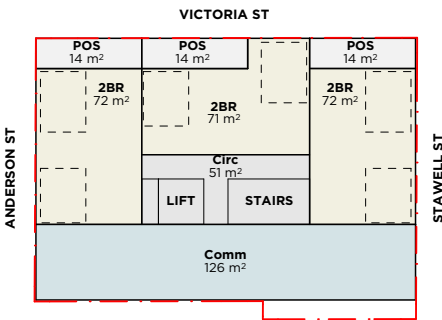
Basement



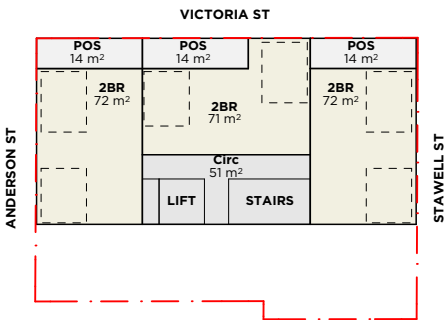
Ground Floor



Level 1–2 Typical



Level 3–5 Typical



Scale
1:500 at A4

North

Part 3

Additional Testing on Key Sites

After receiving feedback on the draft structure plan, some key sites and areas were tested in terms of proposed height controls. The sites tested were:

- 202 Adderley Street (Don Kyatt)
- 300 Dudley Street (Festival Hall)

Observations and Recommendations

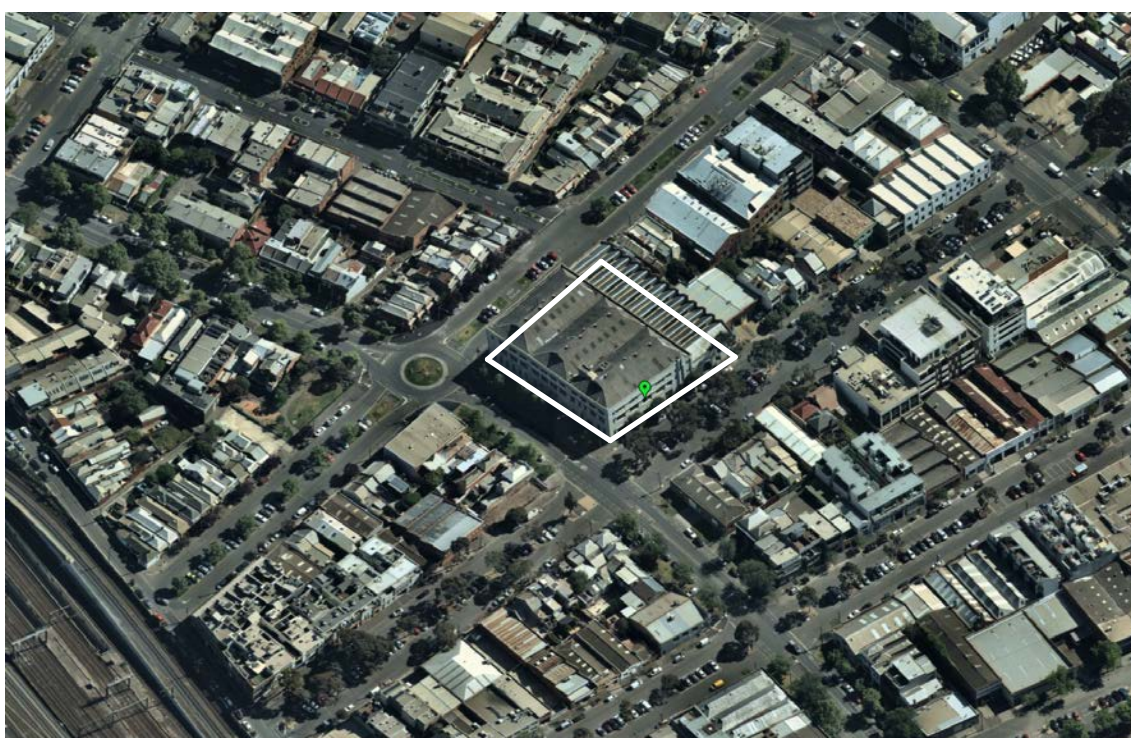
Testing on the Don Kyatt site produced a generous and flexible response while retaining the majority of the heritage buildings, with the exception of the deep central part of the site which had to be removed to create a courtyard to provide primary outlook. The maximum allowable GFA was not reached within the 6 storey discretionary height limit. While not completely capitalised on in this test scheme on this particular site, the additional GFA bonus is still seen as a lucrative incentive, particularly given the quality and character of the existing building.

Testing on the Festival Hall site demonstrated that the increasing the discretionary height limit to 10 storeys supports the ability to redistribute mass across the site to more appropriately respond to the unique site conditions of having lower built form to the North and the border of the CBD to the South. The controls support very generous courtyard buildings with high building separation and ground permeability.

Site 12
Don Kyatt (202 Adderley St)

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 6 storeys (special case)
Mandatory Commercial FAR 0.5:1

Site Area: 3,669m²



Site 12
Don Kyatt (202 Adderley St)

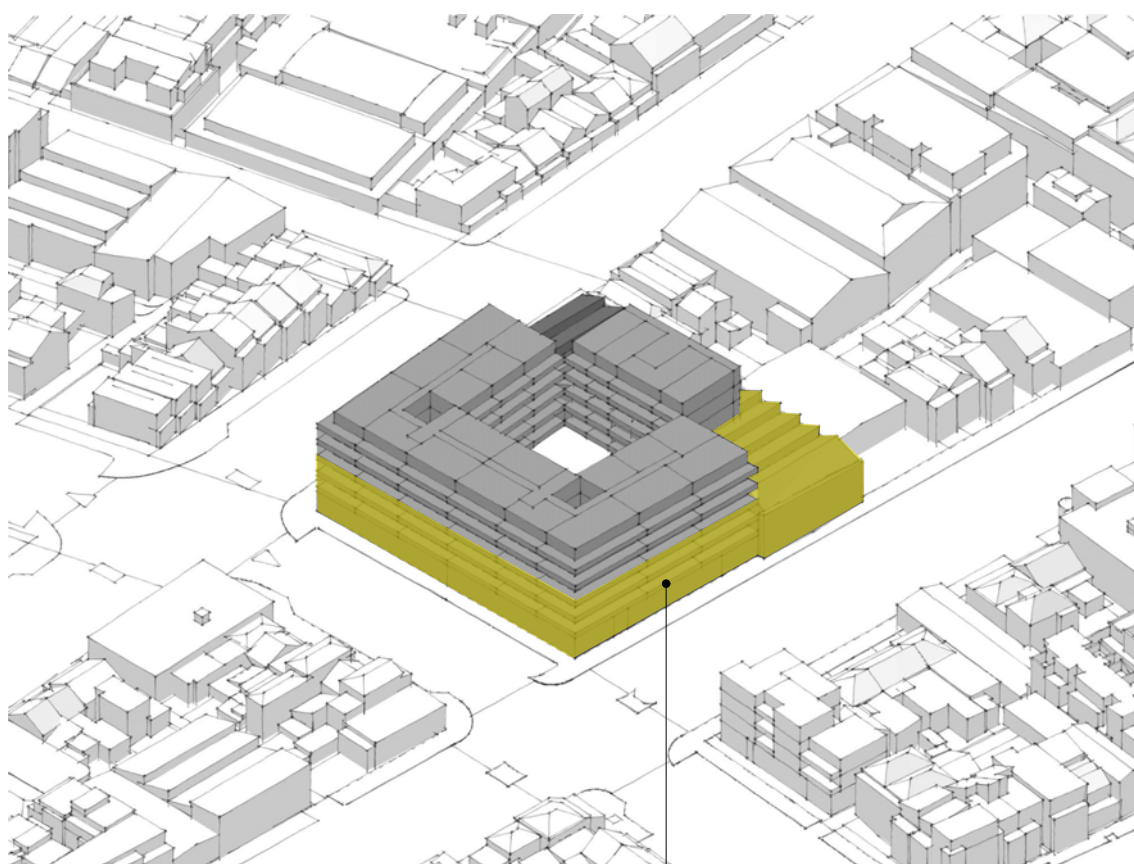
DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 6 storeys (special case)
Mandatory Commercial FAR 0.5:1

12A

Option A

Site Area: 3,669m²

Site Coverage: 94%



Retained Building

Site 12
Don Kyatt (202 Adderley St)

12A

Option A — Area Schedule

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 6 storeys (special case)
Mandatory Commercial FAR 0.5:1

Site Area: 3,669m²

13A Areas by Level		
Home Story	Zone Category	Measured Area
Ground Floor Plan		
	Apt NSA	252
	COS	680
	Circ/BOH	1,191
	Comm NSA	1,478
	POS	49
Level 1		
	Apt NSA	2,057
	Circ/BOH	317
	POS	536
Level 2		
	Apt NSA	1,475
	Circ/BOH	272
	POS	456
Level 3		
	Apt NSA	1,475
	Circ/BOH	272
	POS	456
Level 4		
	Apt NSA	1,475
	Circ/BOH	272
	POS	456
Level 5		
	Apt NSA	1,475
	Circ/BOH	272
	POS	456

13A Areas by Category		
Zone Category	Measured Area	
Apt NSA	8,209	
COS	680	
Circ/BOH	2,596	
Comm NSA	1,478	(Target 1,193)
POS	2,409	

13A GFA	
Total GFA	Max Allowable GFA
12,283	14,507 (11,007)

13A Apartment Numbers	
Zone Name	Quantity
1BR	62
2BR	50
3BR	10
Total	122

0.5 x Floor Area of retained heritage/character building added to max allowable GFA. In this case 0.5 x 7,001 = 3,500sqm of additional GFA allowed.

Site 12
Don Kyatt (202 Adderley St)

12A

DDO29-2 (Adderley)
Mandatory FAR 3:1
Discretionary Building Height 6 storeys (special case)
Mandatory Commercial FAR 0.5:1

Ground Floor



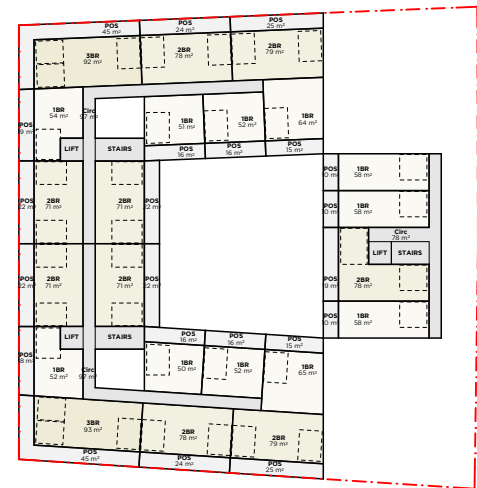
Level 1



Level 2



Level 3–5 Typical



Scale
1:1000 at A4

North
⬆

Areas shaded yellow indicate extent of heritage building retained

Site 13
Festival Hall (300 Dudley St)

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 10 storeys (spec. case)
Mandatory Commercial FAR 1:1

Site Area: 4,125m²



Site 13
Festival Hall (300 Dudley St)

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 10 storeys (spec. case)
Mandatory Commercial FAR 1:1

13A

Option A

Site Area: 4,125m²



Site 13
Festival Hall (300 Dudley St)

13A

Option A — Area Schedule

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 10 storeys (spec. case)
Mandatory Commercial FAR 1:1

Site Area: 4,125m²
Site Coverage: 81%

14A Areas by Level		
Home Story	Zone Category	Measured Area
Ground Floor Plan		
	COS	795
	Circ/BOH	1,739
	Comm NSA	1,280
Level 1		
	Apt NSA	1,632
	Circ/BOH	288
	Comm NSA	616
	POS	302
Level 2		
	Apt NSA	1,632
	Circ/BOH	288
	Comm NSA	616
	POS	302
Level 3		
	Apt NSA	1,632
	Circ/BOH	288
	Comm NSA	616
	POS	302
Level 4		
	Apt NSA	788
	Circ/BOH	171
	Comm NSA	616
	POS	138
Level 5		
	Apt NSA	788
	Circ/BOH	171
	Comm NSA	228
	POS	138
Level 6		
	Apt NSA	788
	Circ/BOH	171
	Comm NSA	228
	POS	138
Level 7		
	Apt NSA	788
	Circ/BOH	171
	POS	138
Level 8		
	Apt NSA	535
	Circ/BOH	114
	POS	94
Level 9		
	Apt NSA	253
	Circ/BOH	57
	POS	44

14A Areas by Category		
Zone Category	Measured Area	
Apt NSA	8,836	
COS	795	
Circ/BOH	3,458	
Comm NSA	4,200	(Target 4,125)
POS	1,596	

14A GFA	
Total GFA	Max Allowable GFA
16,300	16,500

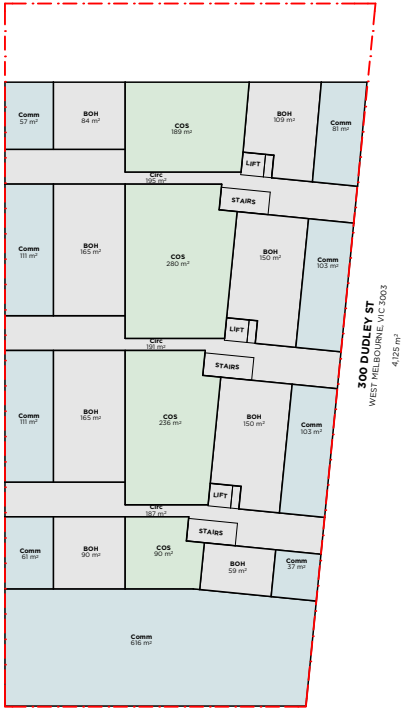
14A Apartment Numbers	
Zone Name	Quantity
1BR	66
2BR	46
3BR	20
Total	132

Site 13
Festival Hall (300 Dudley St)

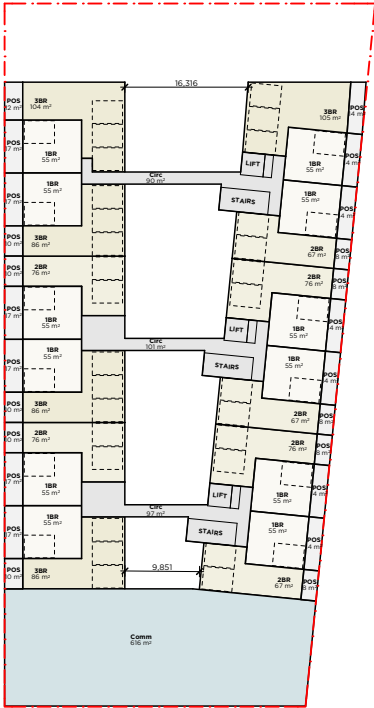
DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 10 storeys (spec. case)
Mandatory Commercial FAR 1:1

13A

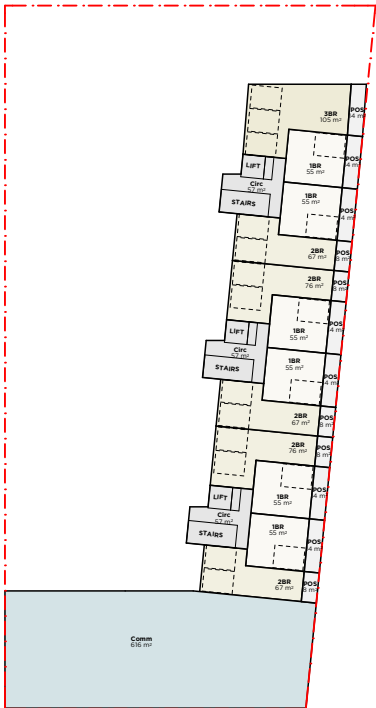
Ground Floor



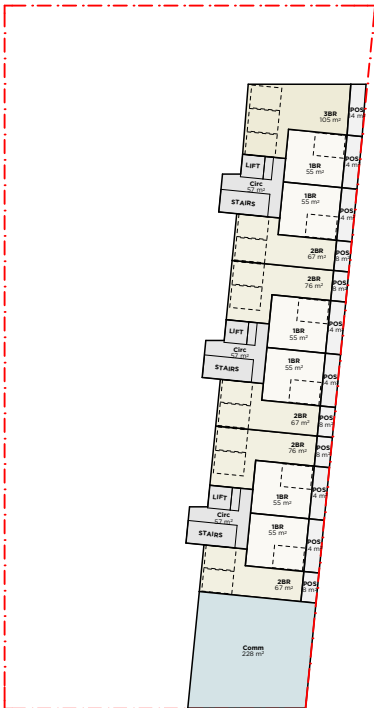
Level 1—3 Typical



Level 4



Level 5—6 Typical



Scale
1:1000 at A4

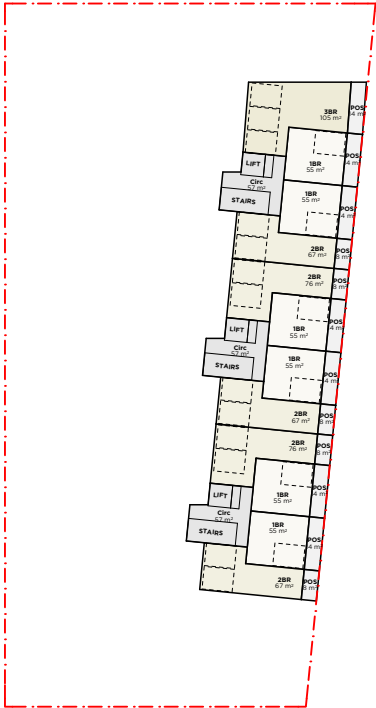
North

Site 13
Festival Hall (300 Dudley St)

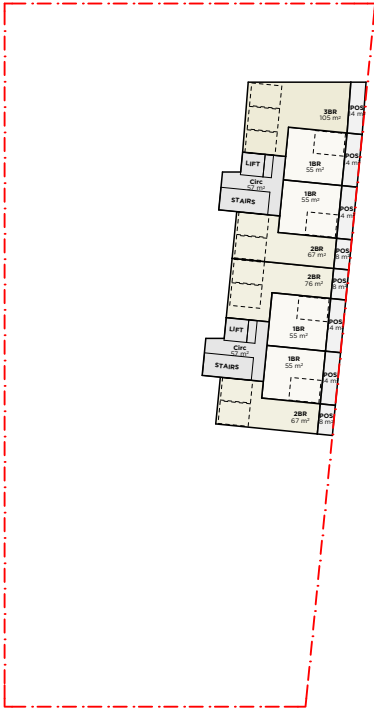
DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 10 storeys (spec. case)
Mandatory Commercial FAR 1:1

13A

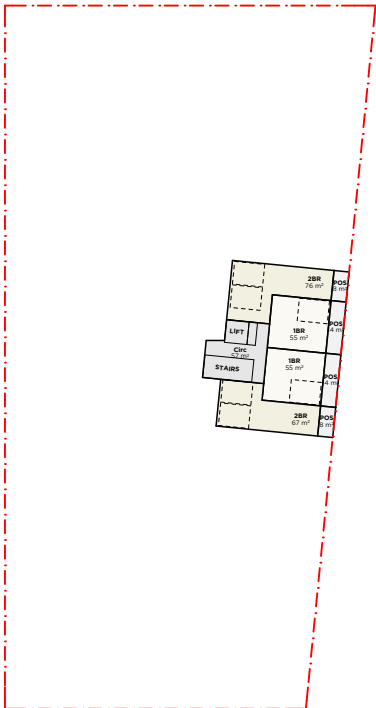
Level 7



Level 8



Level 9



Scale
1:1000 at A4

North

Part 4 —

Testing of Character Building

Area Exclusions/Bonuses

A number of sites were tested in order to make recommendations about the viability of a control that would allow for additional area to be added as an incentive for retaining existing buildings deemed to contribute to neighbourhood character.

Observations and Recommendations

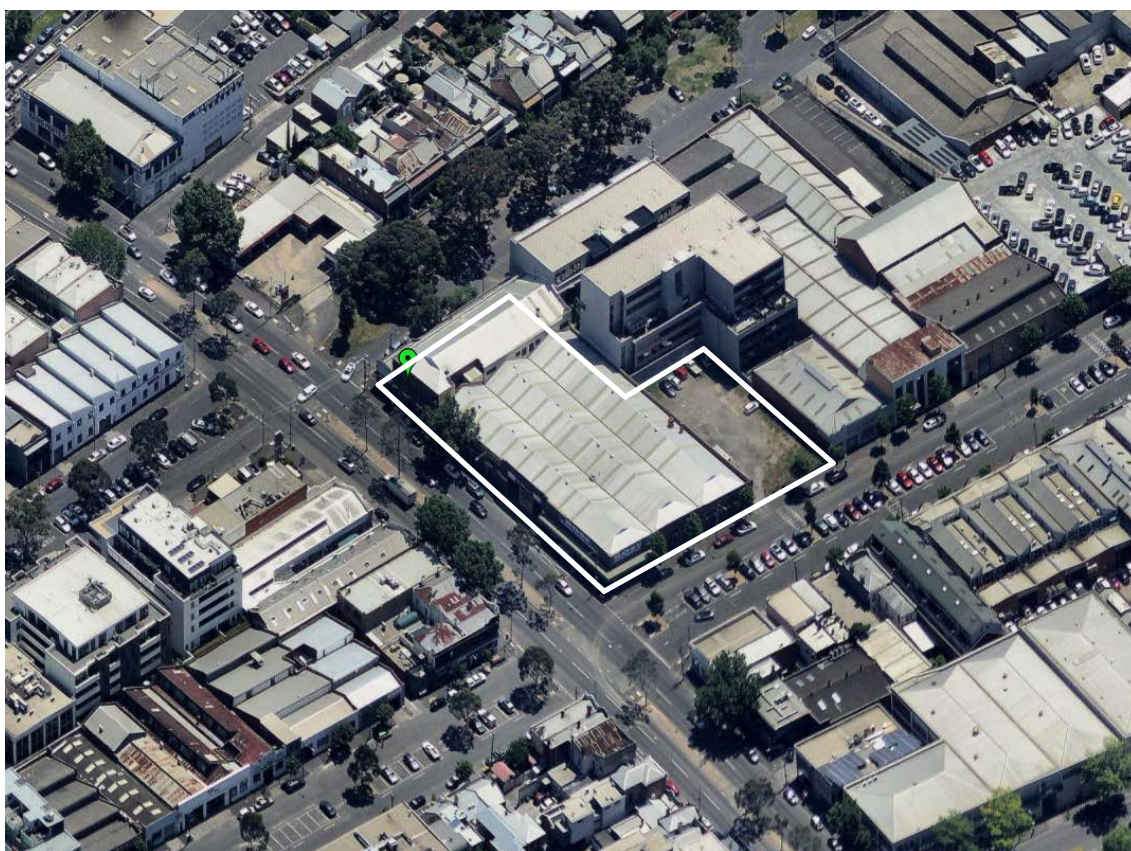
The introduction of an incentive that allows for additional GFA exempt from the FAR calculation where it occurs within a significant existing building appears to strongly encourage the re-use of existing buildings. Additional area was able to be efficiently claimed as Net Saleable Area within the discretionary height controls, working around the existing building(s) without foreseeably increasing complexity or cost prohibitively. Additional area was difficult to claim within the discretionary height controls on some sites in the Adderley precinct, acknowledging that the FAR controls provide a maximum that cannot be met in some cases due to other constraints.

A 0.5 FAR figure was proposed as the additional bonus GFA incentive. Through testing, this figure was determined to provide a sufficient increase to Net Saleable Area to justify the retention of character buildings in a typical commercial development scenario. Figures higher than 0.5 were deemed to potentially lead to poorer design responses that may fail to meet design objectives as site coverage and efficiency would need to increase to remain within the discretionary height limit, leading to lower amenity spatial planning. Figures lower than 0.5 were deemed to not provide enough perceived financial incentive to reliably encourage the retention of character buildings.

Site 14
512–544 Spencer Street

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

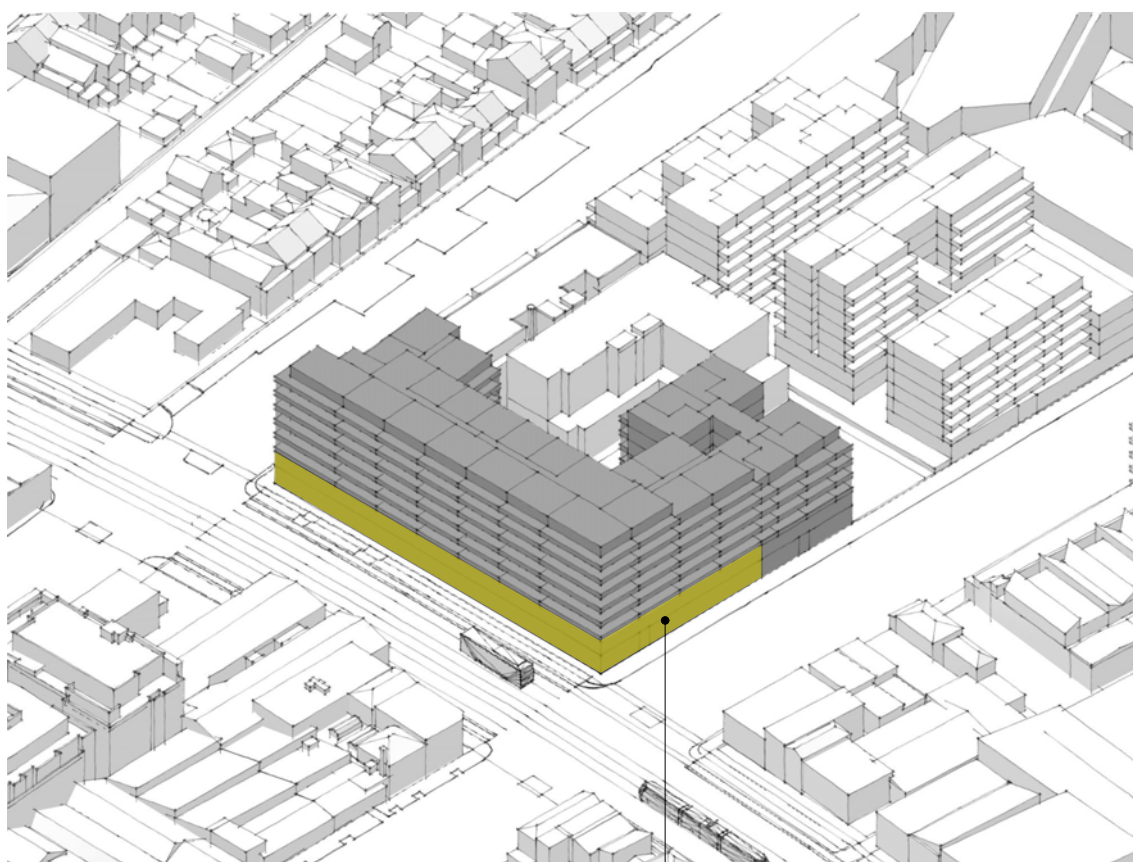
Site Area: 4,215m²



Site 14
512–544 Spencer Street

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

14A

Option A**Site Area: 4,215m²**

Retained Building

Site 14
512–544 Spencer Street

14A

Option A — Area Schedule

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 4,215m²
Site Coverage: 73%

15A Areas by Level		
Home Story	Zone Category	Measured Area
Ground Floor Plan		
	COS	1,177
	Circ/BOH	1,213
	Comm NSA	1,629
Level 1		
	Circ/BOH	384
	Comm NSA	2,632
Level 2		
	Apt NSA	2,164
	Circ/BOH	412
	POS	530
Level 3		
	Apt NSA	2,164
	Circ/BOH	412
	POS	530
Level 4		
	Apt NSA	2,164
	Circ/BOH	412
	POS	530
Level 5		
	Apt NSA	1,720
	Circ/BOH	384
	POS	432
Level 6		
	Apt NSA	1,136
	Circ/BOH	278
	POS	311
Level 7		
	Apt NSA	977
	Circ/BOH	251
	POS	271

15A Areas by Category		
Zone Category	Measured Area	
Apt NSA	10,325	
COS	1,177	
Circ/BOH	3,746	
Comm NSA	4,261	(Target 4,215)
POS	2,604	

15A GFA	
Total GFA	Max Allowable GFA
18,332	18,429* (16,860)

15A Apartment Numbers	
Zone Name	Quantity
1BR	58
2BR	72
3BR	12
Total	156

* 0.5 x Floor Area of retained heritage/character building added to max allowable GFA. In this case 0.5 x 3,138 = 1,569sqm of additional GFA allowed.

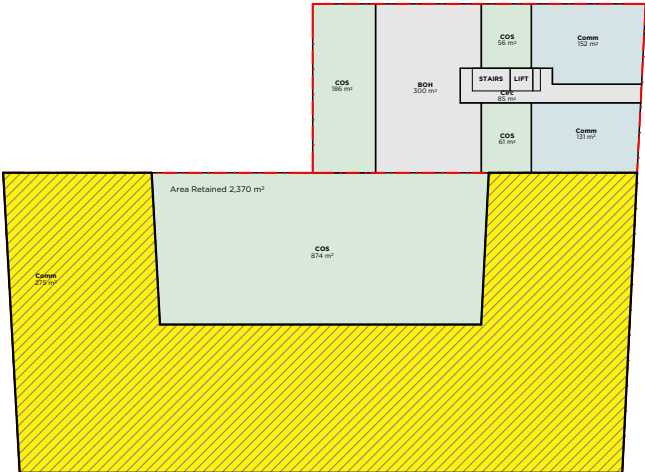
A 0.5 FAR figure was proposed as the additional bonus GFA incentive. Through testing, this figure was determined to provide a sufficient increase to Net Saleable Area to justify the retention of character buildings in a typical commercial development scenario. Figures higher than 0.5 were deemed to potentially lead to poorer design responses that may fail to meet design objectives as site coverage and efficiency would need to increase to remain within the discretionary height limit, leading to lower amenity spatial planning. Figures lower than 0.5 were deemed to not provide enough perceived financial incentive to reliably encourage the retention of character buildings.

Site 14

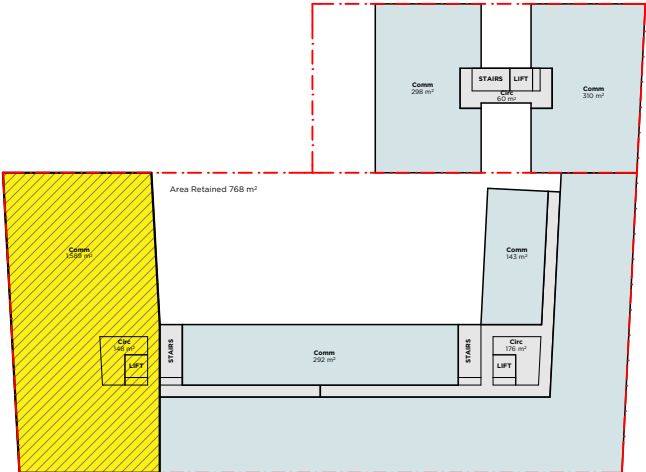
512–544 Spencer Street

14A

Ground Floor



Level 1



Level 2–4 Typical



Level 5



Scale

1:1000 at A4

North



Areas shaded yellow indicate extent of heritage building retained

Site 14

512–544 Spencer Street

DDO29-1 (Spencer)

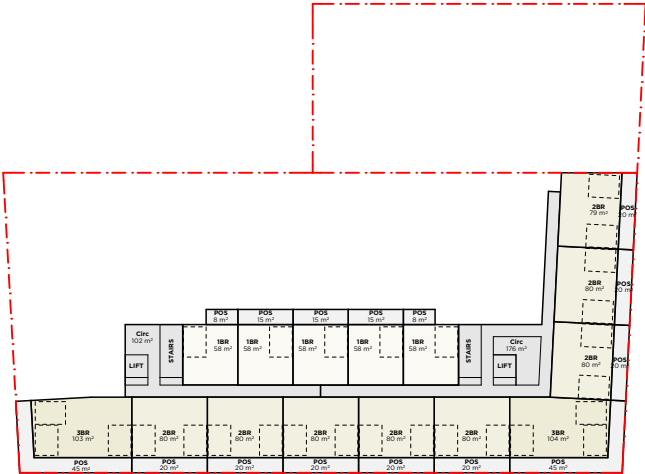
Mandatory FAR 4:1

Discretionary Building Height 8 storeys

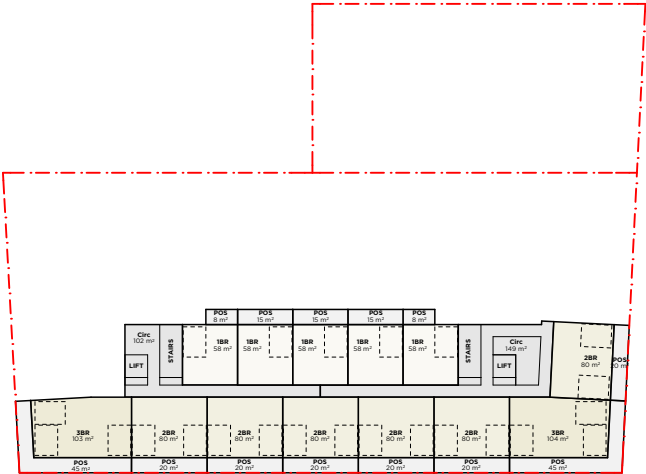
Mandatory Commercial FAR 1:1

14A

Level 6



Level 7



Scale

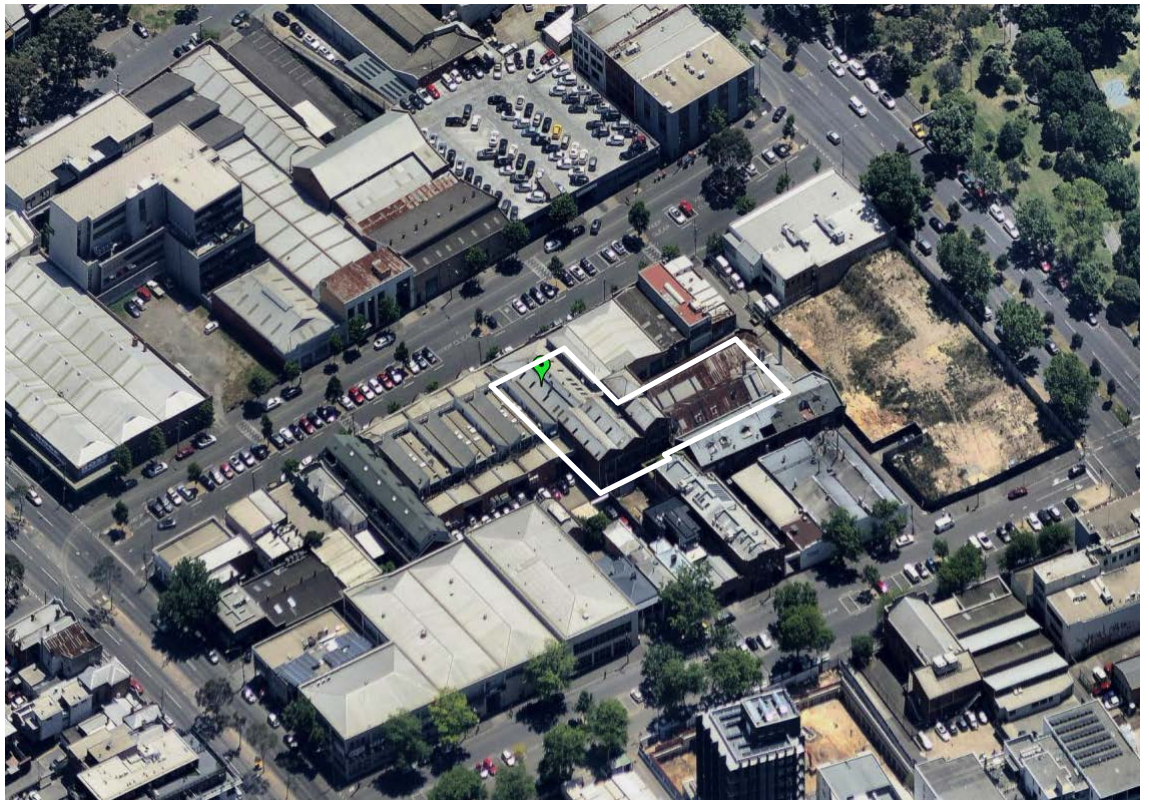
1:1000 at A4

North

Site 15
45 Stanley Street

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 1,692m²



Site 15
45 Stanley Street

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

15A

Option A**Site Area: 1,692m²**

Retained Building

Site 15
45 Stanley Street

15A

Option A — Area Schedule

DDO29-1 (Spencer)
Mandatory FAR 4:1
Discretionary Building Height 8 storeys
Mandatory Commercial FAR 1:1

Site Area: 1,692m²
Site Coverage: 82%

16A Areas by Level		
Home Story	Zone Category	Measured Area
Ground Floor Plan		
	Apt NSA	96
	COS	122
	Circ/BOH	531
	Comm NSA	695
	POS	19
Level 1		
	Apt NSA	661
	Circ/BOH	133
	Comm NSA	270
	POS	104
Level 2		
	Apt NSA	661
	Circ/BOH	133
	Comm NSA	270
	POS	104
Level 3		
	Apt NSA	661
	Circ/BOH	133
	Comm NSA	147
	POS	104
Level 4		
	Apt NSA	661
	Circ/BOH	133
	Comm NSA	147
	POS	104
Level 5		
	Apt NSA	661
	Circ/BOH	133
	Comm NSA	147
	POS	104

16A Areas by Category		
Zone Category	Measured Area	
Apt NSA	3,401	
COS	122	
Circ/BOH	1,196	
Comm NSA	1,676	(Target 1,692)
POS	539	

16A GFA	
Total GFA	Max Allowable GFA
6,273	7,098*(6,768)

16A Apartment Numbers	
Zone Name	Quantity
1BR	10
2BR	35
3BR	1
Total	46

*0.5 x Floor Area of retained heritage/character building added to max allowable GFA. In this case 0.5 x 659 = 330sqm of additional GFA allowed.

A 0.5 FAR figure was proposed as the additional bonus GFA incentive. Through testing, this figure was determined to provide a sufficient increase to Net Saleable Area to justify the retention of character buildings in a typical commercial development scenario. Figures higher than 0.5 were deemed to potentially lead to poorer design responses that may fail to meet design objectives as site coverage and efficiency would need to increase to remain within the discretionary height limit, leading to lower amenity spatial planning. Figures lower than 0.5 were deemed to not provide enough perceived financial incentive to reliably encourage the retention of character buildings.

Site 15

45 Stanley Street

15A

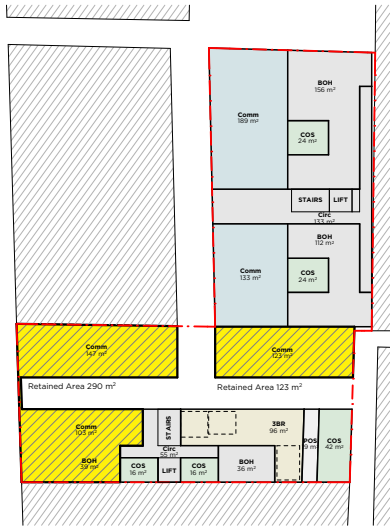
DDO29-1 (Spencer)

Mandatory FAR 4:1

Discretionary Building Height 8 storeys

Mandatory Commercial FAR 1:1

Ground Floor



Level 1



Ground Floor



Scale

1:1000 at A4

North



Areas shaded yellow indicate extent of heritage building retained

