

**FISHERMANS BEND PLANNING REVIEW PANEL: DRAFT AMENDMENT
GC81**

SUPPLEMENTARY INFORMATION NOTE

SIN NUMBER:	22
DATE:	24 May 2018
PRECINCT:	All CCZ precincts
FRAMEWORK REFERENCE:	
SUBJECT:	Providing further information on sensitivity testing of FAR assumptions

Sensitivity testing of FAR assumptions

1. The FARs have been calculated based on the following assumptions:
 - a. % of approved permits that proceed (currently set at 90%)
 - b. % of sites developed by 2050 (current assumption is 75% of sites redevelop by 2050)
2. The following tables illustrate the impact of moderating these base two assumptions. Three scenarios are analysed:
 - a. Option 1: Impact of reducing the 90% assumption to 80%, 70%, 50%, 30% and 10%. Reducing the percentage of approved permits that proceed increases the FARs. The impact is greatest in precincts with significant numbers of approved permits (see Table 1).
 - b. Option 2A: Impact of reducing the 75% build out by 2050 assumption for all precincts to an assumption that only 50% of sites will redevelop by 2050. The same amount of GFA to support a population of 80,000 residents and 40000 workers would then be distributed on fewer sites. The original 75% assumption meant that the base FAR was increased by 133%. Shifting to a 50% assumption would mean increasing the base FAR by 200% (see Table 2A).
 - c. Option 2B: As above but calculated for maximum dwelling FARs only (see Table 2B).
 - d. Option 3A: Impact of reducing the 75% build out by 2050 assumption to 50% for only two areas - Sandridge non-core and Wirraway non-core. These are the two areas where the FARs are lowest and where there has been criticism that they are too low for an urban renewal area. They also have a limited number of permits so there is some logic in assuming that sites will redevelop at a slower rate. This will increase

the original base FARs for these two areas by 200%, not 133% (see Table 3A).

- e. Option 3B: As above but calculated for maximum dwelling FARs only (see Table 3B).

Table 1: FARs Sensitivity Testing - Changes to assumption re: % of approved developments that proceed

Precinct	Core/Non-core	FARs	FARs					
		Original assumption	Revised assumptions					
		90%	80%	70%	50%	30%	10%	Difference between 90% and 10% assumptions
Wirraway	Core	4.1	4.1	4.1	4.2	4.2	4.3	0.2
	Non-core	2.1	2.2	2.2	2.2	2.3	2.3	0.2
Sandridge	Core	7.4	7.5	7.5	7.6	7.7	7.9	0.5
	Non-core	3.3	3.4	3.5	3.5	3.6	3.7	0.4
Montague	Core	6.3	6.6	7.0	7.6	8.2	8.9	2.6
	Non-core	3.6	3.8	4.0	4.4	4.8	5.3	1.7
Lorimer	Core	5.4	5.5	5.6	5.8	6.0	6.2	0.8

Assumptions:

- 1. Build-out rate of 75% of sites by 2050 still applies

Table 2A: Total FARs Sensitivity Testing - Changes to assumption re: percentage of build-out by 2050 (all precincts with same assumptions)

Precinct	Core/Non-core	Original Total FAR determined by GFA needed (assumes 100% buildout)	FARS with Current assumption of 75% buildout	FARs with revised assumption of 50% buildout
Multiplier effect		100%	133%	200%
Wirraway	Core	3.1	4.1	8.2
	Non-core	1.6	2.1	4.3
Sandridge	Core	5.6	7.4	14.9
	Non-core	2.5	3.3	6.7
Montague	Core	4.8	6.3	12.6
	Non-core	2.7	3.6	7.2
Lorimer	Core	4.1	5.4	10.8

Assumptions:

1. Assumes that 90% of approved permits proceed

Table 2B: Dwelling FARs Sensitivity Testing - Changes to assumption re: percentage of build-out by 2050 (all precincts with same assumptions)

Precinct	Core/Non-core	Original Maximum Dwelling FAR determined by GFA needed (assumes 100% buildout)	Dwelling FARS with Current assumption of 75% buildout	Dwelling FARs with revised assumption of 50% buildout
Multiplier effect		100%	133%	200%
Wirraway	Core	1.6	2.2	4.4
	Non-core	1.6	2.1	4.3
Sandridge	Core	2.8	3.7	7.3
	Non-core	2.5	3.3	6.7
Montague	Core	3.6	4.7	9.4
	Non-core	2.7	3.6	7.2
Lorimer	Core	2.8	3.7	7.4

Assumptions:

1. Assumes that 90% of approved permits proceed

Table 3A: FARs Sensitivity Testing - Changes to assumption re: percentage of build-out by 2050 (varied assumptions between precincts)

Precinct	Core/Non-core	Original Base FAR determined by GFA needed (assumes 100% buildout)	Current assumption for buildout by 2050	Current FARs (based on 75% buildout assumption)	Revised assumptions (varied by precinct)	Multiplier effect	Revised assumption of 50% buildout	Increase to current proposed FARs
Wirraway	Core	3.1	75%	4.1	75%	133%	4.1	0.0
	Non-core	1.6		2.1	50%	200%	3.2	1.1
Sandridge	Core	5.6		7.4	75%	133%	7.4	0.0
	Non-core	2.5		3.3	50%	200%	5.0	1.7
Montague	Core	4.8		6.3	75%	133%	6.3	0.0
	Non-core	2.7		3.6	75%	133%	3.6	0.0
Lorimer	Core	4.1		5.4	75%	133%	5.4	0.0

Assumptions:

1. Assumes that 90% of approved permits proceed

Table 3B: Dwelling FARs Sensitivity Testing - Changes to assumption re: percentage of build-out by 2050 (varied assumptions between precincts)

Precinct	Core/Non-core	Original Base FAR determined by GFA needed (assumes 100% buildout)	Current assumption for buildout by 2050	Current FARs (based on 75% buildout assumption)	Revised assumptions (varied by precinct)	Multiplier effect	Revised assumption of 50% buildout	Increase to current proposed FARs
Wirraway	Core	1.6	75%	2.2	75%	133%	2.2	0.0
	Non-core	1.6		2.1	50%	200%	3.2	1.1
Sandridge	Core	2.8		3.7	75%	133%	3.7	0.0
	Non-core	2.5		3.3	50%	200%	5.0	1.7
Montague	Core	3.6		4.7	75%	133%	4.7	0.0
	Non-core	2.7		3.6	75%	133%	3.6	0.0
Lorimer	Core	2.8		3.7	75%	133%	3.7	0.0

Assumptions:

1. Assumes that 90% of approved permits proceed