

# FISHERMANS BEND PLANNING REVIEW PANEL: DRAFT AMENDMENT GC81

## SUPPLEMENTARY INFORMATION NOTE

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<b>SIN NUMBER:</b>	20
<b>DATE:</b>	24 May 2018
<b>PRECINCT:</b>	All CCZ precincts
<b>FRAMEWORK REFERENCE:</b>	N/A
<b>SUBJECT:</b>	Floor Area Uplift (FAU) capacity

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1. The Review Panel has inquired about the impact of capping the FAU. The Minister does not consider this is required because the delivery of FAU is at the discretion of the Responsible Authority and will be monitored over time.
2. To understand the impact that capping of the FAU might have if it were to be recommended by the Review Panel, the Minister has prepared for the assistance of the Review Panel the following:
  - a. 3D modelling of four sites, one from each precinct illustrating what a building envelope with an FAU comprising 10%, 20% and 30% of the relevant FAR might look like– see **Attachment 1**.
  - b. Table 1, which details the impact of the FAU if capped by 10%, 20% and 30% of the Total FAR.
3. The impact of these different FAU rates on the potential increase to dwelling and population number in each precinct is illustrated in Table 1. As set out in the evidence of Leanne Hodyl (Document 53), relying on an 8:1 ratio of market dwellings permitted for each social housing dwelling provided, achievement of the 6% social housing target through the FAU requires the delivery of 19,926 dwellings (2,214 social housing units and 17,712 market rate dwellings). The analysis in Table 1 shows that adopting a 30% cap would mean that these dwellings could not be delivered exclusively through the FAU mechanism. The gap between what is achievable under the FAU and what is required grows as the cap is reduced.
4. Changing these base assumptions does not change the overall population target of 80,000 people by 2050.

### ATTACHMENTS:

**Attachment 1** – Table 1: Impact of capping FAU at 10, 20 and 30% of the Total FAR

**Attachment 2** – FAU modeling of four sites demonstrating 10%, 20% and 30% of the Total FAR in FAU.

**Attachment 1 - Table 1: Impact of capping FAU at 10, 20 and 30% of the Total FAR**

Impact of capping FAU at 10, 20 and 30% of the Total FAR										
	Existing Maximum FAR	FAU	Potential additional GFA across the precinct (m2)	Additional dwellings (assume 110m2 gross average per dwelling)	FAU	Potential additional GFA across the precinct (m2)	Additional dwellings (assume 110m2 gross average per dwelling)	FAU	Potential additional GFA across the precinct (m2)	Additional dwellings (assume 110m2 gross average per dwelling)
		10%			20%			30%		
<b>Wirraway Core</b>	4.1	0.4	36,265	330	0.8	72,529	659	1.2	108,794	989
<b>Wirraway Non-core</b>	2.1	0.2	80,740	734	0.4	161,479	1,468	0.6	242,219	2,202
<b>Sandridge Core</b>	7.4	0.7	225,159	2,047	1.5	450,319	4,094	2.2	675,478	6,141
<b>Sandridge Non-core</b>	3.4	0.3	89,080	810	0.7	178,161	1,620	1.0	267,241	2,429
<b>Montague Core</b>	6.3	0.6	91,972	836	1.3	183,945	1,672	1.9	275,917	2,508
<b>Montague Non-core</b>	3.6	0.4	26,370	240	0.7	52,739	479	1.1	79,109	719
<b>Lorimer Core</b>	5.4	0.5	99,534	905	1.1	199,069	1,810	1.6	298,603	2,715
			<b>Total Additional Dwellings</b>	<b>5,901</b>			<b>11,802</b>			<b>17,703</b>
			<b>Additional residents (based on 2.21 residents per dwelling)</b>	<b>13,041</b>			<b>26,083</b>			<b>39,124</b>

**Assumptions:**

1. Potential FAU has been calculated as an average across all precincts and assumes that all sites can incorporate the FAU.
2. The calculations do not take into account the building envelope but rather provide an overall understanding of the quantum of additional yield that each FAU cap could deliver within each precinct.
3. This is based on the assumption that 75% of sites would be developed by 2050 - the additional yield provided through the FAU noted above would therefore be delivered on those sites only. If greater than 75% of sites redevelop then the FAU would deliver more dwellings/residents.