Subject: Site

Future Graham Street pedestrian bridge

Legend:
- Project project number
- Investigation area - Lorimer Health and Wellbeing Hub
- Investigation area - Sports and Recreation Hub
- Investigation area - Arts and Cultural Hub
- Investigation area - Education and Community Hub (Primary)
- Future open space
- Proposed tram route
- New indicative cycleways
- New 12 metre wide roads
- Road closure
- Proposed roads
- Existing roads
- New bridge / existing bridge upgrade

Figure 20. Infrastructure delivery in Lorimer
SCENARIO 1 - BASELINE FAR

Parameters

The following parameters have been applied for Scenario 1

- Floor area ratio of 5.4:1, including an FAR of 1.7:1 for non-residential land uses within each development
- Incorporation of proposed controls in Capital City Zone (Schedule 4), Fishermans Bend Urban Renewal Area Local Policy and Design & Development Overlay (Schedule 67)
- Adherence to the 3D modelling assumptions outlined in Table 14 of the Fishermans Bend Urban Design Strategy (Hodyl & Co)
- Use of proposed street network outlined in Figure 20 of the Fishermans Bend draft Framework

Figure 4.4 shows the capacity outputs for Lorimer if all properties in Lorimer were able to successfully achieve the Floor Area Ratio under the proposed built form controls. However, for many properties this is not the case. The final capacity outputs for Scenario One reflect the reduced FAR from sites that are unable to achieve the baseline provision. The deduction in floor area is first taken from the provision for non-residential land uses. If the floor area deficiency is greater than the 1.7:1 FAR provision non-residential land uses, then addition floor space is deducted from the residential land use provision within the development.

<table>
<thead>
<tr>
<th>Parameters</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAR workers</td>
<td>4,577</td>
</tr>
<tr>
<td>DAM workers</td>
<td>60</td>
</tr>
<tr>
<td>FAR residents</td>
<td>877</td>
</tr>
<tr>
<td>DAM residents</td>
<td>2,654</td>
</tr>
<tr>
<td>FAR dwellings</td>
<td>5,865</td>
</tr>
<tr>
<td>DAM dwellings</td>
<td>1,301</td>
</tr>
<tr>
<td>FAR dwellings lost</td>
<td>430</td>
</tr>
<tr>
<td>FAR residents lost</td>
<td>1,188</td>
</tr>
<tr>
<td>FAR workers lost</td>
<td>1,188</td>
</tr>
<tr>
<td>Total dwellings</td>
<td>13,469</td>
</tr>
<tr>
<td>Total Residents</td>
<td>10,815</td>
</tr>
<tr>
<td>Total Workers</td>
<td>4,637</td>
</tr>
</tbody>
</table>

Figure 4.4: 3D built form outcome for Scenario 1
EXISTING AND APPROVED BUILDINGS

- 93-97 LORIMER ST 49 STORIES
- 93-97 LORIMER ST 47 STORIES
- 1-13 PT PARK CRES 32 STORIES
- 92-102 LORIMER ST 41 STORIES
- 84-90 LORIMER ST 45 STORIES
- 72-82 LORIMER ST 30 STORIES
- 60A LORIMER ST 34 STORIES
- 50 - 56 LORIMER ST 19 STORIES

*NOTE: STORY HEIGHTS ARE APPROXIMATE
SITE AREA = 3568 m²
PODIUM AREA = 2500 m²
SITE COVERAGE = 70%
PODIUM -
3 levels at 2500 m²  =  7,500m²

TOWER -
12 levels at 960 M²  =  11,520m²

TOTAL GFA  =  19020m²

FAR  =  5.4:1

COMPLIANT SCHEME - 5.4:1 FAR
15 STOREY BUILDING

COMPLIANT SCHEME - 5.4:1 FAR

PROJECT:
41 LORIMER STREET

FILENAME:
COMPLIANT SCHEME - 5.4:1

SCALE:
NOT TO SCALE

DATE:
5/15/2018

NOT TO SCALE
COMPLIANT SCHEME - 5.4:1 FAR
15 STOREY BUILDING

COMPLIANT SCHEME - 5.4:1 FAR
WEST GATE FWY

15 STOREY BUILDING

COMPLIANT SCHEME - 5.4:1 FAR
93-97 LORIMER ST
47 & 49 STORIES

35 STOREY BUILDING

SITE AREA = 3568m²
PODIUM AREA = 2507m²
SITE COVERAGE = 70%

LORIMER STREET

1 149 m²
Landscape

2500 sqm

960 sqm

10 000

42 000

23 250

37 000

BUILT FORM COVERAGE
NON COMPLIANT SCHEME 12:1 FAR
PODIUM -
6 levels at 2500m$^2$ = 15,000m$^2$

TOWER -
29 levels at 960m$^2$ = 27,840m$^2$

TOTAL GFA = 42,840m$^2$

FAR = 12:1
NON - COMPLIANT SCHEME -12:1 FAR