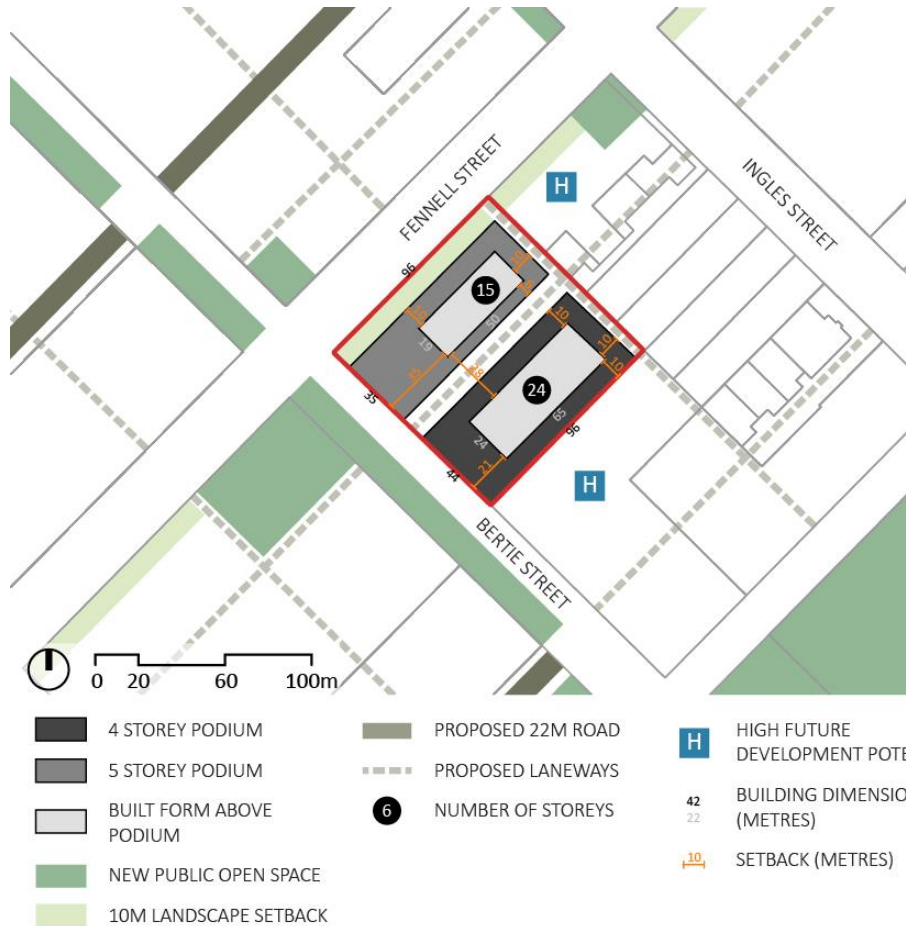


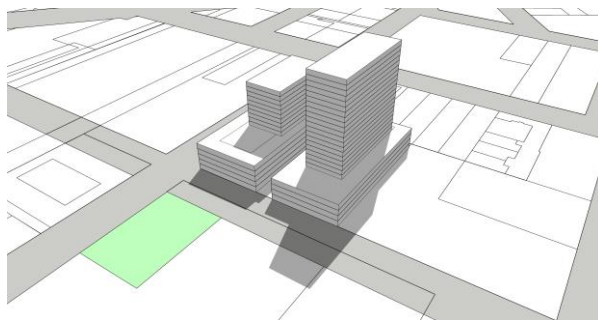
## Sandridge revised FAR modelling - 26.04.2018

Note: 60-82 Johnson Street and 469-471 Williamstown Road have not been remodelled because they are in the non-core area, so there is no change to their FAR.

### Submitter 131.4: 32-38 Fennell Street and 50-60 Bertie Street, Port Melbourne



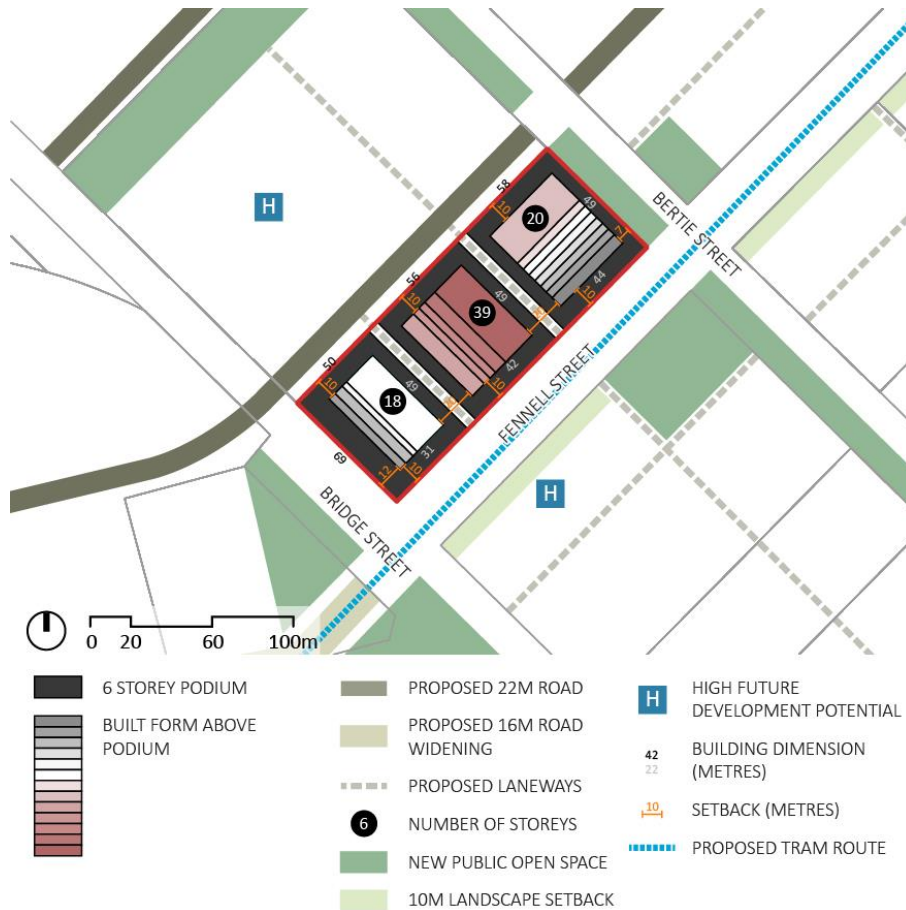
SITE AREA (SQM)	10,212
PUBLIC REALM AREA (SQM)	1,722
OPEN SPACE	(17%)
DEVELOPABLE SITE AREA (SQM)	8,490
CORE/ NON-CORE	Core
MAXIMUM FAR	8.1:1
MAXIMUM GFA (SQM)	82,717
MINIMUM NON-DWELLING FAR	3.7:1
MINIMUM NON-DWELLING GFA (SQM)	37,784
PREFERRED MAXIMUM HEIGHT	99.8m (30 storeys)
MODELLED GFA (SQM)	82,426



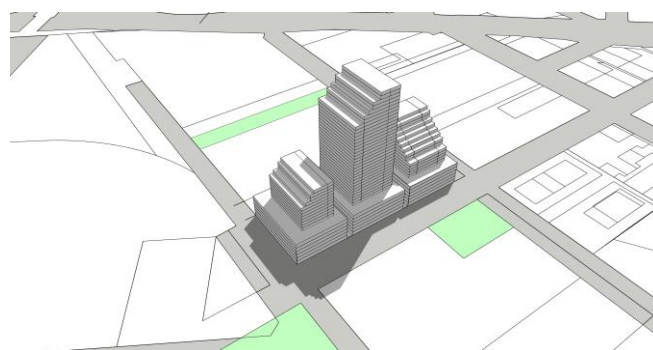
Shadows as on 22nd September at 11am

The site has been remodelled with reduced tower heights in order to remain within the revised FAR. The minimum commercial FAR can be accommodated in the podiums. There is scope within the preferred maximum height for additional GFA in the southern tower.

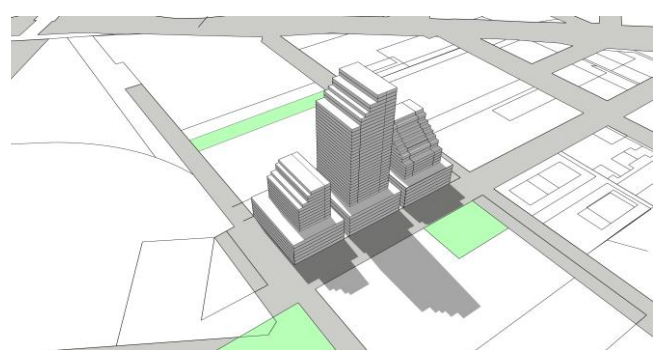
**Submitter 242: 1 Fennell Street, Port Melbourne**



SITE AREA (SQM)	20,940
PUBLIC REALM AREA (SQM)	
OPEN SPACE	828 (4%)
DEVELOPABLE SITE AREA (SQM)	20,112
CORE/ NON-CORE	Core
MAXIMUM FAR	8.1:1
MAXIMUM GFA (SQM)	169,614
MINIMUM NON-DWELLING FAR	3.7:1
MINIMUM NON-DWELLING GFA (SQM)	77,478
PREFERRED MAXIMUM HEIGHT	42.2m (8 storeys) – unlimited
MODELLED GFA (SQM)	169,681



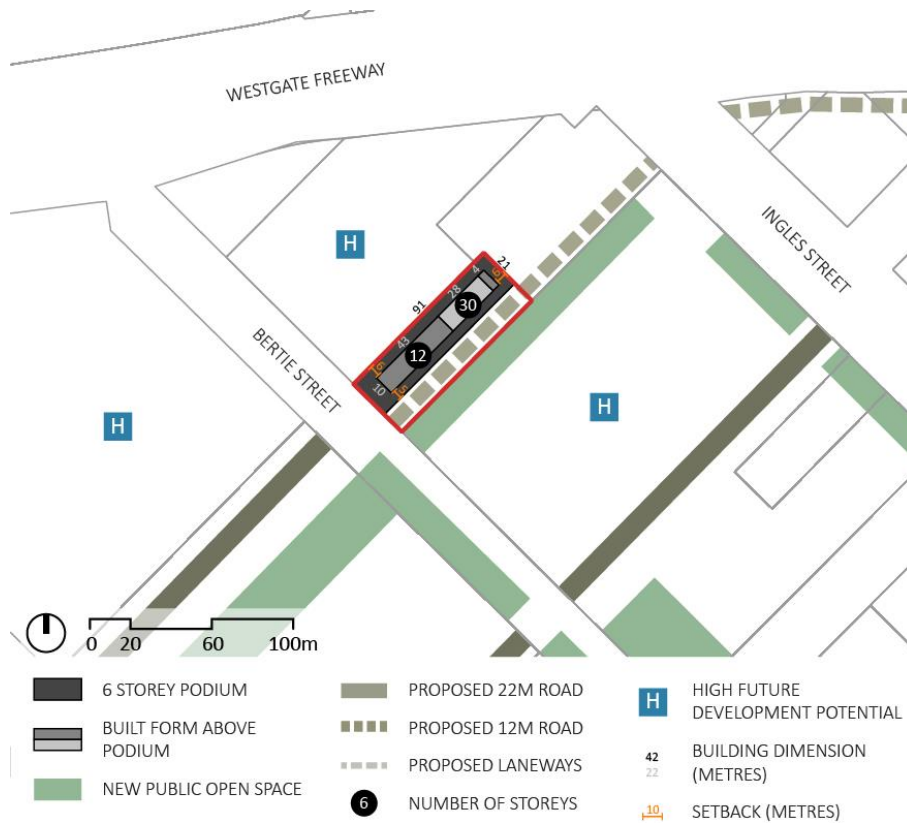
Shadows as on 22nd September at 11:30am



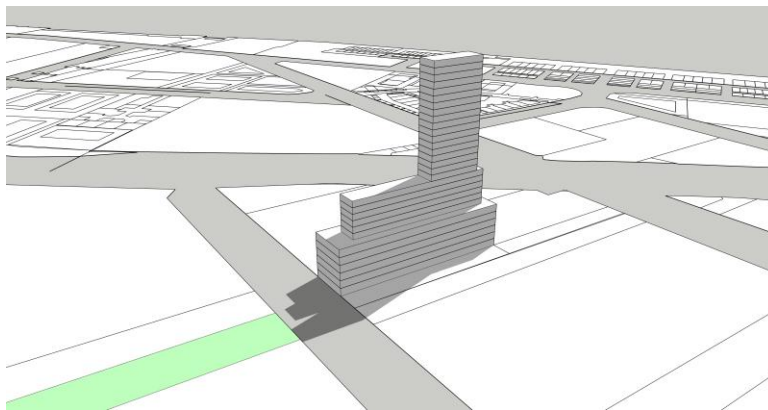
Shadows as on 22nd September at 2:00pm

The minimum commercial GFA cannot be accommodated within the maximum podium height, so some of it needs to be accommodated within the towers. The maximum FAR can just be reached on the site. However, this requires more deep-plan floor levels within the towers than are needed for the minimum commercial GFA. These levels are not suitable for residential use. Therefore, achieving the maximum FAR relies on more than the minimum commercial GFA.

**Submitter 182: 118 Bertie Street, Port Melbourne**



SITE AREA (SQM)	3,028
PUBLIC REALM AREA (SQM) OPEN SPACE (35%)	1,073
DEVELOPABLE SITE AREA (SQM)	1,955
CORE/ NON-CORE	Core
MAXIMUM FAR	8.1:1
MAXIMUM GFA (SQM)	24,527
MINIMUM NON-DWELLING FAR	3.7:1
MINIMUM NON-DWELLING GFA (SQM)	11,204
PREFERRED MAXIMUM HEIGHT	42.2m (8 storeys) – unlimited
MODELLED GFA (SQM)	22,011



Shadows as on 22nd September at 11am

This site cannot achieve the revised maximum FAR due to shadow constraints and the proposed new road along the southern boundary. The floorplate above the podium is unlikely to be viable due to its narrow width. The commercial FAR can be accommodated in the podium.