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

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.
Shadows as on 22nd September at 11:30am

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.
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.