

REDWatch Analysis of Minister Letter 18 Aug 2023 Announcement

Based on Media Release on Initial Announcement of 3000 units on LAHC Land 4 Nov 2022

	Current South		Earlier Announcement		New Figures		Change on Expected		Change on Current		Current Aboriginal		Rezoned Aboriginal		New Aboriginal		Change units
	Units		Units	% Units	Units	% Units	Units	% change	Units	% change	Units		Units	% Units	Units	% Units	
Social	749	100.00%	847	28.23%	900	30.00%	53	6.26%	151	20.16%	Estimate	12-13%	no less than 1/1/21		135	15%	
Affordable	0	0.00%	227	7.57%	600	20.00%	373	164.32%	600				22.7	10%	90	15%	67.3
Private	0	0.00%	1926	64.20%	1500	50.00%	-426	-22.12%	1500								
Total	749	100.00%	3000	100.00%	3000	100.00%	0	0.00%	2251	300.53%							

What happens if percentages were of GFA not units

	Earlier Announcement				On Nov 22			On New			Change if Announcement of GFA cf Units
	Units	% Units	% GFA	GFA: Unit Factor	Units	% Units	% GFA	Units	% Units	% GFA	Units
Social	847	28.23%	26.50%	1.065409	902.40	30.01%	28.23%	958.87	0.313811	30.00%	58.87
Affordable	227	7.57%	7.00%	1.080952	245.38	8.16%	7.57%	648.57	0.212259	20.00%	48.57
Private	1926	64.20%	66.50%	0.965414	1859.39	61.83%	64.20%	1448.12	0.47393	50.00%	-51.88
Total	3000	100.00%	100.00%	1	3007.16	100.00%		3055.56	1	100.00%	55.56

What happens if you apply new policy to High Rises?

	Current Central and North		New Figures		Change on Current		Needed to Maintain	
	Units		Units	% Units	Units	% change	Units	
Social	1263	100.00%	900	30.00%	-363	-28.74%	1263	
Affordable	0	0.00%	600	20.00%	600		842	
Private	0	0.00%	1500	50.00%	1500		2105	
Total	1263	100.00%	3000	100.00%	1737	137.53%	4210	333.33% on exist 40.33% on South policy

Based on Planning Controls 3012 less 127 on private land

	Current South		Rezoning		New Figures		Change on Expected		Change on Current	
	Units		Units	% Units	Units	% Units	Units	% change	Units	% change
Social	749	100.00%	847	29.36%	865.5	30.00%	18.5	2.18%	116.5	15.55%
Affordable	0	0.00%	227	7.87%	577	20.00%	350	154.19%	577	
Private	0	0.00%	1811	62.77%	1442.5	50.00%	-368.5	-20.35%	1442.5	
Total	749	100.00%	2885	100.00%	2885	100.00%	0	0.00%	2136	285.18%

These figures have been prepared by REDWatch to guide discussion and analysis of the announcement and its implications

While all care has been taken the spreadsheet may contain errors so please do your own checking. If you find any errors please advise mail@redwatch.org.au and we will make corrections.