

Floor Space Increase Calculations - Draft BEP2 Compared with CoS Proposed (HBO+EMTB 2006)

Precinct	Block		Site Area ha	Floor Space Control		Total Floor Space			
				CoS Study	BEP2	CoS FS	BEP2 FS	FS Increase	% change
A	1	Walkup Apartments	1.32	2	2.75	2.64	3.63	0.99	37.50%
	2	Walkup Apartments	0.69	2.5	2.5	1.725	1.725	0	0.00%
	3	Walkup Apartments	0.88	1.75	2.5	1.54	2.2	0.66	42.86%
	4	Purcell	0.23	1.75	2	0.4025	0.46	0.0575	14.29%
B	5	Walkup Apartments	0.87	2.5	3	2.175	2.61	0.435	20.00%
	6	McKell	0.92	3.5	3	3.22	2.76	-0.46	-14.29%
	7	Walkup Apartments	0.7	1.5	3	1.05	2.1	1.05	100.00%
		PCYC	0.36	1.5	3	0.54	1.08	0.54	100.00%
	8	Recently Completed Costruction	0.97	2	2.5	1.94	2.425	0.485	25.00%
F	9	Poet's Corner	2.04	2	2.5	4.08	5.1	1.02	25.00%
	10*	Endeavour Project Infill (+330 Apts)	1.76	2	3	3.52	5.28	1.76	50.00%
			1.44	2.5	3	3.6	4.32	0.72	20.00%
	11	Walkup Apartments	1	1.75	3	1.75	3	1.25	71.43%
	12	Walkup Apartments	0.96	2	2.5	1.92	2.4	0.48	25.00%
	13	Infill (+77 Apts) Banks and Cook Bldgs	1.97	2	3	3.94	5.91	1.97	50.00%
	13A	Shop Site	0.27	2	2.5	0.54	0.675	0.135	25.00%
	14	Terrace	0.19	1.75	2.5	0.3325	0.475	0.1425	42.86%
	14A	Walkup Apartments	0.19	1.75	2.5	0.3325	0.475	0.1425	42.86%
	15	Walkup Apartments	0.62	2	2.5	1.24	1.55	0.31	25.00%
G	16	Walkup Apartments	1.13	1.75	3	1.9775	3.39	1.4125	71.43%
	17	Mt Lachlan	0.66	1.75	2.75	1.155	1.815	0.66	57.14%
	18	Dobell	0.75	1.75	2.5	1.3125	1.875	0.5625	42.86%
	19	Madden Place	1.025	1.75	2.5	1.79375	2.5625	0.76875	42.86%
	20	Drysdale	0.37	2	2.5	0.74	0.925	0.185	25.00%
	21	Camellia Grove	0.67	1.75	2.5	1.1725	1.675	0.5025	42.86%
TOTALS	Redfern & Waterloo Consolidated		21.985			44.63875	60.4175	15.77875	35.35%
	Indicative FSR - Development space/land					2.03	2.75	0.72	
In Block 10 Assumed 3.2ha split 55% at 2:1 and 44% 2.5:1 based on Raglan frontage									
H			Existing						
	25	South Eveleigh	1.16	0.5	2.5	0.58	2.9	2.32	400.00%
	26		0.32	2.2	2.5	0.704	0.8	0.096	13.64%
TOTALS	South Eveleigh		1.48			1.284	3.7	2.416	188.16%
	Indicative FSR - Development space/land					0.87	2.50	1.63	

Source: Compiled by REDWatch from Draft RWA BEP2 Exhibition Report Appendix A and Renewal Strategy Tables - January 2011