

## Comparison of Number of New Units (@ 85 sm / unit) with Existing Units showing Infill & Redevelopment Potential

(These Figures show what can be built where under BEP2 if the Highrise are retained as proposed - Existing Blue & Potential Red)

Precinct	Block		Site Area ha	FSR BEP2	BEP2 FS ha	Current Units	Units @ 85 sm av	Potential Change	Existing Highrise	New Infill Highrise	Current low&mid	New units low&mid
A	1	Walkup Apartments	1.32	2.75	3.63	155	427	272			155	427
	2	Walkup Apartments	0.69	2.5	1.725	52	203	151			52	203
	3	Walkup Apartments	0.88	2.5	2.2	108	259	151			108	259
	4	Purcell	0.23	2	0.46	61	54	-7	61			
B	5	Walkup Apartments	0.87	3	2.61	130	307	177			130	307
	6	McKell	0.92	3	2.76	284	325	41	284	41		
	7	Walkup Apartments	0.7	3	2.1	18	247	229			18	247
		PCYC	0.36	3	1.08	0	127	127			0	127
	8	Recently Completed Costruction	0.97	2.5	2.425	106	285	179			106	285
F	9	Poet's Corner	2.04	2.5	5.1	576	600	24	576	24		
	10*	Endeavour Project Infill (+330 Apts)	1.76	3	5.28	421	621	200	421	200		
			1.44	3	4.32	416	508	92	416	92		
	11	Walkup Apartments	1	3	3	99	353	254			99	353
	12	Walkup Apartments	0.96	2.5	2.4	109	282	173			109	282
	13	Infill (+77 Apts) Banks and Cook Bldgs	1.97	3	5.91	426	695	269	426	269		
G	13A	Shop Site	0.27	2.5	0.675	0	79	79			0	79
	14	Terrace	0.19	2.5	0.475	10	56	46			10	56
	14A	Walkup Apartments	0.19	2.5	0.475	18	56	38			18	56
	15	Walkup Apartments	0.62	2.5	1.55	60	182	122			60	182
	16	Walkup Apartments	1.13	3	3.39	98	399	301			98	399
	17	Mt Lachlan	0.66	2.75	1.815	52	214	162			52	214
	18	Dobell	0.75	2.5	1.875	95	221	126			95	221
	19	Madden Place	1.025	2.5	2.5625	110	301	191			110	301
	20	Drysdale	0.37	2.5	0.925	34	109	75			34	109
21	Camellia Grove	0.67	2.5	1.675	65	197	132			65	197	
<b>TOTALS</b>		<b>Calc Redfern &amp; Waterloo Consolidated</b>	<b>21.985</b>		<b>60.4175</b>	<b>3503</b>	<b>7108</b>	<b>3605</b>	<b>2184</b>	<b>626</b>	<b>1319</b>	<b>4304</b>
		Figures in BEP2				3503	7000	3497	2184			
		Difference / Buffer				0	108	108				

Notes: The Precincts and Blocks above are those on BEP page 35 - 2.35 MB Download from : [www.redfernwaterloo.nsw.gov.au/other/bep2/fig\\_13\\_precinct\\_blocks\\_01.jpg](http://www.redfernwaterloo.nsw.gov.au/other/bep2/fig_13_precinct_blocks_01.jpg)  
 These calculations are based on RWA's 85sm average. It is likely HNSW highrise stock is under this so there may be greater infill potential as shown in Appendix A  
 Commercial Floor Space comes from the extra 115 units (-7 over does not offset), size below 85sm average & any developer uplift  
 If 75sm /unit is used as RWA indicated some developments used there would be an extra 948 units added  
 HNSW occupancy figures are lower than the private market so it is possible that there will be more smaller units in the HNSW stock than in the private market.  
 The current density of the existing high rise is covered in the FSR calculations only Purcell is slightly over by 7  
 BEP2 contains no population figures. Projections depend on the occupancy expected. RWA has now indicated a BEP2 population increase of 6,125 however the 1.75 occupancy used by the RWA is lower than the city wide 2.05 (2006 census) used by the City of Sydney for projecting residential activity and these projections need testing.

\* In Block 10 Assumed 3.2ha split 55% at 2:1 and 44% 2.5:1 based on Raglan frontage

Source: Compiled by REDWatch from Draft RWA BEP2 Exhibition Report Appendix A and Renewal Strategy Tables & RWA supplied SM / Unit information - 12 Feb 2011