Attachment J – FSR & Building Envelope

area schedule

	GFA (m²)	residential units		
		1B	2B	3В
apartment		36	12	6
GL	428.82			
L1	893.62	8	2	1
L2	794.12	8	2	1
L3	719.95	7	2	1
L4	711.66	7	2	1
L5	570.14	4	2	1
L6	454.94	2	2	1
total GFA	4573.25			

site area (m²)	6040.98		total units	54
proposed FSR	0.76	1	total adaptable units	54
allowable FSR	2	1	total universal units	54
proposed height (m)	26.5		landscape area proposed	34.6%
allowable height (m)	15		landscape area required	SEPP- 30%

The allowable FSR is 2:1 on this site. The proposed development has an FSR 0.76:1 which is **62%** lower than the allowable gross floor area.





BUILDING ENVELOPE PERSPECTIVE 1



3 BUILDING ENVELOPE PERSPECTIVE 2

NTEGRATED

I. Figured dimensions take precedence over scaled drawings
C. Contractors to check and verify all levels datum and dimensions on site
ABN 84 115 006 329
Nominated Architect
Simon Thome reg. no. 7093
info@idgarchitects.com.au
www.idgarchitects.com.au
www.idgarchitects.com.au

R. Figured dimensions take precedence over scaled drawings
C. Contlication and work and dimensions on site
All Marehalian and work and corder with current written
manufacturers instructions, local regulations and SAA codes
C. Contlicating information to be brought to notice of the architect and
clarification sought before proceeding with any works
All drawings are not for construction and are subject to further design
development, consultant input, council and legislative requirements.
Refer to General notes page for legend and abbreviations

Brisbane Water Legacy Residential Apartments SITE: 51-57 masons parade Point Fredrick NSW 2250 CLIENT: Grindley REF: GRI20033 REVISION 14/6/22 A REQUESTED INFORMATION FOR DA

2B BUILDING ENVELOPE

-9208

ALLOWABLE BUILDING ENVELOPE FSR 2:1

