



1 Site & Ground Floor Plan
1 : 100

SITE SUMMARY	
LOCATION	143-145 HIGHLAND AVE YAGONNA
COMBINED FRONTAGE	25m
EXISTING BUILDING	2 x RESIDENTIAL DWELLINGS
ZONING	B2
MAX HEIGHT	NO 143 - 19m NO 145 - 20m

SITE AREA	973.8m ²
TOTAL PRIVATE ROOMS	43
COMMERCIAL FLOOR AREA m ²	152m ²
RESIDENTIAL FLOOR AREA m ²	2167m ²
TOTAL FLOOR AREA	2319m ²
FSR	2.38:1

PARKING- 0.2 SPACES PER PRIVATE ROOM AND 1 SPACE PER 40m ² COMMERCIAL AREA	
COMMERCIAL AREA 152m ²	3.8 SPACES
43 PRIVATE ROOMS	8.6 SPACES
TOTAL PARKING NEEDED	12.4 SPACES
PROPOSED PARKING	13 SPACES

COMMUNAL OPEN SPACE 20% OF SITE AREA	
MINIMUM COMMUNAL OPEN SPACE m ²	194.76m ²
PROPOSED COMMUNAL OPEN SPACE m ²	197.3m ²
MINIMUM INTERNAL COMMUNAL AREA	104m ²
PROPOSED INTERNAL COMMUNAL AREA	109.2m ²



No.	Description	Date
A	DA Submission	15/10/2024

NOTES.
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143 -145 Highland Ave Yagoona

Proposed Co-Living Development

Date	Issue Date	Job No.	2461	Sheet No.	04
Scale at A1	1 : 100	Drawn by	M.P	Issue.	A
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