



Precise Planning

Planning | Development | Management

4 June 2018
Our Ref: 1343

The Secretary
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Madam

**Site Compatibility Certificate application
'Stratford House', Rockford Road Tahmoor**

Following are the preliminary FSR and unit/bed numbers for the revised scheme at the above site.

Site area = **133,343 sqm**

Dwelling Average Gross Area = $84\text{sqm} \times 220 = 18,480\text{sqm}$
Clubhouse and Associated Buildings = 700sqm
Residential Aged Care Facility (max 120 beds) = 7,200sqm

TOTAL **26,380sqm**

FSR is $26,380/133,343 = 0.2:1$

Yours faithfully

PRECISE PLANNING

Jeff Bulfin