

Stratford House, Tahmoor

19-Apr-18

Site Compatibility Certificate Application
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FSR Calculation

Site Area = 133,343 sqm

Dwelling Yield = 208

Dwelling Average Gross Area = 84sqm x 208 =	17,472 sqm
Clubhouse & Associated Buildings =	700 sqm
Residential Aged Care Facility (100 beds) =	6,000 sqm
	24,172 sqm

FSR = 24,172/133,343 = **0.182:1**

Building Heights

All new buildings throughout the development area, will be no higher than 9m.