

Stratford House, Tahmoor

28-Aug-19

Site Compatibility Certificate Application

FSR Calculation

Site Area = 143,253 sqm

Dwelling Maximum Yield = 222

Dwelling Average Gross Area = 102sqm x 222 =	22,644 sqm
Clubhouse (existing & extension), Pool Pavilion & Gym =	980 sqm
Mens Shed & Maintenance Shed =	220 sqm
Residential Aged Care Facility (maximum 100 beds) =	6,000 sqm
	29,844 sqm

FSR = 29,844 / 143,253 = **0.2:1**

Building Heights

All new buildings throughout the development area, will be no higher than 9m and/or two storeys.