

## Appendix B Indicative Residential Dwelling Yield Analysis

### Existing Zoning

Zoning	Area	GFA	Retail (GFA)	Dwellings*
R2	696.7m <sup>2</sup>	n/a (no FSR)	0m <sup>2</sup>	2
MU1	1,560.3m <sup>2</sup>	2,340.45 m <sup>2</sup>	585m <sup>2</sup>	12.3
<b>Total</b>	<b>2257m<sup>2</sup></b>	-	<b>585m<sup>2</sup></b>	<b>14.3</b>

Source: PDB Architects

\*R2: existing DA Approval for semi-detached on R2 land i.e. 2 dwellings MU1: 25% of GFA is retail, 75% residential, 86% GFA to NSA efficiency on residential and average apartment size of 121.35m<sup>2</sup> per Planning Proposal Concept Scheme

### Planning Proposal Zoning – Concept Scheme

Zoning	Area	GFA	Retail (GFA)	Dwellings*
R2 & MU1	2257m <sup>2</sup>	4,145m <sup>2</sup>	2,168m <sup>2</sup>	14
<b>Total</b>	<b>2257m<sup>2</sup></b>	<b>4,145m<sup>2</sup></b>	<b>2,168m<sup>2</sup></b>	<b>14</b>

Source: PDB Architects

\*86% GFA to NSA efficiency and average apartment size of 121.35m<sup>2</sup> per Planning Proposal Concept Scheme