

## **Statement about FSR and Height**

### **1. FSR**

The definitions and the provisions allow for:

- A. The consolidation of sites
- B. The inclusion of all operational land in the calculations of the site area
- C. The minister has the discretion to allow non-compliance where, in this application, the non-compliance is technical.

The proposal complies with FSR on the total consolidated site excluding non – operational lands (roads and lane-ways and DOH sites). The proposal does not comply on area F and D if considered separately. However it is considered appropriate that; a bulkier commercial building along the rail corridor will better deal with acoustic impacts, and, the residential component better suits the zone boundary; which is consistent with the Major Projects SEPP amendment 7 and the Standard SEPP

### **2. Height**

Generally the proposal complies with the number of stories other than a small portion of the residential buildings, where the site steps, equivalent to 504m<sup>2</sup> or 3% of the total floor area (15000m<sup>2</sup>), or a portion of the wall of 4.4% on each residential building

There is no adverse impact of shadowing as the non-compliance is north of the compliant portion, and the extent of shadow on the ground of the non-compliant part is minimal and not adverse. Refer to the shadow diagrams at Appendix 1