

ADDITIONAL INFORMATION (FSR AND HEIGHT)

LOT 1 AREA D Refer to Appendix 13 for FSR methodology Refer to fig 10, 11 and CA 03 for lot arrangements	FLOOR SPACE RATIO	HEIGHT In storeys
Lot 1 < mixed use > (does <i>not</i> include lanes or passageways incorporated into the scheme)	SA = 1031.65 m² GFA = 1901 m² FSR = 1.84 : 1 FSR residential = zero	3
Lot 1 < mixed use > (does include lanes and passageways incorporated into the scheme, but does not include Caroline lane retained)	SA = 1075.65 m² GFA = 1901 m² FSR = 1.77 : 1 FSR residential = zero	3
Lot 1 (part A) Retail and commercial component	SA = 742.46 m ² (does not include lane) GFA = 1458 m ² FSR = 1.96 : 1	3
Lot 1 (part B) Health and respite component	SA = 228.05 m ² GFA = 443 m ² FSR = 1.94 : 1	3
Lot 1 (part C) Health and respite pavilion	SA = 61.14 m ² (does not include D.O.H. sites) GFA = 0 (8m ² covered open space)	1

LOT 2 AREA D Refer to Appendix 13 for FSR methodology Refer to fig 10, 11 and CA 03 for lot arrangements	FLOOR SPACE RATIO	HEIGHT in storeys
Lot 2 < mixed use > <i>(does not include Eveleigh lane or public passageways)</i>	SA = 6329 m² GFA = 6948.8 m² FSR = 1.10 : 1 FSR (residential) = 0.96 : 1 FSR (non residential) = 0.14 : 1	1 - 4
Lot 2 < mixed use > <i>(does include Eveleigh lane and public passageways)</i>	SA = 6772 m² GFA = 6948.8 m² FSR = 1.03 : 1 FSR (residential) = 0.89 : 1 FSR (non residential) = 0.13 : 1	1 - 4
Lot 2 (part A) Health & Fitness (gym) component	SA = 961 m ² (does not include passageway) GFA = 711 m ² FSR = 0.74 : 1	3
Lot 2 (part B) Residential component	SA = 5019.1 (does not include laneways or passageways) GFA = 6052.80 m ² FSR = 1.21 : 1	3 – 4
Lot 2 (part C) Elders Community Centre	SA = 348.9 m ² GFA = 185 m ² FSR = 0.53 : 1	1

LOT 1 and LOT 2 AREA D Refer to Appendix 13 for FSR methodology Refer to fig 10, 11 and CA 03 for lot arrangements	FLOOR SPACE RATIO	HEIGHT in storeys
AREA D consolidated Lot 1 and 2 < mixed use > <i>(does not include lanes / passageways)</i>	SA = 7360.65 m2 GFA = 8849.8 m2 FSR = 1.20 : 1 FSR (residential) = 0.82 : 1 FSR (non residential) = 0.38 : 1	
AREA D consolidated Lot 1 and 2 < mixed use > <i>(does include lanes /passageways)</i>	SA = 7847.65 GFA = 8849.80 m2 FSR = 1.13 : 1 FSR (residential) = 0.77 : 1 FSR (non residential) = 0.36 : 1	

LOT 3 AREA F Refer to Appendix 13 for FSR methodology Refer to fig 10, 11 and CA 03 for lot arrangements	FLOOR SPACE RATIO	HEIGHT In storeys
Lot 3 < mixed use > (does not include passageway)	SA = 2444.34 m ² (does not include passageways) GFA = 6462 m ² FSR = 2.64 : 1 FSR residential = zero	
Lot 3 < mixed use > (does include passageway)	SA = 2534.84 m ² (does not include passageways) GFA = 6462 m ² FSR = 2.55 : 1 FSR residential = zero	
Lot 3 (part A) Art Gallery component	SA = 934.44 m ² GFA = 1394 m ² (does not include Art Gallery Open Space) FSR = 1.50 : 1	3 storeys
Lot 3 (part B) Commercial Component	SA = 1509.9 m ² (does not include passageways) GFA = 5068 FSR = 3.36 : 1	4 - 5 storeys