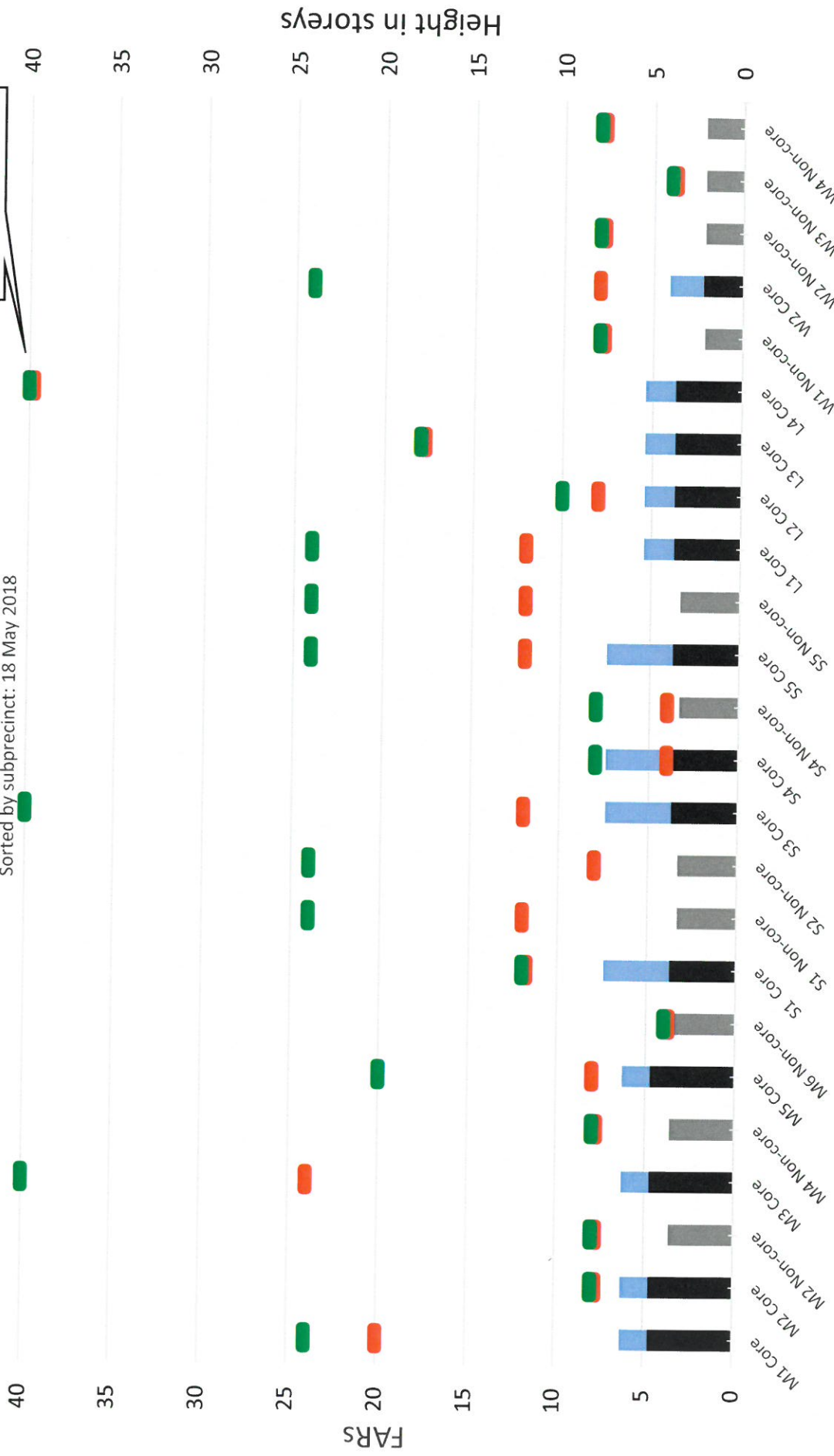


# FARs compared to heights subprecinct

Prepared by Review Panel from data supplied by the Minister  
Sorted by subprecinct: 18 May 2018

Unlimited heights graphed at 40 storeys

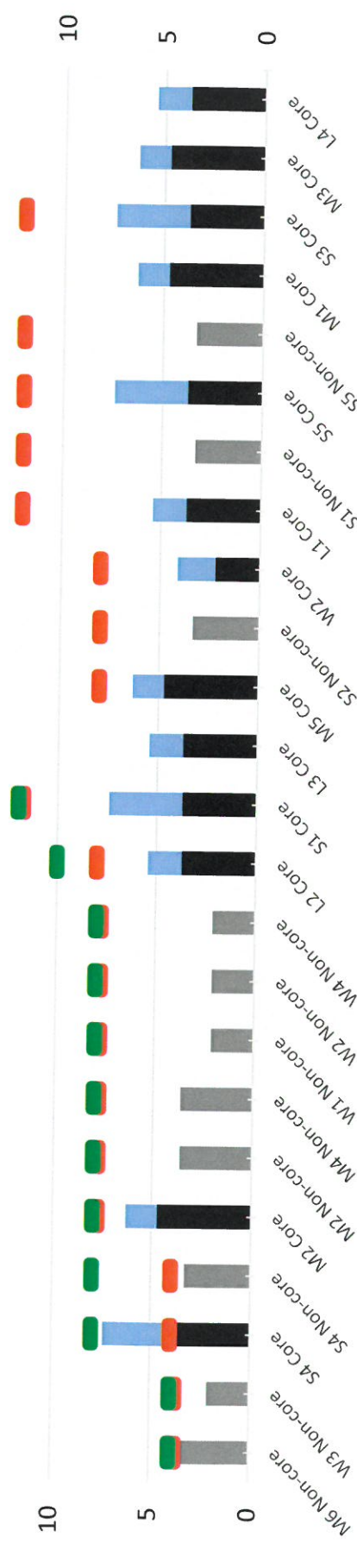


■ Residential FAR ■ Commercial FAR ■ Mixed FAR ■ Tallest maximum height (storeys) ■ Lowest maximum height (storeys)

FARs compared to heights by subprecinct  
 Prepared by Review Panel from data supplied by the Minister  
 Sorted by heights: 18 May 2018



Unlimited heights  
graphed at 40 storeys



- Residential FAR
- Commercial FAR
- Mixed FAR
- Tallest maximum height (storeys)
- Lowest maximum height (storeys)

FAR, character and height limits

		Hybrid?	Scale	Total FAR	Lowest maximum height (storeys)	Tallest maximum height (storeys)
M6	Non-core		Low rise	3.6	4	4
W3	Non-core		Low mid-rise	2.1	4	4
S4	Core		Low mid-rise	7.4	4	8
S4	Non-core		Low mid-rise	3.3	4	8
M2	Core		Mid-rise	6.3	8	8
M2	Non-core		Mid-rise	3.6	8	8
M4	Non-core		Mid-rise	3.6	8	8
W1	Non-core		Mid-rise	2.1	8	8
W2	Non-core	Hybrid	Predominantly mid-rise	2.1	8	8
W4	Non-core		Mid-rise	2.1	8	8
L2	Core		Mid-rise	5.4	8	10
S1	Core	Hybrid	Predominantly mid-rise	7.4	12	12
L3	Core	Hybrid	Predominantly mid-rise	5.4	18	18
M5	Core	Hybrid	Predominantly mid-rise	6.3	8	20
S2	Non-core	Hybrid	Predominantly mid-rise	3.3	8	24
W2	Core	Hybrid	Predominantly mid-rise	4.1	8	24
L1	Core	Hybrid	Predominantly mid-rise	5.4	12	24
S1	Non-core	Hybrid	Predominantly mid-rise	3.3	12	24
S5	Core	Hybrid	Predominantly mid-rise	7.4	12	24
S5	Non-core	Hybrid	Predominantly mid-rise	3.3	12	24
M1	Core	Hybrid	Predominantly mid-rise	6.3	20	24
S3	Core	Hybrid	Predominantly high-rise	7.4	12	Unlimited
M3	Core	Hybrid	Predominantly mid-rise	6.3	24	Unlimited
L4	Core	Hybrid	Predominantly high-rise	5.4	Unlimited	Unlimited

Prepared by Review Panel from data supplied by Minister