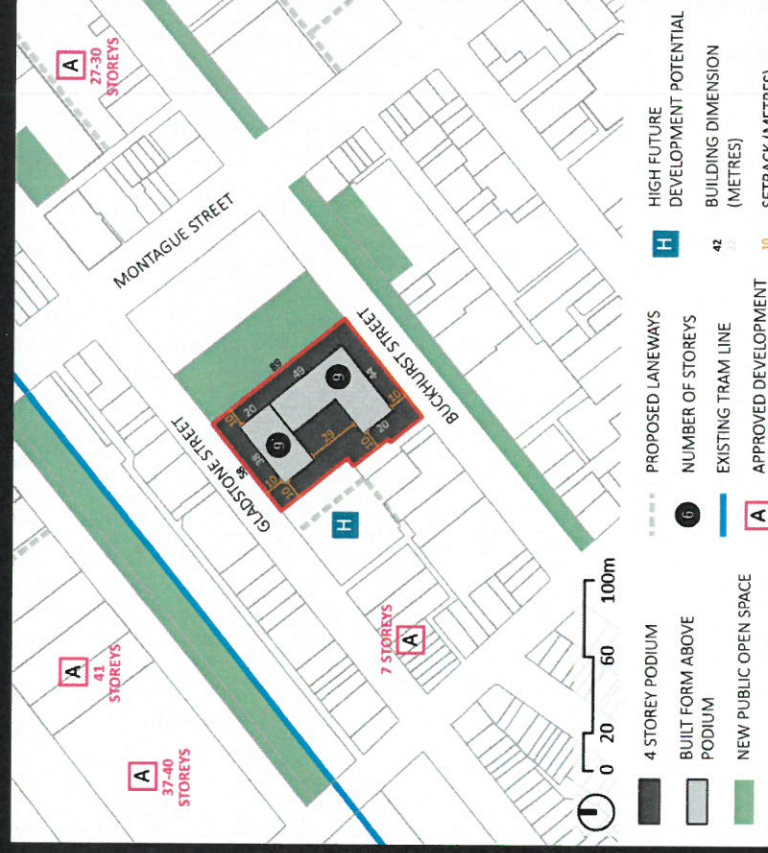
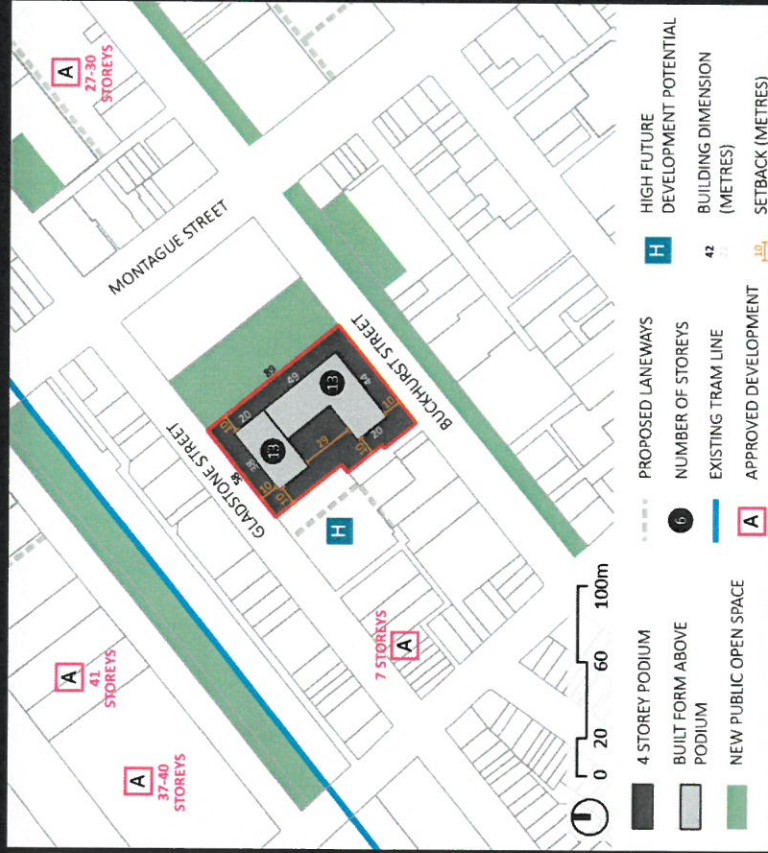


134-150 BUCKHURST STREET, MONTAGUE



Original modelling

- Podium contains commercial, parking and residential sleeving; tower all residential
- Can accommodate maximum FAR under exhibited and revised FAR controls
- Lower building under revised FAR provisions
- Substantial difference between maximum FAR and building envelope (20 storeys)
- Proposed development potential substantially less than approved development (30 storeys)

Modelling of revised FAR provisions

M32

166-168 BUCKHURST STREET, MONTAGUE

- Can accommodate maximum FAR
- Unclear whether it is possible to reach maximum height (8 storeys) as side setback requirements above 23m for building up to 30m unclear

