

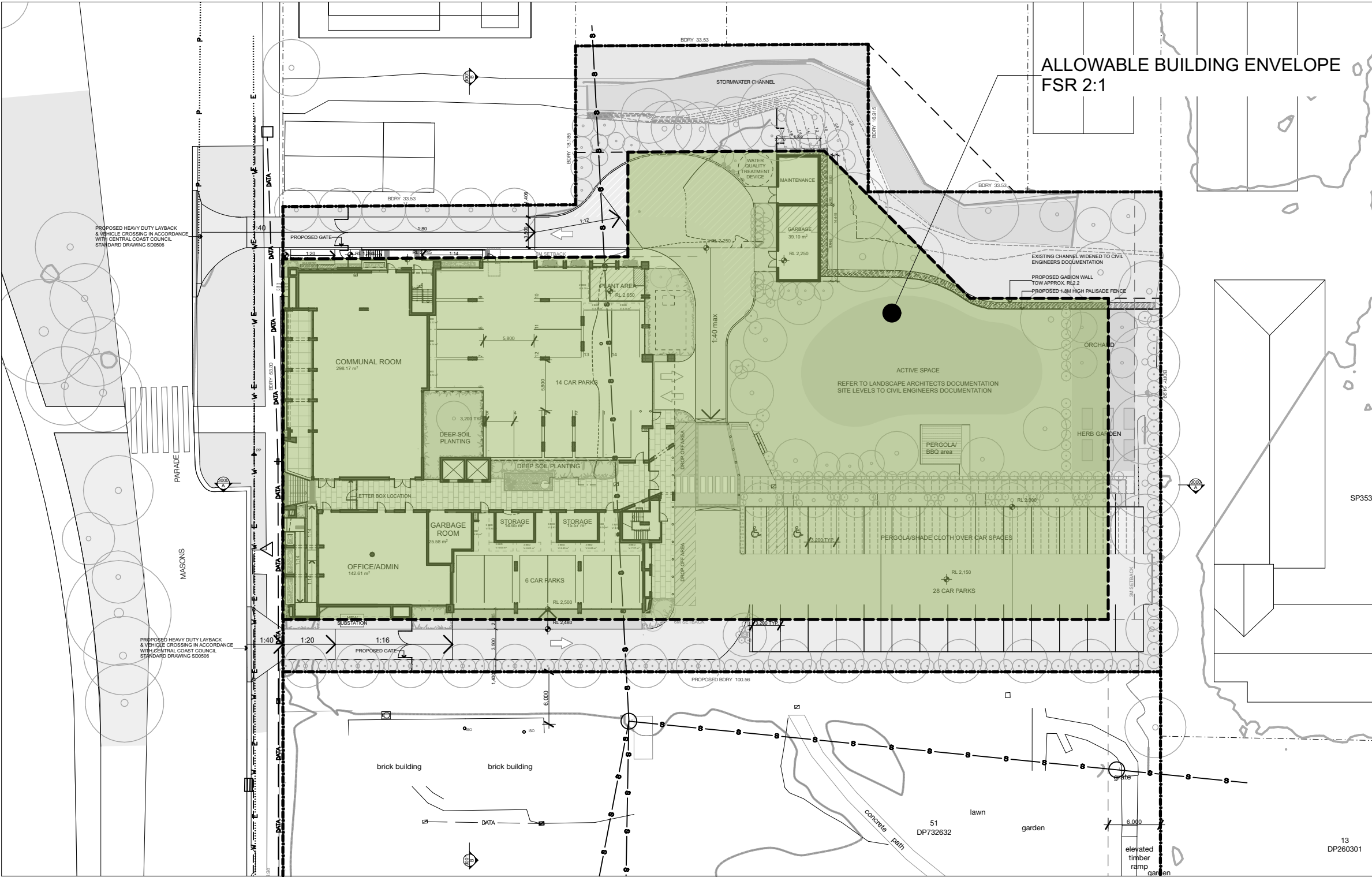
Attachment J – FSR & Building Envelope

area schedule

	GFA (m²)	residential units		
		1B	2B	3B
apartment		36	12	6
GL	428.82			
L1	893.62	8	2	1
L2	794.12	8	2	1
L3	719.95	7	2	1
L4	711.66	7	2	1
L5	570.14	4	2	1
L6	454.94	2	2	1
total GFA	4573.25			

site area (m²)	6040.98	total units	54
proposed FSR	0.76	total adaptable units	54
allowable FSR	2	total universal units	54
proposed height (m)	26.5	landscape area proposed	34.6%
allowable height (m)	15	landscape area required	SEPP- 30%

The allowable FSR is 2:1 on this site.
The proposed development has an FSR 0.76:1
which is 62% lower than the allowable gross floor area.

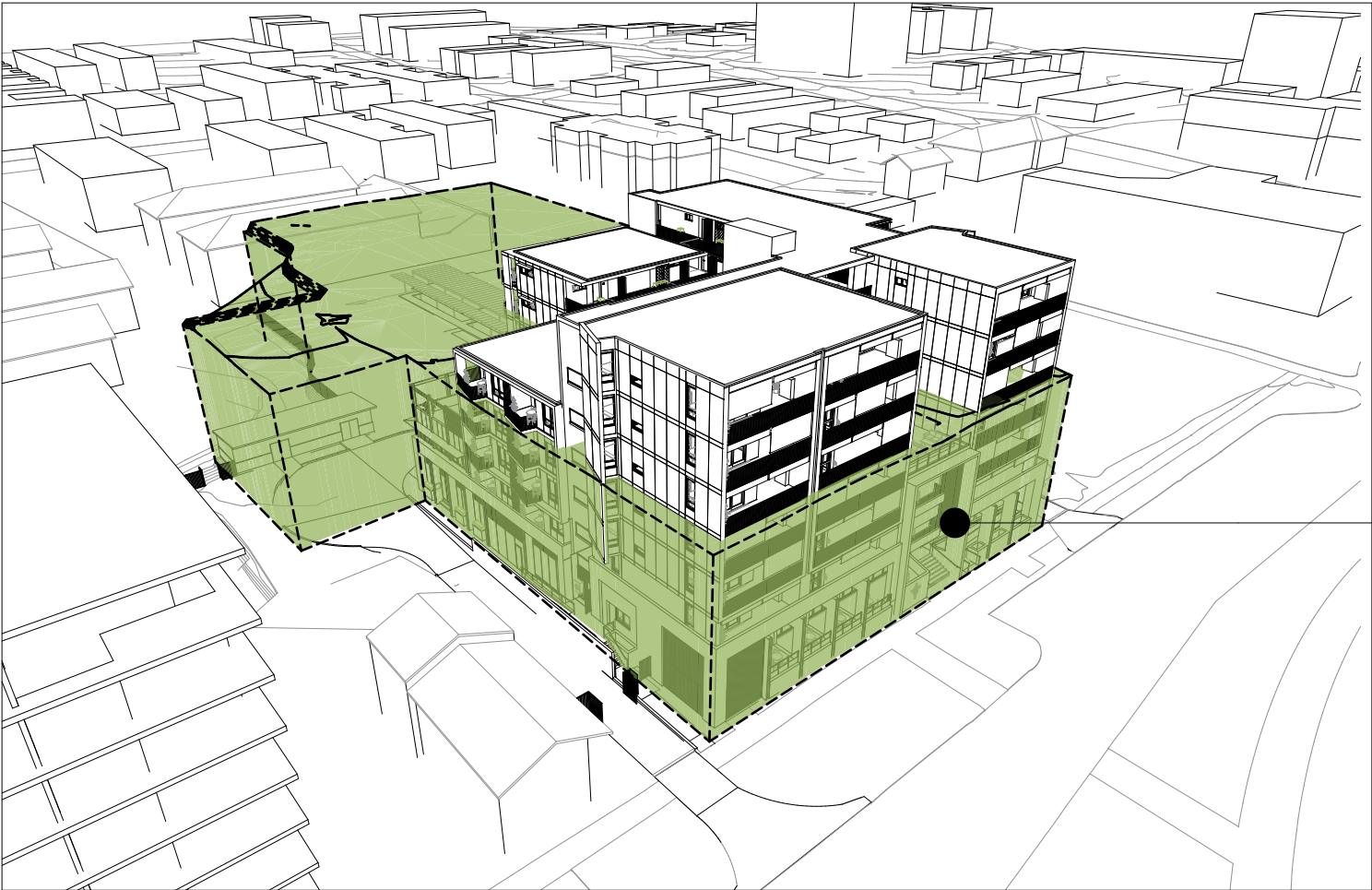


1 SITE PLAN
1:500



ALLOWABLE BUILDING
ENVELOPE FSR 2:1

2 BUILDING ENVELOPE PERSPECTIVE 1



ALLOWABLE BUILDING
ENVELOPE FSR 2:1

3 BUILDING ENVELOPE PERSPECTIVE 2
1:625