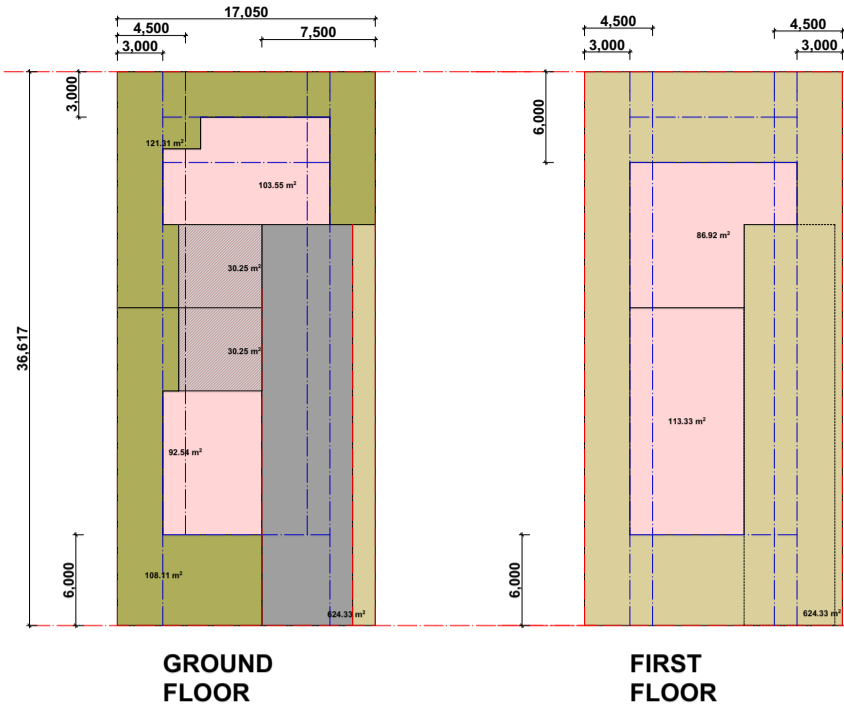
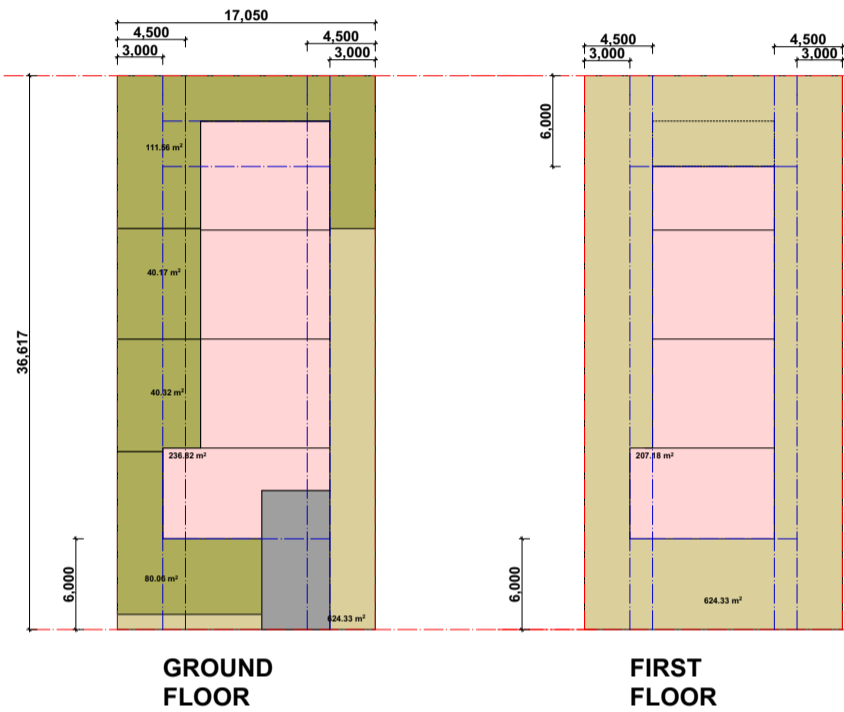


SMALL SITE, CONTROL COMPARISON



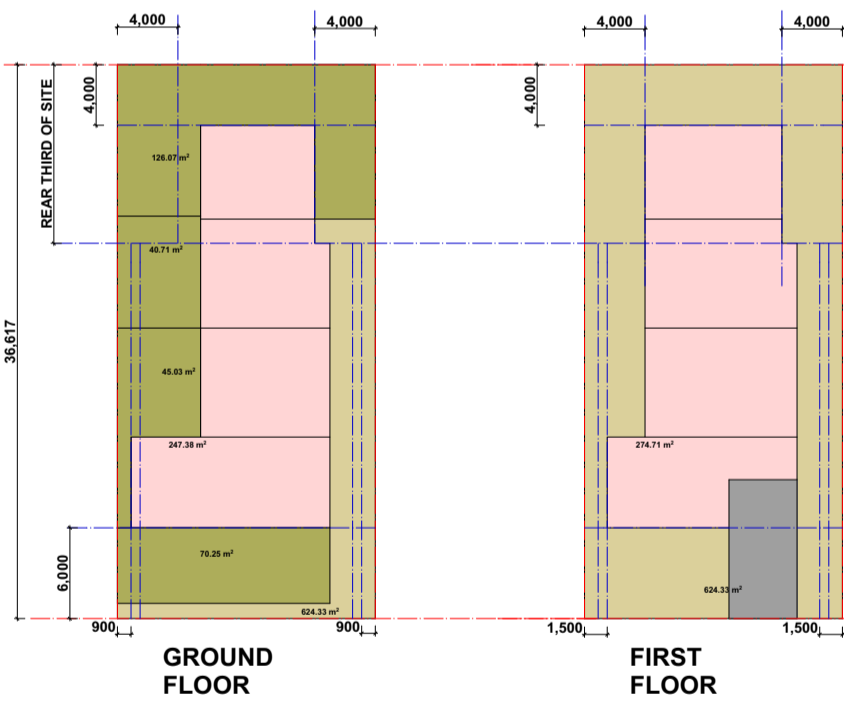
CURRENT CONTROLS with at grade parking

SITE AREA 624sqm
 Permissible FSR 0.6:1 = **374.4sqm**
 Potential yield 2 dwellings
 Total envelope - 396sqm
 Minus carparking and walls 396 - 90 = 306sqm
Max FSR 0.5:1
Low yield



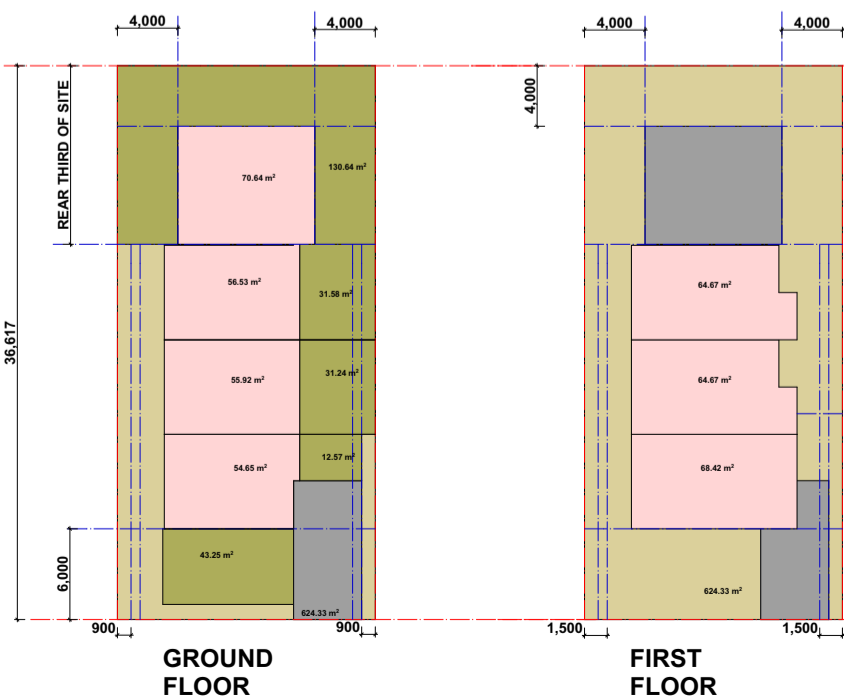
CURRENT CONTROLS with basement parking

SITE AREA 624sqm
 Permissible FSR 0.6:1 = **374.4sqm**
 Potential yield 3 to 4 dwellings
 Total envelope - 444sqm
 Minus ext walls 444 - 30 = 414sqm
Max 0.66:1 FSR
Reasonable typology at current FSR



A. ALTERNATIVE CONTROLS with basement parking

SITE AREA 624sqm
 Permissible FSR 0.6:1 = **374.4sqm**
 Potential yield 4 dwellings
 Total envelope - 522sqm
 Minus ext walls 522 - 30 = 492sqm
Max FSR - 0.78:1
Reasonable typology at current FSR
FSR could be slightly higher



B. ALTERNATIVE CONTROLS with basement parking

SITE AREA 624sqm
 Permissible FSR 0.6:1 = **374.4sqm**
 Potential yield 4 dwellings
 Total envelope - 436 sqm
 Minus ext walls 436 - 30 = 406sqm
Max FSR - 0.64:1
Reasonable typology at current FSR
FSR could be slightly higher