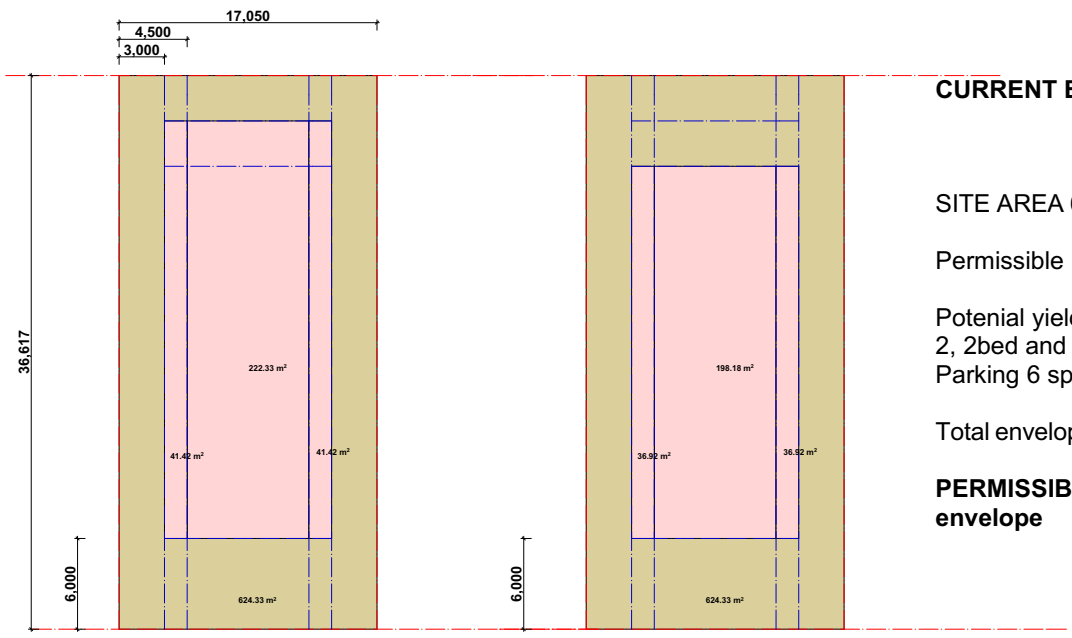
SMALL SITE, ENVELOPE COMPARISON



GROUND FLOOR

FIRST FLOOR

CURRENT ENVELOPE

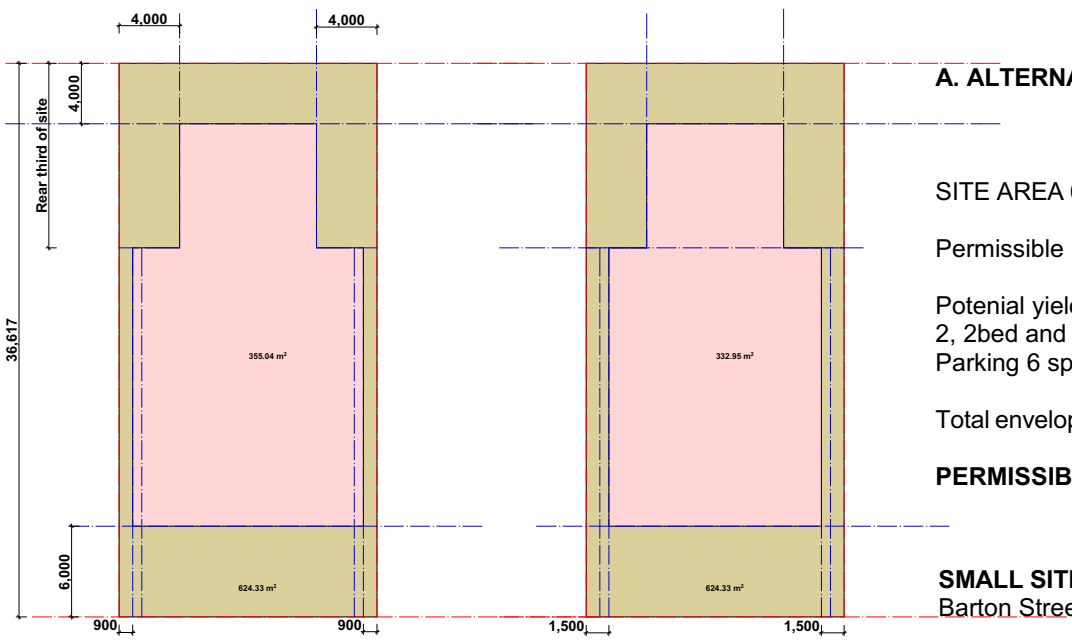
SITE AREA 624sqm

Permissible FSR 0.6:1 = **374.4sqm**

Potenial yield 3 to 4 dwellings 3 (3, 3beds or 2, 2bed and 2, 3 beds)
Parking 6 spaces.

Total envelope - 420.51 - 577.19sqm

PERMISSIBLE FSR = 89% - 64% of envelope



GROUND FLOOR

FIRST FLOOR

A. ALTERNATIVE ENVELOPE

SITE AREA 624sqm

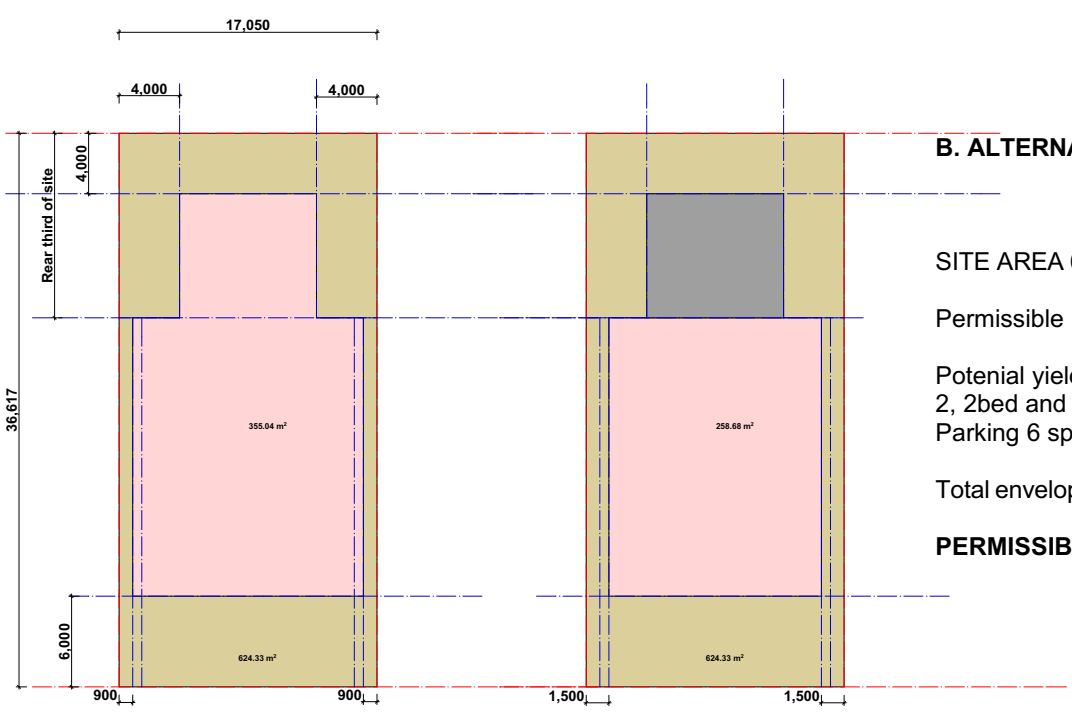
Permissible FSR 0.6:1 = **374.4sqm**

Potenial yield 3 to 4 dwellings 3 (3, 3beds or 2, 2bed and 2, 3 beds)
Parking 6 spaces.

Total envelope - 677 sqm

PERMISSIBLE FSR = 55% of envelope

SMALL SITE ENVELOPE ANALYSIS
Barton Street



GROUND FLOOR

FIRST FLOOR

B. ALTERNATIVE ENVELOPE

SITE AREA 624sqm

Permissible FSR 0.6:1 = **374.4sqm**

Potenial yield 3 to 4 dwellings 3 (3, 3beds or 2, 2bed and 2, 3 beds)
Parking 6 spaces.

Total envelope - 614 sqm

PERMISSIBLE FSR = 61%