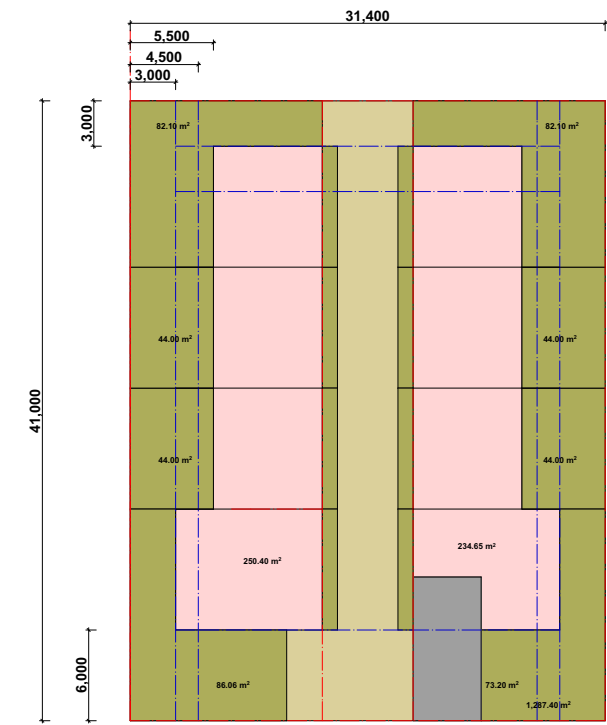
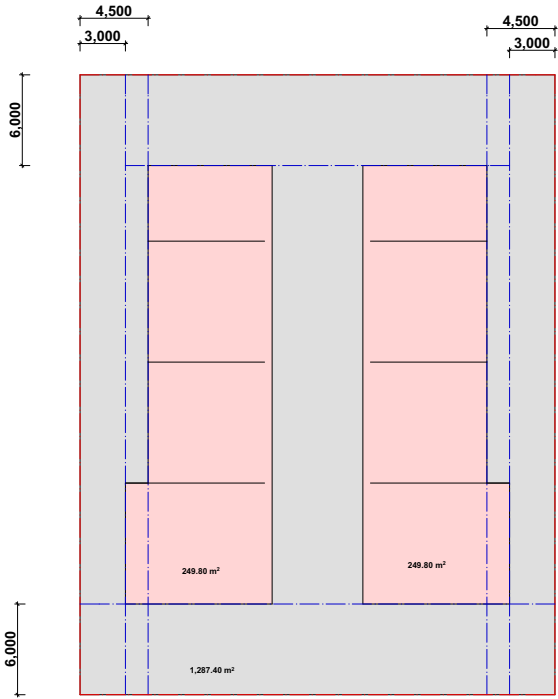


CURRENT CONTROLS, basement parking



GROUND FLOOR

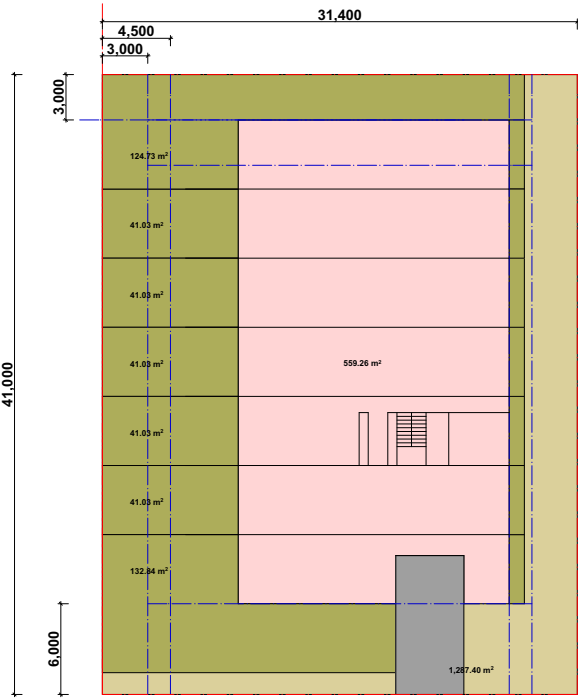


FIRST FLOOR

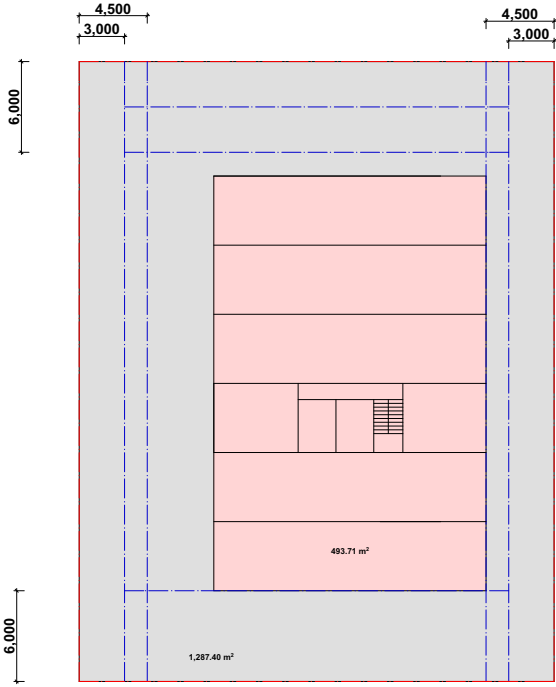
CENTRAL ACCESS
CURRENT CONTROLS

SITE AREA 1287sqm
Permissible FSR 0.6:1 = **772sqm**
Potenial yield 8 dwellings
Total envelope - 985sqm
Minus ext walls/ voids 985 - 100 = 885sqm
up to 0.68 FSR

**Reasonable typology at current FSR
Could increase FSR slightly**



GROUND FLOOR

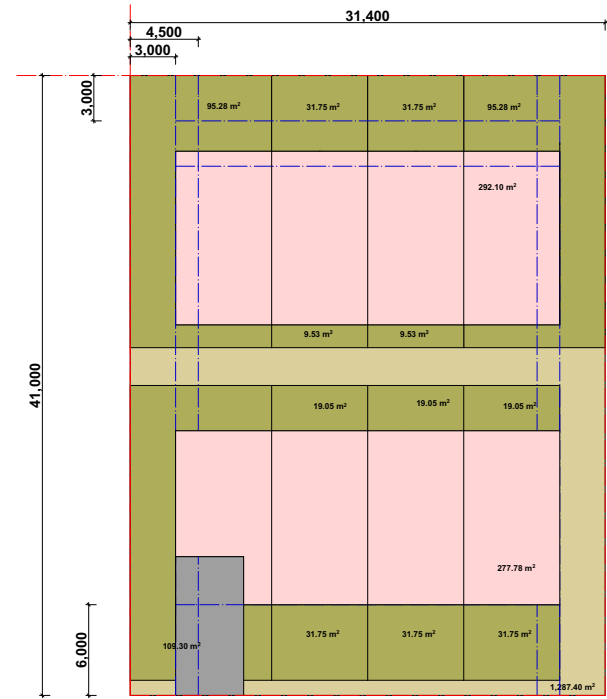


FIRST FLOOR

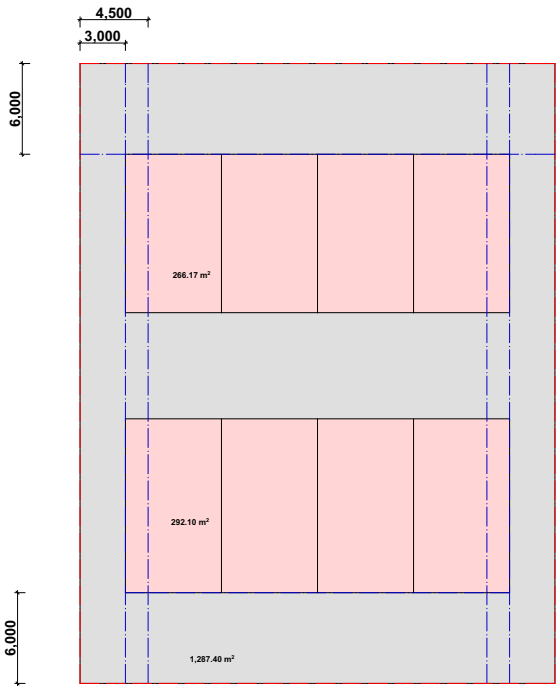
SIDE ACCESS
CURRENT CONTROLS

SITE AREA 1287sqm
Permissible FSR 0.6:1 = **772sqm**
Potenial yield 7 dwellings
Total envelope - 1053sqm
Minus ext walls 1053 - 100 = 953sqm
FSR up to 0.74:1

**Reasonable typology at current FSR
Could increase FSR slightly**



GROUND FLOOR



FIRST FLOOR

INTERNAL ACCESS
CURRENT CONTROLS

SITE AREA 1287sqm
Permissible FSR 0.6:1 = **772sqm**
Potenial yield 8 dwellings
Total envelope - 1128sqm
Minus walls and parking - 1128-100 = 1028sqm
FSR up to 0.79:1