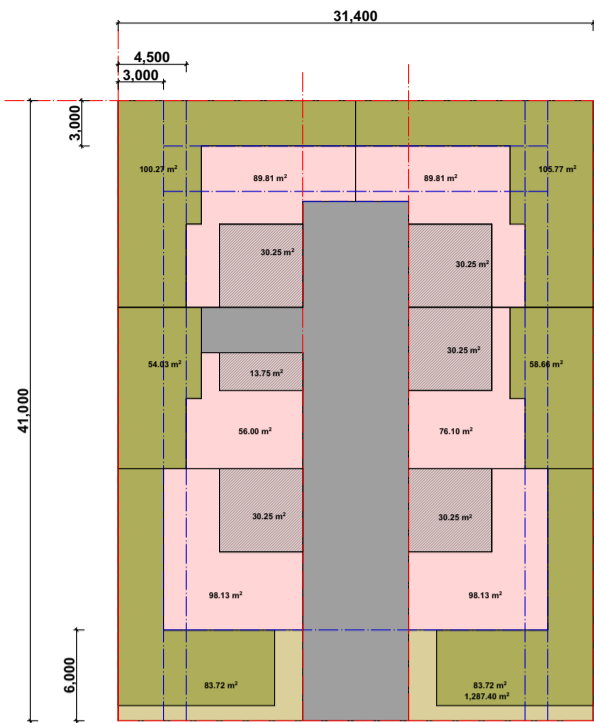
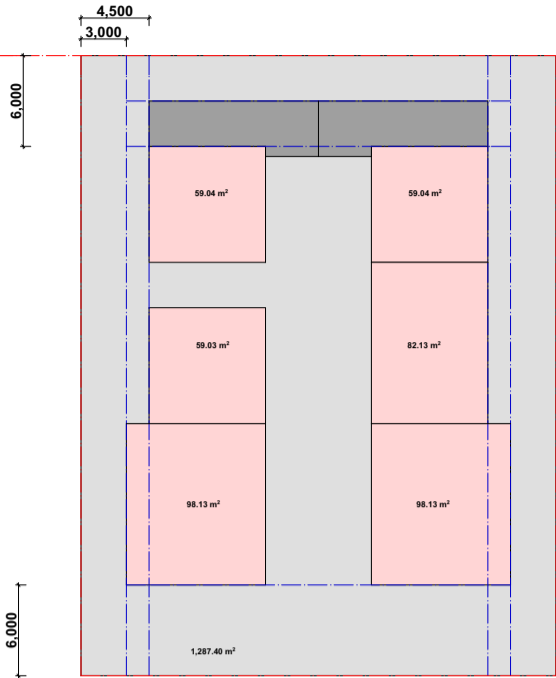


CURRENT CONTROLS at grade parking



GROUND FLOOR



FIRST FLOOR

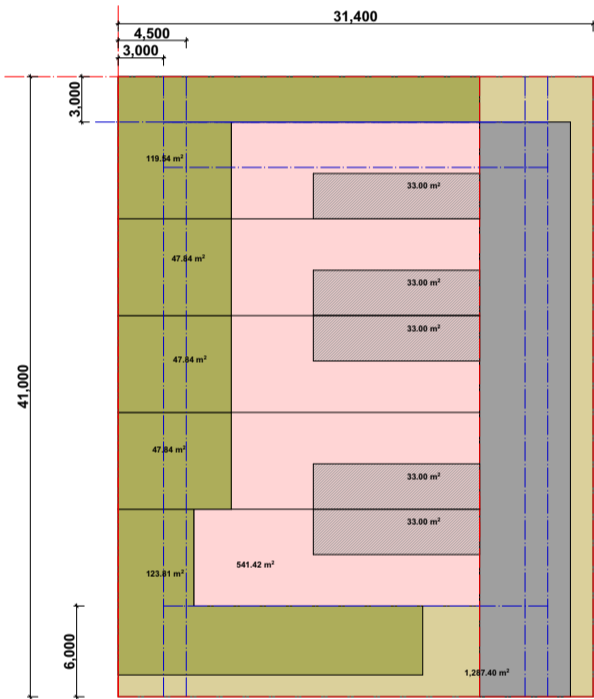
CENTRAL DRIVEWAY
CURRENT CONTROLS

SITE AREA 1287sqm
Permissible FSR 0.6:1 = **772sqm**
Potential yield 6 dwellings
Total envelope - 963 sqm
Minus parking and walls 963 - 240 = 723sqm
Max FSR 0.56:1

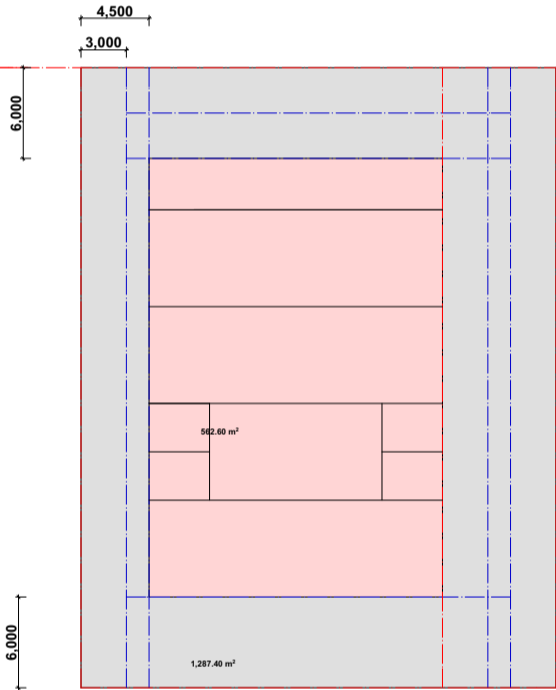
Reasonable typology at current FSR
low yield, suited to larger units.

223.30 m

223.30 m



GROUND FLOOR

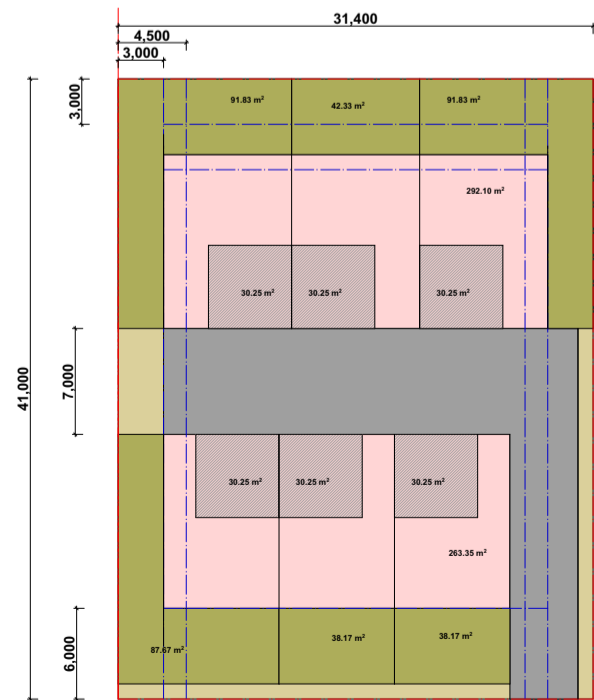


FIRST FLOOR

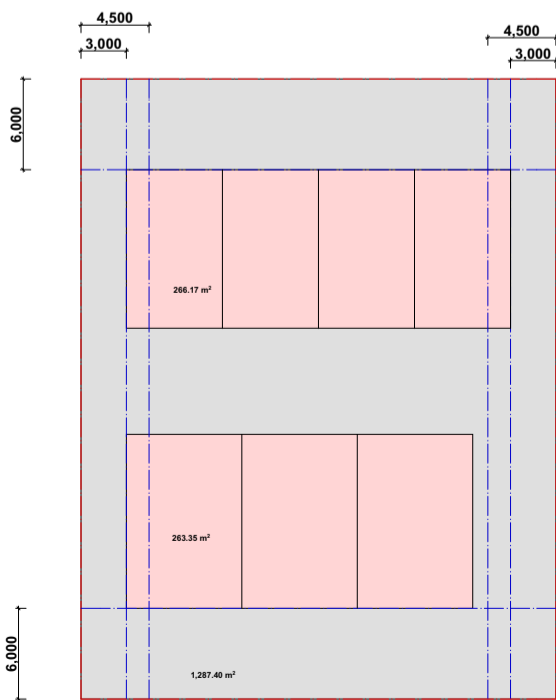
SIDE DRIVEWAY
CURRENT CONTROLS

SITE AREA 1287sqm
Permissible FSR 0.6:1 = **772sqm**
Potential yield 5 dwellings
Total envelope - 1103sqm
Minus carparking and walls 1103 - 225 = 878sqm
Max FSR 0.68:1

parking is an issue
Poor out come, deep floor plates,
low yeild.
typology suited to narrower sites.



GROUND FLOOR



FIRST FLOOR

INTERNAL DRIVEWAY
CURRENT CONTROLS

SITE AREA 1287sqm
Permissible FSR 0.6:1 = **772sqm**
Potential yield 7 dwellings
Total envelope - 1085sqm
Minus walls and parking - 1085-260 = 825sqm
Max FSR 0.64:1

Reasonable typology at current FSR