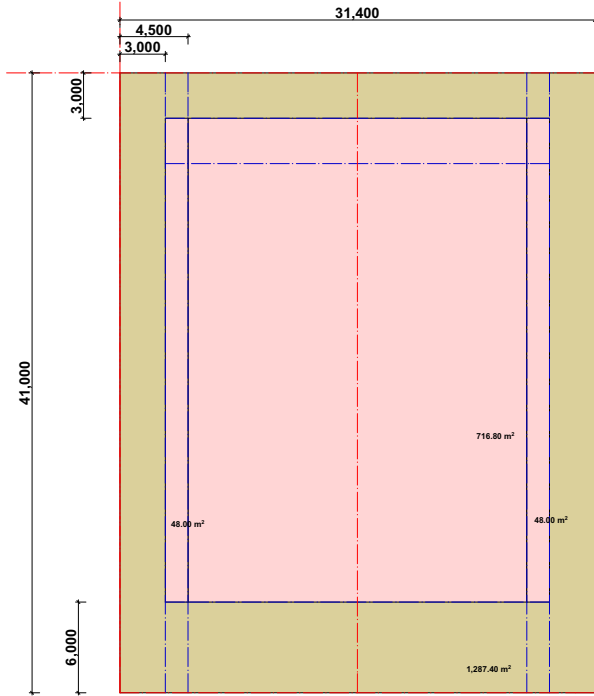
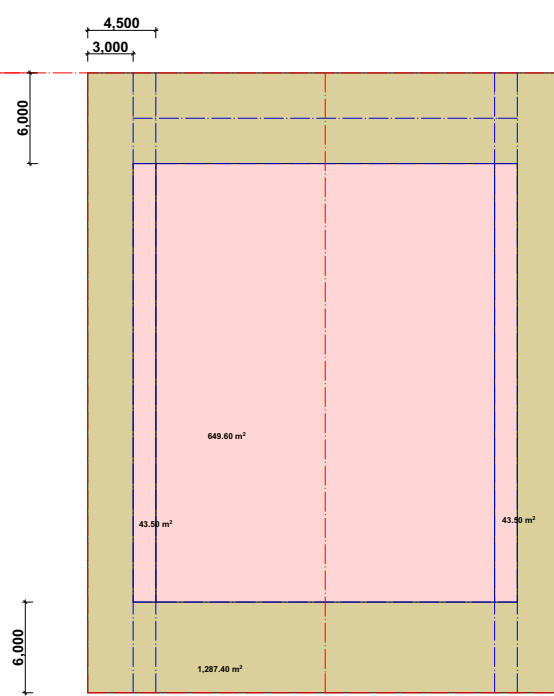


Appendix A

AMALGAMATED SITE (2 Lot), ENVELOPE COMPARISON



GROUND FLOOR



FIRST FLOOR

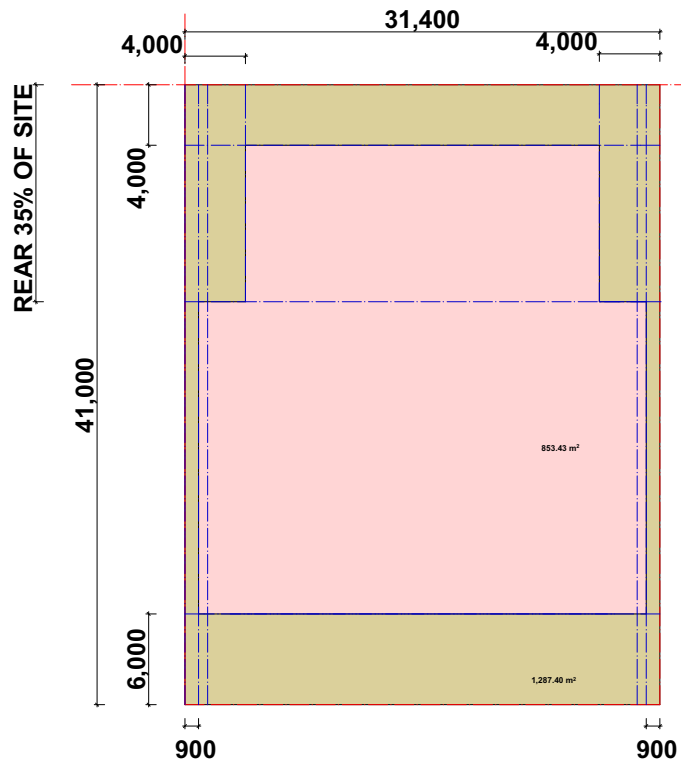
CURRENT CONTROLS

SITE AREA 1287sqm

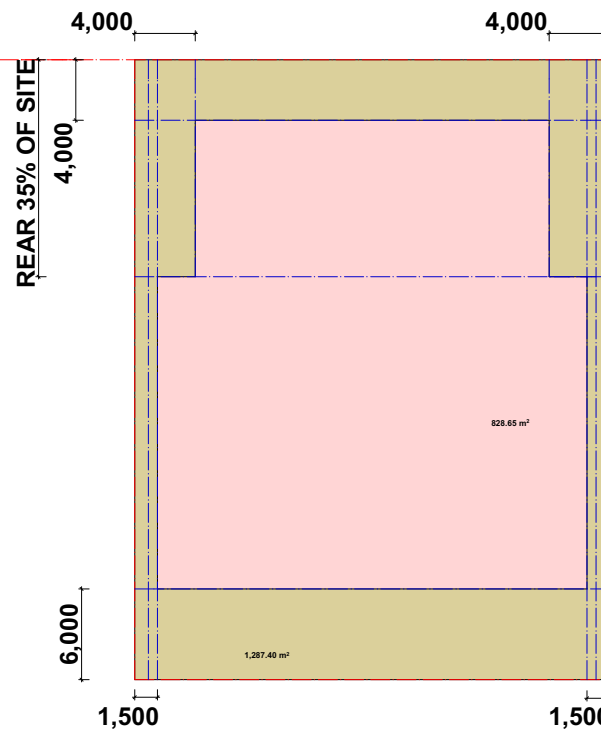
Permissible FSR 0.6:1 = **772sqm**

Total envelope - 1406 - 1549sqm

PERMISSIBLE FSR = 49% - 54%
of envelope



GROUND FLOOR



FIRST FLOOR

A. ALTERNATIVE CONTROLS

Altered side and rear setbacks

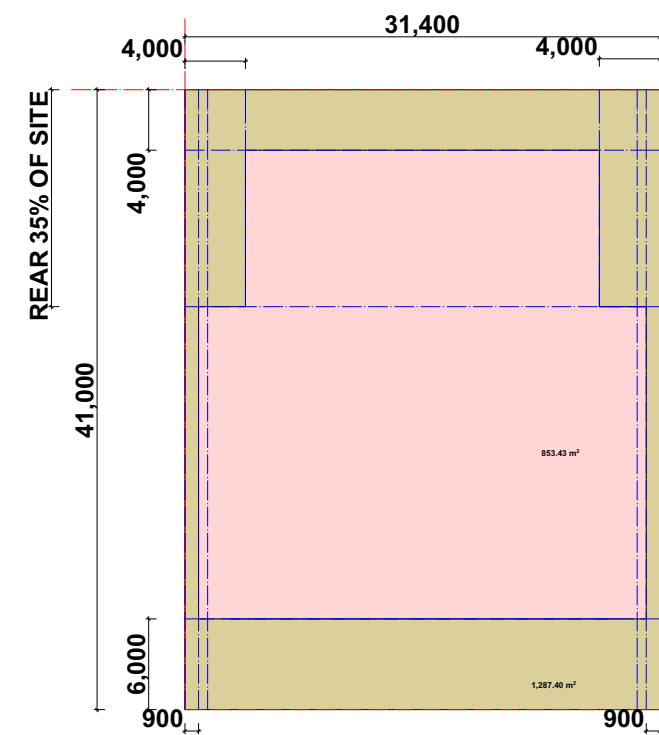
SITE AREA 1287sqm

Permissible FSR 0.6:1 = **772sqm**

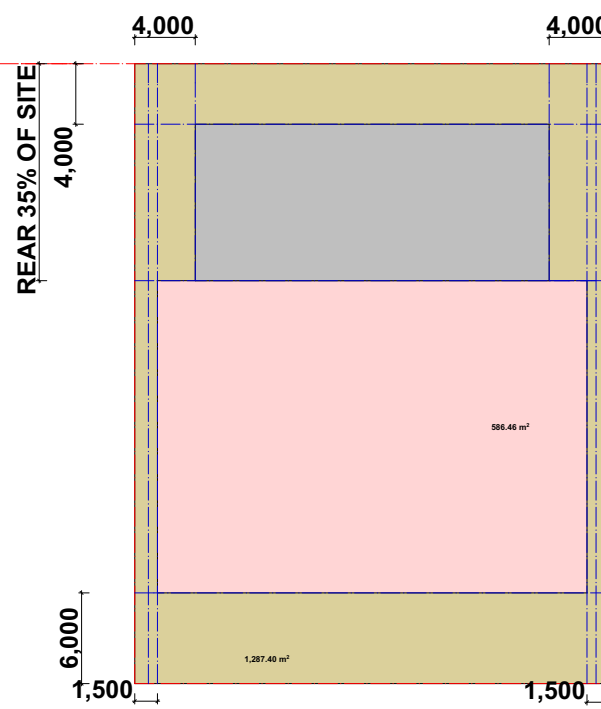
Potential yield 7 to 8 dwellings

Total envelope - 1681sqm

PERMISSIBLE FSR = 45% of envelope



GROUND FLOOR



FIRST FLOOR

B. ALTERNATIVE CONTROLS

Single storey rear building form

SITE AREA 1287sqm

Permissible FSR 0.6:1 = **772sqm**

Potential yield 7 to 8 dwellings

Total envelope - 1440sqm

PERMISSIBLE FSR = 53.6% of envelope