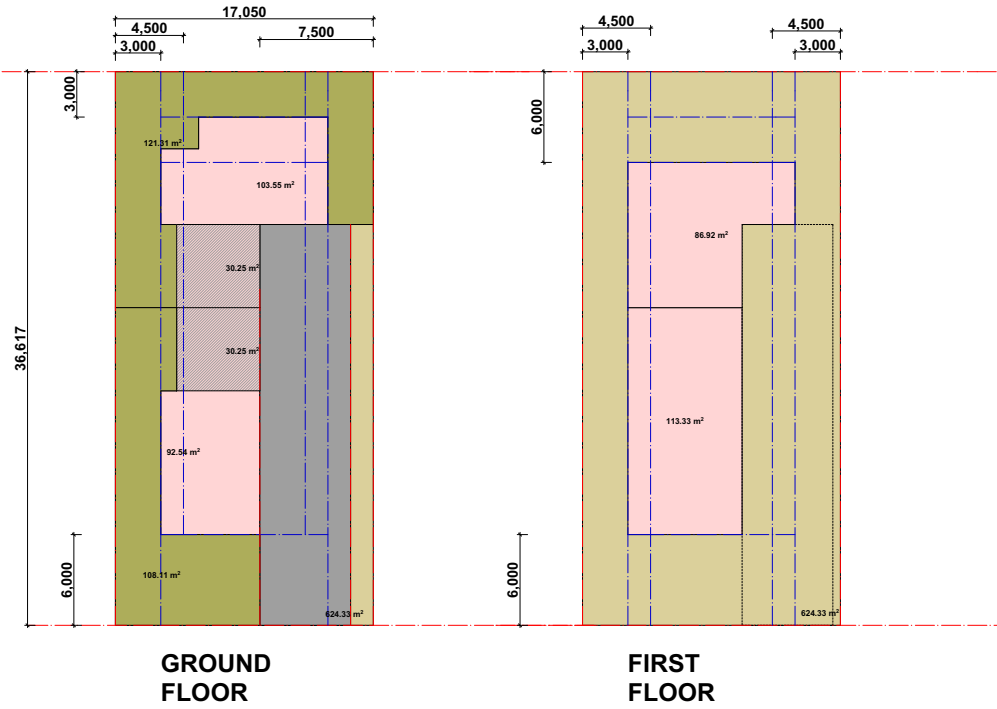


SMALL SITE, CONTROL COMPARISON



**CURRENT CONTROLS**  
with at grade parking

SITE AREA 624sqm

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

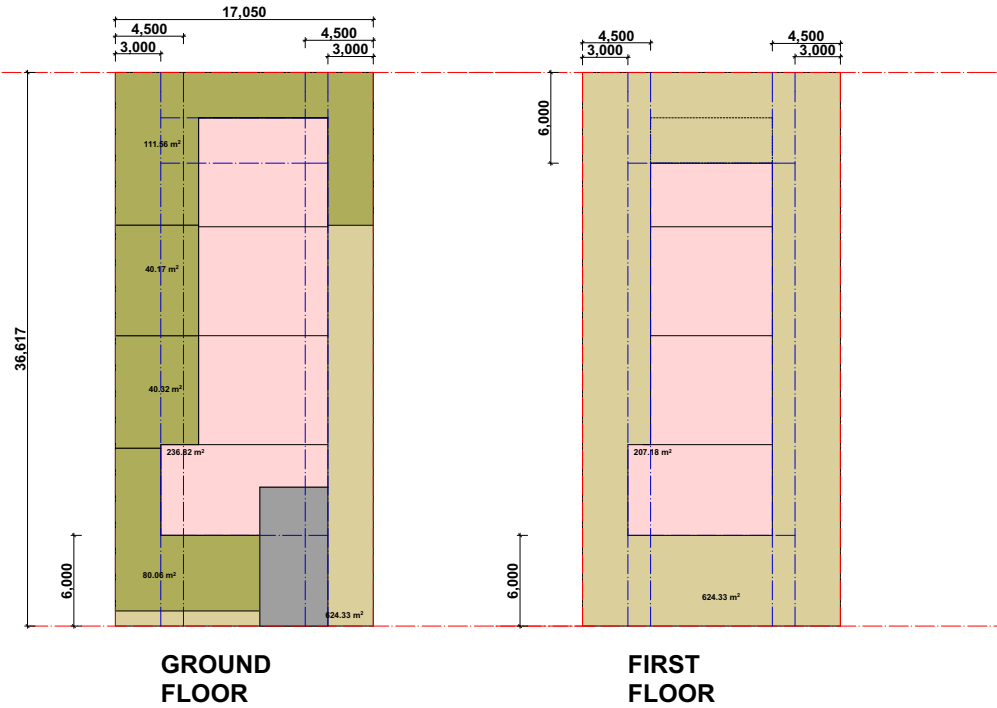
Potential yield 2 dwellings

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**

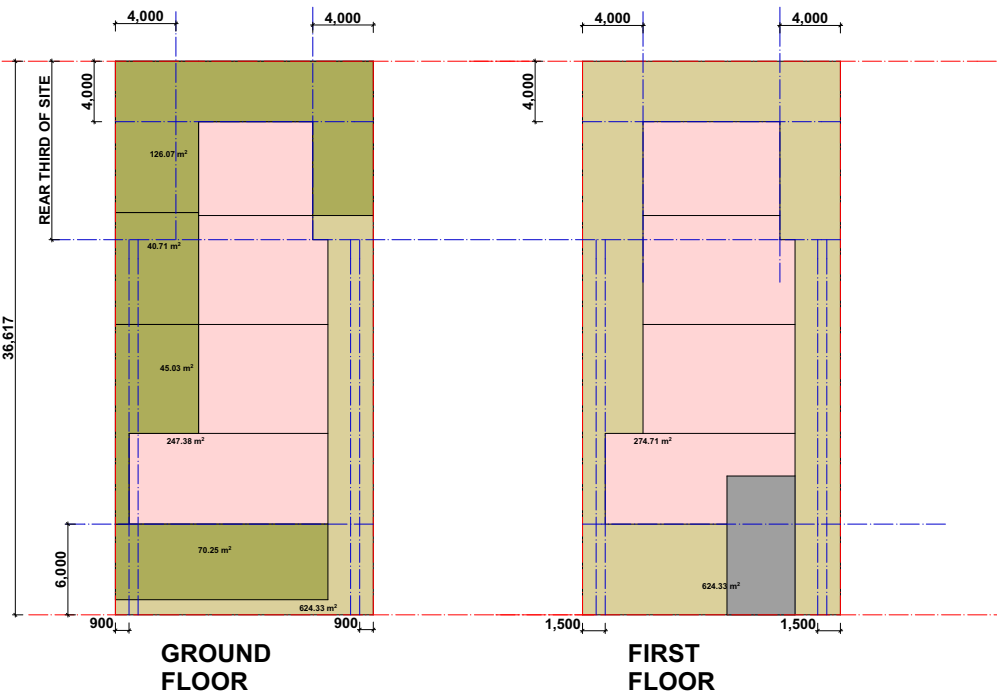
Potential yield 3 to 4 dwellings

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**

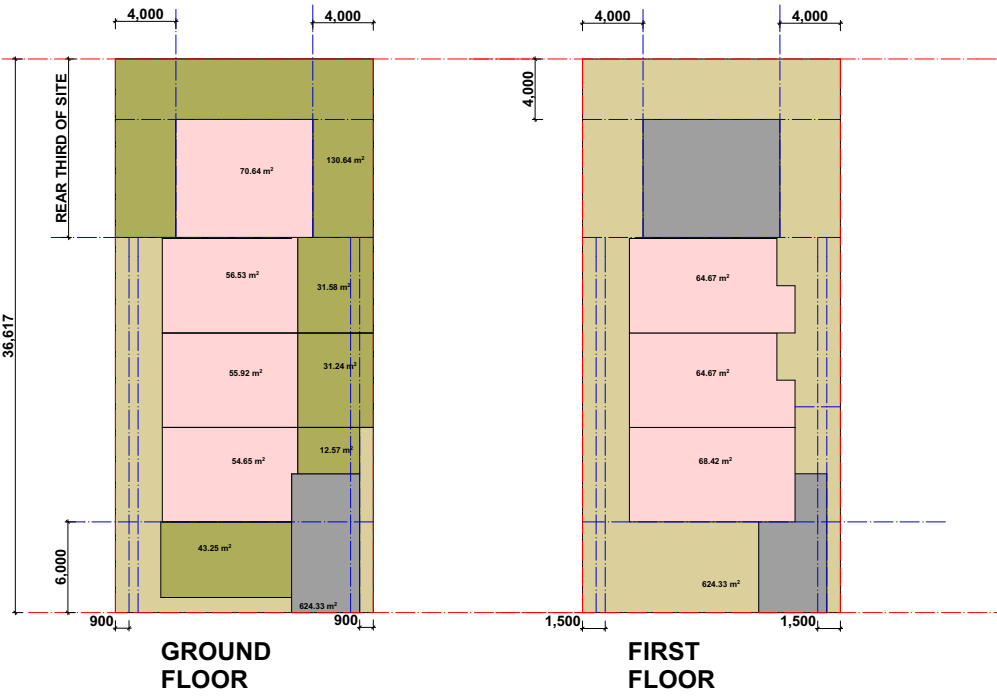
Potential yield 4 dwellings

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**  
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