

Actual Permitted FSR/GFA

	FSR	Area	GFA
North	2:1	8826	17652
South	1.5:1	22831	34247
Total	1.64	31657	51899

Birnie Ave Development Complying

Development Assumptions	
Envelope to GFA	85%

Area Name	Area (m2)	Storeys	Envelope (m2)	Total GFA	FSR : 1
North	8826		20543	17462	1.98
Building A	1216	8	9728	8269	
Building B	883	5	4415	3753	
Building C	800	8	6400	5440	
South	22831		20220	17187	0.75
Building A	1070	6	6420	5457	
Building B	1070	6	6420	5457	
Building C	615	6	3690	3137	
Building D	615	6	3690	3137	
Overall Site FSR	31657			34649	1.0945

Birnie Ave Development Alternative Scheme

Development Assumptions	
Envelope to GFA	85%

Area Name	Area (m2)	Storeys	Envelope (m2)	Total GFA	FSR : 1
North	8826		46464	39494	4.47
Building A	1216	4	4864	4134	
Building A1	800	16	12800	10880	
Building B	800	16	12800	10880	
Building C	800	20	16000	13600	
South	22831		23828	31136	1.36
Building A	573	6	3438	2922	
Building B	573	8	4584	3896	
Building C	1129	6	6774	5758	
Building D	1129	8	9032	7677	
Building E	947	6	5682	4830	
Building F	890	8	7120	6052	
Overall Site FSR	31657			70630	2.2311