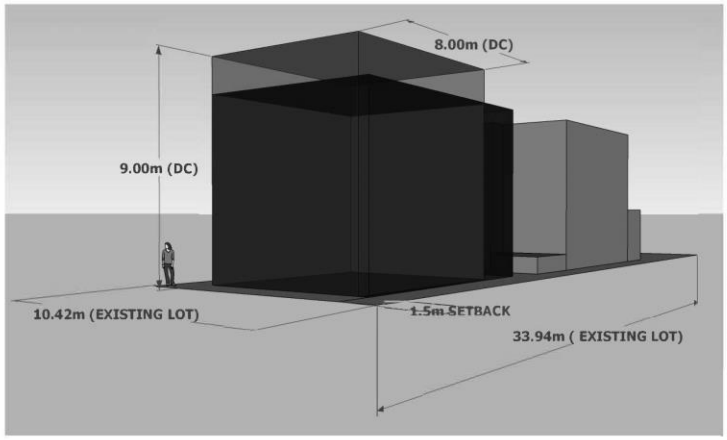
Building Massing Diagram



East View (Indicating DC Dimensions)

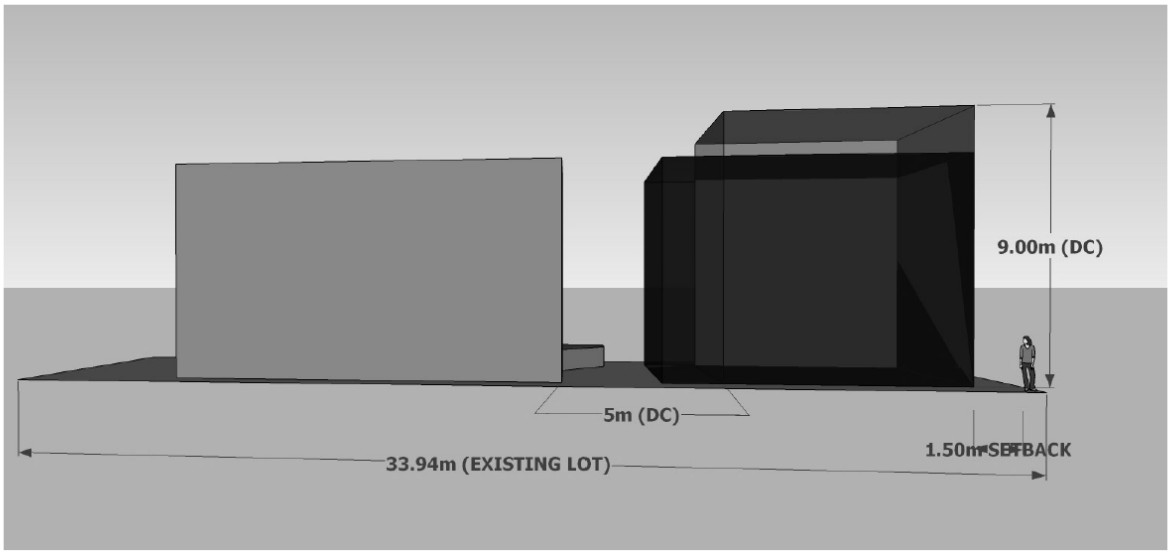
Land Use Comparison		
	Existing (DC)	Proposed (R-1N)
Min. Parcel Width	11 m	9 m
Min. Parcel Depth	33 m	22 m
Min. Parcel Area	363 sq.m	233 sq.m
Min. Rear yard Setback	1.5 m	1.5 m
Max. Side Setback	1.2 m	1.20m
Max. Building Height	9 m	7.5 m
Max. Floor Area	70 sq. m	75 m
Min. Separation from Principle Dwelling	5 m	3 m
Min. Outdoor Amenity Space	25 sq.m*	7.5 sq.m**

*With no dimensions less than 5 m
**With no dimensions less than 1.5 m

Massing Diagram

Legend	
	Existing Principle Dwelling
	Max. Volume within DC Regulation
	Max. Volume within R-1N Regulation

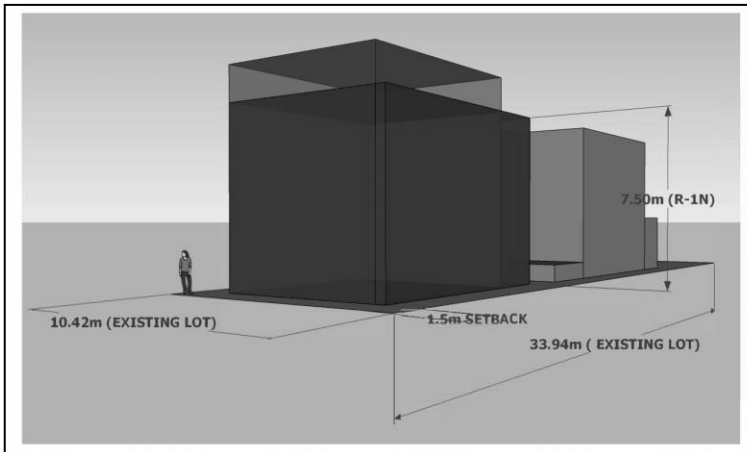
Pictures of Existing Yard



West View (Indicating DC Dimensions)

Massing Diagram

Legend	
	Existing Principle Dwelling
	Max. Volume within DC Regulation
	Max. Volume within R-1N Regulation



East View (Indicating R-1N Dimensions)

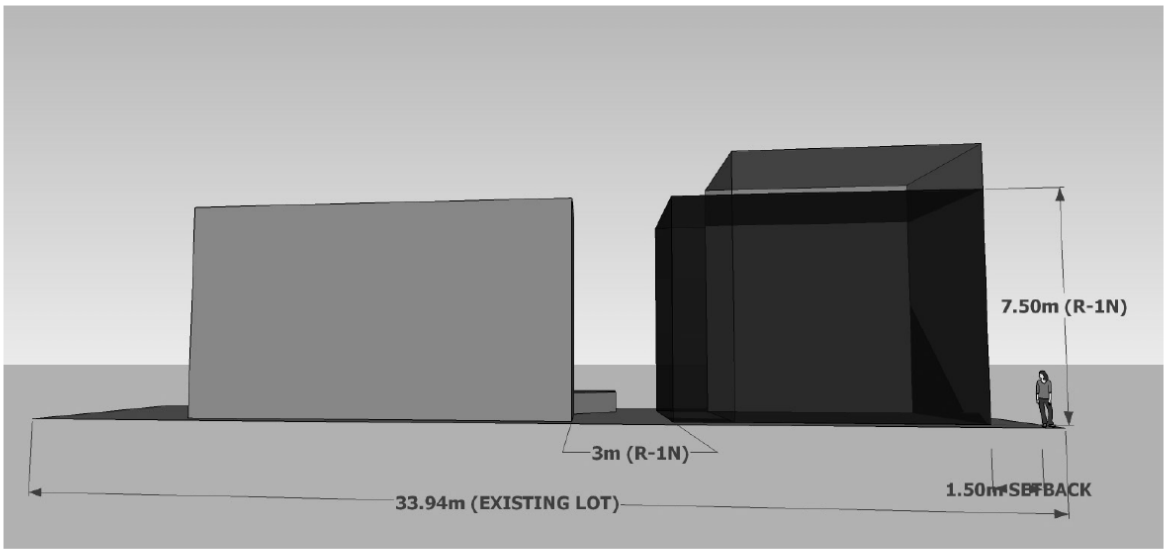
Land Use Comparison		
	Existing (DC)	Proposed (R-1N)
Min. Parcel Width	11 m	9 m
Min. Parcel Depth	33 m	22 m
Min. Parcel Area	363 sq.m	233 sq.m
Min. Rear yard Setback	1.5 m	1.5 m
Max. Side Setback	1.2 m	1.20m
Max. Building Height	9 m	7.5 m
Max. Floor Area	70 sq. m	75 m
Min. Separation from Principle Dwelling	5 m	3 m
Min. Outdoor Amenity Space	25 sq.m*	7.5 sq.m**

*With no dimensions less than 5 m
**With no dimensions less than 1.5 m

Massing Diagram

Legend	
	Existing Principle Dwelling
	Max. Volume within DC Regulation
	Max. Volume within R-1N Regulation

Pictures of Existing Yard



West View (Indicating R-1N Dimensions)

Massing Diagram

Legend	
	Existing Principle Dwelling
	Max. Volume within DC Regulation
	Max. Volume within R-1N Regulation