

Address	No of Levels Above Ground (max)	Building Height (max)	Max RL	FSR	Waterfront Setbacks & Pathways (WSP)	Building Setbacks & Separations (BSS)	Additional Info
CONTROLS	3	12m	N/A	0.75:1			
1A Hilly Street	6	14m	32.43		N/A		Recently completed Residential Units
Cnr Hilly & Northcote Streets	6	18m	25.14	1.8:1	N/A		Recently completed Residential Units
36 Hilly Street	3	12m	12.88		8m	nil	Existing Residential Development
38 Hilly Street	5	15.5m	16.63		5m	nil	Existing Residential Development
40 Hilly Street	6	19m	20.76	1.96:1	5m	nil	Existing Residential Development
“Spyglass Hill”, Woodlands Avenue	8	27m	50.19	1.62:1	N/A		Existing Residential Development
“Rosewood”, 21 Tennyson Road	7	17m (approx)	37.63		N/A		Existing Residential Development
“Mulberry Hill”, 25 Market Street	9	33m (approx)	51.97		N/A		Existing Residential Development