

GFA Standard Instrument (Local Environmental Plans) Order 2006

gross floor area means the sum of the floor area of each storey of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and **includes**:

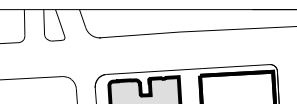
- (a) the area of a mezzanine within the storey, and
- (b) habitable rooms in a basement, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement: (i) storage, and (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

No. of Hotel Units				No. of Resi Units			
Studio 30 sqm	1-Bed 40 sqm	Accessible 40 sqm	2_bed Dual Key 70 sqm	1-Bed	1-Bed + Study	2-Bed	2-Bed Dual Key
14	2	1	1				
14	2	1	1				
14	2	1	1	3	3	0	2
14	2	1	1	3	3	0	2
14	2	1	1	3	3	0	2
14	2	1	1	3	3	0	2
14	2	1	1	3	3	0	2
16	0	1	1	3	3	2	0
14	2	1	1				
14	2	1	1				
15	3	1	0				
15	3	1	0				
15	3	1	0				
15	3	1	0				
15	3	1	0				
8	0	0	0				
225	33	15	10	18	18	2	10
283				48.0			

Key Plan

A key plan showing the layout of the site. It includes several building footprints, some of which are shaded in grey. The site is bounded by a road to the north and a road to the east. The plan shows the relative positions of the buildings and the site boundaries.

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