

o architectus Sydney 2008

Architectus Sydney Pty Ltd is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or copied, in whole or in part, nor may the information, ideas and concepts therein contained (which are confidential to Architectus Sydney Pty Ltd) be disclosed to any person without the prior written consent of

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
	ISSUED FOR INFORMATION	12.12.08
Α	ISSUED FOR INFORMATION	19.01.09
В	ISSUE FOR QA REVIEW	02.02.09
С	ISSUE FOR ENVIRONMENTAL ASSESSMENT	20.02.09
D	ISSUE FOR CLIENT REVIEW	31.07.09
<u>E</u>	ISSUE FOR INFORMATION	12.08.09
F	ISSUE FOR PREFERRED PROJECT REPORT	21.08.09

GFA DEFINITION (WLEP 1996)

GFA in relation to a building, means the sum of the areas of each level of the building, including:

(a) the thickness of all external walls, and

(b) the area of voids, staircases and lift shafts, counted at each level, and

(c) that part of the area of balconies and verandahs which is in excess of 20m2 per dwelling in the case of a building used or intended for use for residential purposes, or in excess of 10% of the site area in the case of a building used or intended for use for non-residential purposes, and

NOTE Site area = 3674sqm

Hotel balcony area = 252.67sqm Hotel balcony area < 10% site area (367.4sqm)

(d) any other areas of the building where the height of those areas exceeds 1.5 metres above ground level,

and excluding:

(e) car parking to meet the requirements of the Council and any access to the car park, and(f) any area used or intended for use as a car parking

station, and

(g) uncovered roof terraces, and(h) any area used or intended for use as an arcade.

LEGEND

HOTEL USE

RESIDENTIAL USE

RETAIL USE

PLANT (INCL. PLANT, GARBAGE, SUBSTATION & ACCESS TO PLANT)

CORE/VOID (INCL. LIFT SHAFTS, CORES, RISER & VOIDS)

BALCONY

URC = UNCOVERED ROOF TERRACE

CARPARK



Sydney Melbourne Auckland Brisbane Shanghai Architectus Sydney
Level 3 341 George Street
Sydney NSW 2000
T (61 2) 8252 8400
F (61 2) 8252 8600
sydney@architectus.com.au

ABN 11 098 489 448

33 CROSS STREET, DOUBLE BAY

GROSS FLOOR AREA

scale at A1	1:500 @ A1	drawing no.	
drawn	AD/TF/DR/II		DA13-10
checked	СО	issue	
project no	070068		F

19/08/2009 6:52:21 PM