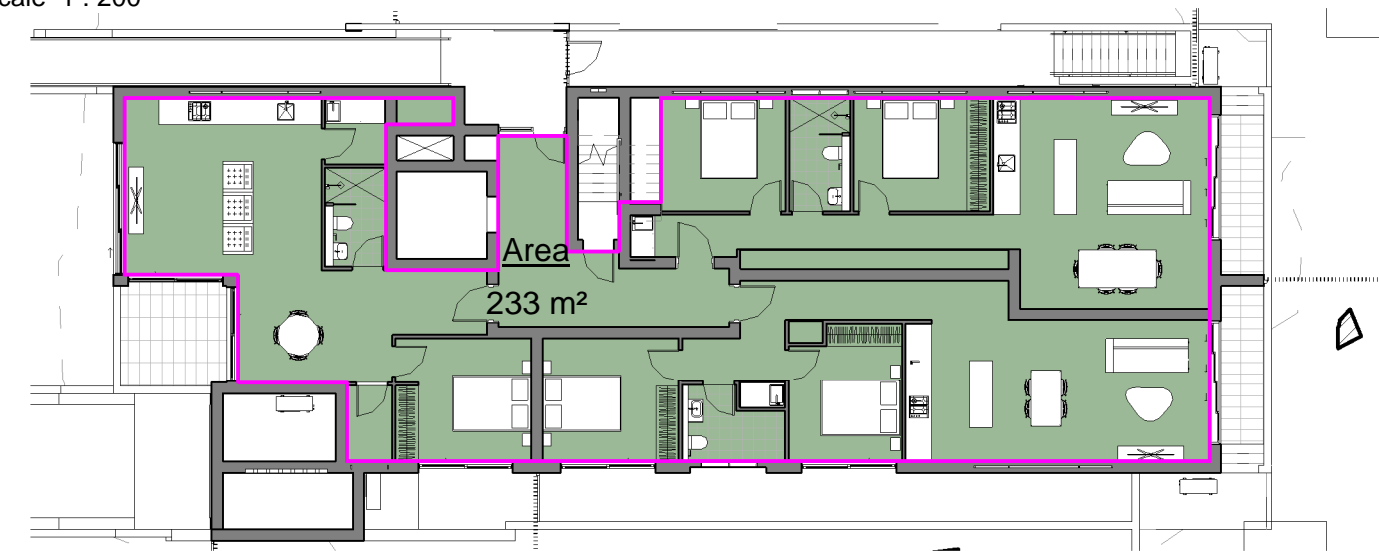


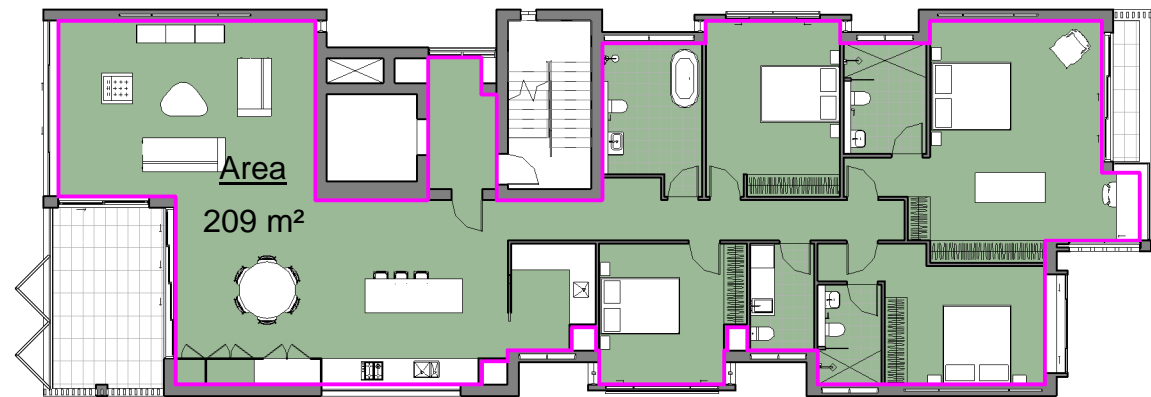
## 5. Basement

Scale 1 : 200



## 1. Ground Floor

Scale 1 : 200



## 3. Level 2

Scale 1 : 200

Site Area	587.88 m <sup>2</sup>
FSR achieved	1.29 : 1
GFA	756m <sup>2</sup>

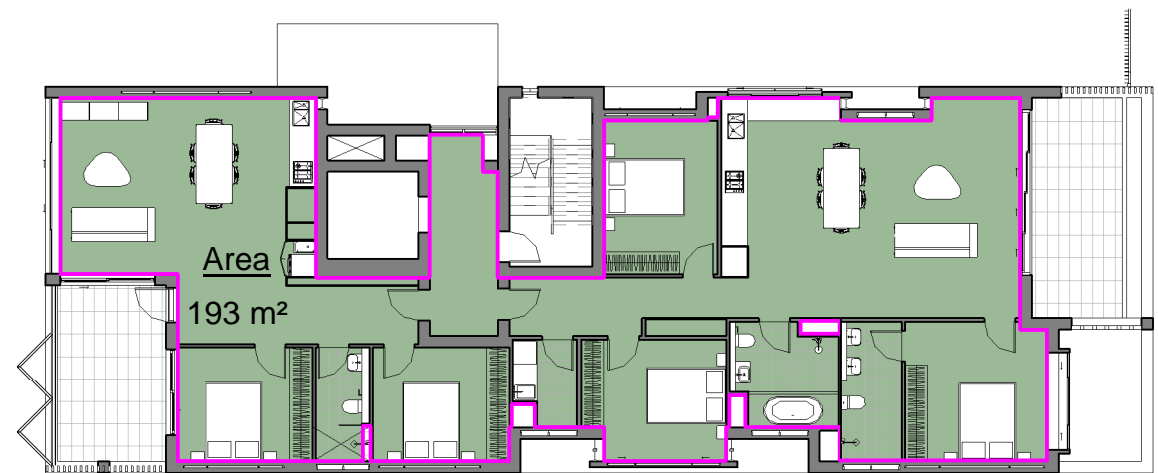
FSR Max (0.9+0.4) 1.3 : 1

FSR achieved 1.29 : 1  
30% affordable required - 212.1m<sup>2</sup>

40% provided 303m<sup>2</sup>

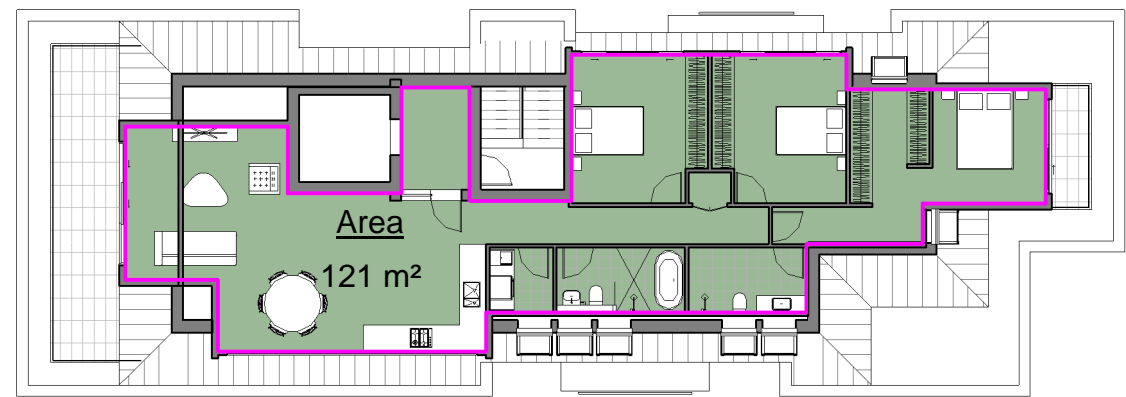
Total GFA increase of 44 sqm from 712 sqm to 756 sqm  
- Affordable GFA increased 71 sqm from 232 sqm to 303 sqm  
- Non-affordable GFA decreased 27 sqm from 453 sqm to 480 sqm  
- Affordable housing is provided in U1, 2, 3 and 4

Area Schedule (Gross Building)		
Name	Area	Level
Area	233 m <sup>2</sup>	Ground Floor
Area	193 m <sup>2</sup>	Level 1
Area	209 m <sup>2</sup>	Level 2
Area	121 m <sup>2</sup>	Level 3
Grand total: 4	756 m <sup>2</sup>	



## 2. Level 1

Scale 1 : 200



## 4. Level 3

Scale 1 : 200

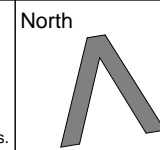
Issue	Description	Date
AA	Client Review	18/01/24
AB	Client Review	29/01/24
AC	Client Review	30/01/24
AD	Client Review	11/03/24
AE	S4.55 Issue	08/05/24

SECTION 4.56  
APPLICATION

couvaras  
>ARCHITECTS

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>E architect@couvaras.com >W www.couvaras.com  
Nominated Architect: Peter Couvaras Reg No.7344

Figured dimensions only to be used. Do not scale off drawings.  
Any discrepancies to be verified on site with architect.



Drawing Name	Area calculation Plan	Project	21004
33-35 Church St, Randwick		Issue	Issue AE
Scale 1 : 200 @ A3	11 July 2023	Sheet	12