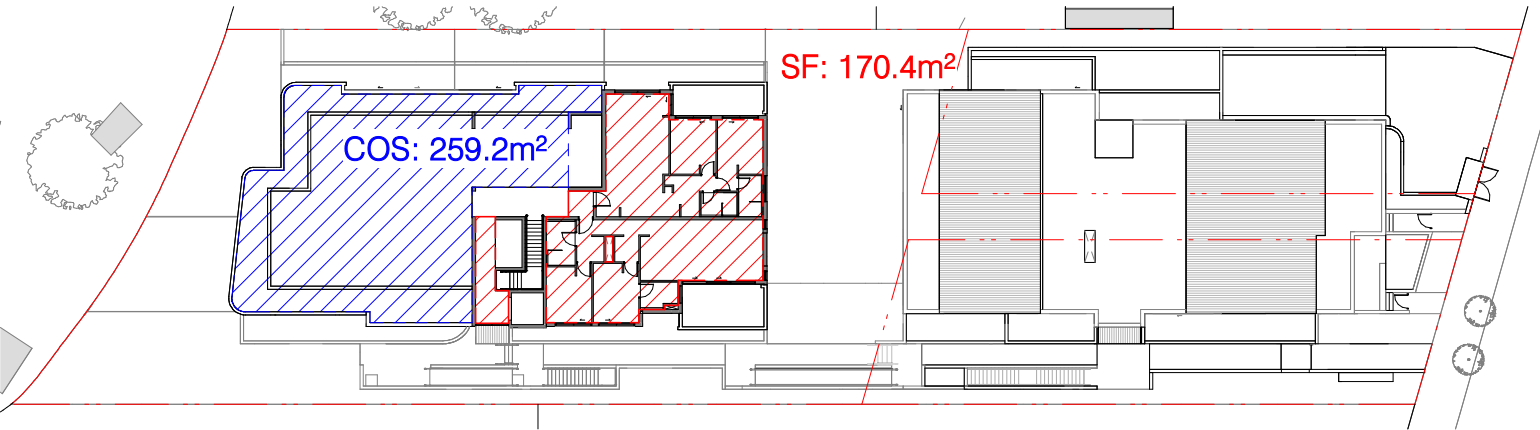
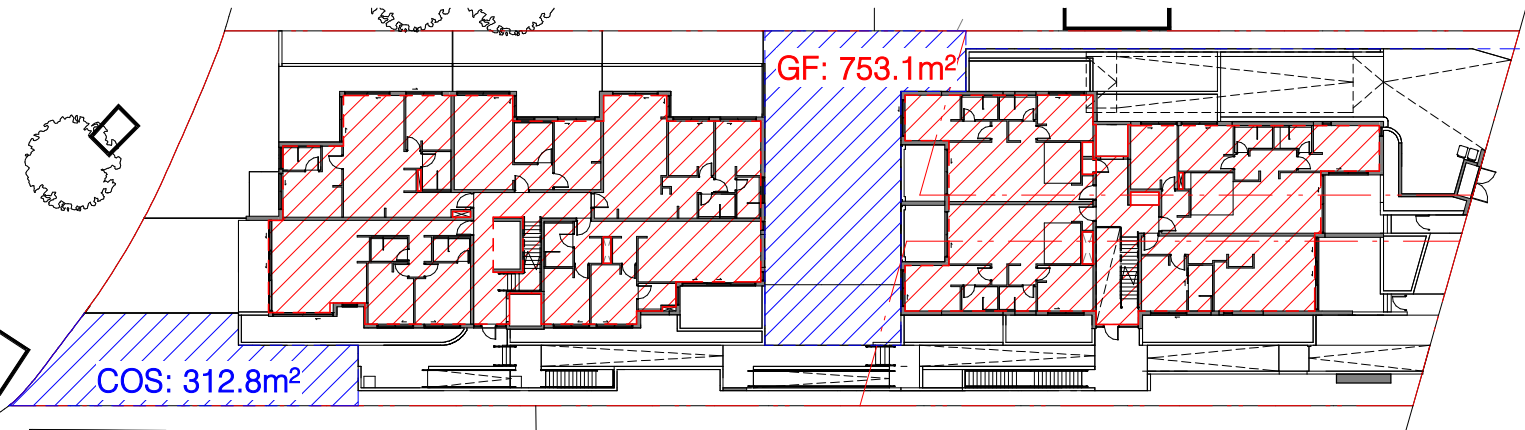


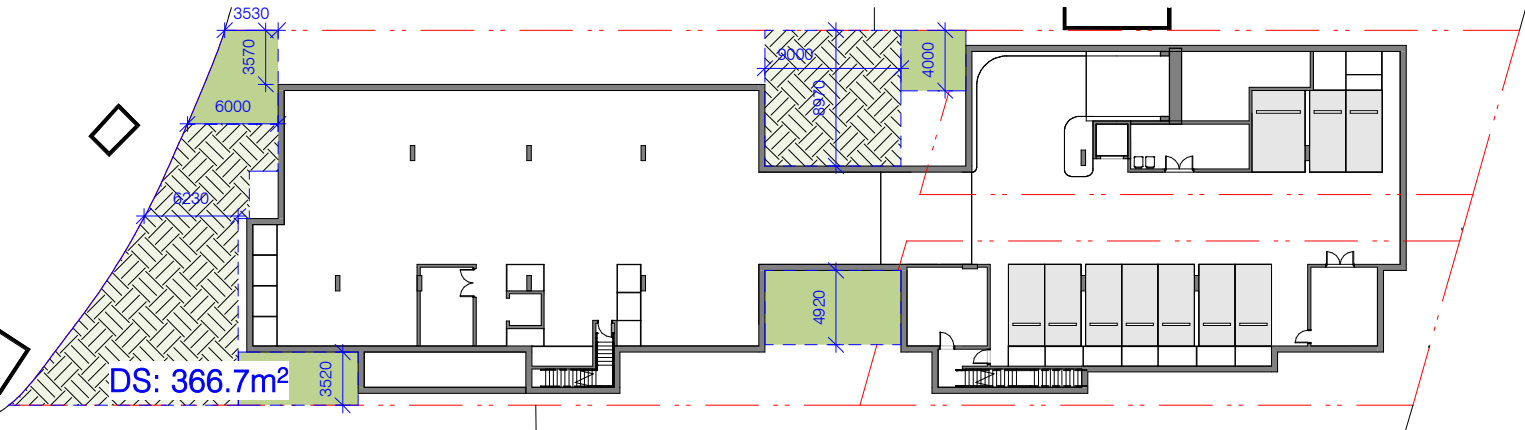
3 GFA_FIRST FLOOR
1 : 500



4 GFA_SECOND FLOOR
1 : 500



2 GFA_GROUND FLOOR
1 : 500



1 DEEP SOIL_BASEMENT
1 : 500

FLOOR AREA CALCULATIONS	
SITE AREA =2194.0m² BY DEED	
MAX GFA PERMISSIBLE	1645.5m² (0.75:1)
PROPOSED	
GROUND FLOOR	753.1m²
FIRST FLOOR	721.9m²
SECOND FLOOR	170.4m²
TOTAL GFA	1645.4m² (0.75:1)

COMMUNAL OPEN SPACE	
REQUIRED 25% OF THE SITE	548.5m² (25%)
PROPOSED	572.0m² (26%)

DEEP SOIL	
REQUIRED 7% OF THE SITE	153.5m²
MIN. WIDTH 3.5m BUT < 6.0m	118.5m² (5.4%)
MIN. WIDTH 6.0m OR >	248.2m² (11.3%)
TOTAL DEEP SOIL PROPOSED	366.7m² (16.7%)

ARCHITECT



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a: 3.09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

NORTH



ISSUE	AMENDMENT	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	28.11.2024

PROJECT

24A, 24B, 24C WENTWORTH ST, CROYDON PARK

NEW MULTI UNIT DWELLING DEVELOPMENT

FLOOR SPACE CALCULATIONS

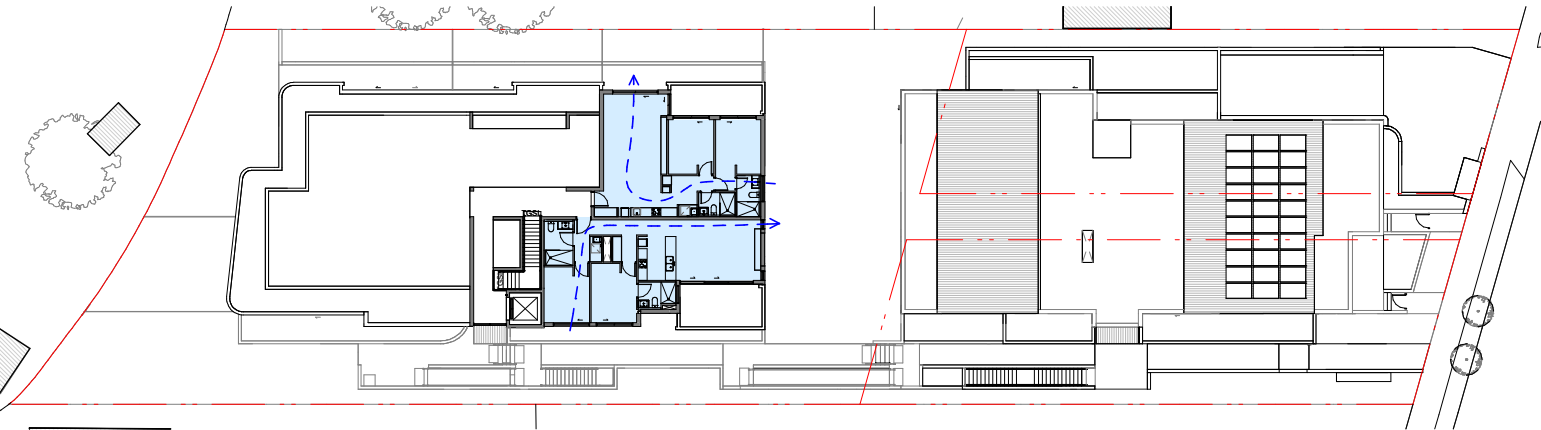
SCALE: As indicated@ A3 DATE: 28.11.2024

ISSUE: A - ISSUED FOR DEVELOPMENT APPLICATION

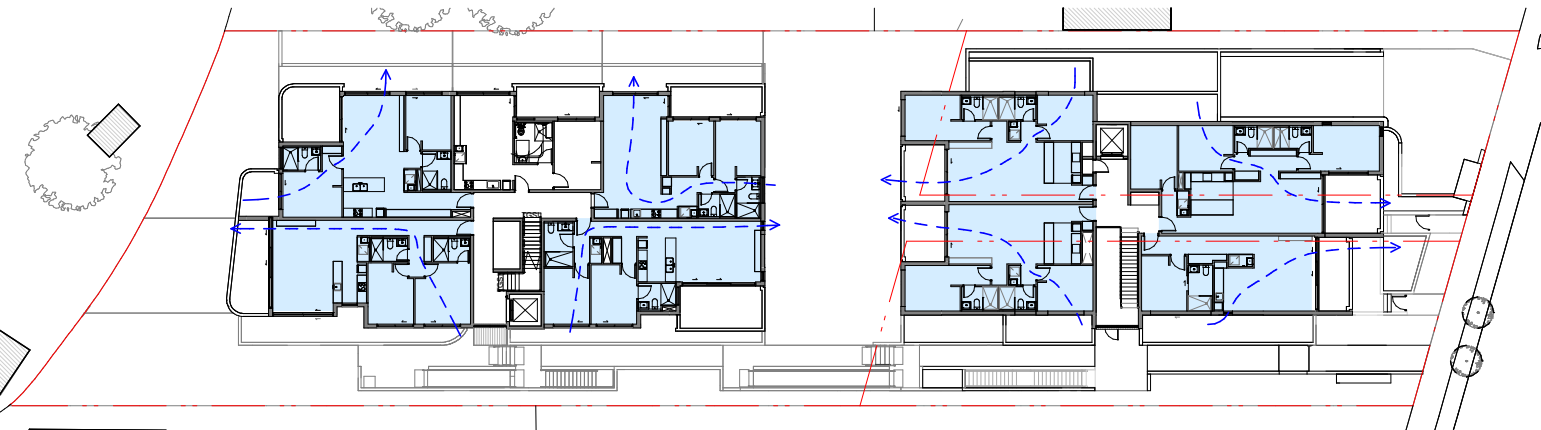
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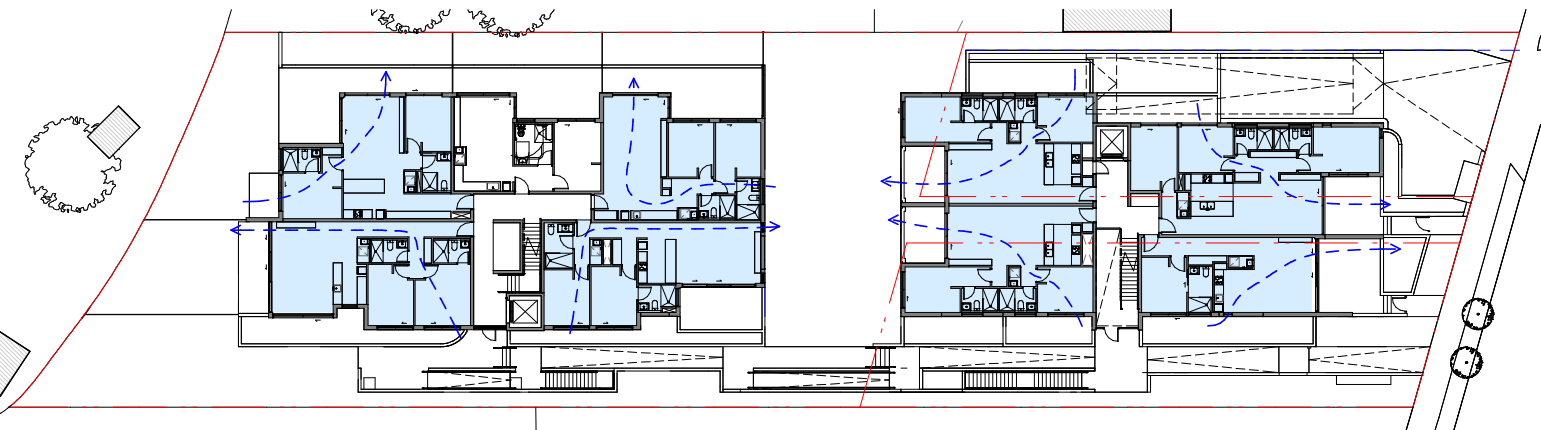
A1401



3 CROSS VENTILATION_ SECOND FLOOR
1 : 500



2 CROSS VENTILATION_ FIRST FLOOR
1 : 500



1 CROSS VENTILATION_ GROUND FLOOR
1 : 500

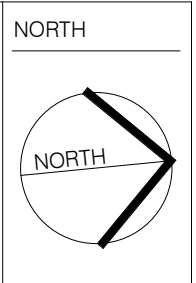
CROSS VENTILATION	
REQUIREMENTS - 60%	12 UNITS
GROUND FLOOR	8/ 9
FIRST FLOOR	8/ 9
SECOND FLOOR	2/2
TOTAL	18 UNITS / 20 (90%)

ARCHITECT



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NEW MULTI UNIT DWELLING DEVELOPMENT

CROSS VENTILATION

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