

PROPOSED GFA CALCULATIONS

|                   |                   |              |                   |
|-------------------|-------------------|--------------|-------------------|
| SITE AREA         | 225m <sup>2</sup> |              |                   |
| MAX ALLOWABLE FSR | 2.00 : 1          | PROPOSED FSR | 1.89 : 1          |
| MAX ALLOWABLE GFA | 450m <sup>2</sup> | PROPOSED GFA | 426m <sup>2</sup> |

AREAS AND ROOMS

GROUND FLOOR

|        |                   |
|--------|-------------------|
| RETAIL | 100m <sup>2</sup> |
| BOH    | 16m <sup>2</sup>  |

LEVEL 1

|                           |                   |
|---------------------------|-------------------|
| COMMUNAL LIVING ROOM      | 142m <sup>2</sup> |
| 1 X SINGLE ROOM           |                   |
| 1 X SINGLE ACCESIBLE ROOM |                   |
| 1 X DOUBLE ROOM           |                   |

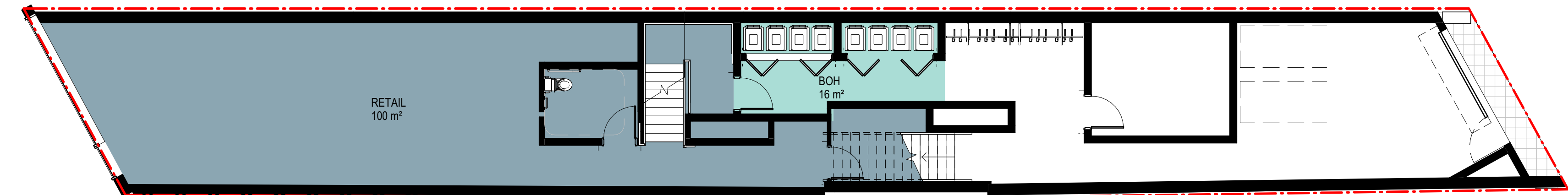
LEVEL 2

|                  |                   |
|------------------|-------------------|
| 1 X SINGLE ROOM  | 123m <sup>2</sup> |
| 3 X DOUBLE ROOMS |                   |

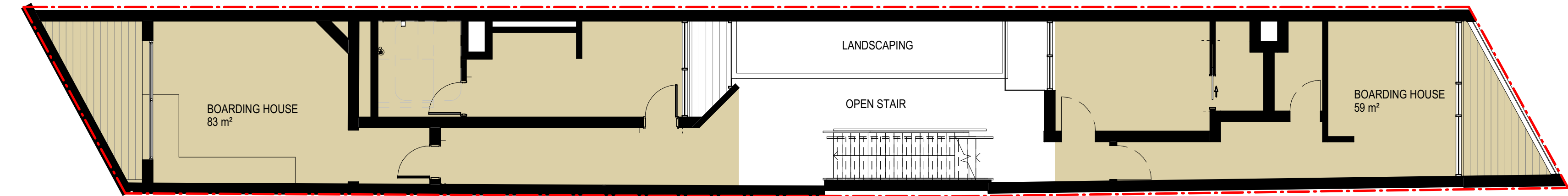
LEVEL 3

|                 |                  |
|-----------------|------------------|
| 1 X SINGLE ROOM | 61m <sup>2</sup> |
| 1 X DOUBLE ROOM |                  |

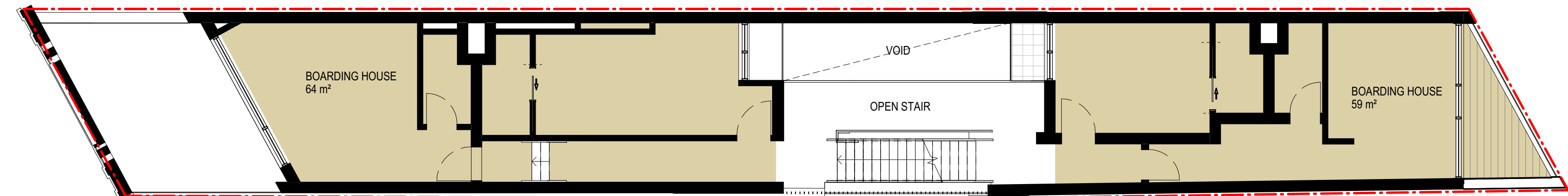
|                 |    |
|-----------------|----|
| TOTAL ROOMS     | 9  |
| TOTAL RESIDENTS | 14 |



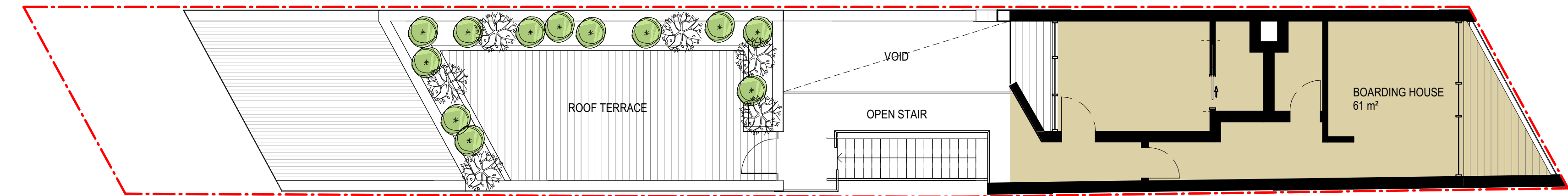
2 AREA PLAN - GROUND FLOOR GFA  
DA-300 1 : 100



1 AREA PLAN - FIRST FLOOR GFA  
DA-300 1 : 100



3 AREA PLAN - LEVEL 2 GFA  
DA-300 1 : 100



4 AREA PLAN - LEVEL 3 GFA  
DA-300 1 : 100

DEVELOPMENT APPLICATION

331/2019

Randwick City Council  
1 September 2020  
Records Received

AMENDMENTS

| ISSUE | DESCRIPTION   | APPROVED | DATE     |
|-------|---------------|----------|----------|
| 1     | ISSUED FOR DA | MR       | 04/08/20 |

50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

DA

APPROVED BY:  
GA

CHECKED BY:  
MR

CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR BY ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF JACKSON TEECE. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL PROJECT DIMENSIONS BEFORE COMMENCING ON-SITE WORK OR OFF-SITE FABRICATION. NOTIFY JACKSON TEECE OF ANY DISCREPANCIES AND SEEK INSTRUCTIONS.

Date generated:04/08/2020  
11:52:21 AM

C:\REVIT\_LOCAL\2017073-JT-0-SHT-AR\_-\_18\_cyan.rvt

CLIENT  
ALAN LEE

AREAS

DATE

26/10/17

SCALE @ A1

1 : 100

DRAWN

MR

PROJECT No.

2017073

DISCP.

A

DRAWING No.

DA-010

ISSUE

1

PROJECT  
23 BELMORE ROAD  
RANDWICK

Lot 1, Pier 8-9, 23 Hickson Road  
Walsh Bay New South Wales 2000 Australia  
T 61 2 9290 2722 F 61 2 9290 1150  
E sydney@jacksonteece.com  
Jackson Teece Chesterman Willis Pty Ltd  
Trading as Jackson Teece  
ABN 15 083 837 290

Nominated Architects: Damian Barker (8192), John Gov (6790), Daniel Hudson (8315)

JACKSON TEECE