

GROSS FLOOR AREA (EXISTING)	
FLOOR LEVEL	GFA
2F.LEVEL 2	402.37
1F.LEVEL 1	1,070.52
GF.GROUND FLOOR	908.30
BF1.BASEMENT 01	271.43
	2,652.62 m²

TOTAL SITE AREA	1574m2
EXISTING GFA	2652.62m2
GFA (ABOVE GROUND)	2381.19m2
GFA (BELOW GROUND)	271.43m2

EXISTING FSR	1.68:1
FSR (ABOVE GROUND)	1.51:1
FSR (BELOW GROUND)	0.17:1

Note: The areas shown in these diagrams are based on survey drawings by Project Surveyors.

GFA ZONE

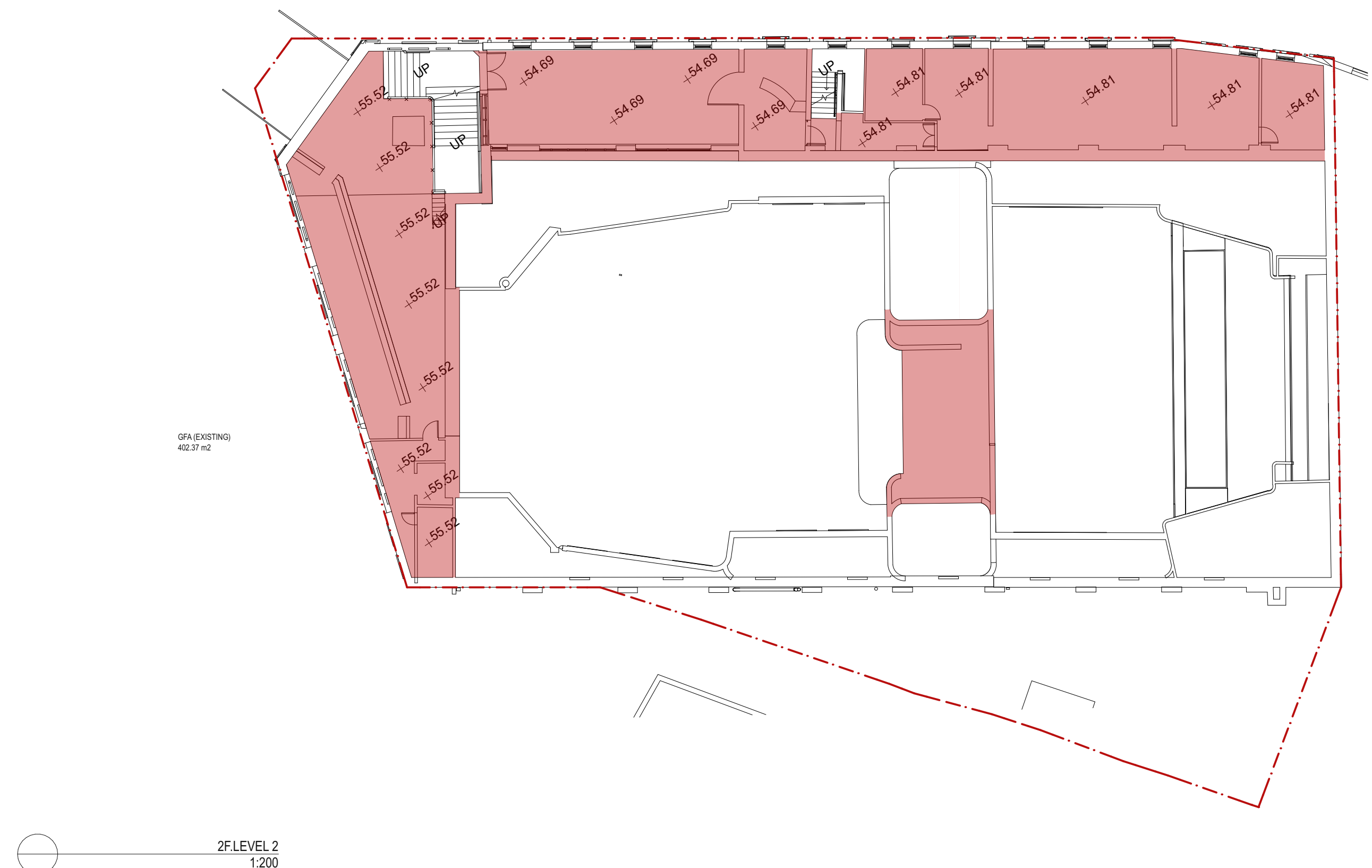
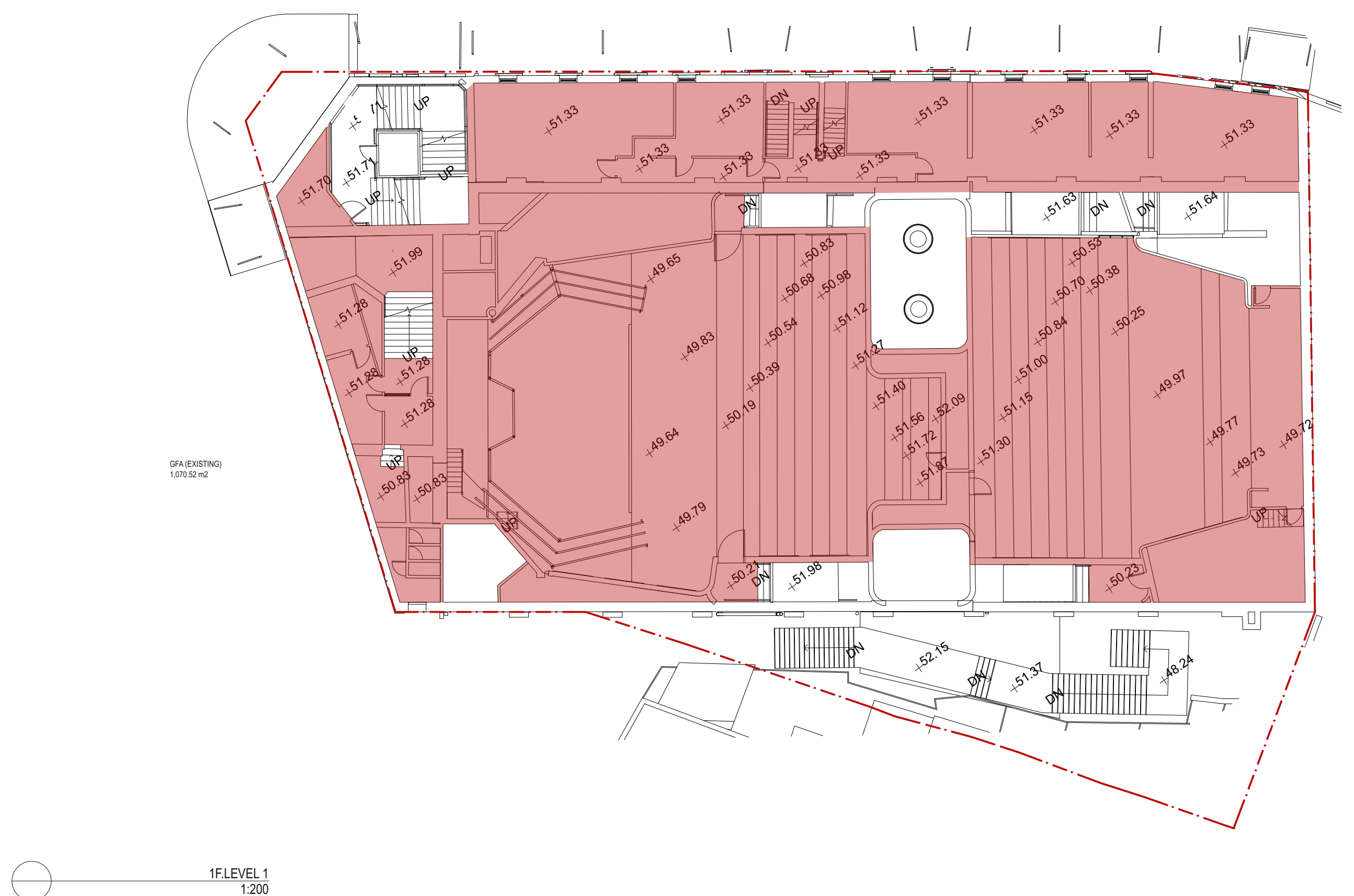
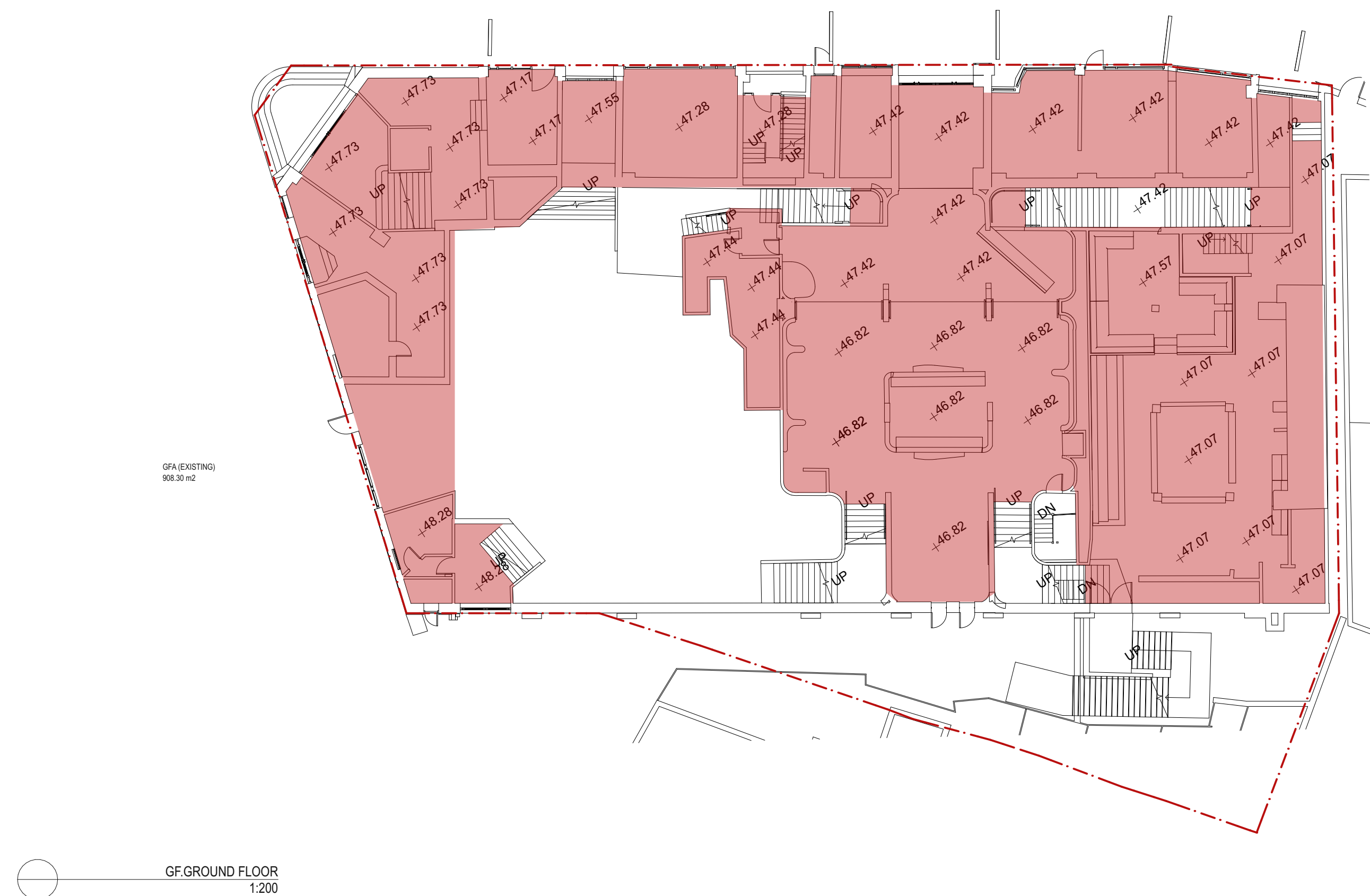
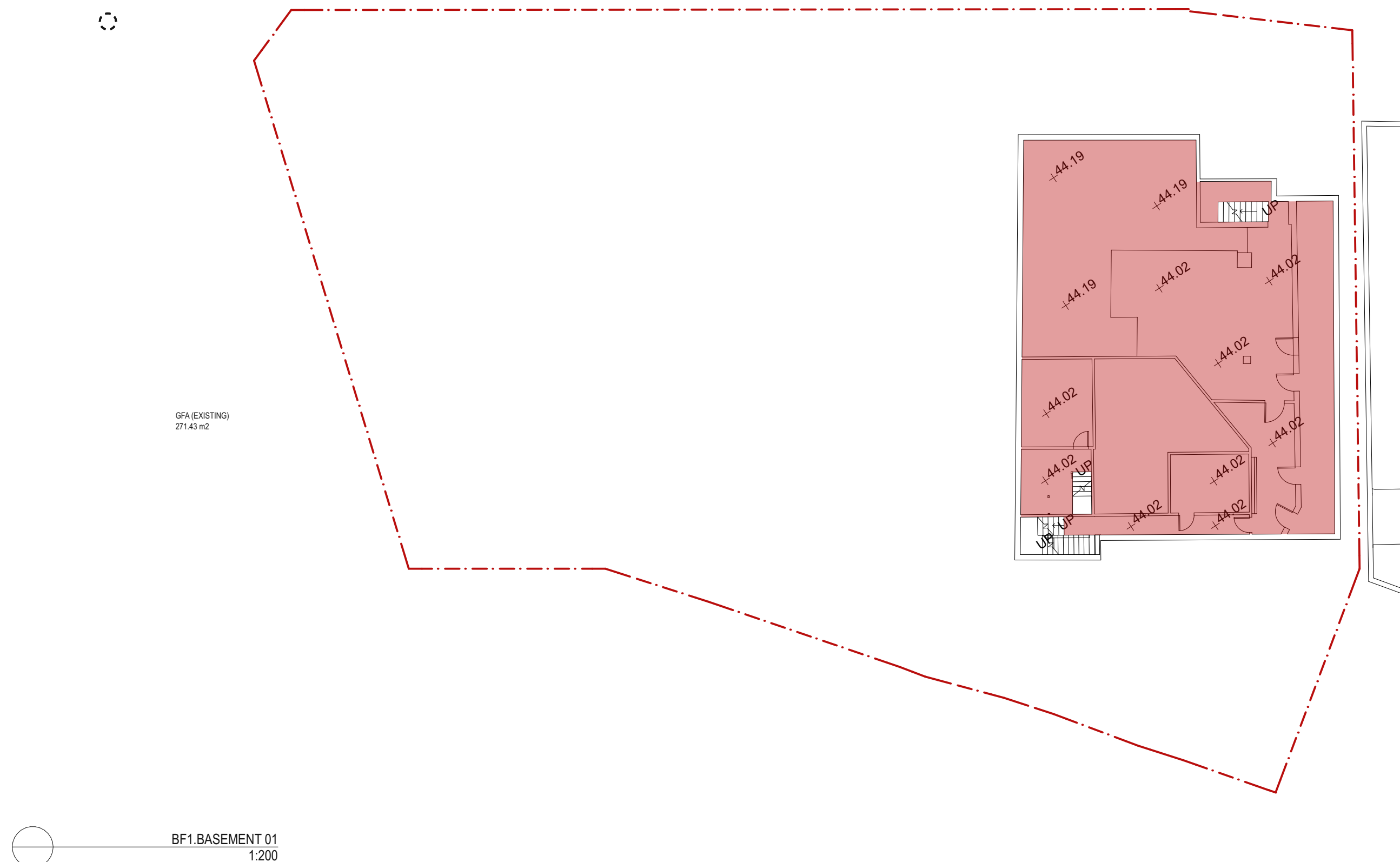
Various tones of RED

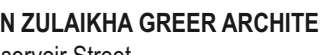
GROSS FLOOR AREA

Sydney Local Environmental Plan 2012

gross floor area means the sum of the floor area of each floor 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, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like in a basement or attic, but excludes:
 - (d) any area for common vertical circulation,
 - (e) any lifts and stairs, and
 - (f) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
 - (iii) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (iv) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (v) any space for the loading or unloading of goods (including access to it), and
 - (vi) terraces and balconies with outer walls less than 1.4 metres high, and
 - (vii) voids above a floor at the level of a storey or storey above, and



DATE	REV	NOTES	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	CLIENT: CE BOSTON HOTELS Email: jason.shepherd@bostonglobal.com.au	PROJECT : OXFORD STREET HOTEL 1-11 Oxford Street Paddington NSW 2021 PROJECT NO : 18002	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzig.com.au WEB www.tzig.com.au		DRAWING TITLE		DRAWN BY
17/10/19	A	PP ADDITIONAL INFORMATION		EXISTING GFA DIAGRAMS		JH+SV				
						CHECKED				
						TG				
						DATE				
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			PHASE	DRAWING NO	PP-50					
			DEVELOPMENT APPLICATION							