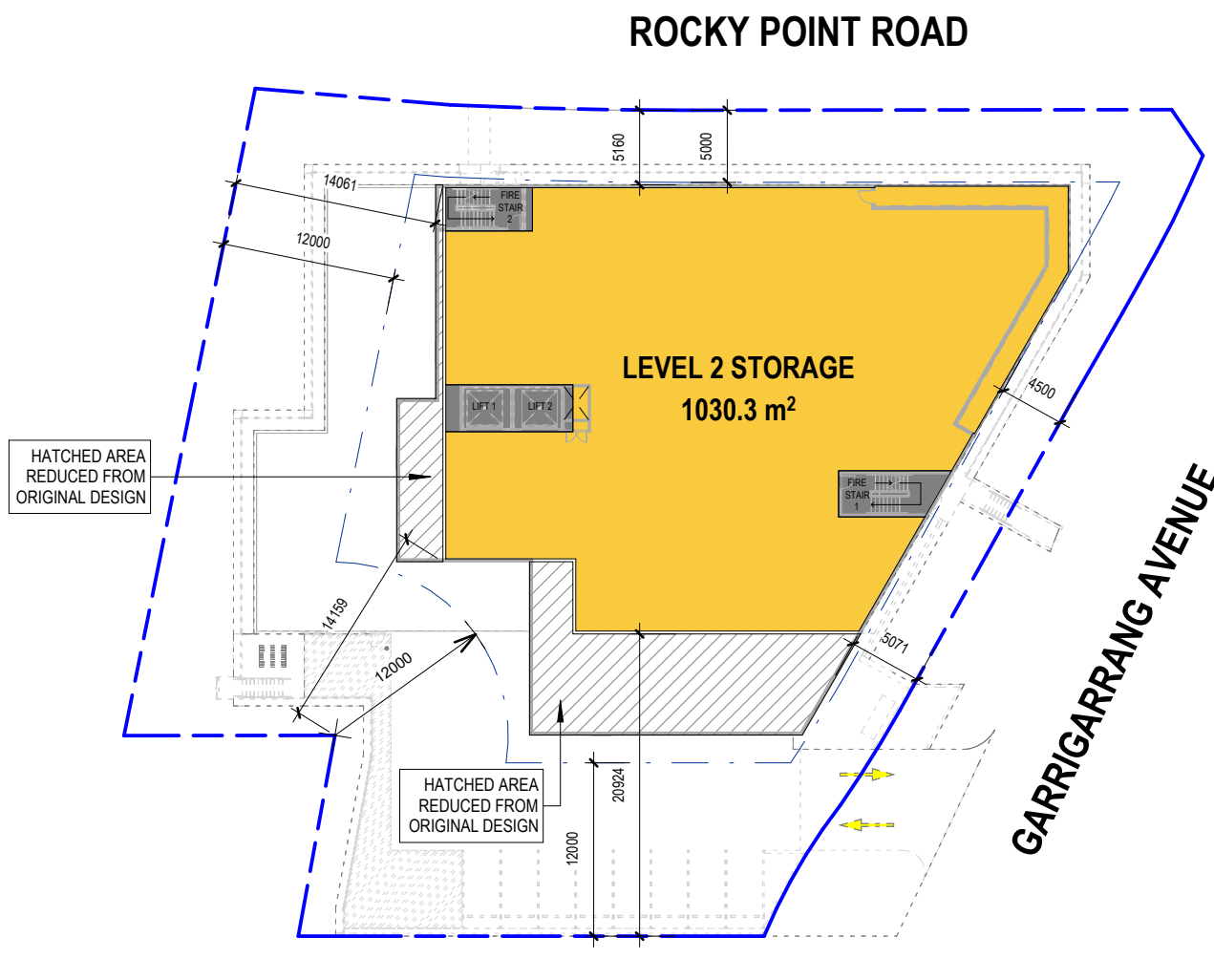
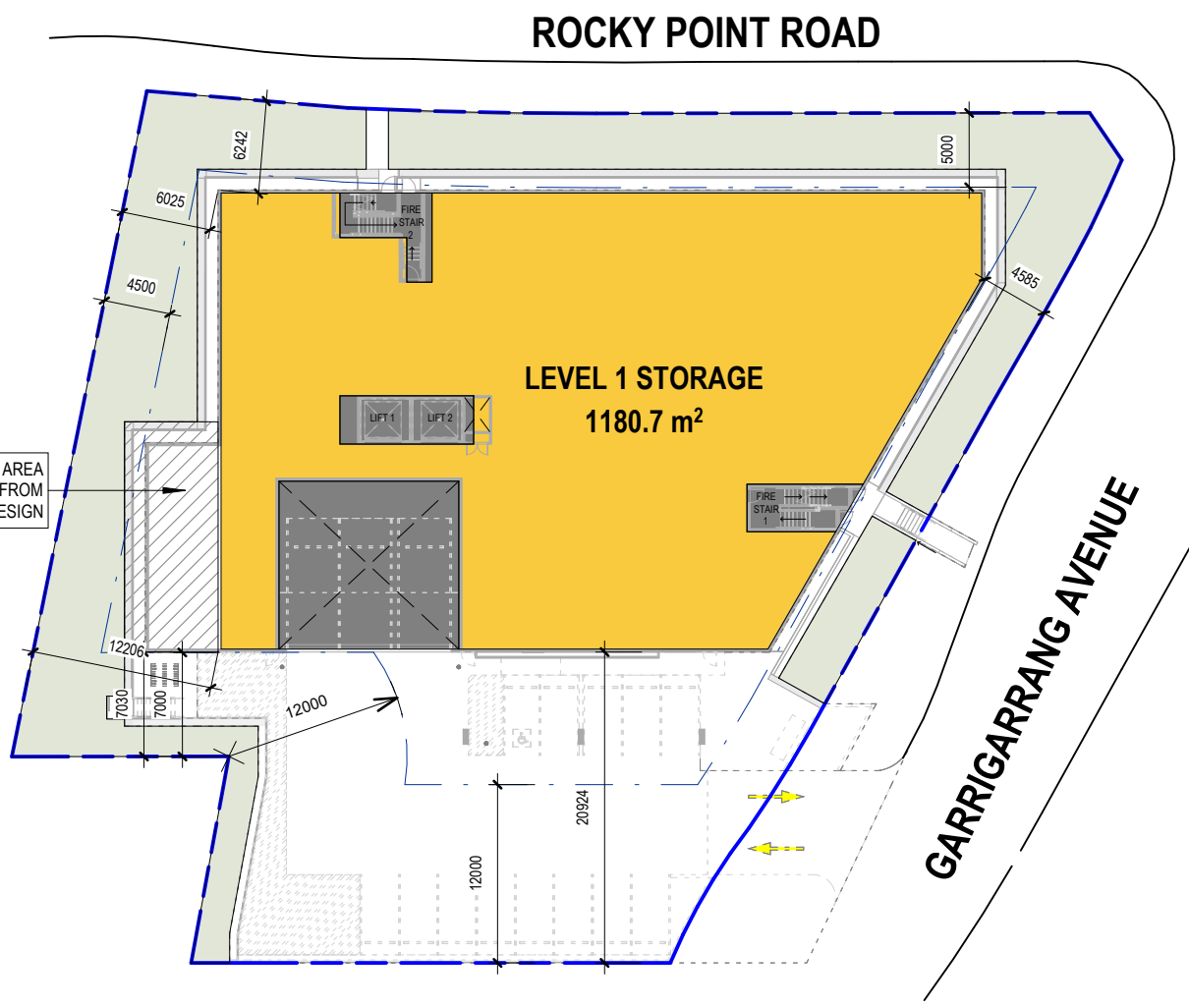
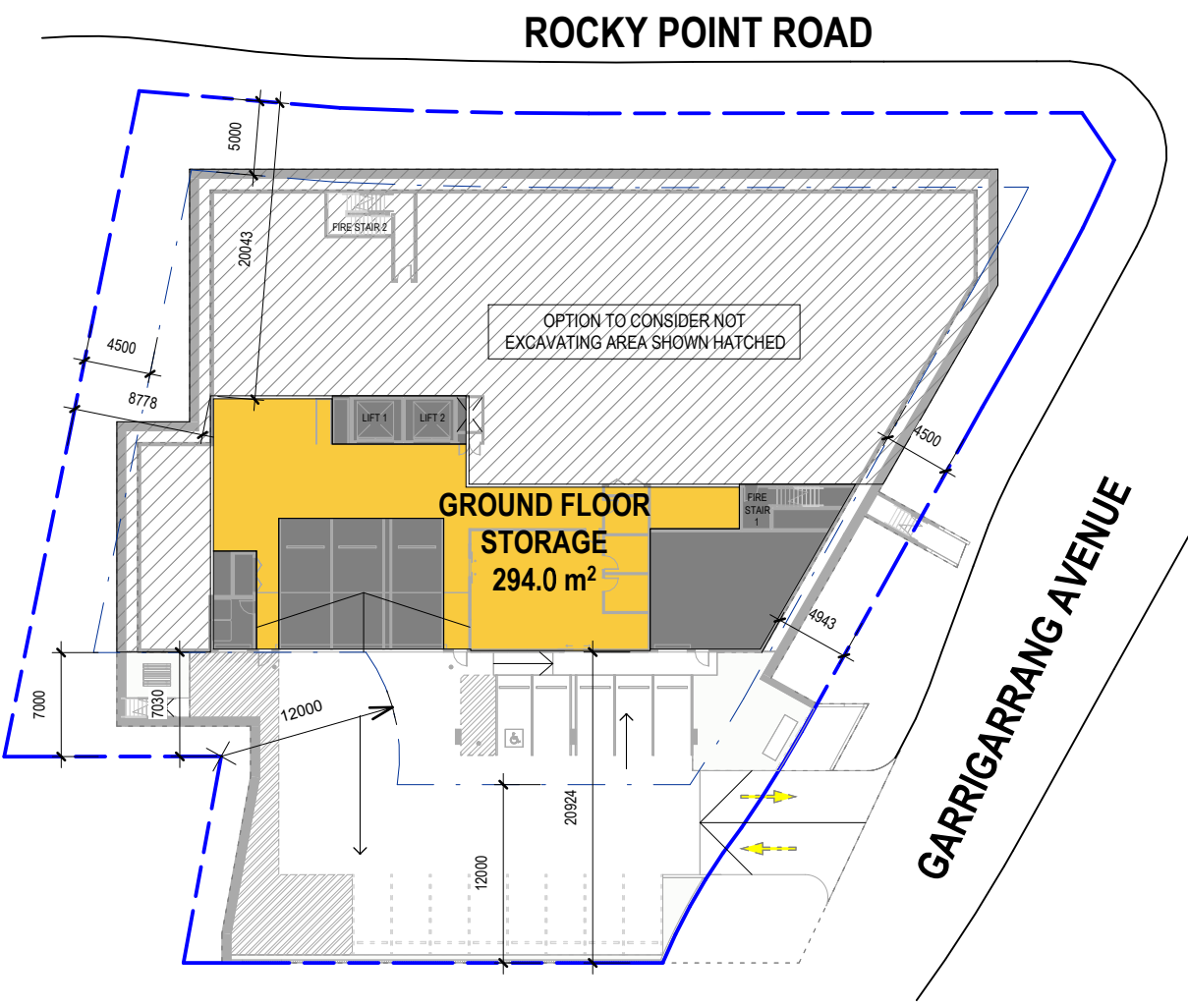


FOR INFORMATION

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WORK IN PROGRESS

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SITE INFORMATION & CONTROLS

SITE AREA:	3107m ²
MAX BUILDING HEIGHT:	18m
MIN.FRONT SETBACK:	5.00m
MAX FSR	1.8:1

GFA METHOD OF MEASUREMENT

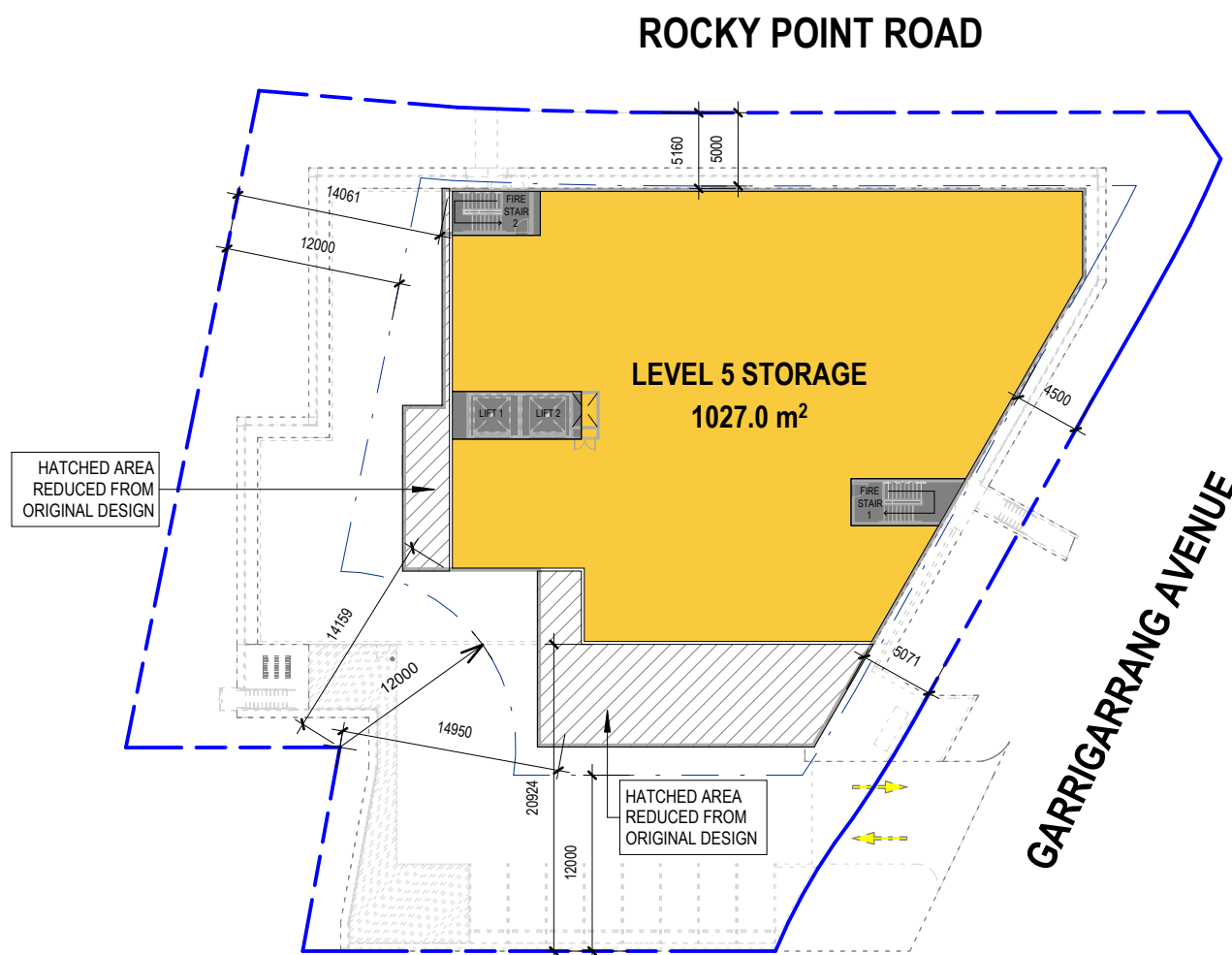
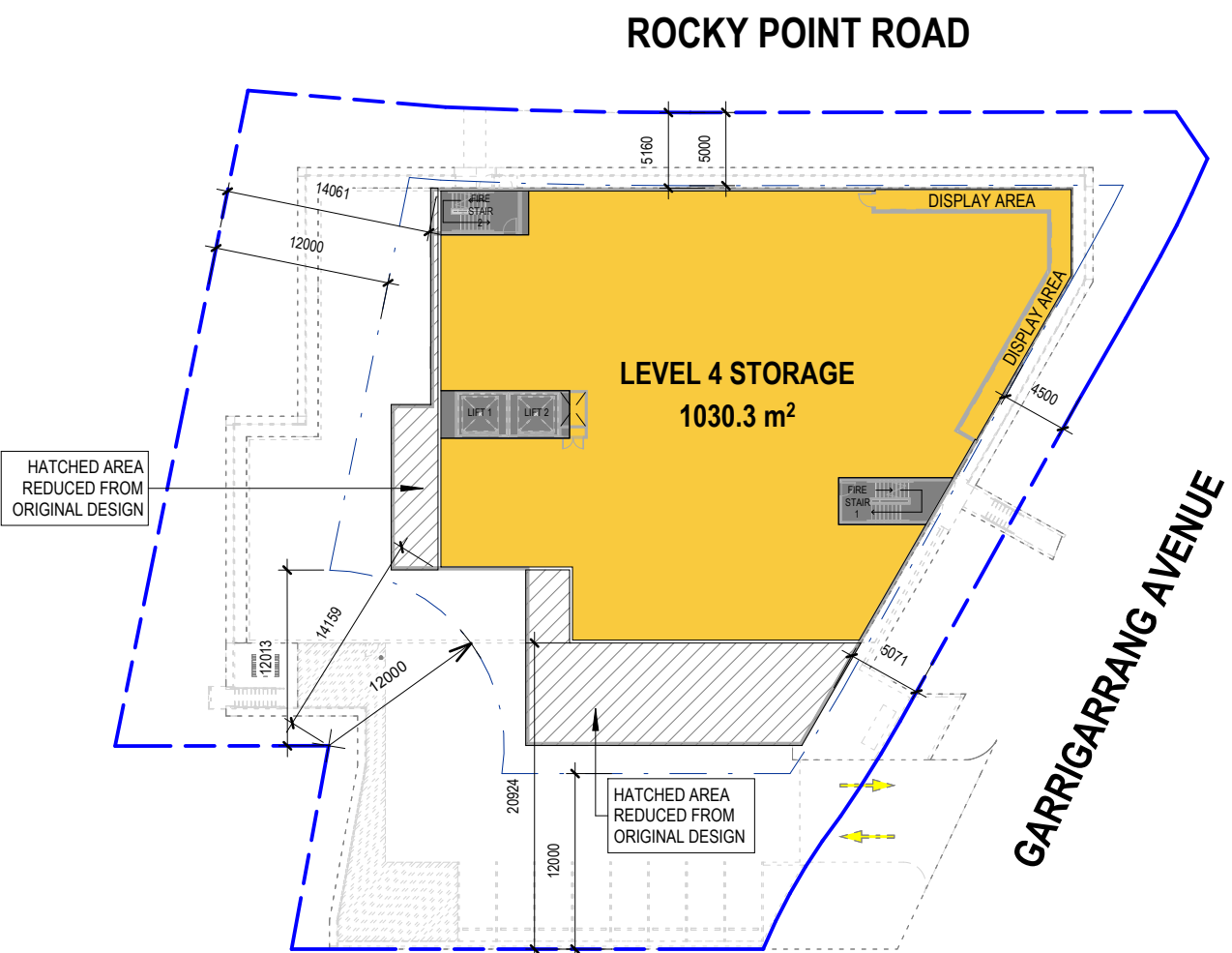
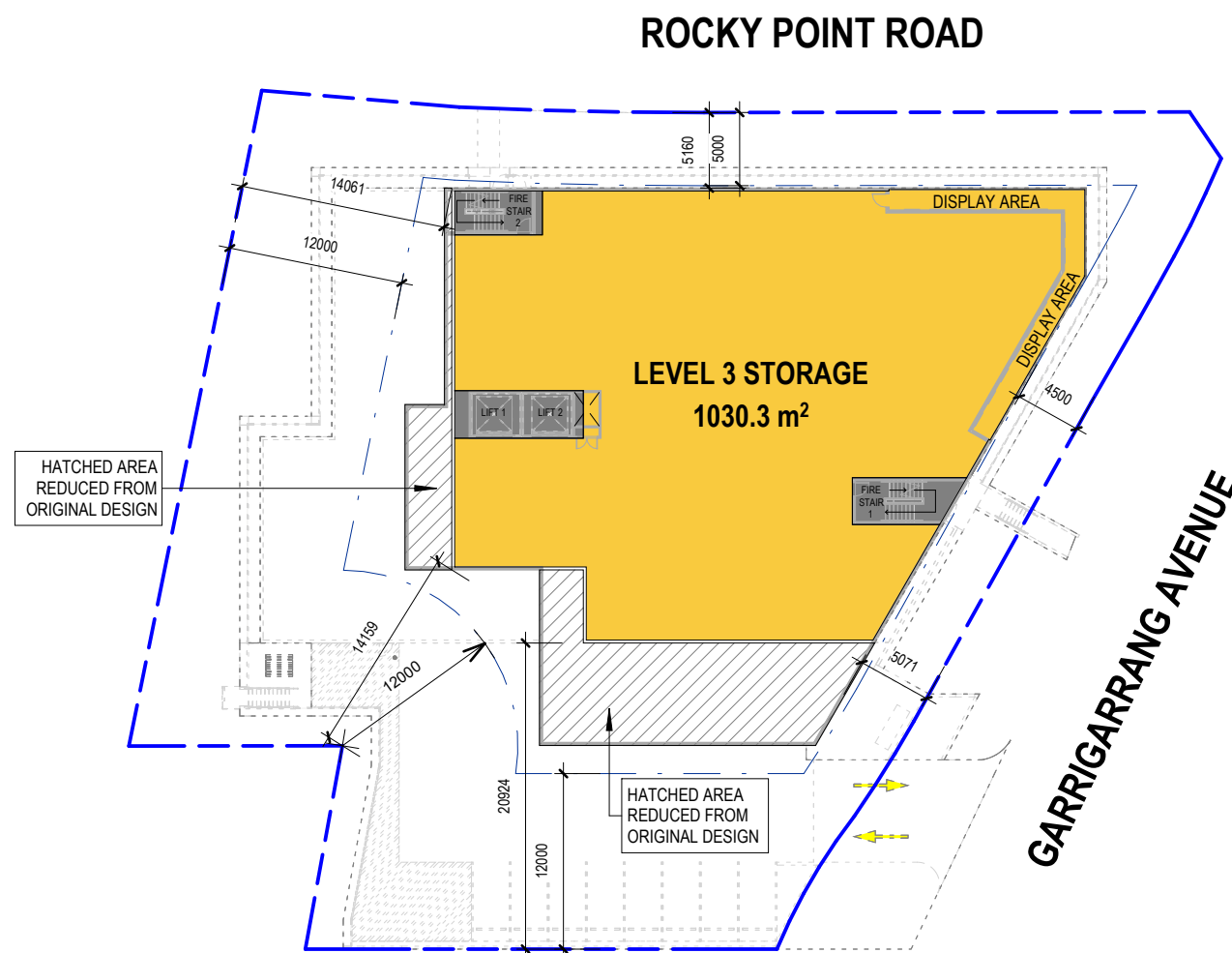
KOGARAH LOCAL ENVIRONMENTAL PLAN 2012

"GROSS FLOOR AREA" MEANS THE SUM OF THE FLOOR AREA OF EACH STOREY 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 WITHIN THE STOREY, AND
- (B) HABITABLE ROOMS IN A BASEMENT, AND
- (C) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC, BUT EXCLUDES:
- (D) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND
- (E) ANY BASEMENT:
- (I) STORAGE, AND
- (II) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND
- (F) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND
- (G) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND
- (H) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT), AND
- (I) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4 METRES HIGH, AND (J) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.

GFA CALCULATION - OPTION 1

GFA	PROPOSED
GROUND FLOOR	294.0m ²
1st FLOOR	1180.7m ²
2nd FLOOR	1030.3m ²
3rd FLOOR	1030.3m ²
4rd FLOOR	1030.3m ²
5th FLOOR	1027.0m ²
TOTAL	5592.6m ²
FSR = 1.8:1	



1 GROUND FLOOR PLAN - GFA OPTION 2
1: 500

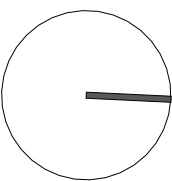
2 LEVEL 1 - GFA OPTION 2
1: 500

3 LEVEL 2 - GFA OPTION 2
1: 500

4 LEVEL 3 - GFA OPTION 2
1: 500

5 LEVEL 4 - GFA OPTION 2
1: 500

6 LEVEL 5 - GFA OPTION 2
1: 500

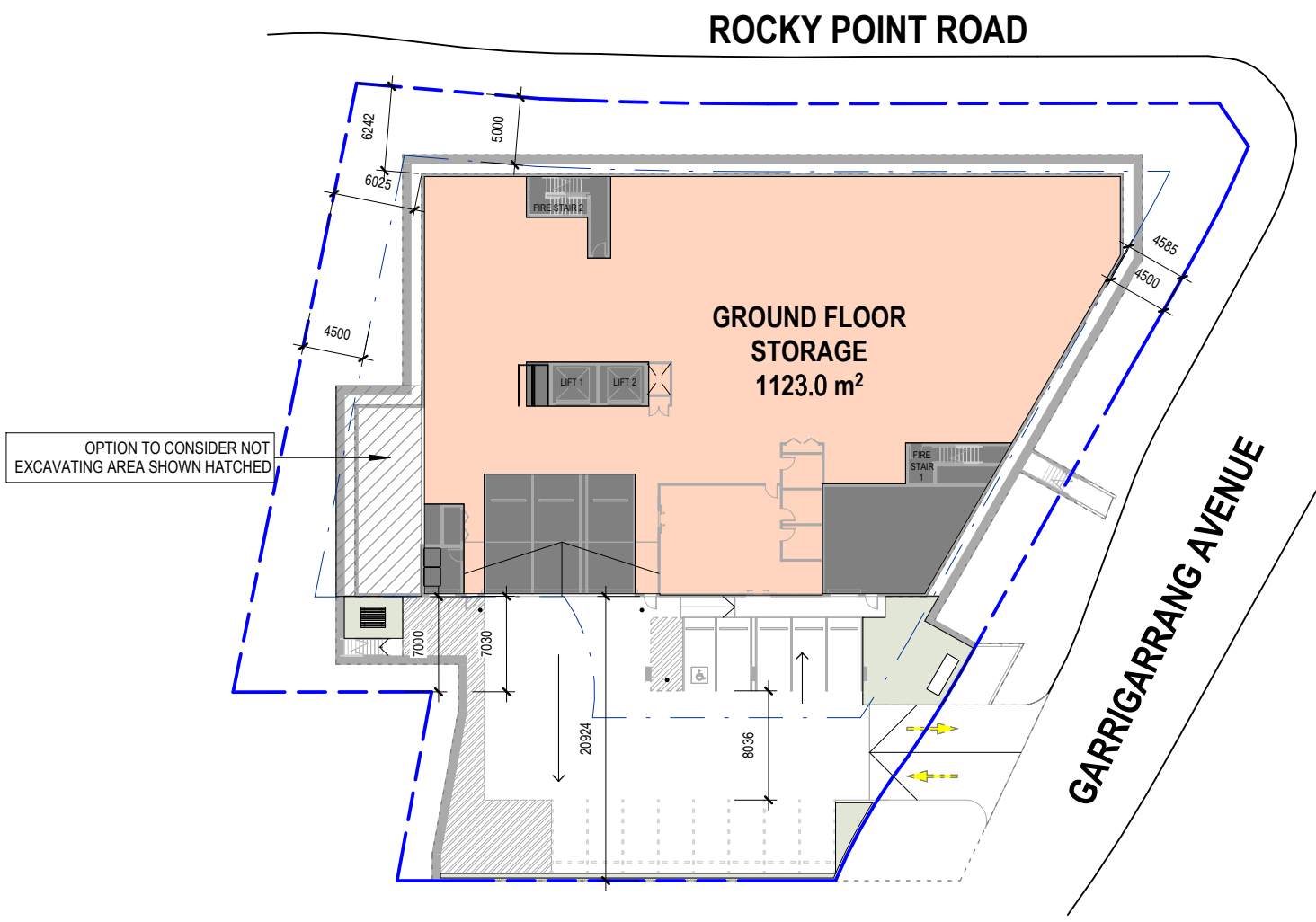


FOR INFORMATION

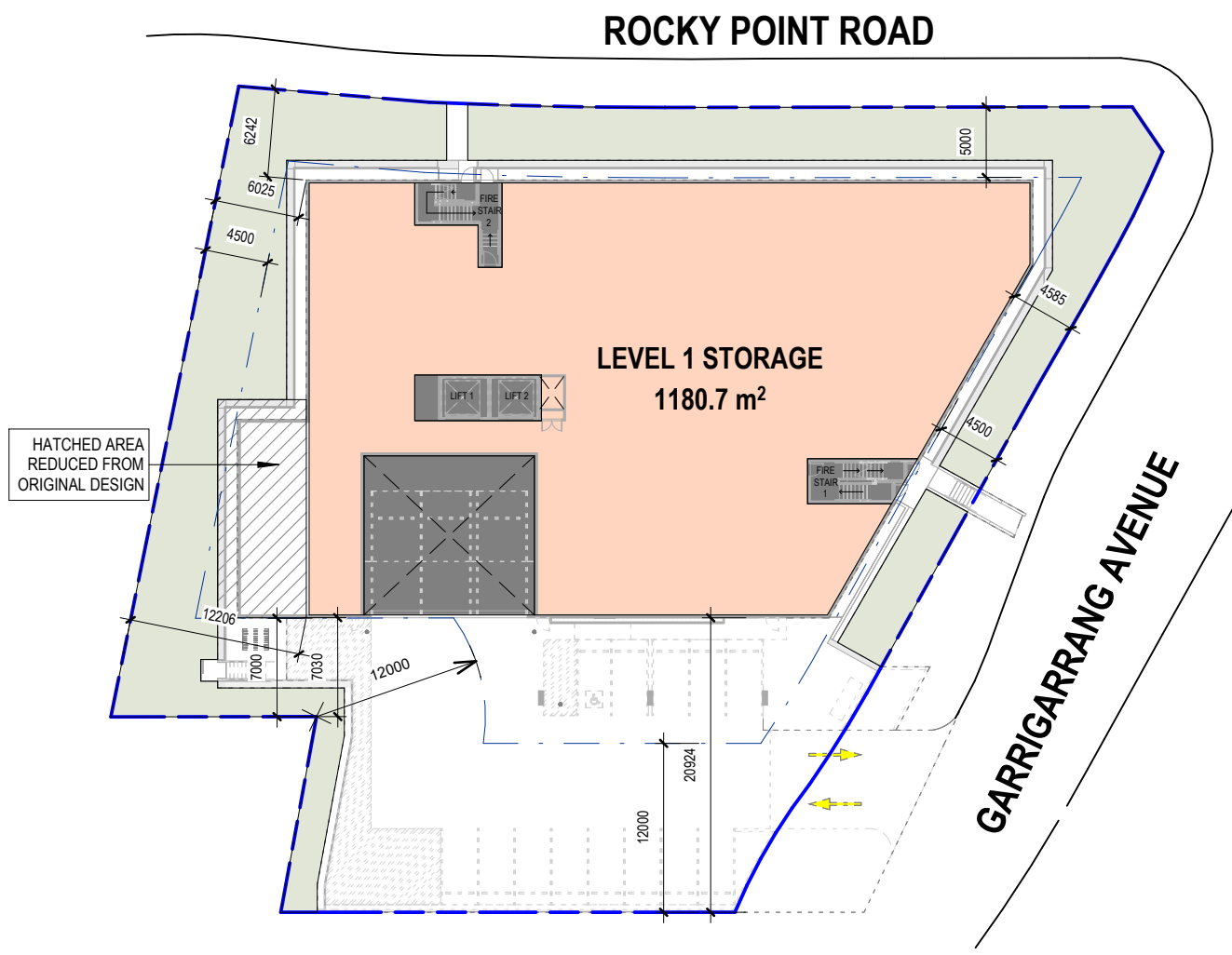
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WORK IN PROGRESS

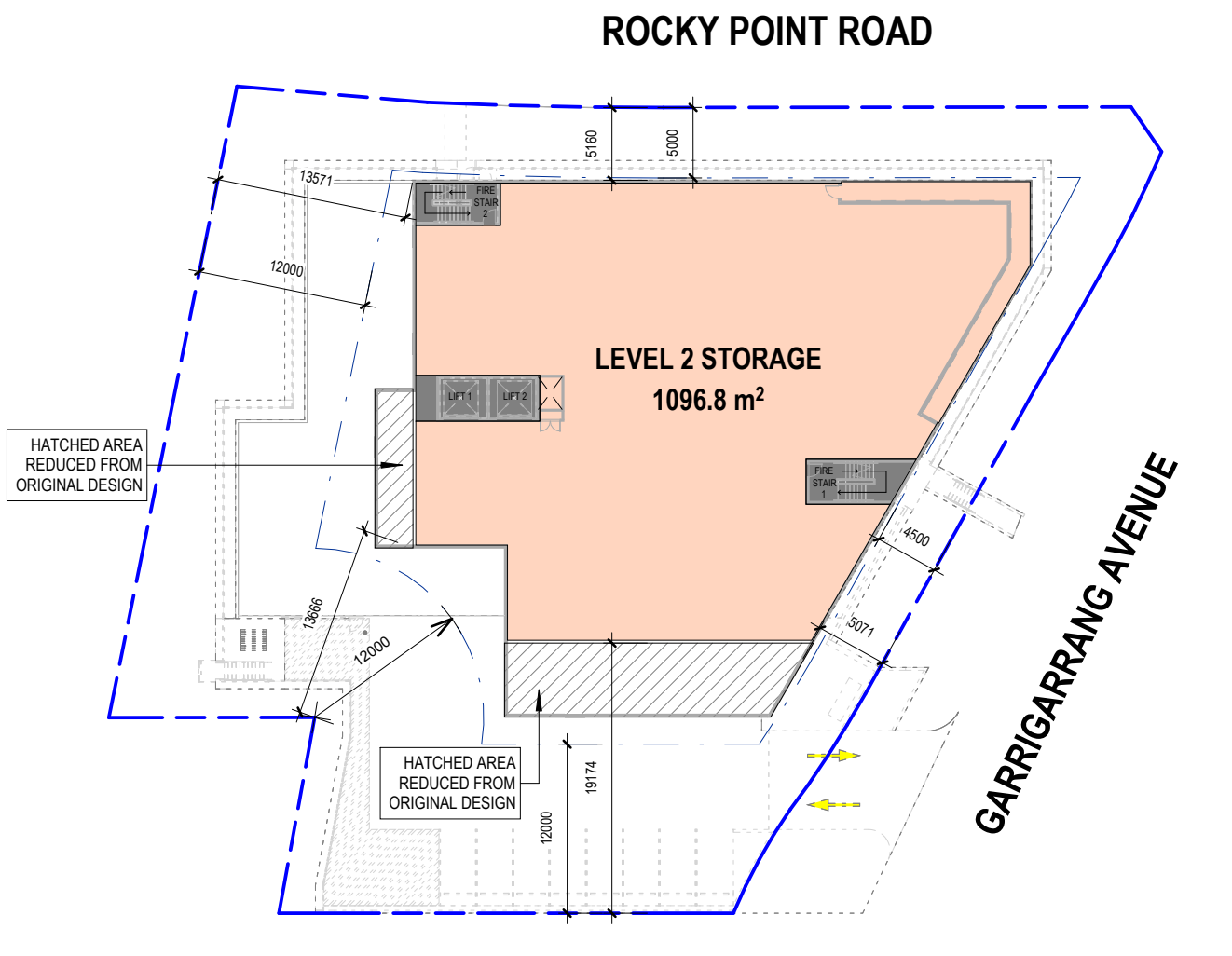
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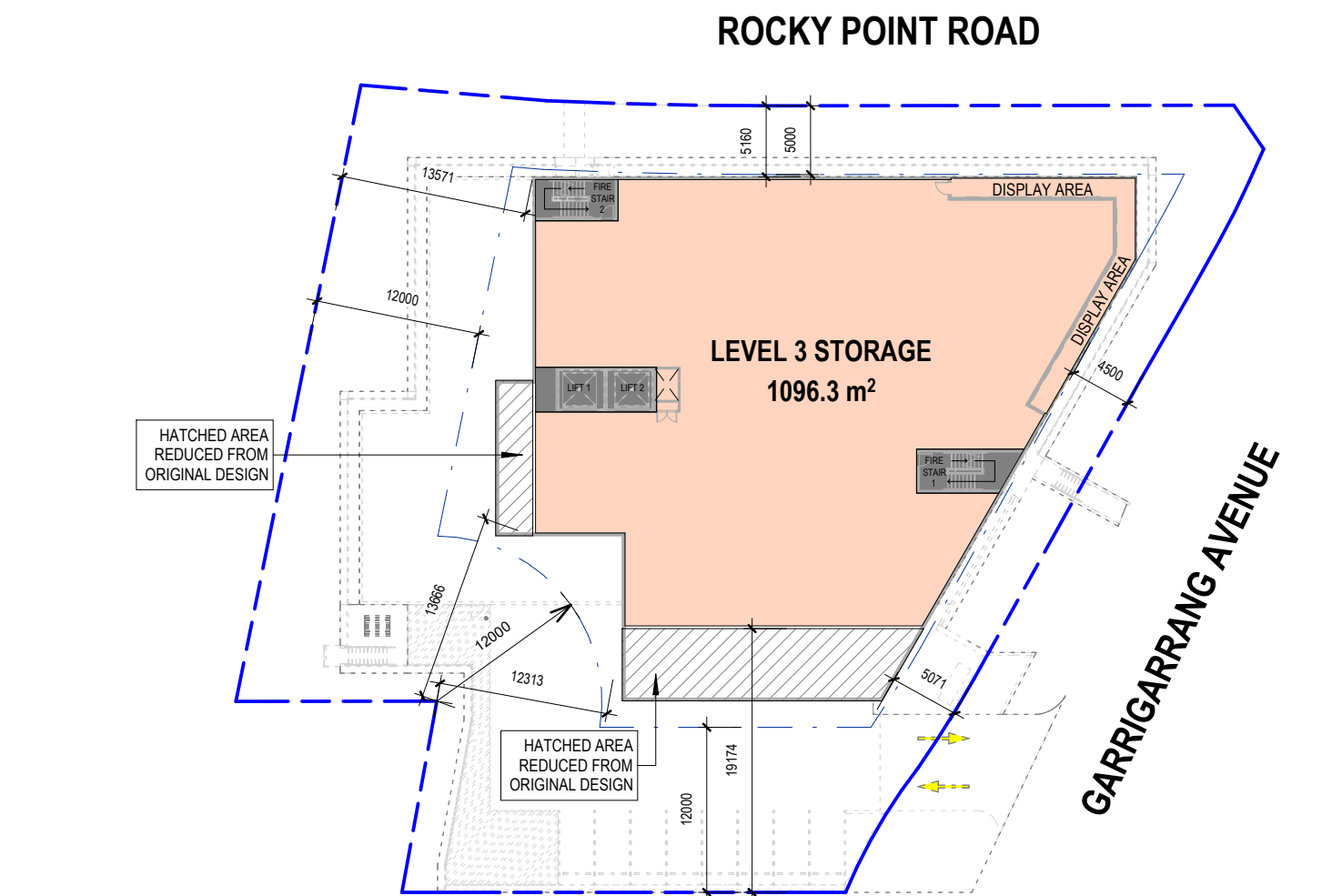
1 GROUND FLOOR PLAN - GFA OPTION 3
1 : 500



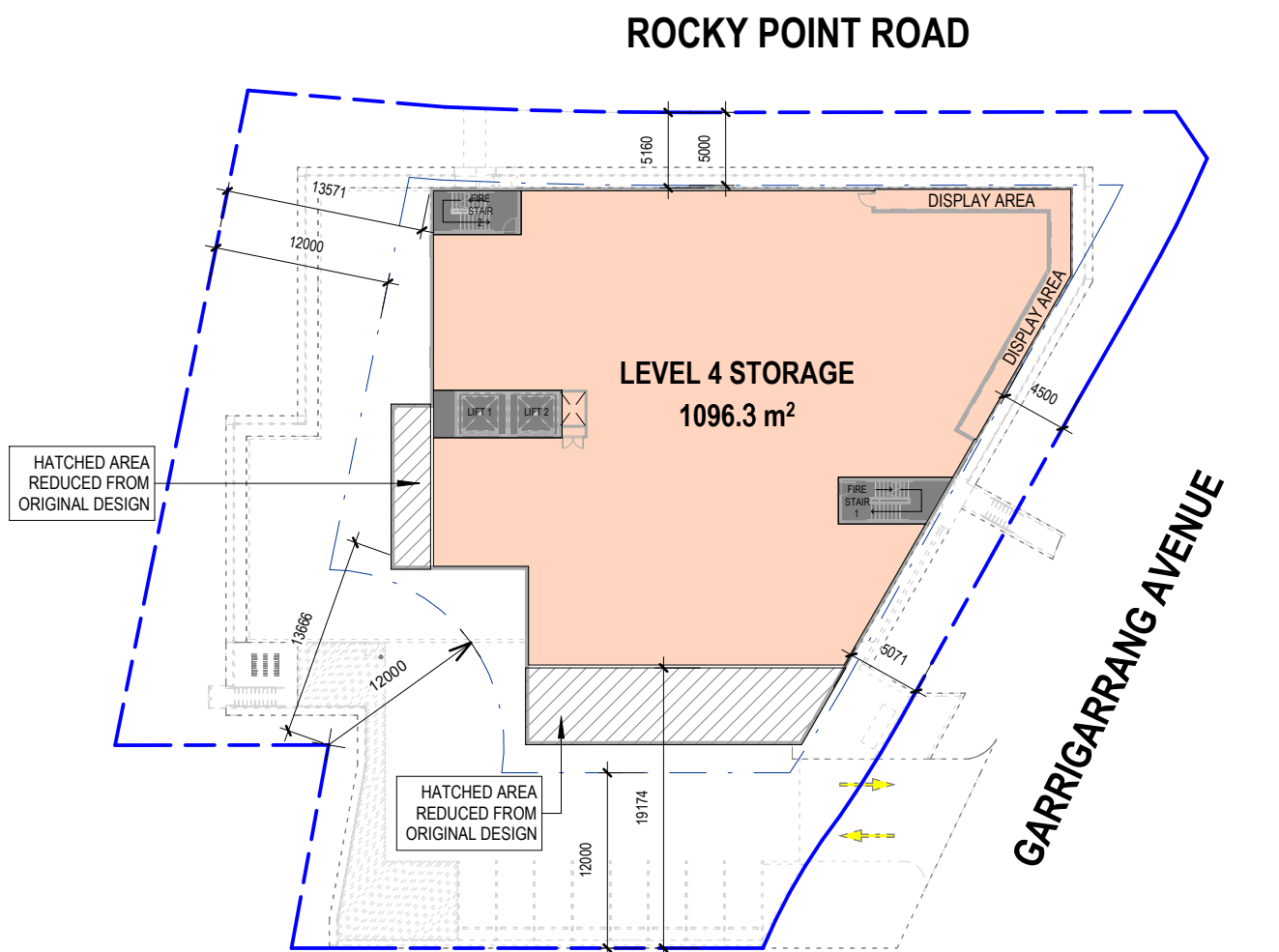
2 LEVEL 1 - GFA OPTION 3
1 : 500



3 LEVEL 2 - GFA OPTION 3
1 : 500



4 LEVEL 3 - GFA OPTION 3
1 : 500



5 LEVEL 4 - GFA OPTION 3
1 : 500

SITE INFORMATION & CONTROLS

SITE AREA:	3107m ²
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- (E) ANY BASEMENT:
- (I) STORAGE, AND
- (II) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND
- (F) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND
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GFA CALCULATION - OPTION 1

GFA	PROPOSED
GROUND FLOOR	1123.0m ²
1st FLOOR	1180.7m ²
2nd FLOOR	1096.3m ²
3rd FLOOR	1096.3m ²
4rd FLOOR	1096.3m ²

TOTAL 5592.6m²

FSR = 1.8:1