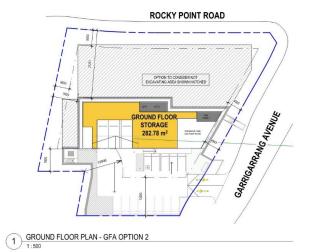
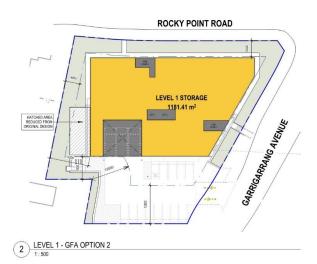
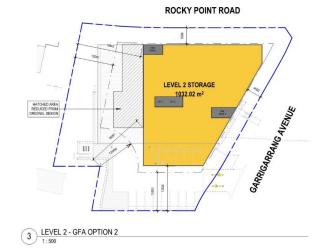
# FOR INFORMATION

All dimensions to be checked on site, written dimensions only to be used. Do not scale from drawings. Copyright of the design shown herein is retained by the Architect. Written authority is required for any reproduction.







# SITE INFORMATION & CONTROLS

SITE AREA: MAX BUILDING HEIGHT: MIN.FRONT SETBACK: MAX FSR

### GFA METHOD OF MEASUREMENT

GORARAH LOCAL ENVIRONMENTAL PLAN 3012

'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, 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 STARS, AND

(E) ANY BASEMENT:

(I) STORAGE, AND

(II) YEHICULAR ACCESS, LOADING

(II) YEHICULAR ACCESS, LOADING

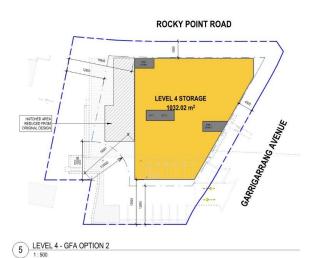
(F) PLANT FROMS, BUT TONERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND

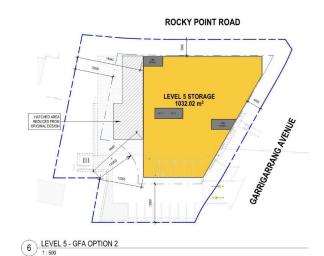
(G) CAP PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND

(H) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO I), 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 GROUND FLOOR 1st FLOOR 2nd FLOOR 3rd FLOOR 4rd FLOOR 5th FLOOR TOTAL 5592.27m<sup>2</sup>

FSR = 1.8:1

**ABACUS** 

4 LEVEL 3 - GFA OPTION 2

PROPOSED SELF-STORAGE CONCEPT

204 ROCKY POINT ROAD, KOGARAH, NSW 2217

15.10.24 FOR INFORMATION

**GFA CALCULATION OPTION 2** 

A150.02 SK (P2)

@ A1 1:1000 @ A3



