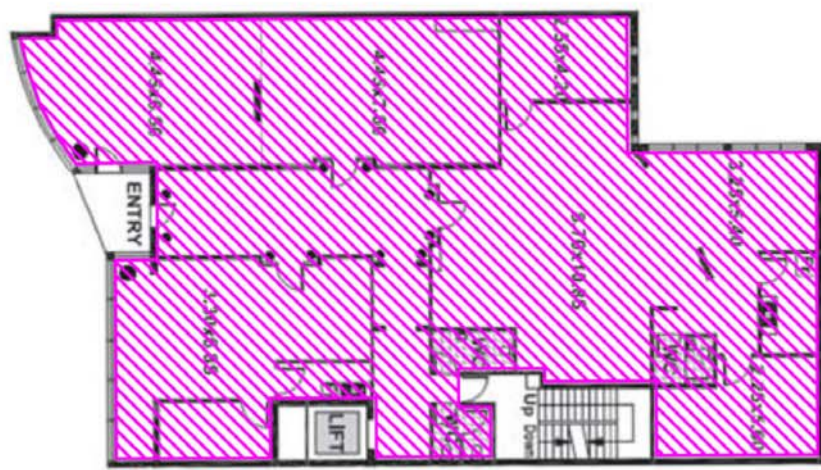


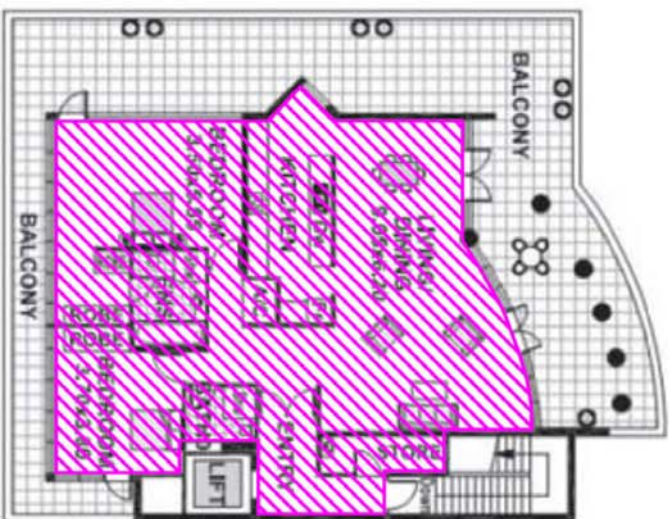
294 - 296 NEW SOUTH HEAD RD



GROUND FLOOR  
COMMERCIAL 274 sq.m



LEVEL 1  
COMMERCIAL 212 sq.m

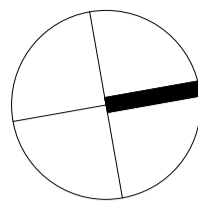


LEVEL 2  
COMMERCIAL 133 sq.m

NON-RESIDENTIAL GROSS FLOOR AREA

COMMERCIAL	1,945 sq.m
RETAIL	368 sq.m
TOTAL	2,313 sq.m

RESIDENTIAL: No of existing dwellings = 2  
255 sq.m



Issue	Description	Date
A	EXISTING AREAS	09.07.18
B	ISSUED FOR PLANNING PROPOSAL	16.05.19

NOTES

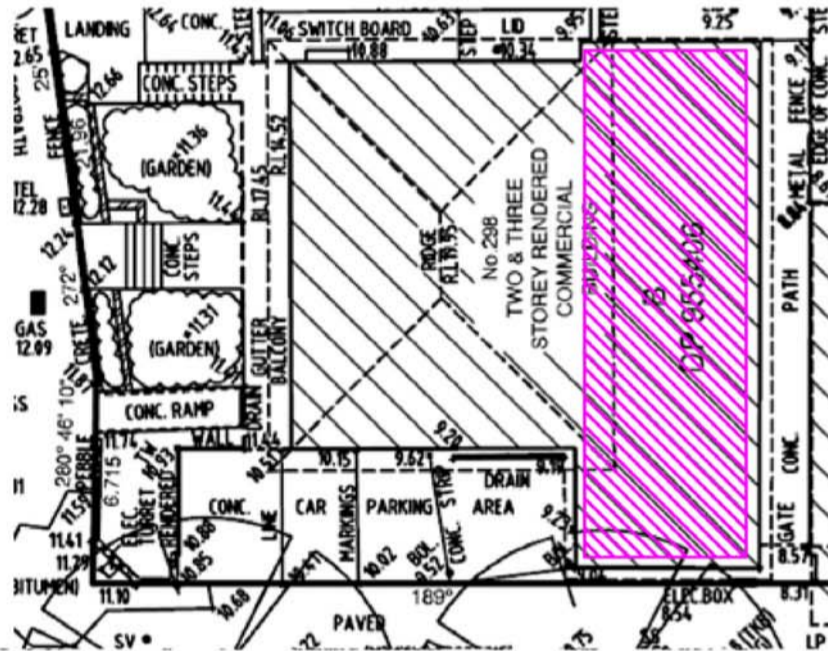
AREAS HAVE BEEN CALCULATED IN CAD FROM EXISTING PLANS PROVIDED BY OTHERS.

AREAS ARE GFA AS PER THE DEFINITION OF GFA IN WOOLLAHRA LEP AS FOLLOWS:

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, 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.

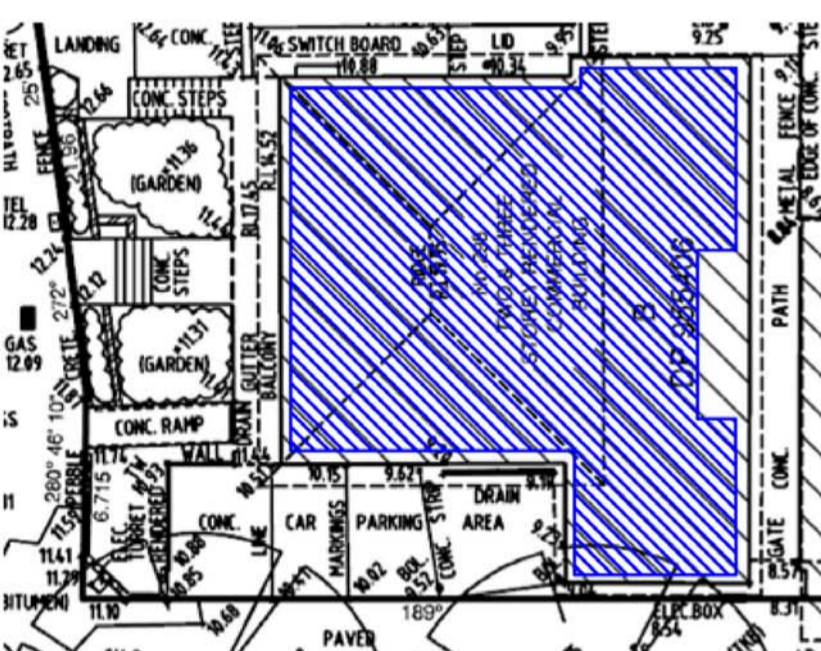
298 NEW SOUTH HEAD RD



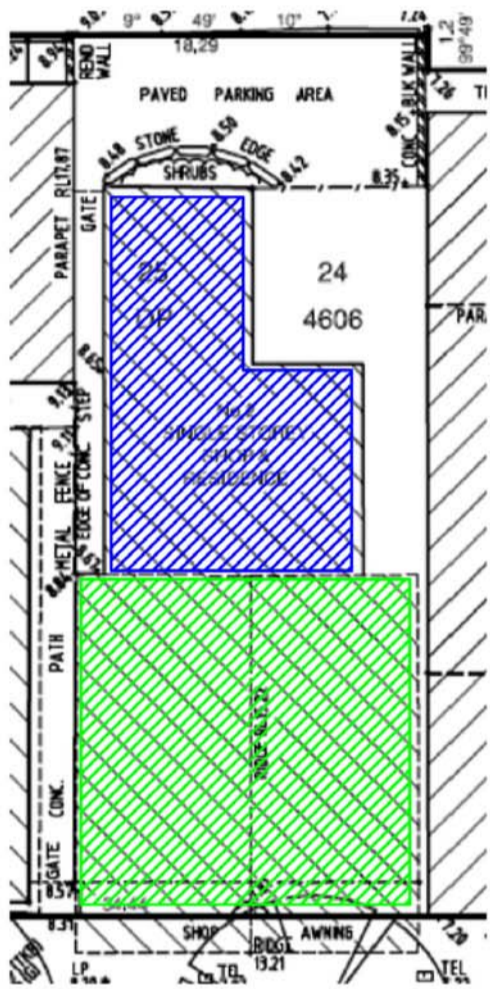
GROUND FLOOR  
COMMERCIAL 78 sq.m



LEVEL 1  
COMMERCIAL 177 sq.m

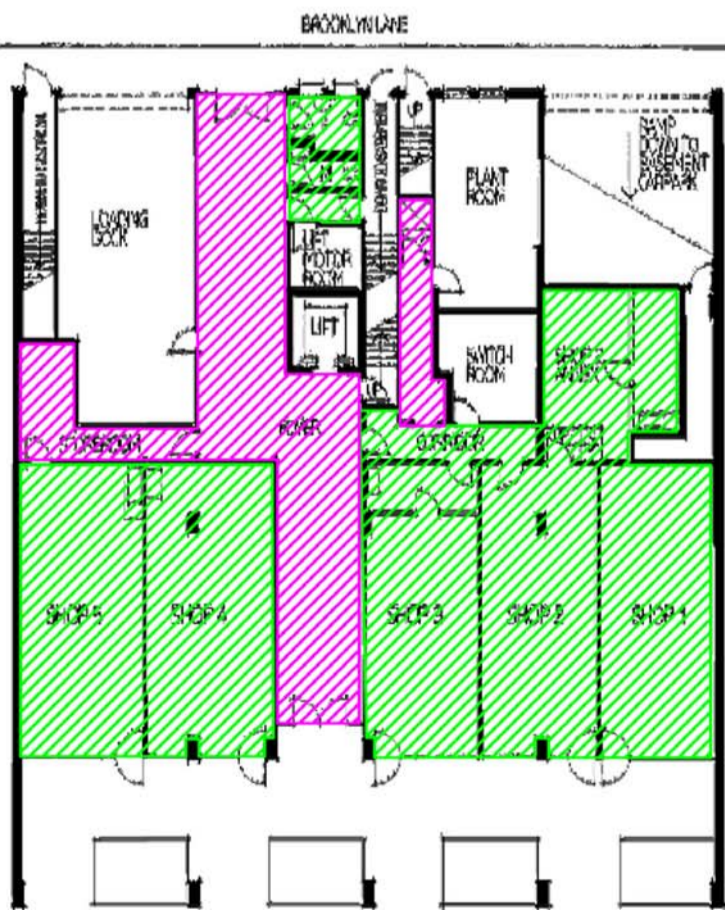


LEVEL 2  
RESIDENTIAL 170 sq.m

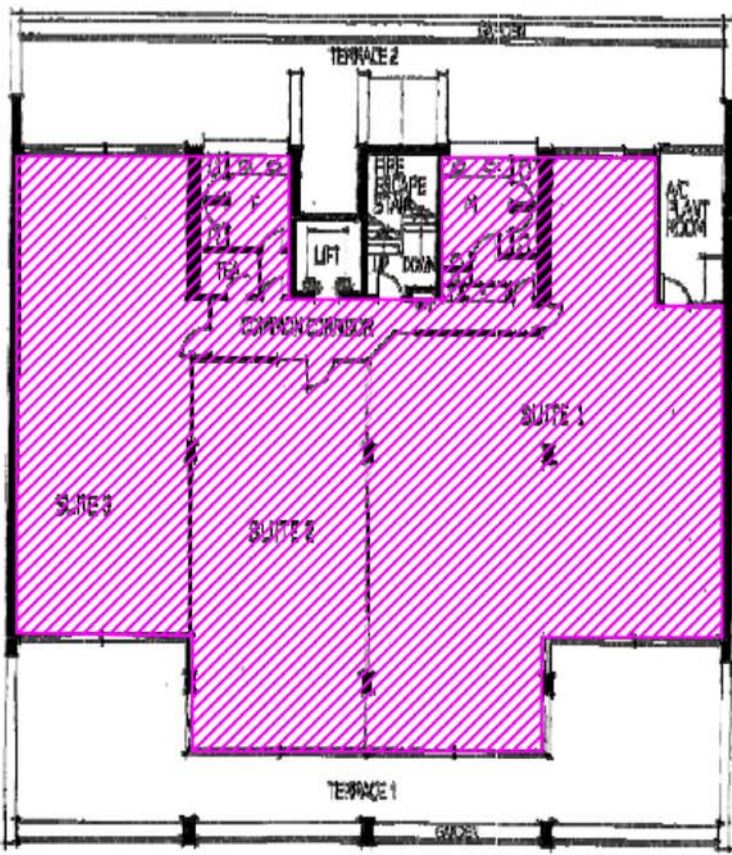


GROUND FLOOR  
RETAIL 128 sq.m  
RESIDENTIAL 85 sq.m

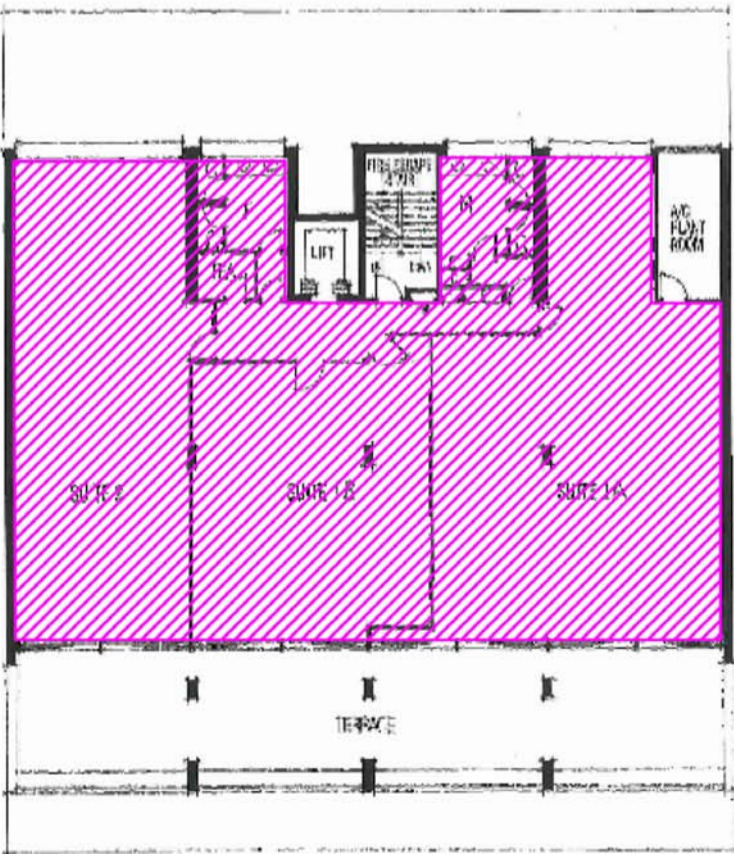
4-10 BAY ST



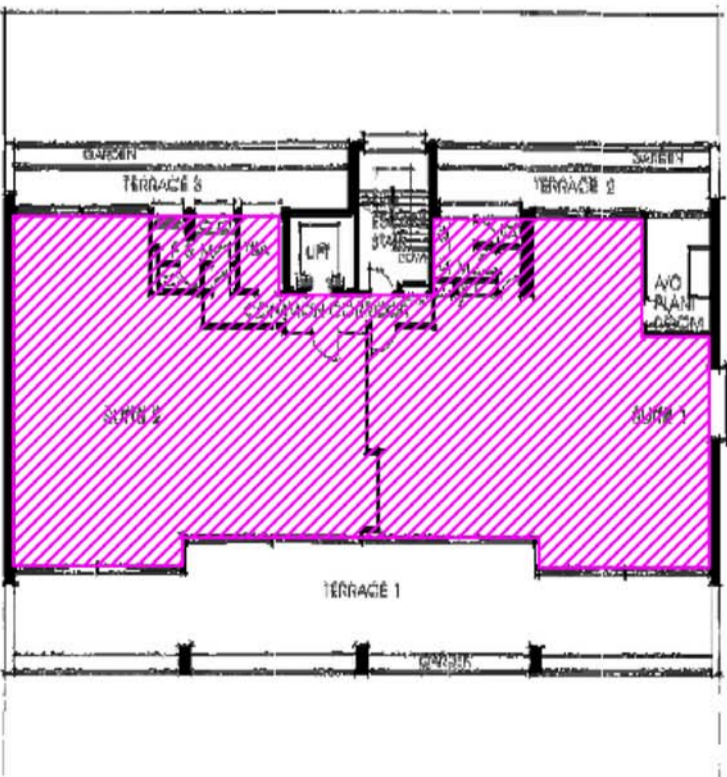
GROUND FLOOR  
RETAIL 240 sq.m  
COMMERCIAL 88 sq.m



LEVEL 1  
COMMERCIAL 393 sq.m



LEVEL 2  
COMMERCIAL 350 sq.m



LEVEL 3  
COMMERCIAL 240 sq.m

BAY STREET  
MIXED USE DEVELOPMENT  
294 - 298 NEW SOUTH HEAD ROAD &  
2-10 BAY STREET,  
DOUBLE BAY NSW 2028

EXISTING GFA DIAGRAMS

Drawn By	Checked	Scale
JW		N.T.S
Number	Issue	
1601 0034	B	

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