

# Floor Space Ratio & Area Calculations

## DA Issued for Endorsement

	APARTMENTS DESIGN					
	3 BED/3 BATH	GFA m²*	GBA m²**	Visitor Car Spaces	Resi Car Spaces	Car Park Ratio
Basement			3983.0	7	62	2.5
Ground	10	2012.3	3074.3			
Level 1	10	2012.3	3223.2			
Level 2	5	742.6	1314.0			
TOTAL	25	4767	7611.5			

(total above ground)

\* GFA & FSR is calculated on the internal face of external walls  
\*\*GBA includes Balcony Area, FSR, core and external walls (not including roof areas)

### R3 ZONE

Apartment	GFA *	Private Open Space			
Dwelling	m² (as per NSW Calculation for FSR)	External Ground	Balcony/Under cover	Roof top terrace	TOTAL POS
GROUND					
001	156.2	176.1	43.6	n/a	219.7
002	143.6	81.6	48.3	n/a	129.9
003	140.8	64.8	46.5	n/a	111.3
004	134.6	136.8	76.6	n/a	213.4
010	182.7	89.1	43.7	n/a	132.8
LEVEL 1					
101	156.2	n/a	40.8	n/a	40.8
102	143.6	n/a	48.3	n/a	48.3
103	140.8	n/a	46.5	n/a	46.5
104	134.6	n/a	76.6	n/a	76.6
110	182.7	n/a	43.7	n/a	43.7
LEVEL 2					
201	140.9	n/a	38.6	39.4	78
202	143.6	n/a	48.3	31.4	79.7
203	140.8	n/a	46.5	40.2	86.7
204	134.6	n/a	76.6	35.1	111.7
210	182.7	n/a	43.7	41.3	85
TOTAL	2258.4	548.4	768.3	187.4	1504.1

R3 Zone SUMMARY	
Site Area (m²):	3473.7
GFA @ FSR 0.6 ratio (m²):	2084.2
GFA @ FSR 0.66 ratio (m²):	2292.6
GFA Propsoed (m²):	2258.4
No. of Dwellings	15 (3 Bed/ 3 Baths)

### 7(f2) ZONE

Apartment	GFA *	Private Open Space			
Dwelling	m² (as per NSW Calculation for FSR)	External Ground	Balcony/Under cover	Roof top terrace	TOTAL POS
GROUND					
005	279.7	266.2	41.8	n/a	308
006	236.4	93.1	29	n/a	122.1
007	236.4	93.1	29	n/a	122.1
008	236.4	90.1	29	n/a	119.1
009	265.5	163.9	30.7	n/a	194.6
LEVEL 1					
105	279.7	n/a	41.8	63.5	105.3
106	236.4	n/a	29	40.8	69.8
107	236.4	n/a	29	40.8	69.8
108	236.4	n/a	29	40.8	69.8
109	265.5	n/a	30.7	44.9	75.6
TOTAL	2508.8	706.4	319	230.8	1256.2

7(f2) Zone SUMMARY	
Site Area (m²):	2463.3
Dwellings @ 1 per 300m² of site area	8.21
Proposed Dwelings	10

The information presented herein was produced prior to the completion of construction. Floor areas, dimensions, fittings, finishes, tile patterns and setouts, and the like, and the specifications thereof, are indicative only, are not to scale and are subject to change without notice. Warranty that the information presented herein is a representation of the final product is not given either expressly or implied. Prospective purchasers must rely on their own enquiries.