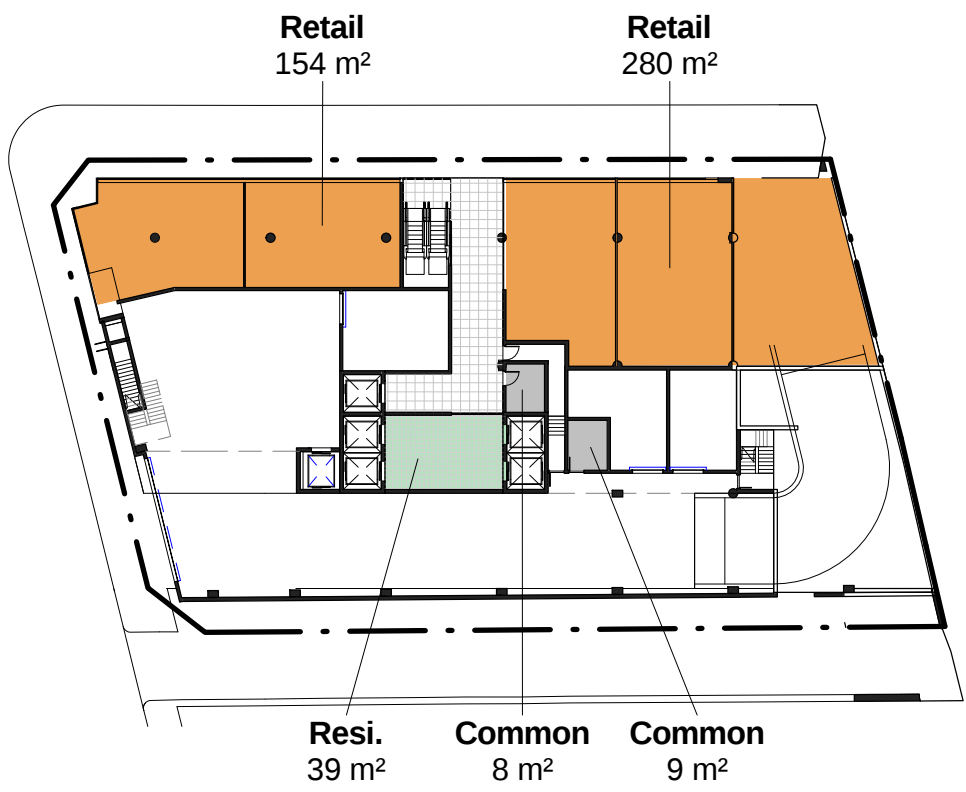
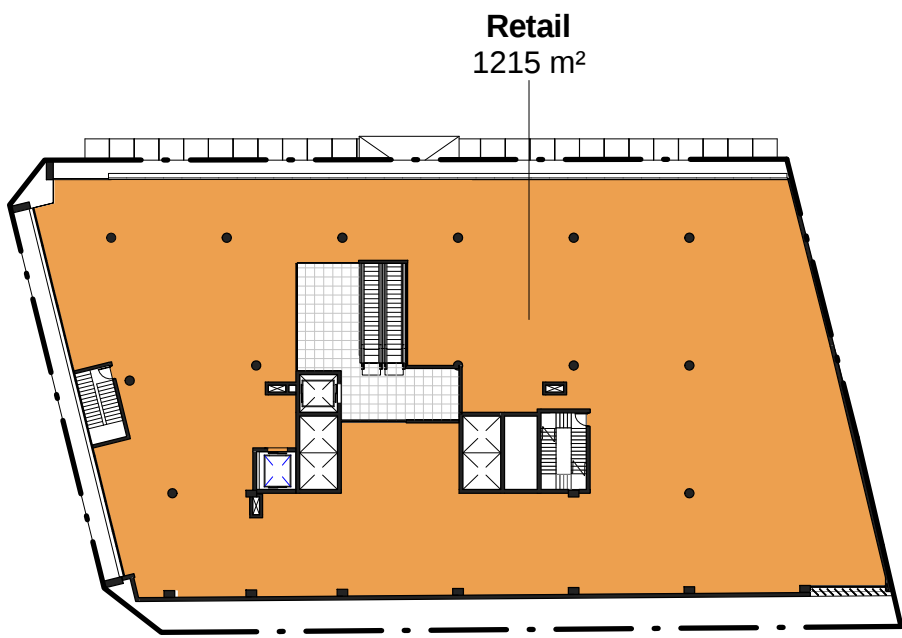
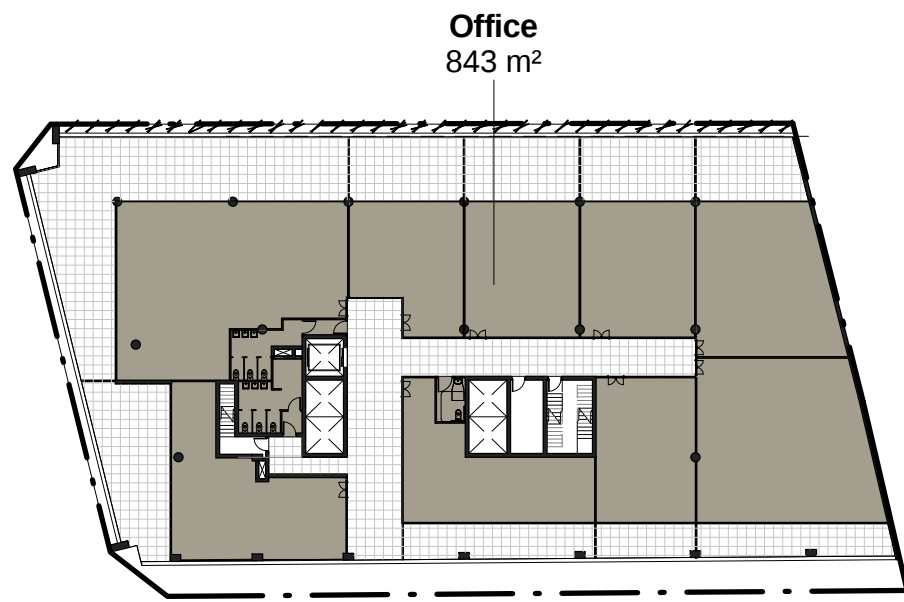




1 Level 01 (Retail)
1 : 500



2 Level 02 (Retail)
1 : 500



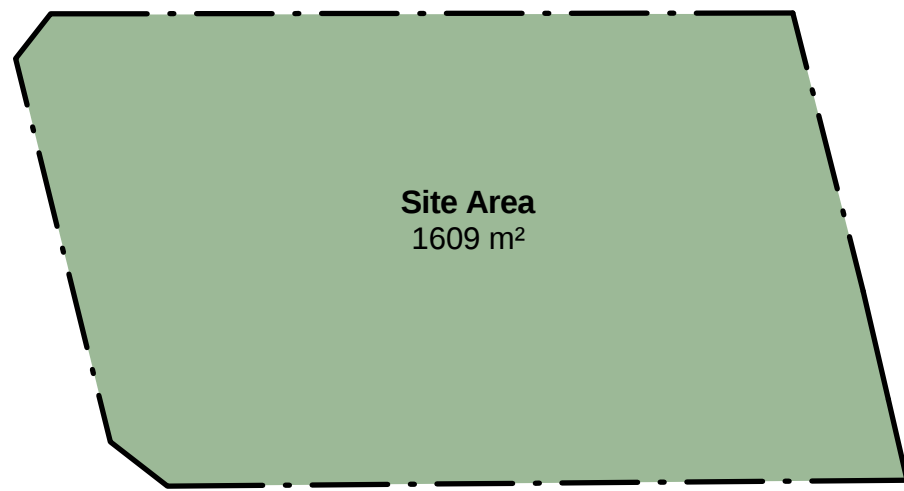
3 Level 03 (Office)
1 : 500



4 Level 04
1 : 500



5 Level 05 - 18
1 : 500



6 Site Area (Surveyed)
1 : 500

Gross Floor Area (GFA) Schedule (Planning Areas)

Common	17	Level 01(GF)
Resl.	39	Level 01(GF)
Retail	433	Level 01(GF)
Retail	1215	Level 2 (Retail)
Office	843	Level 03 (Office)
Level 4	580	Level 04
Levels 05	580	Level 05
Total For Levels 05-18 = 8120m²		
11263 sqm		Total GFA

Site Area 1609

Permissible FSR (7:1) = 11263 sqm (7 x 1609)

Proposed FSR 7:1

Colour Key - GFA Areas

00	Site Area (Surveyed)
1	Common Zones
2	Residential (Class 2)
2.1	Common Residential Zones (Class 2)
5	Commercial / Office (Class 5)
6	Retail Units (Class 6)

Gross Floor Area (GFA) Definition

Standard Instrument, Principal Local Environmental Plan [2006-155a]

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:
- (f) Storage, And
- (g) Vehicular Access, Loading Areas, Garbage And Services, And
- (h) Plant Rooms, Lift Towers, And Other Areas Used Exclusively For Mechanical Services Or Ducting, And
- (i) Car Parking To Meet Any Requirements Of The Consent Authority (Including Access To That Car Parking), And
- (j) Any Spaces Used For The Loading Or Unloading Of Goods (Including Access To It), And
- (k) Terraces And Balconies With Outer Walls Less Than 1.4 Metres High, And
- (l) Voids Above A Floor At The Level Of A Storey Or Storey Above.

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.
All Levels Indicated Taken To Australian Height Datum (AHD).
Refer To DA900 & Abbreviation Schedule For Proposed Finishes.
Survey Underlay Carried Out By Paul A.Lawson Surveying Services - Refer To Drawing 5565 / 67.12-09

Development Application

Rev	Description	Date
A	Section 75W Application Issue	08.12.10

7-9 Gibbons Street, REDFERN - Proposed Mixed Use Development

C:\wch\00_Jobs\DE\00110\DE\00110_DA Model_heke_101206.rvt		JOB No.	DEI00110
GFA Plan		DATE	November 2010
		SCALE	A1 @ As indicated
		DWG No.	DA005 A