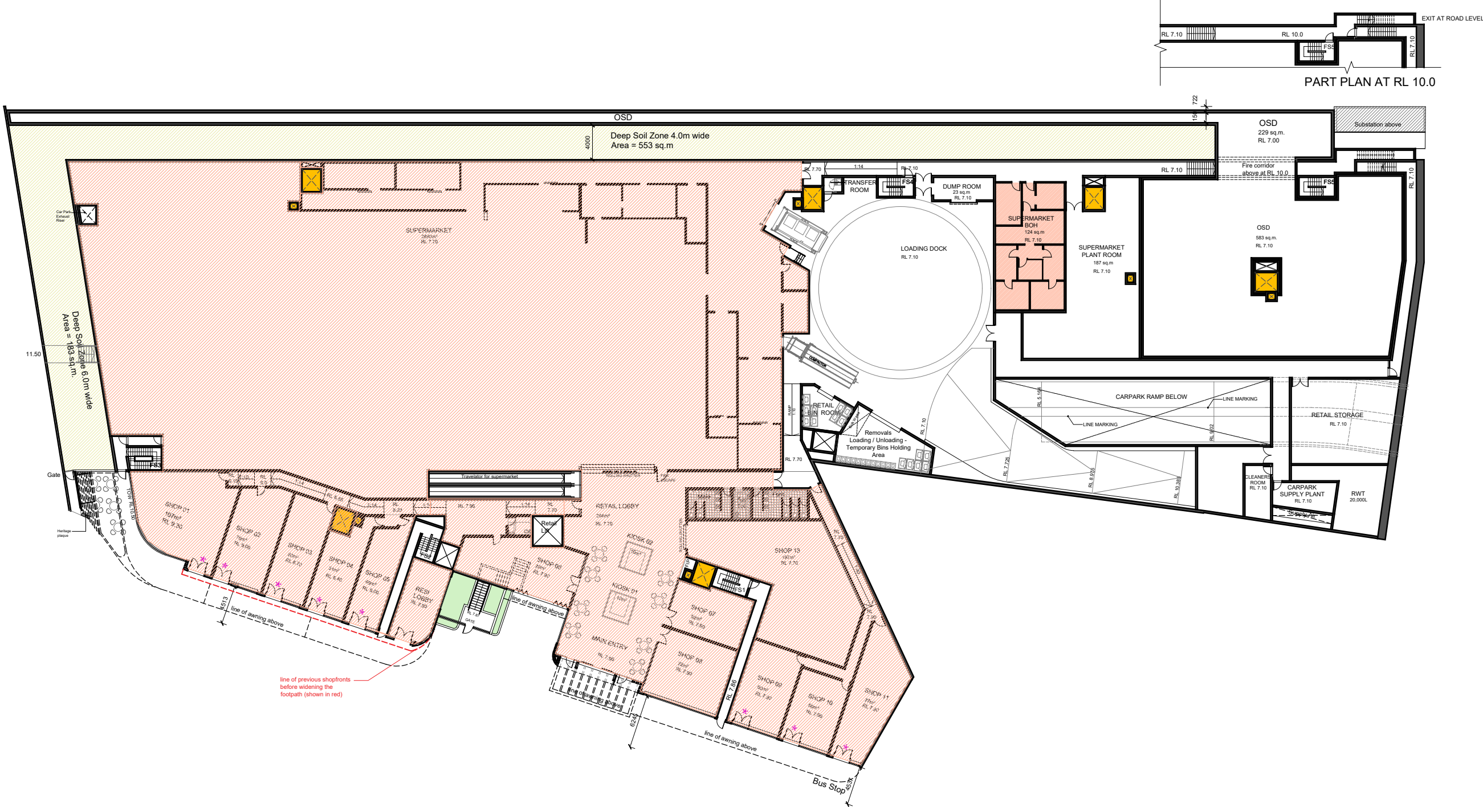




GROUND FLOOR
N.T.S.



FIRST FLOOR/ PODIUM
N.T.S.

GFA CALCULATIONS

Site AREA = 9,094.80m²
FSR = 1.5:1
Max GFA = 13,642.20m²

Ground Floor GFA = 4,514m²
First Floor GFA = 3,356m²
Second Floor GFA = 3,617m²
Third Floor GFA = 1,338m²

Total GFA built = 12,825m²

GFA used for
add. carspaces = 280m² (@ 20 carspaces)

TOTAL GFA = 13,105m² (1.44:1)

C.O.S. & DSZ CALCULATIONS

Communal Open Space
Minimum @25% = 2,273m²
Proposed = 2,874m²(31.6%)

Deep Soil Zone
Minimum @7% = 636.36m²
Proposed = 534m² (5.9%)
4.0M wide = 238m² (2.6%)
6.0M Wide = 238m² (2.6%)

Total DSZ = 772m² (8.5%)

- GFA
- Deep Soil Zone
- Communal Open Space



SECOND FLOOR
N.T.S.



THIRD FLOOR
N.T.S.

True North		Scale: 1:50@A1 1:100@A3				Client: Thirroul Plaza Pty. Ltd.		Architect: LOUCAS ARCHITECTS ABN 92 626 290 122 Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia Tel: (02) 8052 9600 Email: admin@loucasarc.com.au Nominated Architect: Jim Apostolou 7490		Project Details: MIXED USE DEVELOPMENT ADDRESS: 303-304 & 282-298 Lawrence Hargrave Dr. THIRROUL, NSW 2192		Drawing Title: AREA CALCULATIONS SOLAR ACCESS & CROSS VENTILATION STUDY		Project Number: Pn-17002		Drawing Number: A-500	
Date Printed: 09/02/2022												Drawing Status: AUTHORITY APPROVAL		Issue: D			
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