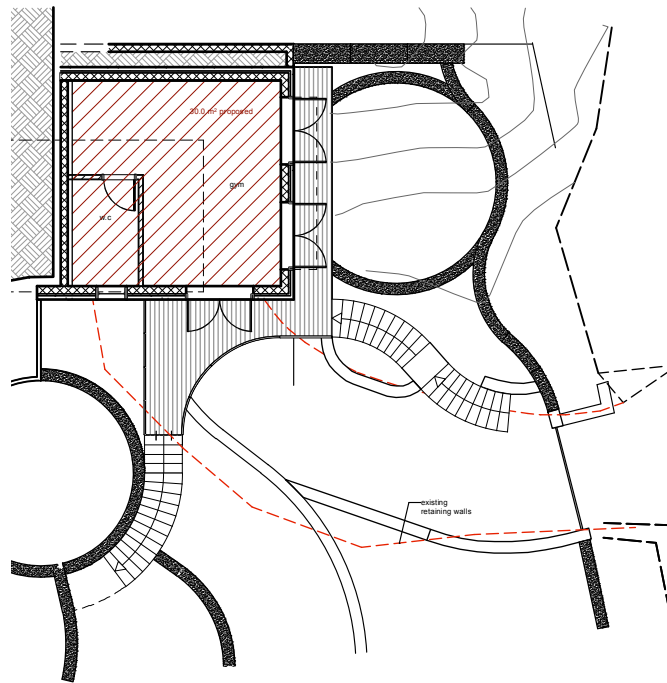
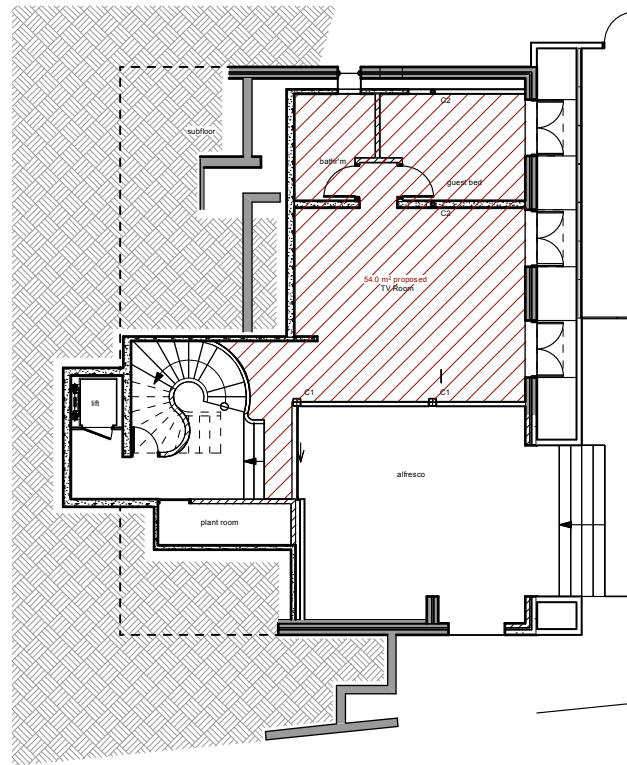
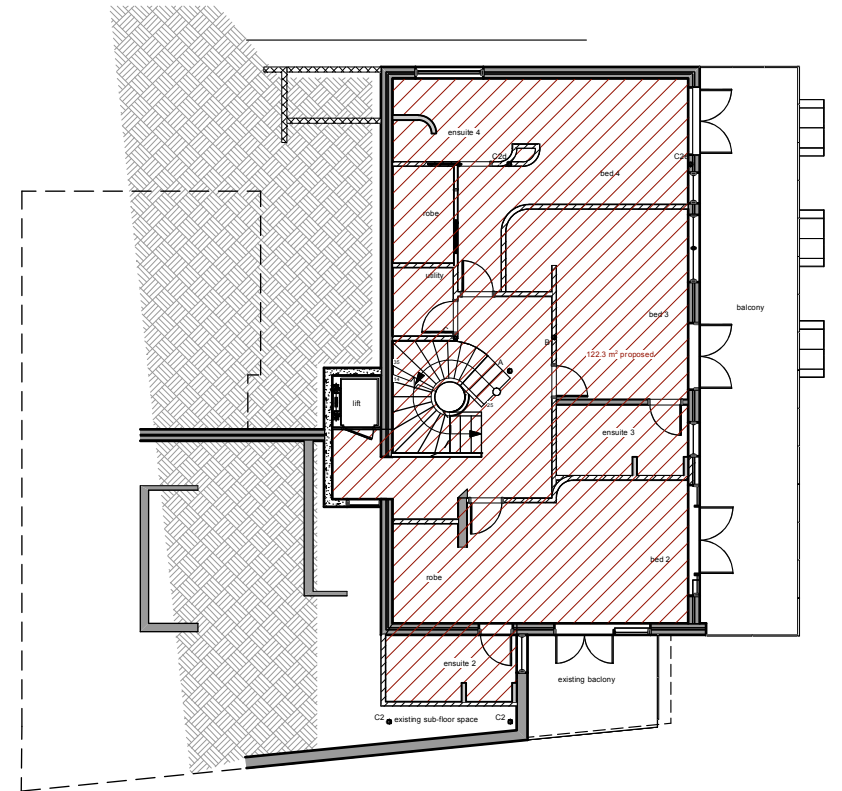




1 Gym level
1:200@A3



2 Lower level
1:200@A3



3 Bedroom Level
1:200@A3

G.F.A CALCULATIONS

SITE AREA: 1031 m2 by survey

Allowable FSR 0.4:1 or 412.4m2 GFA

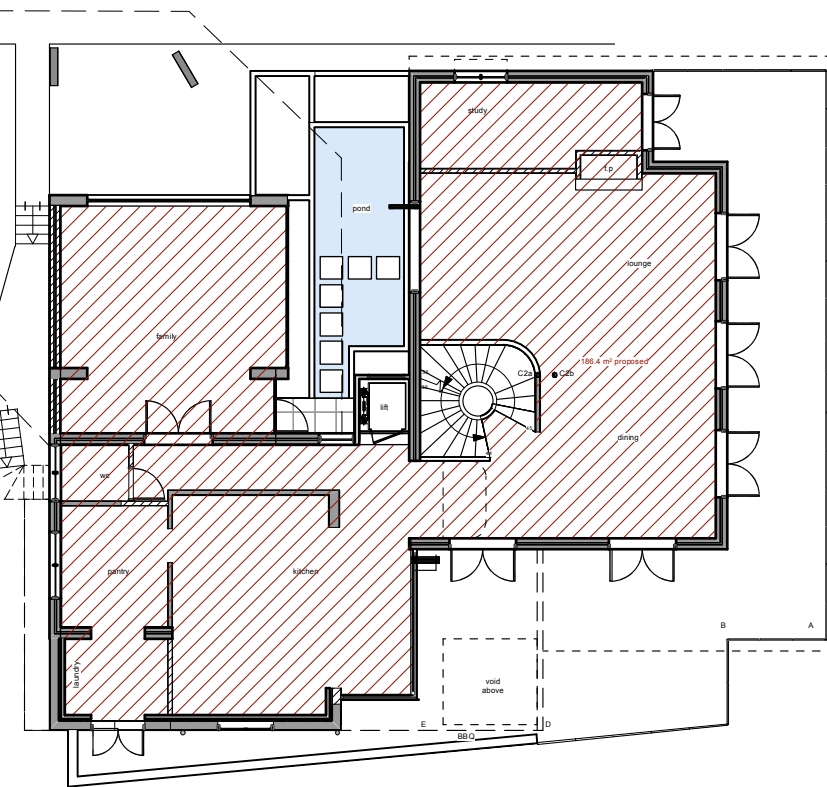
	Existing	Proposed
Boat House	45.9m ² incl. mezz	30.9m ²
Lower Floor	53.1m ²	54.9m ²
Bedrooms	136.2m ²	122.3m ²
Living Rms	175.5m ²	186.4m ²
Entry Lvl	75.0m ²	92.3m ²
SUBTOTAL	485.7m2	486.8m2
FSR=	0.47:1	
3rd Car space		9.9m ²
TOTAL		496.7m2

No change to DA approved area

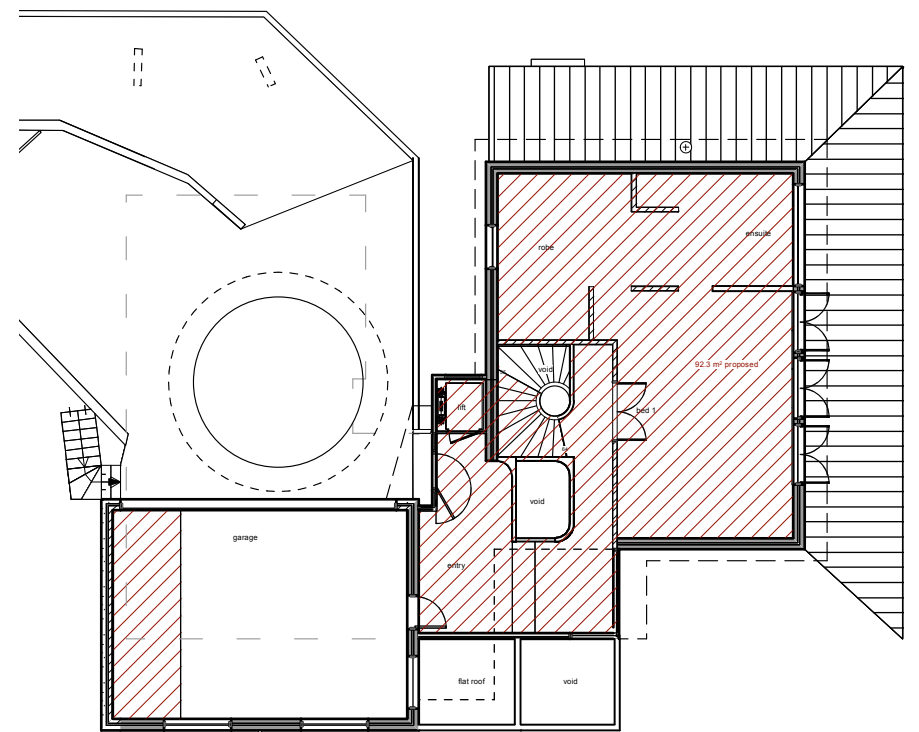
Note: Stair area included at Entry level & Bedroom Level,
Lift area included at Entry level



Gross Floor Area_ Proposed



4 Living Rooms
1:200@A3



5 Entry Level
1:200@A3

TO ENSURE PRINT IS TO SCALE CHECK THIS DIMENSION ► 50mm 40 30 20 10 0

CLIENT
Justin & Caroline Fengels

PROJECT NO.
2202

ADDRESS
8B Beatty St, Nth Balgowlah

1. DO NOT SCALE OFF THIS DRAWING
2. CONTACT T.W.D TO CONFIRM ANY DISCREPANCIES
3. ANY VARIATION OF THESE DRAWINGS REQUIRES WRITTEN PERMISSION FROM T.W.D

NOTE:

CONTRACTOR TO CHECK ALL DIMENSIONS ON
SITE PRIOR TO COMMENCING CONSTRUCTION
ALL BUILDING WORK TO COMPLY WITH
AUSTRALIAN STANDARDS & THE BUILDING CODE
OF AUSTRALIA

AMENDMENTS

REVISION	DATE	AMENDMENT DESCRIPTION
A	10/7/2022	Initial Issue
B	15/11/2023	GFA areas updated

TITLE GFA Calculations_ Proposed

SCALE @ A3

TYPE	NUMBER	AMENDT
S.02		B
PURPOSE	DA Modification	

THIRD WAVE DESIGN

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Beatty St