# **SHOP-TOP HOUSING** 8 MARVELL STREET, BYRON BAY

DRAWING ID	NAME	REV	SCALE
DA0000	COVER PAGE	01	
DA1000	SITE PLAN / SITE ANALYSIS	01	1:500
DA2000	BASEMENT	01	1:200
DA2100	GROUND FLOOR PLAN	01	1:200
DA2101	FIRST FLOOR PLAN	01	1:200
DA2102	SECOND FLOOR PLAN	01	1:200
DA2103	THIRD FLOOR PLAN	01	1:200
DA2104	ROOF PLAN	01	1:200
DA2400	AREA CALCULATIONS	01	1:500
DA2500	VIEWS FROM THE SUN	01	1:500
DA3100	ELEVATIONS	01	1:200
DA3101	ELEVATIONS	01	1:200
DA3201	LONG SECTION	01	1:200
DA3202	SHORT SECTION	01	1:200
DA4100	PERSPECTIVE 1	01	
DA4101	PERSPECTIVE 2	01	
DA4102	PERSPECTIVE 3	01	
DA4103	PERSPECTIVE 4 REAR	01	
DA4103	PERSPECTIVE 5 REAR	01	



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261.83 m<sup>2</sup>



296.21 m<sup>2</sup>

FIRST FLOOR 2 1:500



1:500







470.34 m<sup>2</sup>



<b>GFA CALCULATIONS</b>			
STOREY AREA			
GROUND FLOOR	123.16		
	123.16 m <sup>2</sup>		
FIRST FLOOR	558.04		
	558.04 m²		
SECOND FLOOR	558.04		
	558.04 m²		
THIRD FLOOR	470.34		
	470.34 m <sup>2</sup>		
	1,709.58 m <sup>2</sup>		

1:500

AFFORDABLE CALCULATIONS			
STOREY AREA			
FIRST FLOOR	261.91		
	261.91 m <sup>2</sup>		

COMMON OPEN SPACE		
STOREY	AREA	
GROUND FLOOR	238.05	
	238.05 m <sup>2</sup>	

SITE AREA: 1012m<sup>2</sup> PERMISSABLE FSR: 1.3:1 (1315m<sup>2</sup>)

+ 30% AFFORDABLE HOUSING BONUS FSR: 1.69:1 (1710m<sup>2</sup>)

TOTAL PERMISSABLE GFA: 1710m<sup>2</sup> AFFORDABLE GFA (15% TOTALGFA): 256m<sup>2</sup>

PROPOSED FSR: 1.69.1(1709.58m<sup>2</sup>)

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PROPOSED SHADOWS

SHADOW OF BUILDINGS TO BE DEMOLISED

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EXISTING SHADOWS



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