

Attachment B4

Selected Drawings

PRJ44769 - 343 George Street
Version: C Date: 08/01/2025
Drawn: MW/AG
Checked: GJ



Gross Floor Area Verification Works					
Level	JPW Area (m ²)	Woolpert Area (m ²)	Difference (m ²)	Comments	Drawing Reference
B2 - Existing	353	353	0	Agree	B1_SK10053
B2 - Proposed	273	273	0	Agree	B1_SK10067
B1 Lower Ground - Existing	1011	1011	0	Agree	B1_SK10054
B1 Lower Ground - Proposed	711	711	0	Agree - This area does not include the End of Journey (EOJ) facilities	B1_SK10068
B1 Lower Ground EOJ - Proposed	261	261	0	Agree - This area for the End of Journey (EOJ) facilities only	B1_SK10068
Ground - Existing	930	930	0	Agree	B1_SK10055
Ground - Proposed	934	934	0	Agree	B1_SK10069
L1 - Existing	929	929	0	Agree	B1_SK10056
L1 - Proposed	928	928	0	Agree	B1_SK10070
L2 - Existing	956	956	0	Agree	B1_SK10057
L2 - Proposed	952	952	0	Agree	B1_SK10071
L3 - Existing	973	973	0	Agree	B1_SK10058
L3 - Proposed	969	969	0	Agree	B1_SK10072
L4 - Existing	972	972	0	Agree	B1_SK10059
L4 - Proposed	969	969	0	Agree	B1_SK10073
L5 - Existing	973	973	0	Agree	B1_SK10060
L5 - Proposed	969	969	0	Agree	B1_SK10074
L6 - Existing	966	966	0	Agree	B1_SK10061
L6 - Proposed	962	962	0	Agree	B1_SK10075
L7 - Existing	970	970	0	Agree	B1_SK10062
L7 - Proposed	967	967	0	Agree	B1_SK10076
L8 - Existing	982	982	0	Agree	B1_SK10063
L8 - Proposed	978	978	0	Agree	B1_SK10077
L9 - Existing	943	943	0	Agree	B1_SK10064
L9 - Proposed	942	942	0	Agree	B1_SK10078
L10 - Existing	935	935	0	Agree	B1_SK10065
L10 - Proposed	934	934	0	Agree	B1_SK10079
L11 - Existing	354	354	0	Agree	B1_SK10066
L11 - Proposed	674	674	0	Agree	B1_SK10080

Notations

Gross Floor Areas have been determined as per the below definition contained in the Sydney Local Environmental Plan 2012

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—

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

The Gross Floor Areas determined are subject to the surveyors interpretation of the drawings supplied by Johnson Pilton Walker Architects, noted above, and as such have not been confirmed by site survey. Engaged perimeter columns have been deemed to form part of the internal face of the wall for GFA determination purposes.

Woolpert Australia P/L has not undertaken any effort to confirm the veracity of the supplied drawings and as such cannot accept any liability for differences that may be caused by any inaccuracies and/or omissions contained within the supplied drawings.









