GFA definition from "Marrickville Local Environmental Plan 2011"

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, up to a height of 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,
   (i) any space used for the loading or unloading of goods (including access to it), and
   (j) voids above a floor at the level of a storey or storey above.

Site Boundary

1:500

Toga Wicks Park Developments Pty Ltd
Level 2, 45 Jones Street Ultimo NSW 2007

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GFA definition from "Marrickville Local Environmental Plan 2011"

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:
   (i) any area for common vertical circulation, such as lifts and stairs, and
   (ii) any basement:
   (i) storage, and
   (ii) vehicular access; loading areas; garbage and services, and
   (iii) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting,
   (iv) car parking to meet any requirements of the consent authority (including access to that car parking), and
   (v) any space used for the loading or unloading of goods (including access to it), and
   (vi) voids above a floor at the level of a storey or storey above, and
   (vii) any floors above a floor at the level of a storey or storey above.
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Requirement:
DCP Clause 9.47.9.1
1) Building height ensures 50% of the total area of Wicks Park receives a minimum of 3 hours of direct sunlight from 9am to 3pm on 21 June.

Result:
50% or greater of the total area of Wicks Park receives 5 hours of direct sunlight from 9am to 3pm on 21 June.