



Mitchell Brandtman

Quantity Surveyors & Construction Expert Opinion

Ref: 24667

Executive

Greg Brandtman JP
FAIQS RICS AIArBA

Shane Brandtman
AAIQS

Andrew Opperman
AAIQS

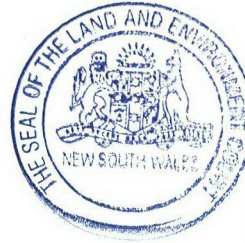
Simon Brandtman
AAIQS

15th July 2019

Bayside Council
C/-Couvaras Architects
peter@couvaras.com

ATTENTION: PETER COUVARAS

Dear Peter,



RE: 339 FOREST RD, BEXLEY - GROSS FLOOR AREA VALIDATION

As requested, we have reviewed the received documentation for the above mentioned project in order to validate the floor areas calculated by Couvaras Architects.

1.0 Floor Areas – Existing Buildings

The floor area of the existing Church and School buildings was calculated by Couvaras Architects utilising the total building footprint area as calculated by JRK Surveyors as noted on their site survey drawing 1740 -15A Issue J dated 5th July 2019. A proportion of 10% was then deducted to reflect the internal floor area measured from the inside face of the external wall.

Total Existing Floor Area – 3,324m²

2.0 Floor Areas – New Buildings

The floor area of the new buildings was calculated by Couvaras Architects by means of measuring relevant floor areas as indicated on 14740 – 15 Issue J – Area Calculation Plan.

Total New Floor Area – 869m²

Mitchell Brandtman have conducted independent check measures of all areas and we can confirm that, to the best of our knowledge the total floor area of **4,193m²** presented by Couvaras Architects has been calculated correctly in accordance with Rockdale LEP 2011 definitions and accurately reflect the areas of the existing and proposed buildings subject of this letter.

We trust this information is sufficient for your purposes at this time.

Yours faithfully
MITCHELL BRANDTMAN

James Brandtman

ASSOCIATE

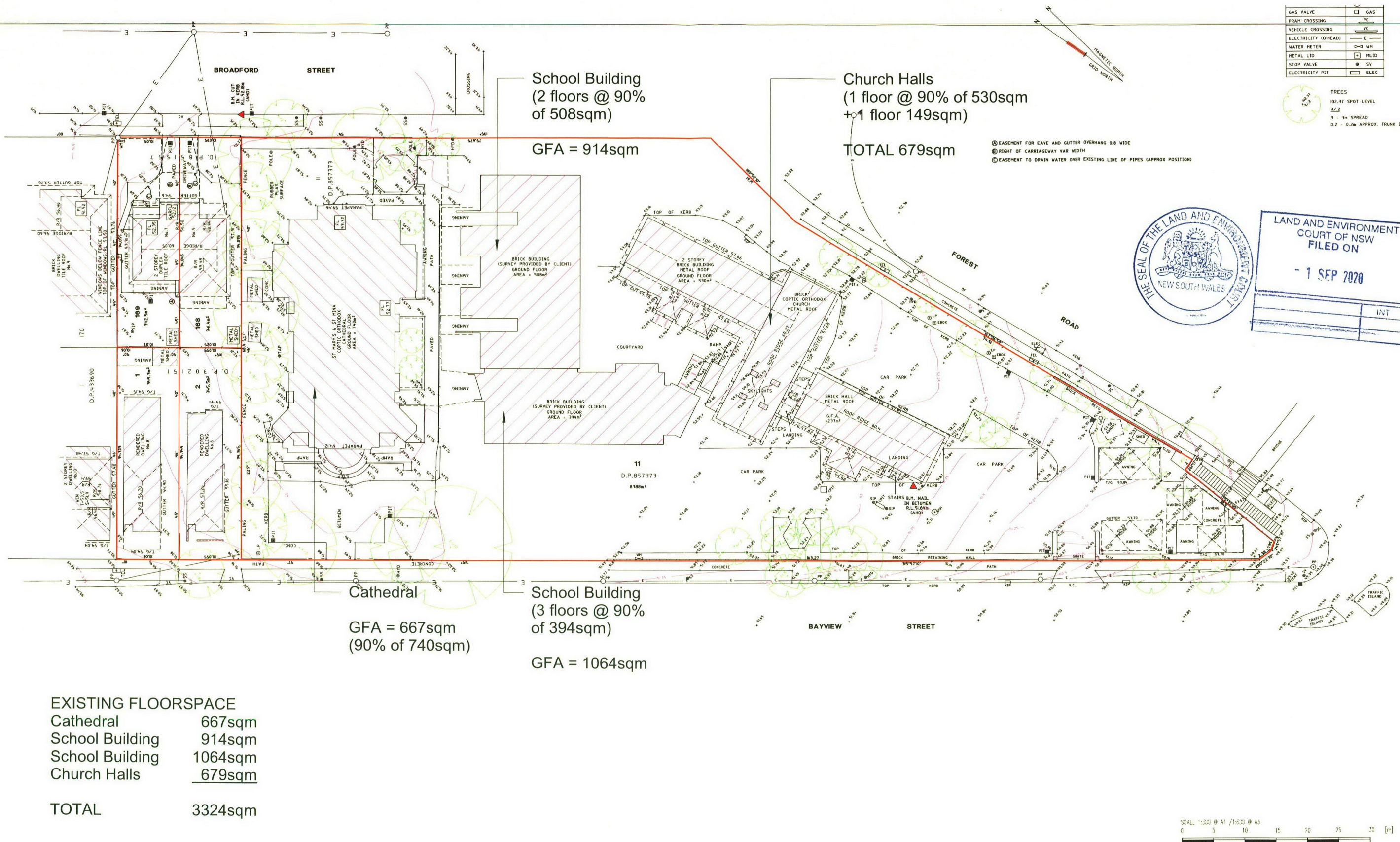
Unit 10 / 15-23 Kumulla Road, Miranda NSW 2228 (PO Box 2915, Taren Point BC NSW 2229)

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Registered Office: Mitbrand NSW ACT Pty Ltd at Mitbrand NSW ACT Trust trading as Mitchell Brandtman

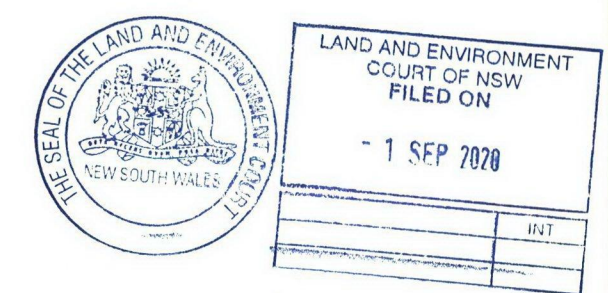
ABN 38 372 658 067

BRISBANE
MELBOURNE
CAIRNS
PERTH
SYDNEY
BANGKOK



GAS VALVE	□ GAS
PIRAM CROSSING	□ PC
VEHICLE CROSSING	□ VC
ELECTRICITY (0'HEAD)	— E —
WATER METER	□ WM
METAL LID	□ MLID
STOP VALVE	□ SV
ELECTRICITY PIT	□ ELEC

TREES
 102.37 SPOT LEVEL
 3/2
 3 - 3m SPREAD
 0.2 - 0.2m APPROX. TRUNK DIA.



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						LEVEL DATUM: A.H.D.	NOTES: 0.25m CONTOURS
						SURVEY BY: B.S.	DRAWN BY: B.S./L.S.
						DRAWING No. 16-077P2	SCALE 1:300 @ A1 / 1:600 @ A3
		SHEET 1 OF 1 SHEETS	DATE: 5TH JULY 2019				

DEVELOPMENT SUMMARY

339 - 377 FOREST RD, BEXLEY NSW 2207
LOT 11; DP: 857 373
R2 Low Density Residential Zone
Bayside Council

Site Area: 8388 sqm
Zone: R2 - Low Density Residential
Max FSR: 0.5:1

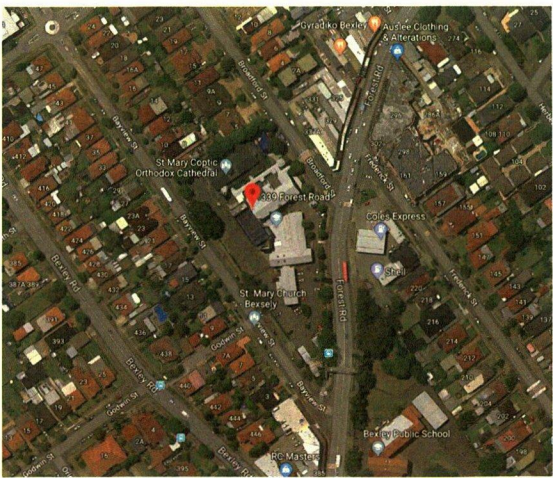
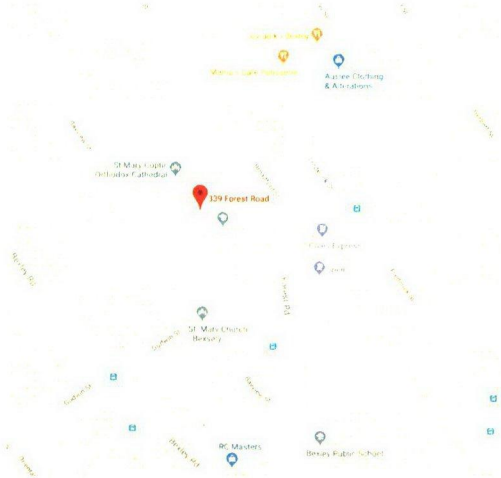
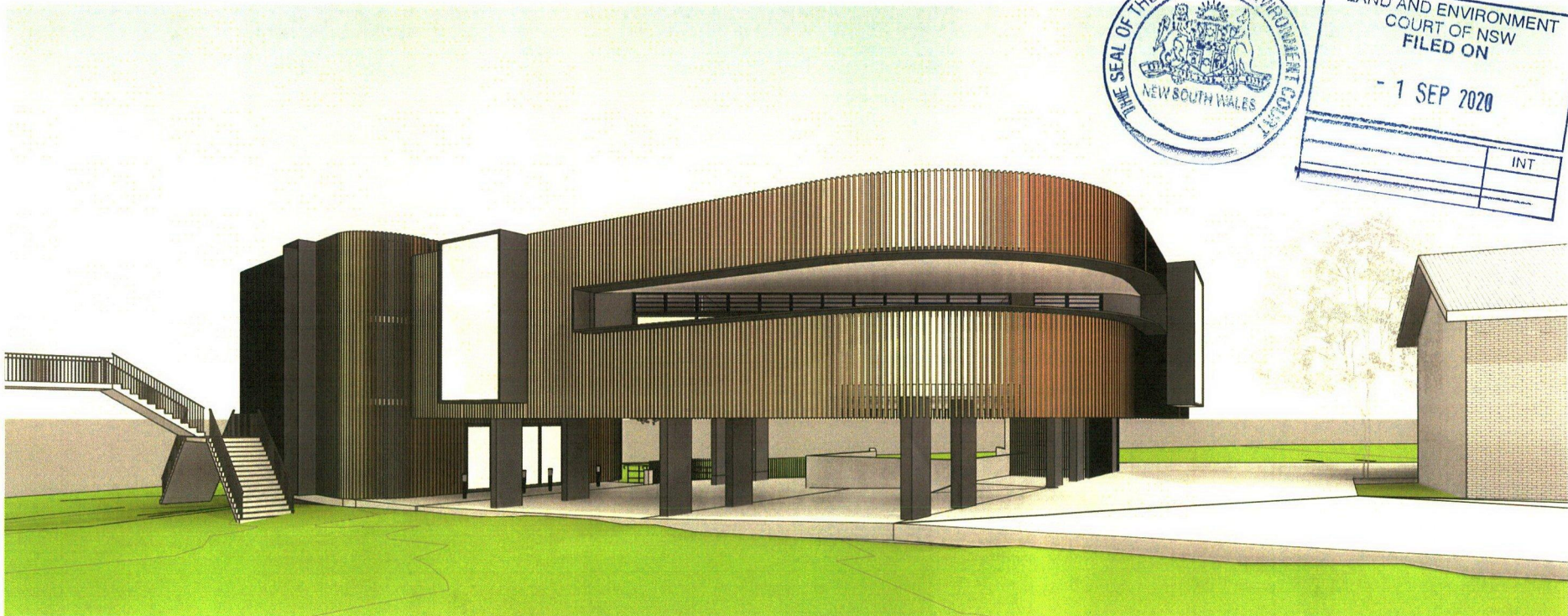
Existing Buildings: 3324sqm
Proposed Childcare Building: 869 sqm
Total Area Combined: 4193 sqm (0.5:1)

Landscaped Area: Existing = 1433.57 sqm (Approx)
Proposed = 1395.17 sqm (Approx)

(NOTE: Existing Areas calculated from Survey - refer sheet 15A)

Sheet List

Number	Name	Current Revision	Current Revision Date
00	Cover Sheet	J	11.07.19
01	Context Plan	I	26.06.19
02	Site Analysis Plan	I	26.06.19
03	Site Plan	I	26.06.19
04	Basement Plan	I	26.06.19
05	Basement Driveway Ramp	I	26.06.19
06	Ground Floor Plan	I	26.06.19
07	First Floor Plan	I	26.06.19
08	Roof Top Plan	I	26.06.19
09	Elevations	I	26.06.19
10	Elevations	I	26.06.19
11	Elevations	I	26.06.19
12	Sections	I	26.06.19
13	Sections	I	26.06.19
14	Shadow Diagrams	I	26.06.19
15	Area Calculation Plans	J	11.07.19
15A	Existing Building Areas	J	11.07.19
16	Construction Management Plan	I	26.06.19
17	Tree Management Plan	I	26.06.19
18	Waste Management Plan	I	26.06.19
19	Colours and Materials Schedule	I	26.06.19
20	Operations Plan - Mon-Fri	I	26.06.19
21	Operations Plan - Weekends	I	26.06.19
22	Context Elevations	I	26.06.19
23	Soil & Water Management Plan	J	11.07.19
28	3D Street Perspectives	I	26.06.19
29	3D Street Perspectives	I	26.06.19
30	3D Perspectives	I	26.06.19
NN	Neighbour Notification	I	26.06.19



Issue	Description	Date
H	Client Issue	03.05.19
I	DA Issue	26.06.19
J	DA Issue - areas updated	11.07.19

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

couvaras
>ARCHITECTS

>A PO BOX 568, Cronulla NSW 2230
>ABN 49 449 515 976 >T 02 9527 7459
>E architect@couvaras.com >W www.couvaras.com
Nominated Architect: Peter Couvaras Reg No.7344

Figured dimensions only to be used. Do not scale off drawings.
Any discrepancies to be verified on site with architect.

Drawing Name	Project
Cover Sheet	1740
339 Forest Rd, Bexley	Issue
Scale @ A3	Issue J
26.06.19	Sheet
	00

DEVELOPMENT SUMMARY

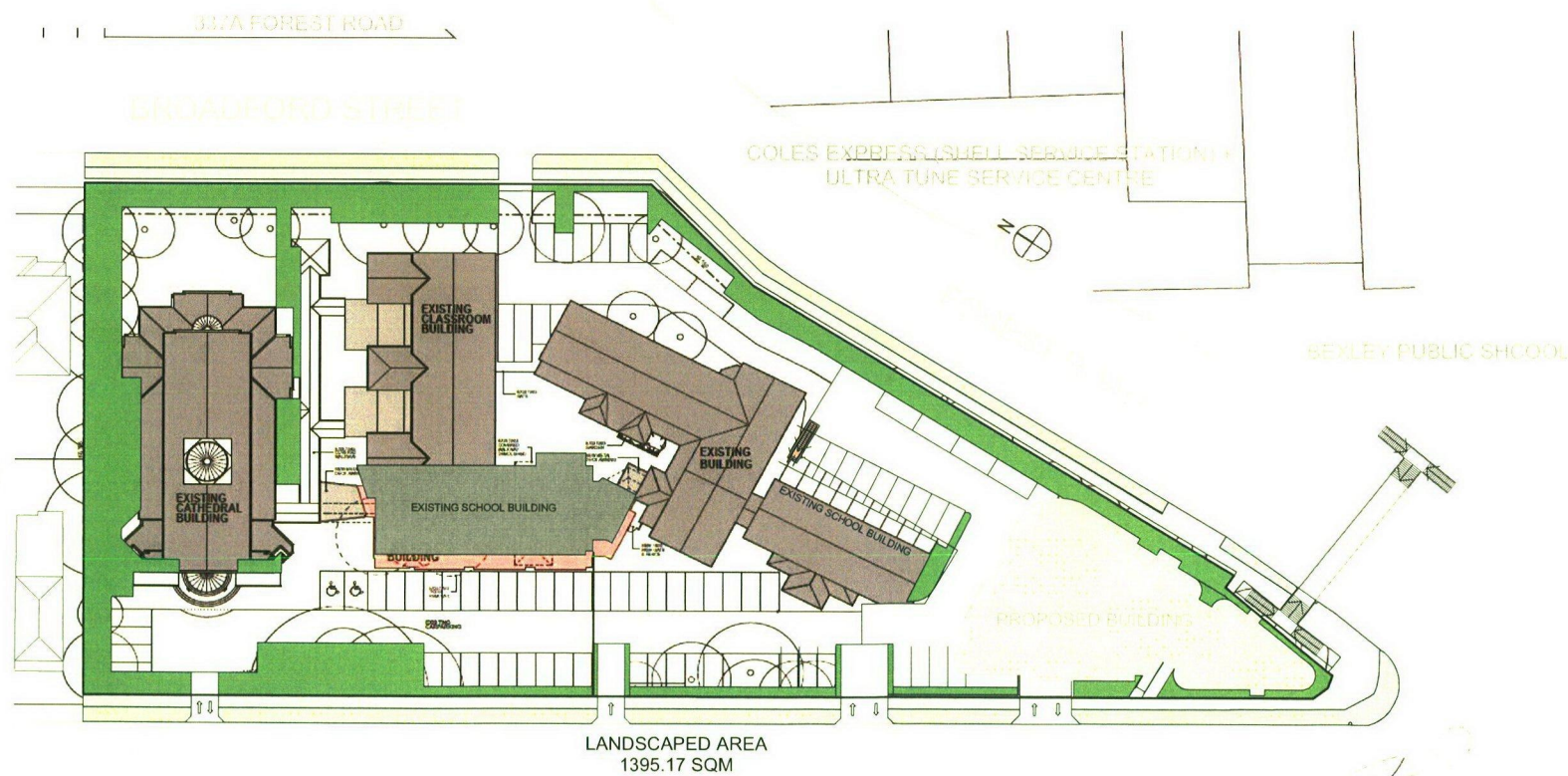
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(NOTE: Existing Areas
calculated from Survey -
refer sheet 15A)

Landscaped Area: Existing = 1433.57 sqm (Approx)
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5. Landscape Calcs

Scale 1 : 1000

Issue	Description	Date
H	Client Issue	03.05.19
I	DA Issue	26.06.19
J	DA Issue - areas updated	11.07.19

DEVELOPMENT
APPLICATION

NOT FOR
CONSTRUCTION

couvaras
>ARCHITECTS

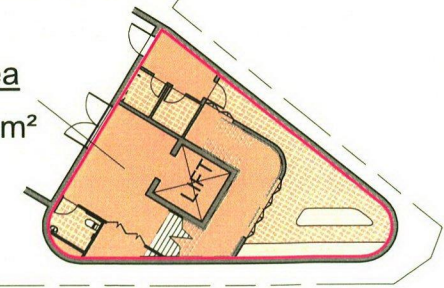
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1. Basement Foyer

Scale 1 : 400

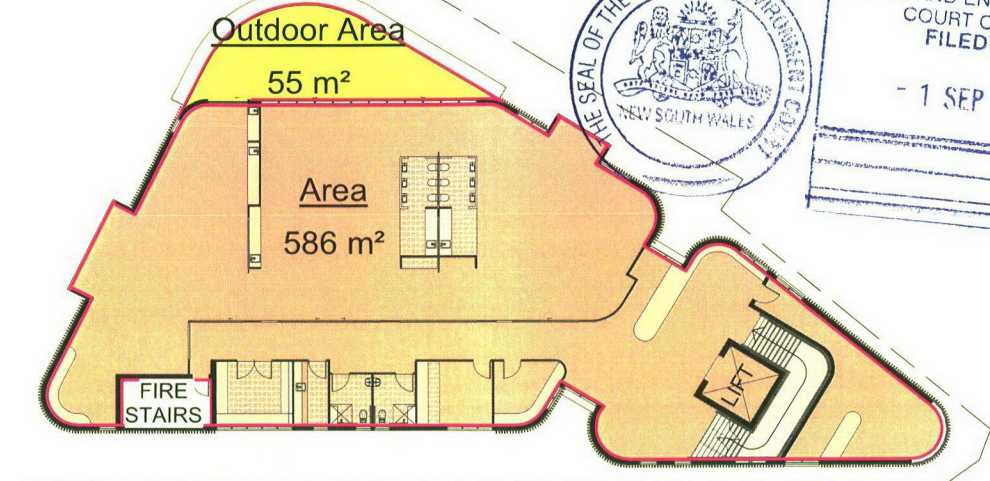
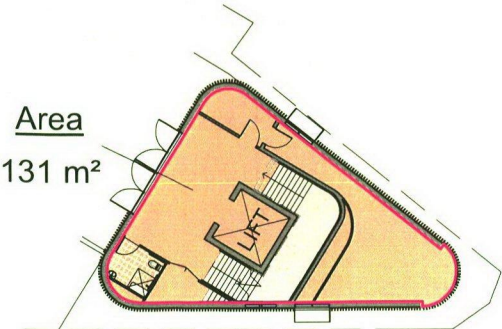
Area
130 m²



2. Ground Floor

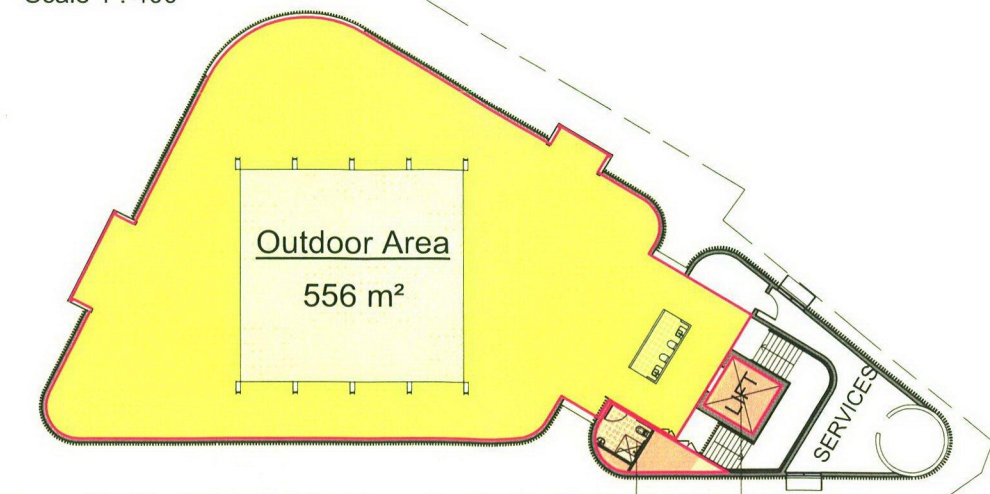
Scale 1 : 400

Area
131 m²



3. Level 1

Scale 1 : 400



4. Roof Top

Scale 1 : 400

Area Area
13 m² 9 m²

Drawing Name
Area Calculation Plans

339 Forest Rd, Bexley

Scale As indicated @ A3

26.06.19

Project 1740

Issue Issue J

Sheet

15