

18 August 2011

OUR REF: 2651

Parkway Accommodation Pty Ltd  
C/- CKDS Architecture  
PO Box 958  
NEWCASTLE NSW 2300

**ATTENTION: STUART CAMPBELL**

Dear Sir

**RE: PROPOSED MILLER UNION DEVELOPMENT, UNION STREET, COOKS HILL  
FLOOR SPACE RATIOS**

## **1. INTRODUCTION**

In accordance with your instructions we have calculated the Gross Floor Area ("GFA") of the proposed Miller Union Development to determine the Floor Space Ratio "FSR". The proposed development consists of two main components being Residential Units and a Boarding House. It is understood each proposed component will be situated on a separate proposed lot of land which is part of the proposed development. In this regard we understand the following:

1. The proposed Residential Units will be situated upon a proposed lot of 7,435.5 square metres with a primary frontage to Union Street.
2. The proposed Boarding House will be situated upon a proposed lot of 2,895.5 square metres with a frontage to Corlette Street.

The above figures amount to a total site area of 10,331m<sup>2</sup>. On investigation we have determined the site of the proposed development to be Lots 1 & 2 in Deposited Plan ("DP") 1050041. DP1050041 documents the area of the lots 1 and 2 to be 5,052m<sup>2</sup> and 5,077m<sup>2</sup> respectively giving a total area of 10,329m. By using the plan dimensions we calculate the area of the total site to be 10,330m<sup>2</sup>. The greatest difference being 2m<sup>2</sup> between the DP and the area calculated using the proposed lot areas amounts to 0.02% of the total area and in our opinion is insignificant for the scope of calculations for FSR.

We have been advised by your office that the allowable FSRs for the proposed Residential Units and proposed Boarding House are 0.9 :1 and 1.4 :1 respectively.



## 2. METHOD OF CALCULATION

We have calculated the areas in accordance with the following exert from Newcastle City Council DCP 2005 as provided by your office. The exert is as follows:

**Floor space ratio:** the ratio of the gross floor area of all buildings on a site to the site area.

**Gross Floor Area (GFA):** the sum of the floor area of each storey 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 within the storey, and
- (b) habitable rooms in a basement, 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 area, 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.

It is understood the floor areas are to be measured at a height of 1.4 metres above the floor level. In this regard we have assumed the floor plans as shown on the plans to be reflective of the area at a height 1.4 metres above the floor level.

All calculated areas have been undertaken using electronic AutoCad drawings files of the plans by CKDS Architecture. The relevant drawings are as follows:

- DA201 Issue AL- Basement Floor Plan
- DA202 Issue AH- Ground Floor Plan
- DA203 Issue AE- Level 01 Plan
- DA204 Issue AE- Level 02 Plan
- DA205 Issue AE- Level 03 Plan
- DA206 Issue AE- Roof Plan

Area measurements have been made to 0.1 of a square metre.

The following sections set out the calculation at proposed Residential Units and Boarding House.

## 3. RESIDENTIAL UNITS

The components of gross floor level of the residential units are set out in Table 1 attached to this document along and represented as the areas outlined red and shaded yellow on the attached plan series.



The total GFA for the residential units is 6,475.2m<sup>2</sup>. With the proposed lot size being 7,435.5m<sup>2</sup>, the FSR is 0.871:1. We understand the allowable FSR to be 0.9 :1 which would amount to a maximum GFA of 6,611m<sup>2</sup>.

In making this calculation we note the following:

1. The red outline on the drawings and associated GFA calculations are representative of the measurement to the internal face of external walls.
2. There are no habitat rooms in the basement nor any shop or the like.
3. Common vertical circulation, such as lift shafts and stairs has been excluded from the calculation.
4. Basement storage (including bike), vehicle access, garbage and service areas have been excluded from the calculation.
5. All plant rooms, lift towers, mechanical service and ducting (& chutes) have been excluded from the calculation.
6. All car spaces including access thereto (vehicle and pedestrian - including lobbies) have been excluded from the calculation. It is assumed the number of car spaces is consistent with the requirements of the consent authority. In this regard the area of a smaller car park is 13.75m<sup>2</sup>. Motorcycle parking has been put into the car space category.
7. The areas of all balconies and terraces have been excluded from the calculation.
8. Within units the area of the stairs has been included in the calculation at the lower level. On the upper level the stairs have been considered as a void and excluded from the calculation.
9. Areas of walkways external the building at each level have been excluded from the calculation.

#### 4. BOARDING HOUSE

The components of gross floor level of the boarding house are set out in Table 2 attached to this document along and represented as the areas outlined red and shaded orange on the attached plan series.

The total GFA for the boarding house is 4010.8m<sup>2</sup>. With the proposed lot size being 2895.5m<sup>2</sup>, the FSR is 1.385 :1. We understand the allowable FSR to be 1.4 :1 which would amount to a maximum GFA of 4,053.7m<sup>2</sup>.

In making this calculation we note the following:

1. It is understood all car spaces, including motorcycles are requirements of the consent authority.
2. The red outline on the drawings and associated GFA calculations are representative of the measurement to the internal face of external walls.
2. There are no habitat rooms in the basement nor any shop or the like.
3. Common vertical circulation, such as lift shafts and stairs has been excluded from the calculation.
4. Basement storage (including bike), vehicle access, garbage and service areas have been excluded from the calculation. The laundry has been considered a service area within the basement. The area of the laundry is 12.6m<sup>2</sup>.
5. All plant rooms, lift towers, mechanical service and ducting has been excluded from the calculation.



6. Any voids associated with the sun hoods have been excluded from the calculation.
7. Areas of walkways external the building at each level have been excluded from the calculation.
8. The area of sub-structure at ground level has not been included in the calculation.
9. No balconies have been included in the calculation.

## 5. CONCLUSION

We have calculated the GFA and FSR for the two components of the Miller Union Development. The Method of calculation is set out in section 2 above with further analysis for the proposed Residential Development and Boarding House set out in sections 3 and 4. By our calculations we find the calculated FSR be under the allowable FSR for both the proposed Residential Development and Boarding House.

If any clarification or further information is required feel free to contact the undersigned.

Yours faithfully

de WITT CONSULTING

A handwritten signature in black ink, appearing to read 'Jason Landers', is written over a light blue horizontal line.

Jason Landers

Surveyor Registered under the Surveying & Spatial Information Act 2002.

DIRECTOR