

13th December, 2016

Property NSW,
4/6 Bligh Street
SYDNEY.NSW. 2000

Att: Alison O'loughlan

Re: **Assessment of FSR – post design review refinements.**

Dear Alison,

We provide for your information the assessment that we have made in relation to the floor space calculations for the project. These calculations have changed following the design refinements undertaken following the review from Cox Architecture.

Definitions for establishing the Gross Floor Area Calculations

The gross floor area of the building has been calculated in accordance the following two clauses which we reference from the LEP. These clauses define the inclusions and exclusions that make up the buildings GFA. These definitions are:

Gross Floor Area (GFA)

The 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 the building from any other building, measured at a height of 1.4 metres above the of walls separating 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,

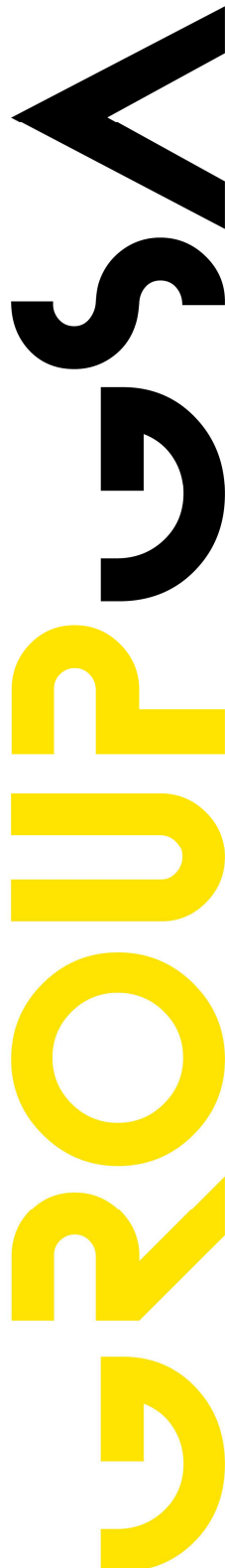
but excludes:

- (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.

Car parking

(1) Development consent must not be granted for development on land in Zone B3 Commercial Core or Zone B4 Mixed Use that involves the erection of a new building or an alteration or addition to an existing building that increases the gross floor area of the building unless:

- (a) at least one car parking space is provided for every 75 square metres of the



gross floor area of the building that is to be used for commercial activities, and

(b) at least one car parking space is provided for every 40 square metres of the gross floor area of the building that is to be used for the purpose of retail premises.

(2) Car parking required to be provided by this Plan must be provided on site unless the consent authority is satisfied that the provision of car parking is adequately provided elsewhere.

(3) For the purposes of this clause, the following are to be included as part of a building's gross floor area:

(a) any area of the building that is used for car parking and is at or above existing ground level,

(b) any area of the building that is used for car parking below ground level, except where the car parking is provided as required by this clause.

(4) Council-owned public car parking is not to be included as part of a building's gross floor area.

(5) In this clause:

commercial activities, in relation to the use of a building, means the use of the building for the purposes of office premises, business premises, hotel or motel accommodation (but not hotel or motel accommodation that is subdivided under a strata scheme), food and drink premises or other like uses or a combination of such uses.

The Gross Floor Area Calculations outlined

Within the project there is a component of carparking that is above natural ground level. Under the LEP this is required to be included as part of the Gross Floor Area (GFA). In establishing the GFA component of the above ground carpark, we have excluded areas which by definition are excluded from GFA. These are defined as:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e)(i) Basement storage
- (e)(ii) loading areas, garbage and services
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting,
- (h) any space used for the loading or unloading of goods (including access to it).

The attached documents have been provided:

- to demonstrate the inclusions and exclusions in establishing the GFA for the project.

The architectural documents:

- o GFA Diagrams 5001.1
- o GFA Diagrams 5001.2

- to show the site area and associated lot. The survey drawing:

- o PLAN OF SUBDIVISION OF LOT 1 IN D.P.123370 AND LOT 6, SECTION 81 IN D.P.758466

Summary of Gross Floor Area Calculations

The following table is a summary of the GFA areas as per the attached Architectural Drawings:

floor	Carpark area m ²	Retail area m ²	Commercial area m ²	Total m ²
Basement 1	0			
Basement 2	570			
Basement 3	1,360			
Ground		40	1,080	
Level 1			1,335	
Level 2			1,335	
Level 3			1,335	
Level 4			1,315	
Level 5			1,285	
Total GFA	1,930	40	7,685	9,655

The GFA calculation for the site is:

- Site area as per the survey drawing: 6,760m²
- The floor space ratio is: 3.5:1
- Allowable GFA is: 23,660m²
- The GFA for the project is: 9,655m²

The resulting FSR is: 1.43:1

Should you require any further information please do not hesitate to contact our office.

Yours Faithfully



Mark Thebridge
Group GSA
Principal

Encl:

- Survey document 190055-LIN-001-B-PLAN-Model
- Architectural drawing A-1100(F)
- Architectural drawing A-5001.1(D)
- Architectural drawing A-5001.2(C)