

GFA SCHEDULE



PROJECT: TAREE POLICE STATION
CLIENT: NSW POLICE FORCE
REVISION NO.: A
REVISION DATE: 18/05/2018
BY: PR

GFA CALCULATION:

	AREA (m ²)
SITE AREA	6069.68
GFA - PROPOSED POLICE STATION:	
GROUND FLOOR	1727
LEVEL-1	1213
	2940
GFA - EXISTING COURTHOUSE:	
GROUND FLOOR	1079
LEVEL-1	331
	1410
TOTAL	4350
FSR ACHIEVED	0.72

All areas shown are approximate

Greater Taree Local Environmental Plan 2010

DEFINITIONS:

GROSS FLOOR AREA

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.

FLOOR SPACE RATIO

The **floor space ratio** of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.