

UNITED CINEMAS - PORT MACQUARIE AREA SCHEDULE - GFA

Site Area (m2)	5771	
	Area (m2)	Area (m2)
Ground Floor	2523	
(excludes fire egress, drive thru, loading, driveway, outdoor seating area)		
First Floor	4238	
(Excludes internal vertical circulation)		
Second Floor	3793	
(Excludes internal vertical circulation)		
Third Floor	988	
(Excludes internal vertical circulation)		
TOTAL GFA (excluding Basement)	11542	Allowable =11542 (2:1)
FSR	2	

(2) Definition of "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.

GFA is defined in LEP as:

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.