

18 July 2024
Our Ref: 5636 – GFA

AustralAsian Property Group Pty Ltd
Level 1204A,
Governor Phillip Tower
275 Alfred Street North
North Sydney NSW 2060

Attn: Ally Zhu

Ally.zhu@australasian.sg

Gross Floor Area Survey

402 Macquarie St Liverpool

In accordance with your instructions, we have attended the abovementioned property being in the Local Government Area of Liverpool, Parish of St Luke and County of Cumberland, having frontages to Macquarie Street and undertaken a survey to determine the Gross Floor Area (**GFA**) of each building in accordance with clause 1.4 of the *LIVERPOOL LOCAL ENVIRONMENTAL PLAN 2008*.

The property is known as 402 Macquarie Street, Liverpool (Lot 100 of DP1250893), Liverpool.

GFA calculation:

FLOOR LEVEL	GFA (m2)	FLOOR LEVEL	GFA (m2)	FLOOR LEVEL	GFA (m2)
BASEMENT L6	0	LEVEL 8	300	LEVEL 22	646
BASEMENT L5	0	LEVEL 9	646	LEVEL 23	646
BASEMENT L4	0	LEVEL 10	646	LEVEL 24	646
BASEMENT L3	0	LEVEL 11	646	LEVEL 25	646
BASEMENT L2	0	LEVEL 12	646	LEVEL 26	646
BASEMENT L1	0	LEVEL 13	646	LEVEL 27	646
GROUND	966	LEVEL 14	646	LEVEL 28	646
LEVEL 1	504	LEVEL 15	646	LEVEL 29	646
LEVEL 2	1139	LEVEL 16	646	LEVEL 30	650
LEVEL 3	1139	LEVEL 17	646	SUM:	<u>22820</u>
LEVEL 4	1139	LEVEL 18	646		
LEVEL 5	1139	LEVEL 19	646		
LEVEL 6	1139	LEVEL 20	646		
LEVEL 7	1139	LEVEL 21	646		

Gross Floor Area Definition

The buildings have been measured in accordance with the definition of 'Gross Floor Area' under the dictionary definition contained in the Liverpool LEP: (Clause 1.4)

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.

Assumptions

The following assumptions have been made in undertaking the survey and calculating GFA.

- a) Car parking with Basement 1 -Basement 6 was constructed to meet the requirements of a consent authority, and accordingly no car parking space is included in the GFA.
- b) Toilets and other similar facilities within basements are not habitable rooms and do not form part of the GFA.
- c) Offices, Staff Room and Commercial Kitchen and Engineering Workshop within Basement Level 2 are not habitable rooms as per definition in National Construction Code and therefore are not part of the GFA
- d) Structural columns are part of the GFA
- e) Proposed Wall of Residential Open Space located on Level 30 is 2m high therefore this area has been included in GFA

Facts

- i. Outer wall of balconies is less than 1.4 metre high therefore balconies do not form part of the GFA
- ii. Proposed Wall of Residential Open Space located on Level 8 is less than 1.4m high therefore this area has been excluded in GFA

Habitable Room.

The definition of Habitable room has been taken from the National Construction Code definition 2019. (Schedule 3) . The Liverpool LEP does not define habitable room in its dictionary.

Habitable room means a room used for normal domestic activities, and—

- a. *includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but*
- b. *excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.*

Under this definition, all of the spaces within the basement of this proposed building are not habitable and have been excluded from gross floor area.

Screen grab images outlining the areas calculated are included in Appendix A of this report.

This report is based on Architectural plans supplied ref 2401 DA dated 16 July 2024 in DWG format prepared by Olsson Architects.

Please feel free to contact me if you have any questions regarding this report.

Yours Faithfully



Jonathan Saxon

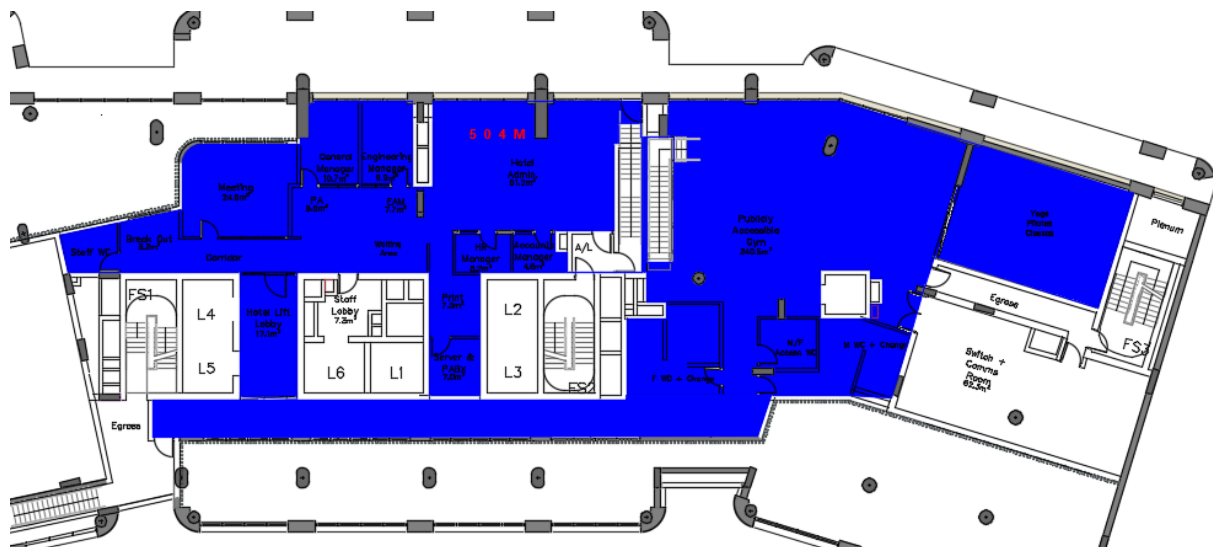
Registered Land Surveyor NSW (SU001963)

Appendix A

GROUND



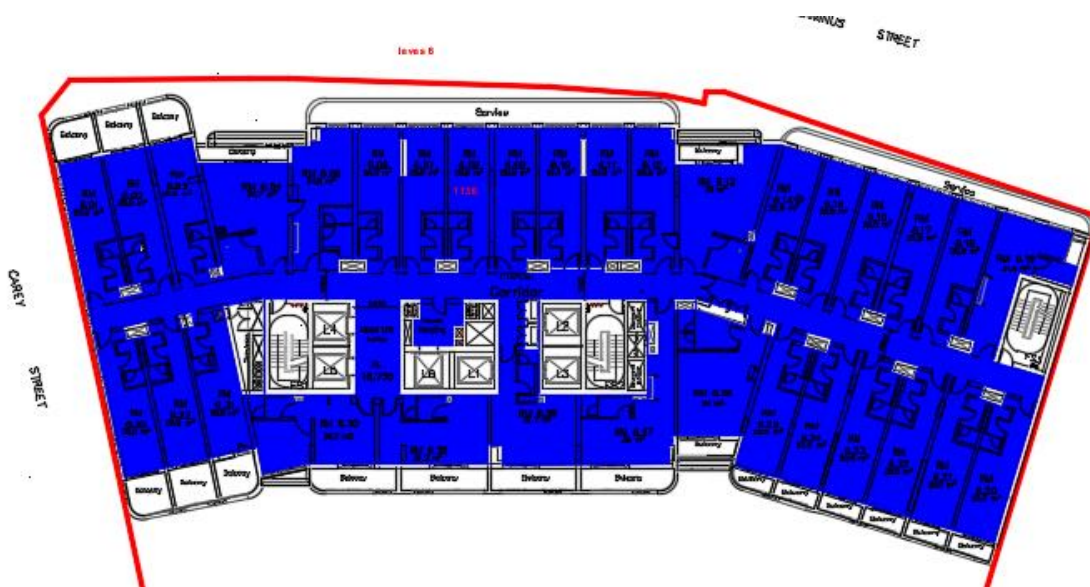
LEVEL 1



Level 2-5



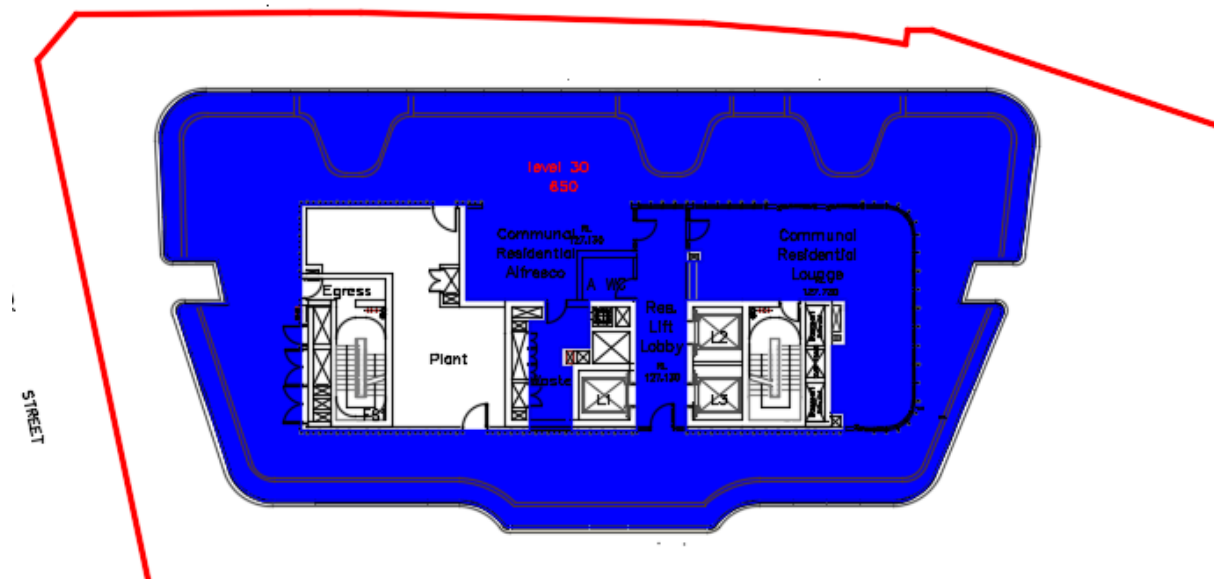
Level 6



Level 26-29



LEVEL 30



Porte Cochere

Rooms and Areas:

- FSC
- Clean Linen Store 10 x 4 Trays
- Hotel & Residential Waste and Recycling
- Residential Waste, FOGO & Recycling
- Residential Bulk Waste Store
- Gas Meter Room
- Potable Water Pumpset Room 1
- Service Corridor
- Staff Entry
- Loading Dock
- Temp Holding Area 02
- Dirty Linen Store
- Temporary Goods Holding Area (Storage)
- Hotel Lift Lobby 01/02
- Hotel Lift
- Service Lobby
- Residential Lift Lobby
- Plant
- Hotel Basement Storage 02
- Hotel Basement Storage 01
- Potable Water Pumpset Room
- Surber Tank
- OSD Under (Dashed)
- Rainwater Tank
- Basement

Dimensions:

- 5000
- 6100
- 5007
- 5000

[illegible]

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JOB REF. : 5636-GFA
DRAWING No. 5636-GFA-Model
SURVEYOR: ANNA P
CHECKED: JONATHAN S
REGISTERED LAND SURVEYOR
DATE OF SURVEY: 17/07/2024

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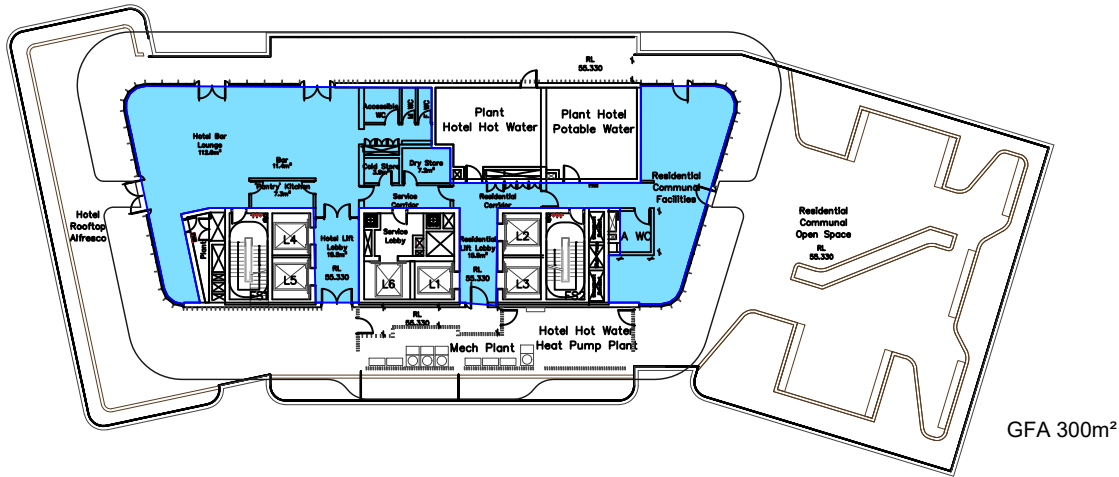
[illegible]

The floor plan of the 1st floor of the Hotel Lili is a complex layout with a central corridor. The rooms are arranged in a grid-like pattern around the central corridor. The rooms are labeled with numbers and their areas in m². The central corridor is labeled 'Hotel Lili Corridor'. The plan also shows balconies and a central staircase area. The rooms are arranged in a grid-like pattern around the central corridor. The rooms are labeled with numbers and their areas in m². The central corridor is labeled 'Hotel Lili Corridor'. The plan also shows balconies and a central staircase area.

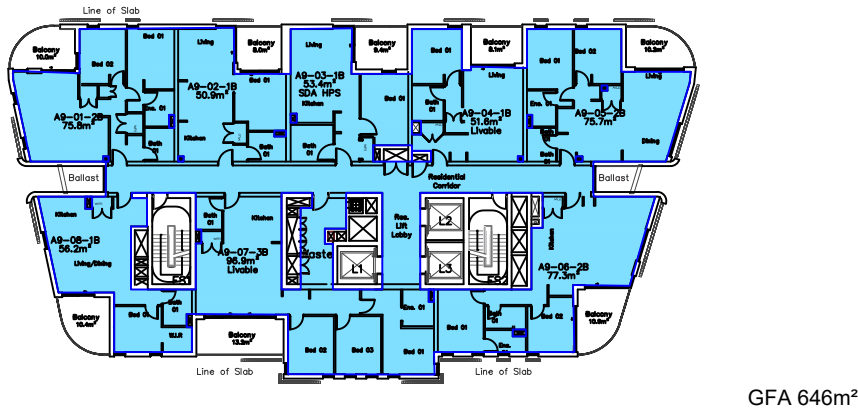
Room Number	Area (m²)
RM 2.01	26.0
RM 2.02	26.0
RM 2.03	26.0
RM 2.04	34.7
RM 2.05	34.0
RM 2.06	26.0
RM 2.07	26.0
RM 2.08	26.0
RM 2.09	26.0
RM 2.10	26.1
RM 2.11	26.0
RM 2.12	26.0
RM 2.13	36.0
RM 2.14	26.0
RM 2.15	26.0
RM 2.16	26.0
RM 2.17	26.0
RM 2.18	26.0
RM 2.19	31.0
RM 2.20	36.0
RM 2.21	26.0
RM 2.22	26.0
RM 2.23	26.0
RM 2.24	26.0
RM 2.25	26.0
RM 2.26	36.0
RM 2.27	36.0
RM 2.28	36.0
RM 2.29	36.0
RM 2.30	36.0
RM 2.31	26.0
RM 2.32	26.0
RM 2.33	26.0
RM 2.34	26.0
RM 2.35	26.0
RM 2.36	26.0
RM 2.37	26.0
RM 2.38	26.0
RM 2.39	26.0
RM 2.40	26.0
RM 2.41	26.0
RM 2.42	26.0
RM 2.43	26.0
RM 2.44	26.0
RM 2.45	26.0
RM 2.46	26.0
RM 2.47	26.0
RM 2.48	26.0
RM 2.49	26.0
RM 2.50	26.0

A1

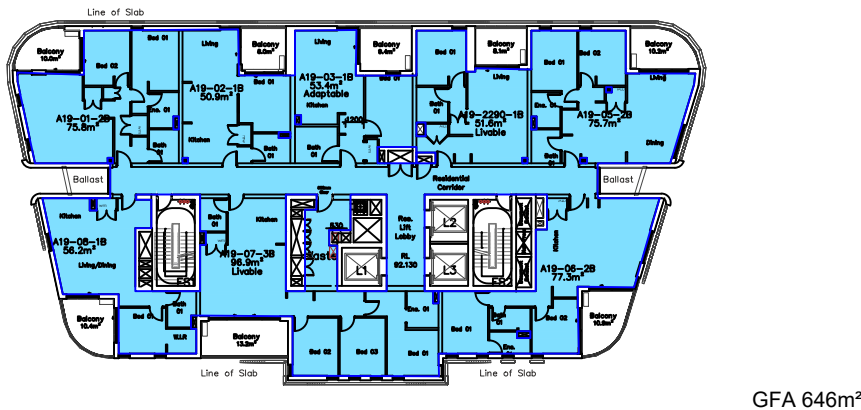
LEVEL 8



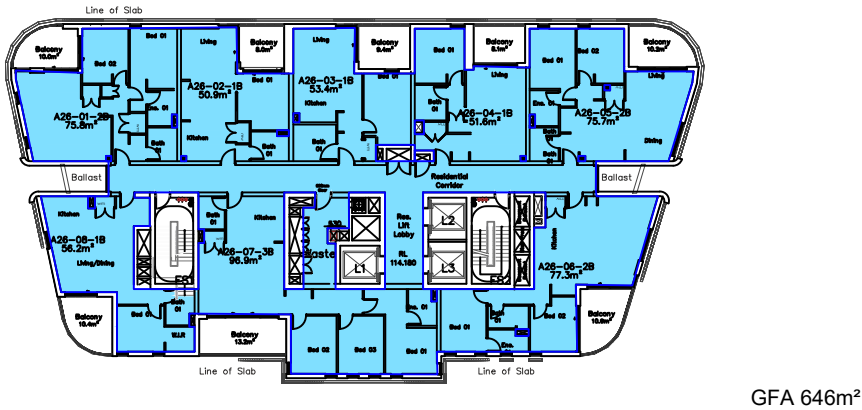
LEVELS 9-18



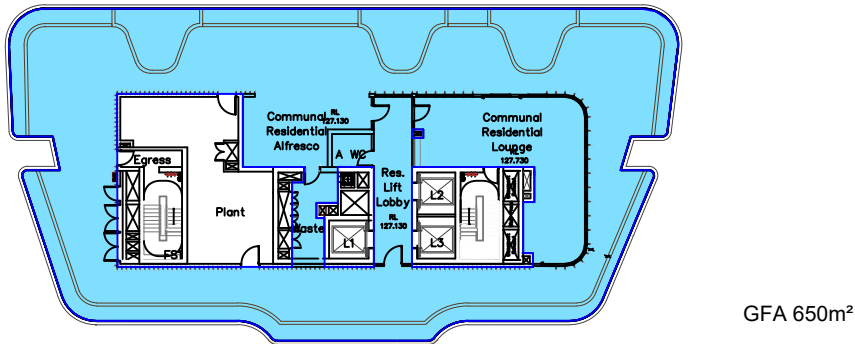
LEVELS 19-25



LEVELS 26-29



LEVEL 30



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SHEET 1 OF 2

CLIENT: AustralAsian Property Group Pty Ltd

JOB REF.: 5636-GFA
DRAWING No. 5636-GFA-Model
SURVEYOR: ANNA P
CHECKED: JONATHAN S
DATE OF SURVEY: 17/07/2024

PLAN OF: GROSS FLOOR AREA CALCULATIONS
OF PROPOSED BUILDING

ADDRESS: 402 Macquarie St Liverpool

PURPOSE: COUNCIL SUBMISSION

BELLA VISTA

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