

76384
ACD.SJC
12th June, 2014



The Manager
1 Denison Street Holdings Pty Ltd
222 Pitt Street
SYDNEY NSW 2000

ATTENTION: Mr BOB SHIN

Dear Sir,

RE: GROSS FLOOR AREAS
1 DENISON STREET, NORTH SYDNEY
FOR SECTION 75W APPLICATION

Please find attached our spreadsheet showing calculated Gross Floor Areas for Lot 3 DP1078998, Proposed Lot 5 and Proposed Lot 6 at 1 Denison Street, North Sydney. These Gross Floor Areas are shown on PDF plans of 16 sheets Reference 76384 2014 06 12.

The calculations were based on architectural CAD files supplied by HDR Rice Daubney Architects as defined by the following:

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.

We trust the foregoing is satisfactory.

Yours faithfully,
RYGATE & COMPANY PTY. LTD.

Per
A.C. Doyle, B. Surv. (Hons) M.I.S.

Registered Land Surveyor, Director

Rygate & Company Pty Limited
P.W. Rygate & West
ABN 61 001 204 897

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a Suite 904 Level 9, 89 York St
Sydney NSW 2000
p +61 2 9262 6800
f +61 2 9262 6843
e surveyors@rygate.com.au
w rygate.com.au

Directors

P.R. Salmon B.Surv M.I.S.
A.C. Doyle B.Surv (Hons) M.I.S.
G.J. Frith B.Surv M.I.S.
A.D. Friscie Dip. Surv Assoc. I.S.

Consultants

B.F. Field Assoc. DIP.T. & C.P.
A.R. Wright M.I.S.
F.J. Henville

SURVEYING SINCE 1893

Gross Floor Areas 1 Denison Street, North Sydney for Section 75W Application

Proposed Lot 5	GFA (m ²)	Proposed Lot 6	GFA (m ²)	Existing Lot 3	GFA (m ²)
Lower Grd Floor	171	Level 1	1327	Lower Arcade/Basement2	2991
Level 1	782	Level 2	1230	Upper Arcade/Lobby1	3270
Level 2	255				
Level 3	437	Total Lot 6	2557	Total Lot 3 DP1078998	6261
Level 4	0				
Level 5	1968				
Level 6	1928				
Level 7	1968				
Level 8	1950				
Level 9	1978				
Level 10	1943				
Level 11	1950				
Level 12	1950				
Level 13	2010				
Level 14	1957				
Level 15	2012				
Level 16	1975				
Level 17	1998				
Level 18	1990				
Level 19	1990				
Level 20	2018				
Level 21	1978				
Level 22	2018				
Level 23	1968				
Level 24	2007				
Level 25	1992				
Level 26	2005				
Level 27	1404				
Level 28	1343				
Level 29	1367				
Level 30	1367				
Total Lot 5	50679				

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