

- Colour Key - GFA Areas**

-  Site Area (Surveyed)
-  Common Habitable Rooms
-  Residential (Class 2)
-  Common Residential Zones (Class 2)
-  Commercial / Office (Class 5)
-  Common Commercial / Office Zones (Class 6)
-  Retail Units (Class 6)
-  RSL (Class 9b)

Gross Floor Area (GFA) Definition

Standard Instrument-Principal Local Environmental Plan [2006-155a]

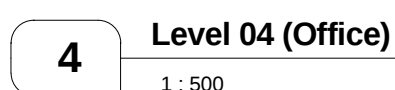
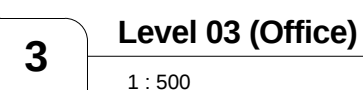
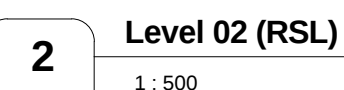
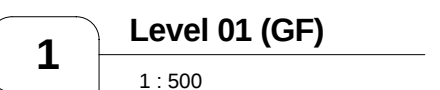
Gross Floor Area Means The Sum Of The Floor Area Of Each Floor Of A Building Measured From The Internal Face Of External Walls, Or From The Internal Face Of Walls Separating The Building From Any Other Building, Measured At A Height Of 1.4 Metres Above The Floor.

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:

- (b) Excludes:**
- (i) Any Area For Common Vertical Circulation, Such As Lifts And Stairs, And
 - (ii) Any Basement:
 - (i) Storage, And
 - (ii) Vehicular Access, Loading Areas, Garbage And Services, And
 - (i) Plant Rooms, Lift Towers And Other Areas Used Exclusively For Mechanical Services Or Ducting, And
 - (i) Car Parking To Meet Any Requirements Of The Consent Authority (Including Access To That Car Parking), And
 - (ii) 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
 - (ii) Floors Above A Floor At The Level Of A Storey Or Storey above.



Gross Floor Area (GFA) Schedule (Planning Areas)

Common (BM)	8 m ²	Level 1 (GF Common)
Common (D Wc)	9 m ²	Level 1 (GF Common)
Common (Res.)	56 m ²	Level 1 (GF Foyer)
Common (RSL+Office)	12 m ²	Level 1 (GF Lobby)
FCR	15 m ²	Level 1 (GF Common)
R01	87 m ²	Level 1 (GF)
R02	77 m ²	Level 1 (GF)
R03	77 m ²	Level 1 (GF)
R04	95 m ²	Level 1 (GF)
R05	33 m ²	Level 1 (GF)
R06	44 m ²	Level 1 (GF)
R07	43 m ²	Level 1 (GF)
R08	64 m ²	Level 1 (GF)
R09	51 m ²	Level 1 (GF)
R10	91 m ²	Level 1 (GF)
	764 m ²	

RSL	1332 m ² 1332 m ²	Level 2 (RSL)
Office (Circ)	47 m ²	Level 3 (Circ)
Office L03	822 m ² 869 m ²	Level 3 (Office)
Office (Circ)	34 m ²	Level 4 (Circ)
Office L04	856 m ² 890 m ²	Level 4 (Office)

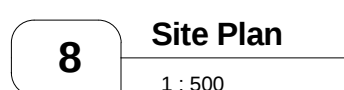
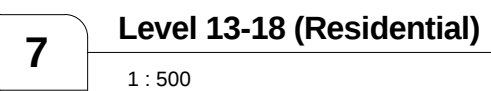
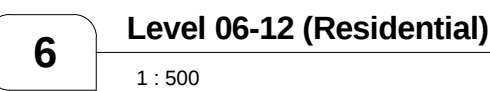
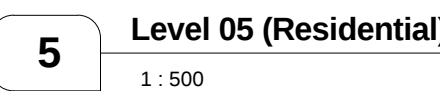
Com Res L05	33 m²	Level 5 (Residential)
Unit 5A	109 m²	Level 5 (Residential)
Unit 5B	59 m²	Level 5 (Residential)
Unit 5C	90 m²	Level 5 (Residential)
Unit 5D	91 m²	Level 5 (Residential)
Unit 5E	89 m²	Level 5 (Residential)
Unit 5F	89 m²	Level 5 (Residential)

	Com Res L06	33 m ²	Typical Level 06-12 (Residential)
	Unit 6A	90 m ²	Typical Level 06-12 (Residential)
	Unit 6B	59 m ²	Typical Level 06-12 (Residential)
	Unit 6C	90 m ²	Typical Level 06-12 (Residential)
	Unit 6D	91 m ²	Typical Level 06-12 (Residential)
	Unit 6E	89 m ²	Typical Level 06-12 (Residential)
	Unit 6F	88 m ²	Typical Level 06-12 (Residential)
Total For Level 06-12		540 m²	

	Com Res L13	33 m²	Typical Level 13-18 (Residential)
	Unit 13A	108 m²	Typical Level 13-18 (Residential)
	Unit 13B	58 m²	Typical Level 13-18 (Residential)
	Unit 13C	90 m²	Typical Level 13-18 (Residential)
	Unit 13D	91 m²	Typical Level 13-18 (Residential)
	Unit 13E	89 m²	Typical Level 13-18 (Residential)
	Unit 13F	89 m²	Typical Level 13-18 (Residential)
Total For Level 13-18		556 m²	
= 3336 m²			

Site Area	1647 m ²	Site Area
	1647 m ²	

Total GFA = **11531 m²**



REV	DESCRIPTION	DATE
A	Issue For Client Sign Off	19.06.09
B	ESD Amendments	26.06.09
C	DA Issue To DOP (Tower Move & Requested Amendments)	09.10.09

PATH	C:\Documents and Settings\MRichards\My Documents\00 MR LOCAL FILES\DEI00308_DA Model_MR LOCAL 091007.rvt	JOB No.	DEI00308
TITLE	Planning Areas (GFA)	DATE	Feb 2009
		SCALE	@ A1 1 : 500
		DWG No.	DA005 C