

Gross Floor Area – Barangaroo South

Block	Maximum Allowable GFA (m ²) under the approved Concept Plan (as Modified)	GFA Proposed in PEARs, EAs + PPRs	GFA Approved (As at 01/03/2012)	
Block 1				
	R7	9,400	9,400 (PEAR)	Nil
	Total	9,400	9,400	
Block 2				
	C2		5,150 (PEAR)	Nil
	C4		99,656 (MOD – PPR)	99,656 (MOD1)
	C5		95,539 (PPR)	Nil
	C6		5,150 (PEAR)	Nil
	Total	209,213	205,495	99,656
Block 3				
	C1		5,050 (revised PEAR)	Nil
	C3		115,448 (PPR)	Nil
	C7		8,300 (PEAR)	Nil
	C8		5,050 (PEAR)	Nil
	Total	142,669	133,848	
Block 4A, 4B, 4C				
	R2	4A = 8,150	8,150 (PEAR)	Nil
	R3		23,500 (PEAR)	Nil
	R5	4B = 29,900	17,000 (PEAR)	Nil
	R4 & R6		22,000 (PEAR)	Nil
	R10	4C = 39,000	3,200 (PEAR)	Nil
	R11		3,200 (PEAR)	Nil
	Total	77,050	77,050	
Block X				
	R1		1,543 (PEAR)	Nil
	R8		8,948 (PEAR)	Nil
	R9		8,400 (PEAR)	Nil
	Total	18,908	18,891	
Block Y				
	Hotel	33,000	33,000 (note: hotel may be relocated)	Nil
	Total	33,000	33,000	
	Total combined mixed-use GFA	490,240	477,684	99,656

Public Recreation Zone **				
	Cultural Building at Barangaroo South	No specific allocation	3,000 (PEAR)	
	Total	3,000	3,000	
Combined Total		493,240 sqm	480,684sqm	99,656

Note * : The approved Concept Plan (MOD 4) permits future project applications for buildings within blocks 2,3,4A, 4B and 4C to redistribute GFA across these blocks (but not in excess of the total GFA for those blocks) resulting from the Urban Design Controls identified in Modification condition B7.

Note ** : The approved Concept Plan (MOD 4) permits the creation of 3,000sqm of GFA for active uses within the public recreation zone at Barangaroo South, out of a total of 4,500 sqm permitted within the public recreation zone across the Barangaroo Concept Plan area.