



# Degotardi, Smith & Partners

Consulting Surveyors  
Established 1957

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ISO 9001  
FS 520729

Your Ref:

Our Ref: 31420 Block 3A GFA

Date: 2/11/12

Tonkin Zulaikha Greer Architects  
117 Reservoir Street  
Surry Hills NSW 2010

Attention: John Chesterman

Dear Sir,

**RE: GFA Calculation and Report**

**PROJECT: Block 3A, Central Park**

This report relates to the determination of the Gross Floor Area of the site comprising the Clare Hotel and Administration building, being Block 3A of the Central Park Development.

We have been requested to provide Certification of the Gross Floor Area based on CAD drawings supplied by Tonkin Zulaikha Greer Architects.

## Schedule of Supplied Drawings

Drawing A500 GFA Sheet 1 dated Nov 2012  
Drawing A501 GFA Sheet 2 dated Nov 2012  
Drawing A502 GFA Sheet 3 dated Nov 2012

In accordance with these marked up drawings, we have calculated the following proposed areas.

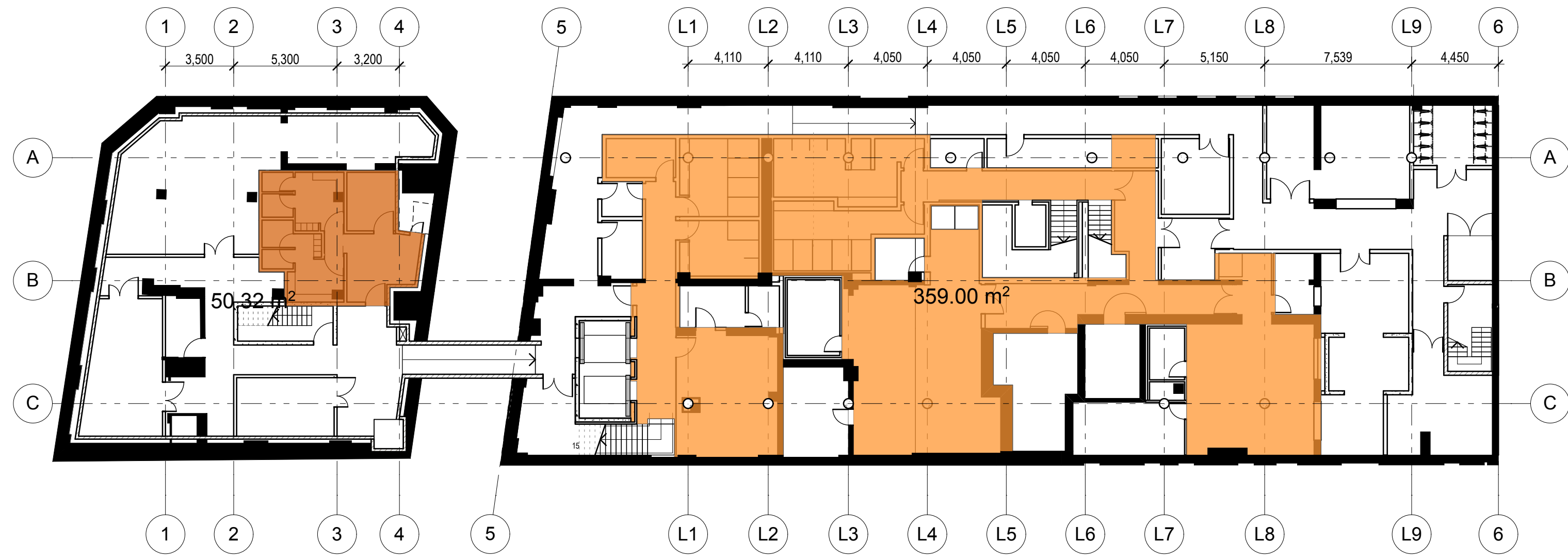
Basement	409.3m <sup>2</sup>
Ground Floor	1,026.7m <sup>2</sup>
Level 1	1,091.6m <sup>2</sup>
Level 2	1,076.9m <sup>2</sup>
Level 3	559.6m <sup>2</sup>
Level 4	403.2m <sup>2</sup>
Level 4	28.6m <sup>2</sup>

**Total 4,595.9m<sup>2</sup>**

Yours faithfully,  
DEGOTARDI, SMITH & PARTNERS  
MEMBERS INSTITUTION SURVEYORS NSW

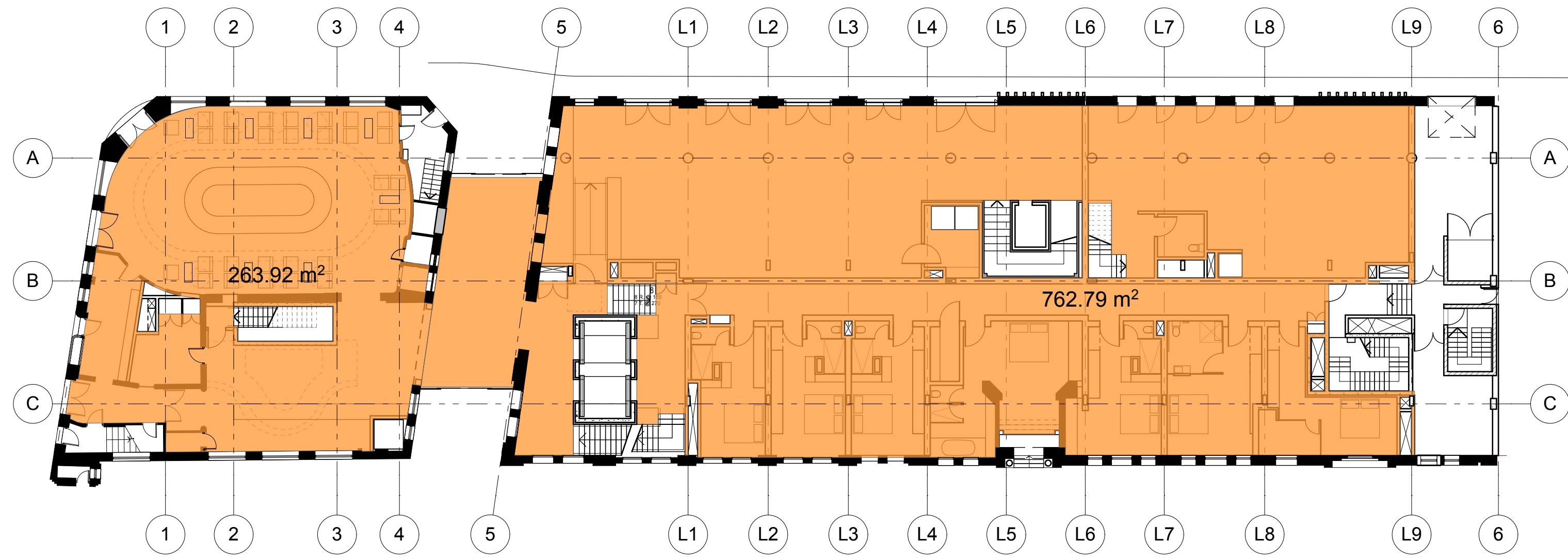
SURVEYOR REGISTERED  
UNDER THE SURVEYING AND SPATIAL INFORMATION ACT, 2002





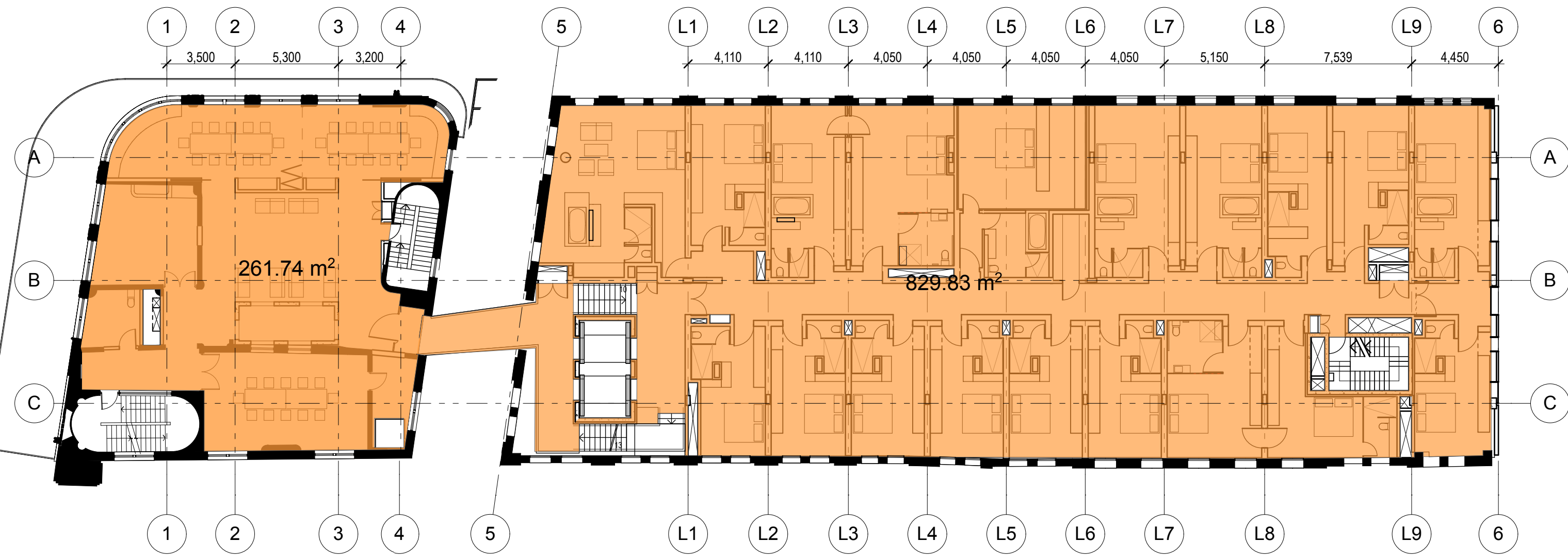
PROPOSED GFA = 409.32sqm

BASEMENT





PROPOSED GFA = 1026.71

GROUND

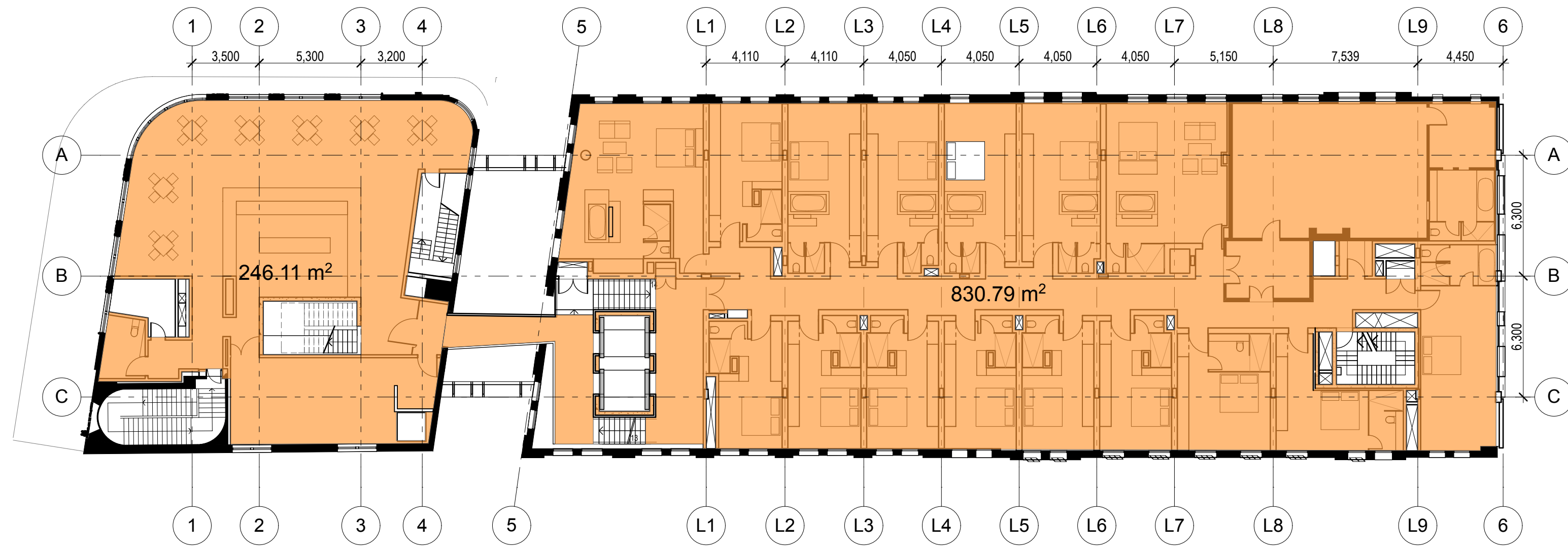


PROPOSED GFA = 1091.57

LEVEL 1

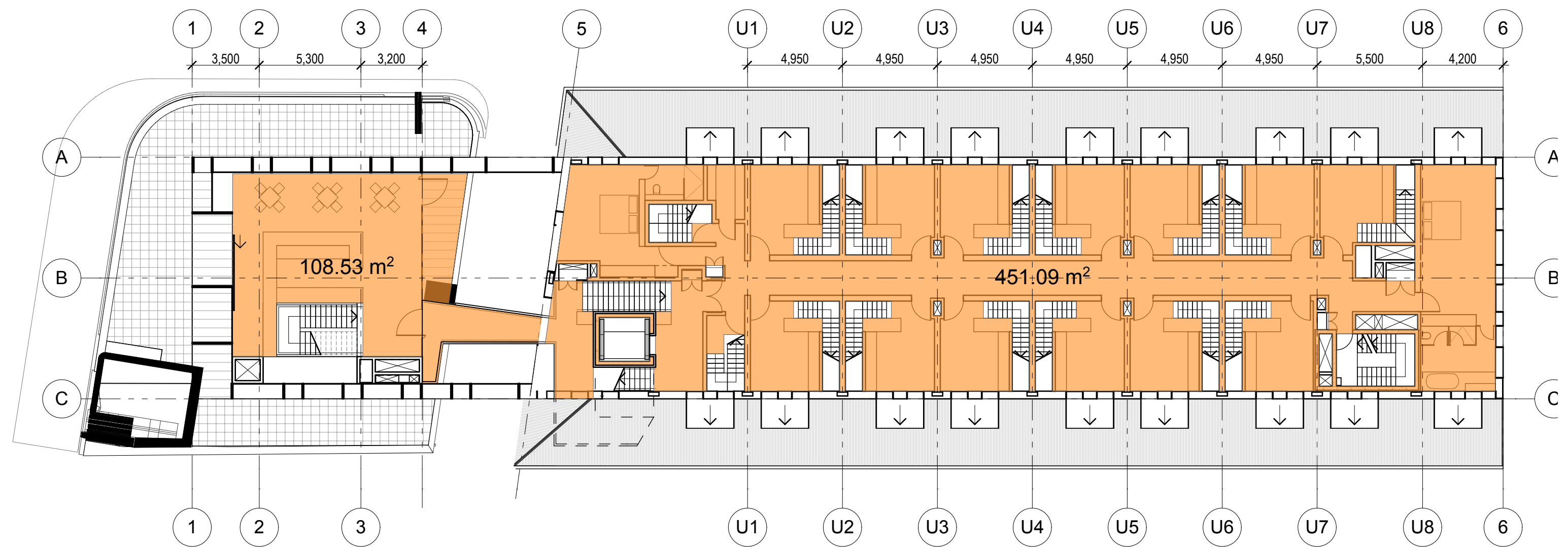
DATE	REV	NOTES :	NOTES:	HERITAGE	CIVIL ENGINEER	ELECTRICAL ENGINEER	MECHANICAL ENGINEER	PCA	CLIENT:	PROJECT:	ARCHITECT	DRAWING TITLE	DRAWN BY
	A	ISSUED FOR PLANNING APPROVAL	Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	PAUL DAVIES PTY LTD T: 02 9818 5941 E: paul.d@heritage-architects.com.au	MOTT MACDONALD T: 02 9439 2633 E: swithier@hugestrueman.com.au	WSP BUILDINGS T: 02 8907 0900 E: rob.beck@wspgroup.com.au	WSP BUILDINGS T: 02 8907 0900 E: rob.beck@wspgroup.com.au	CITY PLAN SERVICES T: 02 8270 3500 E: chris@cityplan.com.au	T: (02) 8823 8800	 <b>FRASERS BROADWAY PTY. LTD.</b>	 <b>TONKIN ZULAIKHA GREER ARCHITECTS</b>	<b>GFA SHEET 1</b> <b>SCALES</b> <b>1:200 @ A1</b>	<b>DRAWN BY</b> JH,JB
				ESD WSP BUILT ECOLOGY T: 02 8907 0900 E: alan.davis@wspgroup.com.au	STRUCTURAL ENGINEER MOTT MACDONALD T: 02 9439 2633 E: swithier@hugestrueman.com.au	HYDRAULIC ENGINEER WSP BUILDINGS T: 02 8907 0900 E: rob.beck@wspgroup.com.au	FIRE ENGINEERING WSP BUILDINGS T: 02 8907 0900 E: rob.beck@wspgroup.com.au	TOWN PLANNER JBA PLANNING T: 02 9956 6962 E: sgouge@jbaPlanning.com.au		<b>BLOCK 3A, CENTRAL PARK:</b> <b>ADAPTIVE REUSE OF THE</b> <b>CLARE HOTEL AND</b> <b>ADMINISTRATION BUILDING</b>  PROJECT NO : 12016	<b>TONKIN ZULAIKHA GREER ARCHITECTS</b> 117 Reservoir Street Surry Hills, NSW 2010 ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: john@tzg.com.au	<b>GFA SHEET 1</b> <b>SCALES</b> <b>1:200 @ A1</b>	<b>CHECKED</b> TG
												<b>PHASE FOR PLANNING APPROVAL</b>	<b>DATE</b> NOV 2012
												<b>DRAWING NO</b> A-500	<b>REVISION</b> A





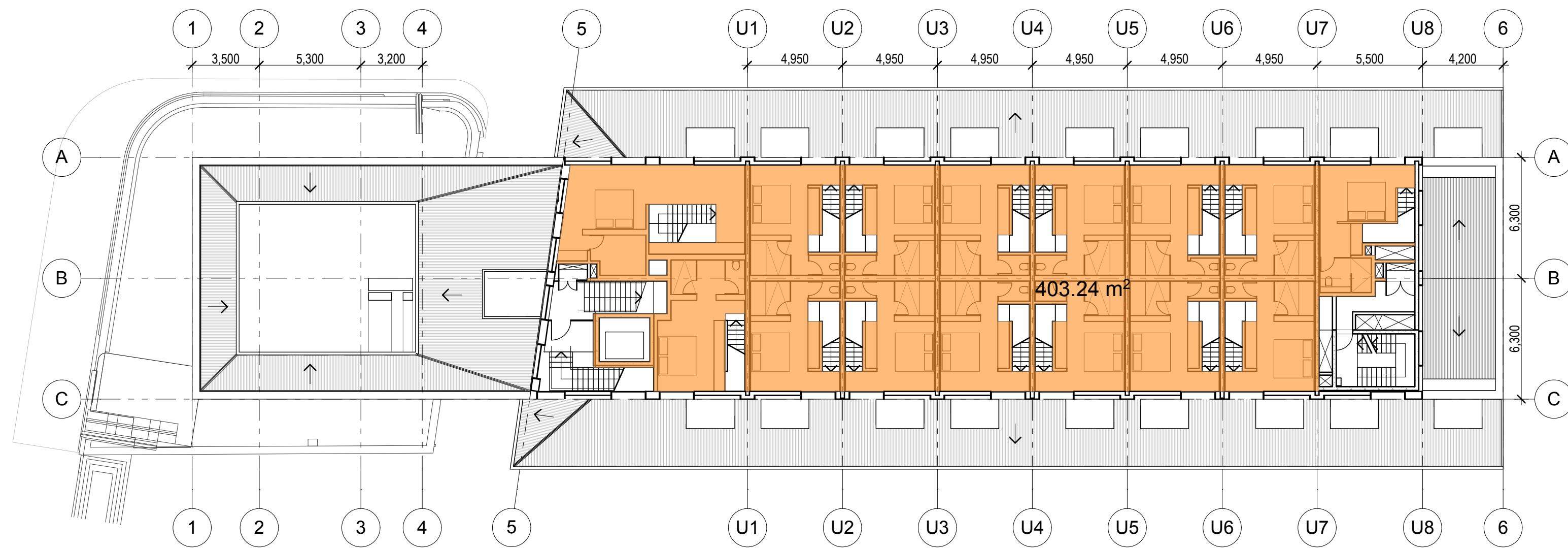
LEVEL 2

PROPOSED GFA = 1076.90




LEVEL 3

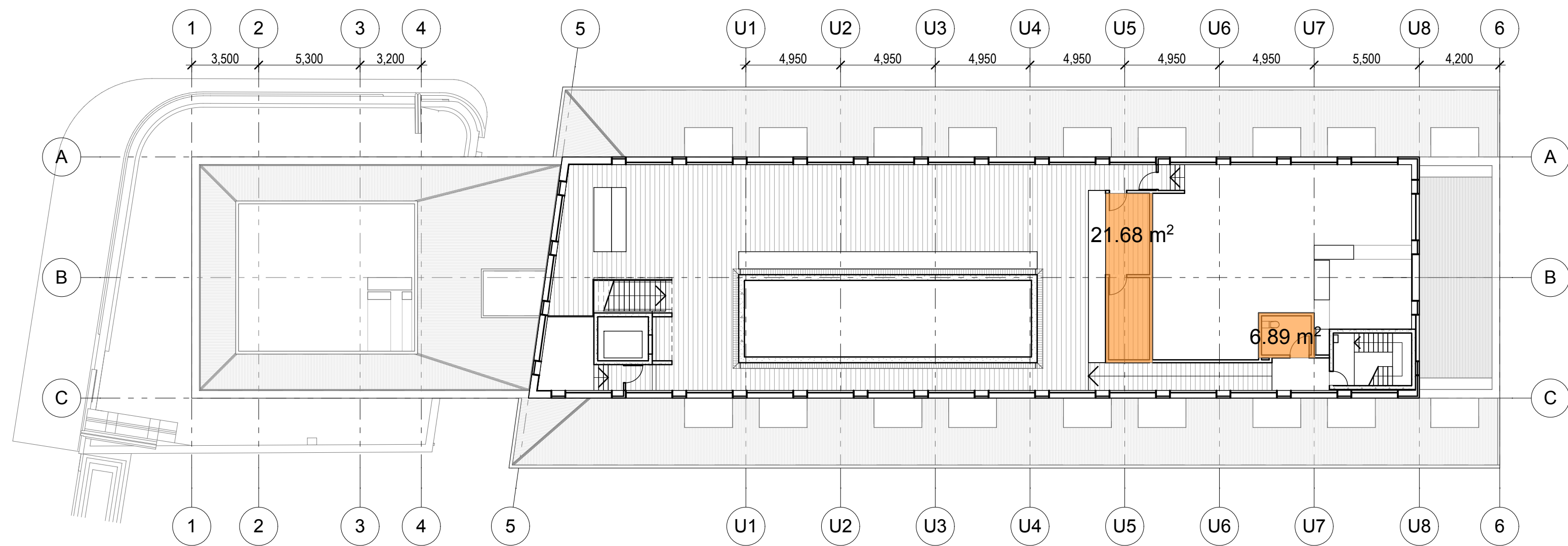
PROPOSED GFA = 559.62



LEVEL 4

PROPOSED GFA = 403.24

DATE	REV	NOTES :	NOTES:	HERITAGE	CIVIL ENGINEER	ELECTRICAL ENGINEER	MECHANICAL ENGINEER	PCA	CLIENT:	PROJECT :	ARCHITECT	DRAWING TITLE	DRAWN BY	
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				ESD WSP BUILT ECOLOGY T: 02 8907 0900 E: alan.davis@wspgroup.com.au	STRUCTURAL ENGINEER MOTT MACDONALD T: 02 9439 2633 E: swithshier@hugestrueman.com.au	HYDRAULIC ENGINEER WSP BUILDINGS T: 02 8907 0900 E: rob.beck@wspgroup.com.au	FIRE ENGINEERING WSP BUILDINGS T: 02 8907 0900 E: rob.beck@wspgroup.com.au	TOWN PLANNER JBA PLANNING T: 02 9956 6962 E: sgouge@jbaPlanning.com.au			 <b>tonkin zulaikha greer</b> ARCHITECTS	SCALES <b>1:200 @ A1</b>	CHECKED TG	DATE NOV 2012
												PHASE FOR PLANNING APPROVAL	DRAWING NO A-501	REVISION A



ROOF

PROPOSED GFA = 28.57sqm

TOTAL GFA OF  
KENSINGTON LANE HOTEL  
= 4595.93sqm

**GROSS FLOOR AREA (DEFINITION PROVIDED BY JBA):**  
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.

**NET LETTABLE AREA** is therefore approximately equal to the GFA minus common circulation areas

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												REVISION A		