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Level 12, 101 Bathurst Street
Sydney NSW 2000

Attention: Michael Goldrick

Via email: Michael.Goldrick@frasersproperty.com.au

**RE: Kensington Street Precinct
Blocks 3B, 3C & Block 10
Frasers Broadway Site**

Dear Michael,

Further to your instructions we have reviewed the Gross Floor Area calculations prepared by Tonkin Zulaikha Greer Architects for the subject project. Based upon our review we find the Gross Floor Area to be as tabulated below:

Floor	GFA – Blocks 3B & 3C	GFA – Block 10
Ground	544.2	330.0
Level 1	662.1	254.7
Level 2	992.4	272.9
Level 3	1006.3	404.6
Level 4	1006.3	404.6
Level 5	1006.3	404.6
Level 6	685.4	-
Level 7	599.4	-
TOTAL	6502.4	2071.4

The Gross Floor Area was calculated in accordance with the definition contained within the Standard Instrument (Local Environmental Plan) Order 2006, with the following variation.

Variation to the Interpretation of the GFA Definition

The subject Project Application relates to student accommodation and incorporates sustainability initiatives, inclusive of minimising pedestrian / motor vehicle interface.

As such the design has been aligned with the residential component of Central Park, and off street parking for the Kensington Street precinct as a whole has been allocated to specific basement areas of Central Park. The sharing of the Central park basement has eliminated the need for basement design and works with respect to Blocks 3B, 3C and Block 10.

The definition for GFA specifically excludes parking, storage and garbage areas located within 'Basement' areas from the GFA calculation. However as there are no basements associated with this design, the area occupied by the garbage and bicycle storage / parking areas on the Ground Floor has been deducted from the GFA calculation as if they were located on a basement level.

The total area excluded from the GFA calculation with respect to bicycle storage / parking and garbage is:

Blocks 3B – 3C = 97m²

Block 10 = 50m²

We believe that this interpretation is appropriate for this development, and request that the Department acknowledge the variation as an acceptable variation to the definition.

Should you have any further questions regarding the calculations please do not hesitate to contact myself.

Yours sincerely,

Tasy Moraitis

TASY MORAITIS
Registered Surveyor
Director
Denny Linker & Co