

GFA CALCULATION (Randwick Council LEP Definition)

C4 (excl. CC1 and CC3)

| Home Story | Area |
|--------------|----------------------|
| Lower Ground | 236 |
| Ground Floor | 1,430 |
| Level 1 | 762 |
| Level 2 | 658 |
| Level 3 | 418 |
| | 3,504 m ² |

CC1 and CC3

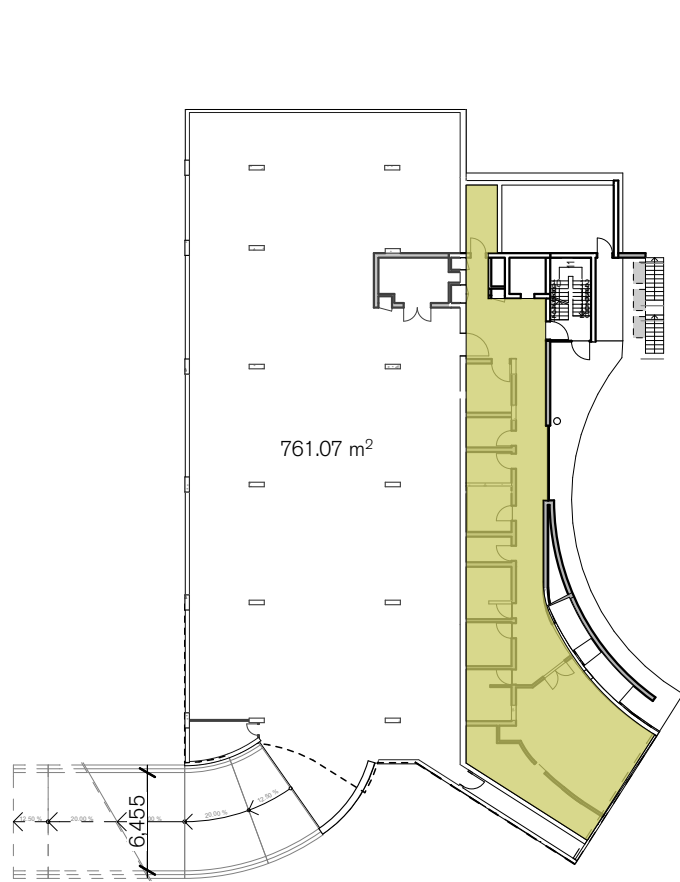
| Story | Area | Building |
|--------------|--------------------|----------|
| Ground Floor | 173 | CC1 |
| Ground Floor | 55 | CC3 |
| Level 1 | 188 | CC1 |
| | 416 m ² | |

GFA Randwick Council LEP 2012 Definition - NSW legislation

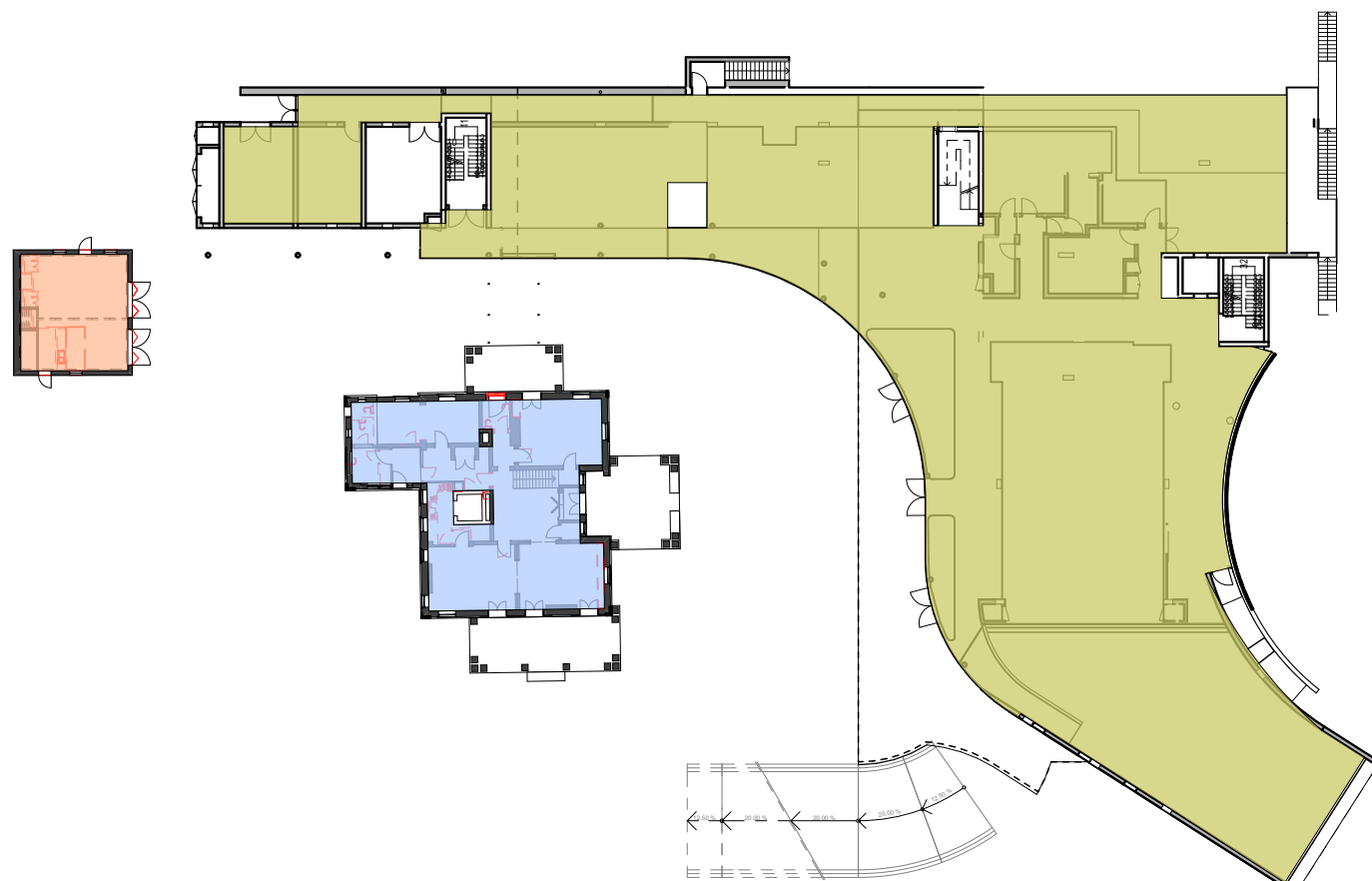
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (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.

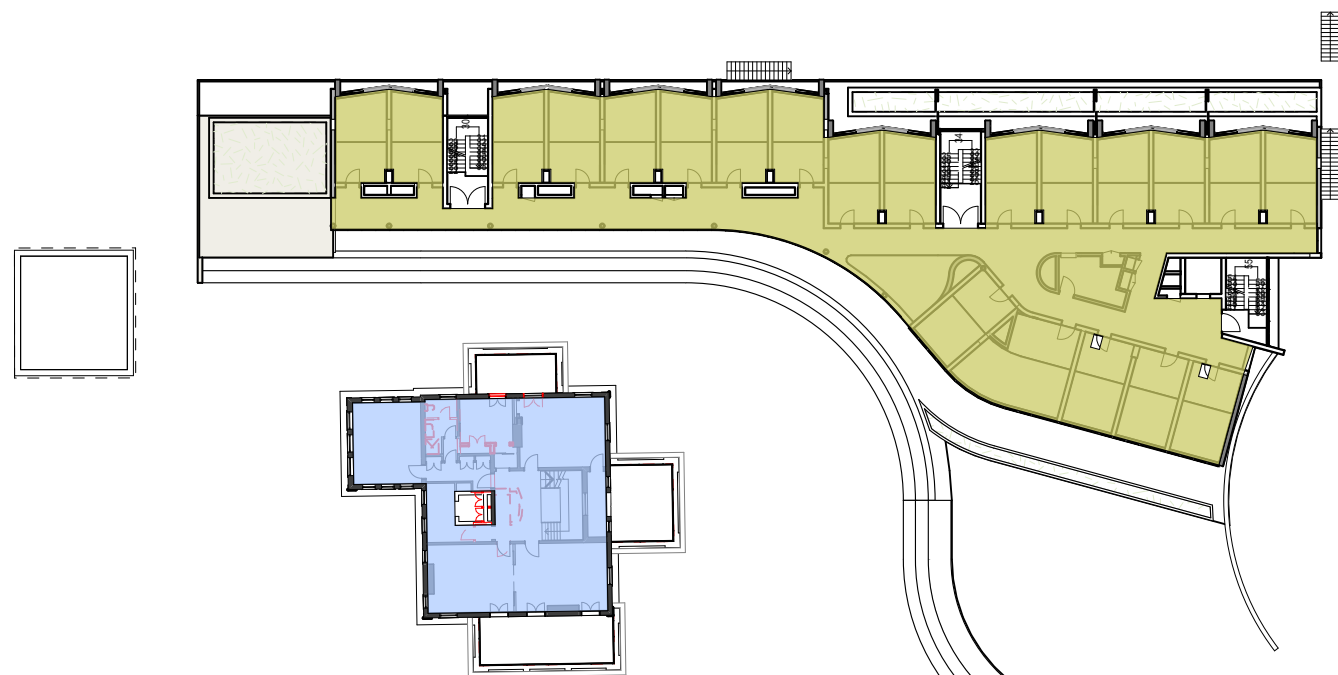
- C4 - Proposed building
- CC1 - Cliffbrook House
- CC3



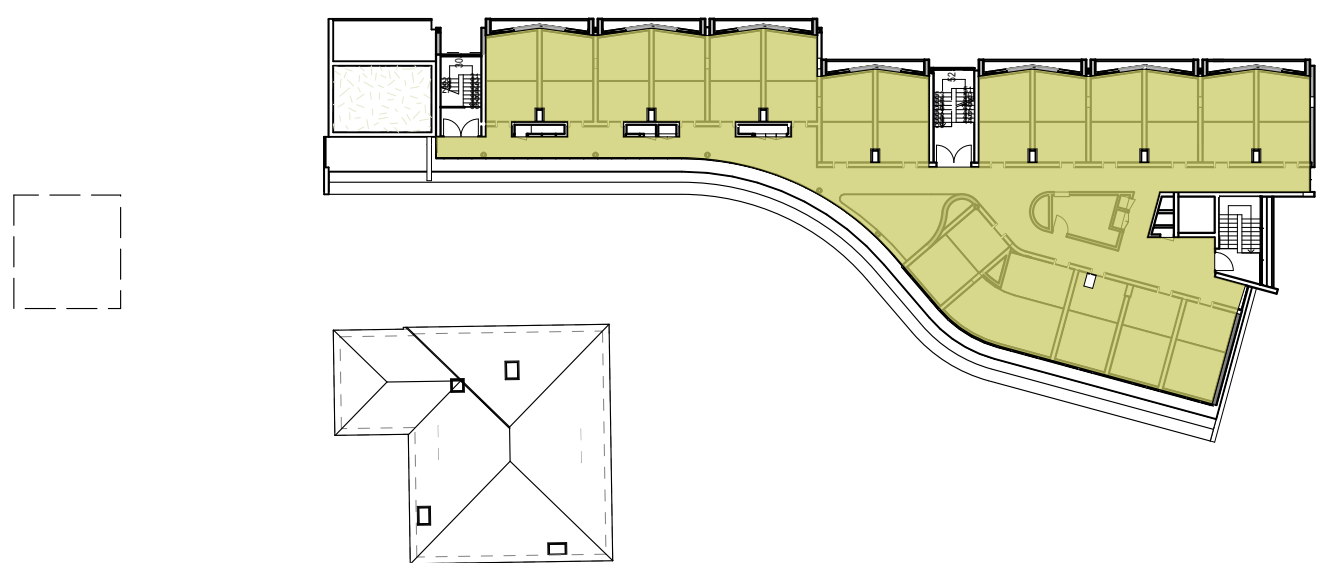
1 PLAN Lower Ground
1:500



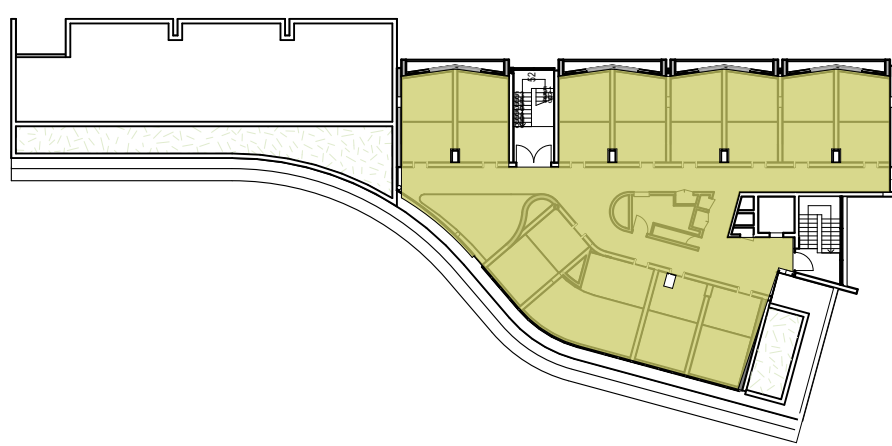
2 PLAN Ground Floor
1:500



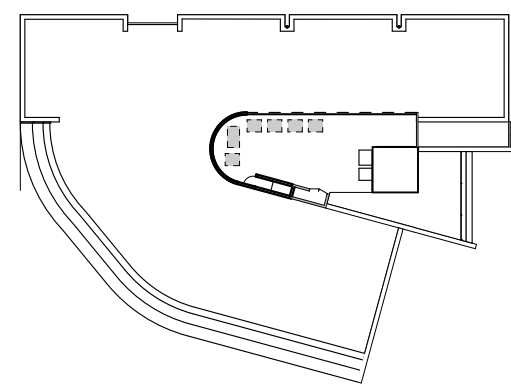
3 PLAN Level 1
1:500



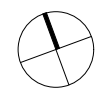
4 PLAN Level 2
1:500



5 PLAN Level 3
1:500



6 PLAN Roof
1:500



0 5 10 20m

GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

legend

| | | | |
|-----|----------|------|--------|
| B | 26/04/17 | RTS | ANY |
| A | 4/5/17 | SSD | ANY |
| rev | date | name | by chk |

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project
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title
GFA Plans
GFA (Randwick Council LEP 2012)

| | | | |
|--------------|------------|--------------|--------|
| scale | 1:500 @ A1 | first issued | 4/5/17 |
| project code | sheet no. | revision | |
| UNSWCCR | 2800 | B | |