



AREAS ON PLAN ARE CALCULATED ACCORDING TO BELOW:

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 this 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:
 - (i) any area for common vertical circulation, such as lifts and stairs, and
 - (ii) any basement
 - (iii) storage, and
 - (iv) vehicular access, loading areas, garbage and services, and
 - (v) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (vi) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (vii) any space used for the loading or unloading of goods (including access to it), and
 - (viii) terraces and balconies with outer walls less than 1.4 metres high, and
 - (ix) voids above a floor at the level of a storey or storey above.

NOTE:
GENERAL DOCK AREA ONLY EXCLUDED FROM CALCULATIONS
DESIGN IS NOT FULLY DEVELOPED SO DOES NOT TAKE INTO ACCOUNT FINAL SERVICES LAYOUTS, PLANT, ETC

