

# FRANK M MASON & CO. PTY LIMITED

ABN 70 003 142 836

REGISTERED SURVEYORS  
LAND & ENGINEERING SURVEYORS  
CONSULTANTS IN LAND DEVELOPMENT  
Members of: Institution of Surveyors, Australia;  
Association of Consulting Surveyors NSW, Inc

Our Reference: 32401C3:AM:fn

2 Winslow Street, Kirribilli NSW 2061  
PO Box 56, Milsons Point, NSW 1565

3 August 2011

TELEPHONES: (02) 9929 6233  
(02) 9955 5385  
FACSIMILE: (02) 9929 7727  
EMAIL: info@mason.nct.au

Mr Bob Shin  
Eastmark Holdings Pty Ltd  
5 Rogers Avenue  
**HABERFIELD NSW 2045**

Dear Sir

**Re: Nos 77-81 Berry Street, North Sydney**  
**Lots 3 & 4 DP 1078998**

In accordance with your instructions, we have determined the existing Gross Floor Areas of Lots 3 & 4 In DP 1078998, together with the Gross Floor Area of a proposed redevelopment of Lots 3 & 4, and report as follows.

1. **Existing Gross Floor Areas**

**EXISTING BEAU MONDE BUILDING**

**SCHEDULE OF GROSS FLOOR AREA**

LEVEL	Pt.3 [m <sup>2</sup> ]	Pt.4 [m <sup>2</sup> ]	GFA [m <sup>2</sup> ]
BASEMENT 7			0.0
BASEMENT 6			0.0
BASEMENT 5			0.0
BASEMENT 4			0.0
BASEMENT 3 AND RETAIL PARKING		317.0	317.0
BASEMENT 2			0.0
BASEMENT 1			0.0
LOWER ARCADE	3107.2		3107.2
LEVEL1	3655.2		3655.2
TOTAL GFA	6762.4	317.0	7079.4

**DIRECTORS**

ANDREW PHILIP MASON Reg. Surveyor & Solicitor B, Surv (NSW) Dip Law (SAB) KENNETH JAMES HOLDER Emeritus Surveyor

Eastmark Holdings Pty Ltd

3 August 2011

2. Proposed Gross Floor Area of Lots 3 & 4

## New Development - Commercial

PROPOSED (NEW BUILDINGS) 77-81 BERRY STREET, NORTH SYDNEY SCHEDULE OF GROSS FLOOR AREA	
LEVEL	GFA (M <sup>2</sup> )
Basement 5	0
Basement 4	0
Basement 3	0
Basement 2	128
Basement 1	0
Lower Ground	70
Ground Floor	2201
Lobby Level	1604
Conference Rooms	503
Plant	0
Office 5	1967
Office 6	1913
Office 7	1967
Office 8	1948
Office 9	1977
Office 10	1924
Office 11	1949
Office 12	1949
Office 13	1986
Office 14	1907
Office 15	1988
Office 16	1879
Office 17	1981
Office 18	1989
Office 19	1989
Office 20	2017
Office 21	1958
Office 22	2018
Office 23	1954
Office 24	2007
Office 25	1975
Office 26	1991
Office 27	1406
Office 28	1331
Office 29	1370
Office 30	1370
Lower Plant 31	0
Lower Plant 32	0
Top of Screen 33	0
<b>Total Gross Floor Area</b>	<b>53,216</b>

**Eastmark Holdings Pty Ltd**

3 August 2011

We enclose copies of our plans of the various levels of the existing and proposed developments, highlighting the areas included in the Gross Floor Area calculations.

We also confirm that we have used the definition of Gross Floor Area from the North Sydney Draft Local Environmental Plan, which in turn is taken from the New South Wales Department of Planning. This definition will be used in all NSW LEPs in the future.

**Definition of Gross Floor Area**

*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;
- f) Storage; and
- g) Vehicular access, loading areas, garbage and services; and
- h) Plant rooms, lift towers and other areas used exclusively for mechanical services or ducting; and
- i) Car parking to meet any requirements of the consent authority (including access to that car parking); and
- j) Any space used for the loading or unloading of goods (including access to it); and
- k) Terraces and balconies with outer walls less than 1.4 metres high; and
- l) Voids above a floor at the level of a storey or storey above.

Yours faithfully

**FRANK M MASON & CO PTY LIMITED**

Per:



Enc.