

# FRANK M MASON & CO. PTY LIMITED

ABN 70 003 142 836

Our Reference: 32401C:AM:fn

3 August 2011

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

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

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Dear Sir

**Re: Gross Floor Area Determination**  
**No. 88 Walker Street, North Sydney**

In accordance with your instructions, we have determined the existing and proposed Gross Floor Areas for the above property and report as follows:

1. **Existing GFA**

Floor Level	GFA (m <sup>2</sup> )
Car park	-
Ground Floor	343
Level 2	472
Levels 3-6	1,888 (472 x 4)
Level 7	470
Level 8	357
<b>Total:</b>	<b>3,524 sq metres</b>

2. **Proposed GFA**

Floor Level	GFA (m <sup>2</sup> )
B2	-
B1	295
Walker Street Level	381
Bridge Link Level	218
Conference Level	379
Restaurant Level	379
Reception Level	379
Reception Bar Level	369
Plant	-
Admin Level	340
Levels 7-29	7,521 (23 x 327)
Level 36	347
Level 31	327
<b>Total:</b>	<b>10,556 square metres</b>

**DIRECTORS**

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

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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.