

# DISCOVERY POINT PROJECT

## GROSS FLOOR AREA CALCULATIONS

The existing gross floor area requirement under Rockdale Local Environmental Plan 2000 has been converted to an equivalent gross floor area measured in accordance with the definition contained in the Standard Instrument Principal LEP.

In this report:

- RGFA refers to Rockdale GFA calculated in accordance with the definition of gross floor area in Rockdale LEP 2000.
- SIGFA refers to Standard Instrument GFA calculated in accordance with the definition of gross floor area in Standard Instrument Principal LEP.

The definitions used are stated below.

*RGFA is defined under LEP 2000 as follows:*

*"gross floor area means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1,400 millimetres above each floor level, but does not include the following:*

*(a) columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external wall,*

*(b) lift towers, cooling towers, machinery and plant rooms and ancillary storage space, and vertical air-conditioning ducts,*

*(c) in the case of a dwelling house or dual occupancy development that includes a garage or garages, a total of 20 square metres of garage area for each such dwelling house or dual occupancy,*

*(d) in the case of any development other than that referred to in paragraph (c) car parking needed to meet any requirements of the Council and any internal access to it,*

*(e) space for the loading or unloading of goods."*

*Standard Instrument Principle Local Environmental Plan (SIP LEP) which is:*

*“**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.”*

In order to determine an average conversion rate between RGFA and SIGFA, Australand engaged Surveyors, Lockley Land Title Solutions to measure the approved floor plans for buildings on Sites 1,2, 3 and 4 at Discovery Point using the two separate definitions. A summary of the results is provided in the following table.

Table 1: Lockley Land Title Solutions - Calculations of RGFA and SIGFA for Discovery Point Sites 1 to 4.

| DISCOVERY POINT             |               |               |              |
|-----------------------------|---------------|---------------|--------------|
| GROSS FLOOR AREA            |               |               |              |
| ALL AREAS ARE SQUARE METRES |               |               |              |
|                             | RGFA          | SIGFA         | % CONVERSION |
| Site 1                      | 13,369        | 12,530        | 93.7%        |
| Site 2                      | 8,314         | 7,807         | 93.9%        |
| Site 3                      | 27,904        | 26,047        | 93.3%        |
| Site 4                      | 7,596         | 6,979         | 91.9%        |
| <b>TOTAL</b>                | <b>57,183</b> | <b>53,363</b> | <b>93.3%</b> |

The calculations show that the developed SIGFA for the site equates to an average of 93.3% of RGFA.

This conversion rate has been applied to the Rockdale GFA for the Discovery Point site to formulate an equivalent SIGFA for the Concept Plan proposal. A summary of gross floor area calculations for the Discovery Point site and Part 3A proposal are provided in **Table 2**.

Table 2: Summary of GFA Calculations for Discovery Point

| Use             | RGFA (m <sup>2</sup> ) | Equivalent SIGFA (m <sup>2</sup> ) | Developed SIGFA (m <sup>2</sup> ) | Balance SIGFA (m <sup>2</sup> ) | Concept Plan Application SIGFA (m <sup>2</sup> ) |
|-----------------|------------------------|------------------------------------|-----------------------------------|---------------------------------|--|
| Residential     | 113,167                | 105,584                            | 25,450                            | -                               | 123,000  |
| Non-Residential | 54,337                 | 50,696                             | 1,866                             | -                               | 9,000  |
| <b>TOTAL</b>    | <b>167,504</b>         | <b>156,280</b>                     | <b>27,316</b>                     | <b>128,964</b>                  | <b>132,000</b>                                   |

The Concept Plan application therefore proposes to generally maintain the approved density on the site, with a slight increase of around 3,000m<sup>2</sup> SIGFA envisaged.