

18 December 2012  
Ref: 080401.20.12

POSTAL ADDRESS PO BOX 1807  
STRAWBERRY HILLS NSW 2012  
LEVEL 5 17 RANDLE STREET  
SURRY HILLS NSW 2010  
TELEPHONE +61 2 9212 4655  
FACSIMILE +61 2 9212 5254  
WWW.DENNYLINKER.COM.AU

Frasers Broadway Pty Ltd  
Suite 11, Lumiere Commercial  
Level 12, 101 Bathurst Street  
Sydney NSW 2000

**Attention: Anthony Green**

**Via email:** [anthony.green@frasersproperty.com.au](mailto:anthony.green@frasersproperty.com.au)

**RE: Kensington Street Precinct  
Blocks 3B, 3C & Block 10  
Frasers Broadway Site**

Dear Anthony,

Further to your instructions we have reviewed the Gross Floor Area calculations prepared by Tonkin Zulaikha Greer Architects for the subject project. Based upon our review we find the Gross Floor Area to be as tabulated below:

<b>Floor</b>	<b>GFA – Blocks 3A &amp; 3B (m<sup>2</sup>)</b>	<b>GFA – Block 10 (m<sup>2</sup>)</b>
Ground	662.1	366.0
Level 1	644.8	NIL
Level 2	966.8	257.2
Level 3	974.4	407.1
Level 4	974.4	407.1
Level 5	974.4	407.1
Level 6	669.9	-
Level 7	579.4	-
<b>TOTAL</b>	<b>6446.2</b>	<b>1844.5</b>

The Gross Floor Area was calculated in accordance with the definition contained within the Standard Instrument (Local Environmental Plan) Order 2006, with the following variation.

Interpretation of the Variation to the GFA Definition

The subject Project Application relates to student accommodation and incorporates sustainability initiatives, inclusive of minimising pedestrian / motor vehicle interface.

As such the design has been aligned with the residential component of Central park, and off street parking for the Kensington Street precinct as a whole has been allocated to specific basement areas of Central Park. The sharing of the Central park basement has eliminated the need for basement design and works with respect to Blocks 3B, 3C and Block 10.

The definition for GFA specifically excludes parking and storage from within 'Basement' areas from the GFA calculation. However as there are no basements associated with the design, the area occupied by bicycle storage / parking on the Ground Floor has been deducted from the GFA calculation as if they were located on a basement level.

The total area excluded from the GFA calculation with respect to bicycle storage / parking is:

$$\text{Block 10 – Level 1} = 109.5\text{m}^2$$

We understand that this interpretation of the definition has been accepted by the appropriate Department and Sydney City Council offices as being fair and reasonable in this situation.

Should you have any further questions regarding the calculations please do not hesitate to contact myself.

Yours sincerely,

*Tasy Moraitis*

**TASY MORAITIS**  
**Registered Surveyor**  
**Director**  
**Denny Linker & Co**