

GFA CALCULATION (Randwick Council LEP Definition)

TOTAL (excl. CC1 and CC3)

Home Story	Area
Lower Ground	236
Ground Floor	1,430
Level 1	771
Level 2	652
Level 3	428
	3,517 m <sup>2</sup>

CC1 and CC3

Story	Area	Building
Ground Floor	173	CC1
Ground Floor	55	CC3
Level 1	188	CC1
	416 m <sup>2</sup>	

GFA Randwick Council LEP 2012 Definition - NSW legislation

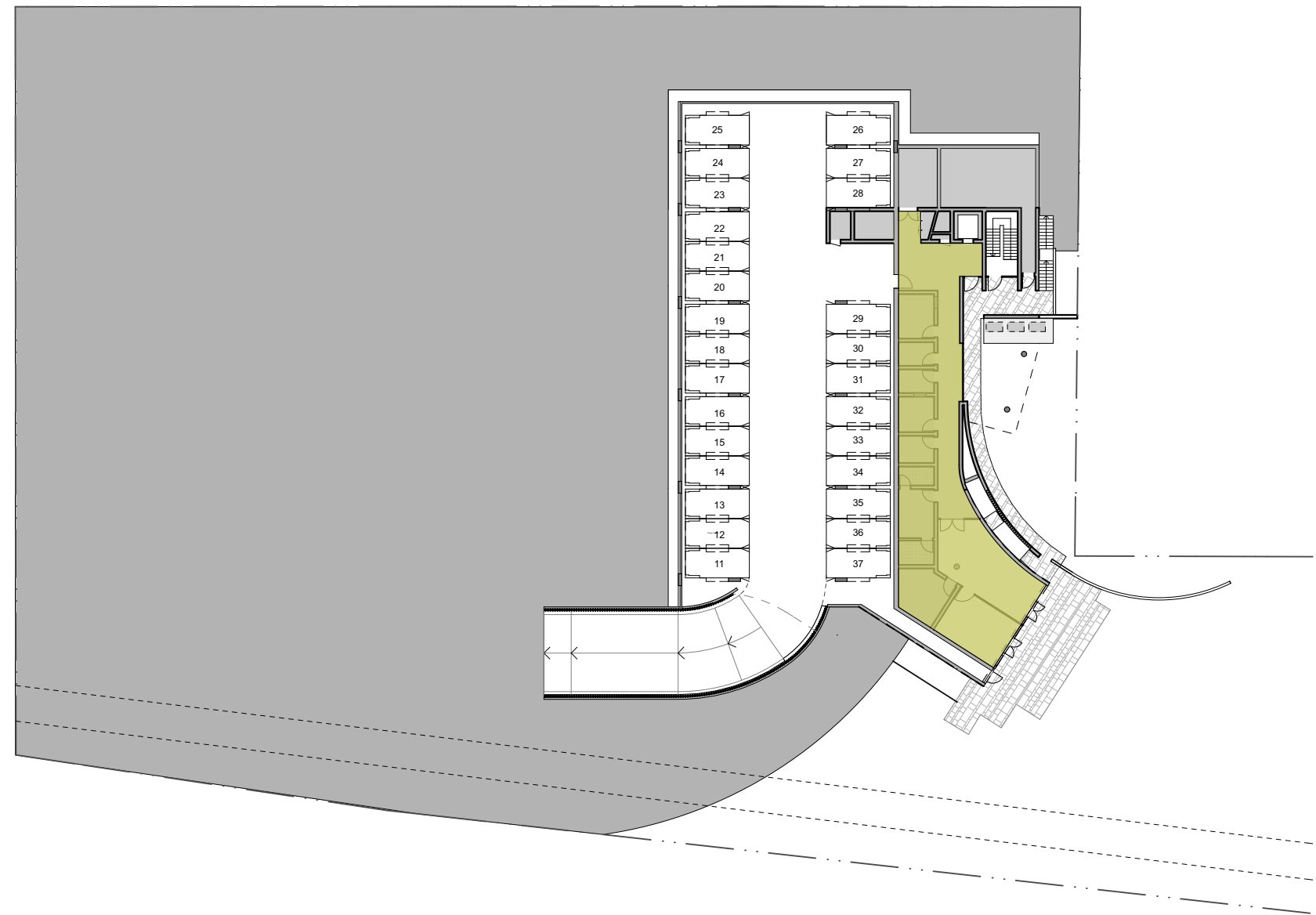
**gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (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.

Proposed building

CC1 - Cliffbrook House

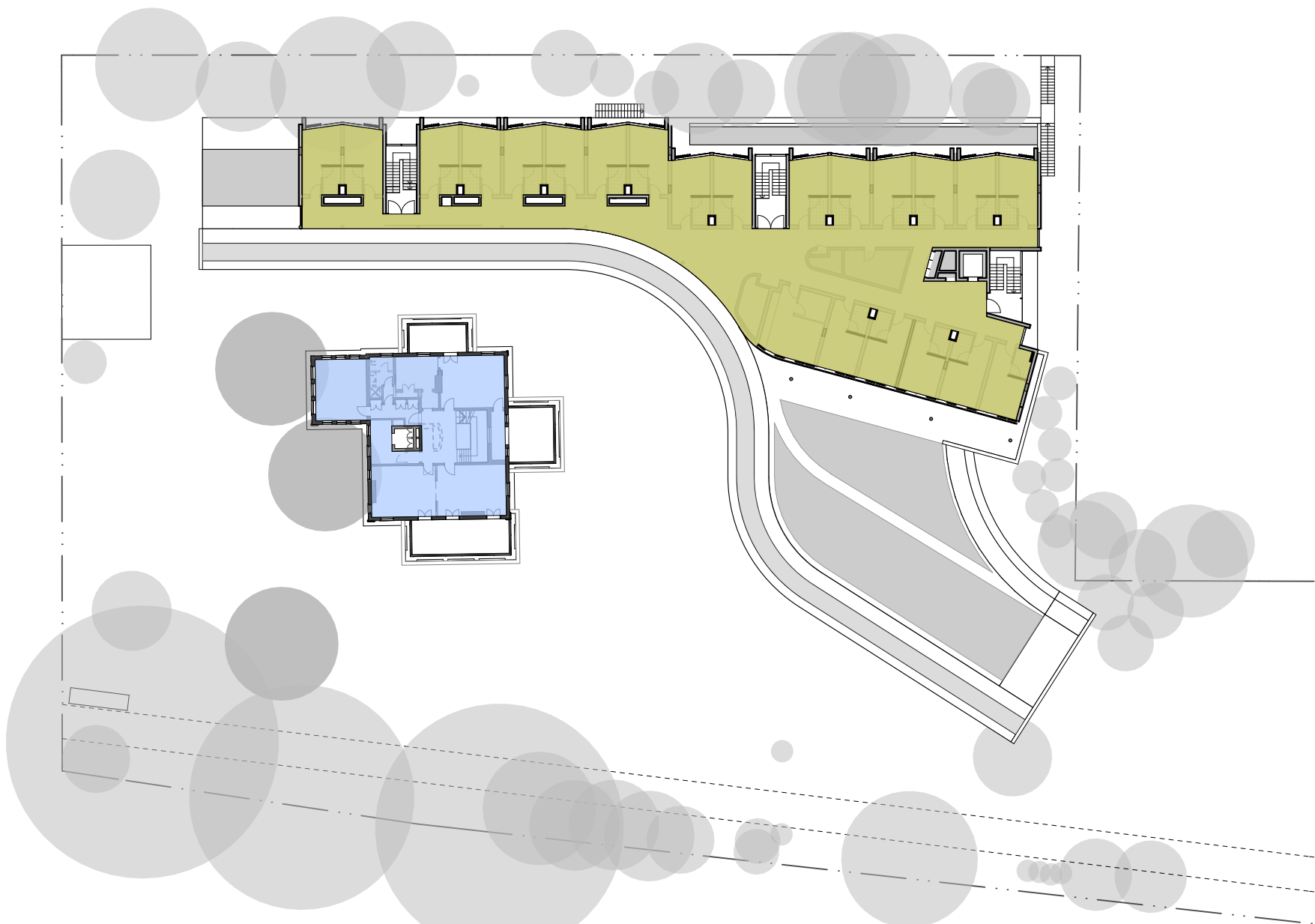
CC3



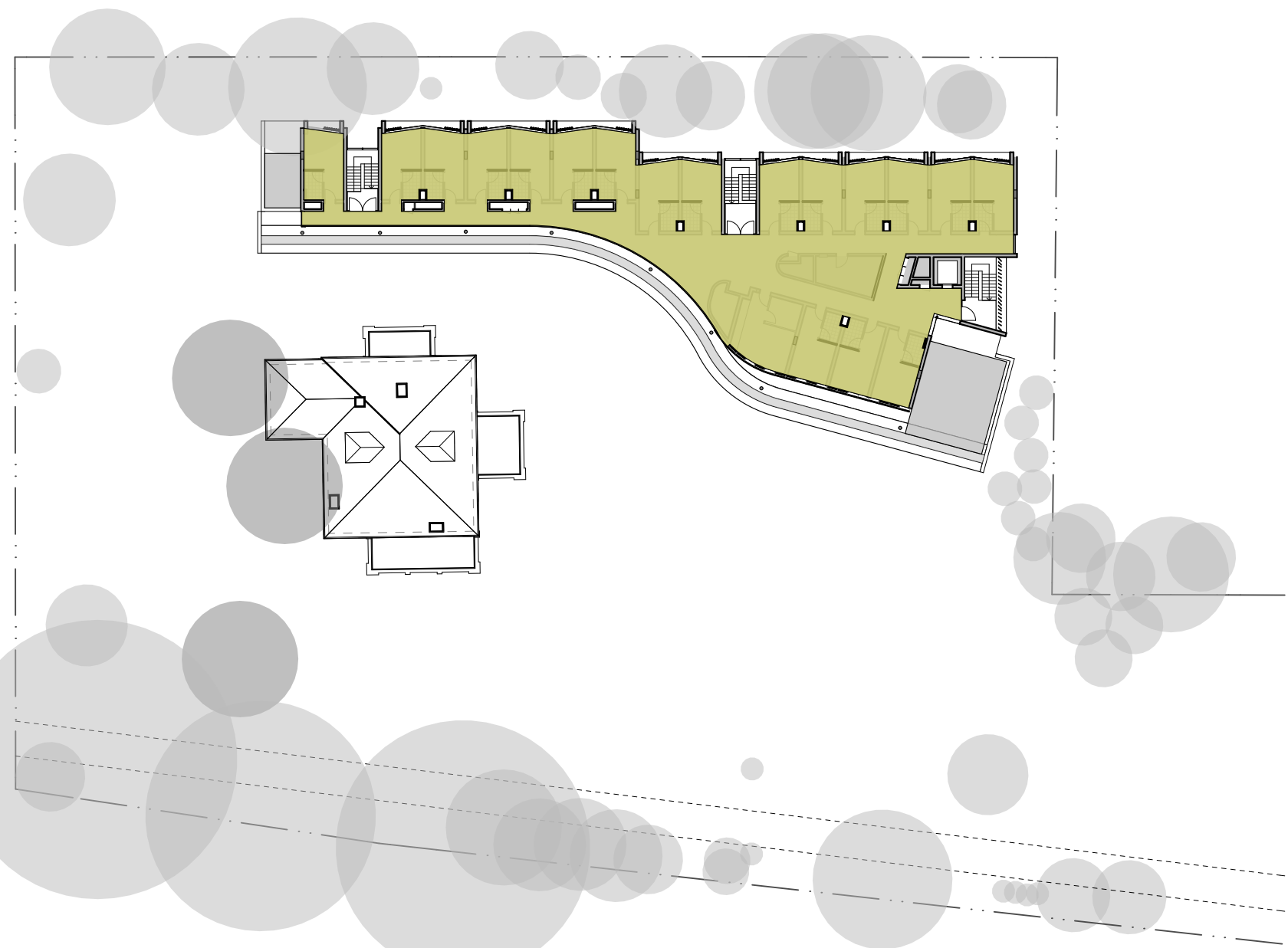
1 PLAN Lower Ground  
1:500



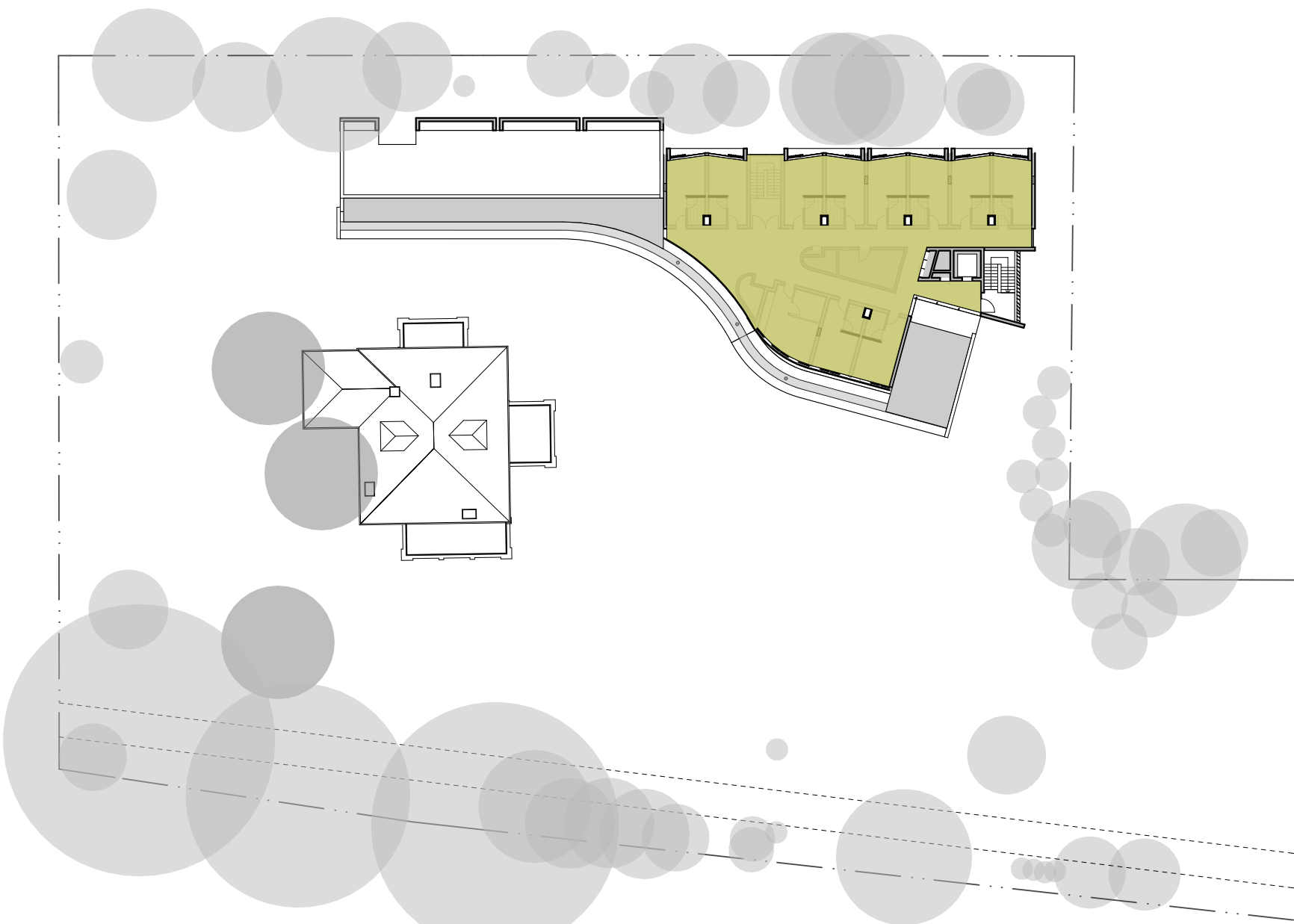
2 PLAN Ground Floor  
1:500



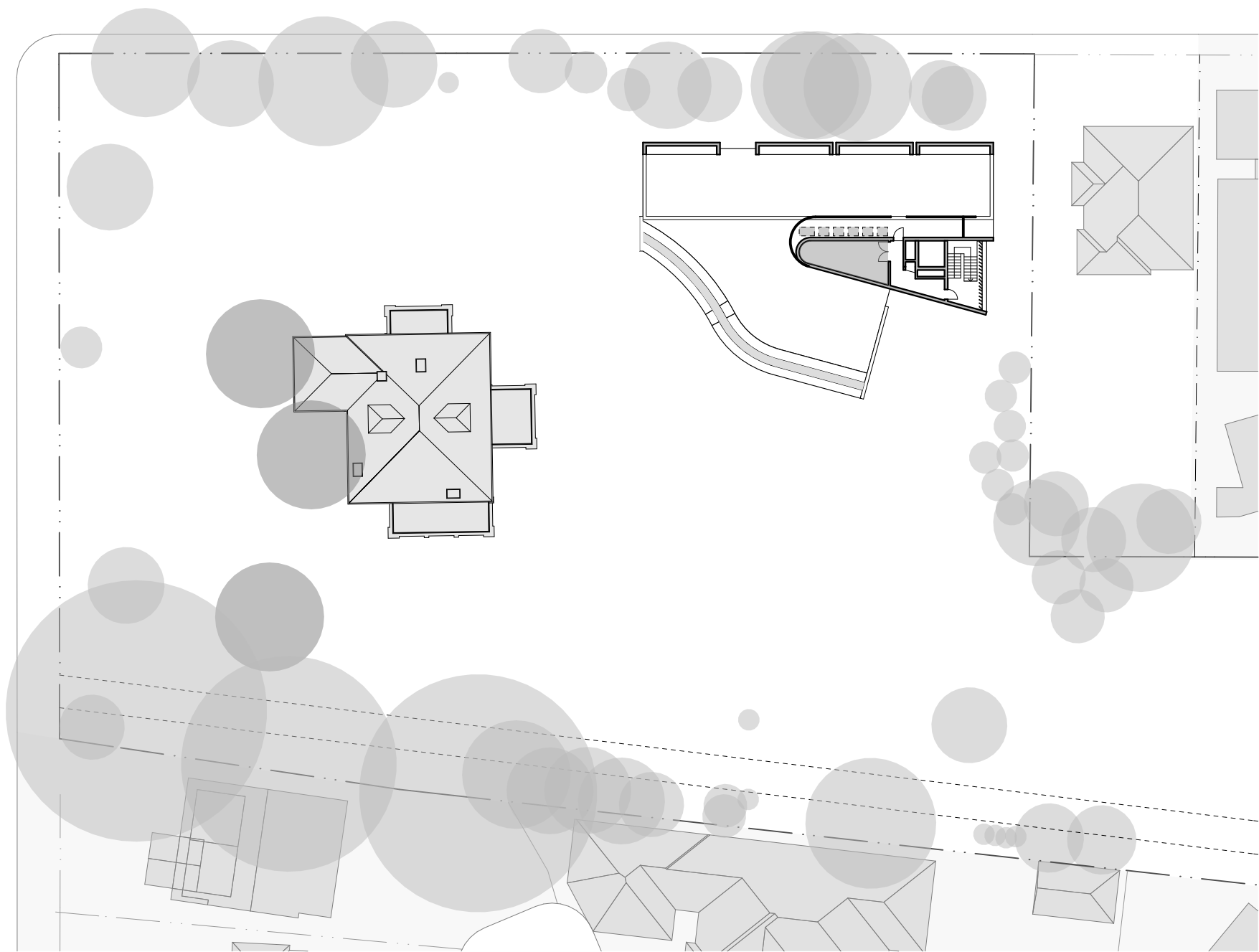
3 PLAN Level 1  
1:500



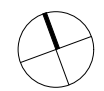
4 PLAN Level 2  
1:500



5 PLAN Level 3  
1:500



6 PLAN Roof  
1:500



0 5 10 20m

GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS
- USE FIGURED DIMENSIONS ONLY

legend

A	4/5/17	SSD	AWY	
rev	date	name	by	chk

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project  
**UNSW CLIFFBROOK CAMPUS**  
45 Beach Street  
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title  
**GFA Plans**  
**GFA (Randwick Council LEP 2012)**

scale	1:500 @ A1	first issued	4/5/17
project code	sheet no.	revision	
UNSWCCR	2800	A	