

Ref: 22363A-GFA-002.djt

Date: 19<sup>TH</sup> December 2023

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Plate It Up Pty Ltd t/a Adrian Holmes Law Services

Attention: Bronwyn Johnston

**RE: GROSS FLOOR AREA (GFA) & FLOOR SPACE RATIO (FSR)**

**PTY: 97-107 SYDNEY ROAD, MANLY NSW**

This report schedules the existing and proposed Gross Floor Area (GFA) and Floor Space Ratio (FSR) calculations for the abovementioned property.

The FSR of buildings on a site is the ratio of the GFA of all buildings within the site to the site area.

The GFA has been measured with the aid of limited site measurements & the current Strata Plan 14887, therefore the areas stated are approximate.

The areas have been determined in accordance with and under interpretation of the definition as outlined in the Manly Local Environment Plan 2013, summarized as follows:

***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.

At the time of survey, the approximate GFA for the building was calculated as follows:

- Ground Level.....418 square metres
- Level 1.....409 square metres
  - **TOTAL GFA = 827 square metres**

The site area by title, as shown on the original Deposited Plan 75276 was 739.8 square metres, therefore the FSR was determined to be **1.12: 1**.

As per the "Statement of Environmental Effects" report dated January 2023, the proposed "Enclosed Alfresco" verandah within Lot 6, SP 14887 (ground level) would increase the site GFA by 7.4 square metres. The proposed new FSR for the site would be **1.13:1**

Should you have any questions or if we can be of further assistance, please do not hesitate to contact us.

Yours faithfully,

**C.M.S. Surveyors PTY Limited**



**David Thomason**

Surveyor