



Date: 15<sup>th</sup> August 2008  
Ref: 18271/19426A

Ashington Group Pty Ltd  
GPO BOX 4015  
SYDNEY NSW 2001  
Attn: Mr. Nick Wyeth

Dear Sir,

**Re: Stamford Plaza Gross Floor Area Addendum to Report 18271/19426 dated 17/07/08**

In regard to my report dated 17<sup>th</sup> July 2008 and Councils definition of Gross Floor Area (GFA) contained in Woollahra Local Environmental Plan (LEP) 1995 my calculations excluded balconies as they were less than 20 sq.m. per "dwelling," and a dwelling is defined as "a suite of rooms used as a separate domicile". This would appear to include a hotel suite.

If however a hotel suite is not a "domicile" or a hotel is not a building used for "residential purposes" (neither term being defined in schedule 1 of the LEP), balconies and verandahs in excess of 10% of the site area are included in GFA.

If this is the case I confirm that the total area of balconies, which exist at levels 2, 3, 4 and 5 of the building, is 652m<sup>2</sup> and site area is 3674m<sup>2</sup>, which means 285m<sup>2</sup> may be added to the GFA total in my previous report.

Yours Faithfully  
Project Surveyors

John M Reid B Surv (Hons) (UNSW)  
Registered Land Surveyor  
Under the Surveying Act 2002

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(A Clement & Reid Company)

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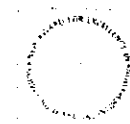
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Date: 17<sup>th</sup> July 2008  
Ref: 18271/19426

Ashington Group Pty Ltd  
GPO BOX 4015  
SYDNEY NSW 2001  
Attn: Mr. Nick Wyeth

Dear Sir,

**Re: Stamford Plaza Gross Floor Area**

Councils definition of Gross Floor Area (GFA) is contained in Woollahra Local Environmental Plan (LEP) 1995 and a copy is annexed here to.

The site is Lot 1 in DP793525 and has an area of 3674sq.m.

Building floor areas hereunder are in square metres and expressed to a precision of 5 in accordance with the Institution of Surveyors NSW recommendations for areas over 1000.

There is some scope for interpretation in the Council definition and my comments on the basis of my interpretation are included herewith.

**BASEMENT 2**

Including external walls of each included section (estimated to outside face or site perimeter where applicable) and excluding included car parking and access there to.

135 \*

**BASEMENT 1**

As above and Including Substation

1145 ↗

**GROUND FLOOR**

Including loading dock and excluding driveway, columns outside driveway and arcade

2495 ✓

**FIRST FLOOR**

3375

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O:\18271 Cross Street, Double Bay (Stamford Plaza)\19426\GFA Report.doc

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**MEZZANINE**

This area would be the same as the first floor as it includes "plenum" areas and voids above first floor function rooms upon the advice of Council as to the interpretation of LEP1995 definitions.

3375

**SECOND FLOOR**

Note that balconies are excluded from the second to the fifth floor as they comprise less than 20 per dwelling (suite)

2095

**THIRD FLOOR**

2035

**FOURTH FLOOR**

2035

**FIFTH FLOOR**

2035

**ROOF**

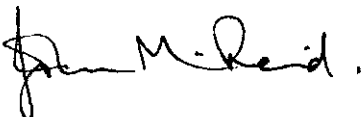
Including external parapet wall, staircases, lift shafts, plant rooms, fitness room, bar, washrooms, metal rooms and covered terrace.

535

**TOTAL**

**19260**

Yours Faithfully  
Project Surveyors



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