

STANDARD AREA DEFINITIONS

A. AREAS FOR COUNCIL & MARKETING

COUNCIL GFA

Refer specific local Council definition, but the NSW Standard template LEP states:

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:
 - a. storage, and
 - b. 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.

Practice Note: Measure GFA to wall openings to line of typical wall. Do not indent for glazing.

VOLUMETRIC FILL (VF)

Although there is no standardised definition:

Volumetric Fill is taken to mean the sum of the area required to fully encompass a floor of a building. ie the area measured to the outside face of all built elements, including but not limited to:

- a. floor areas of all kinds, including lifts and other service voids and elements
- b. exterior covered elements, such as covered balconies
- c. columns and other built form projections

Practice note: This is similar but not equal to GBA. Official definition of VF is yet to be supplied.

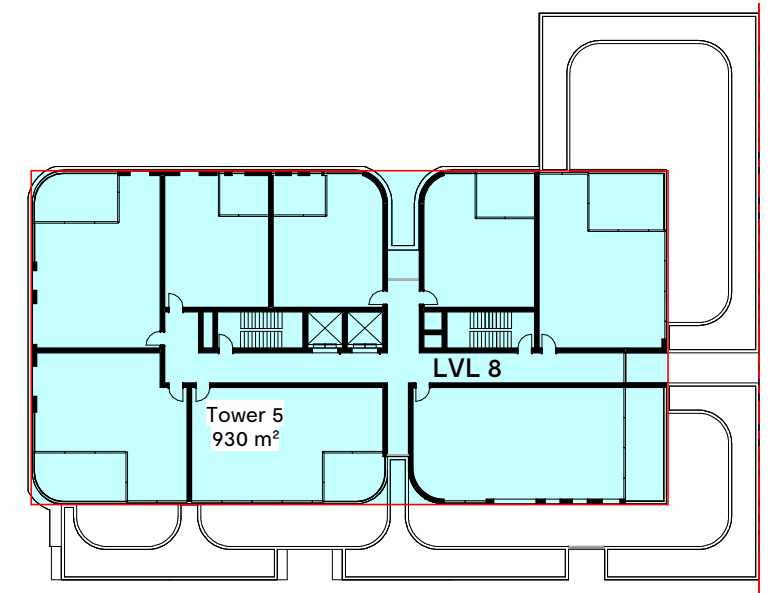
INTERNAL AREA / STRATA AREA / RESIDENTIAL NSA

Note: Retail/Commercial NSA sometimes uses a slightly different methodology

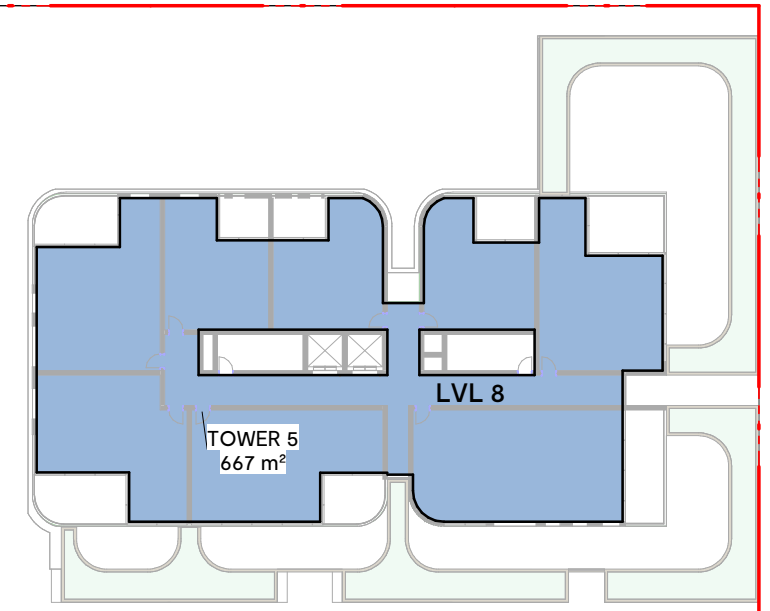
Total of all Internal strata areas as per the following definition:

All draft strata areas must be marked as approximate only and;

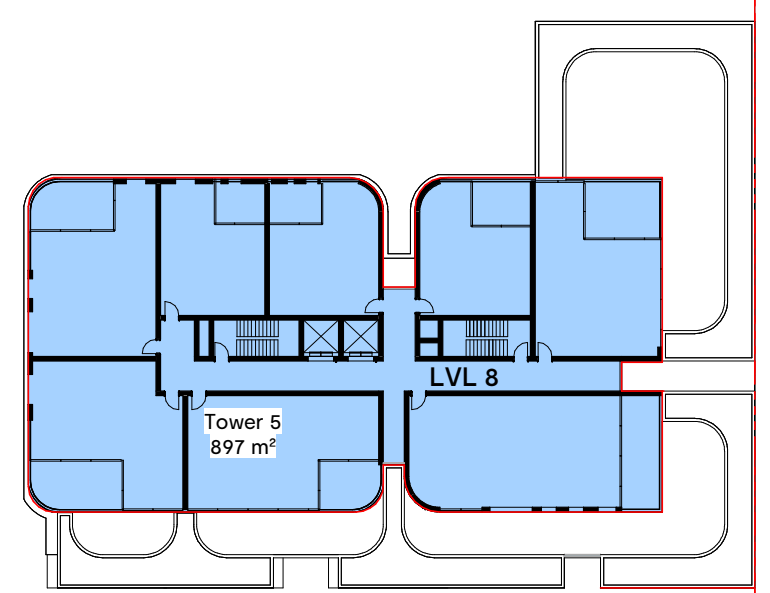
- a. Measured to the inside of the structural wall
- b. Internal walls are included in the area
- c. Common property ducts are excluded
- d. Balconies & external area measured from inside of common property structures (such as columns, retaining walls, planter boxes etc)
- e. Wall thickness between unit and balcony not included as is common property.
- f. If unit is measured prior to construction areas are often slightly bigger than reality
- g. For any window or door opening, the area is calculated to the inside of an imaginary 150mm window suite, centred on the surrounding wall line



EXAMPLE : CALCULATION METHOD ENVELOPE (ENV)



EXAMPLE : CALCULATION METHOD GROSS FLOOR AREA (GFA)



EXAMPLE : CALCULATION METHOD VOLUMTRIC FILL (VF)

