

CMS Surveyors Pty Limited

A.B.N. 79 096 240 201

LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



Ref: 19360A-GFA-001.djt

Date: 27th May 2020

Page 1 of 2

ETHOS URBAN
173 SUSSEX STREET
SYDNEY, NSW 2000

Attention: Timothy Chee

Dear Sir,

RE: GROSS FLOOR AREA (GFA) SURVEY
PTY: "THE GREAT SYNOGOGUE"- 187A ELIZABETH STREET, SYDNEY

In accordance with your instructions, we have undertaken a site survey to determine the Gross Floor Area (GFA) for the multi-floored split-level building located at the abovementioned property.

The GFA has been determined in accordance with and under our interpretation of the definition as outlined in the City of Sydney Council Local Environmental Plan 2012 definition summarised 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 winter gardens in high rise residential buildings: and
- (j) voids above a floor at the level of a storey or storey above.

We draw your attention to the diagrams attached which highlight the limit of the GFA and summarise the results of our survey as follows:

Level	GFA (Sqm)
1	303
2	394
3	634
4	128
5	514
6	134
TOTAL	2,107

We note that Level 2 consisted of multiple different floor levels for the office, entry, Library and museum. These areas have been combined for the total area of level 2.

The total area for level 5 was a combination of the "Synagogue Ladies Gallery" – 412 square metres and the "Hall" - 102 square metres.

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



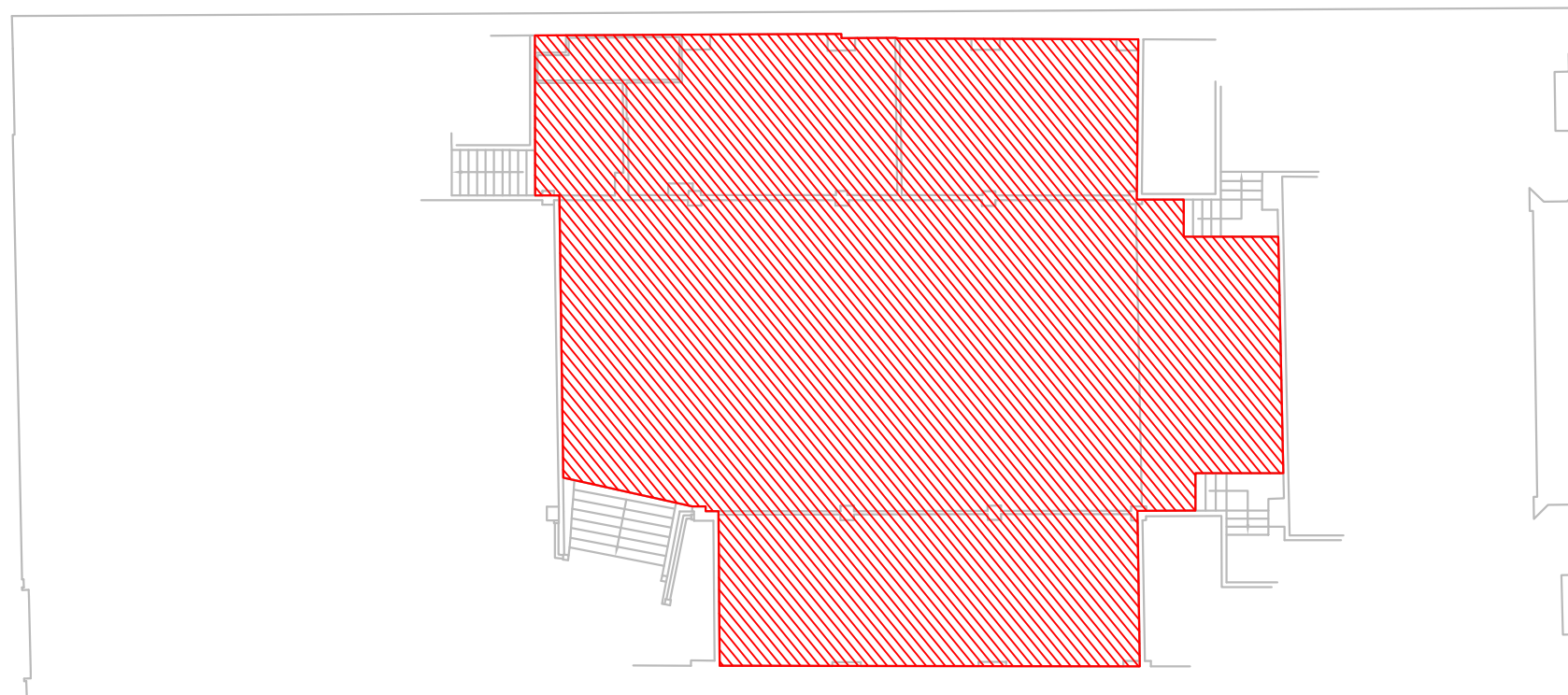
David Thomason
Surveyor



APPROX.
NORTH

CASTLEREAGH
STREET

CASTLEREAGH
STREET



ELIZABETH
STREET

ELIZABETH
STREET

LEVEL 1
GFA: 303m²

NOTES

1. AREAS HAS BEEN SURVEYED IN ACCORDANCE WITH THE GROSS FLOOR AREA (GFA) DEFINITION AS OUTLINED IN THE CITY OF SYDNEY LEP (2012)
2. THIS DIAGRAM TO BE READ IN CONJUNCTION WITH OUR WRITTEN REPORT - REF: 19360A-GFA-001.djt DATED 27th MAY 2020

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CLIENT:
**ETHOS
URBAN**

TITLE:
**PLAN OF GROSS FLOOR AREA
LEVEL 1 - 'THE GREAT SYNOGOGUE'
187A ELIZABETH STREET, NSW 2000**

 **C.M.S. Surveyors Pty. Ltd.**
A.C.N 096 240 201
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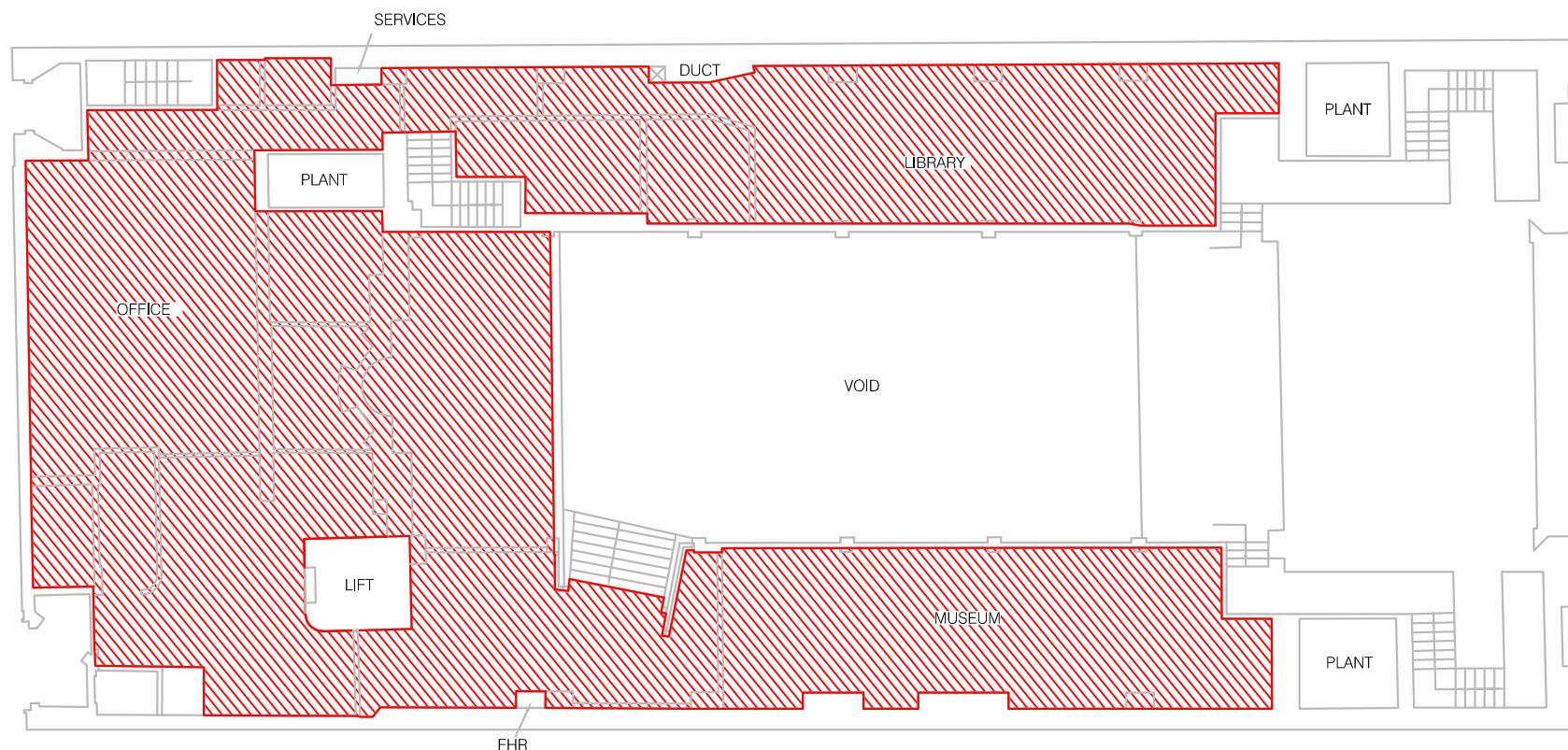
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DRAWING NAME 19360A-GFA-1			ISSUE 1
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NORTH

CASTLEREAGH STREET

ELIZABETH STREET



LEVEL 2
GFA: 394m²

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LEVEL 2 - 'THE GREAT SYNOGOGUE'
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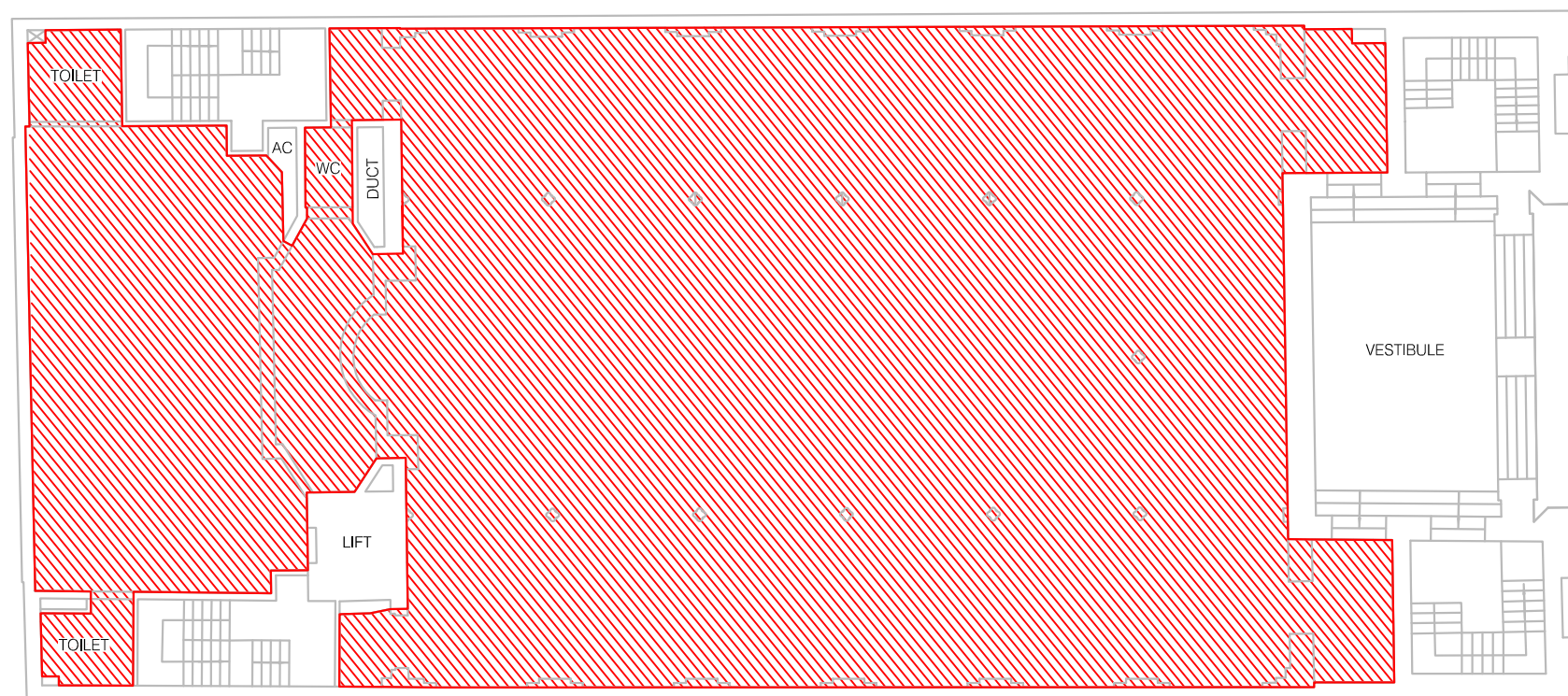
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CASTLEREAGH
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CASTLEREAGH
STREET



ELIZABETH
STREET

ELIZABETH
STREET

LEVEL 3
GFA: 634m²

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CASTLEREAGH
STREET

CASTLEREAGH
STREET



ELIZABETH
STREET

ELIZABETH
STREET

LEVEL 4
GFA: 128m²

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LEVEL 4 - 'THE GREAT SYNOGOGUE'
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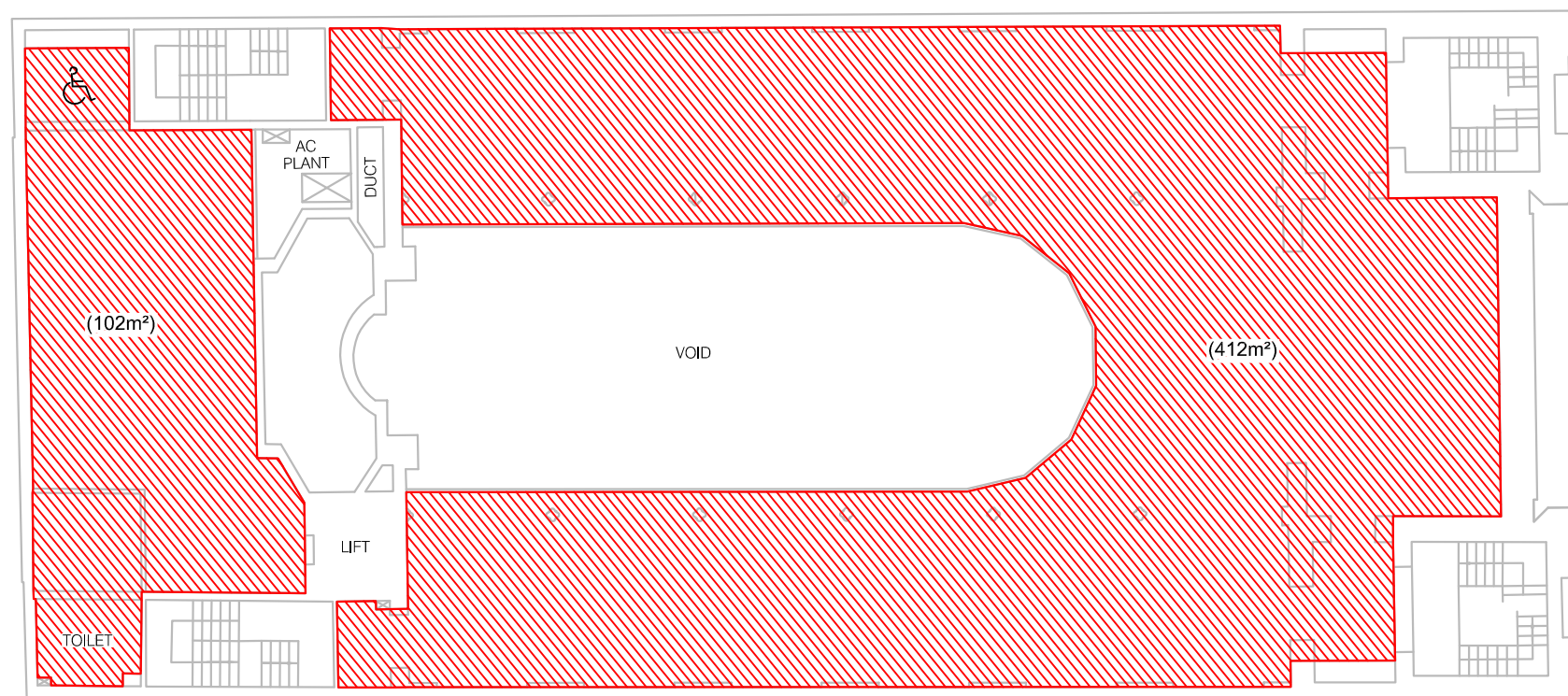
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NORTH

CASTLEREAGH STREET

ELIZABETH STREET



LEVEL 5
GFA: 514m²

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CASTLEREAGH STREET



ELIZABETH STREET

LEVEL 6
GFA: 134m²

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