

## GROSS FLOOR AREA CALCULATION

31-35 Treacy Street, Hurstville (DA2018/0366)

7 July 2020

<b>GFA Compliance</b> <b>21-35 Treacy Street, Hurstville</b> <b>(Stages 1,2 and 3)</b>		
Development Approval (Stage)	GFA Proposed/Approved	Subtotal (remaining GFA) at each stage
<b>S75W Modification</b>  <b>21-35 Treacy Street</b> <b>MP10_0101 Mod 1</b> <b>PAC Approval, 4</b> <b>September 2012</b>	<b>Mod changed distribution of</b> <b>floor space between retail</b> <b>and residential</b>  <b>Max total 28,474m<sup>2</sup></b> <b>Residential - 26,775m<sup>2</sup></b> <b>Retail - 1,499m<sup>2</sup></b> <b>Community - 200m<sup>2</sup></b>	<b>28,474m<sup>2</sup></b>
<b>Stage 1</b> <b>Central Stage</b>  <b>23-33 Treacy Street</b> <b>DA2014/1066</b> <b>JRPP approved "Deferred</b> <b>Commencement" on 20</b> <b>May 2015, consent</b> <b>activated 1 June 2015</b>	<b>Approved - 22,209m<sup>2</sup></b>  <b>Residential - 21,197m<sup>2</sup></b> <b>Retail - 1,012m<sup>2</sup></b> <b>(Community 200m<sup>2</sup></b> <b>included</b> <b>within retail component)</b>	<b>6,265m<sup>2</sup></b>
<b>Stage 2</b> <b>East Stage</b>  <b>21-23 Treacy Street</b> <b>DA2016/0073</b> <b>Delegated authority 21</b> <b>December 2016</b>	<b>Approved -1,669m<sup>2</sup></b>  <b>Residential - 1,452m<sup>2</sup></b> <b>Retail - 217m<sup>2</sup></b>	<b>4,596m<sup>2</sup></b>
<b>Modification Stage 2</b> <b>East Stage</b>  <b>21-23 Treacy Street</b> <b>S96(1A) DA2018/0006</b> <b>Delegated Authority 15</b> <b>February 2018</b>	<b>Amendment to DA2016/0073</b> <b>to create a mezzanine level to</b> <b>the retail area</b>  <b>Approved Retail - 149m<sup>2</sup></b>	<b>4,447m<sup>2</sup></b>
<b>Stage 3</b> <b>West Stage</b>  <b>33-35 Treacy Street</b> <b>DA2018/0366</b> <b>Under Assessment –</b> <b>Georges River LPP</b>	<b>Proposed - 4,986m<sup>2</sup></b> <b>(without wintergardens, original</b> <b>calculation)</b>  <b>Actual total 5,230m<sup>2</sup></b> <b>including:</b> <b>213m<sup>2</sup> for wintergardens</b> <b>31m<sup>2</sup> for snorkel to secondary</b> <b>bedrooms increase</b>	<b>4,447m<sup>2</sup></b>  <b>(783m<sup>2</sup> additional GFA</b> <b>proposed)</b>