

GROSS FLOOR AREA CALCULATION

33-35 Treacy Street, Hurstville (DA2018/0366)

21 September 2020

GFA Compliance 21-35 Treacy Street, Hurstville (Stages 1,2 and 3)			
Development Approval (Stage)	GFA Proposed/Approved	Subtotal (remaining GFA) at each stage	Total Residential, Retail, Community Components
Concept Approval 21-35 Treacy Street MP10_0101 Mod 1 PAC Approval, 1 July 2011	Maximum total 28,474m²	28,474m²	Residential: 24,748m² Retail: 3,726m² Community: - Total: 28,474m²
S75W Modification 21-35 Treacy Street MP10_0101 Mod 1 PAC Approval, 4 September 2012	Mod changed distribution of floor space between retail and residential Max total 28,474m² Residential - 26,775m² Retail - 1,499m² Community - 200m²	28,474m²	Residential: 26,775m² Retail: 1,499m² Community: 200m² Total: 28,474m²
Stage 1 Central Stage 23-33 Treacy Street DA2014/1066 JRPP approved "Deferred Commencement" on 20 May 2015, consent activated 1 June 2015	Approved - 22,209m² Residential - 21,197m ² Retail - 1,012m ² (Community 200m ² included within retail component)	6,265m²	Residential: 21,197m² Retail: 812m² Community: 200m² Total: 22,209m²
Stage 2 East Stage 21-23 Treacy Street DA2016/0073 Delegated authority 21 December 2016	Approved -1,669m² Residential - 1,452m² Retail - 217m²	4,596m²	Residential: 22,649m² Retail: 1,029m² Community: 200m² Total: 23,878m²
Modification Stage 2 East Stage 21-23 Treacy Street S96(1A) DA2018/0006 Delegated Authority 15 February 2018	Amendment to DA2016/0073 to create a mezzanine level to the retail area Approved Retail - 149m²	4,447m²	Residential: 22,649m² Retail: 1,178m² Community: 200m² Total: 24,027m²

<p>Stage 3 West Stage</p> <p>33-35 Treacy Street DA2018/0366 Under Assessment - Georges River LPP</p>	<p>Proposed - 4,986m² (without wintergardens, original calculation)</p> <p>Proposed total 5,247m² including: 220m² for wintergardens 41m² for snorkel to secondary bedrooms increase Residential - 5,041m² Retail - 206m²</p>	<p>4,447m²</p> <p>(800m² additional total GFA proposed)</p>	<p>Residential: 27,690m² Retail: 1,384m² Community: 200m²</p> <p>Residential: +915m² (increase) Retail: -115m² (decrease) Community: 200m²</p> <p>Total: 29,274m²</p> <p>800m² additional total GFA proposed</p>
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