

Level 3  
346 Kent St  
Sydney NSW  
Australia 2000

+612 9299 7871 T  
+612 9299 7872 F  
[www.stanisis.com.au](http://www.stanisis.com.au)  
[info@stanisis.com.au](mailto:info@stanisis.com.au)

19 December 2011

Henlia 24 Pty Ltd  
c/o Ionic Management Pty Ltd  
Shop 1, 22 Gadigal Avenue  
ZETLAND NSW 2225  
Attention: Matt Bentley

Dear Matt,

**MIXED USE DEVELOPMENT  
21-35 TREACY STREET, HURSTVILLE  
STAGING**

The development has been designed to be delivered in three independent stages – centre, west and east - as shown on the attached architectural staging drawings and visualisations, which clearly set out the building form, elevations and plans at each stage. The staging maintains the design integrity and aesthetic expression of the building at each stage. The sky terraces, recesses and setbacks are maintained to reduce the visual impact of the building at each stage.

The centre stage (Stage 1), and future stages, will stand on its own merits, without compromise to residential amenity, entry, communal open space, pedestrian and vehicular access, and car parking. Stage 1, and future stages, will be able to be structurally developed, with independent substructure in the basements and superstructure, to provide the intended design outcome. Egress/ingress to parking and servicing is accommodated in Stage 1 and integrated with future stages.

The staged delivery allows for separate development application, construction certificate, occupation certificate, strata subdivision and titling for each stage.

Yours faithfully  
**STANISIC ASSOCIATES**



**Director  
FRANK STANISIC**