

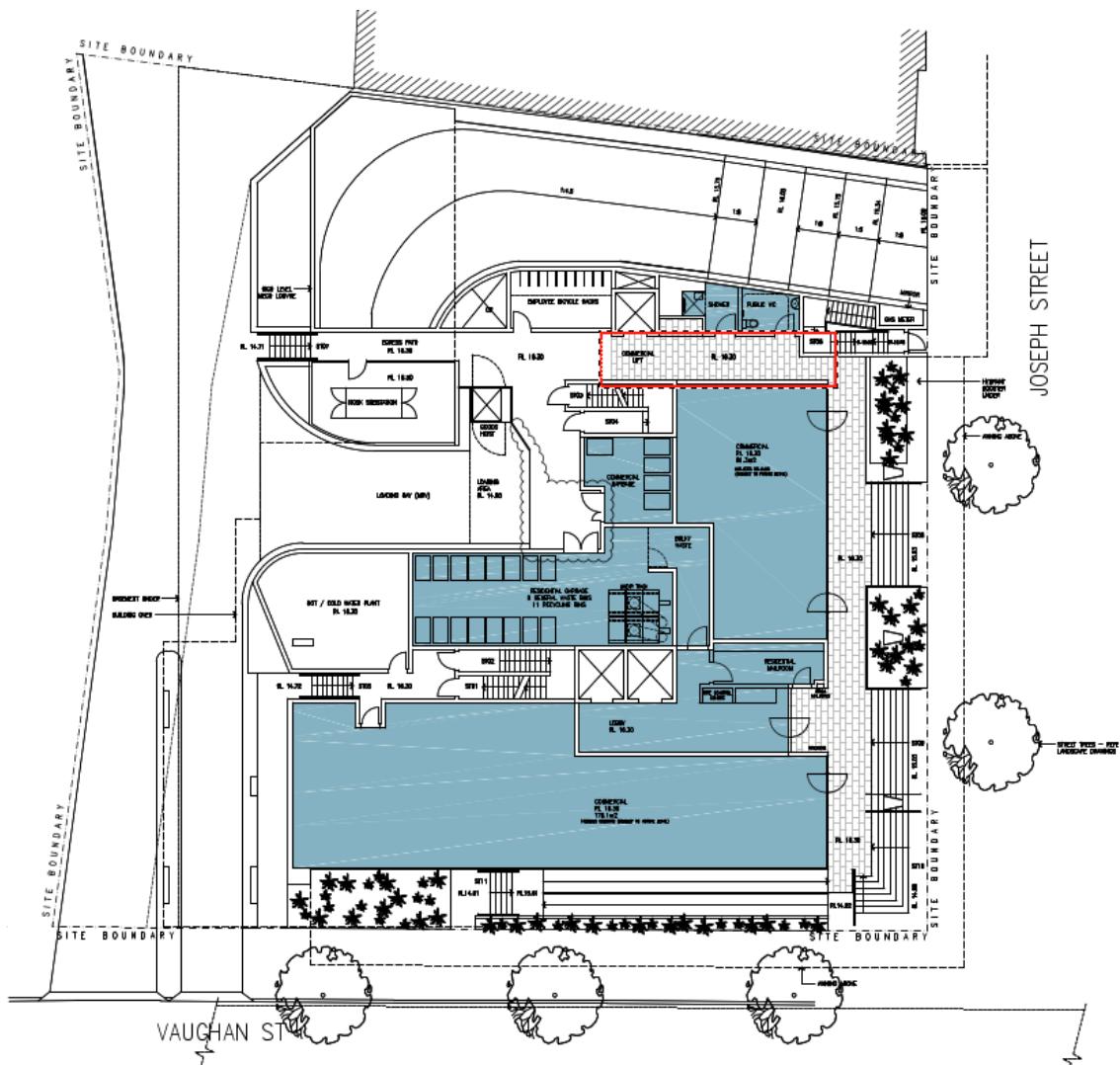
DA-285/2017 32 Joseph Street and 1 Vaughan Street, Lidcombe

GFA Calculation

The proposed GFA has been calculated as follows.

Site Area: 1629.3sqm	Applicant's calculation	Council's calculation
Commercial	287.19sqm	287.19sqm
Residential Levels 1-10	7857.3sqm	7857.3sqm + 21.3sqm = 7878.6sqm
Total GFA	8144.5sqm	8165.8sqm
FSR	4.99:1	5.01:1
Permissible FSR	5:1	
Permissible GFA	8146.5sqm	
Compliance	Yes	No
Exceedance	N/A	19.3sqm, or 0.23%

The difference is shown in the GFA diagrams below.



Based on the definition of Auburn LEP 2010, the following area equivalent to 21.3sqm on the ground floor level has been included in the GFA calculation.

