

From: Holly Hutchens
Sent: Tuesday, 9 May 2023 3:29 PM
To: Lisa Foley; Leanne Harris
Cc: Amy Ryan
Subject: FW: 1 National Park Street Newcastle West - PPSHCC-147 – MA2022/00286 - updated Conditions and Memo

Hi Lisa and Leanne,

I reviewed the Table on page 4 and can confirm that the figure provided was the total GFA. The commercial GFA was included in that total amount but I had shown it separately to highlight the difference in commercial GFA – I can now see how this would be confusing.

However, I've recalculated and the commercial GFA is slightly bigger as the kiosk area has now increased, the excess car parks has reduced from 35 to 32 so this has also been updated.

The GFA is detailed as follows:

Site Area	4238
Commercial GFA	1281.4 sqm
Residential GFA	21,464.1 sqm
32 Car Parking Spaces	422.4 sqm
Overall GFA	23,167.9 sqm
FSR	5.46:1

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City of Newcastle | Planning & Environment

Planning, Transport & Regulation | Development Assessment



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City of Newcastle acknowledges the Traditional Custodians of the land

of the Newcastle LGA, the Awabakal and Worimi peoples.

