

Summary of non-residential floorspace

Existing retail GIA: 598m² (441m² retail unit facing Elm Grove + 157m² retail unit facing yard).

Retail GIA to be lost through demolition: 598m²

Total GIA of new proposed retail space: 131.54m²

Total GIA of new proposed substation: 15.84m²

Net addition retail GIA following development: -466.46m² (598m² - 131.54m²)

Net additional Non-Residential Floorspace following development: -450.62 (598m² - (131.54m²+15.84m²))