

Development Summary - Normanby Road Precinct - Site 2

Development Summary 30/03/2020
Project Number 1949



SITE 2 - DEVELOPMENT SUMMARY															
LEVEL	SOHO	1B1B	1B1BS	2B1B	2B2B	2B2BS	3B2B/3B3B	TOTAL	GFA (excl BAL)	CARPARK GFA	RES NSA (excl BAL)	NLA RETAIL	NLA COMMERCIAL	BAL TOTAL (m²)	CARPARKING SUPPLIED No.
BASEMENT									1902	933					RES 35
GROUND									1665	484		788	38		
UPPER GROUND									611	515					11
LEVEL 1		0		0			0	0	1844	967	0		707	0	26
LEVEL 2		0		0			0	0	1844	965	0		671	0	26
LEVEL 3		0		0			0	0	1844	677	0		1133	0	15
LEVEL 4 - RESIDENTIAL AMENITY				2	2		1	5	895		438			294	
TOWER LEVEL LVL 5-7 (3 Levels)		6		12	12		3	33	3012		2460			306	
TOWER LEVEL LVL 8-19 (12 Levels)		12		24	48		36	120	12072		9924			1200	
TYPICAL TOWER LEVEL 5-7									1004		820			102	
TYPICAL TOWER LEVEL 8-19									1006		827			100	
SUBTOTAL	0	18	0	38	62	0	40	158	25689	4541	12822	788	2549	1800	113
	0%	11%	0%	24%	39%	0%	25%	100%							

TOTAL COMMERCIAL AND RETAIL	3337
RATIO OF COMMERCIAL AND RETAIL / SITE AREA	1.65

Building Height (storeys above street level)

20
82%

Typical Tower Efficiency

	RESIDENTIAL PARKING							RETAIL	COMMERCIAL	SHARE
PARKING OVERLAY RATE (MAX)	0.5	0.5	0.5	0.5	0.5	0.5	1	1/100m2	1/100m2	2+1 per 25 car
PARKING REQUIREMENT (MAX)	0	9	0	19	31	0	40	7.88	25.49	5.52
ROUND DOWN (MAX)	99									
CARPARKING SUPPLIED No	77							6	24	6

	OVERLAYRATE	PROVISION	SUPPLIED
RESIDENTIAL BIKE SPACE	1 per dwelling	158	168
COMMERCIAL BIKE SPACE	1 Per 300 sq	11	12
VISITOR BIKE SPACE	1 per 10 dwelling	15	32
MOTORCYCLE SPACES	1 per 50 dwellins	3	3
STORAGE CAGES	1 per dwelling	158	158

NOTE
The information presented herein is preliminary. It will require further advice from a professional planning consultant and other consultants and is subject to approval from the relevant Statutory Authorities.
Accurate survey information will be required from a licensed land surveyor. Any information shown to date shall be subject to confirmation by a licensed land surveyor.
Floor areas shown have generally been measured using the guidelines – 'Method of Measurement for Residential Property' – published by the Property Council of Australia.
All areas and measurements shown are rounded to the nearest whole number.
All areas shown have generally been measured from drawings produced at the yield study stage and are approximate and for illustrative purposes only.
Further development of this design will require information produced by a number of specialist consultants.
This information, together with other considerations, such as the requirements of relevant statutory authorities, construction tolerances and the like, and/or changes requested by the client, may result in significant changes to the information presented.
Hayball accepts no legal responsibilities for any decision, commercial or otherwise, made on the basis of the information presented.