

Development Summary - Normanby Road Precinct - Site 3

Development Summary
Project Number

15/11/2019
1949



SITE 3 - 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 (m ²)	CARPARKING SUPPLIED No.
BASEMENT									1902	933					RES 35
GROUND									1665	477		751	37		
UPPER GROUND									611	506					11
LEVEL 1		0		0			0	0	1844	976	0		730	0	26
LEVEL 2		0		0			0	0	1844	976	0		730	0	26
LEVEL 3		0		0			0	0	1844	686	0		1009	0	16
LEVEL 4 - RESIDENTIAL AMENITY				2	2		1	5	895		439			293	
TOWER LEVEL LVL 5-7 (3 Levels)		6		12	12		3	33	3010		2466			308	
TOWER LEVEL LVL 8-19 (12 Levels)		12		24	48		36	120	12020		9948			1252	
TYPICAL TOWER LEVEL 5-7									1003		822			103	
TYPICAL TOWER LEVEL 8-19									1002		829			104	
SUBTOTAL	0	18	0	38	62	0	40	158	25635	4554	12853	751	2506	1853	114
	0%	11%	0%	24%	39%	0%	25%	100%							

TOTAL COMMERCIAL AND RETAIL	3257
RATIO OF COMMERCIAL AND RETAIL / SITE AREA	1.61

Building Height (storeys above street level)

20
83%

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	7.51	25.06	5.56
ROUND DOWN (MAX)	99									
CARPARKING SUPPLIED No	78							6	24	6

	OVERLAYRATE	PROVISION	SUPPLIED
RESIDENTIAL BIKE SPACE	1 per dwelling	158	165
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	159

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.