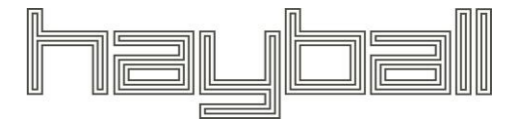


Development Summary - Normanby Road Precinct - Site 1

Development Summary
Project Number

7/18/2019
1949



SITE 1 - DEVELOPMENT SUMMARY															
LEVEL	SOHO	1B1B	1B1S	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.
															Total Cars
BASEMENT									1589	926					34
GROUND									1675	375		887	34		
UPPER GROUND									552	230					3
LEVEL 1								0	1818	993			687	0	26
LEVEL 2								0	1818	993			687	0	26
LEVEL 3								0	1818	633			1030	0	12
LEVEL 4 - RESIDENTIAL AMENITY					1		2	3	783		340			379	
TOWER LEVEL LVL 5-8 (4 Levels)		8		4	28		4	44	4435		3460			435	
TOWER LEVEL LVL 9-19 (11 Levels)		11		11	55		33	110	12214		9603			1126	
TYPICAL TOWER LEVEL 5-8									1109		865			109	
TYPICAL TOWER LEVEL 9-19									1110		873			102.4	
SUBTOTAL	0	19	0	15	84	0	39	157	26702	4150	13403	887	2438	1940	101
	0%	12%	0%	10%	54%	0%	25%	100%							

TOTAL COMMERCIAL AND RETAIL	3325
RATIO OF COMMERCIAL AND RETAIL / SITE AREA	1.64

Building Height (storeys above street level)

20

Typical Tower Efficiency

79%

	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	9.5	0	7.5	42	0	39	8.87	24.38	4.92
ROUND DOWN (MAX)	98							38		
CARPARKING SUPPLIED No	78							23		

	OVERLAYRATE	PROVISION	SUPPLIED
RESIDENTIAL BIKE SPACE	1 per dwelling	157	160
COMMERCIAL BIKE SPACE	1 Per 300 sq	11	11
VISITOR BIKE SPACE	1 per 10 dwelling	15	15
MOTORCYCLE SPACES	1 per 50 dwellins	3	3
STORAGE CAGES	1 per dwelling	157	157

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.