

# Development Summary - Normanby Road Precinct - Site 3

Development Summary  
Project Number

7/18/2019  
1949



SITE 3 - 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.
BASEMENT									1781	1035					RES 35
GROUND									1665	511		745	36		
UPPER GROUND									611	456					10
LEVEL 1		0		0				0	1844	976	0		730	0	26
LEVEL 2		0						0	1844	976	0		730	0	26
LEVEL 3		0		0				0	1844	686	0		1009	0	16
LEVEL 4 - RESIDENTIAL AMENITY					1		2	3	783		340			381	
TOWER LEVEL LVL 5-8 (4 Levels)		8		4	28		4	44	4420		3424			386	
TOWER LEVEL LVL 9-19 (11 Levels)		11		11	55		33	110	12155		9504			1060	
TYPICAL TOWER LEVEL 5-8									1105		856			96	
TYPICAL TOWER LEVEL 9-19									1105		864			96	
SUBTOTAL	0	19	0	15	84	0	39	157	26947	4640	13268	745	2505	1827	113
	0%	12%	0%	10%	54%	0%	25%	100%							

TOTAL COMMERCIAL AND RETAIL	3250
RATIO OF COMMERCIAL AND RETAIL / SITE AREA	1.61

Building Height (storeys above street level)	20
Typical Tower Efficiency	78%

	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	7.45	25.05	4.92	
ROUND DOWN (MAX)	98							37			
CARPARKING SUPPLIED No	88							25			

	OVERLAYRATE	PROVISION	SUPPLIED
RESIDENTIAL BIKE SPACE	1 per dwelling	157	157
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	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.