

# Development Summary - Normanby Road Precinct - Site 2

Development Summary  
Project Number

5/13/2019  
1949



## SITE 2 - DEVELOPMENT SUMMARY

LEVEL	SOHO	1B1B	1B1S	2B1B	2B2B	2B2BS	3B2B/3B3B	TOTAL	GBA	GFA (excl BAL)	CARPARK GFA	RES NSA (excl BAL)	NLA RETAIL	NLA COMMERCIAL	BAL TOTAL (m²)	CARPARKING SUPPLIED No.
BASEMENT									1970	1970	1121					RES 54
GROUND									1640	1640	351		702	71		
UPPER GROUND									450	450	298					3
LEVEL 1		0						0	1836	1836	966	0		698	0	26
LEVEL 2		0						0	1800	1800	966	0		663	0	26
LEVEL 3		0						0	1757	1757	477	0		1095	0	15
LEVEL 4 - RESIDENTIAL AMENITY					1		2	3	783	783		340			318	
TOWER LEVEL LVL 5-8 (4 Levels)		8			32		4	44	4484	4050		3452			434	
TOWER LEVEL LVL 9-19 (11 Levels)		11			66		33	110	12331	11154		9493			1177	
TYPICAL TOWER LEVEL										1014		863				
SUBTOTAL	0	19	0	0	99	0	39	157	27051	25440	4179	13285	702	2527	1929	124
	0%	12%	0%	0%	63%	0%	25%	100%								

TOTAL COMMERCIAL AND RETAIL **3229**

RATIO OF COMMERCIAL AND RETAIL / SITE AREA **1.60**

Building Height (storeys above street level)

**20**

Typical Tower Efficiency

**85%**

	RESIDENTIAL PARKING							SHARE	RETAIL	COMMERCIAL
PARKING OVERLAY RATE (MAX)	0.5	0.5	0.5	0.5	0.5	0.5	1	2+1 per 25 car	1/100m2	1/100m2
PARKING REQUIREMENT (MAX)	0	9.5	0	0	50	0	39	4.92	7.02	25.27
ROUND DOWN (MAX)	98								37	
CARPARKING SUPPLIED No	90								34	

	OVERLAYRATE	PROVISION	SUPPLIED
RESIDENTIAL BIKE SPACE	1 per dwelling	157	167
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	163

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.