Gracewood, Stage 3 - Kellyville **27/11/207**
Development Summary

	Cluster 4								Cluster 3							Cluster 2						TOTAL																				TOTAL UNITS	NSA	GFA
Apartment	3B	3B	3B	3B	3B	3B	3B	Total	2B+ST	2B+ST	2B	2B	3B	3B	Total	2B+ST	2B+ST	2B+ST	2B+ST	3B	Total	2B+ST	2B+ST	2B+ST	2B+ST	2B	2B	3B	3B	3B	3B	3B	3B	3B	3B								
Type	E	F-G	F	G-G	G	H-G	H		B	C	D-G	D	E-G	E		A-G	A	B	C	E		A-G	A	B	C	D-G	D	E-G	E	F-G	F	G-G	G	H-G	H							
																													Standard	Premium	Premium	Standard	Standard	Premium	Premium							
Internal GFA	119.6m2	128.7m2	128.7m2	111.8m2	119.6m2	126.9m2	126.6m2		97.8m2	101.4m2	90.5m2	90.5m2	116.6m2	119.6m2		95.9m2	101.3m2	97.8m2	101.4m2	119.6m2		95.9m2	101.3m2	97.8m2	101.4m2	90.5m2	90.5m2	116.6m2	119.6m2	128.7m2	128.7m2	111.8m2	119.6m2	126.9m2	126.6m2							
Balcony Size	22.6m2	34.0m2	20.1m2	41.7m2	18.8m2	55.1m2	19.6m2		16.7m2	16.6m2	31.3m2	17.1m2	59.9m2	22.6m2		31.4m2	17.3m2	16.7m2	16.6m2	22.6m2		31.4m2	17.3m2	16.7m2	16.6m2	31.3m2	17.1m2	59.9m2	22.6m2	34.0m2	20.1m2	41.7m2	18.8m2	55.1m2	19.6m2							
Storage (In Basement Carpark)	14.4m3	10.2m3	10.1m3	11.9m3	15.6m3	14.5m3	12.6m3		9.27m3	9.89m3	8.6m3	8.1m3	13.8m3	14.4m3		10.1m3	8.57m3	9.27m3	9.89m3	14.4m3		10.1m3	8.57m3	9.27m3	9.89m3	8.6m3	8.1m3	13.8m3	14.4m3	10.2m3	10.1m3	11.9m3	15.6m3	14.5m3	12.6m3							
Storage Required	*10m3*	*10m3*	*10m3*	*10m3*	*10m3*	*10m3*	*10m3*		*8m3*	*8m3*	*8m3*	*8m3*	*10m3*	*10m3*		*8m3*	*8m3*	*8m3*	*8m3*	*10m3*		*8m3*	*8m3*	*8m3*	*8m3*	*8m3*	*8m3*	*10m3*	*10m3*	*10m3*	*10m3*	*10m3*	*10m3*	*10m3*	*10m3*							
																													* Balcony Size Varies			* Balcony Size Varies										
LEVELS Basement 1																																										
Ground	2	2	0	1	0	1	0	6	1	1	1	0	1	1	5	1	0	2	1	1	5	1	0	3	2	1	0	1	4	2	0	1	0	1	0	16	1773	2354
Level 1	2	0	2	0	1	0	1	6	1	1	0	2	0	2	6	0	2	2	1	1	6	0	2	3	2	0	2	0	5	0	2	0	1	0	1	18	1981	2389
Level 2	2	0	2	0	1	0	1	6	1	1	0	2	0	2	6	0	2	2	1	1	6	0	2	3	2	0	2	0	5	0	2	0	1	0	1	18	1981	2389
Level 3	2	0	2	0	1	0	1	6	1	1	0	2	0	2	6	0	2	2	1	1	6	0	2	3	2	0	2	0	5	0	2	0	1	0	1	18	1981	2389
Level 4	2	0	2	0	1	0	1	6	1	1	0	2	0	2	6	0	2	2	1	1	6	0	2	3	2	0	2	0	5	0	2	0	1	0	1	18	1981	2389
Subtotal	**10**	**2**	**8**	**1**	**4**	**1**	**4**	**30**	**5**	**5**	**1**	**8**	**1**	**9**	**29**	**1**	**8**	**10**	**5**	**5**	**29**	**1**	**8**	**15**	**10**	**1**	**8**	**1**	**24**	**2**	**8**	**1**	**4**	**1**	**4**	**88**		
																						1%	9%	17%	11%	1%	9%	1%	27%	2%	9%	1%	5%	1%	5%	100%		
Car Parking Ratio/apmt	*0.2*	*0.2*	*0.2*	*0.2*	*0.2*	*0.2*	*0.2*		*0.2*	*0.2*	*0.2*	*0.2*	*0.2*	*0.2*		*0.2*	*0.2*	*0.2*	*0.2*	*0.2*																				
Car Parking Required	2	0.4	1.6	0.2	0.8	0.2	0.8	***6***	1	1	0.2	1.6	0.2	1.8	***5.8***	0.2	1.6	2	1	1	***5.8***																				
Car Parking Provided								**54**							**38**						**34**																				
																						2B+ST				2 Bed			3 Bed												
																						24				9			45												
																						39%				10%			51%												
Cars Total																					**126**																				
Units Total																																					**88**		
NSA Total																																						**9697**	
GFA Total																																							**11910**
Basement GBA Total																																							**4879** m2

GENERAL DEFINITIONS & ASSUMPTIONS

NSA - Internal area of units only, excludes party walls and external walls

GFA - as per The SEPP Seniors Definition:

Gross Floor Area - Sum of the areas of each floor of a building, where the area of each floor is taken to be the area within the outer face of the external enclosing walls (as measured at a height of 1,400 millimetres above each floor level):

a) Excluding columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external wall, and
b) Excluding cooling towers, machinery and plant rooms, ancillary storage space and vertical air conditioning ducts, and
c) Excluding car parking needed to meet any requirements of this Policy or the council of the local government area concerned and any internal access to such parking, and
d) Including in the case of in-fill self-care housing any car parking (other than for visitors) in excess of 1 per dwelling that is provided at ground level, and
e) Excluding space for the loading and unloading of goods, and
f) In the case of a residential care facility - excluding any floor space below ground level that is used for service activities provided by the facility

DISCLAIMER

These areas are schematic only and subject to Authority and other requisite approval. Areas are not to be used for marketing purposes.
This scheme has been prepared generally within the bounds of the current site dimensions however is subject to detailed discussion with council, hence may be subject to change once advice is received.
The information contained herein is believed to be correct at time on preparation based on the information available at the time of preparation.
Recipients must make their own investigations to satisfy themselves in all aspects.
The design and accompanying documentation contained herein is and remains the intellectual property of dKO Architecture (NSW) P/L.
All areas for information purposes only, not to be used for costing purposes. QS to calculate measurements for costing purposes.

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Rev.	Date	By	Ckd	Description
A - Prelim	14/12/2017	PP	IL/MR	Issue for Development Application - Preliminary
A	15/12/2017	PP	IL/MR	Issue for Development Application

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Project Name	Gracewood Village Stg 3	Project Number	11527
Project Address	2-8 Free Settlers Drive, Kellyville, NSW 2155	Drawing Name	Development Summary
		Scale	@ A1,
		Date	December 2017
Client	BaptistCare NSW	Drawing Number	**DA100**
		Revision	**A**