

4-18 Doncaster Ave, Kensington

SEARS Application Report



01 Hayball Precedent Projects

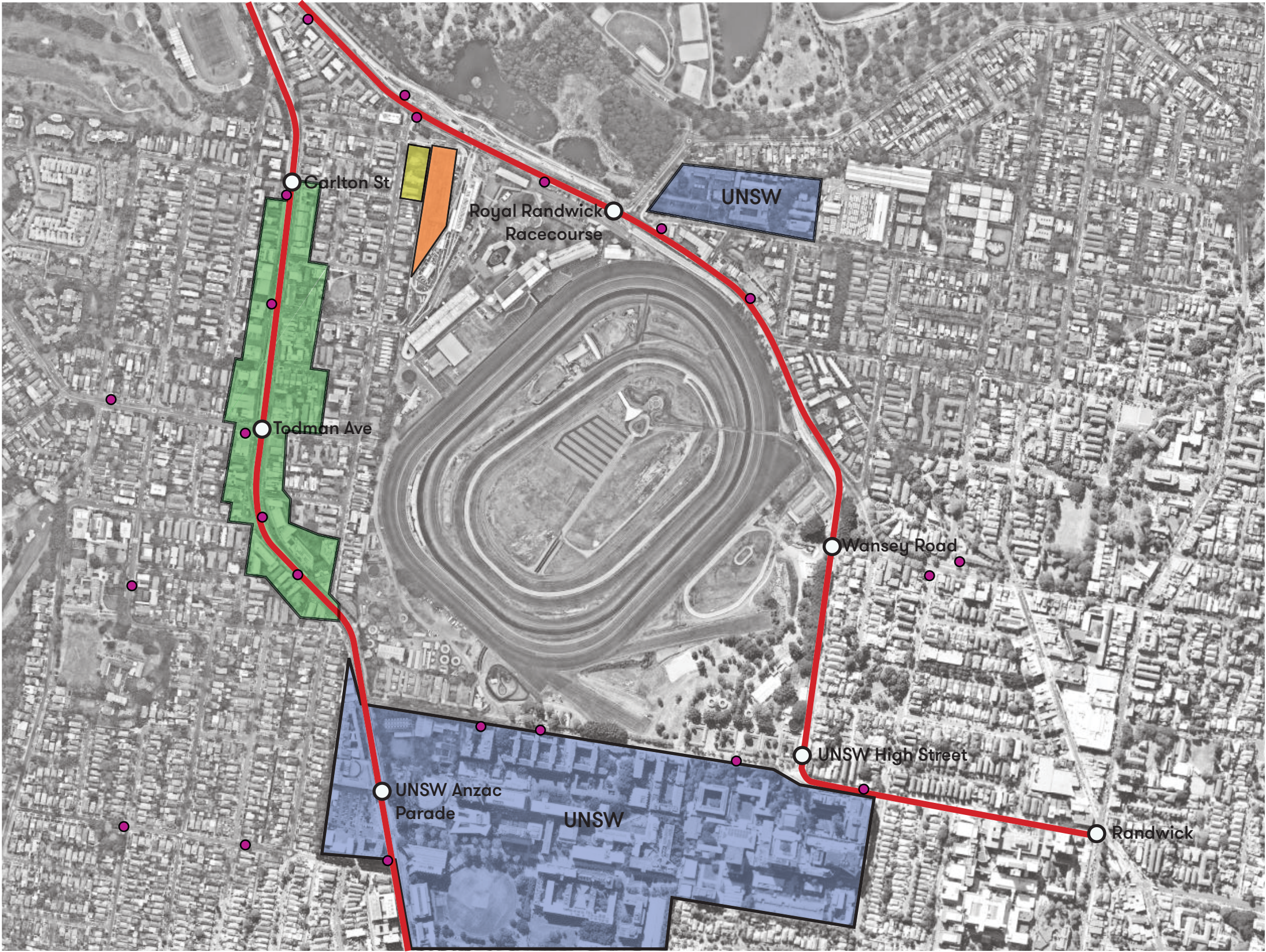


02 Blue Sky / Hayball Projects



03 Site Context

01 Contextual Analysis



- Bus Stop
- Light Rail Stop
- Proposed Light Rail Line
- Subject Site
- New Holding Yard
- UNSW
- Proposed Kensington Town Centre



03 Site Context

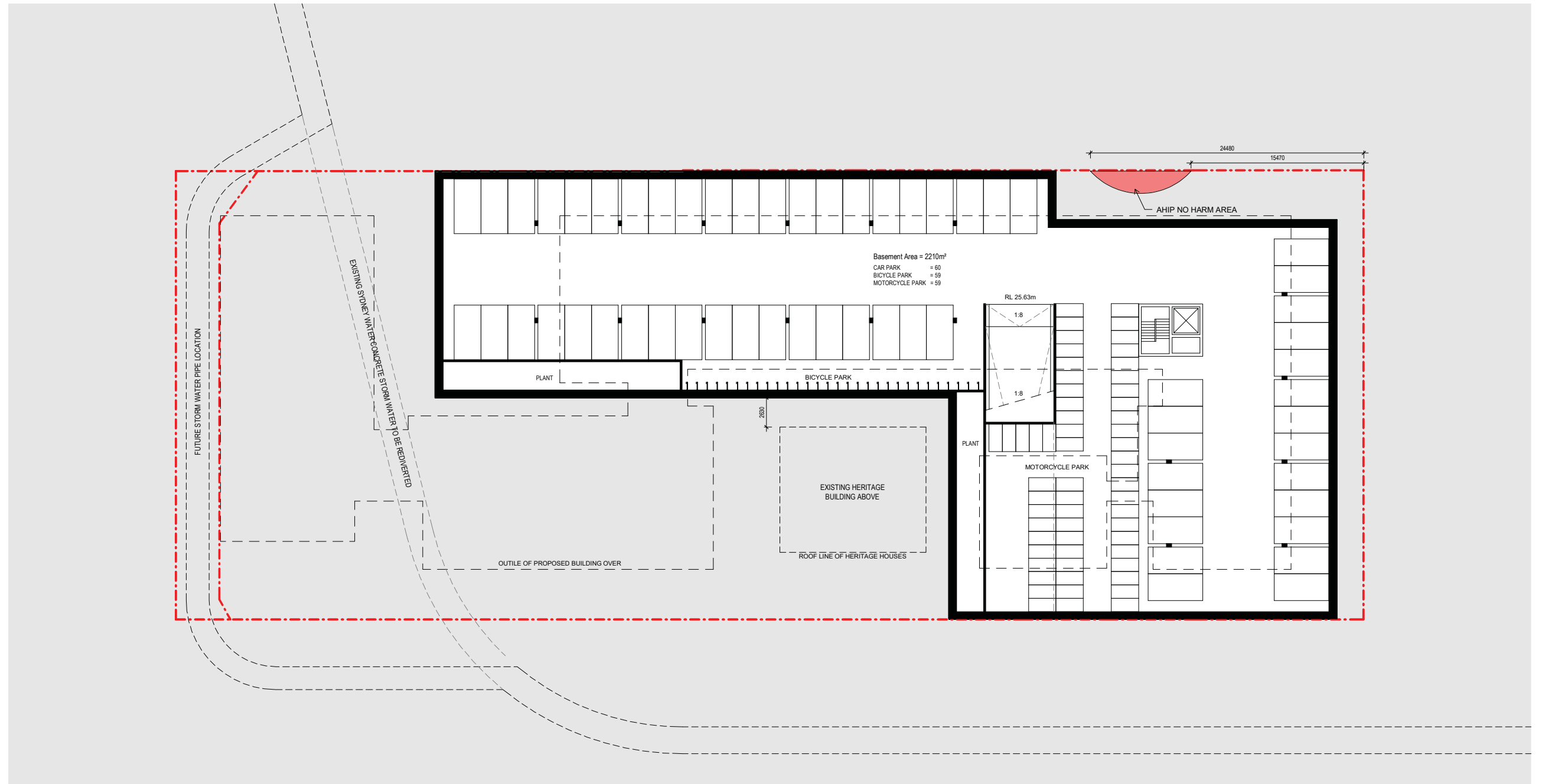
02 Density Analysis



- Ⓐ Estimated FSR: 1.8
- Ⓑ Estimated FSR: 1.2
- Ⓒ Estimated FSR: 1.5
- Ⓓ Estimated FSR: 1.4
- Ⓔ Estimated FSR: 1.2
- - - Site Boundary
- 4 Storey
- 3 Storey
- 2 Storey
- 1 Storey

04 Plans

01 Basement Plan



02 Ground Floor Plan



03 Level 1 Floor Plan

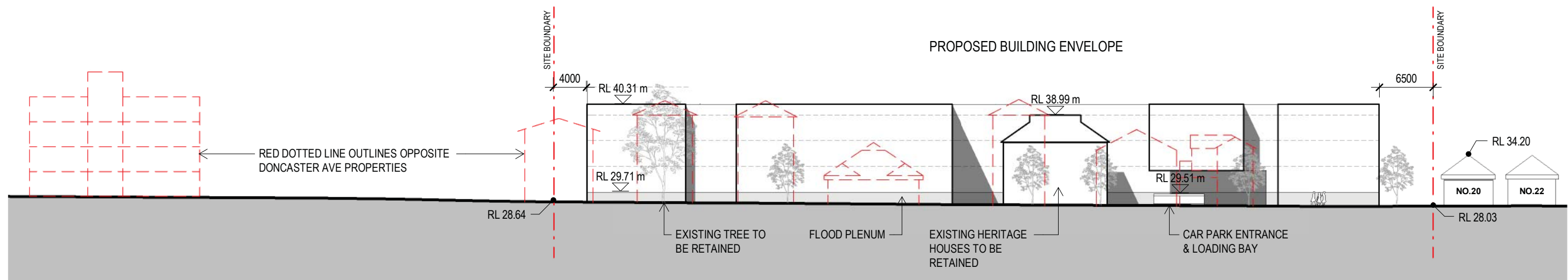


04 Level 2 Floor Plan

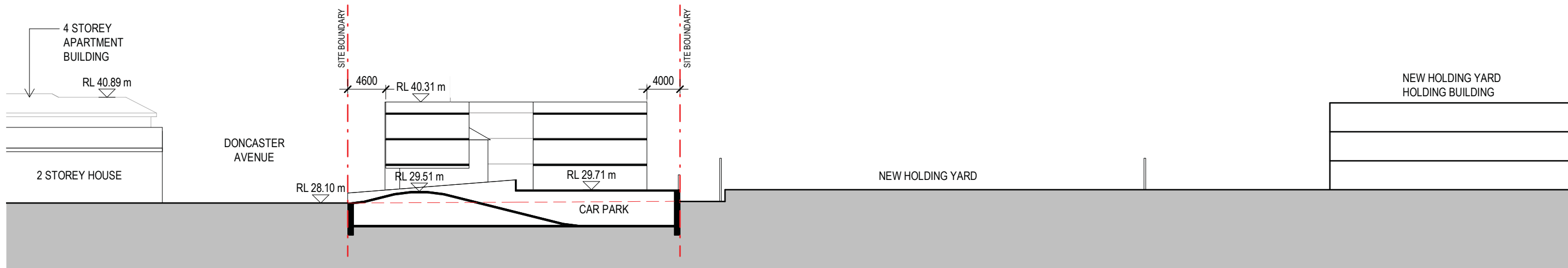


05 Sections

01 Streetscape Elevation + East West Site Section



SECTION A



SECTION B

06 Development Summary

LEVEL	Studio (m²)	Twin Studio (m²)	Clusters			Bed Total	Carpark	Motorcycle	Bicycle	Communal (m²)	GFA (m²)
			4B2B (m²)	5B3B (m²)	6B3B (m²)						
BASEMENT GROUND LEVEL 1 LEVEL 2 TOTAL							60	59	59		
	44	6	20	10	6	86				158	1840
	48	6	24	10	12	100				131	1980
	48	6	24	10	6	94				131	1890
	140	18	68	30	24	280	60	59	59	420	5710
RATIO	50%	6%	24%	11%	9%						
TOTAL RATIO	50%	6%	44%								

Site Area (m²) =	4276
FSR =	1.34
GFA/Bed (m²) =	20.4
Common Area Ratio =	1.50
Car Park Ratio =	0.2
Motorcycle Ratio =	0.2
Bicycle Ratio =	0.2

DISCLAIMER

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.

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