

Development Summary

Date: 19.12.18  
Project: 4 Doncaster Avenue Kensington  
Revision: M



LEVEL	Studio (beds)	Twin Studio (beds)	Clusters				Bed Total	Carpark	Motorcycle	Bicycle	Communal (m²)	Communal (m²)	GFA (m²)	Building GFA	Unit NSA
			3B2B (beds)	4B2B (beds)	5B3B (beds)	6B3B (beds)					Internal	External	Based on NSW Definition	Based on PCA Definition	
BASEMENT GROUND LEVEL 1 LEVEL 2 HERITAGE BUILDING  TOTAL								56	54	60				2108	
	37	8		12	5	18	80				292	498	1898	2260	1589
	45	6		16	10	18	95				41		1916	2288	1916
	45	6		16	10	18	95				41		1916	2125	1773
			6				6						249		
	127	20	6	44	25	54	276	56	54	60	374	498	5978	8781	5277
RATIO		46%	7%	2%	16%	9%	20%								
TOTAL RATIO		46%	7%	47%											

TOTAL SOU	127	10	6	44	25	54	266
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Site Area (m²) =	4276	(NSW GFA)
FSR =	1.40	
Site Coverage	57%	
GFA/Bed (m²) =	21.7	
Common Area Ratio =	1.81	
Car Park Ratio =	0.2	
Motorcycle Ratio =	0.2	
Bicycle Ratio =	0.2	

DISCLAMER

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.