

Development Summary

Date: 04.10.19
 Project: 4 Doncaster Avenue Kensington
 Revision: W



LEVEL	Studio (beds)	Twin Studio (beds)	Clusters				Bed Total	Carpark	Motorcycle	Bicycle	Communal (m²) Internal	Communal (m²) External	GFA (m²) Based on NSW Definition
					6B2B (beds)	7B3B (beds)							
BASEMENT								56	55	150			
GROUND	56	8				7	71			28	294	434	1868
LEVEL 1	60	14				14	88				21		1864
LEVEL 2	60	14				14	88				21		1864
HERITAGE BUILDING					12		12						264
TOTAL	176	36	0	0	12	35	259	56	55	178	336	434	5860
RATIO	68%	14%	0%	0%	5%	14%	refer to plans						
TOTAL RATIO	68%	14%	18%										

TOTAL SOU	176	18	0	0	2	5	201
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Site Area (m²) =	4276
FSR =	1.37
Site Coverage	57%
GFA/Bed (m²) = (NSW GFA)	22.6
Common Area Ratio =	1.68
Car Park Ratio =	0.2
Motorcycle Ratio =	0.3
Bicycle Ratio =	0.7

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.