

ELENBERG FRASER

21035 313-317 KINGSWAY, SOUTH MELBOURNE

DATE 13/07/2022

STAGE VCAT

REV C

Notes and Disclaimer:

1. This scheme has been produced without planning advice or preliminary meetings with the responsible authorities and as such may not comply with building or other statutory regulations. It represents a possible development that may be achieved with full consultation and liaison with state government and other relevant authorities, however no warranty is given that the yield or layouts will be acceptable to the authorities or other interested parties. Hence Elenberg Fraser presents this information as a possible solution only, subject to council approval.
2. This scheme and schedule have been prepared for preliminary feasibility purposes only. The information herein is based on the limited information available at the time of preparation and is believed to be correct at the time of preparation however is not guaranteed.
3. The layouts contained herein were prepared without structural or services advice hence no allowance has been made at this stage.
4. Changes to the layouts and associated figures will be made during the development of the project hence recipients must rely on their own enquiries to satisfy themselves in all aspects.
5. Apartment areas have been measured to the centreline of party and/or bounding walls. Areas do not allow for services, risers, or structure.

DEVELOPMENT SUMMARY

No.	LEVELS	GFA COMMERCIAL /FLOOR	GFA COMMUNAL /FLOOR	GFA SERVICES/BOH /FLOOR	TOTAL GFA/ FLOOR	NLA COMMERCIAL /FLOOR	TOTAL NLA /FLOOR	TERRACE GFA /FLOOR	EFFICIENCY /FLOOR	GFA BASEMENT /FLOOR	CAR SPACES /FLOOR
2	B04 - B03									208	23
2	B02 - B01									317	
1	L00		127	148	275						
	L00M			145	145						
4	L01-L04	300			300	253	253		84%		
1	L05	285			285	236	236		83%		
5	L06-L10	300			300	253	253		84%		
1	L11	300			300	253	253		84%		
1	L12	192			192	154	154		80%		
5	L13-L17	205			205	164	164		80%		
1	L18			46	46			159			
19											
TOTALS		4502	127	339	4968	3741	3740	159	75%	1258	23

SITE AREA 335m²

NOTES:

1. AREAS ARE APPROXIMATE ONLY
2. TITLE DRAWN APPROXIMATE ONLY
3. 6 LEVELS OF STACKER WITH 5 CARS PER FLOOR (ALL SUV WITH 2 CARS LOST FOR SHUFFLE)
4. NLA COMMERCIAL INCLUSIVE OF TENANT AMENITIES AND CONDENSER ROOM