

**Bates Smart Pty Ltd**  
ABN 70 004 999 400

**Melbourne** 1 Nicholson Street  
Melbourne Victoria 3000 Australia  
T+613 8664 6200 F+613 8664 6300  
melb@batesmart.com.au

**Sydney** 243 Liverpool Street  
East Sydney NSW 2010 Australia  
T+612 8354 5100 F+612 8354 5199  
syd@batesmart.com.au

www.batesmart.com.au



Architecture  
Interior Design  
Urban Design  
Strategy

50 QUEENS ROAD, MELBOURNE  
M12568  
APARTMENTS REMIX - TOWN PLANNING SET (25.06.2024)

Note: These are estimated figures and indicative ONLY

AREA SCHEDULE - 25.06.2024

		ENCLOSED AREA (sqm) approx.	NSA (sqm) approx.	Efficiency	APARTMENT BALCONY (sqm) approx.	STUDIO	1B_1BA	1B_1BA_S	2B_1BA	2B_2BA	3B_2BA	Total
												Apartments
Ground	Residential, Lobby, Services, Communal	2,735	1,458	53.30%	431	0	1	9	0	10	0	20
L1	Residential, Communal	2,663	2,138	80.27%	285	4	16	4	0	10	0	34
L2	Residential	2,687	2,287	85.11%	316	6	17	4	0	10	0	37
L3	Residential	2,687	2,287	85.11%	316	6	17	4	0	10	0	37
L4	Residential	2,687	2,287	85.11%	316	6	17	4	0	10	0	37
L5	Residential	2,687	2,287	85.11%	316	6	17	4	0	10	0	37
L6	Residential	2,687	2,287	85.11%	316	6	17	4	0	10	0	37
L7	Residential	2,687	2,287	85.11%	316	6	17	4	0	10	0	37
L8	Residential	2,687	2,287	85.11%	316	6	17	4	0	10	0	37
L9	Residential	2,336	1,969	84.29%	273	6	11	2	0	6	4	29
L10	Residential	2,336	1,969	84.29%	273	6	11	2	0	6	4	29
L11	Residential	2,336	1,969	84.29%	273	6	11	2	0	6	4	29
L12	Residential	1,976	1,638	82.90%	271	0	4	1	0	10	4	19
L13	Residential, Communal	1,760	1,251	71.09%	237	0	1	1	0	11	2	15
L14	Removed											
<b>TOTAL</b>		<b>34,951</b>	<b>28,401</b>	<b>81%</b>	<b>4,255</b>	<b>64</b>	<b>174</b>	<b>49</b>	<b>0</b>	<b>129</b>	<b>18</b>	<b>434</b>

15%	40%	11%	0%	30%	4%	100%
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General Notes:

Note: All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor

**GFA:** Gross Floor Area is the total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes all roofed areas as per Town Planning Permit definition

**FAR:** Floor Area Ratio is the gross floor area above ground of all buildings on a site, including all enclosed areas, services, lifts, car stackers and covered balconies, divided by the area of the site. Voids associated with lifts, car stackers and similar service elements should be considered as multiple floors of the same height as adjacent floors or 3.0 metres if there is no adjacent floor.

**NSA:** Based on PCA Method of Measurement for Residential Property 2006 definitions

**FECA:** Fully Enclosed Covered Area, gross area excluding all unenclosed spaces such as balcony and rooftop

**Apartment Balcony:** measured to inside of balcony balustrade (for BADs compliance)

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SITE AREA (sqm)	7,013
TOTAL ABOVE GROUND NEW BUILD GFA (EXC. BASEMENT) sqm	38,713
TOTAL APARTMENTS	434
TOTAL COMMUNAL SPACE (sqm)	3210
TOTAL CARSPACES	503
TOTAL BIKES	258

NEW BUILD GFA		Maintenance Visitor	Total Carspaces
	(sqm) approx.	Residential Carspaces	Carspaces
B03	Basement	5083	158
B02	Basement	5978	206
B01M	Basement (excludes pool footprint)	547	0
B01	Basement	6023	139
TOTAL		17631	503

	Bicycle Spaces (Vertical)	Bicycle Spaces (Horizontal)	Total Bicycle Spaces	
Resident Bikes	0	0	0	B03
Resident Bikes	0	0	0	B02
Resident Bikes	0	0	0	B01M
Resident Bikes	198	16	214	B01
Visitor Bikes	0	44	44	Ground
	198	60	258	

COMMUNAL AREA		Communal Space Internal (sqm) approx.	Communal Open Space (sqm) approx.	Total (sqm) approx.
Ground		730	2,068	2,798
Level 1		121	0	121
Level 13		164	127	291
TOTAL		1,015	2,195	3,210

Horizontal Bicycle Space Percentage (Total)	23%
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		Enclosed Covered Area (sqm) approx. (A)	Roofed Terrace / Balcony (sqm) approx. (B)	Unroofed Terrace / Balcony (sqm) approx. (-)	GFA (sqm) approx. (A)+(B)	STUDIO	1B_1BA	1B_1BA_S	2B_1BA	2B_2BA	3B_2BA	Total Apartments
Ground	Residential, Lobby, Services, Communal	2,735	164	267	2,899	0	1	9	0	10	0	20
L1	Residential, Communal	2,663	285	0	2,948	4	16	4	0	10	0	34
L2	Residential	2,687	316	0	3,003	6	17	4	0	10	0	37
L3	Residential	2,687	316	0	3,003	6	17	4	0	10	0	37
L4	Residential	2,687	316	0	3,003	6	17	4	0	10	0	37
L5	Residential	2,687	316	0	3,003	6	17	4	0	10	0	37
L6	Residential	2,687	316	0	3,003	6	17	4	0	10	0	37
L7	Residential	2,687	316	0	3,003	6	17	4	0	10	0	37
L8	Residential	2,687	302	14	2,989	6	17	4	0	10	0	37
L9	Residential	2,336	273	0	2,609	6	11	2	0	6	4	29
L10	Residential	2,336	273	0	2,609	6	11	2	0	6	4	29
L11	Residential	2,336	251	22	2,587	6	11	2	0	6	4	29
L12	Residential	1,976	139	132	2,115	0	4	1	0	10	4	19
L13	Residential, Communal	1,760	179	185	1,939	0	1	1	0	11	2	15
L14	Removed											
TOTAL		34,951	3,762	620	38,713	64	174	49	0	129	18	434

15%	40%	11%	0%	30%	4%	100%
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ROOF		Roofed Terraces / Balcony (sqm) approx.	Unroofed Terraces / Balcony (sqm) approx.
External Terrace	L13	26	101
Plant	Roof Plant (within screen)	962	

	GFA (sqm) approx.	COMMUNAL SPACE (sqm) approx.	Total Carspaces	Total Apartments
TOTAL (ABOVE GROUND)	38,713	3210	0	434
TOTAL (INCLUDING BASEMENT)	56,344		503	

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	Studio	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Total Apts.	Total Beds	NSA (sqm)	Enclosed Covered area (sqm)	Terraces (sqm)
<b>RESIDENTIAL LEVELS</b>										
Ground	0	10	0	10	0	20	30	1,458	2,735	431
L1	4	20	0	10	0	34	44	2,138	2,663	285
L2	6	21	0	10	0	37	47	2,287	2,687	316
L3	6	21	0	10	0	37	47	2,287	2,687	316
L4	6	21	0	10	0	37	47	2,287	2,687	316
L5	6	21	0	10	0	37	47	2,287	2,687	316
L6	6	21	0	10	0	37	47	2,287	2,687	316
L7	6	21	0	10	0	37	47	2,287	2,687	316
L8	6	21	0	10	0	37	47	2,287	2,687	316
L9	6	13	0	6	4	29	43	1,969	2,336	273
L10	6	13	0	6	4	29	43	1,969	2,336	273
L11	6	13	0	6	4	29	43	1,969	2,336	273
L12	0	5	0	10	4	19	37	1,638	1,976	271
L13	0	2	0	11	2	15	30	1,251	1,760	237
	64	223	0	129	18	434	599	28,401	34,951	4,255

Roof / Plant (slab)									1,964	
Common Area Terrace (L13)										127

SUMMARY	Studio	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Total	Total	Total NSA	Enclosed Covered area (sqm)	Total Terraces
Achieved	64	223	0	129	18	434	599	28,401	34,951	4,255
Mix Achieved	15%	51%	0%	30%	4%	100%				

Parking Levels

	Total Cars Provided	Total Bike Parks Provided	Total Storage Cages Provided
Ground			
B01	139	44	161
B01 Mezzanine (Plant)		214	
B02	206	0	102
B03	158	0	164
	503	258	427

Basement GFA
6,023
547
5,978
5,083
17,631

Total Encl. Covered Area **52,582**

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