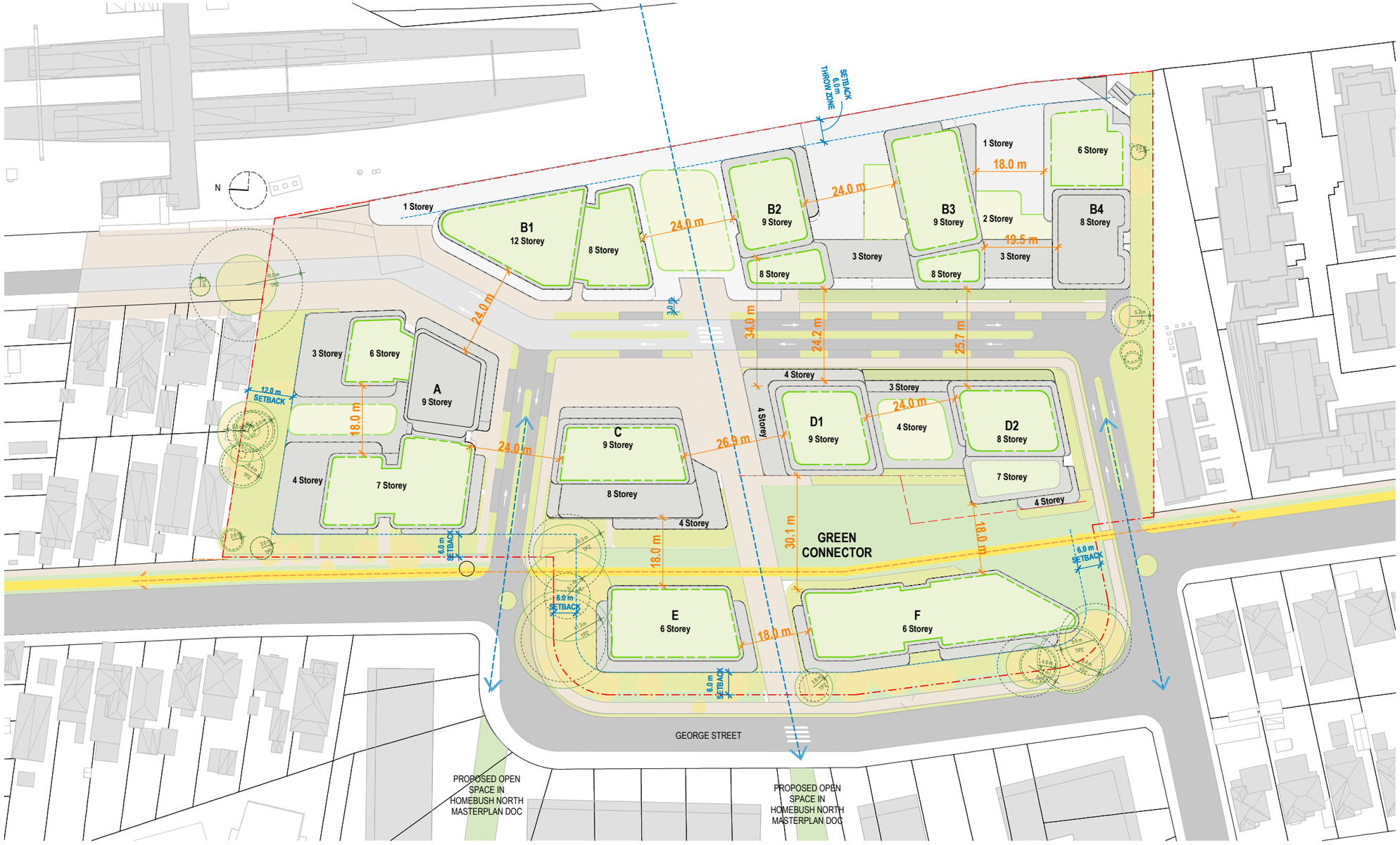
GROUPGSA

1 KING ST, CONCORD WEST

Architectural Plans

Prepared for Billbergia Pty Ltd | GroupGSA | March 2024

OVERALL MASTERPLAN



1 King St, Concord West
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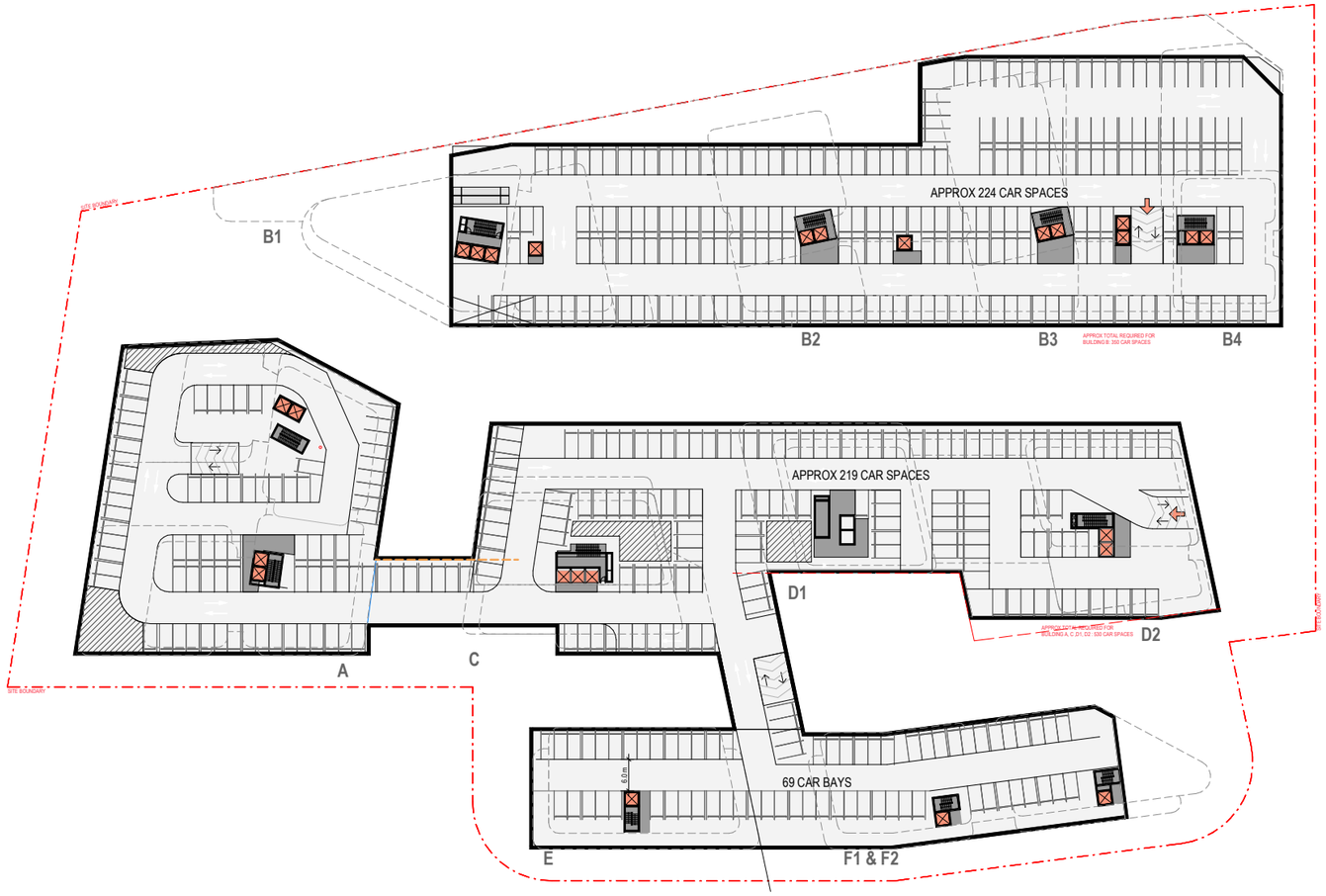
BASEMENT 1



PARKING RATES					
1B	2B	3B	VISITORS	COMMERCIAL	CHILDCARE
0.6	0.9	1.4	1 EACH 7	CAFE: 1 PER 6 m^2 SERV. AREA COMM.: 1 PER 40 m^2	1 PER 4 CHILDREN

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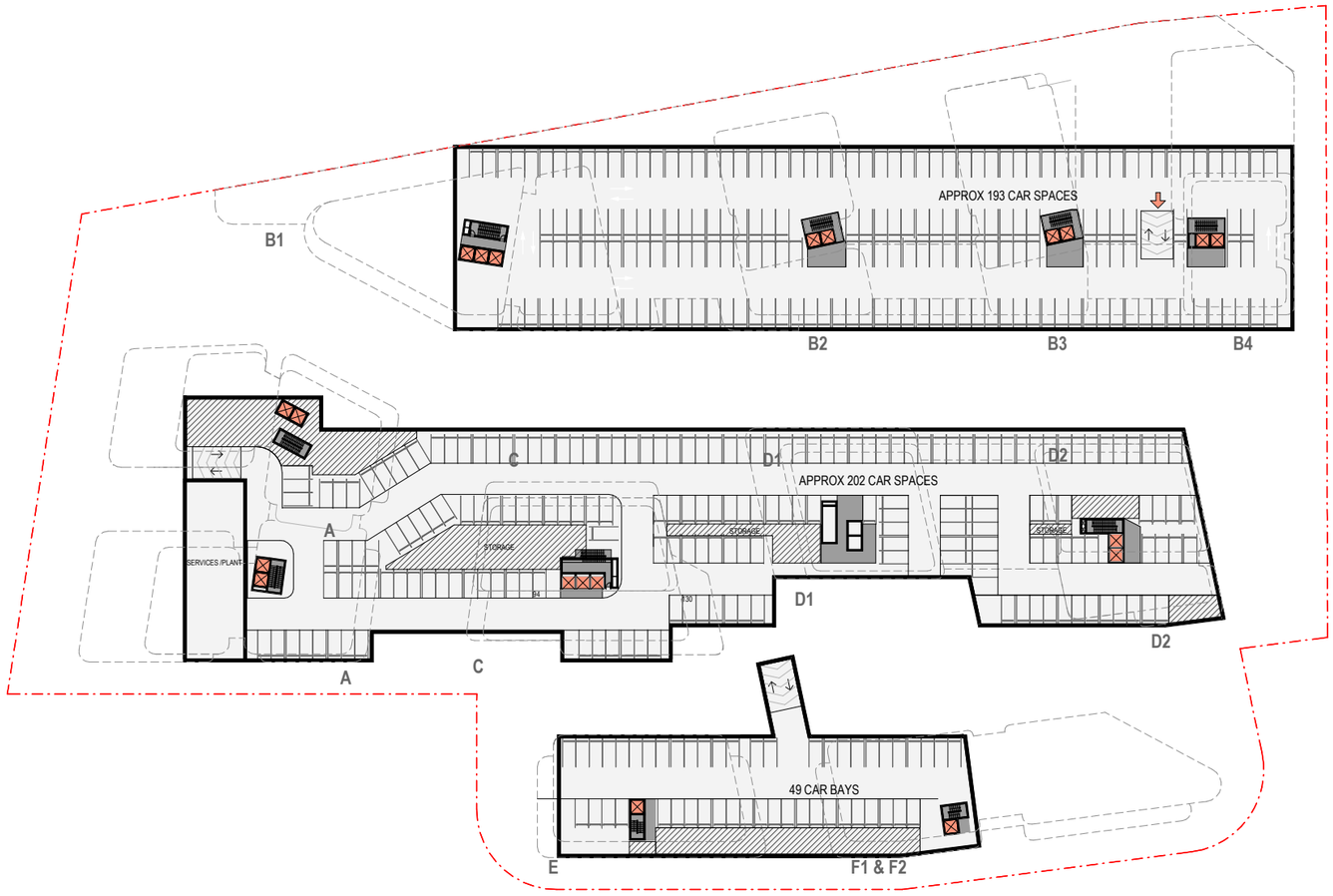
BASEMENT 2



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GROUND FLOOR

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LEVEL 1

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TYPICAL LOW RISE LEVEL

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TYPICAL MID RISE LEVEL

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TYPICAL HIGH RISE LEVEL

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SCHEDULE (2.23 FSR)

Site Area (**Inc. road**):	**31340**	m²
Road Reserve:	5500	m²
Site Area (**Exc. road**):	**25840**	m²

Block	Build Name	GFA (m²) Residential	GFA (m²) Non-residential	SUM	PROPOSED FSR CURRENT
1	**A**	11504	574	12078	**2.75**
2	**B1** **B2** **B3** **B4**	24845	3003	27848	**3.08**
3	**C** **D1** **D2**	19000	652	19652	**2.46**
4	**E** **F1&F2**	10292		10292	
Sub Total		65641	4229	69870	
Total		**69870**			

FSR (site area **inc.** road):	**2.23**	
FSR (site area **exc**. road):	**2.70**	

GROUPGSA

www.groupgsa.com

SYDNEY

Level 7, 80 William Street
East Sydney NSW 2011

MELBOURNE

Level 4, 152 Elizabeth Street (by appointment only)

BRISBANE

Level 14, 100 Edward Street
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HO CHI MINH CITY

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Ben Thanh Ward, District 1, Ho Chi Minh City