

**246 SOUTH STREET, MARSDEN PARK
PRELIMINARY PLANNING &
YIELD STUDY**

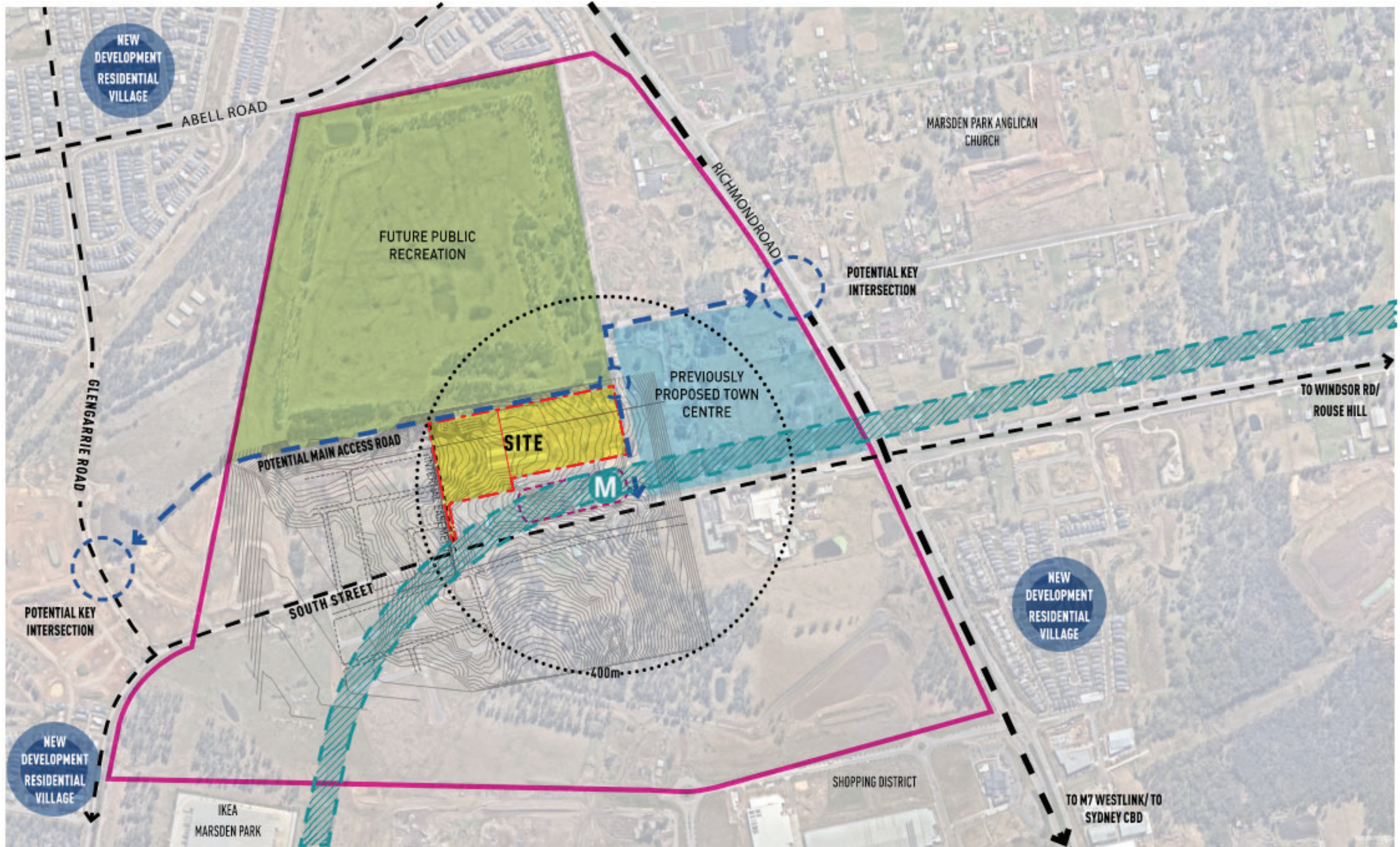
REVISION P5

SITE ZONING



1.0

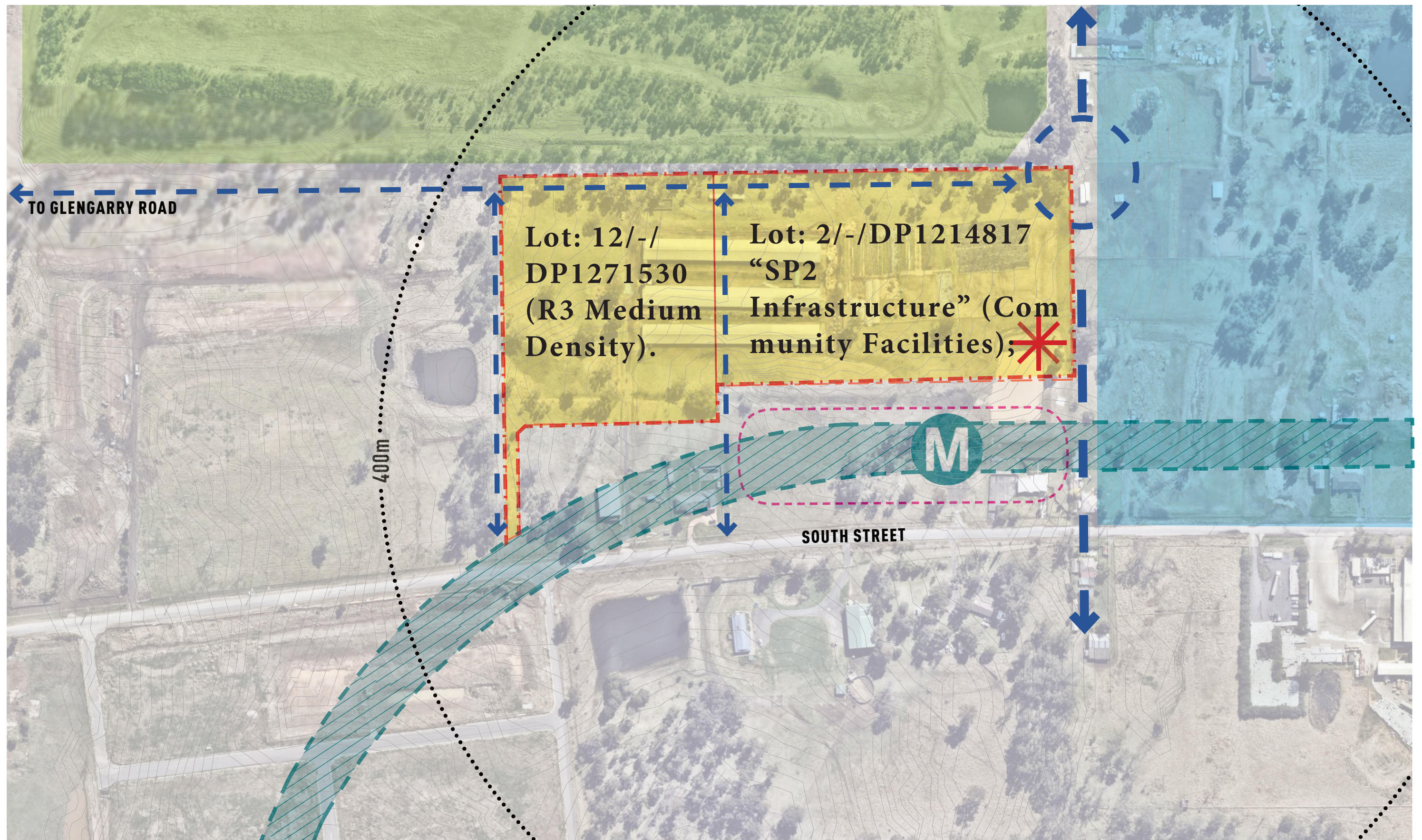
1.1 SITE ZONING



LEGEND:

—→ PRIMARY ROADS METRO CORRIDOR —→ ADJACENT ROADS INVESTIGATION AREA STRATEGIC CENTRE

1.2 SITE ZONING



LEGEND:

METRO CORRIDOR PROPOSED ROAD CONNECTION STRATEGIC CENTRE THE ADDRESS

2.0

PROPOSED SCHEME - HDA 1 & HDA 2 DEVELOPMENT SUMMARY

2.1

DEVELOPMENT SCHEDULE - KANEBRIDGE MIX

SITE DEVELOPMENT SUMMARY	
HDA1 & HDA2- NEW B'DRY - 16 STOREY MAX	
PERMISSIBLE FSR	NA
HEIGHT LIMIT (LEP)	21m
MAX. NO. OF STOREYS	16 STOREYS
SITE AREA (TOTAL)	49,912m ²
HDA1 SITE AREA	19,430m ²
HDA2 SITE AREA	30,482m ²
SITE COVERAGE: HDA1	48%
SITE COVERAGE: HDA2 (including)	61%
DEEP SOIL ZONE: HDA1	14%
DEEP SOIL ZONE: HDA2	12%

LOT 12 TOTAL YIELD (HDA1)					APARTMENT MIX (HDA1)		
BUILDING NAME	TOTAL UNITS	1 BED	2 BED	3 BED	1 BED	2 BED	3 BED
BUILDING A (7 storeys)	60	11	13	36	18%	22%	60%
BUILDING B (7 storeys)	63	11	16	36	17%	25%	57%
BUILDING C (6 storeys)	70	16	26	28	23%	37%	40%
BUILDING D (7/ 12 storeys)	104	25	36	43	24%	35%	41%
BUILDING E (12 storeys)	94	9	23	62	10%	24%	66%
BUILDING F (4/ 12 storeys)	102	3	14	85	3%	14%	83%
TOTAL		75	128	290			
TOTAL APARTMENTS	493				15%	26%	59%

LOT 2 TOTAL YIELD (HDA2)					APARTMENT MIX (HDA2)		
BUILDING NAME	TOTAL UNITS	1 BED	2 BED	3 BED	1 BED	2 BED	3 BED
BUILDING G (9 storeys)	75	29	5	41	39%	7%	55%
BUILDING H (12 storeys)	82	27	8	47	33%	10%	57%
BUILDING J (6/8/12 storeys)	116	40	15	61	34%	13%	53%
BUILDING K (12 storeys)	82	27	10	45	33%	12%	55%
BUILDING L (9/14 storeys)	87	18	19	50	21%	22%	57%
BUILDING M (7/ 9/ 14 storeys)	159	65	20	74	41%	13%	47%
BUILDING N (12/16 storeys)	93	37	11	45	40%	12%	48%
BUILDING P (13/16 storeys)	135	28	26	81	21%	19%	60%
TOTAL		271	114	444			
TOTAL APARTMENTS	829				33%	14%	54%

TOTAL APARTMENT MIX	1322	346	242	734	24%	20%	56%
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TOTAL UNITS IN HDA1 & HDA2	1322
TARGET TOTAL UNITS	1323
DIFF TO ACHIEVE	1
RETAIL AREA	6,023m ²

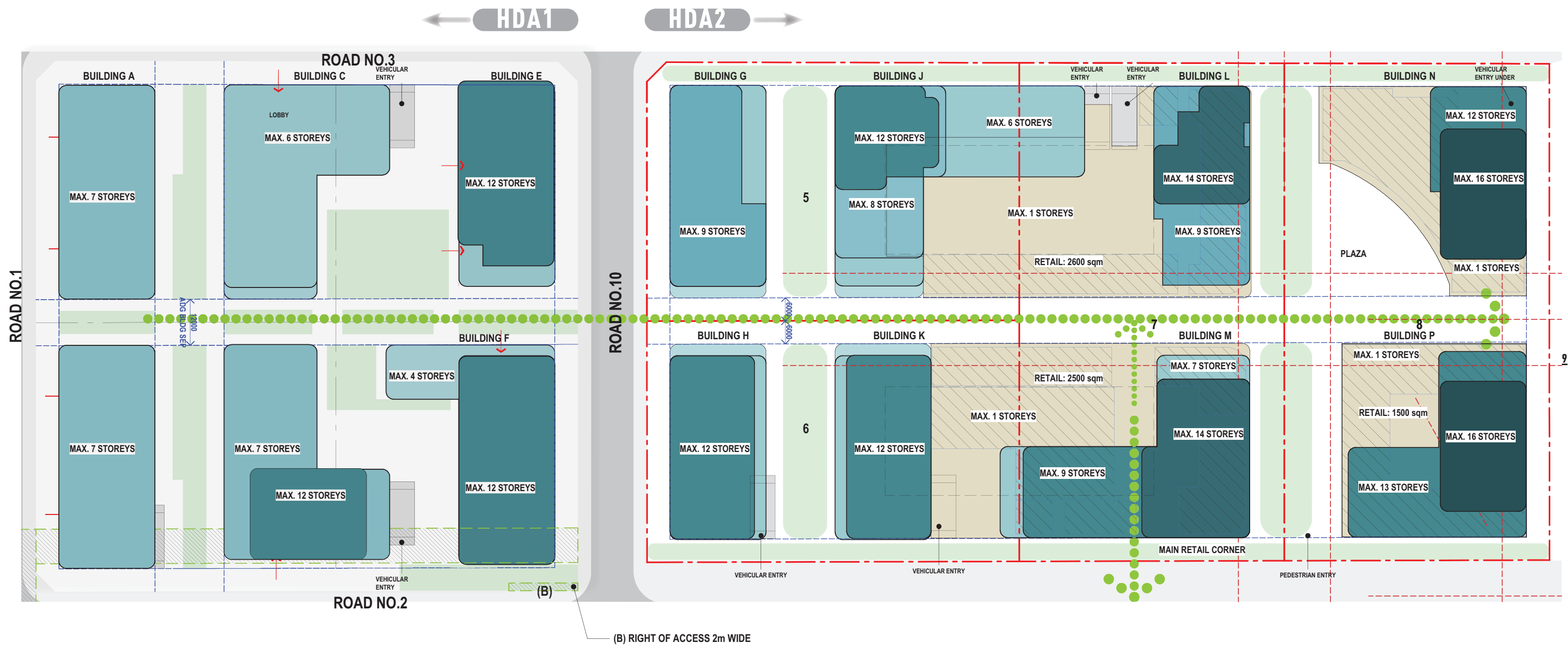


3.0

PROPOSED SCHEME - MASTERPLAN

3.1

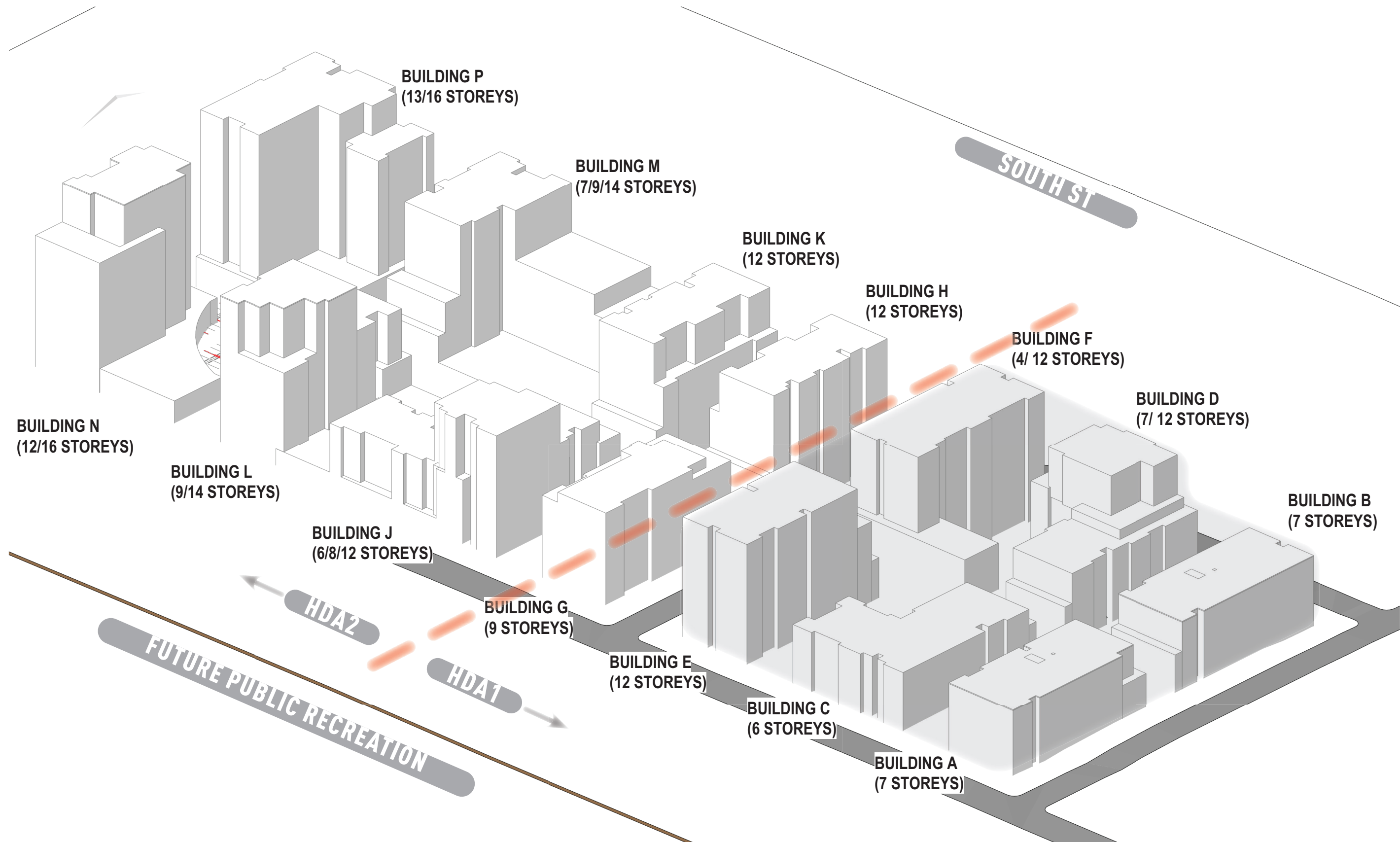
HDA1 & HDA2 - MASSING



0 10 20 30 40 50
1:1000 @ A3

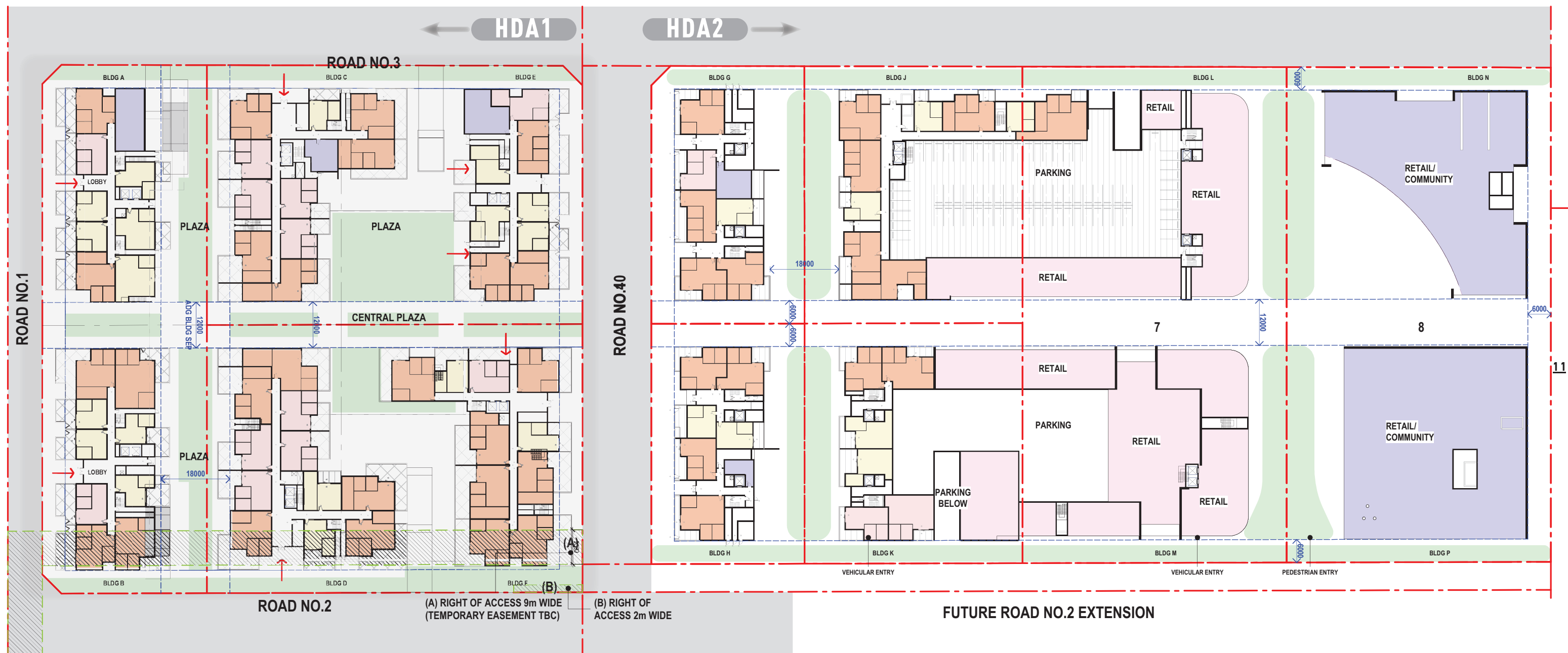
3.2

HEIGHT PLANE DIAGRAM - HDA1 & HDA2



3.3

HDA1 & HDA2 - GROUND FLOOR





4.0

HDA 1 & HDA2 - INTERNAL LOT BOUNDARIES

REFERENCE - URBAN DESIGN EXAMPLES

5.0

5.1

NEWMARKET, RANDWICK



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5.2 NEWMARKET, RANDWICK



5.3

WILLOUGHBY MASTERPLAN

2.2 MASTERPLAN FOUNDING PRINCIPLES



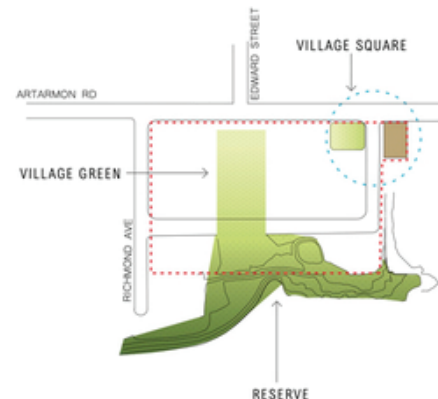
AXIAL VISTA TO ST LEONARDS

A local axis along Edward Street is extended through the site to St Leonards Station.



SIMPLE LEGIBLE ROAD STRUCTURE

A logical street structure is created by extending Scott Street to form a legible street block.



VILLAGE GREEN CONNECTED TO GREEN SPACE NETWORK

A reoriented park (Village Green) connects to the existing green network and opens the public realm to panoramic views of the city.



5.4 WILLOUGHBY MASTERPLAN



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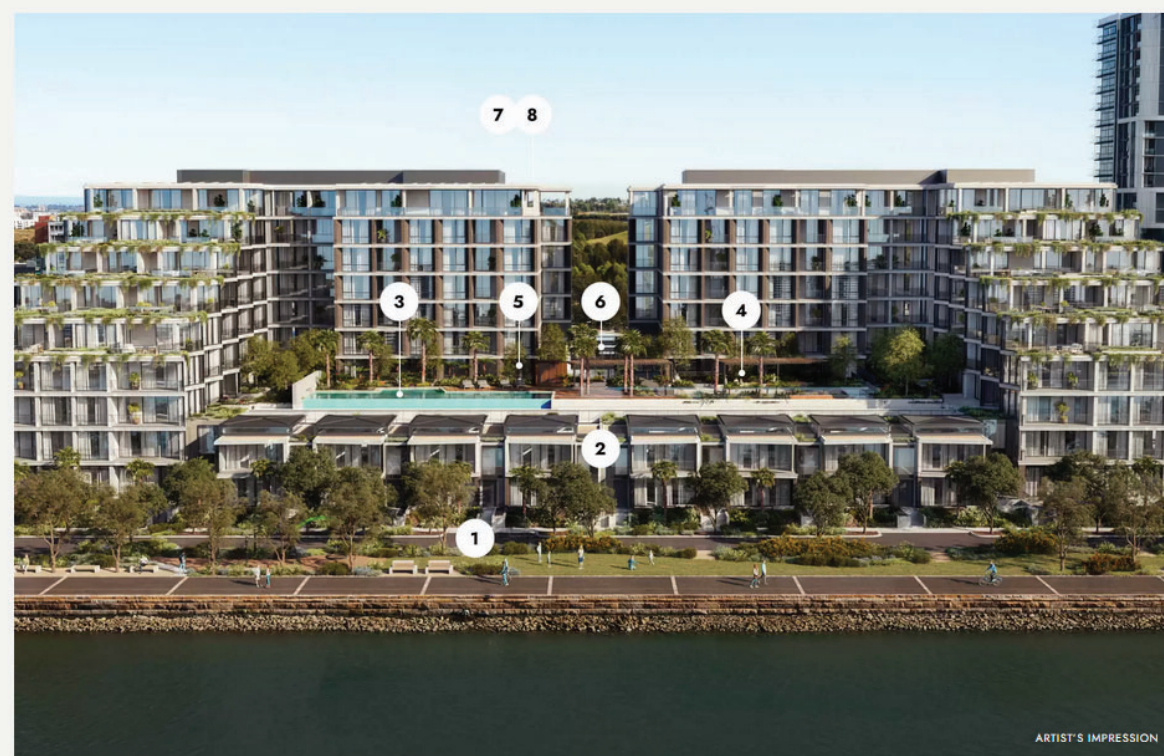
5.5

WENTWORTH POINT



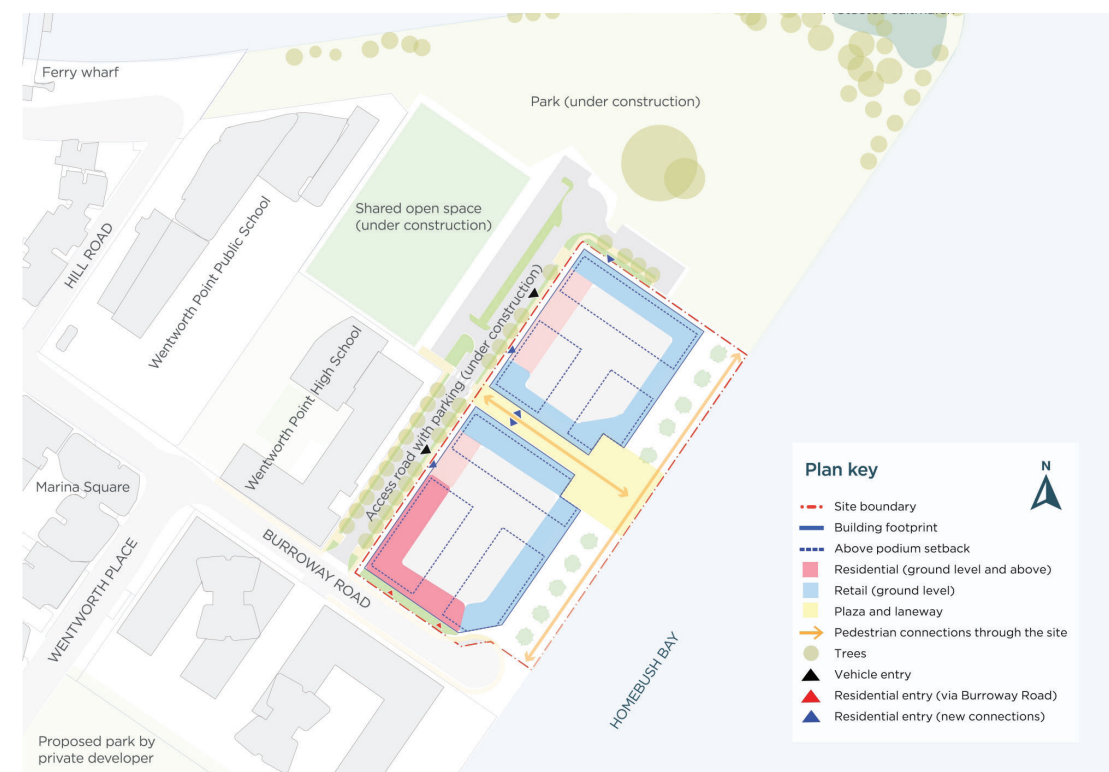
5.6

WENTWORTH QUARTER



Where people mix,
meet and bond

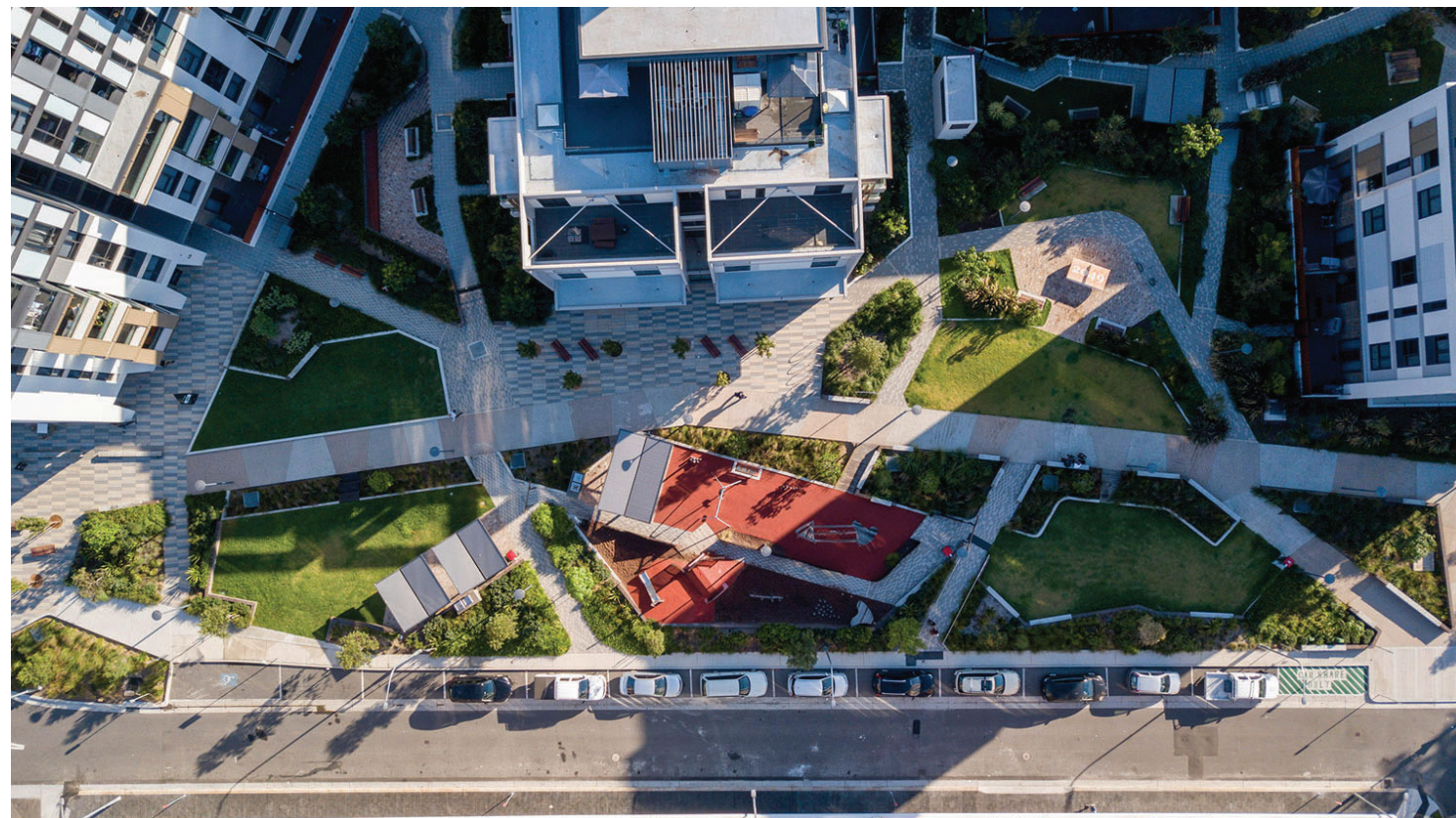
- 1 Foreshore promenade
- 2 3-bedroom townhouses
- 3 Podium pool
- 4 Shaded alfresco areas
- 5 Gym
- 6 Co-working space
- 7 Private dining room
- 8 Resident lounge and TV/media room



5.7 HUDSON STREET, LEWISHAM



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5.8 HUDSON STREET, LEWISHAM



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