246-260 Woodville Road, Merrylands

December 2018

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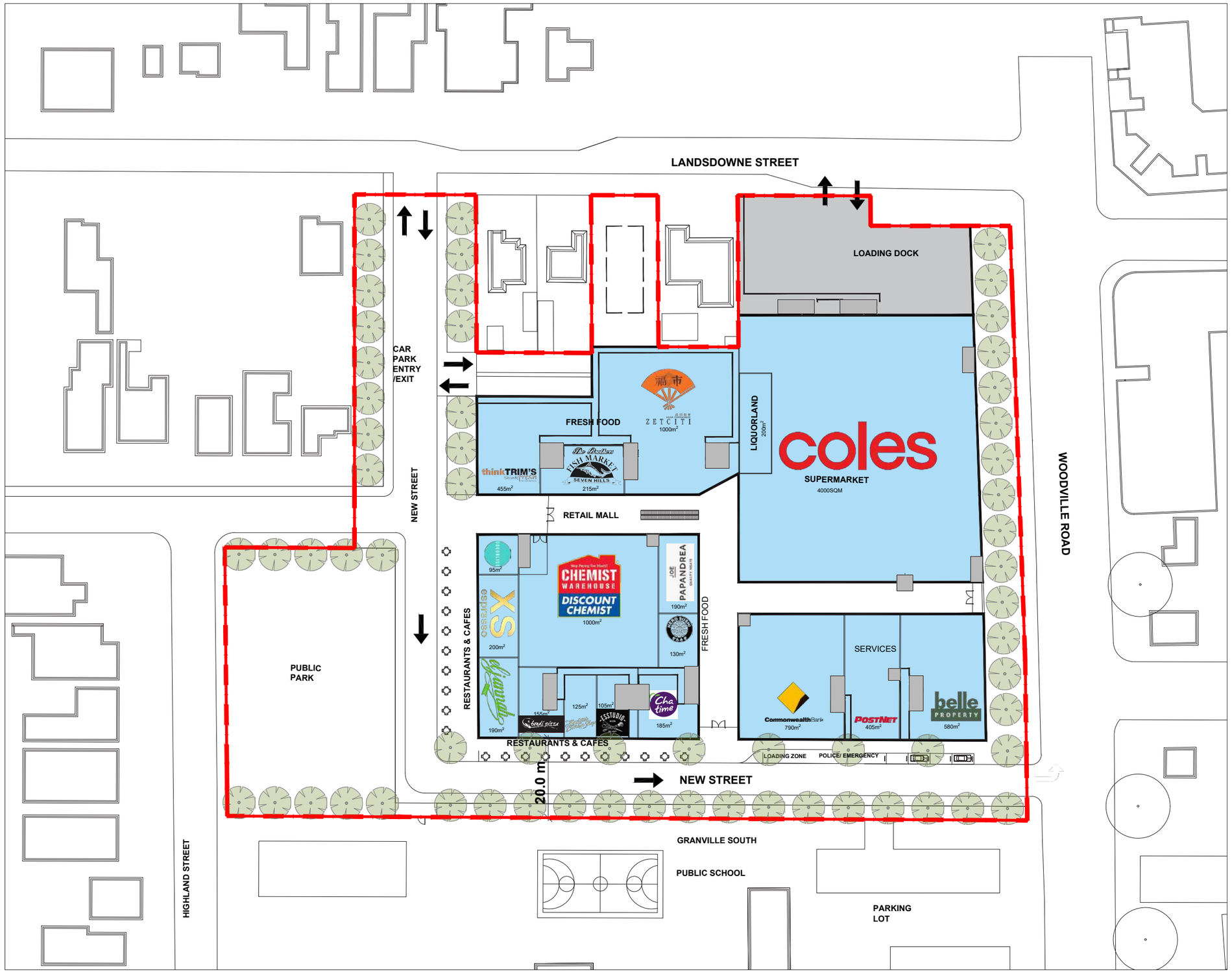
PERSPECTIVE VIEW



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GROUND FLOOR - 1/1000@A3

LANDSDOWNE STREET

NEW STREET

WOODVILLE ROAD

FOOD & BEVERAGE
3500m²

Laverty PATHOLOGY
MEDICAL CENTRE
880m²

PacificSmiles DENTAL
700m²

Virgin active
GYM
2900m²

CHILD CARE CENTRE

GREENWOOD Early Education Centres
2730m²

FIT
540m²

MEDICAL CENTRE
1600m²

smartclinics
FAMILY MEDICAL CENTRES

PUBLIC PARK

20.0 m

NEW STREET

HIGHLAND STREET

GRANVILLE SOUTH PUBLIC SCHOOL

PARKING LOT

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LEVEL 1 - 1/1000@A3

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PERSPECTIVE VIEW FROM THE PARK

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PERSPECTIVE VIEW FROM NEW
STREET TO THE WEST

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PERSPECTIVE VIEW FROM NEW
STREET TO THE SOUTH

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LEVEL 2&3 - 1/1000@A3

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LEVEL 4 - 1/1000@A3

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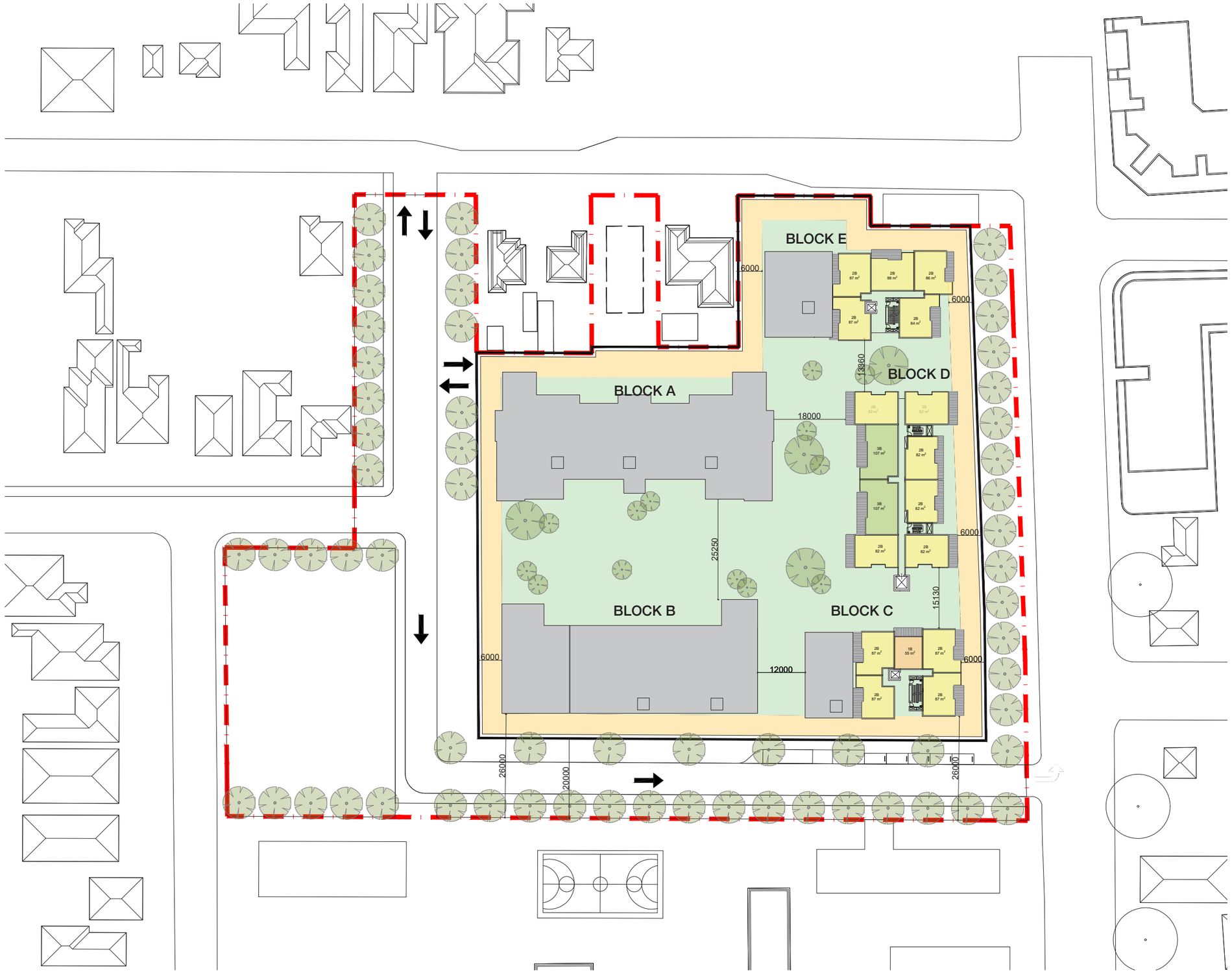
LEVELS 5&6 - 1/1000@A3



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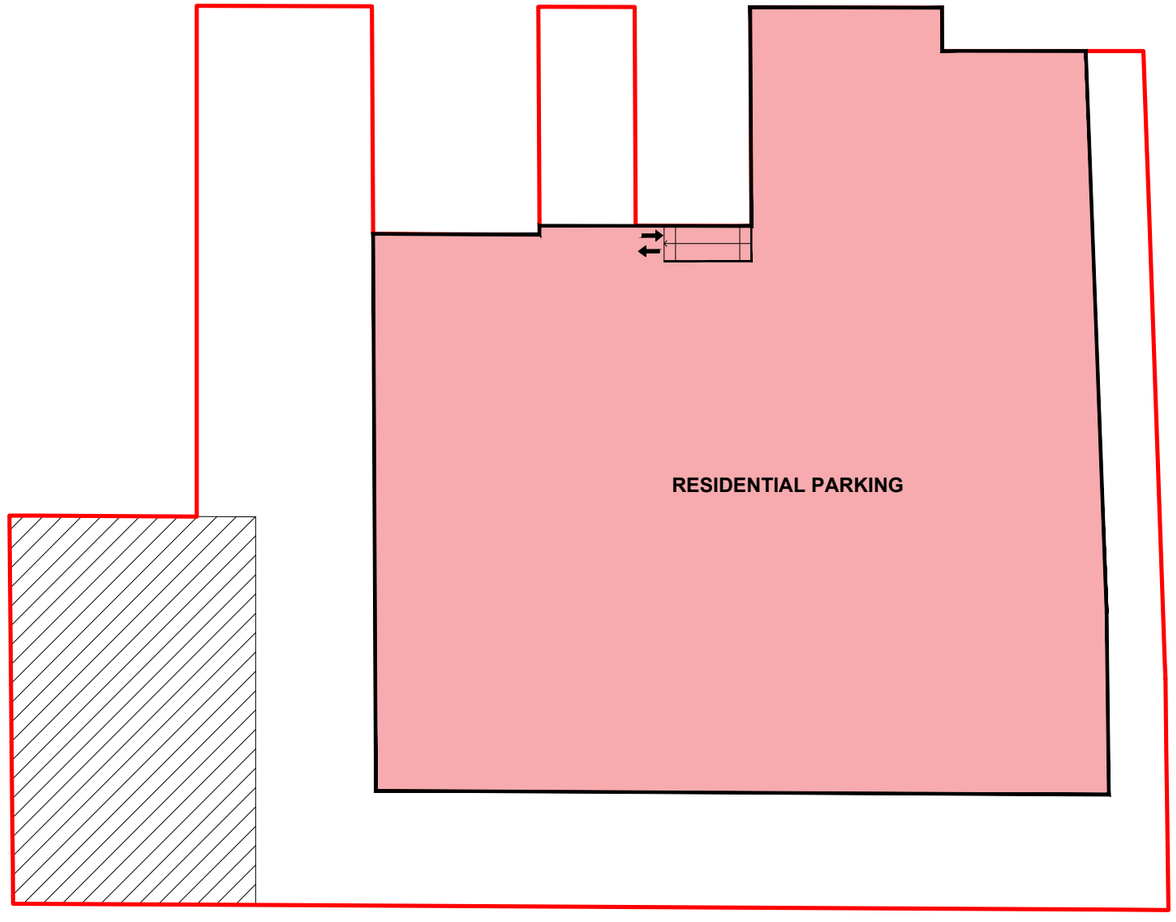
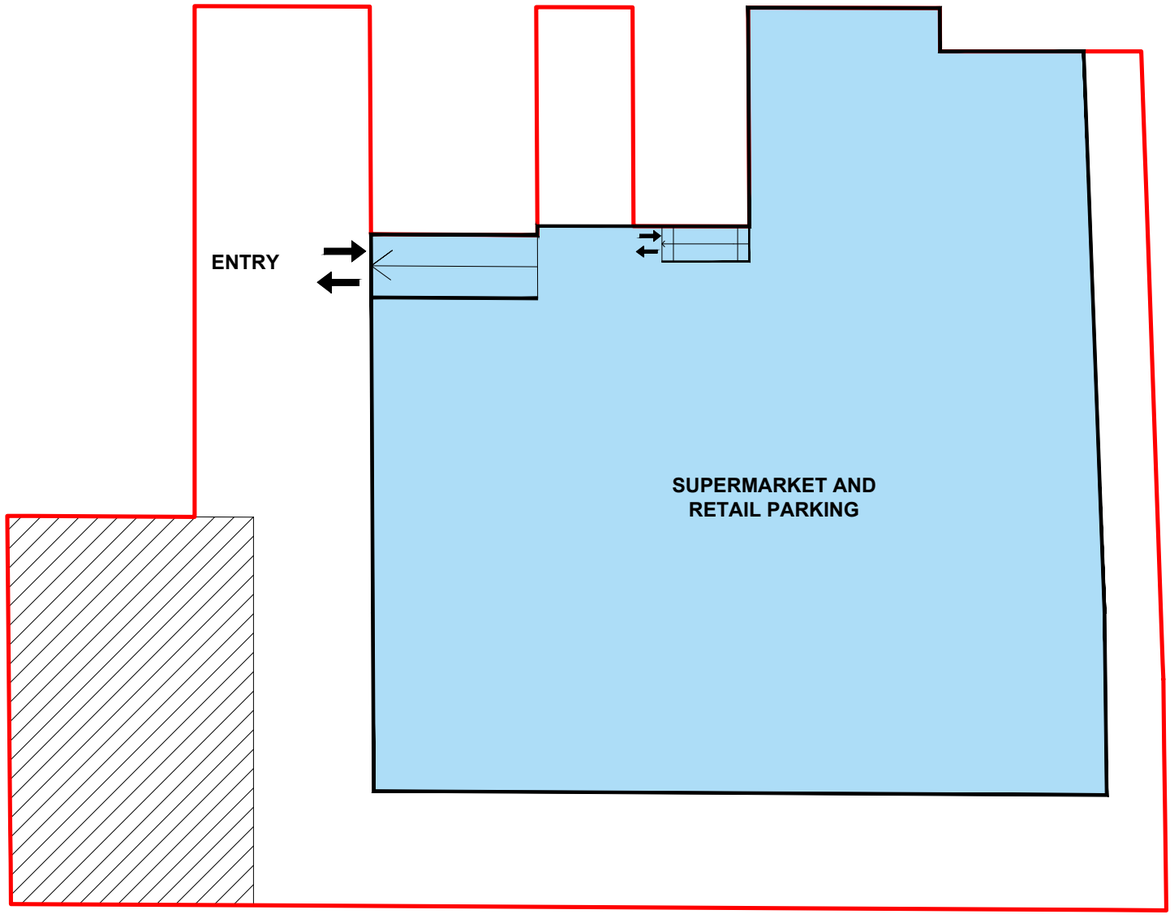
LEVEL 7&8 - 1/1000@A3



BASEMENT -2



BASEMENT -1

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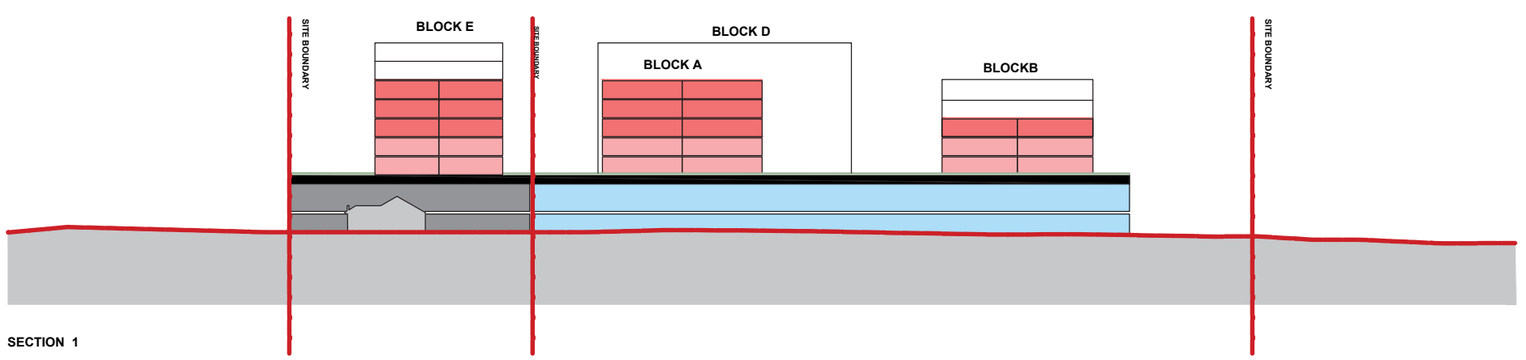
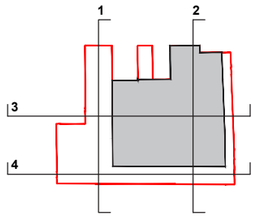
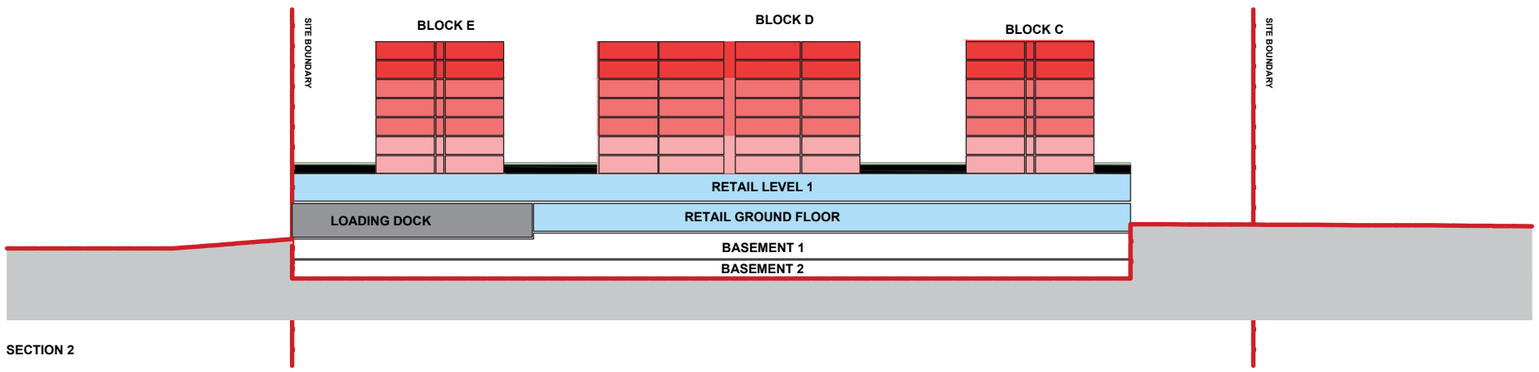
BASEMENT DIAGRAM- 1/1000@A3



SECTION 1





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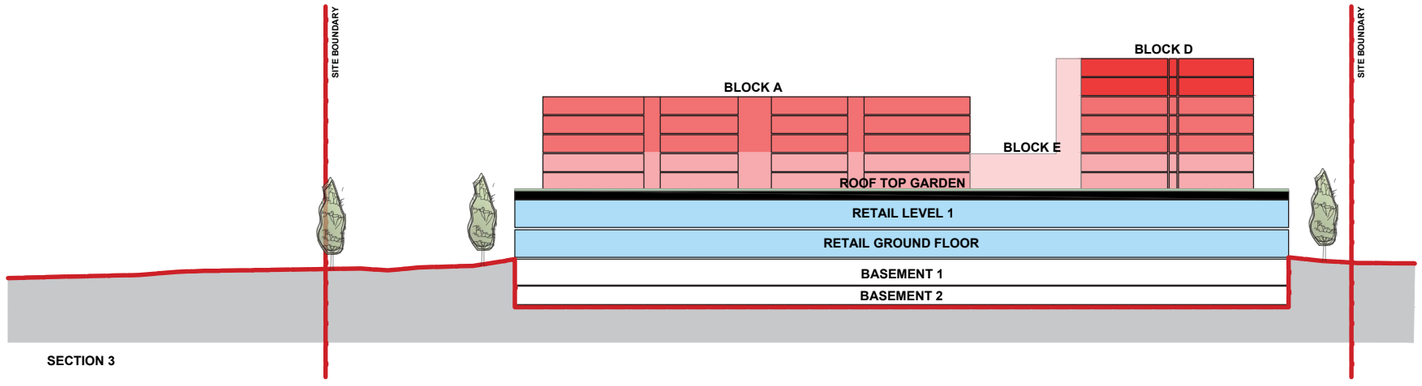

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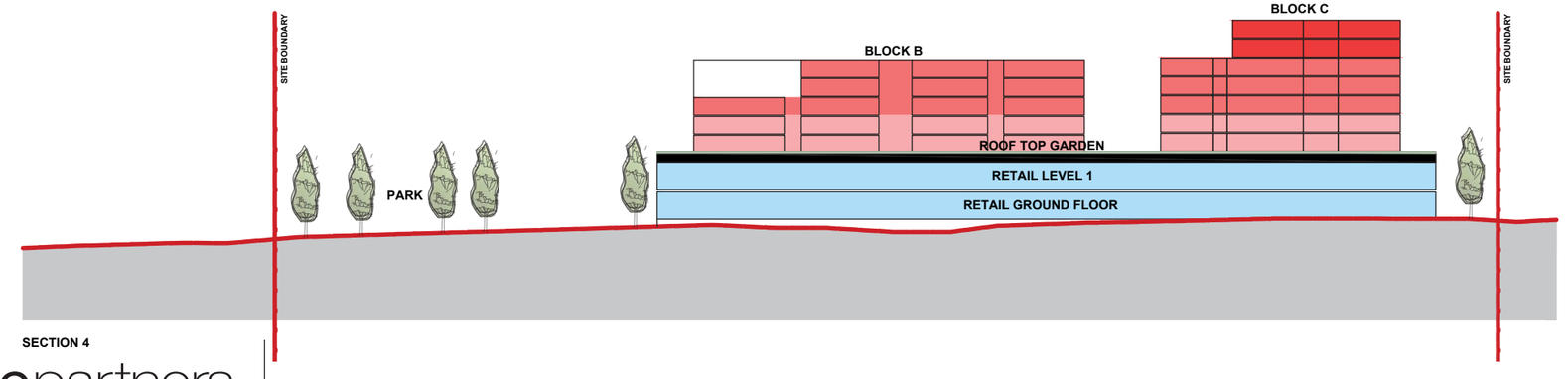

SECTION 4

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SECTIONS- 1/1000@A3

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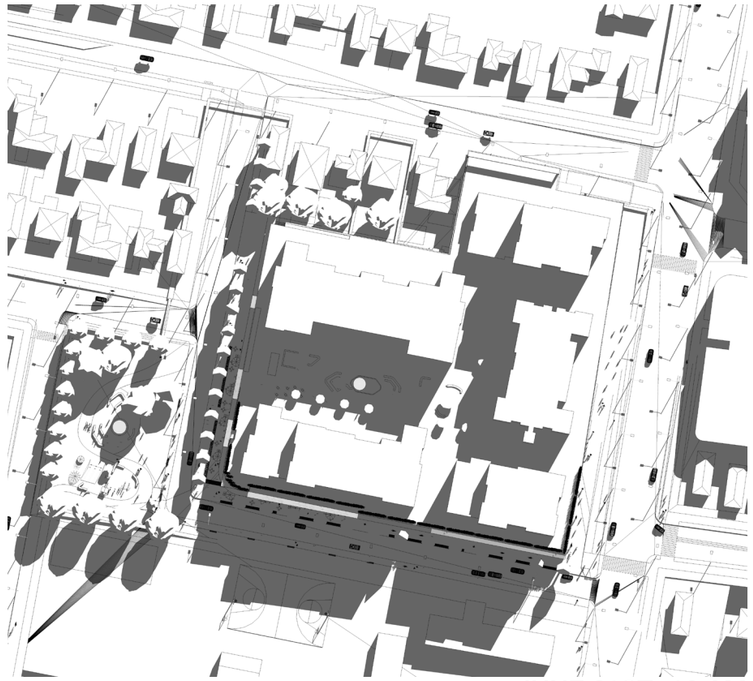
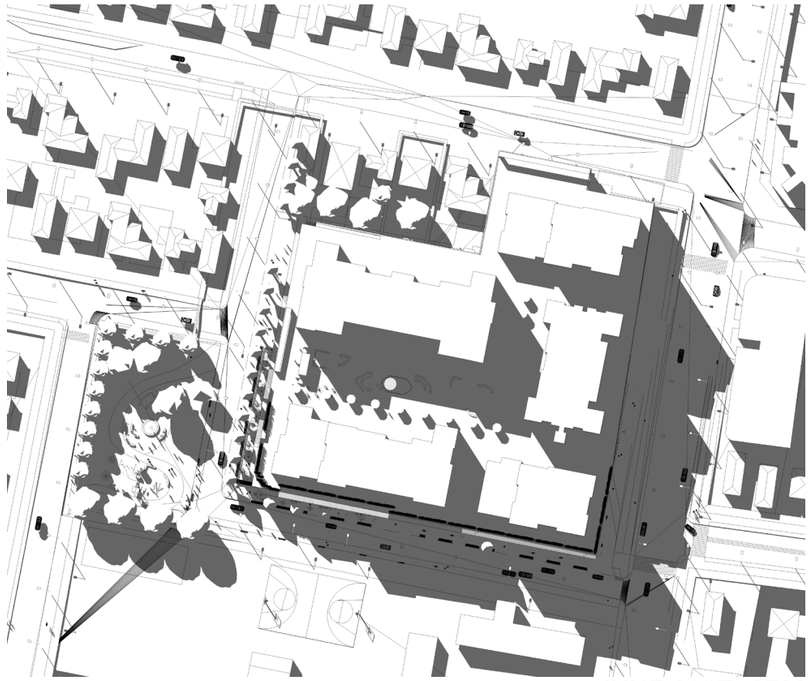
PERSPECTIVE VIEW



JUNE 21ST -10 AM

JUNE 21ST -12PM



JUNE 21ST -2PM

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SHADOW ANALYSIS

DEVELOPMENT DATA_GFA & FSR

BLOCK A		BLOCK B		BLOCK C		BLOCK D		BLOCK E	
LEVEL	GFA RESIDENTIAL (m^2)	LEVEL	GFA RESIDENTIAL (m^2)	LEVEL	GFA RESIDENTIAL (m^2)	LEVEL	GFA RESIDENTIAL (m^2)	LEVEL	GFA RESIDENTIAL (m^2)
GF	245.20	GF	115.90	GF	158.94	GF	0.00	GF	94.00
1	0.00	1	10.00	1	0.00	1	66.00	1	10.00
2	1,276.70	2	1,042.80	2	585.52	2	816.41	2	737.29
3	1,276.70	3	1,042.80	3	585.52	3	816.41	3	737.29
4	1,276.70	4	1,042.80	4	585.52	4	816.41	4	491.17
5	1,276.70	5	779.22	5	585.52	5	816.41	5	491.17
6	1,276.70	6	779.22	6	585.52	6	816.41	6	491.17
				7	452.79	7	816.41	7	491.17
				8	452.79	8	816.41	8	491.17
TOTAL	**6,628.70**	**TOTAL**	**4,812.74**	**TOTAL**	**3,992.12**	**TOTAL**	**5,780.87**	**TOTAL**	**4,034.43**

GFA COMMERCIAL, COMMUNITY AND RECREATIONAL (m^2)	
GROUND FLOOR	11,333.62
FIRST FLOOR	13863.91

	GFA RESIDENTIAL	GFA COMMERCIAL, COMMUNITY AND RECREATIONAL (m2)	TOTAL
TOTAL	25,248.86	25,197.53	**50,446.39**
SITE AREA	26,179.19	FSR	1.93

DEVELOPMENT DATA_UNIT MIX

BULDING A					BULDING B					BULDING C					BULDING D					BULDING E				
LEVEL	**1B**	**2B**	**3B**	SUB TOTAL	**LEVEL**	**1B**	**2B**	**3B**	SUB TOTAL	**LEVEL**	**1B**	**2B**	**3B**	SUB TOTAL	**LEVEL**	**1B**	**2B**	**3B**	SUB TOTAL	**LEVEL**	**1B**	**2B**	**3B**	SUB TOTAL
2	1	10	2	13	2	2	7	2	11	2	2	5	0	7	2	0	6	2	8	2	1	7	0	8
3	1	10	2	13	3	2	7	2	11	3	2	5	0	7	3	0	6	2	8	3	1	7	0	8
4	1	10	2	13	4	2	7	2	11	4	2	5	0	7	4	0	6	2	8	4	0	5	0	5
5	1	10	2	13	5	1	6	1	8	5	2	5	0	7	5	0	6	2	8	5	0	5	0	5
6	1	10	2	13	6	1	6	1	8	6	2	5	0	7	6	0	6	2	8	6	0	5	0	5
										7	1	4	0	5	7	0	6	2	8	7	0	5	0	5
										8	1	4	0	5	8	0	6	2	8	8	0	5	0	5
TOTAL	**5**	**50**	**10**	**65**	**TOTAL**	**8**	**33**	**8**	49	**TOTAL**	**12**	**33**	**0**	45	**TOTAL**	**0**	**42**	**14**	56	**TOTAL**	**2**	**39**	**0**	41
RATIO	8%	77%	15%		RATIO	16%	67%	16%		RATIO	27%	73%	0%		RATIO	0%	75%	25%		RATIO	5%	95%	0%	

TOTAL UNIT MIX				
BUILDING	**1B**	**2B**	**3B**	SUB TOTAL
A	5	50	10	65
B	8	33	8	49
C	12	33	0	45
D	0	42	14	56
E	2	39	0	41
TOTAL	**27**	**197**	**32**	**256**
RATIO	11%	77%	13%	

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