

SITE I: DURHAM STREET/ FOREST ROAD

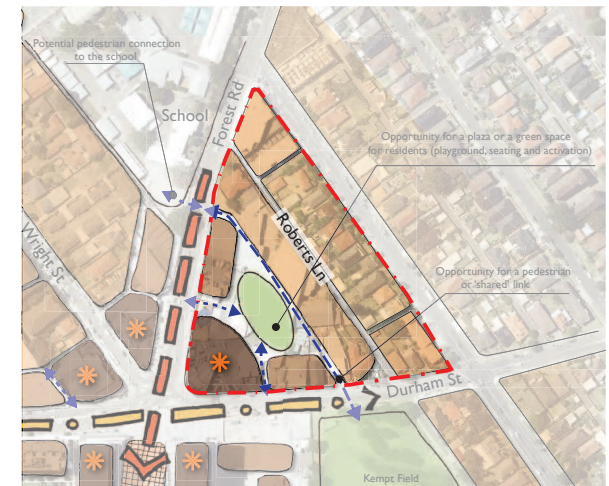
Address: 53-75 Forest Road, 108-126 Durham Street and 9 Roberts Road, Hurstville



Indicative concept plan

LEGEND

 Site	 1-3 storey	 6-8 storey
 Public Open Space	 3-5 storey	 10-14 storey



Principle diagram - refer to diagram on page 1

	GFA in sqm (with 75% efficiency)
Building A	11,523.45
Building B	5,909.70
Building C	4,552.95
Building D	3,523.57
Building E	1,761.30
Building F	1,588.3
Building G	1,839.2
Total GFA	30,698.42

Site Area (sqm)	13,634.5
FSR	2.3

- Recommended messing for the site includes maximum height of 13 storeys which equals to 41m plus plant or roof feature.
- The tallest building form should be marking the corner of Durham Street and Forest Road.
- The street to be addressed with a 3 storeys podium to relate to the existing podiums and lower scale surrounding the site.
- The scale to the streets can be approximately 7 storeys with transition to lower scale through 5 storeys on the eastern ends.
- The eastern edge of the site is to be reopened to the existing low scale built form along Roberts Lane, therefore 3 storeys is proposed.
- Site has opportunity for through site links and a plaza that can be publicly accessible or partially closed to a private courtyard for residents and hotel visitors. It is to increase permeability of the site and link north (including school) with the open space and the station.
- The distribution of heights like presented like that can deliver an FSR of 2.3-2.5:1 depending on the efficiency and uses within the development.
- It is recommended to provide retail and active uses on the ground level.