PARK SYDNEY

ERSKINEVILLE

➢ **开发商简介**

➢ 项目整体概况

➢ 一期产品介绍

Developer for Park Sydney

A global developer with a local approach

Greenland Group has been pioneering China's integrated real estate market since 1992. As global leaders in property, resources, finance, construction and hotels, Greenland are currently the fastest growing company in China, and the third-fastest in the world. Greenland employ a forward thinking mentality and take a positive approach toward our vision of the future. Having worked within more than 90 cities in 29 Chinese provinces, Greenland Group is now moving into the international market. We currently have a significant presence in 13 cities around the world including the US, Canada, UK, Germany, Spain, South Korea, Japan, Malaysia and now Australia. As Greenland continue to expand their business, they combine their innovative spirit with a pragmatic and stylish approach, providing strategic thinking for today and tomorrow. Other ventures in their portfolio include Greenland Energy, Finance, Commerce and Hotels.

nbh at Lachlans Line, Macquarie Park

Spire, London

Primus, Sydney

Greenland Centre, Sydney

Developer for Park Sydney

A legacy of excellence.

Since entering the real estate industry in 1989, Golden Horse Group's focus on sustainable growth has made them a leader in the high-end property sector. As well as their acquisition of the Noosa Springs Golf Course and Hope Island Links Golf course in 2013, their entry into the Australian residential market has been met with one success after another.

Icon, Milton

Noosa Springs Oasis, Noosa

Icon, Milton

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**Your last chance to hav[e]
it all in inner Sydney.**

*Invest in Sydney's newest masterplanned living,
retail and lifestyle destination.*

Premium studio to 3 bedroom apartments selling soo[n]

PARK SYDNEY

ERSKINEVILLE

Make it yours. Register Now.
www.parksydney.com   1800 388 788

Presented by

CBD

University
of Sydney

Australian
Technology
Park

PARK SYDNEY
ERSKINEVILLE

Erskineville
Station

Sydney Park

Disclaimer: Artist's impression

Park Sydney Offical Address
57 Ashmore Street (149 – 163 Mitchell Rd) & 165 – 175 Mitchell Rd Erskineville

Greenland Golden Horse Investment Pty Ltd

Make it your local.

Featured
1. Fleetwood Macchiato
2. Erskineville Hotel
3. The Copper Mill
4. Rose of Australia Hotel
5. Pinos Vino e Cucina
6. A E Bowling Club
7. The Dell Erskineville
8. Revolve Records
9. The Floral Decorator
10. Gillie and Marc Gallery
11. Sydney Animal Hospital

Schools & Universities
1. St. Mary's Primary School
2. Wyvern House (Primary School) Newington College
3. Newington College (High School)
4. Alexandria Park Community Primary/High School
5. Erskineville Public Primary School
6. Newtown Public Primary School
7. Sydney Boys High School
8. Sydney Girls High School
9. University of Technology, Sydney

Retail
1. King Street Newtown
2. Central Park
3. East Village
4. Supa Centa Moore Park
5. Peter's of Kensington
6. Australia Post
7. Danks Street Retail

Cafés, Bars & Restaurants
1. The Grounds
2. Oscillate Wildly
3. Brewing Now
4. Cafe Shenkin
5. Union Hotel
6. Rocks Brewery and Bar
7. Black Star Pastry
8. Foodcraft Espresso & Bakery
9. Fratelli Fresh

Entertainment, Arts & Culture
1. Utopia Art Studio
2. The Commercial
3. Belvoir Street Theatre
4. Dendy Newtown
5. Enmore Theatre
6. New Theatre
7. Hoyts Broadway
8. Tom Bass Sculpture Studio School
9. Carriageworks
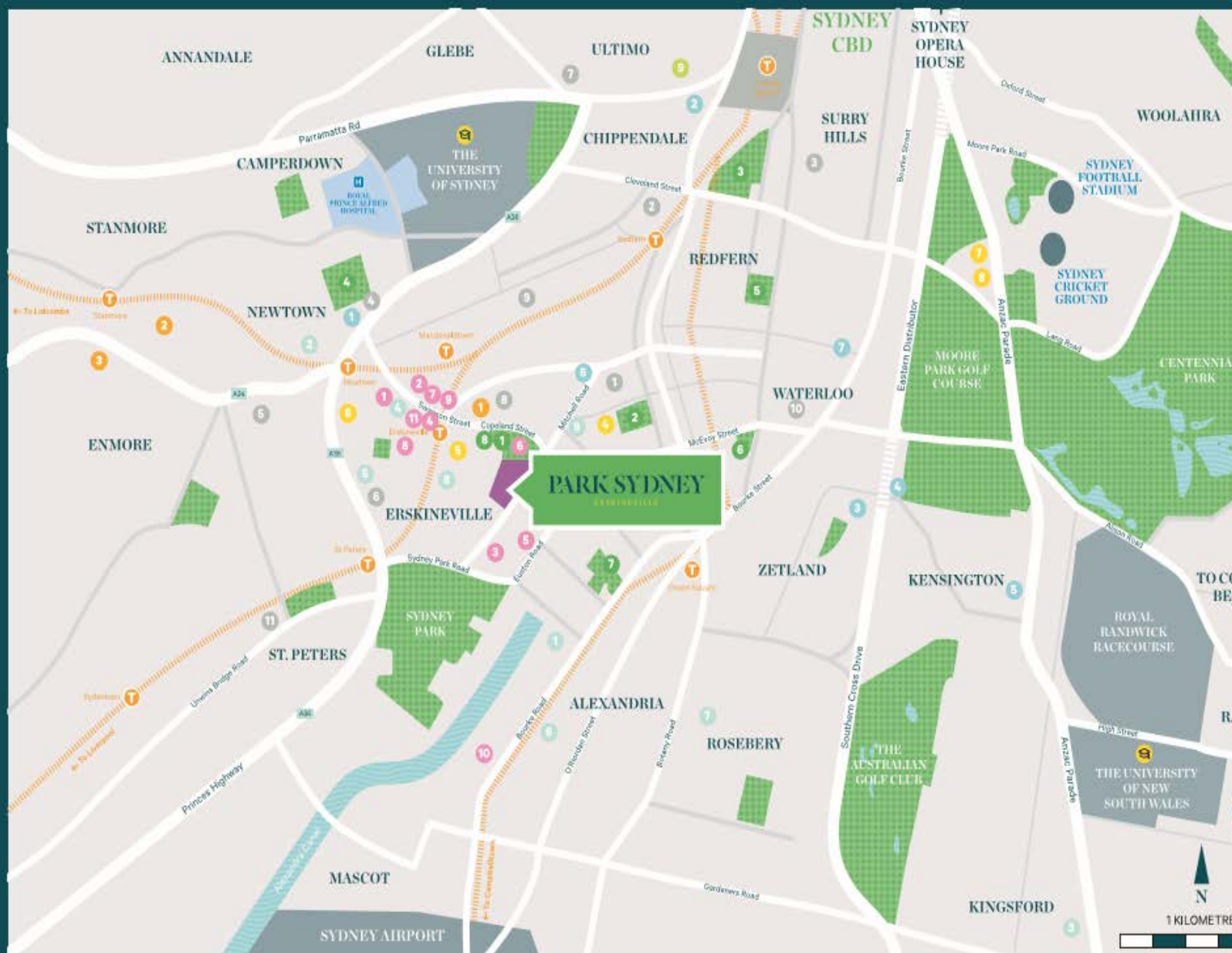10. Artbank
11. Sydney Indoor Climbing Gym

Parks & Public Spaces
1. Erskineville Oval
2. Alexandria Park
3. Prince Alfred Park
4. Camperdown Memorial Rest Park
5. Redfern Park (Oval)
6. Waterloo Oval
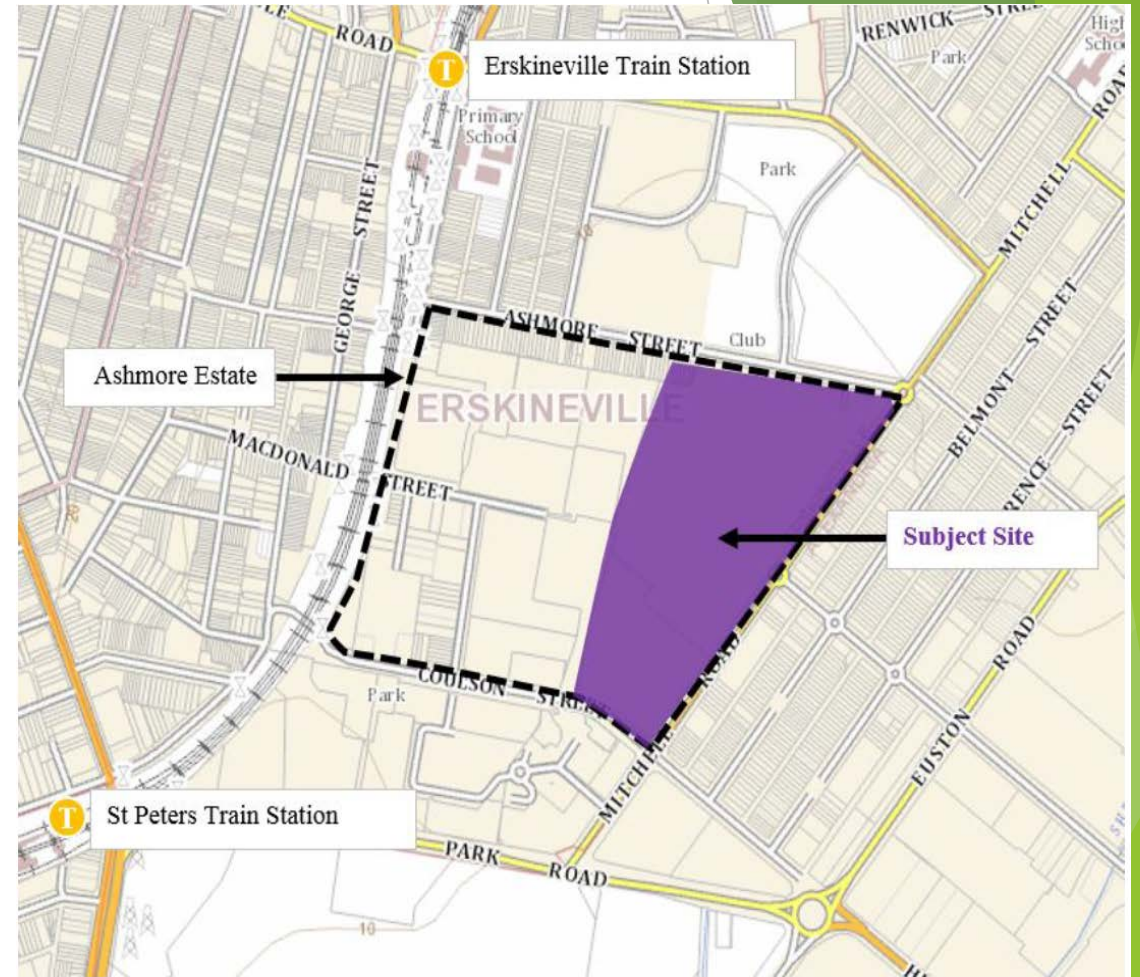7. Perry Park
8. Harry Noble Reserve

T Rail Stations

SITE & LOCATION

- 69,470 sqm

- 4km south west of CBD

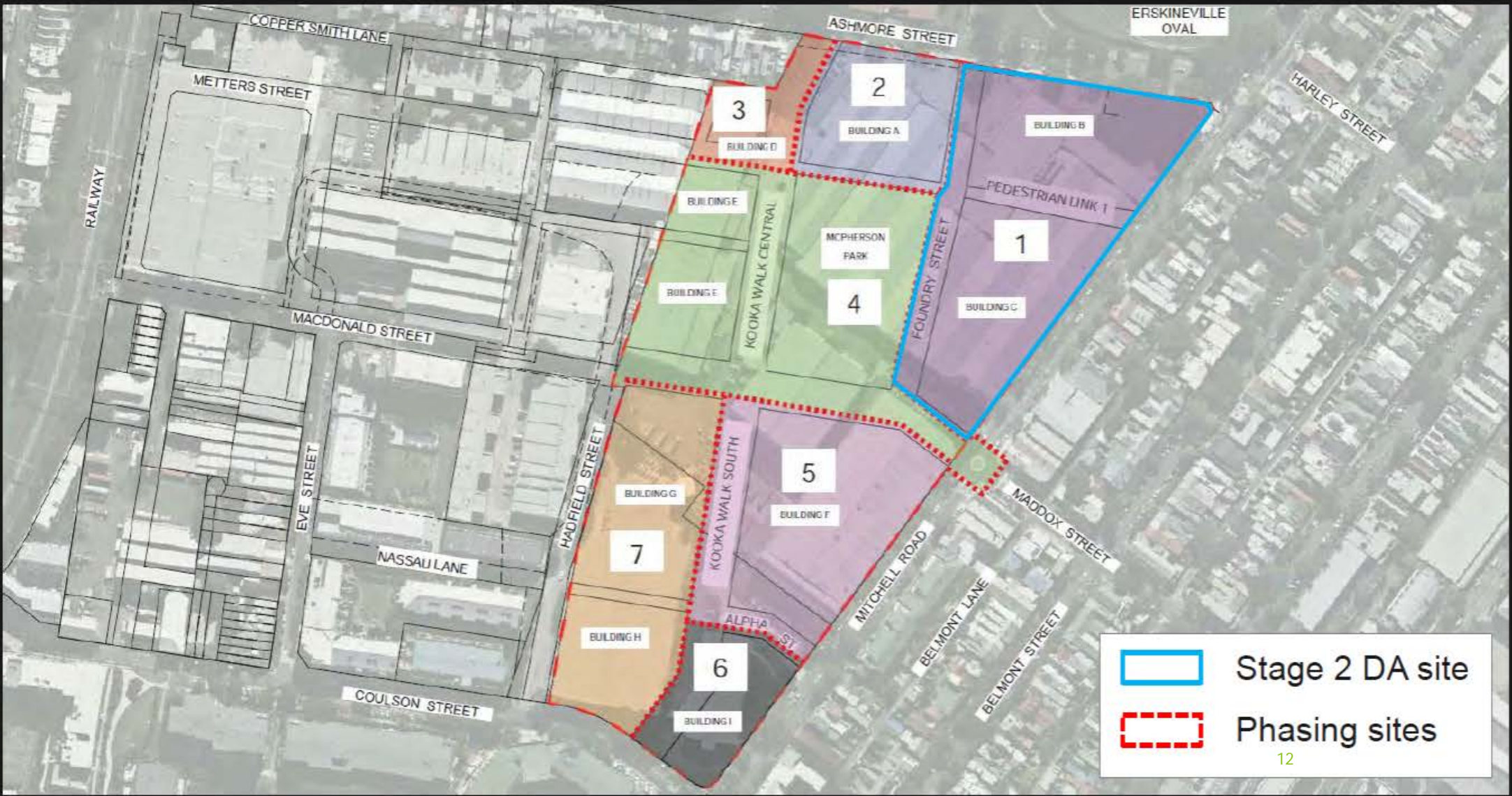- 2 adjoining parcels

EXISTING IMPROVEMENTS

MASTERPLAN

- Mixed use residential: Stage 1 DA approved by CSPC

- 120,862 sqm of GFA (incl 10,000 sqm retail)

- 110,862 sqm GFA residential

- 7,450 sqm public park

Legend
- ---- Subject Site/Property boundary
- Open Space
- Residential
- Retail / Commercial with apartments above
- (C) Preferred Location for Childcare Facility
- (C) Potential Additional Childcare
- (S) Preferred Location for Supermarket

STAGE 2 DA SITE

Legend:
- Stage 2 DA site (blue outline)
- Phasing sites (red dashed outline)

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Stage 1 Block B +C_Site plan

The first stage of the Park Sydney masterplan.

As the most significant new development in Sydney, Park Sydney is an exciting opportunity for investors and will create a new local for Erskineville.
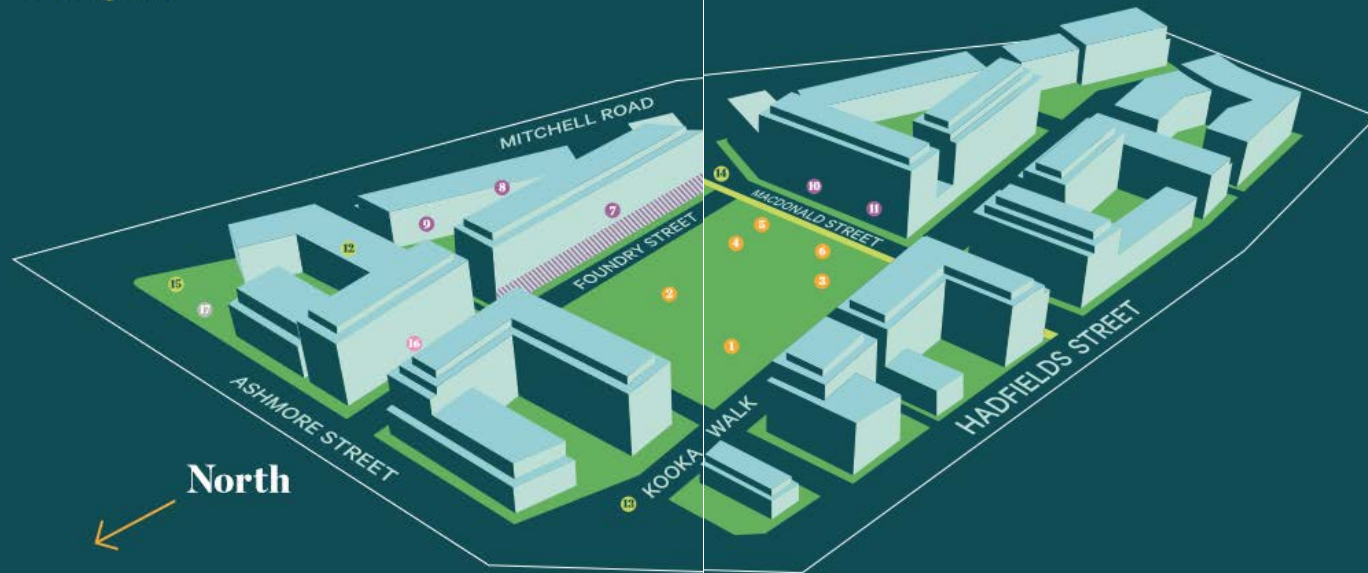
With a number of retail outlets, cafés and restaurants, and a supermarket at their door, residents and visitors can enjoy a diverse range of activities and conveniences. The 6.9-hectare Park Sydney precinct will feature a 7,400sqm park with play areas, BBQ facilities, amphitheatres, walkways and cycleways into the city. Spread across nine buildings and range between two and eight stories, Park Sydney will include a number of communal play areas, a childcare centre and additional parking for visitors.

Integrated living allows residents to live upstairs and enjoy all these exceptional features downstairs for a relaxed, carefree and convenient lifestyle – from that early morning coffee to that late night snack, and everything in between.

For future stages of the development, multiple architectural practices will work alongside City of Sydney and participate in five design competitions for each stage of the project. This will ensure the highest quality architectural, urban, and landscape design solutions for the site. It also allows for the inclusion of additional trees on site among the existing fig trees and preservation of a heritage substation.

The sale of Stage 1, the Botany and Cascade buildings, is now in progress – giving you the chance to live a life of style and convenience.

An oasis in Erskineville.

Masterplan

North

MITCHELL ROAD
MACDONALD STREET
FOUNDRY STREET
ASHMORE STREET
KOOKA WALK
HADFIELDS STREET

Park area
1 Kids play equipment
2 Sports lawn
3 Kids waterplay sculpture
4 Grass ampitheatre
5 Shaded pergola area
6 All-weather outdoor dining & BBQ area

Retail
7 Café & dining strip
8 Indoor retail
9 Childcare centre
10 Supermarket
11 Indoor retail

Pedestrian / Cycle / Park
12 Pedestrian link
13 Pedestrian & cycle path
14 Cycleway
15 Pocket park
16 Entry to carpark
17 Heritage substation

DEVELOPMENT STAGING

Stage	Building	No.	Commentary
1	B+C	327	2 strata buildings above common basement with 4,681 sqm of commercial/retail. Foundry Street public domain.
2, 3	A+D	173	Bld A - single strata building Bld D - 5 terrace houses Kooka Walk & Metters Street public domain
4	E	183	Strata buildings above common basement. McPherson Park, Kooka Walk, MacDonald Street and Maddox Street public domain.
5, 6	F+I	353	Bld F - 250 aparts + 5,788 sqm retail/commercial Bld I - 103 aparts Kooka Walk & Alpha Street public domain
7	G+H	399	Bld G - 247 aparts Bld H - 152 aparts + 240 sqm retail Nassau Lane public domain

Planning Status

- Stage 1 DA Masterplan Approved
- Design Competition for Stage 1 Approved
- Stage 2 DA for Building B&C Lodged

KEY CONSULTANTS

- WMK Architecture: Bld B&C Design Competition winning Architect

- Alexander & Co.:   Interior Design (in conjunction with WMK Interiors)

- Urbis: Town Planning

- Architectus: Masterplan DA urban design & architect

- Aecom: Public domain and infrastructure engineering

- Wood & Grieve: ESD & building services engineering

- Tract: Landscape architect

- Steven King: Apartment Design Guidelines (ADG) solar & cross ventilation peer review

Selling Point

4 KM to CBD

Selling Point

2 个被悉尼市政府扶持商业中心之一

Selling Point

悉尼市最后 **1** 个综合体社区机会

MARKETING MATERIALS

BROCHURE

Parks in every direction

ALL WITHIN MINUTES

Play, relax and socialise in beautiful surrounding parks. Discover the health, wellness and lifestyle benefits of living nestled among serene green spaces in Park Sydney.

McPherson Park

A new 7,400sqm public park situated in the heart of Park Sydney, McPherson Park features an outdoor amphitheatre, dining space, walkways, kids play equipment, and plenty of green space full of native flora and magnificent fig trees. Enjoy a relaxed barbecue or picnic with friends, play an invigorating game of sport, or just bask in the serenity.

Sydney Park

Located just two blocks away from Park Sydney, Sydney Park is one of the most important green spaces in Sydney and was the 2016 winner of the Australia Award for Urban Design. Meander through a pristine native wetland or a picnic with a view. Those who are feeling more active can enjoy cycleways, an extensive playground, and world-class amenities.

Erskineville Oval

Revered among Sydney sports fans, Erskineville Oval is an historic community hub and neighbour to Park Sydney. Enjoy a range of outdoor activities or settle in to the old grandstand to witness the next generation of rugby league stars practice and compete on the lush green below.

Pocket Parks

Rooftop terraces, podium gardens and quaint tree-lined alleyways are just some of the new pocket park features sprinkled throughout Park Sydney, adding variety to the character of the neighbourhood and supporting precious biodiversity in our urban environment.

Sports training at Erskineville Oval

Playground at Sydney Park

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BROCHURE

BROCHURE

BROCHURE

WMK

Architects & Interior designers for Botany and Cascade

WMK is a dynamic, award-winning firm that has gained a reputation for innovative design, responsive performance, and intelligent solutions. WMK's sustainable design expertise delivers considered and beautiful work that is developed from a holistic perspective, pushing the envelope and delivering ground-breaking architecture that inspires lifestyle balance and aesthetic satisfaction.

www.wmkarchitecture.com

URBIS

Urban Planners for Botany and Cascade

Urbis is a market-leading firm with the goal of shaping the cities and communities of Australia for a better future. Drawing together a network of the brightest minds, Urbis consists of practice experts, working collaboratively to deliver fresh thinking and independent advice and guidance – all backed up by real, evidence-based solutions.

www.urbis.com.au

ALEXANDER &CO.

Interior Designers for Botany and Cascade

Alexander &CO. is a Sydney based architecture and interior design company specialising in commercial and residential projects of the highest quality.

Established in 2013, its chronology of successful and innovative projects has quickly grown in line with its developing expansion and capability. Alexander &CO.'s dedication to agility and design excellence ensures its reputation as one of Australia's best.

www.alexanderand.co

AECOM

Park and Public Domain Designers for Park Sydney

AECOM is a global network of experts developing and implementing innovative solutions to the world's most complex development projects. Connecting expertise across services, markets, and geographies to deliver transformative outcomes, AECOM's projects and programs worldwide help to protect our environment and improve people's lives.

www.aecom.com

Tract

Landscape Architects for Botany and Cascade

Tract provides a comprehensive range of landscape architectural services and design leadership to drive practical, cohesive and exciting development outcomes. With more than eighty awards across four decades and unequalled successes in design competitions, Tract continues to gain the respect of design peers and industry alike.

www.tract.com.au

architectus™

Urban Planners for Park Sydney

Architectus is a leading design studio that brings together the experience of more than 250 professionals. With a strong history across architecture and urban disciplines, Architectus' specialist expertise and collaborative approach to clear strategic design thinking, research, experience and technology allows it to develop works that are functional, elegant, and always memorable.

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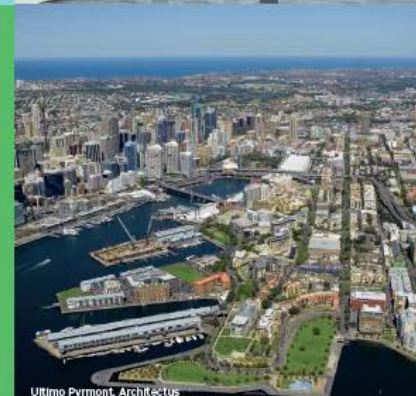
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Stage 1 Block B +C_Site plan

Park Sydney Overall retail strategy

Retail Site Overview

Ashmore Retail Precinct Considerations

Two stages that on completion will have a total floor area of approximately 10,500sqm

Full line supermarket (up to 3,200sqm) in Block F

Supporting specialty retail 1,500sqm (hairdresser, everyday fashion)
Café / Restaurant Precinct of 800sqm (casual and formal dining)

Service retail 2,000sqm (Medical Centre, gym / Health Club, Child Care, Pet Care)

Block C with a retail area of approximately 4,700sqm will comprise the first stage

Block F with an retail area of approximately 5,800sqm will form the second stage of the broader retail precinct

There is a fall of approx. 4m over the site

Ground plane retail FFL could potentially be raised above street level at varying heights across the retail area to accommodate the PMF levels

Entries into retail are no consistent across the site
Opportunities exist for level change to be captured either through recess entries, within tenancies or through a common promenade with singular or multiple access point/s

Legend

- - - - Subject Site/Property boundary
▮ Open Space
▮ Residential
▮ Retail / Commercial with apartments above
Ⓒ Preferred Location for Childcare Facility
Ⓒ Potential Additional Childcare
Ⓢ Preferred Location for Supermarket

Proposed Land Use Diagram by Architectus

Park Sydney Overall retail strategy

Retail Breakup

Mitchell Road Streetscape
Considerations

Branding of precinct within neighbourhood

Consistent signage and awning strategy for multiple tenancy typology

Interface between tenancies and path of travel to Sydney Park

Breakdown bulk of built form along Mitchell Road

Servicing Ashmore Precinct and wider community

Metters Street (Stovemaker) Laneway
Considerations

Pedestrian access into site

Minimal street presence

Targeting community/precinct services i.e. Medical Centre, Pharmacy, Childcare
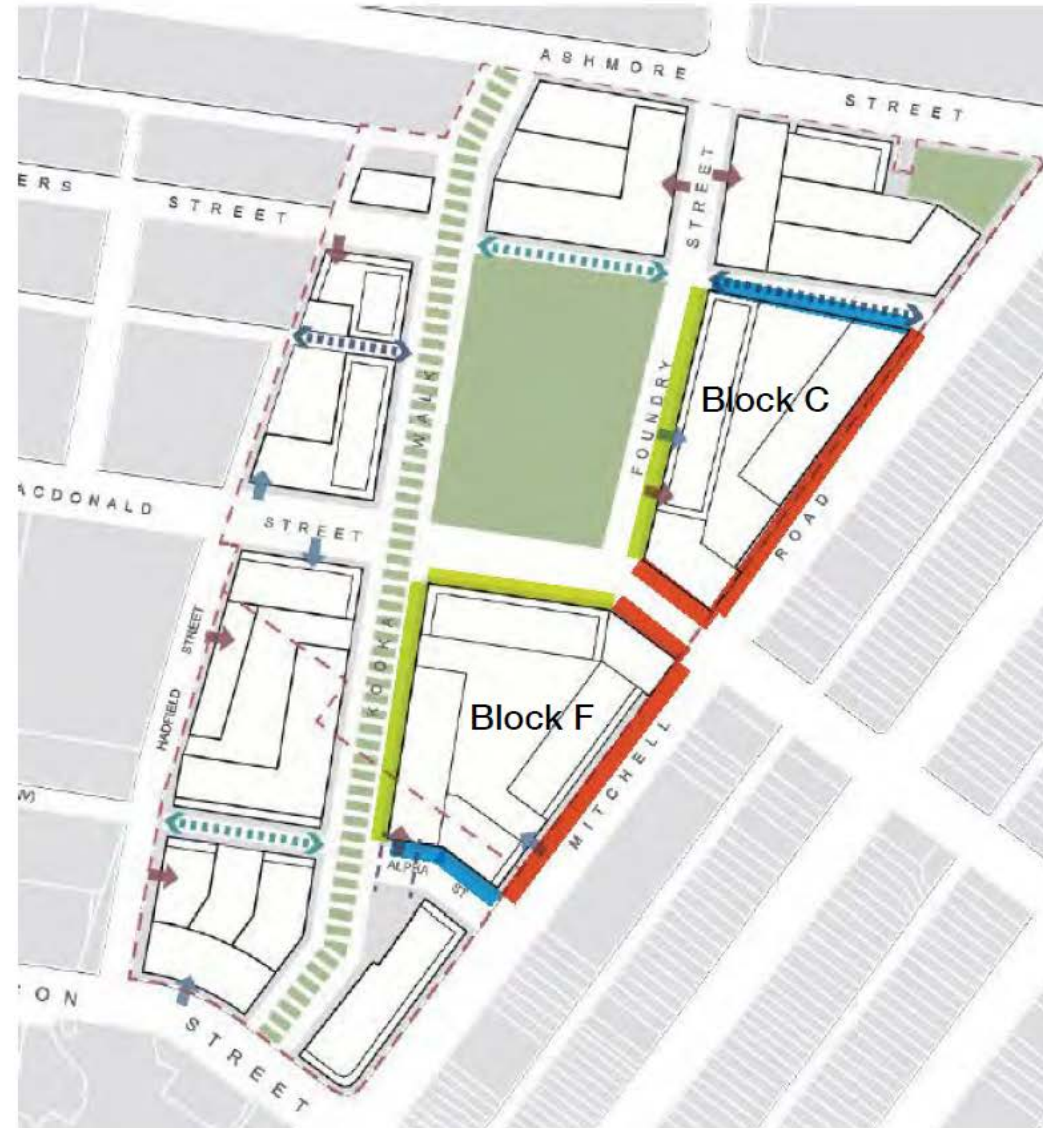
Foundry Street Parkside
Considerations

Connection to Public Domain and future retail in Block F

Service access from Foundary Street

Targeting combination small scale food and beverage and large scale precinct services i.e. Supermarket, Gym

Block C Overall retail strategy and Breakdown

Retail Breakup
Block C

Block C Shopfront Design strategy

Shopfront Typology

Mitchell Road Streetscape

Recessed entry points and staggered shopfronts/seating spaces to create a dynamic facade along the footpath

Integrated outdoor seating encouraged to activate streetscape without impacting on pedestrian traffic

Integrated planters and display areas encouraged to assist with greening and activation of Mitchell Rd frontage

Metters Street Laneway

Portal entries into service based retail

Visual connection encouraged between street and retail

Shopfronts aligned to street frontage without setback

Level changes to occur within tenancy

Foundry Street Parkside

Community amphitheatre stair with connection to retail promenade to give equal access to tenancies

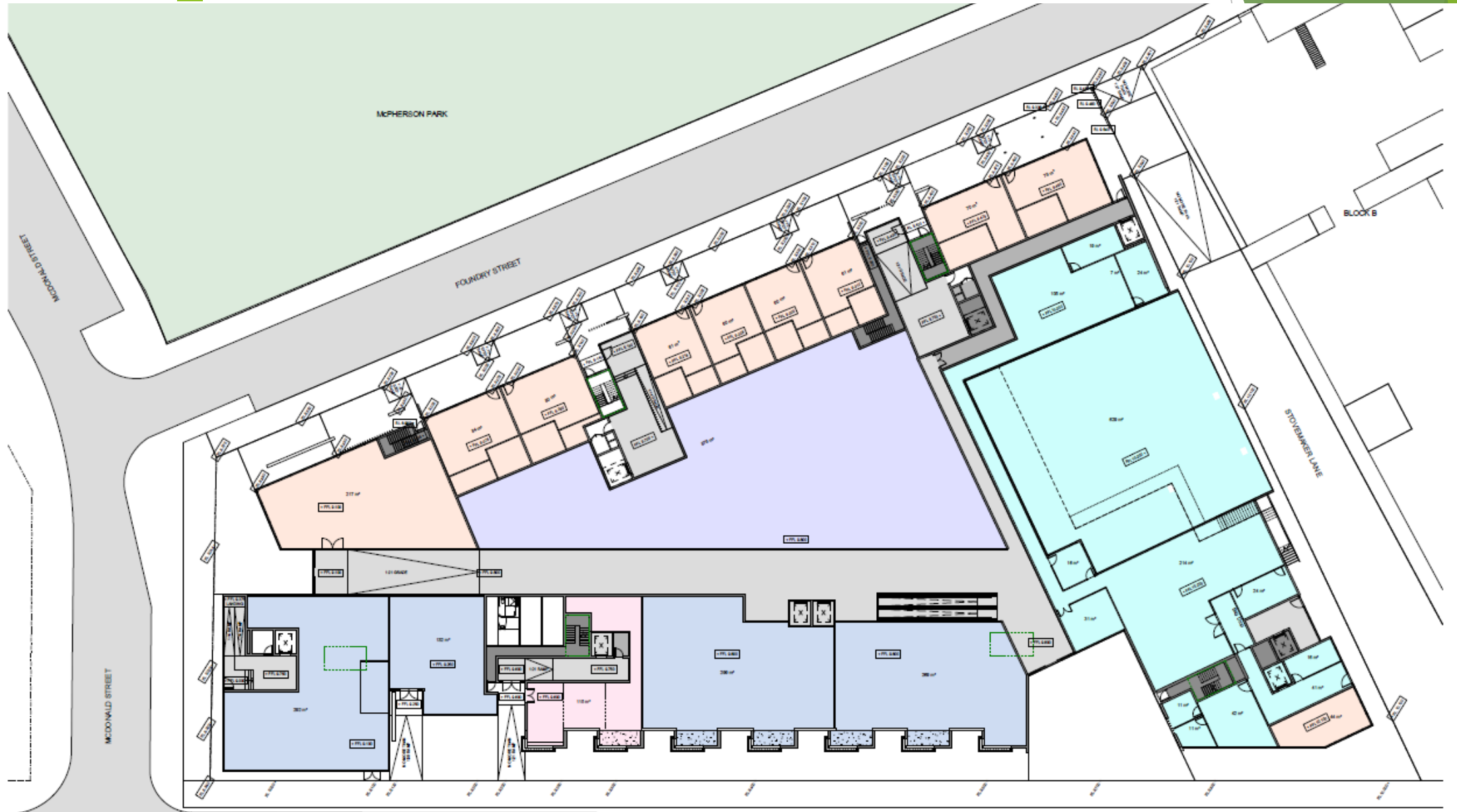Inviting common stair/walkway architecture to encourage use by precinct residents

Full height glazed tenancy shopfronts to maximise connection to outdoor space and permeability

Block C Retail connectivity to Future Block F Retail

Block C_ Retail Plan

Stage 1 Block B +C_Site plan

Block C _ Retail Parking

- Provide sufficient Retail parking based upon 3 bay/100 sqm
- Total retail 106 car spaces
- Carpark entry located on Block B frontage to avoid Car access through premier Block C retail Frontage
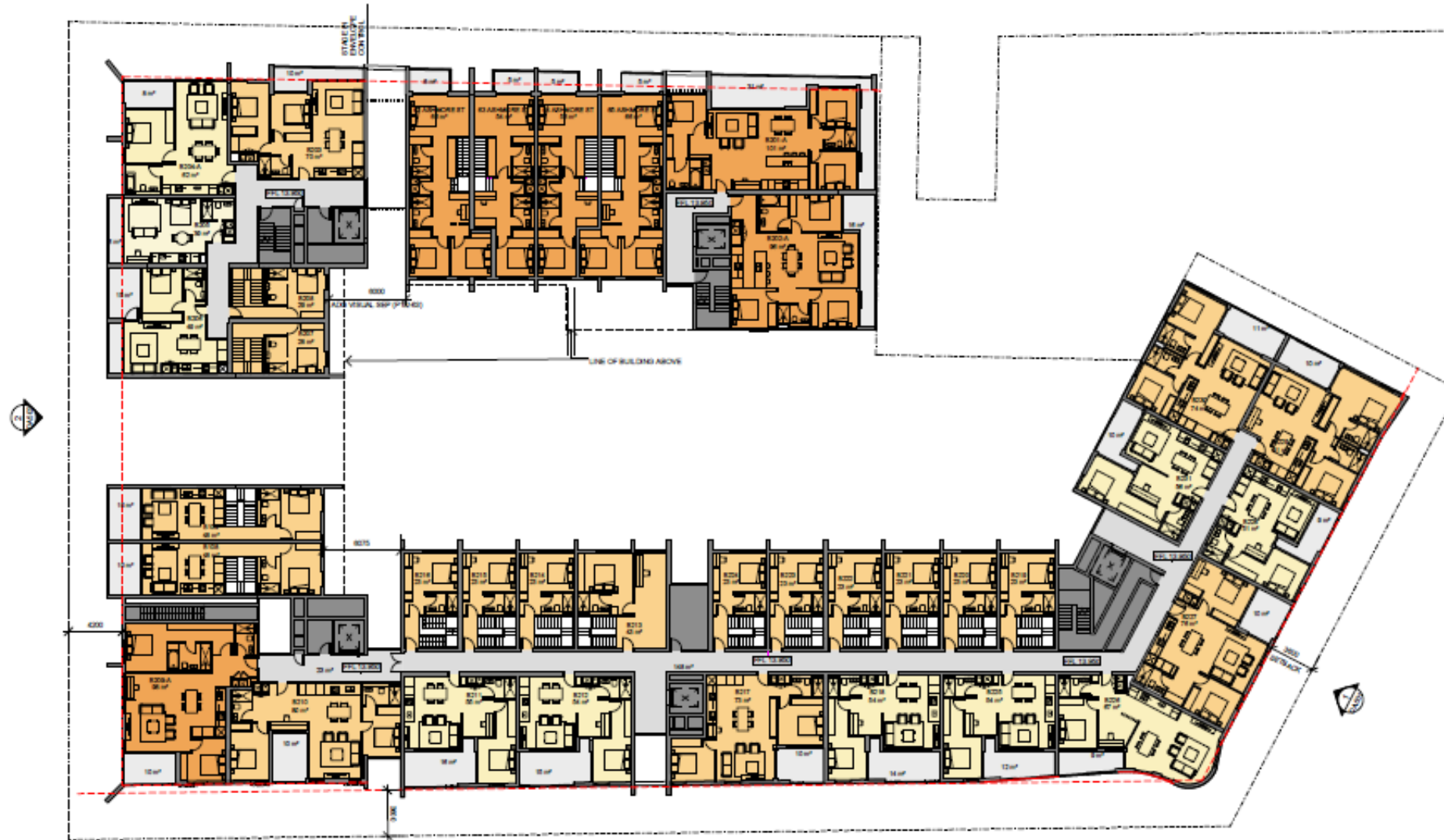

BASEMENT 1 CAR PARKING + STORAGE		
TYPE	SYMBOL	TOTAL
RESIDENTIAL	R	110
ADAPTABLE	A	30
RETAIL	RT	102
RETAIL ADAPTABLE	RA	4
SERVICE	S	8
CARWASH	CW	1
STORAGE CAGE	ST	133
TOTAL - RESIDENTIAL B1		140
TOTAL - RETAIL B1		106
PROJECT TOTAL - RESIDENTIAL		282
PROJECT TOTAL - RETAIL		106
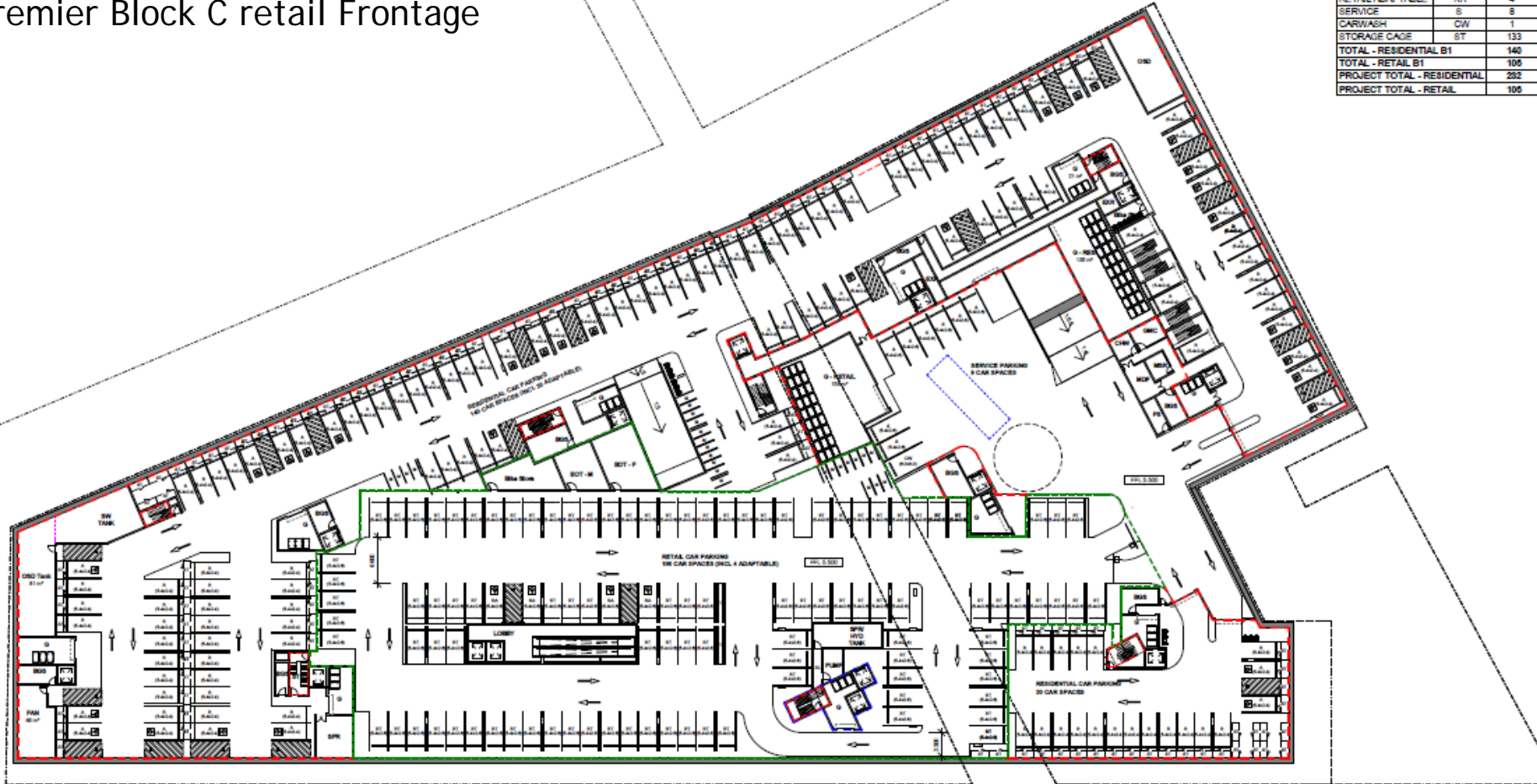
Block B Floor Plans Level 2

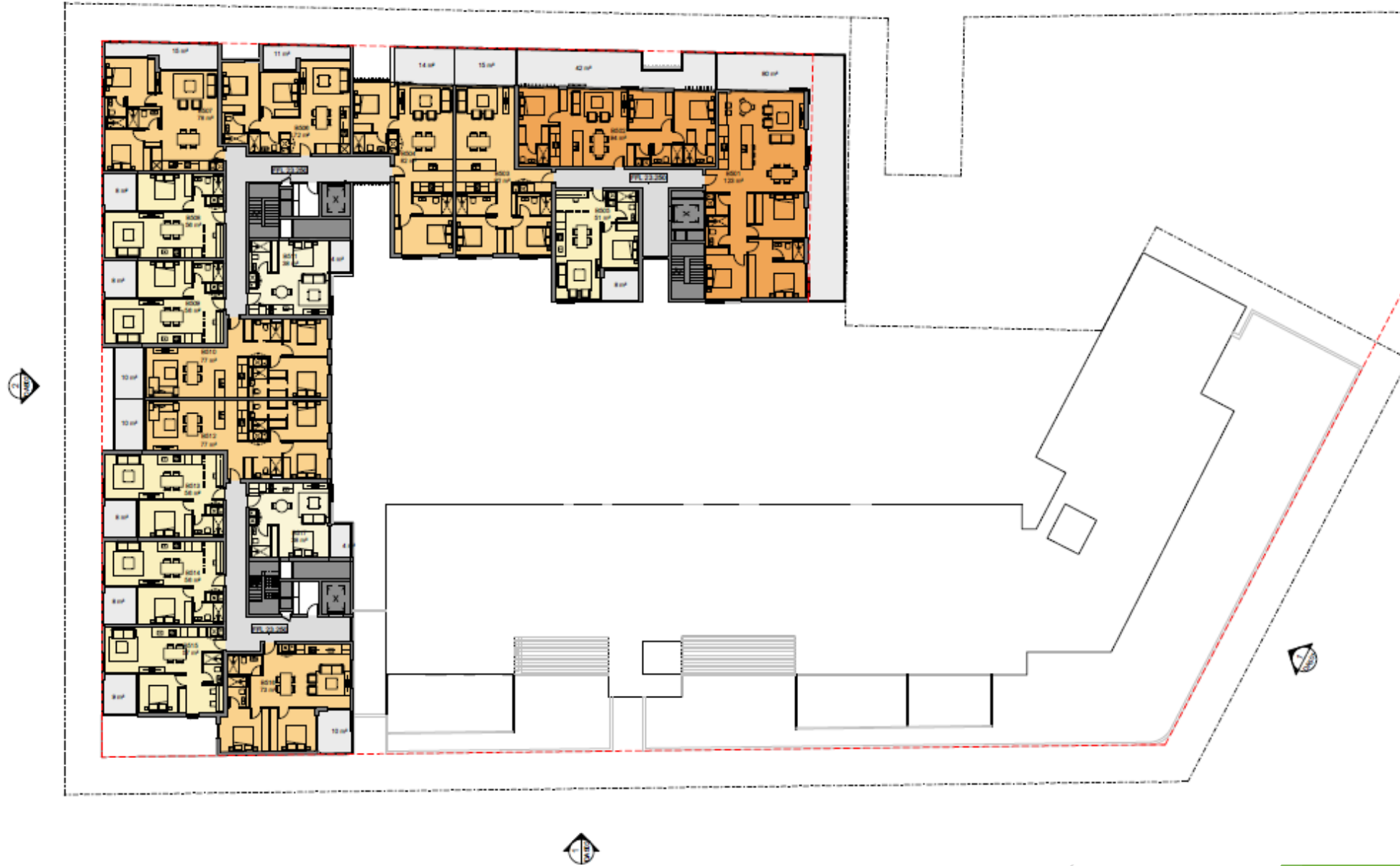# Block B Floor Plans Level 3 Typical level
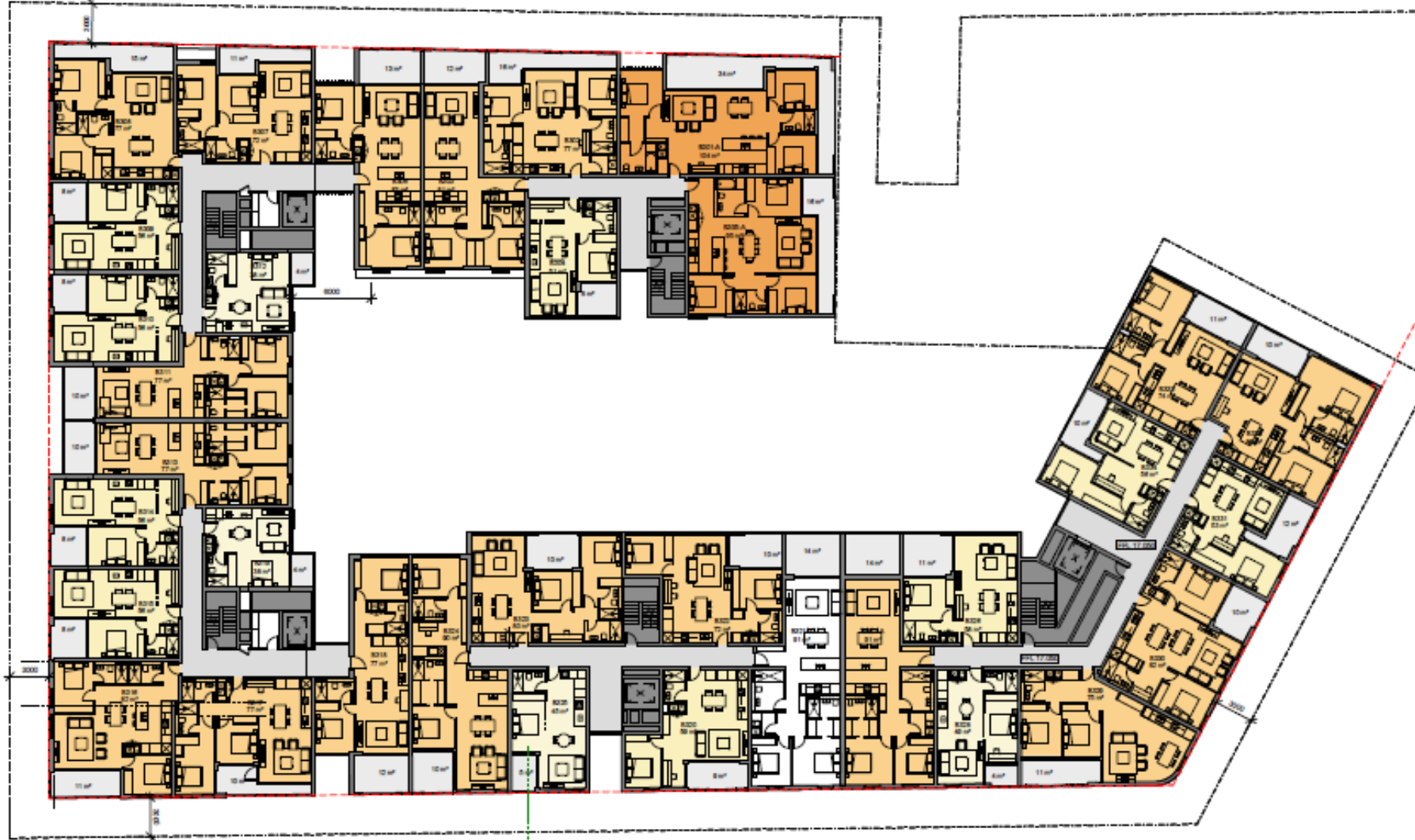
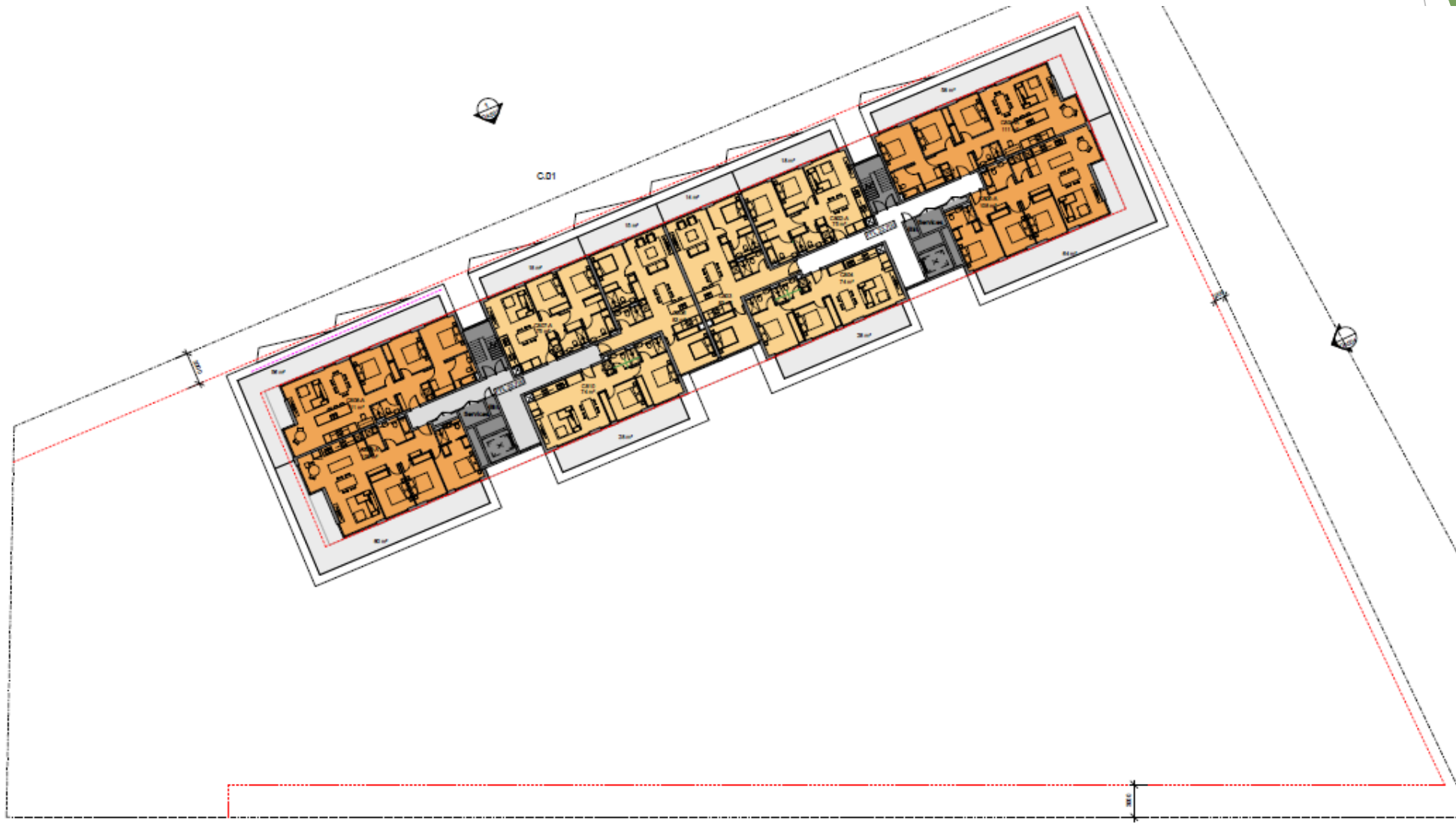# Block B Floor Plans Level 4

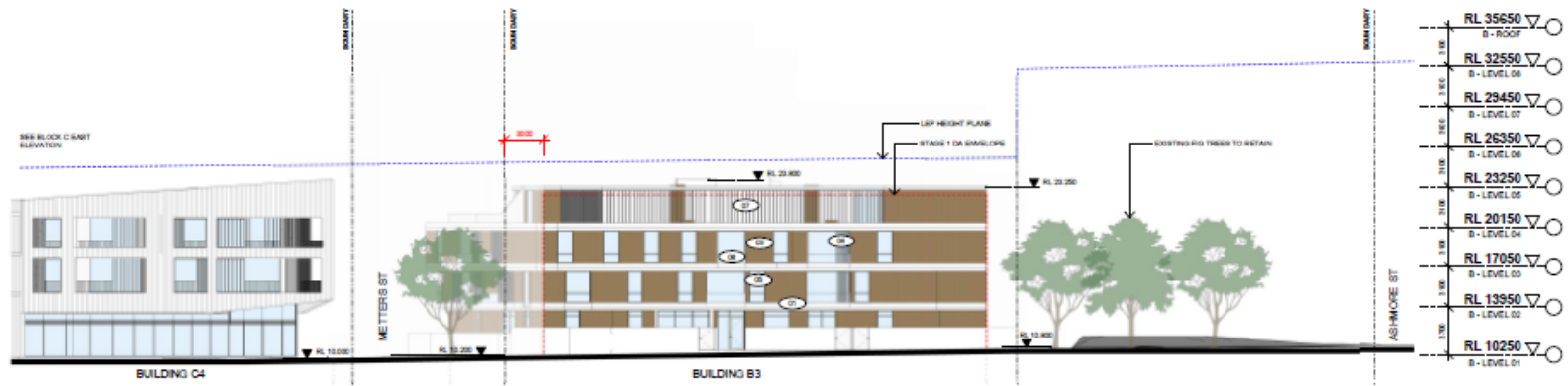# Stage 1 Block B +C_Site plan

Block C Level 2

Block C Typical level

Elevations

Elevations

Elevations

Elevations

BUILDING C1   BUILDING C2

WEST ELEVATION

BUILDING C2   RETAIL ENTRY   BUILDING C3   RETAIL ENTRY   BUILDING C4
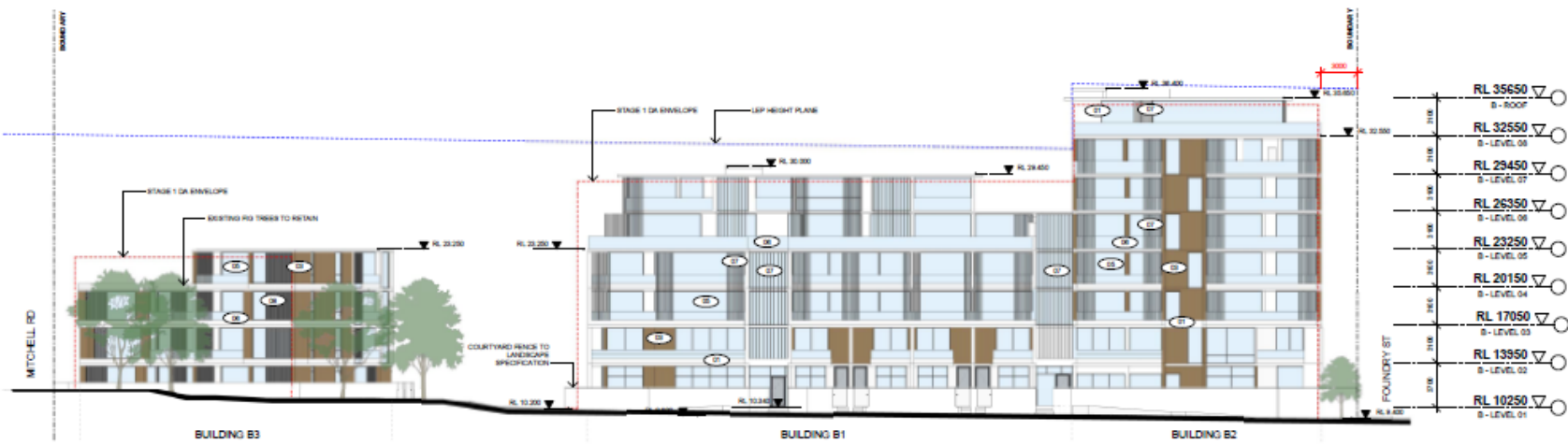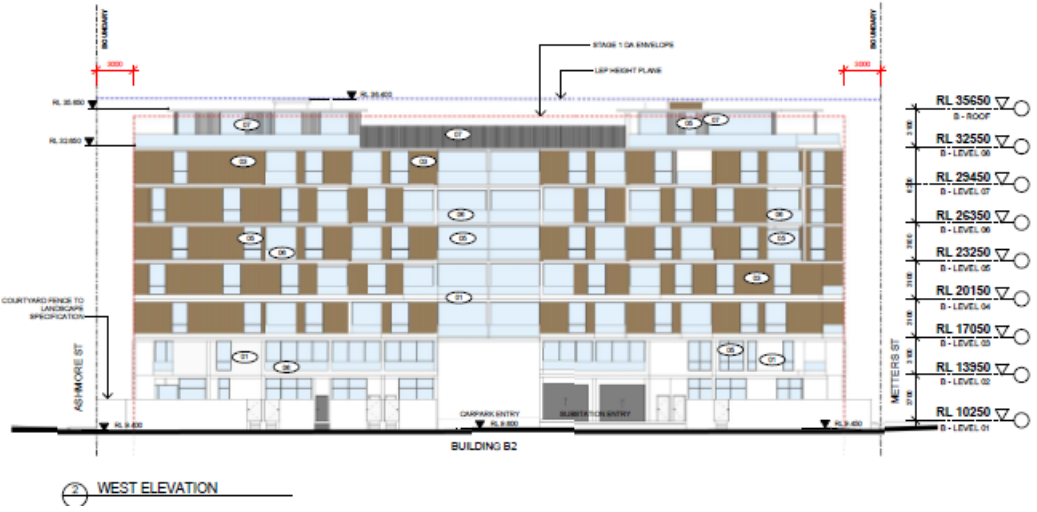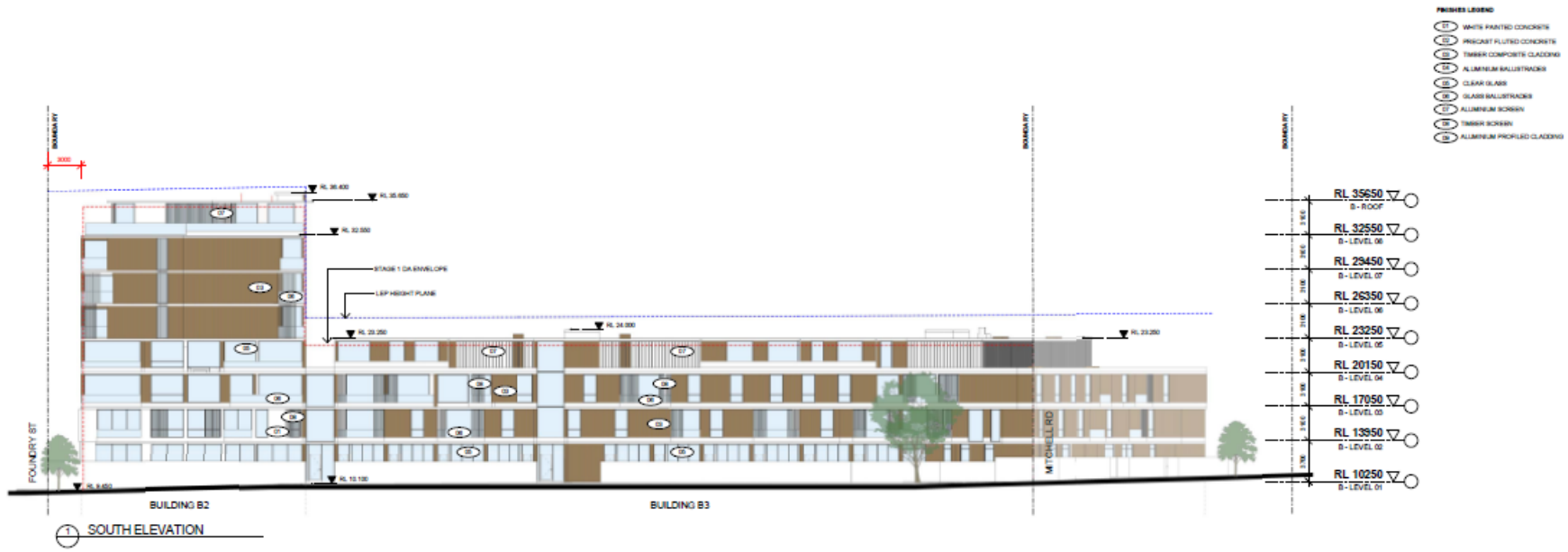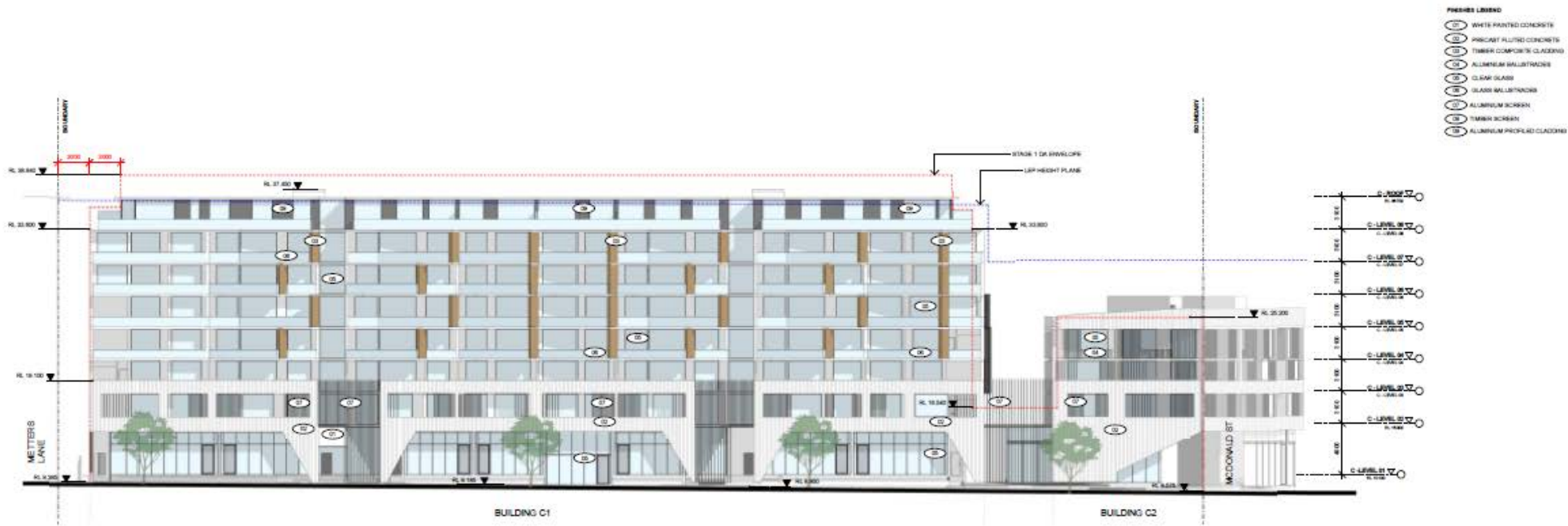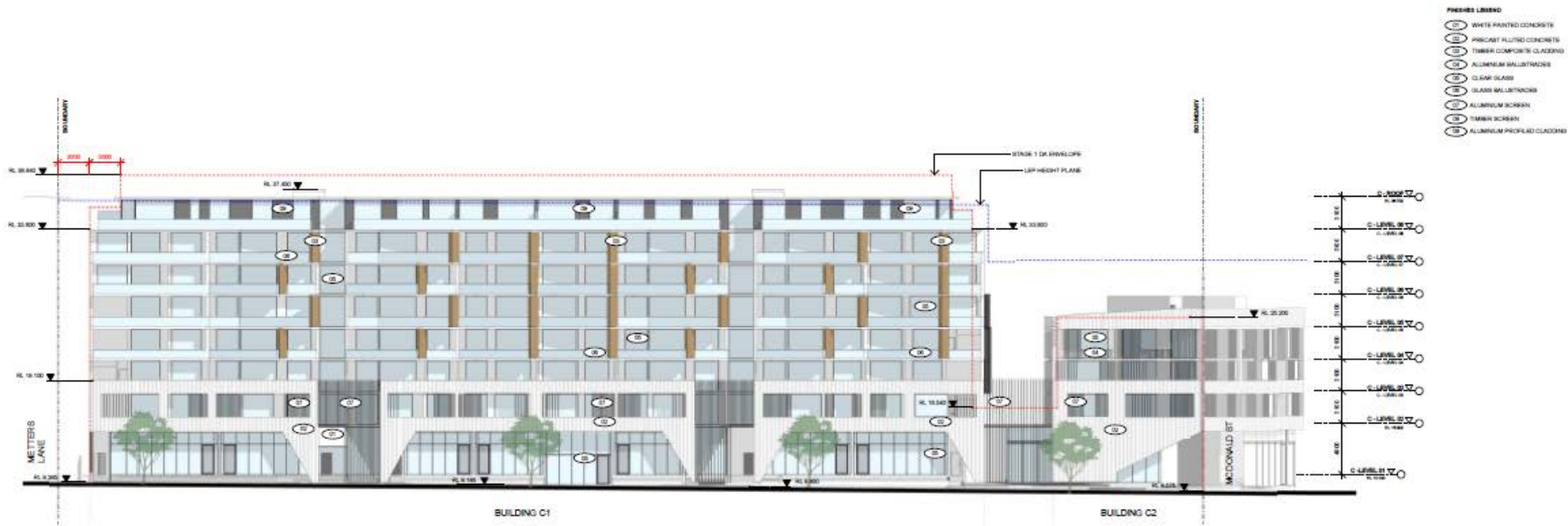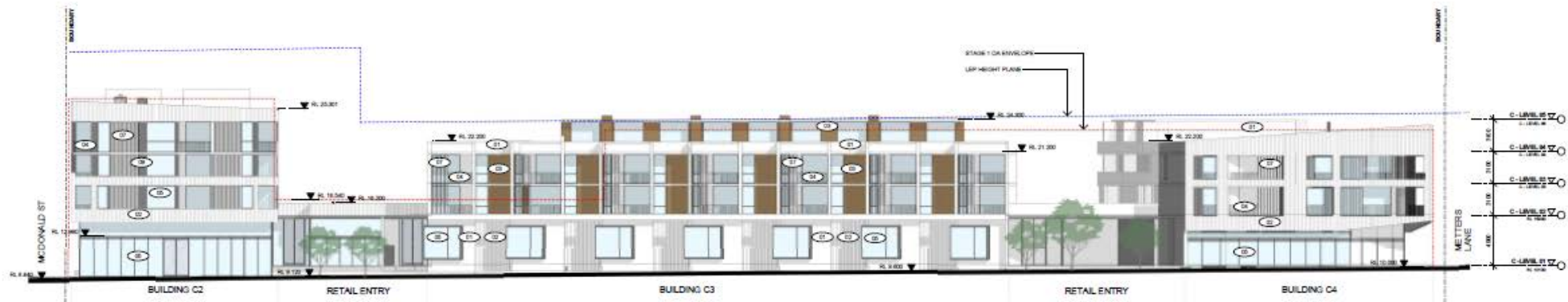
Block B Landscape courtyard

O2

Block B and Stovemaker Lane Landscape Plan

KEY PLAN

Legend

1. STONE PAVED COURTYARD WITH TREES
2. RAISED GARDEN BEDS WITH SEATS
3. FIG TREE GARDEN - REFER TO DETAIL PLAN
4. VEHICLE ACCESS TO BASEMENT CARPARK
5. BRICK PAVING
6. RAISED GARDEN BEDS
7. FEATURE TREE PLANTING
8. SEATING AREA
9. BIKE RACKS

ASHMORE STREET

FOUNDRY STREET

MITCHELL ROAD

STOVEMAKER LANE

REFER BLOCK C

REFER BLOCK C

IFL 10.200

Block B Roof Landscape

03

Block B Roof Plan

KEY PLAN

Legend

1. GREEN ROOF LEVEL 4
2. GREEN ROOF LEVEL 5
3. GREEN ROOF LEVEL 8

REFER BLOCK C

REFER BLOCK C

Block C Landscape Street Level

04

Block C
Level 1
Landscape Plan

KEY PLAN

Legend

1. RAMP UP TO COMMERCIAL PROPERTIES
2. GARDEN BEDS
3. OUTDOOR DINING
4. BRICK PAVING AS PER CITY OF SYDNEY STANDARD
5. CHILDCARE COURTYARD
6. GREEN WALL AND SEATING AREA
7. MASS PLANTING
8. BIKE RACKS

SCALE 1:200 (A1)

0   2   4   10

Block C Level 1 Landscape Plan
57 Ashmore Street, Erskineville

PROJECT_DRGNO 0217-0060-01_DA-300   REV 01 DRWN BM/VV CHKD LH   APPROV GG DATE 24.04.2017
LT

Tract

Block C Landscape Podium

05

Block C
Level 2 Podium
Landscape Plan

KEY PLAN

Legend

1. RAISED PLANTER BEDS WITH SEATING
2. STONE PAVING TO PODIUM COURTYARD
3. LOW WALL WITH PALISADE FENCE
4. PRIVACY WALLS
5. GREENWALL

Block C Landscape Podium

06

Block C Level 5 Roof Plan

KEY PLAN

Legend

1. GREEN ROOF
2. RAISED PLANTER BEDS WITH SEATING
3. PERGOLA WITH CLIMBERS
4. MOVEABLE FURNITURE
5. RAISED PLATFORM
6. GLASS BALUSTRADE
7. MAINTENANCE ACCESS ONLY

Schedule of finish _Kitchen

Finishes

- Floor   Engineered timber floorboards
- Benchtops   Reconstituted stone
- Overhead Cupboard   Vinyl wrapped MDF Board
- Joinery   Melamine
- Splash-Back   Marble-look porcelain panel
- Island Bench Front   Timber finish laminate

Schedule of finish _Kitchen

Appliances

- Convection Oven   Studio only

- Oven   Smeg Stainless Steel Electric Oven (1/2/3/4 Beds)

- Cooktop   Smeg Gas four burner model Cooktop (2 burner for studio)

- Dishwasher   Smeg Semi-Integrated Dishwasher

- Rangehood   Smeg Stainless Steel Rangehood

- Microwave   Smeg Microwave (2/3/4 Beds)

- *Upgrade Only*   Integrated Fisher & Paykel Fridge and Freezer

Schedule of finish _Kitchen

Fixtures

- Sink   Stainless steel

- Mixer   Polished chrome mixer

- Handle   Linear handle (copper or black metal)

- Lights   Recessed downlights

- Feature lights (Upgrade)   Twin pendants (White/ Black)

Schedule of finish _Bathroom

Finishes

- Floor   Vitrified tile
- Wall   Tile
- Joinery   Mirror faced cabinet with melamine shelf
- Recess Feature Wall   Marble mosaic tile
- Recess Benchtop   Reconstituted stone benchtop

Schedule of finish _Bathroom

Fixtures

- Tapware   Polished chrome
- Basin   White vitreous china wall-hung basin
- Shower Screen   Toughened glass shower screen
- Floor Waste   Linear stainless steel grate drain
- Shower Rose   Chrome hand-shower with multi-spray rose
- Shower Mixer   Chrome wall mixer
- Toilet   White vitreous china with dual flush concealed cistern
- Lights   Recessed downlights
  Feature Lighting   LED strip light under cabinet
- Accessories   Toilet roll holder, double towel rail, robe hook, shower-shelf
- Bathtub*   Shower over bath in select apartments only

     Freestanding baths in select apartments only

Schedule of finish _Living and Dining

- Walls   Painted Plaster Board
- Floors   Engineered timber flooring
- Lights   LED downlights

Schedule of finish _Study

- Walls   Painted Plaster Board
- Floors   Engineered timber flooring

Schedule of finish _Balcony/ courtyard

- Floor   Tile (balcony), pavers (courtyard)
- Light   Wall-mounted light
- Water   Outdoor tap for courtyard apartments only

Schedule of finish _General

GENERAL

- Windows & balcony door   Powder coated aluminium

- Walls and Ceiling   Painted plasterboard

- Linen cupboard   White hinged joinery doors with melamine shelving

- Air-conditioning   Concealed system allowing cooling and heating to bedrooms and living spaces

- Power   GPO provision

- Security   Intercom, CCTV Main Lobby Entry Door and Carpark Entry

- TV   MATV and Pay TV outlets

- Telecommunications   Fibre-optic provisions. Telephone/data outlet to living room

- Hot Water   Centralised hot water system

- *Where applicable. Refer to individual apartment floorplan

Note: Appliances and fixtures may be substituted with alternative brands with equivalent specifications. Finishes subject variation dependent on apartment type and layout. Images shown are artist impressions of example kitchen, refer to individual apartment layout for design.

Thank you.

Display Suite Journey