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# Shepherds Bay 8 Parsonage Street, RYDE

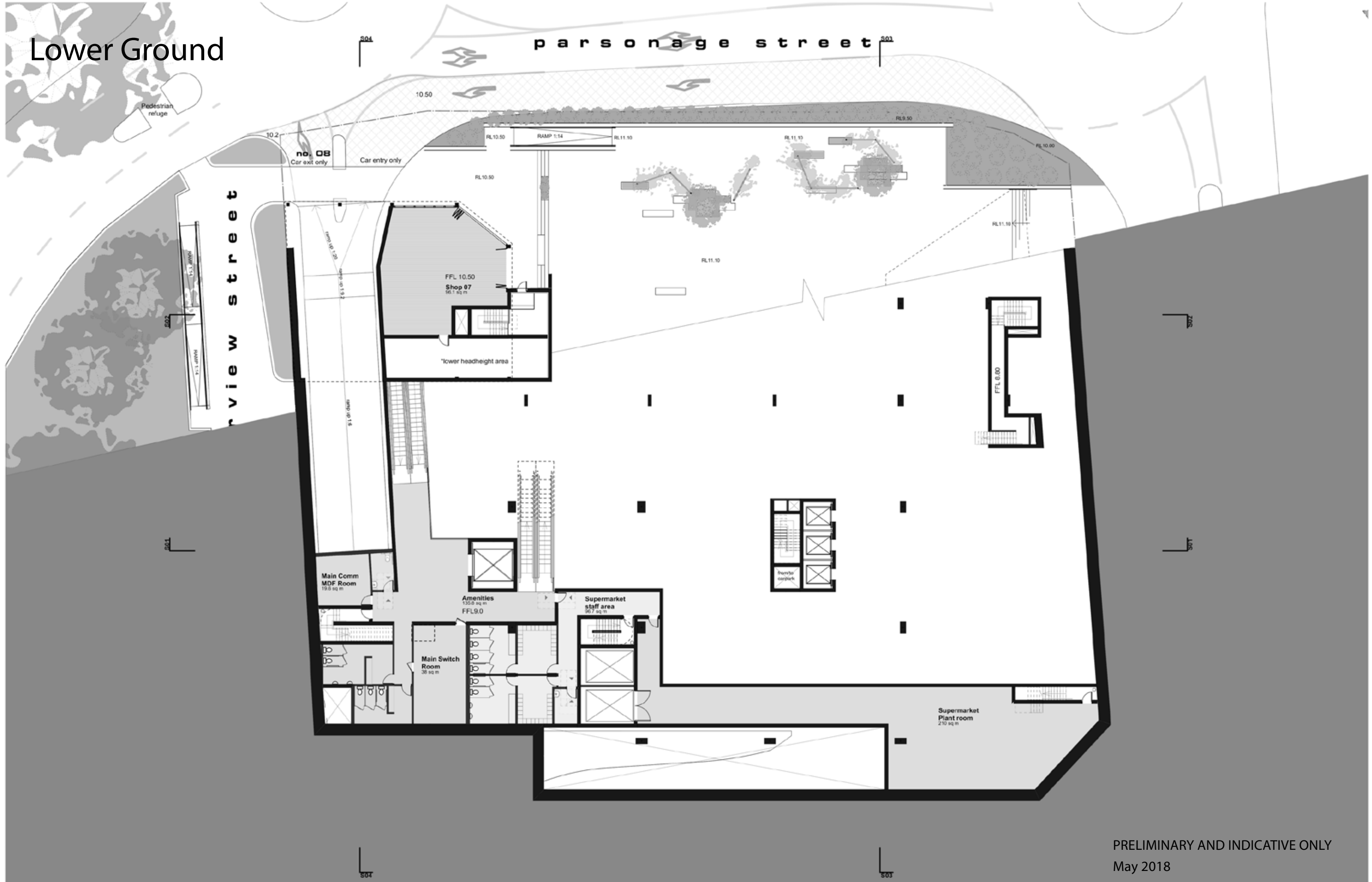
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May 2018

parsonage street

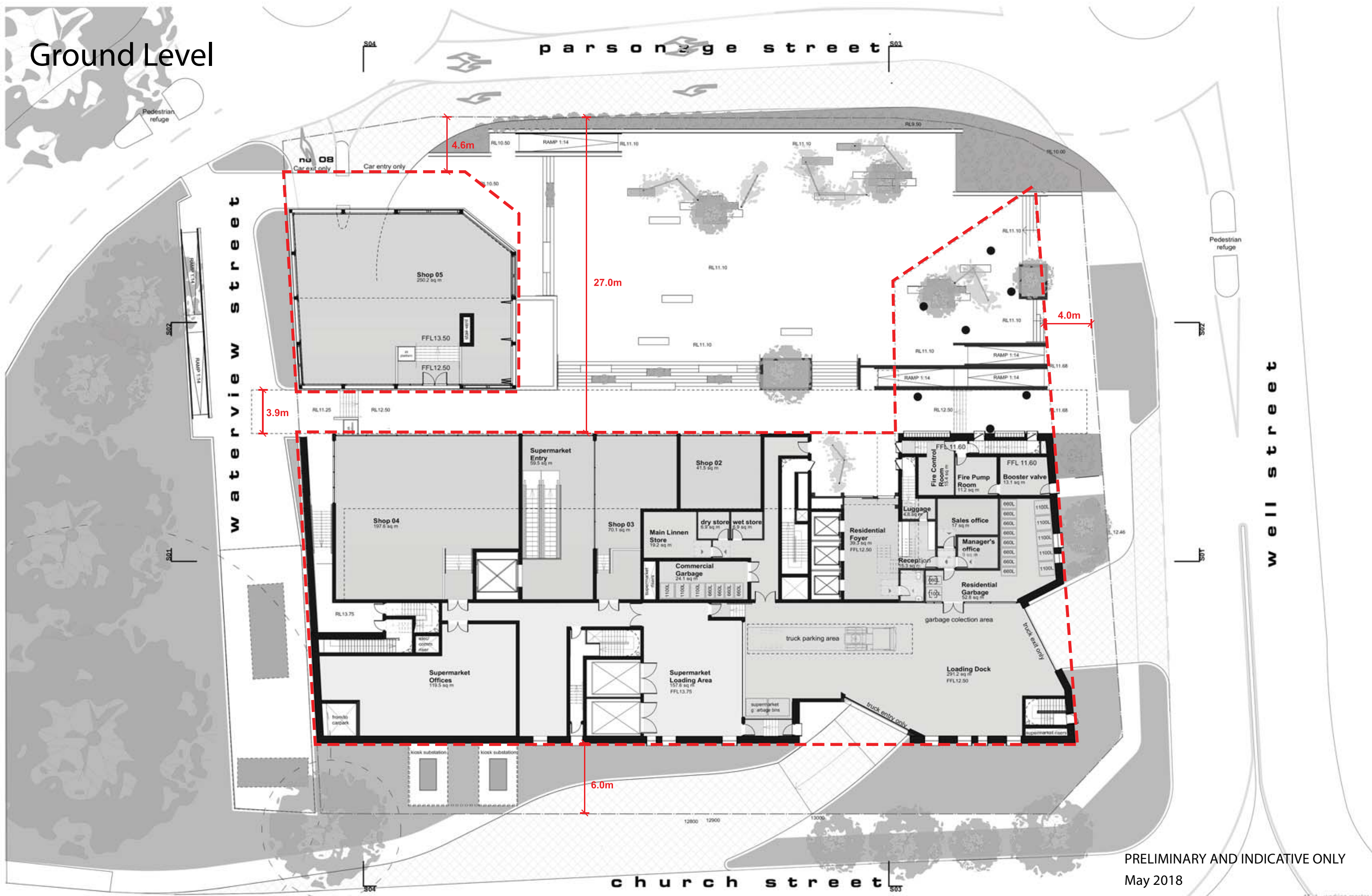

**HOLDMARK**

Lower Ground





Ground Level

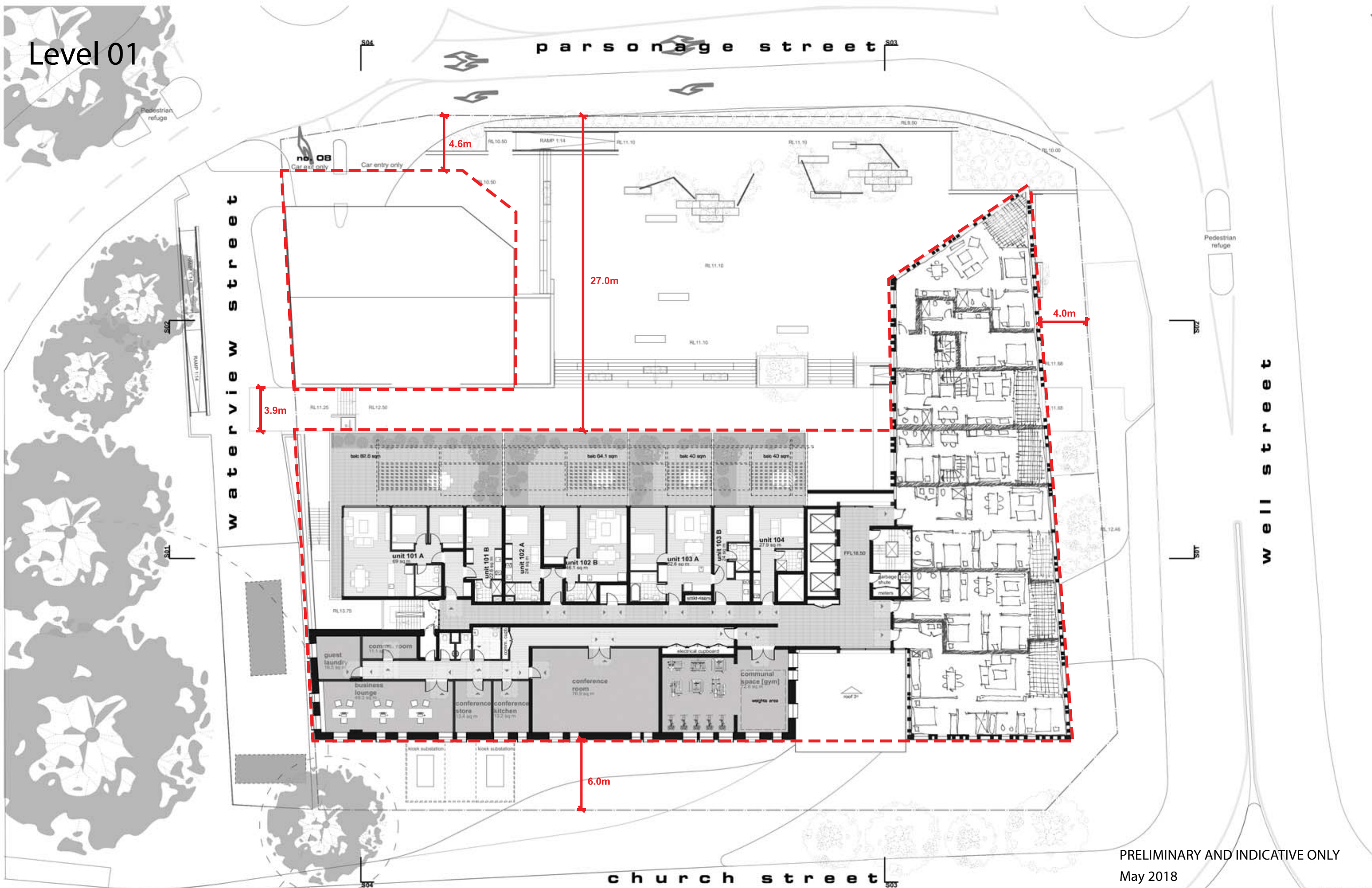


PRELIMINARY AND INDICATIVE ONLY  
May 2018

Note: All dimensions, levels and areas shown are  
indicative and approximate and are subject to change.



# Level 01



PRELIMINARY AND INDICATIVE ONLY  
May 2018

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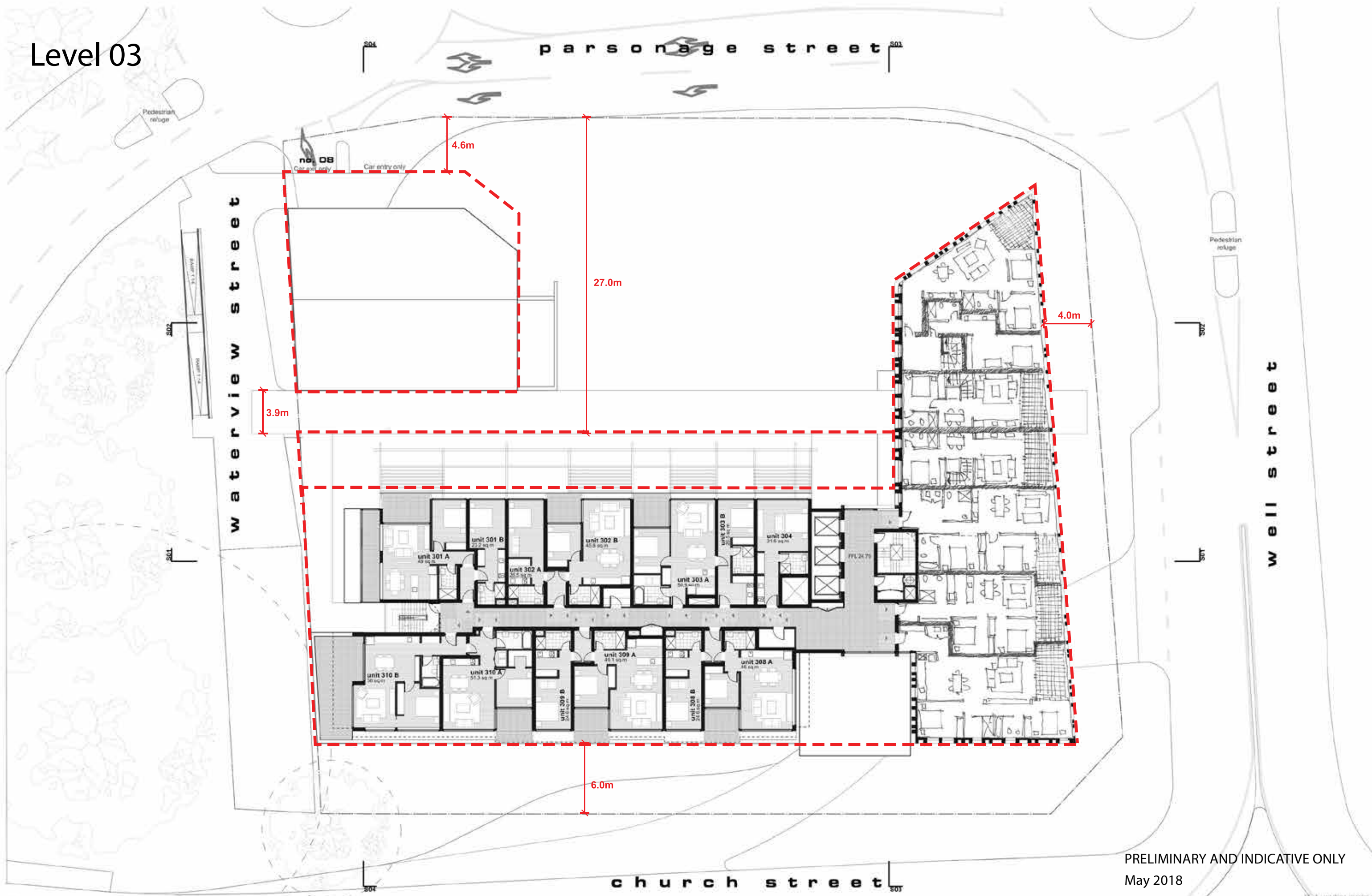


Level 02



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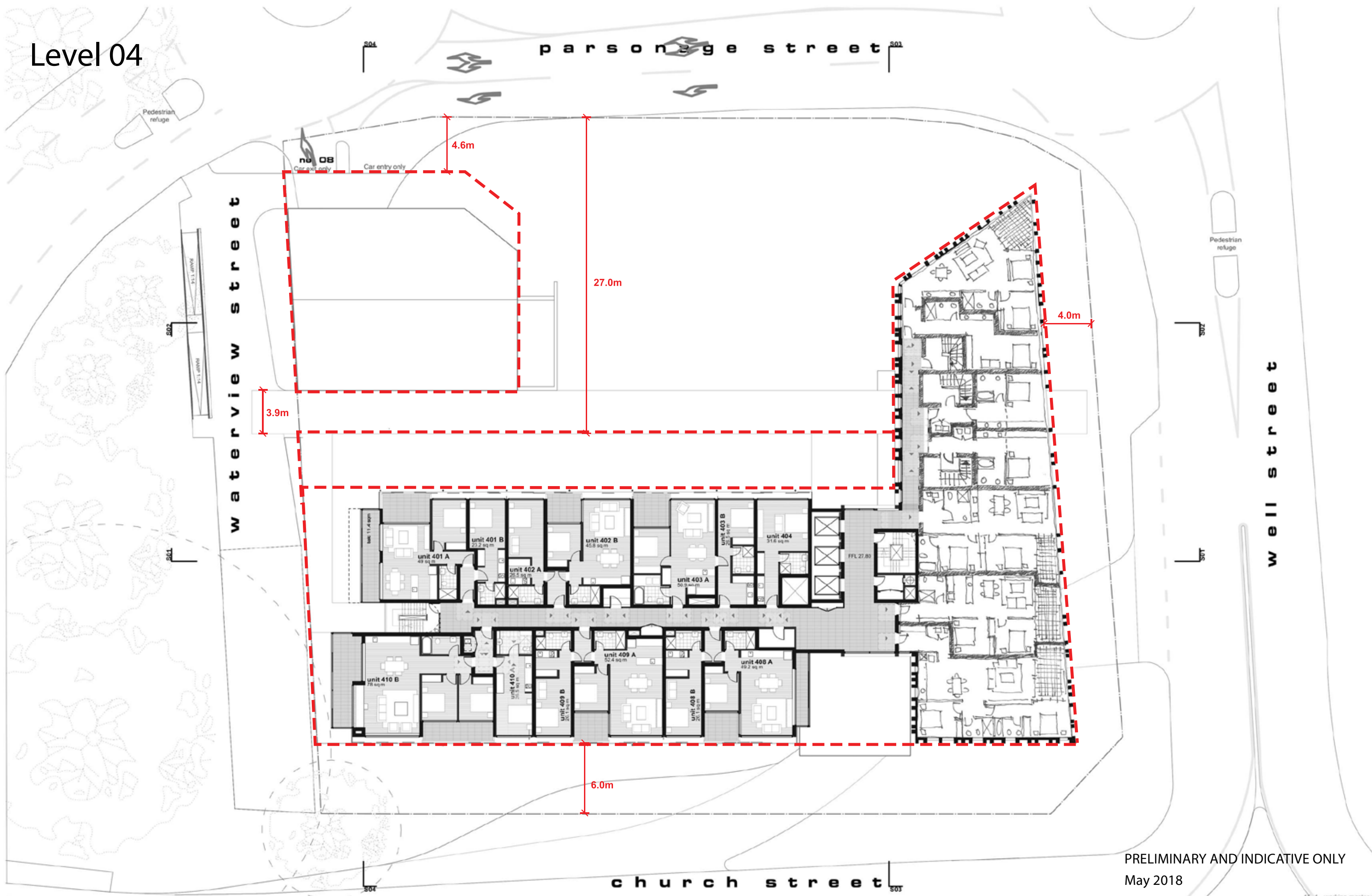
Level 03



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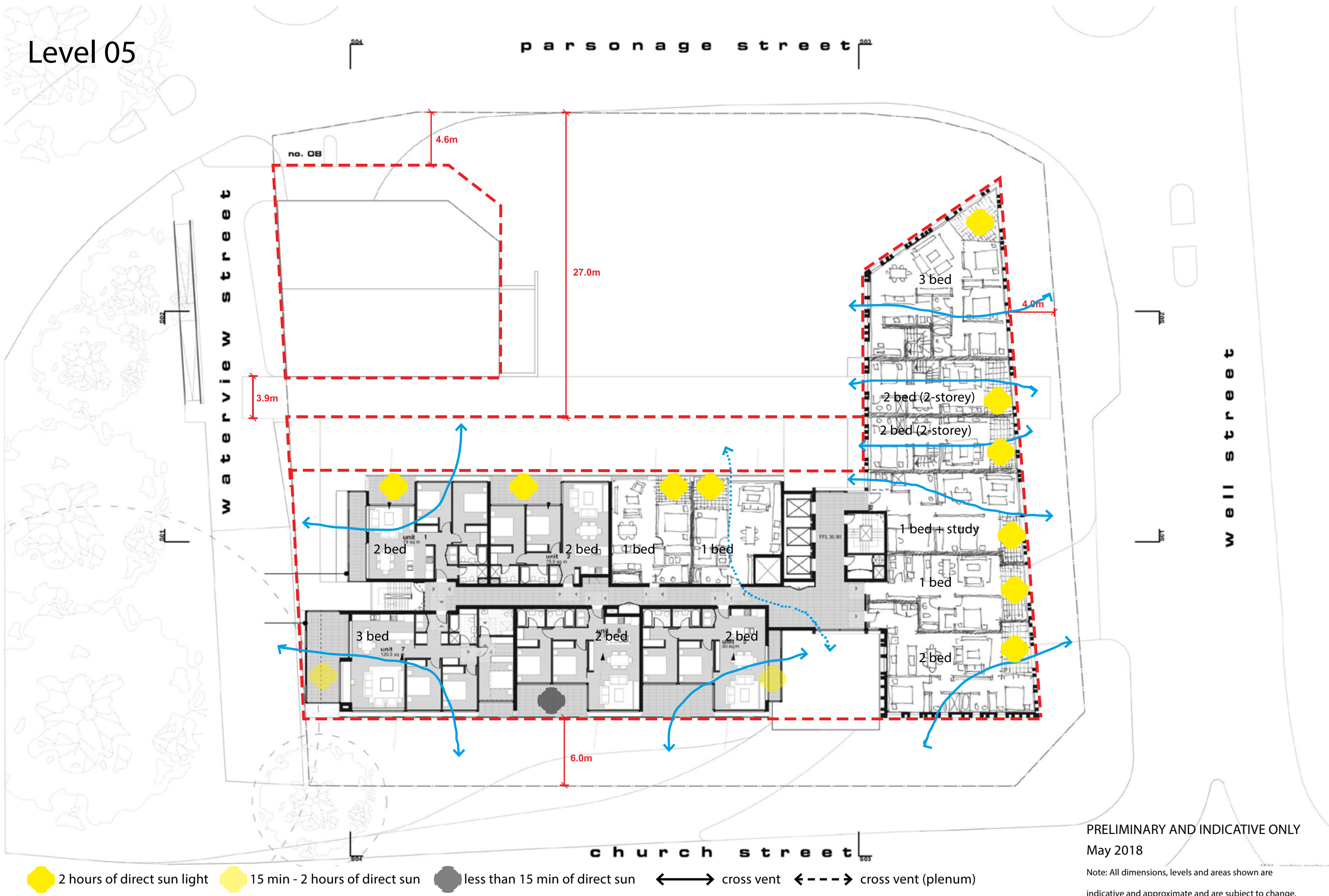
Level 04



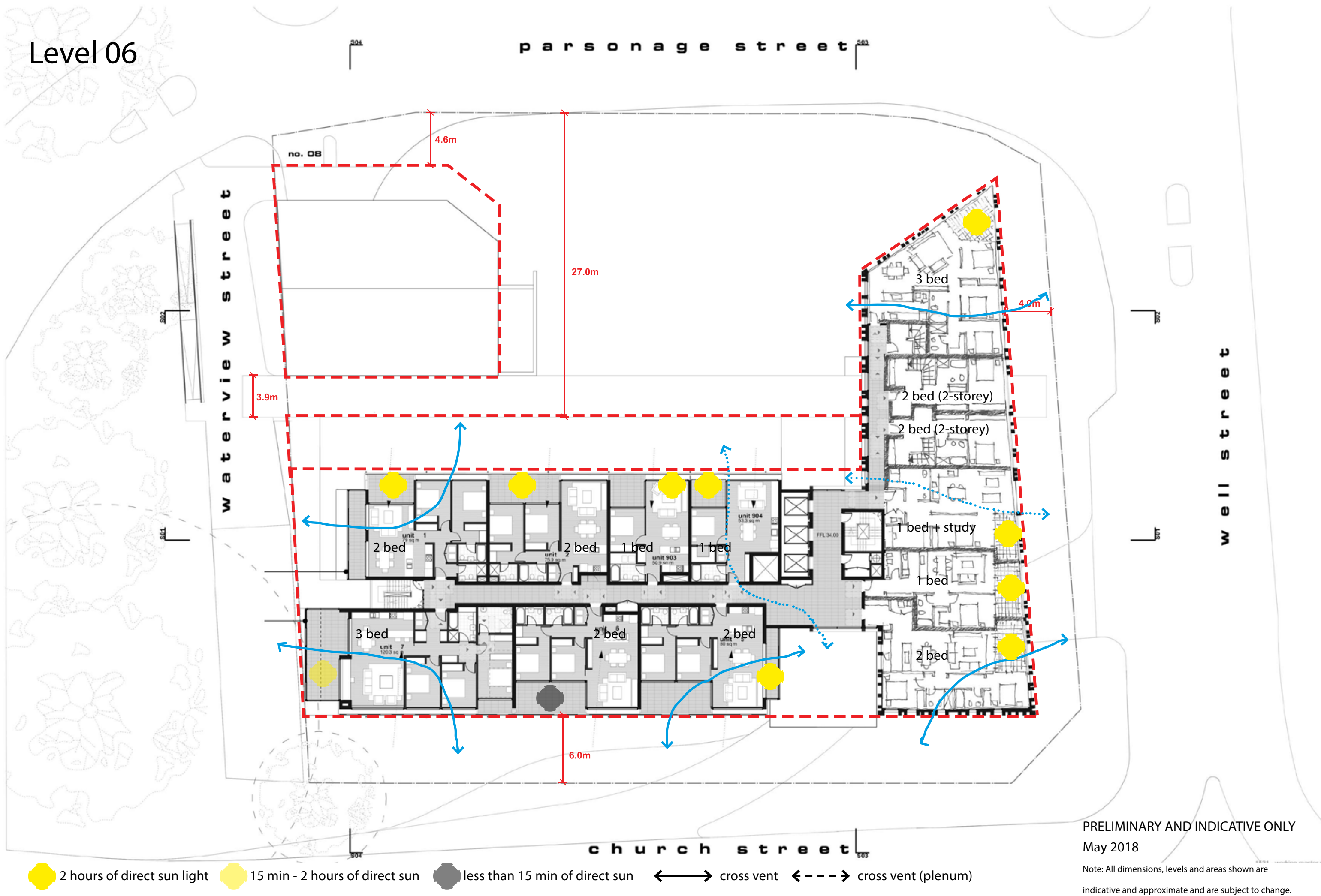
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## Level 05



Level 06

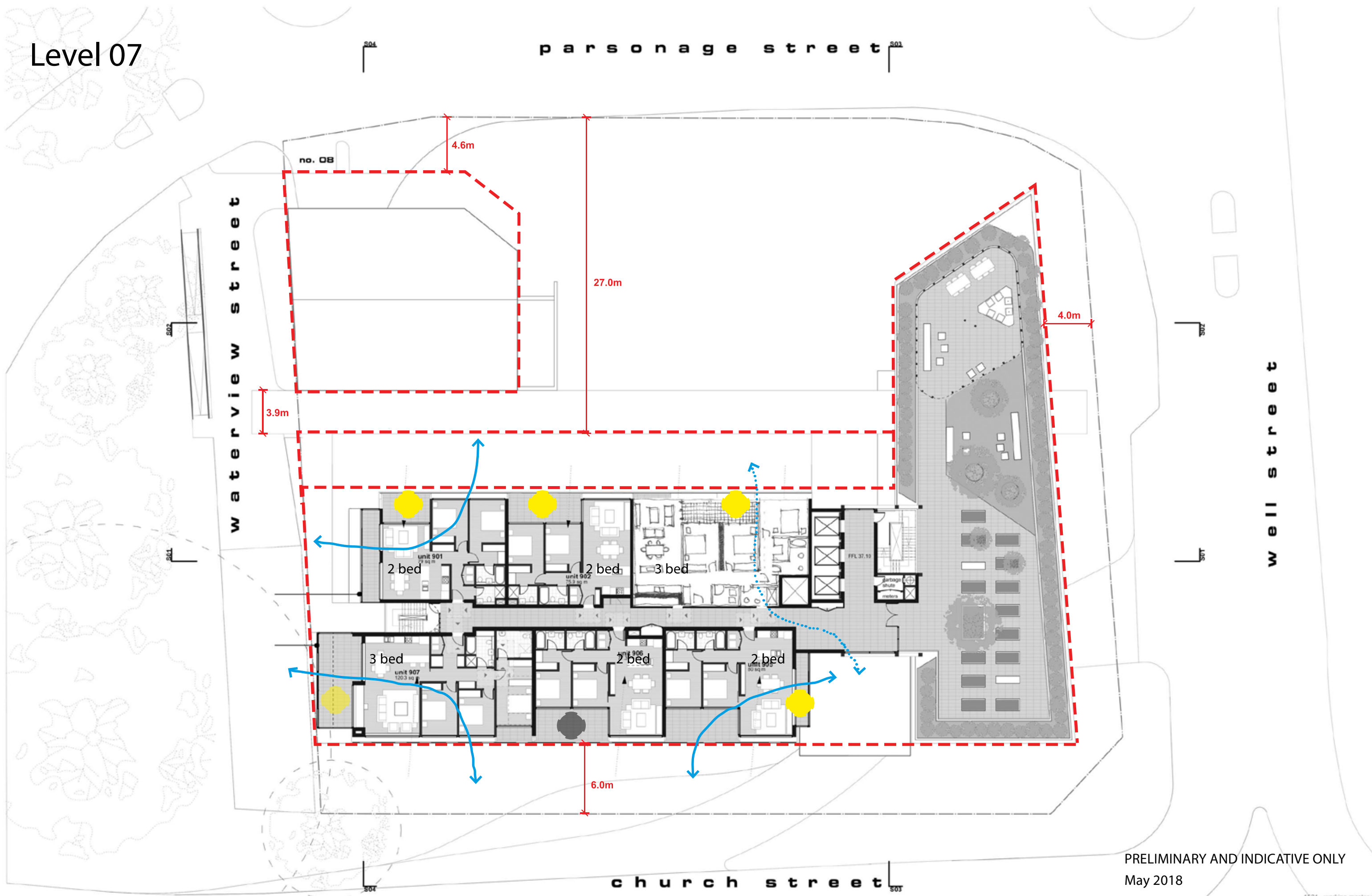


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● 2 hours of direct sun light   ● 15 min - 2 hours of direct sun   ● less than 15 min of direct sun   ↔ cross vent   ↔ cross vent (plenum)



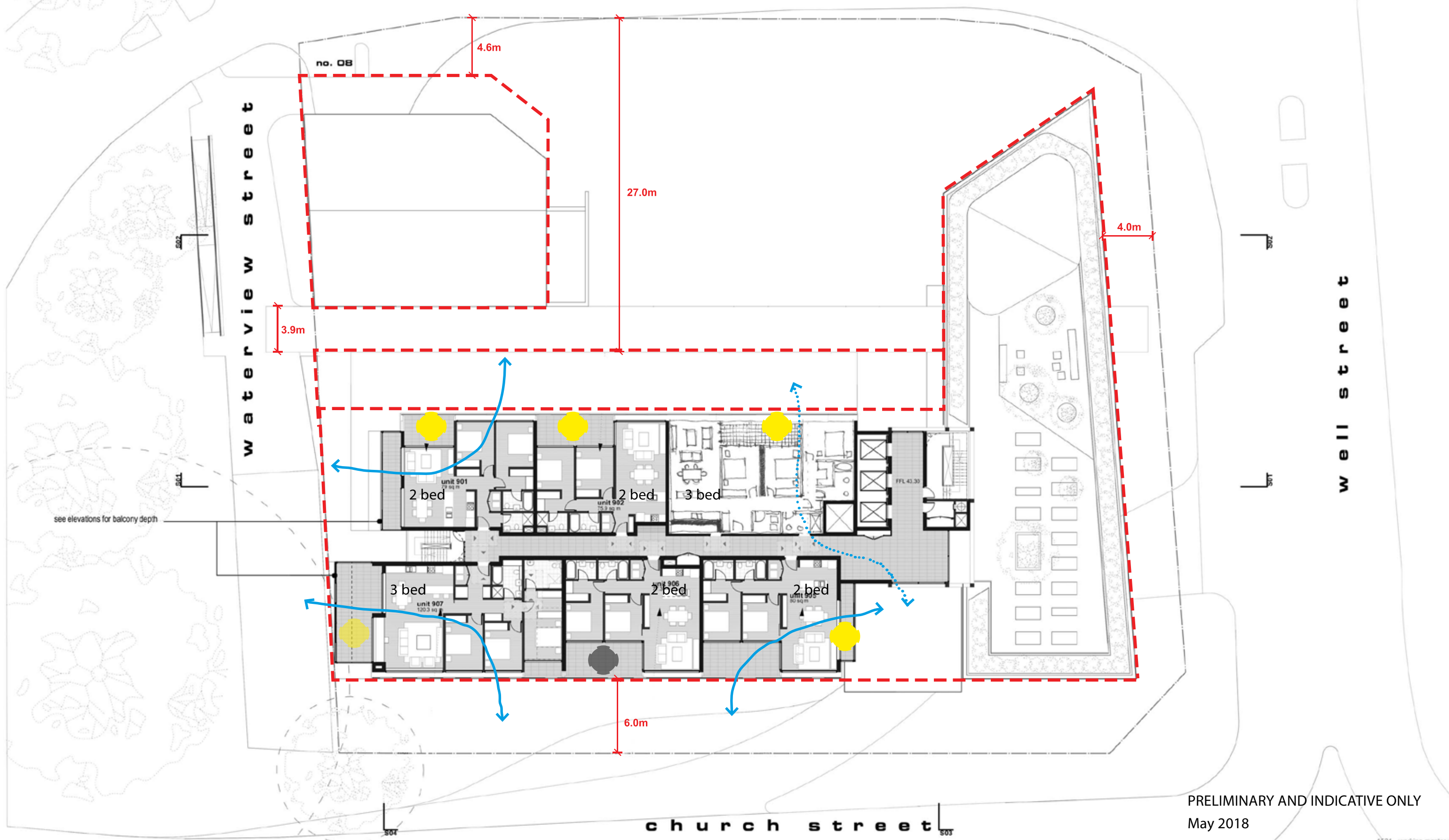
Level 07



● 2 hours of direct sun light ● 15 min - 2 hours of direct sun ● less than 15 min of direct sun ↔ cross vent ← - - - → cross vent (plenum)

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Level 08-09

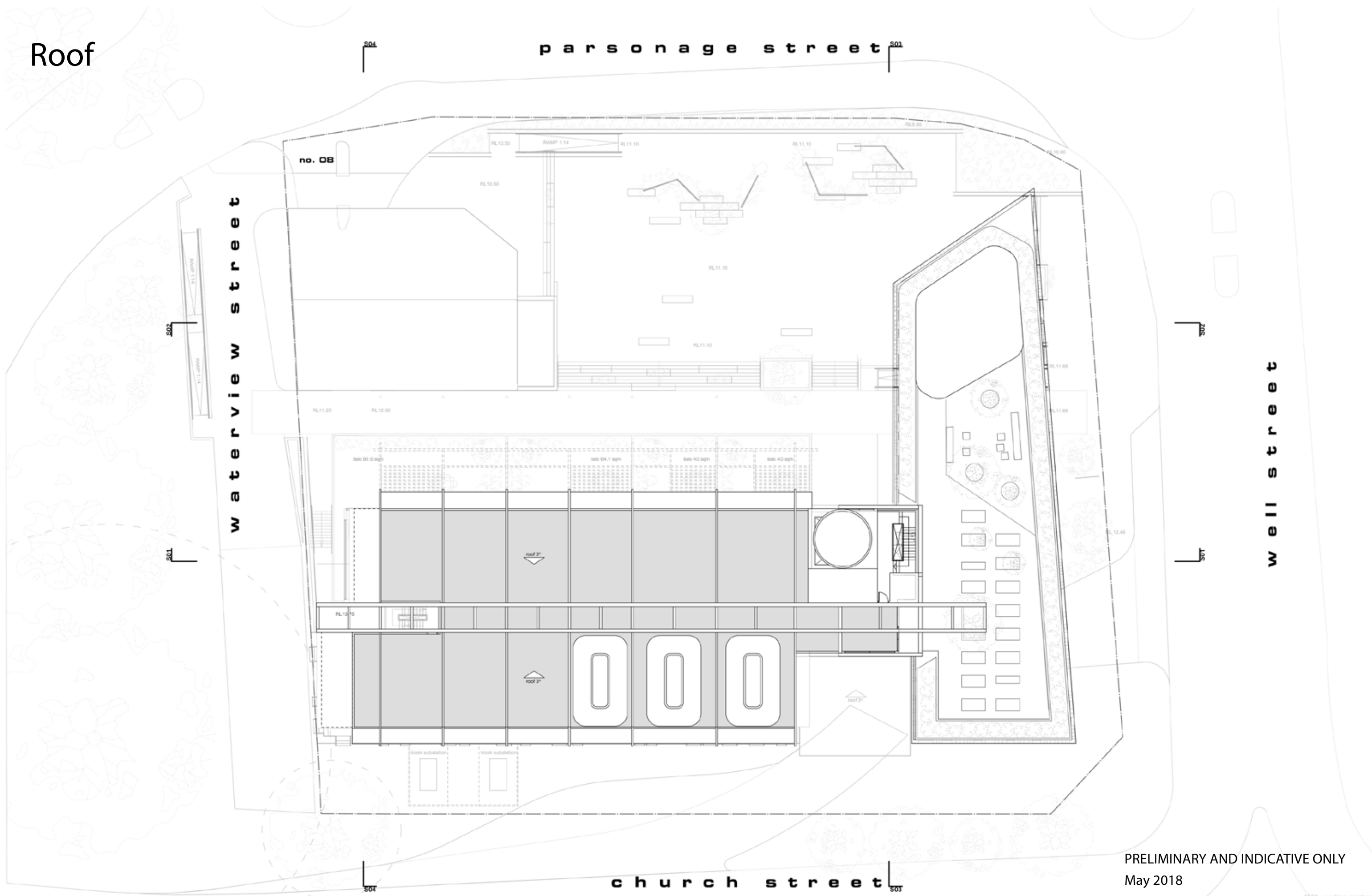


● 2 hours of direct sun light ● 15 min - 2 hours of direct sun ● less than 15 min of direct sun ↔ cross vent ← - - - → cross vent (plenum)

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Roof



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Section



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# GFA and Carpark numbers

DA Area and Yield Table \_ 18-04-2018

10-storey proposal (current envelope)

	Level		Apartments				Serviced Apartments						Areas (m2)						
			1 Bed	2 Bed	3 Bed	Total	studio	1 Bed	2 Bed	2 Bed 2K	3 Bed 2 K	Total	Commercial GFA	Service Apartments GFA	Residentail GFA	Total GFA	MIN car spaces required	MAX car spaces required	car spaces proposed
Basement Levels	B5	Basement 5																	66
	B4	Basement 4																	96
	B3	Basement 3																	80
	B2	Basement 2																	54
	B1	Basement commercial											2928				117.1	117.1	
Retail Levels																			
	LG	Lower Shed Retail											100				4.0	4.0	
	M	Mezzanine											218				8.7	8.7	
	G	Ground Floor Retail											910				36.4	36.4	
	G	Ground Resi Lobby													35				
Residential levels	1	Serviced Apartments					1		3	2	1	7		1199			7.0	10.0	
	2	Serviced Apartments					1		3	5	2	11		1201			11.0	18.0	
	3	Serviced Apartments					1		3	5	1	10		1099			10.0	16.0	
	4	Serviced Apartments					1		3	7	3	14		1110			14.0	24.0	
	5	Apartments	4	5	1	10						0			1131		10.3	13.6	
	6	Apartments	4	7	3	14						0			1110		15.7	20.0	
	7	Apartments	0	4	2	6						0			663		7.6	9.2	
	8	Apartments	0	4	2	6						0			663		7.6	9.2	
	9	Apartments	0	4	2	6									668		7.6	9.2	
Total			8	24	10	42	4	0	12	19	7	42	4156	4608	4270	13035	257.0	295.4	296
Apartment Mix %:			19%	57%	24%		10%	0%	29%	45%	17%	FSR	1.1	1.2	1.1	3.3			

Note: office GFA has been included as part of the serviced apartments GFA.

Cross Vent units 28: (66%)

Units with 2 hours of direct sunlight: 31 (74%)

Units with less than 15 minutes of direct sun: 5 (12%)

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