

# Building Separation Studies

# Building Separation Study

## Future Development Potential of Neighbouring Sites

The following study contemplates future tower development outcomes for the neighbouring sites. The tower shapes and positioning are driven by consideration of site metrics, floor plate efficiencies, and apartment product marketability.

### 8-12 MARY AVENUE & 11-15 SURF PARADE

Site Area = 3028sqm (Approx)

Commentary on development potential:

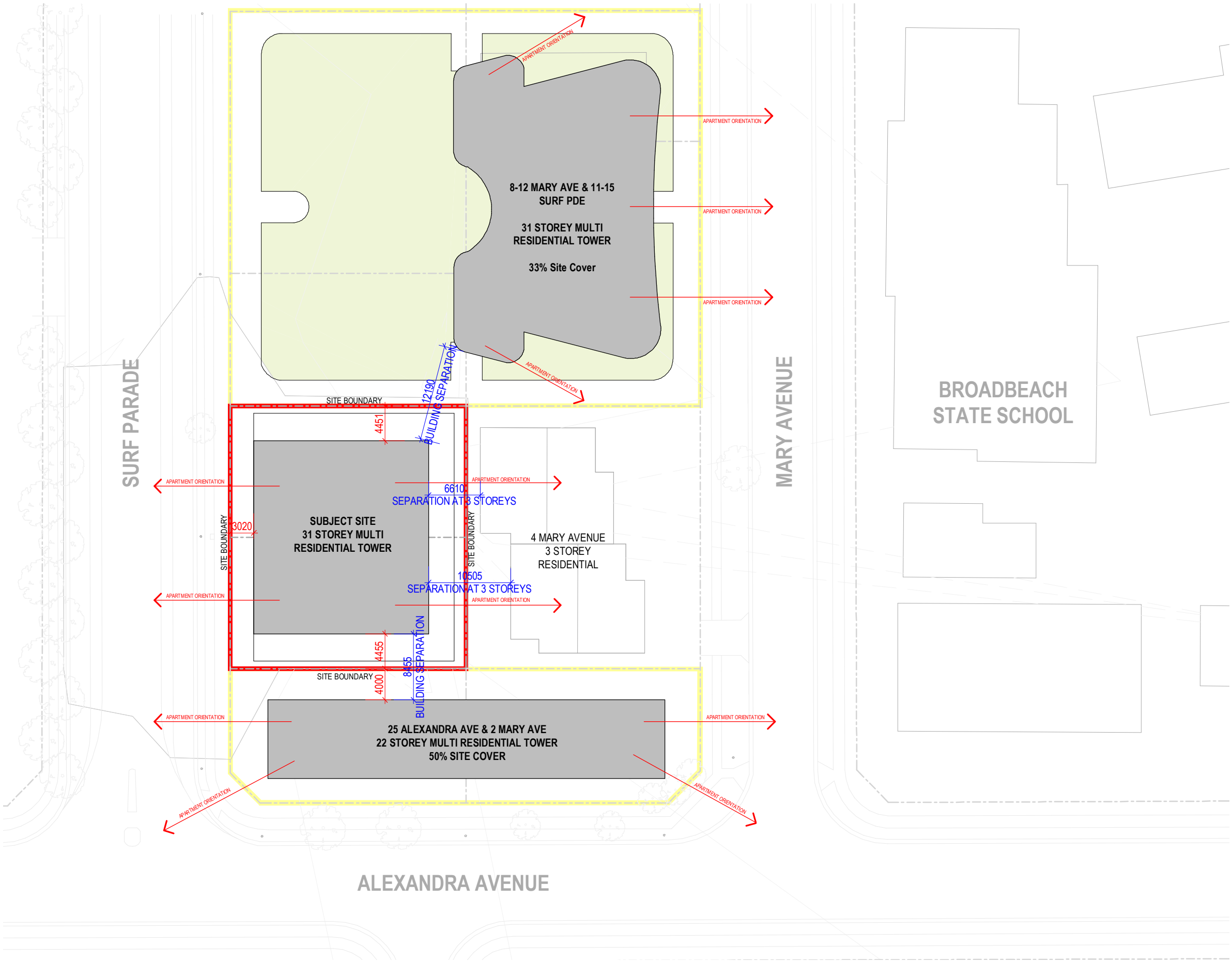
- Commentary on development potential:
- Likely a single tower scheme maximising view potential toward East orientation.
- Site area to the West utilised as above ground podium car parking with generous setbacks to the side boundaries

### 25 ALEXANDRA AVENUE & 2 MARY AVENUE

Site Area = 1028sqm (Approx)

Commentary on development potential:

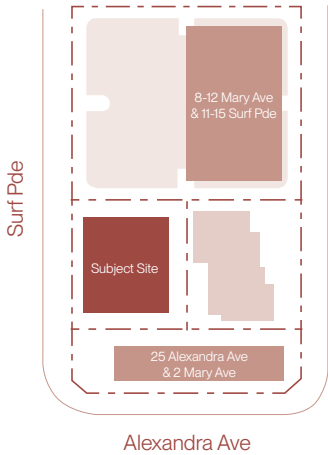
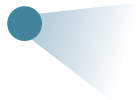
- Narrow site width @ 17.3m so inefficient site dimensions
- Likely a basement car park (car/aisle/car)
- Site too narrow for a podium car park so this is a tower to ground scheme
- 2 p/plate scheme orientating apartments East and South (core located on North side)
- Tower positioned furthest to the East to maximise view potential
- GBA = 510sqm (50% site cover)





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Proposed 8.4m Separation (To the South)  
12.2m Separation (To the North)



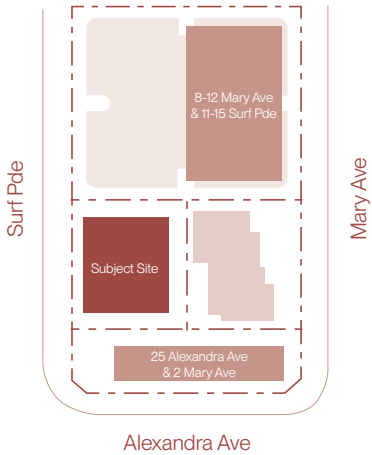
Comparison showing 10m Separation (To the South)





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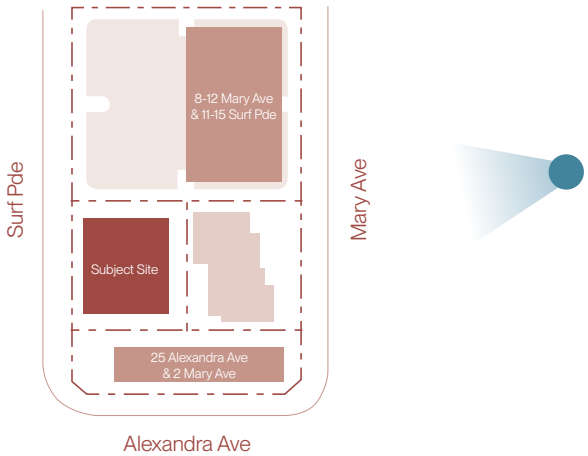
Comparison showing 10m Separation (To the South)





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Comparison showing 10m Separation (To the South)





# Additional Street Views

Requested by Urbis

View 1

View 2

View 3





# Thank You

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