

FINANCIAL REVIEW

SE **Property**
HD **Homes, retail heart of Green Square project**
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Developers Mirvac, Leighton Properties and Urban Growth are proposing a 28-storey tower in the shape of an ellipse, as part of a \$150 million **residential** project at the heart of Sydney's Green Square.

Operating under the name The Green Square Consortium, the developers on Monday revealed plans for two towers with 310 apartments, to book-end a bustling public plaza with shops, cafes and a sunken library.

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Plans submitted to the City of Sydney Council seek approval for a 28-storey tower in the shape of an ellipse, with 246 apartments. Next door, the **group** plans a 10-storey mixed-use building with 64 apartments.

Designed by FJMT Architecture from a short list of five, both buildings have ground-floor retail spaces.

There will be two basement levels underground, with 180 car parks and 370 bicycle spaces.

Located on a former council depot **site** on the corner of Bourke Street and Dunning Avenue, the **site** represents one of the first developments in the 13.47 hectare Green Square Town Centre urban renewal precinct.

The Town Centre sits next to Green Square railway station, and will form the **residential** and retail centre of the larger 287 Green Square area.

An idea first raised in 1995, the Town Centre will house more than 6800 residents and 8600 workers, in addition to an aquatic centre and a sports **park**.

The Green Square Consortium will develop 40 per cent of the land in the Town Centre precinct, while other developers – including Meriton, Crown **Group**, Lateral Corporation and **China**-backed **group** Bridgehill Projects – will also embark on developments.

Meriton could build as many as 250 apartments at 84-92 Epsom Road, a **site** it **purchased** for \$47.5 million March.

The plans of other developers are more advanced.

Private developer Crown is awaiting approval on a 346-**apartment** development at the John Newell **site**, which neighbour's the Green Square Consortium's Bourke Street lot.

Designed by architect Koichi Takada, the **apartment** building will also have 5000 square metres of retail space and 311 car spaces.

Bridgehill Projects and Lateral Corporation are also in planning.

The City of Sydney will be spending \$440 million on infrastructure and facilities in the area, including roads and drainage, in addition to innovative features including a stormwater recycling plant.

Key points

CO	sydcou : City of Sydney Council
IN	i5010022 : Residential Building Construction ireest : Real Estate iretail : Retail i501 : Building Construction i64 : Retail/Wholesale iconst : Construction icre : Real Estate/Construction
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