

DEVELOPMENT YIELDS AND LAND USE

THE REDEVELOPMENT OF KING DAVID MOWBRAY GOLF COURSE AND SURROUNDS

RESIDENTIAL PROPOSALS

The emerging concept explores a range of residential building types intended to support a diverse and integrated community:

- Lower-rise terrace (two- and three-storey) units located along Links Drive to ensure a sensitive interface with the surrounding neighbourhood;
- Taller apartment blocks (eight-storey) positioned south of the railway line where higher densities can be more appropriately accommodated;
- A mix of unit sizes ranging from studios to three-bedroom units is envisaged to cater for different household types; and
- At least 42% of the units are proposed to be two- or three-bedroom units.
- A minimum of 30% of all units would consist of affordable housing, integrated across the site in line with the MSDP guidance and City policy,

NON-RESIDENTIAL LAND USES

The concept also explores opportunities for complementary non-residential uses that could support local services, job creation, and a more complete and walkable neighbourhood:

- Retail, office and commercial/light-industrial activities clustered around key access points, particularly near Parcel B entrance and the railway station in Parcel C, to maximise accessibility and visibility; and
- A school proposed for Parcel A, along with shared sportsfields that could be used by the school and local sports clubs.
- An additional sports field in Parcel C to extend recreational opportunities.

	Portion A	Portion B	Portion C	TOTAL
School & sports fields	●●		●	
Residential: Open market	947-1050 (units)	2643 -3022 (units)	567-586 (units)	4166 -4639 (units)
Residential: Affordable	998-1080 (units)	-	826-990 (units)	1824- 2070 (units)
Retail GLA	1283 m ²	16733 m ²	5380 m ²	23390 m²
Office & other GLA	-	29048 m ²	13816 m ²	42870 m²
Light industry GLA	-		8527 m ²	8527 m²

