

ATTACHMENT 2

Alternative designs for the south-eastern corner of the site

DATE	ISSUED FOR
Feb 24, 2010	Development Application
Mar 17, 2010	Publicly Available

ask by	Q&A
run by	CF
date	May 4, 2010
grade	as noted
no.	05-2070

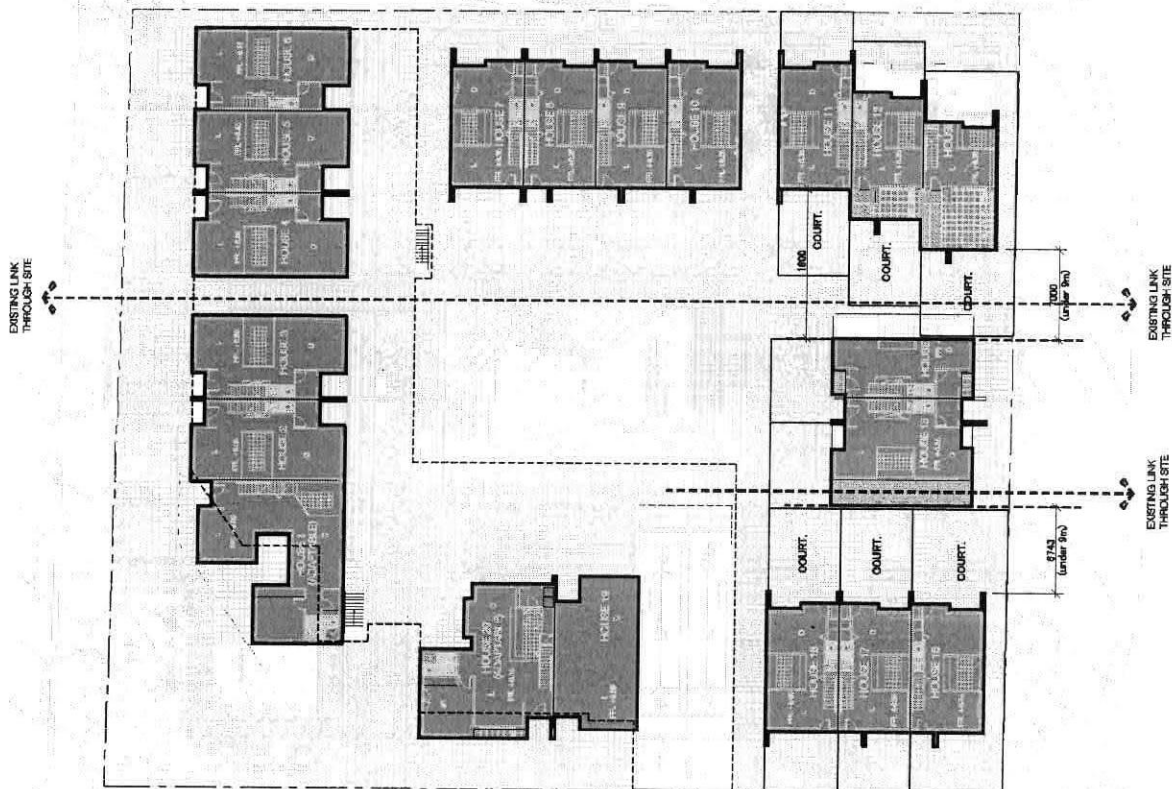
MASTERPLAN	DA
SK.17	

NOTES

THIS DOCUMENT IS TO BE USED FOR CONSTRUCTION UNLESS SO INDICATED FOR CONSTRUCTION.

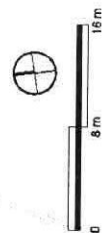
CONSTRAINTS WITH THIS PROPOSAL:

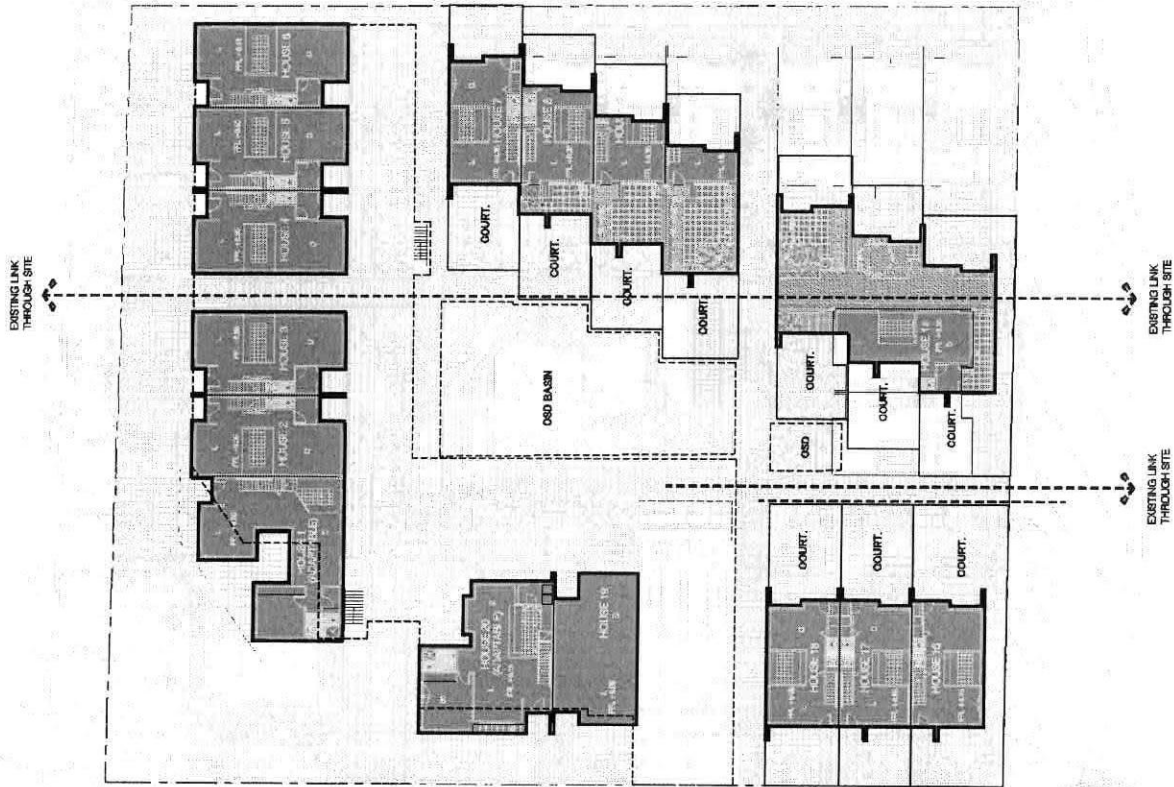
- 1) LOST BOTH CONNECTIONS TO SOUTHERN OPEN SPACE.
- 2) REDUCED SEPARATION UNDER 9m.
- 3) NOT COMPLIANT WITH DCP. CANAL BANK IS NOT A PEDESTRIAN ROUTE BUT VEGETATION. ROUTE IS THROUGH THE SITE.
- 4) LOSS OF NORTHERLY SUN TO FRONT AND BACK COURTYARDS.



MASTERPLAN STUDY #1

SCALE 1:200@A1 & 1:400@A3





CONSTRAINTS WITH THIS PROPOSAL:

- 1) LOST THROUGH SITE CONNECTION TO SOUTHERN OPEN SPACE
- 2) REDUCED SEPARATION UNDER 9m AND NOT COMPLIANT WITH DCP.
- 3) CANAL BANK IS NOT A PEDESTRIAN ROUTE BUT VEGETATION ROUTE IS THROUGH THE SITE.
- 4) LOSS OF NORTHERLY SUN TO FRONT AND BACK COURTYARDS.
- 5) REDUCED OSD AREA IS NOT POSSIBLE.
- 6) DIVIDING SITE IN TWO IS NOT IDEAL.
- 7) TRANSFER SITE OPEN SPACE TO PUBLIC LAND WHILE PLENTY OF PUBLIC LAND IS READILY AVAILABLE.
- 8) LOSS OF TWO TERRACE HOUSES.
- 10) NOT ECONOMICAL
- 11) REDUCTION IN COMMUNAL OPEN SPACE AND TRANSFER TO CREEK LINE WHICH IS NOT USED FOR RECREATION

MASTERPLAN STUDY #2

SCALE 1:200 @ A1 & 1:400 @ A3

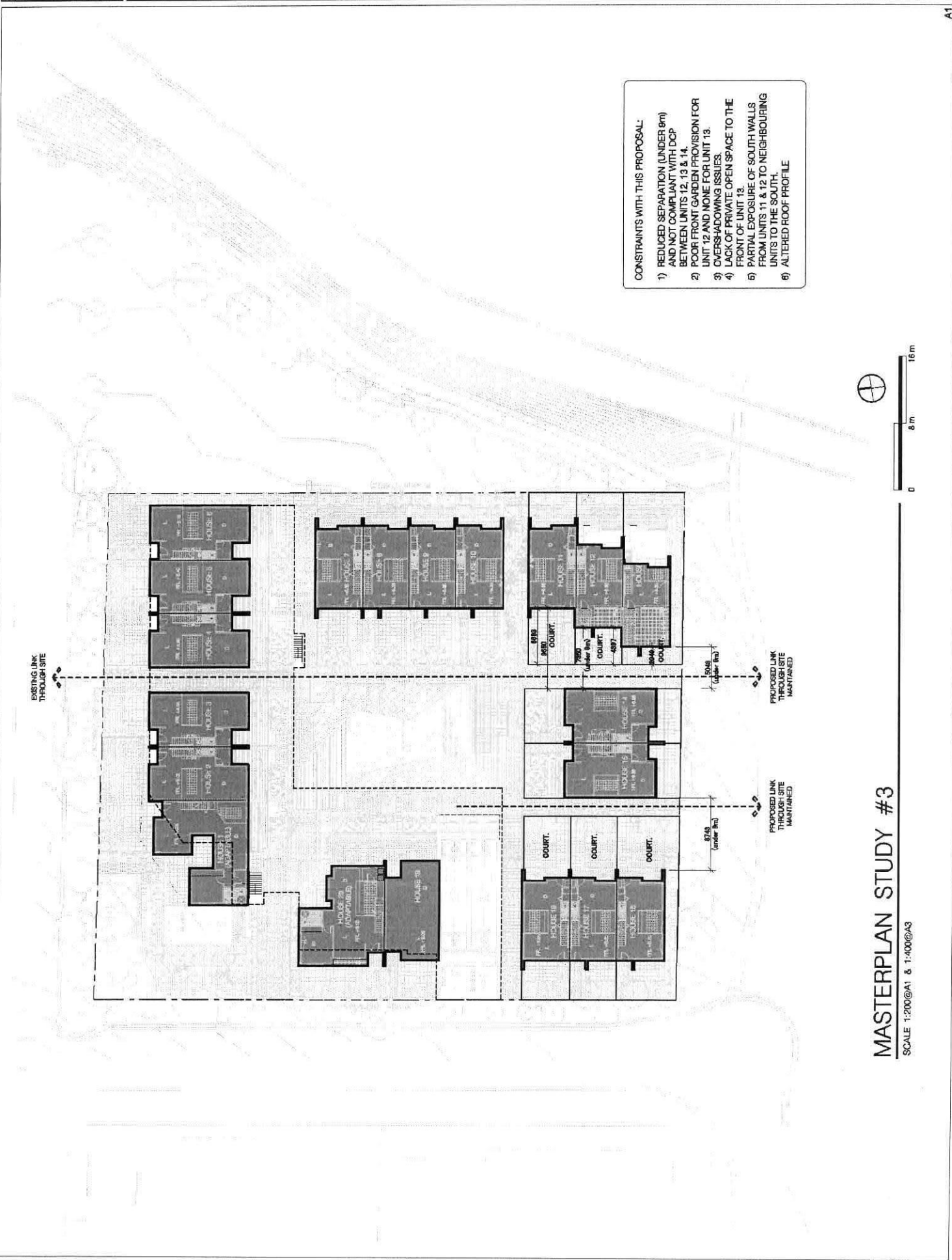
NOTES
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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PARARAMATTA CITY COUNCIL
Proposed Design Development at
23 Elizabeth Street, Granville, NSW 2142

DATE	REVISION
15/01/2015	1. Initial Design
15/01/2015	2. Final Design
15/01/2015	3. Final Design
15/01/2015	4. Final Design
15/01/2015	5. Final Design
15/01/2015	6. Final Design
15/01/2015	7. Final Design
15/01/2015	8. Final Design
15/01/2015	9. Final Design
15/01/2015	10. Final Design
15/01/2015	11. Final Design
15/01/2015	12. Final Design
15/01/2015	13. Final Design
15/01/2015	14. Final Design
15/01/2015	15. Final Design
15/01/2015	16. Final Design
15/01/2015	17. Final Design
15/01/2015	18. Final Design
15/01/2015	19. Final Design
15/01/2015	20. Final Design



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- CONSTRAINTS WITH THIS PROPOSAL:
- 1) REDUCED SEPARATION (UNDER 8m) AND NOT COMPLIANT WITH DCP BETWEEN UNITS 12, 13 & 14.
 - 2) POOR FRONT GARDEN PROVISION FOR UNIT 12 AND NONE FOR UNIT 13.
 - 3) OVERSHADOWING ISSUES.
 - 4) LACK OF PRIVATE OPEN SPACE TO THE FRONT OF UNIT 13.
 - 5) PARTIAL EXPOSURE OF SOUTH WALLS FROM UNITS 11 & 12 TO NEIGHBOURING UNITS TO THE SOUTH.
 - 6) ALTERED ROOF PROFILE.

MASTERPLAN STUDY #3

SCALE 1:200@A1 & 1:400@A3