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Development Application

Demolition & Construction of a 16 storey mixed use Development Containing 97 units with 2 commercial tenancies over basement parking

2-6 Bold Street & 80-82 Cowper Street Granville



Details / Calculations

Site Details		Gross Floor Area		Unit Summary		Parking		Requirements		Provided		Open Space	
DP & Lot:	DP 7553 & DP651169 Lot 19 & 20, 18,17-21,22	Ground Floor	418.64m ²	Studio	02	Requirements - Granville Town Centre (PCC DCP Residential <400m to transport)						Required Communal Open Space = 551m ² (25%)	
Site Area:	2,204m ²	Level 1	860.92m ²	1 Bedroom	14	Comm/Retail - 1 Space/40m ² Floor Area				08 Spaces	Retail/Commercial	08	Proposed Communal Open Space
Frontage:	47m	Level 2	1019.98m ²	2 Bedroom	63	1.0 Space/1 or 2 BR unit				79 Spaces	Residential	100	- Ground Floor
Current Use:	Factory, workshop, vacant lots	Level 3	1012.93m ²	3 Bedroom	18	1.2 Space/3 BR unit				21 Spaces	Visitors (inc. carwash)	25	- Roof
Existing GFA:	600m ²	Level 4	435.55m ²			0.25 Space/Unit (Visitors)				24 Spaces			- Total Provided
		Level 5-15	435.55m ² (x11)										
Floor Space		Level 16	420.75m ²	Total Units	97	Bicycle rack	Ground Floor- 35	132 Spaces			133	25% Deep Soil of Common Area	249.63m ² (Required)
Zone:	B4	Communal	25.50m ²	Adaptable (10%)	10		Basement- 15			Loading Bays	1	Proposed Deep Soil Area	292.88m ² (Provided)
FSR:	4.5:1						Total- 50			Disabled Bays	10		
Max Area	9,918m ²	Total	8985.32m ²										
Proposal		Shop 1	74.00m ²	2-6 Bold Street & 80-82 Cowper Street Granville									
16 Storey Mixed Use Development containing 97 Residential Units with 327.47m ² of ground floor retail/commercial, basement parking with subdivision		Shop 2	253.47m ²										
		Total	327.47m ²										





All work to be carried out in accordance with BCA, AS & Council conditions.
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Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

notes:
Cavity Brick Medium to colour insulation 100mm
Followed in cavity Double air space
R1.5 insulation to concrete carpark Lobby and outdoor air below
Medium to colour concrete roof insulation R1.5
Light to colour roof insulation R1.5 planters over
All bedrooms type 4 stars
All toilet flushing systems 4 stars
All kitchen type 4 stars
All shower heads 4 stars
Gas instantaneous hot water system 3 stars
Cooling 1 Phase air conditioning 1 star
Heating 1 Phase air conditioning 1 star
Kitchen ecoapproved Gas cooktop electric oven
Common area toilet ceiling 4 stars
Common area Toilet ceiling 4 stars
Basement carpark Exhaust Ventilation

Issue E	Date 31.07.15
Council comments dated	
Issue C	Date 20.02.15
DEAP comments dated 10/12/14	
Issue B	Date 20.11.14
council letter dated 14/10/14 & DEAP comments dated 10/08/14	

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project:
Demolition & Construction of a 16 storey mixed use development containing 97 units with 2 tenancies over basement parking

client:
Designer Home Constructions

council:
Parramatta City Council

drawing title:
North Elevation

designed
M. Trinh/J.Ellis/A.Winton

issue/stage:
ISSUE E-DA

paper/scale:
A3/1:200

date:
28/08/2015

job #:	28049	dwg #:	2001
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2 - 6 Bold Street & 80 - 82 Cowper Street, Granville