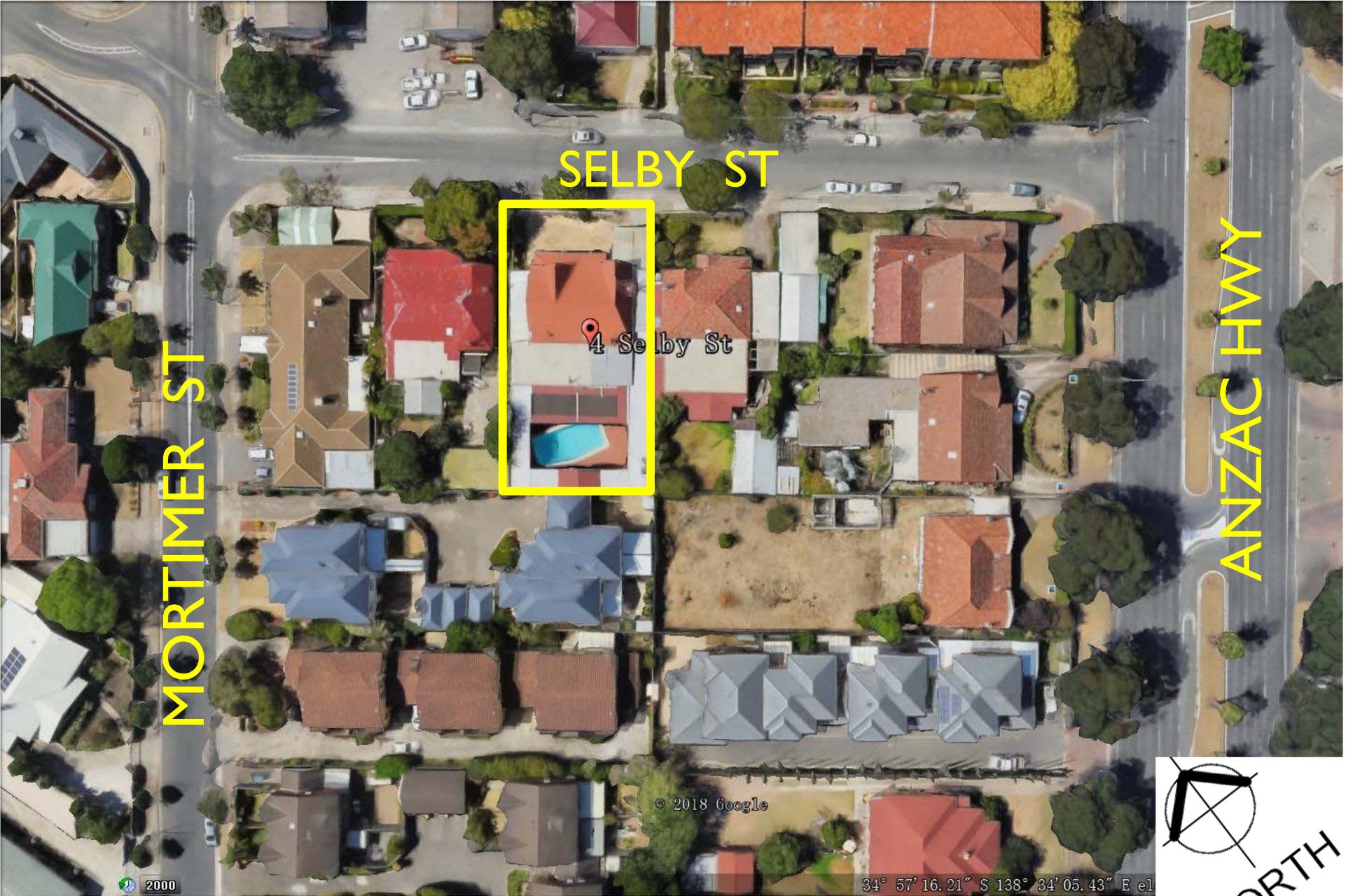
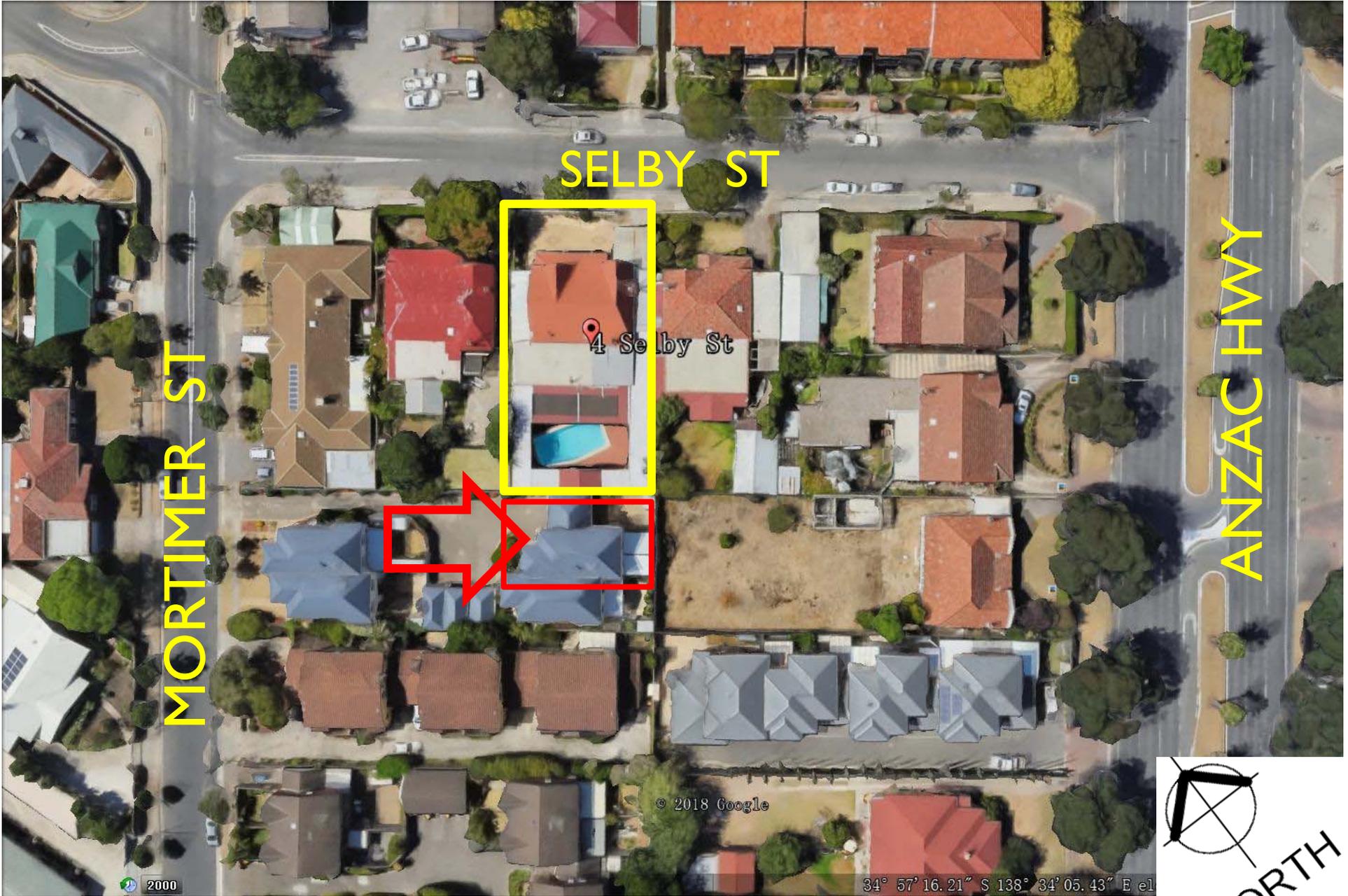
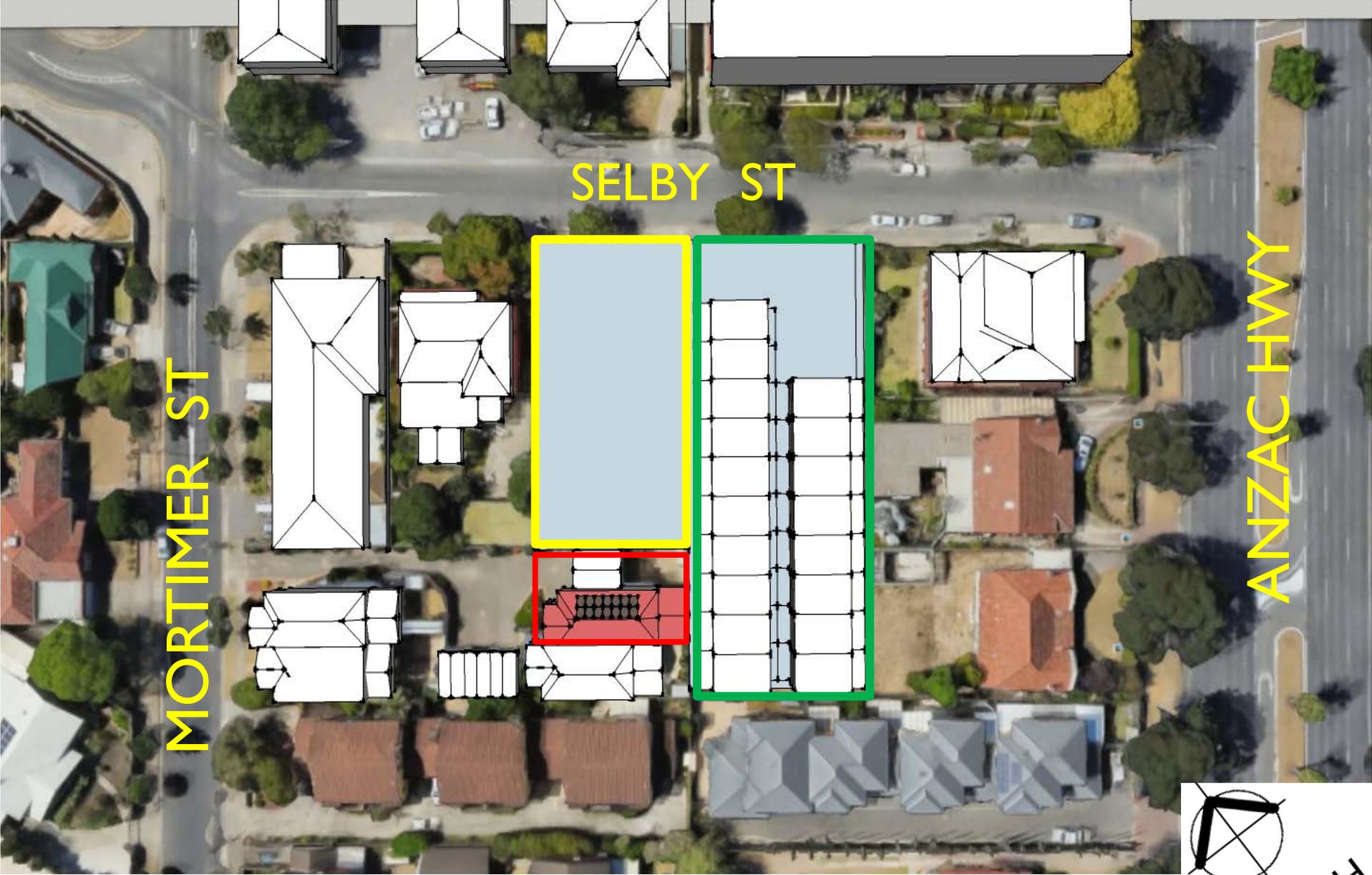


Deputation for:  
4 SELBY STREET Kurralta Park 5037

Development Proposal Of A 6 Storey Apartment







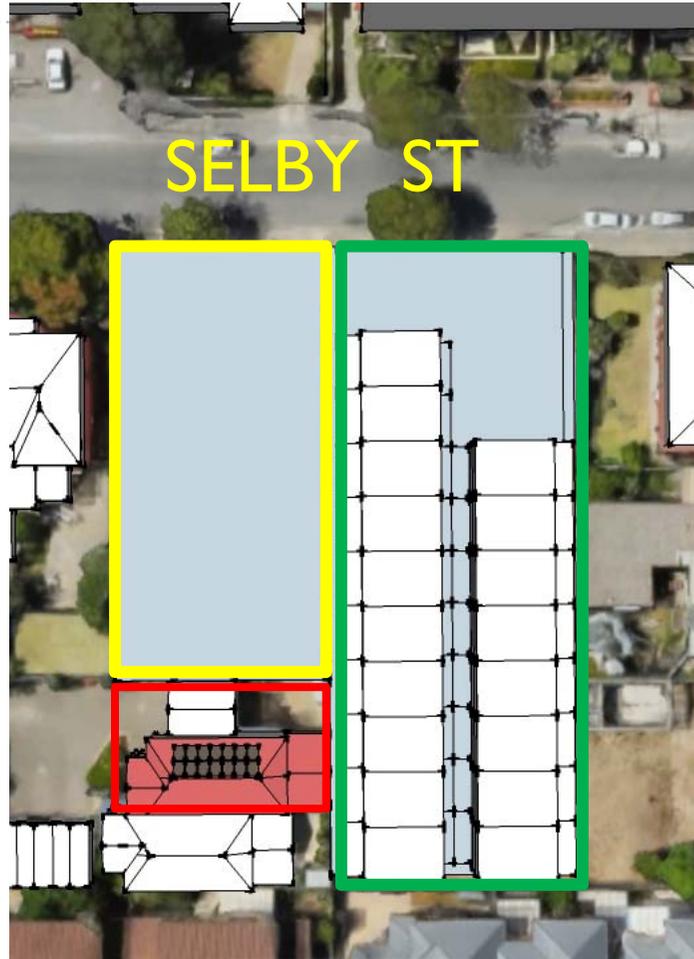
MORTIMER ST

SELBY ST

ANZAC HWY



## Land Size:



- ▶ 4 Selby Street:
  - ▶  $18.9\text{M} \times 40\text{M} = 800 \text{ sq.m.}$
- ▶ 2 Selby Street:
  - ▶  $22.8\text{M} \times 58\text{M} = 1322 \text{ sq.m.}$
- ▶ 4/34 Mortimer Street:
  - ▶  $18\text{M} \times 11.5\text{M} = 210 \text{ sq.m.}$

NORTH

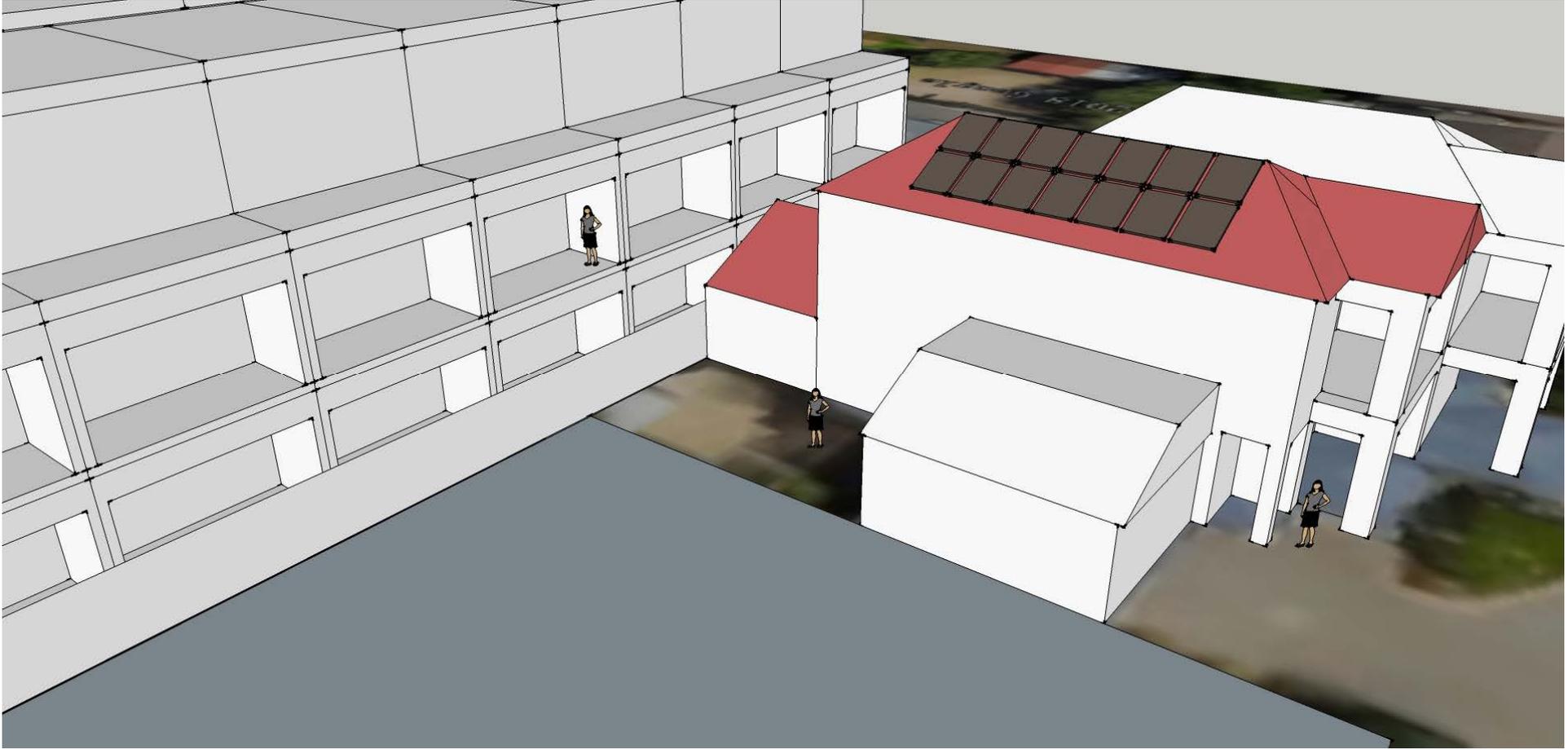


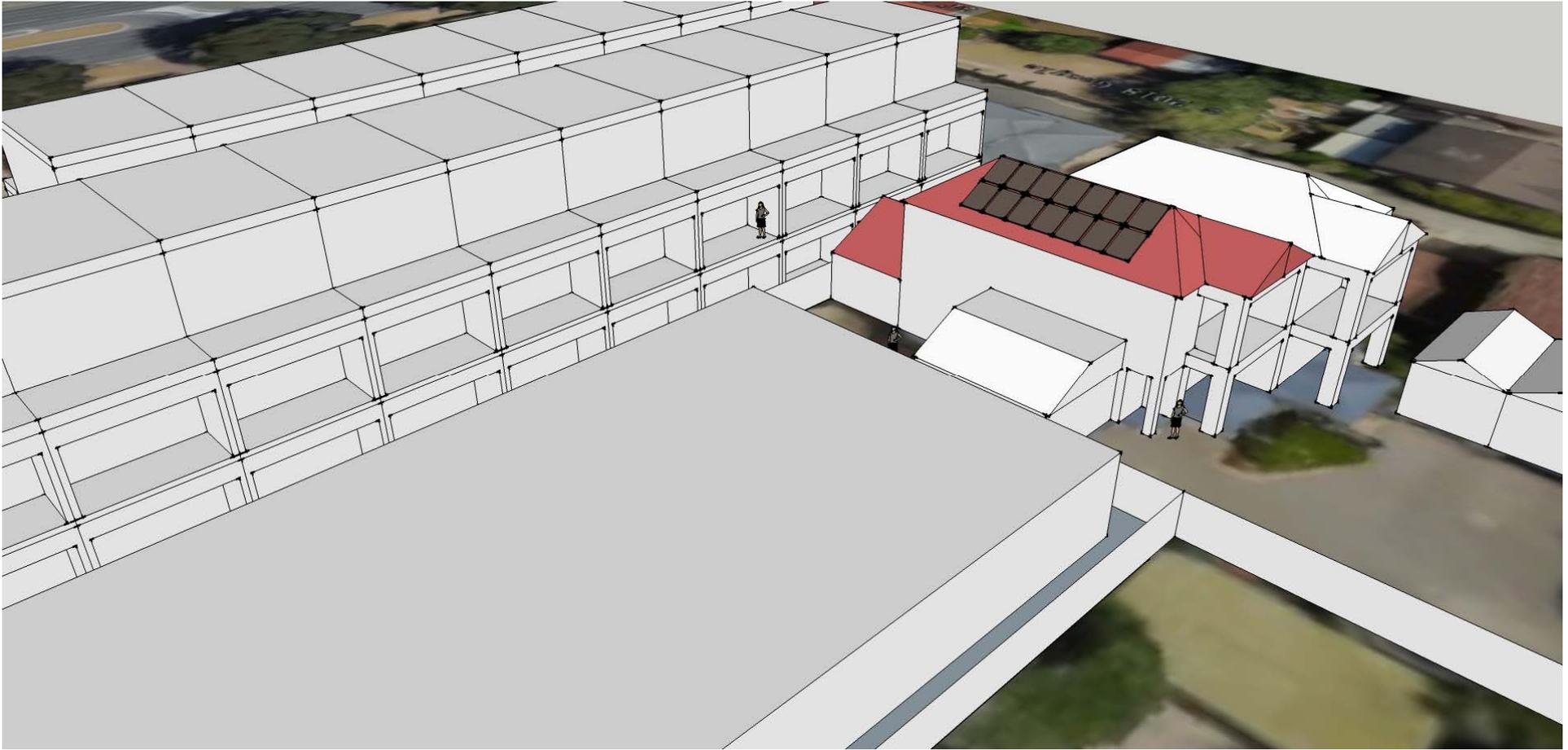


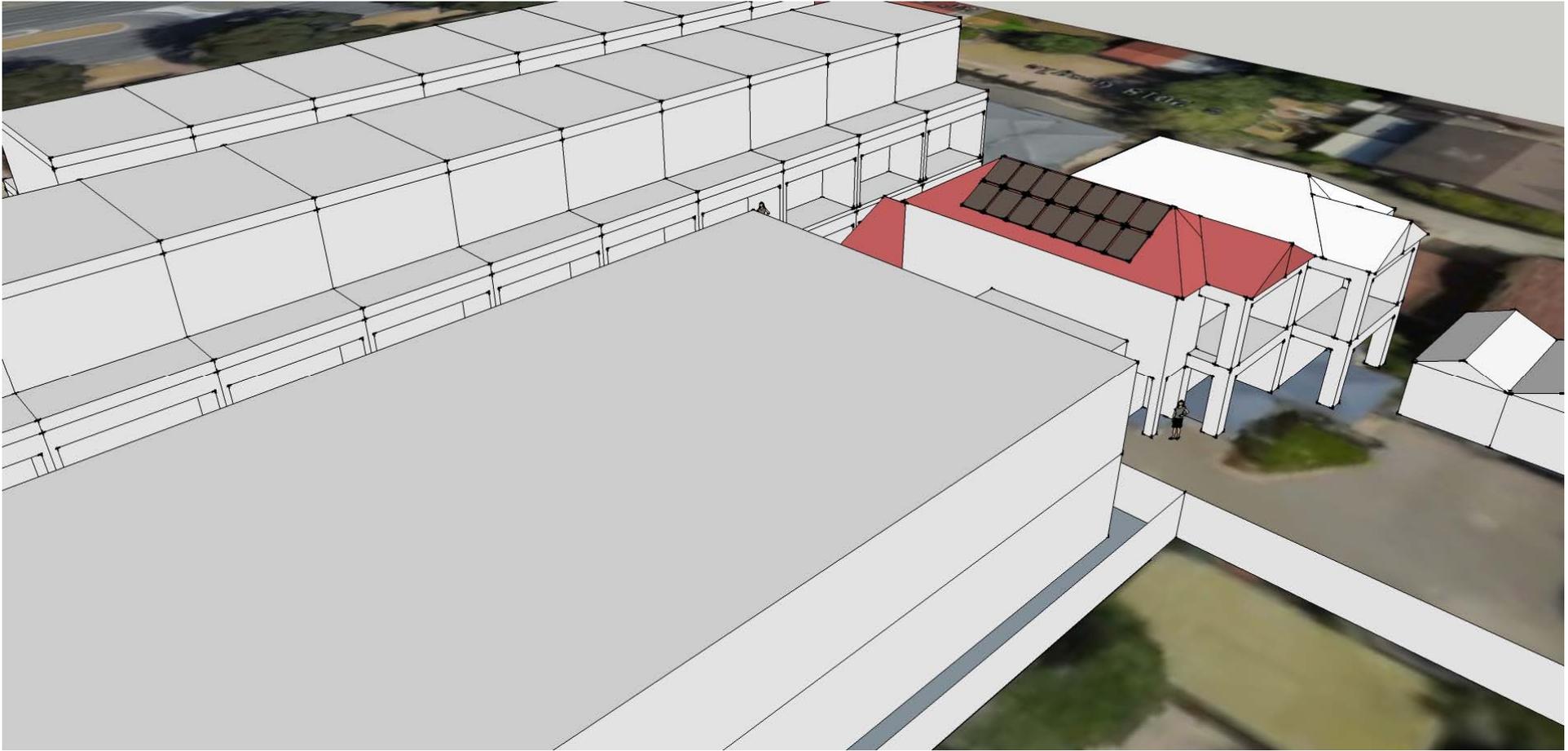


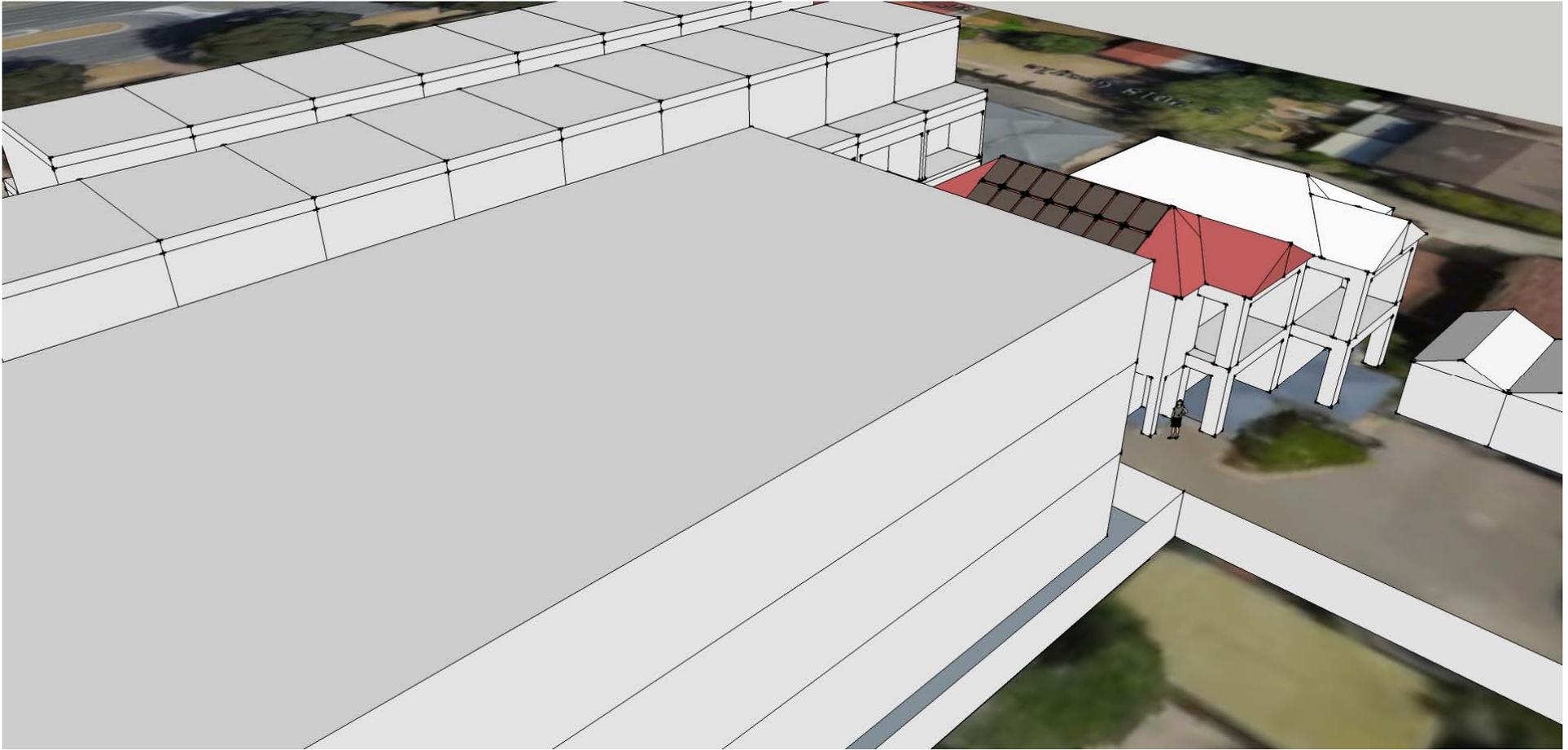


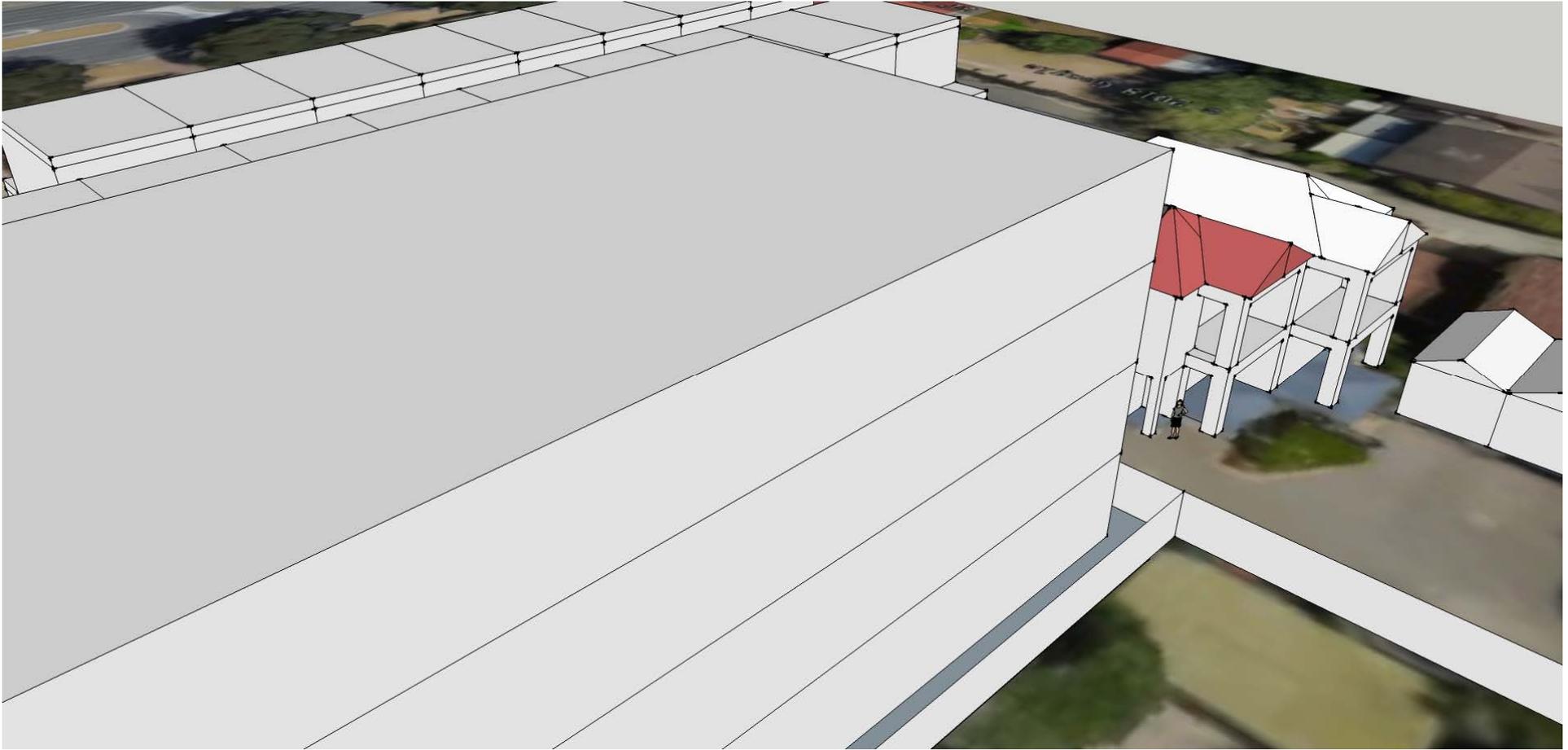


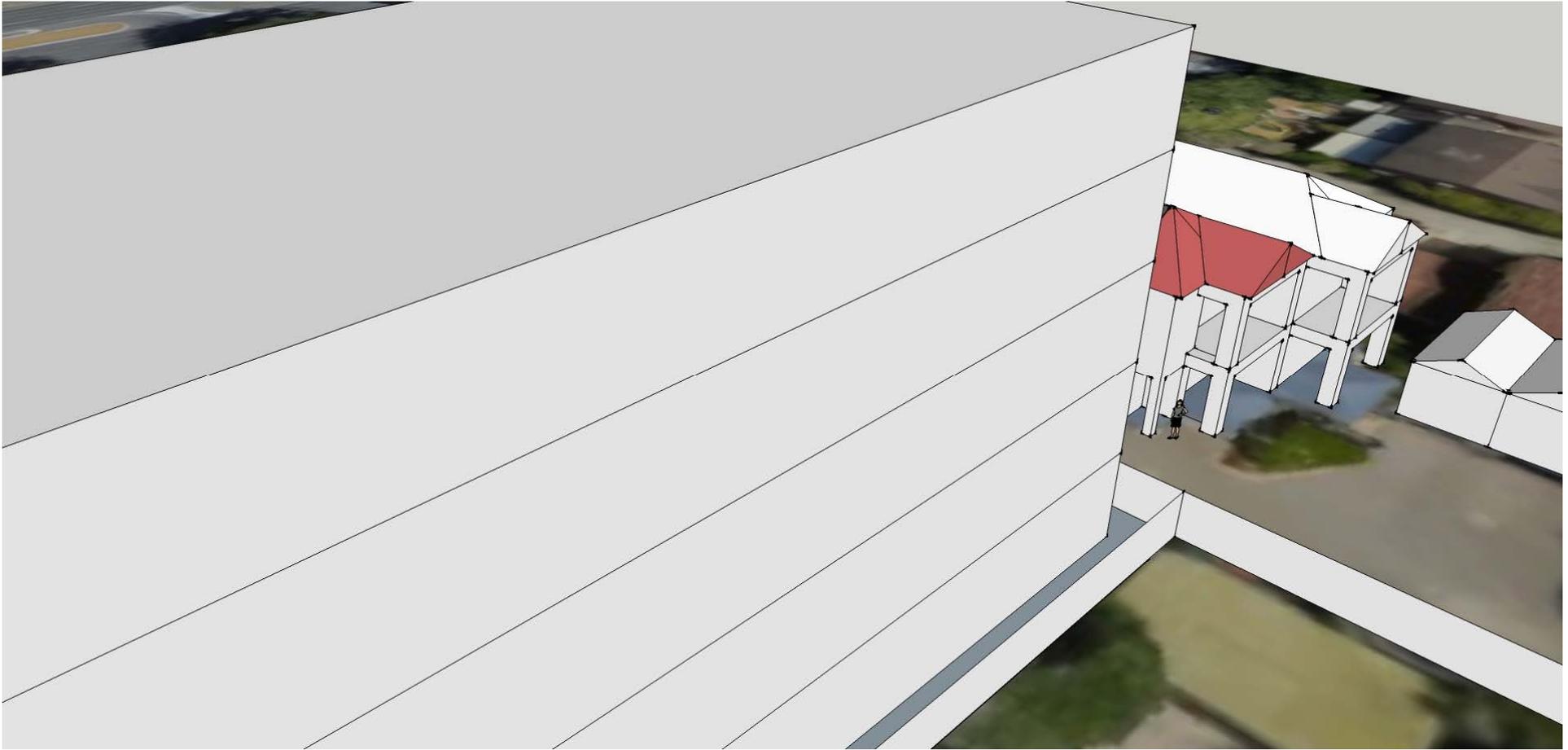


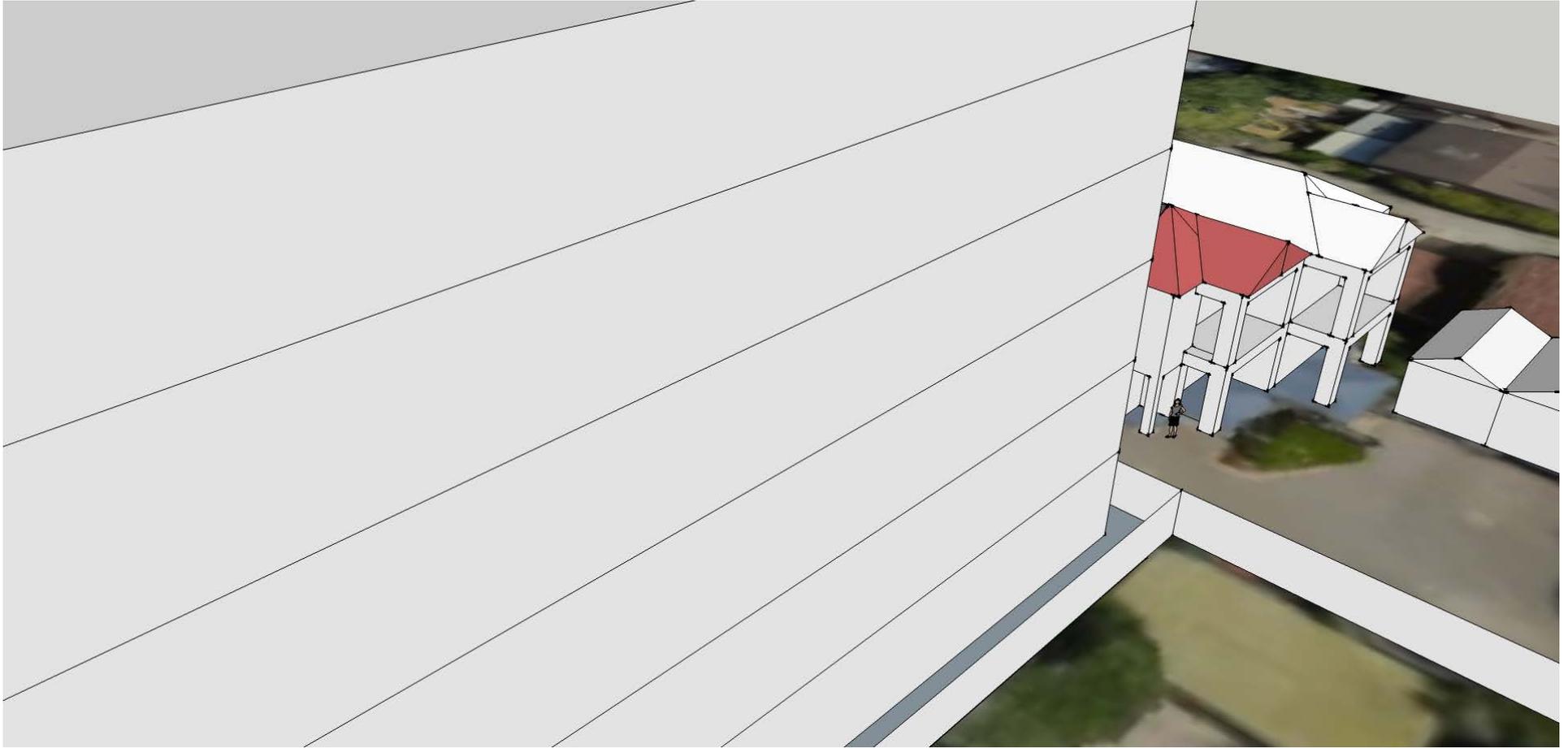


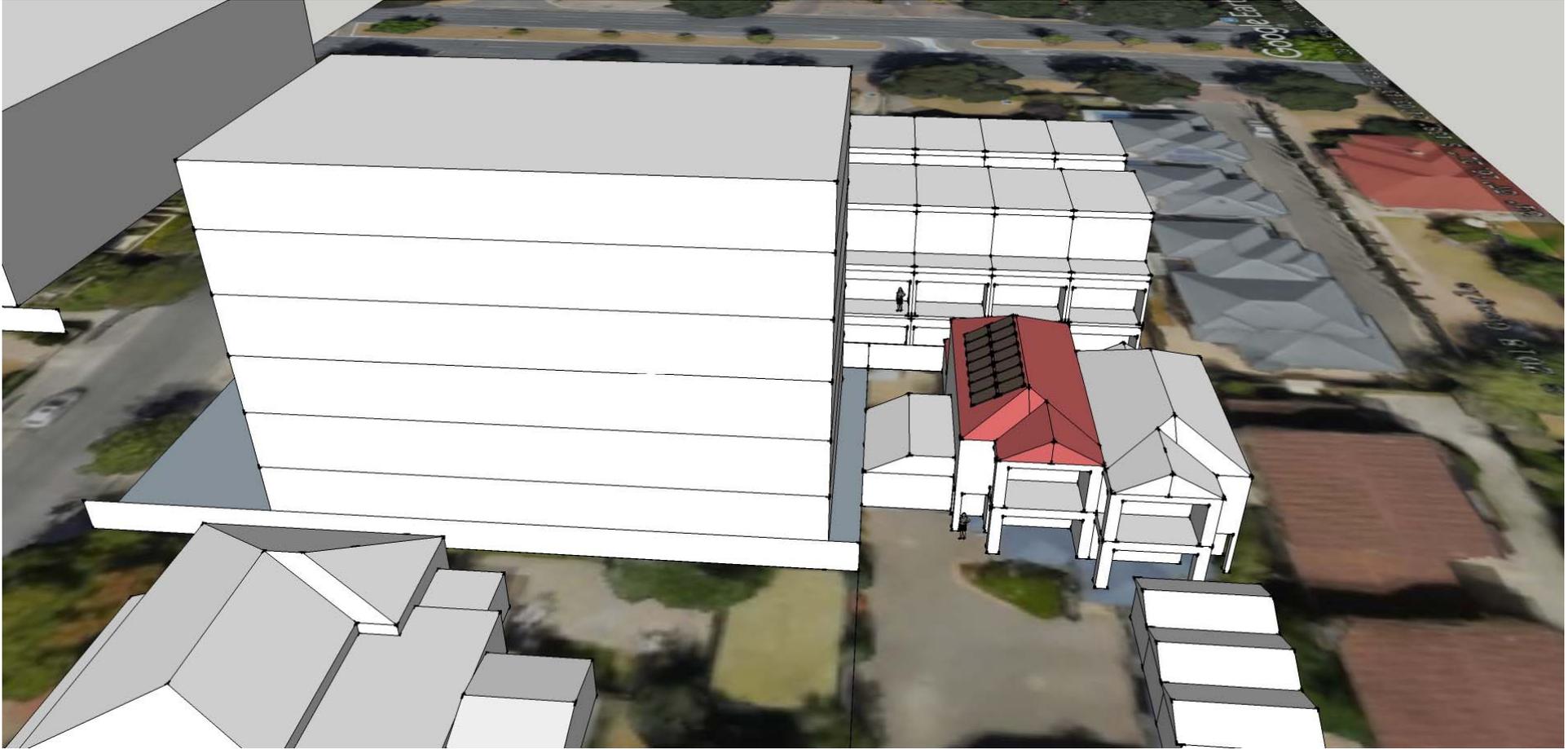


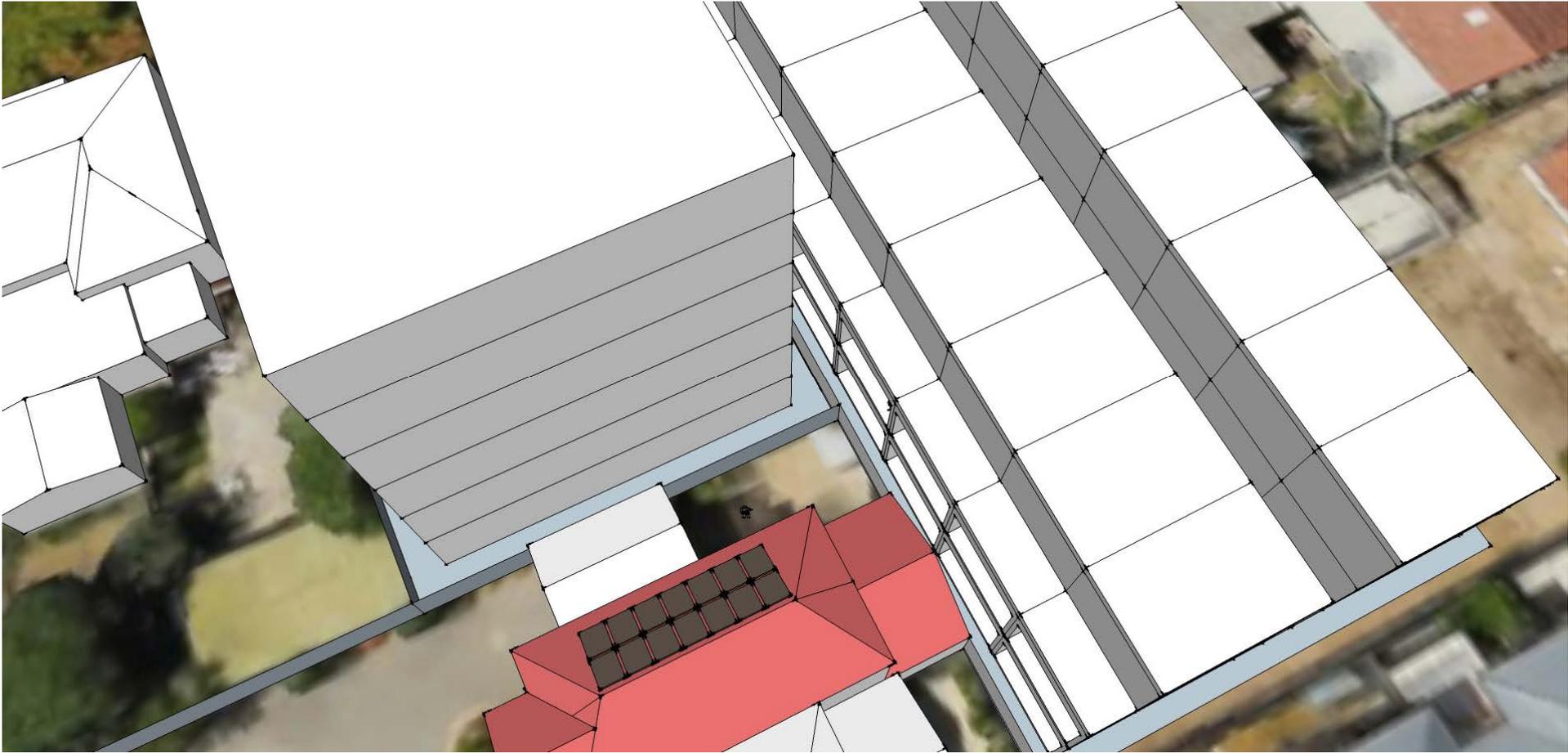


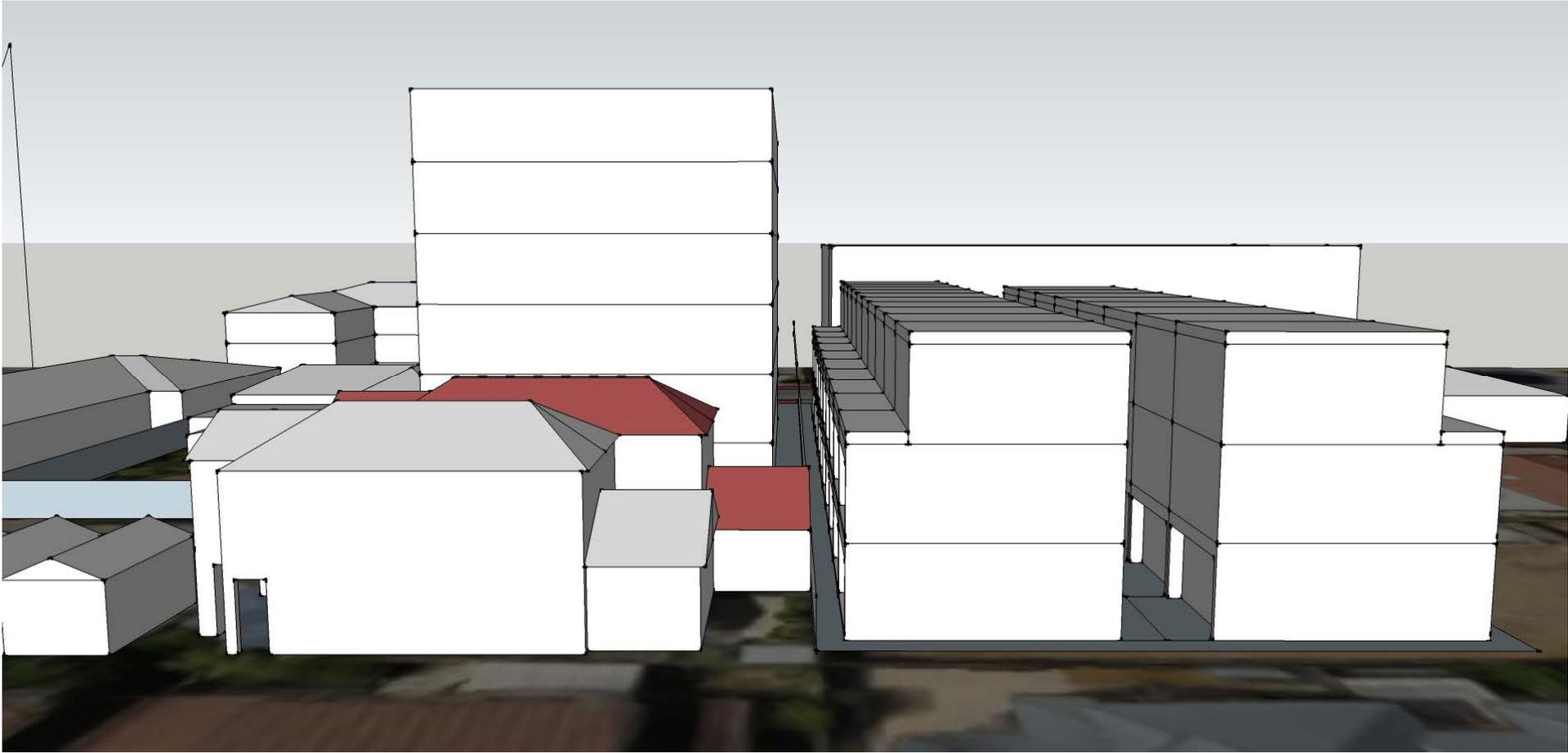


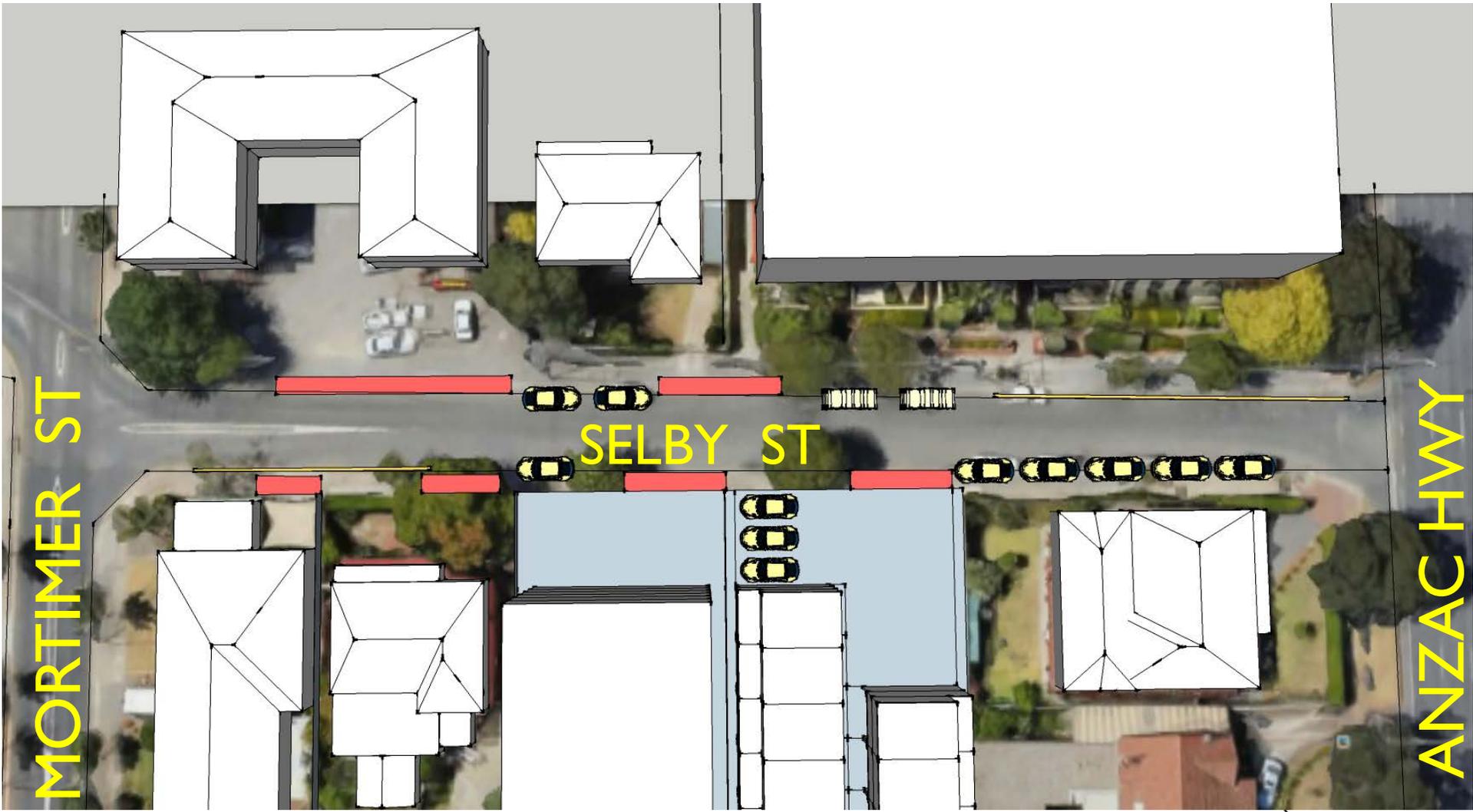














# Scenarios:

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- ▶ **1 : new buyer at 2 Selby street**
  - ▶ Concern with direct sunlight from the balcony
  - ▶ Residing in the front dwellings will be even worse
  
- ▶ **2 : owner of unit 1/34 Mortimer street**
  - ▶ On-street parkings
  - ▶ Developments overworn
  
- ▶ **3 : 8 Selby street decides to sell his property**
  - ▶ Not happy with the surrounding developments
  - ▶ Unpleasant living area



# Why would this concern us?

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- ▶ Example from 2 Selby Street
- ▶ Development Planning harmony
- ▶ Planning policy content
- ▶ Outline of Development Plan has not covered for some situations



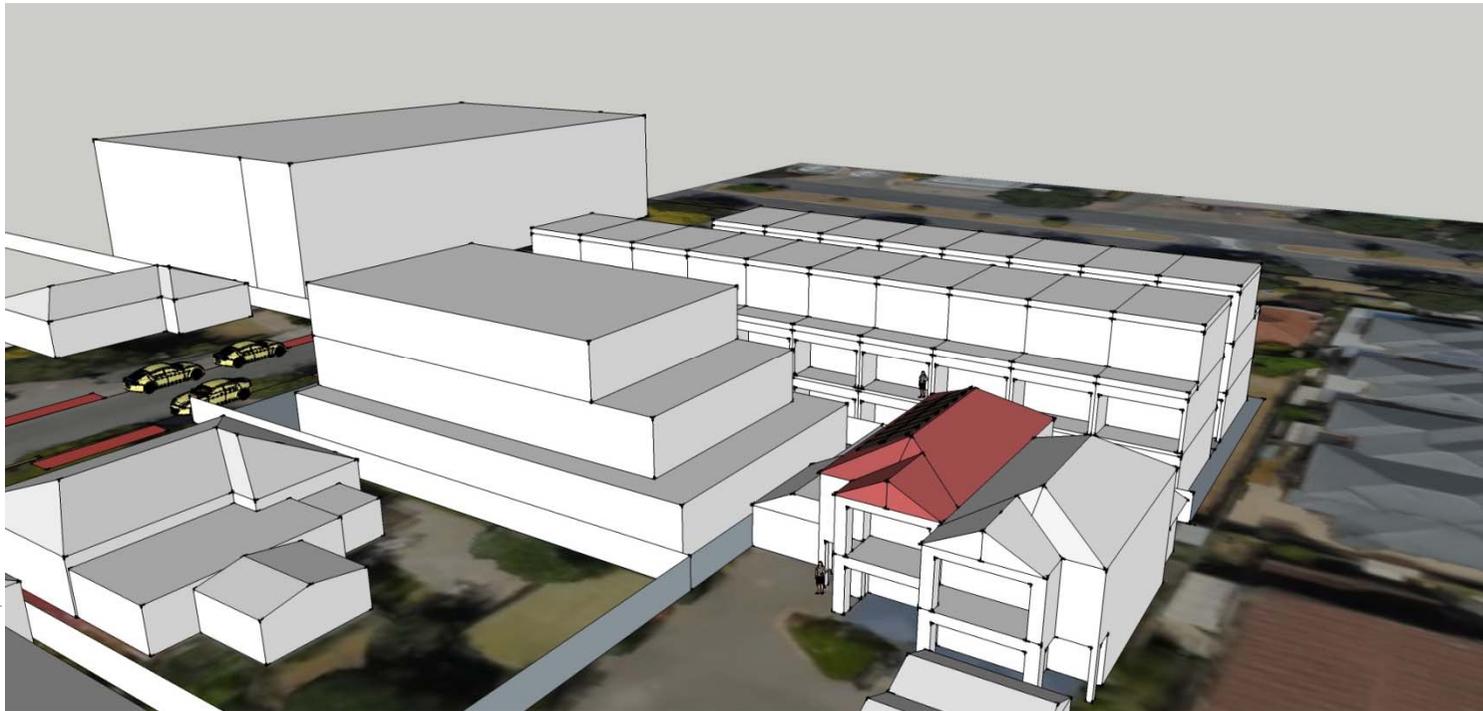
While re-development zone is an on going project, what are the considerations for our community?

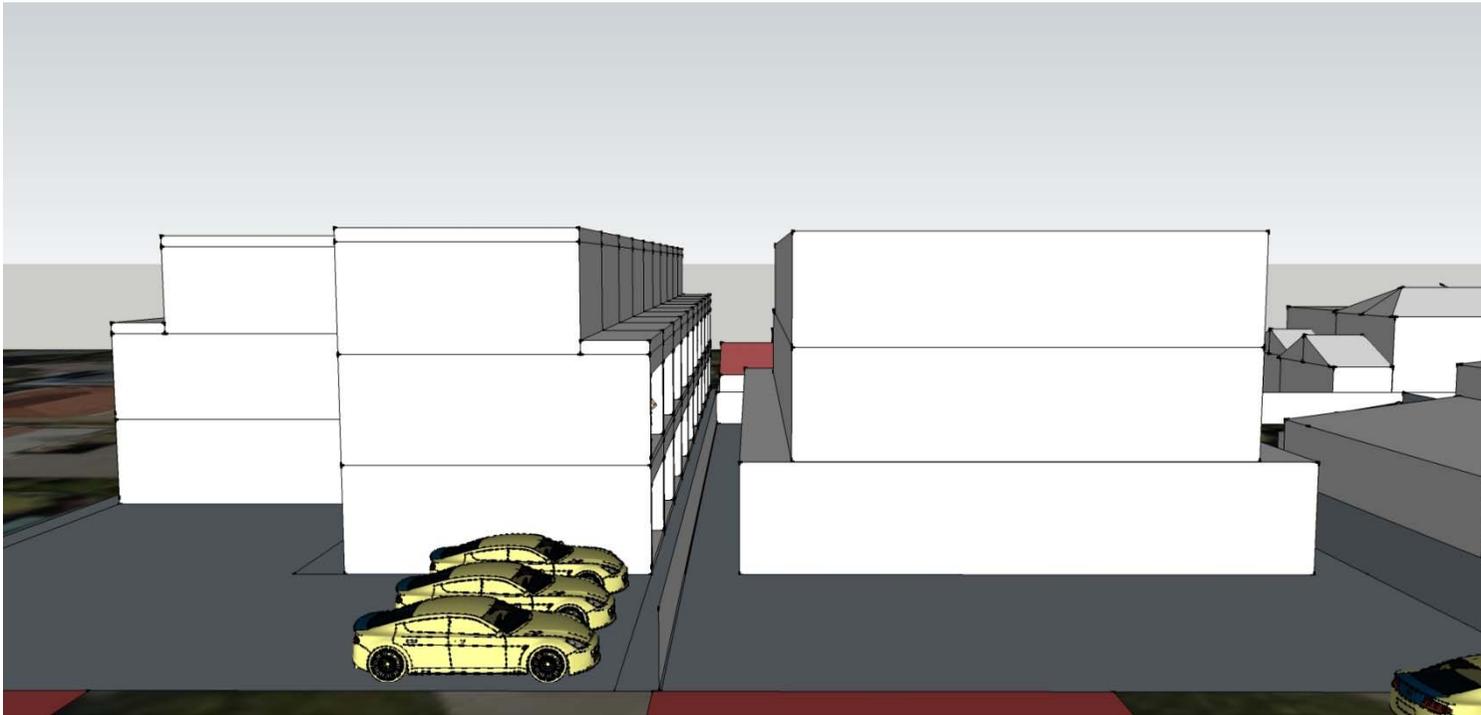
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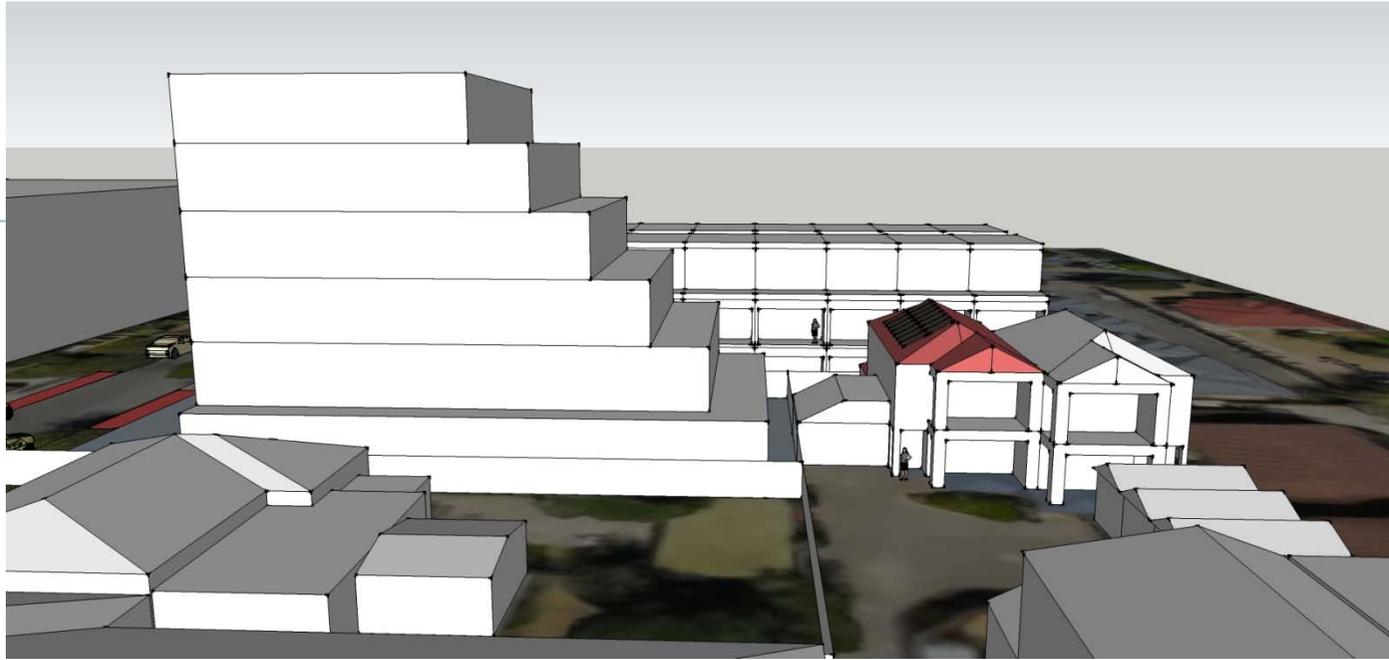
4 Selby

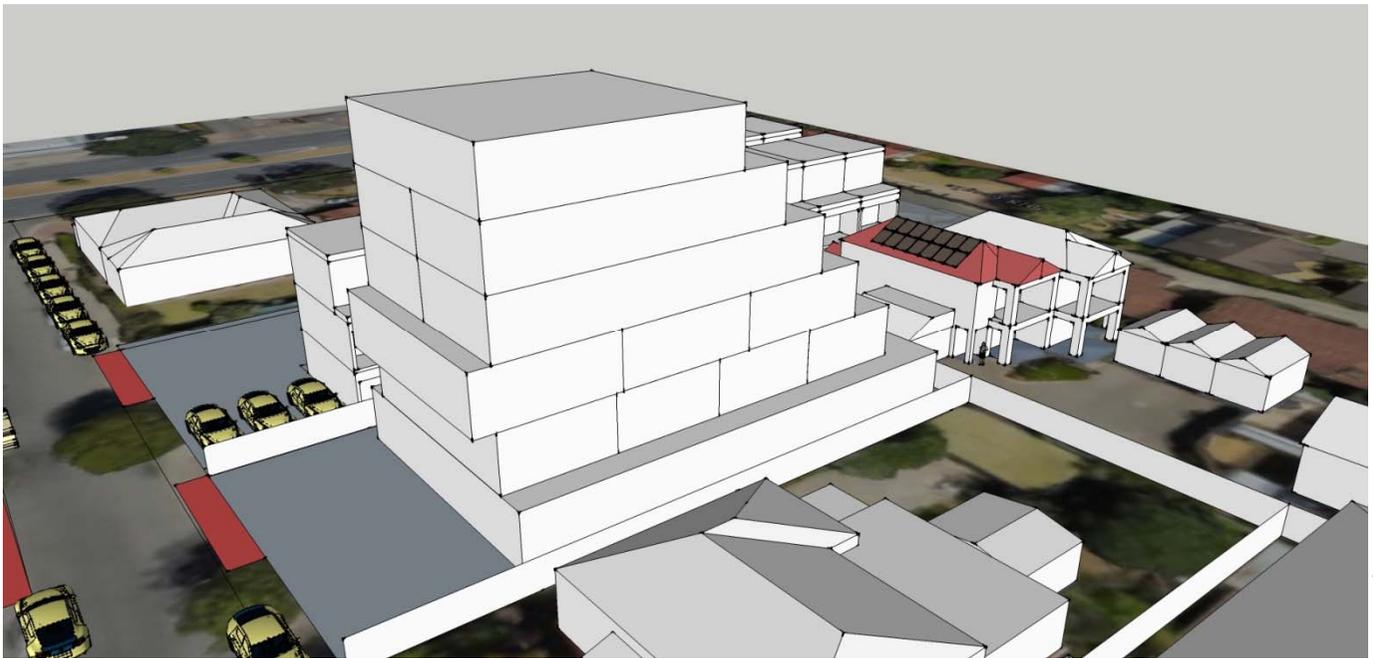
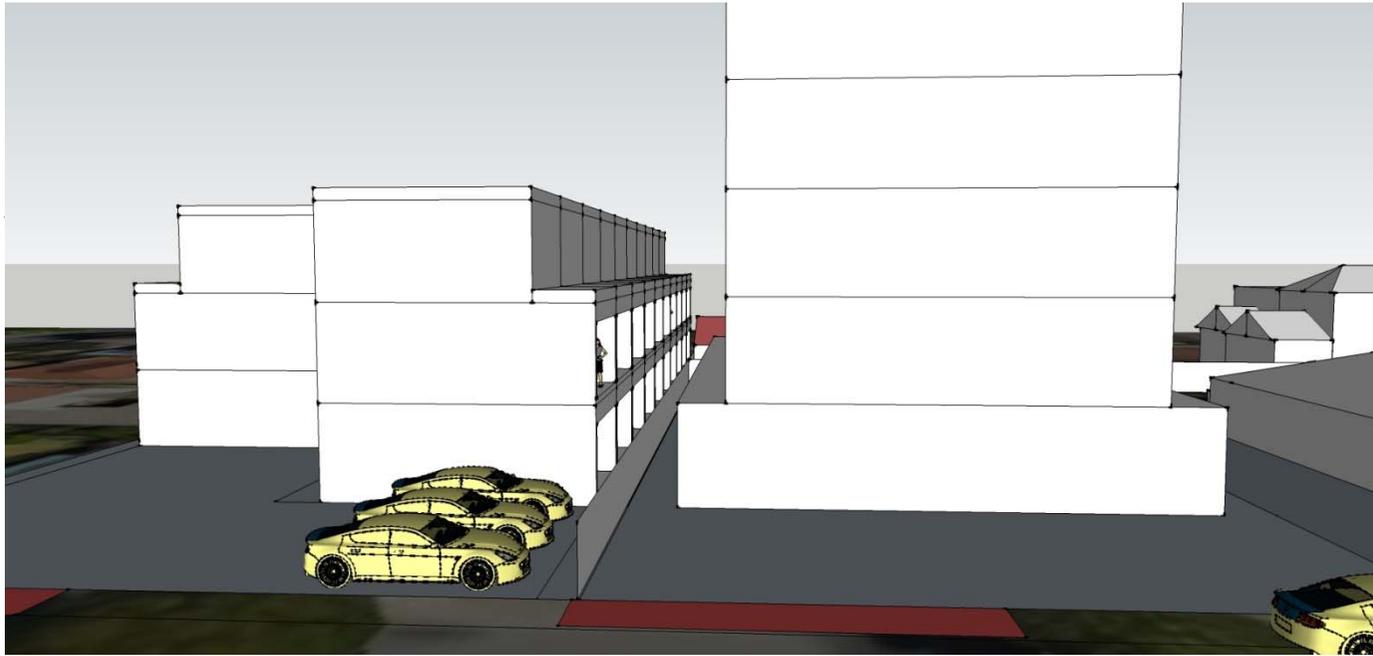
- ▶ Does 6 storey apartment works well in a 800 sq.m. land?
  - ▶ Land size limit for development proposal
  - ▶ Infrastructure (facilities capacity)
  - ▶ Neighbourhood concern

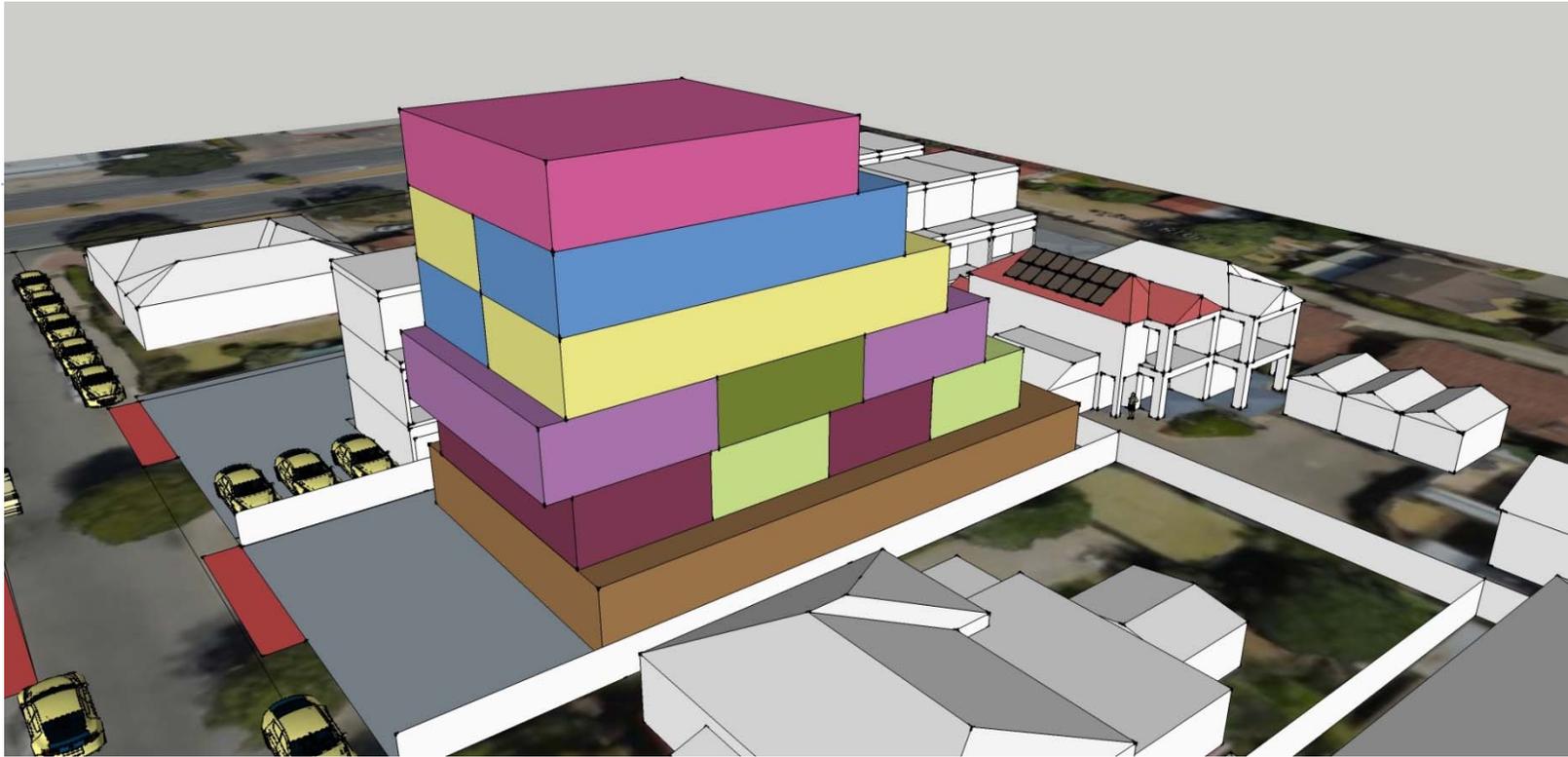












- ▶ IN PINK:  $13.5\text{m} \times 14\text{m} = 189 \text{ SQ.M.}$  penth house
- ▶ IN YELLOW AND BLUE:  $6.8\text{m} \times 17.6\text{m} = 120 \text{ SQ.M.}$
- ▶ IN PURPLE AND GREEN:  $13.6\text{m} \times 8\text{m} = 108 \text{ SQ.M.}$
- ▶ IN VELVET & PALM GREEN:  $13.6\text{m} \times 6.6\text{m} = 91 \text{ SQ.M.}$
- ▶ IN BROWN :  $16.7\text{m} \times 29.4\text{m} = 490 \text{ SQ.M.}$  car park

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▶ TOTAL: 12 DWELLINGS +24 CAR PARKINGS