

ASHFIELD COUNCIL SIMURBAN MODEL

REPRESENTATION OF 2-32 SMITH STREET, APRIL 2012 PPR VERSION OF
CONCEPT PLAN APPLICATION

THIS MODEL VERSION—WORKING DRAFT 27 APRIL 2012

Ashfield Council says several buildings have excessive building scale , see planning report, and their Visual Impact requires detailed professional evaluation.

For example , note the scale of 9 and 10 buildings below, in relation to nearby houses and images on the next pages.

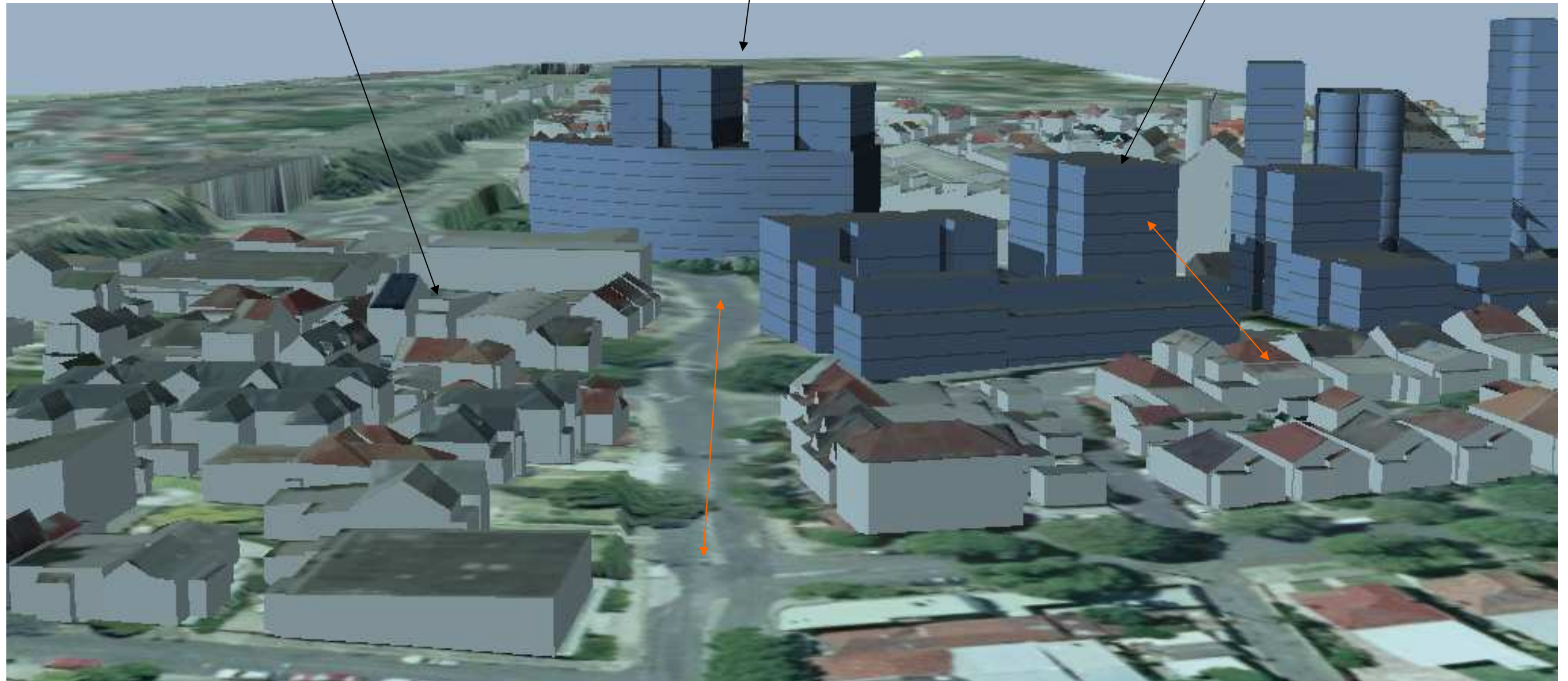


Building envelopes include shapes to top of buildings , including plant rooms, as portrayed in architectural documentation sections.

See view from back gardens of houses on next page.

Note view vista down Smith Street
and level of visual impact from proposed towers

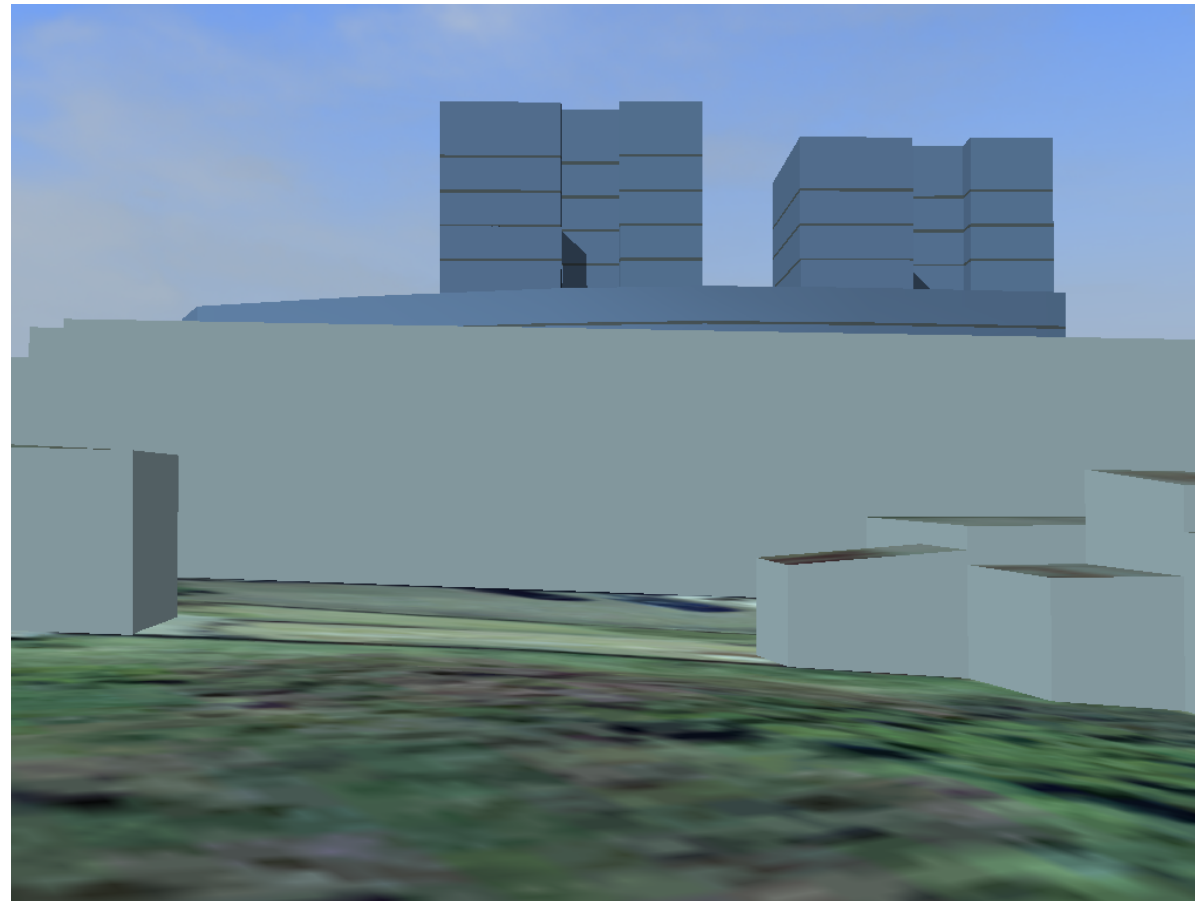
Note scale of 6 storey buildings and vicinity
to houses in Edwards Street



Building envelopes include shapes to top of buildings , including plant
rooms, as portrayed in architectural documentation sections.

Example of view from back gardens of houses.

The visual impact from the proposed tower buildings is self evident, and requires detailed evaluation.



Building envelopes include shapes to top of buildings , including plant rooms, as portrayed in architectural documentation sections.