

CHANGE OF USE APPLICATION FOR CONVERSION OF EXISTING DWELLINGS TO BOARDING HOMES INCLUDING CONSOLIDATION OF LOTS AT :

106 -108 CHESTER HILL ROAD, BASS HILL NSW 2197
LOT B & C, DP23626

DRAWING LIST

DA 0000 : COVER PAGE

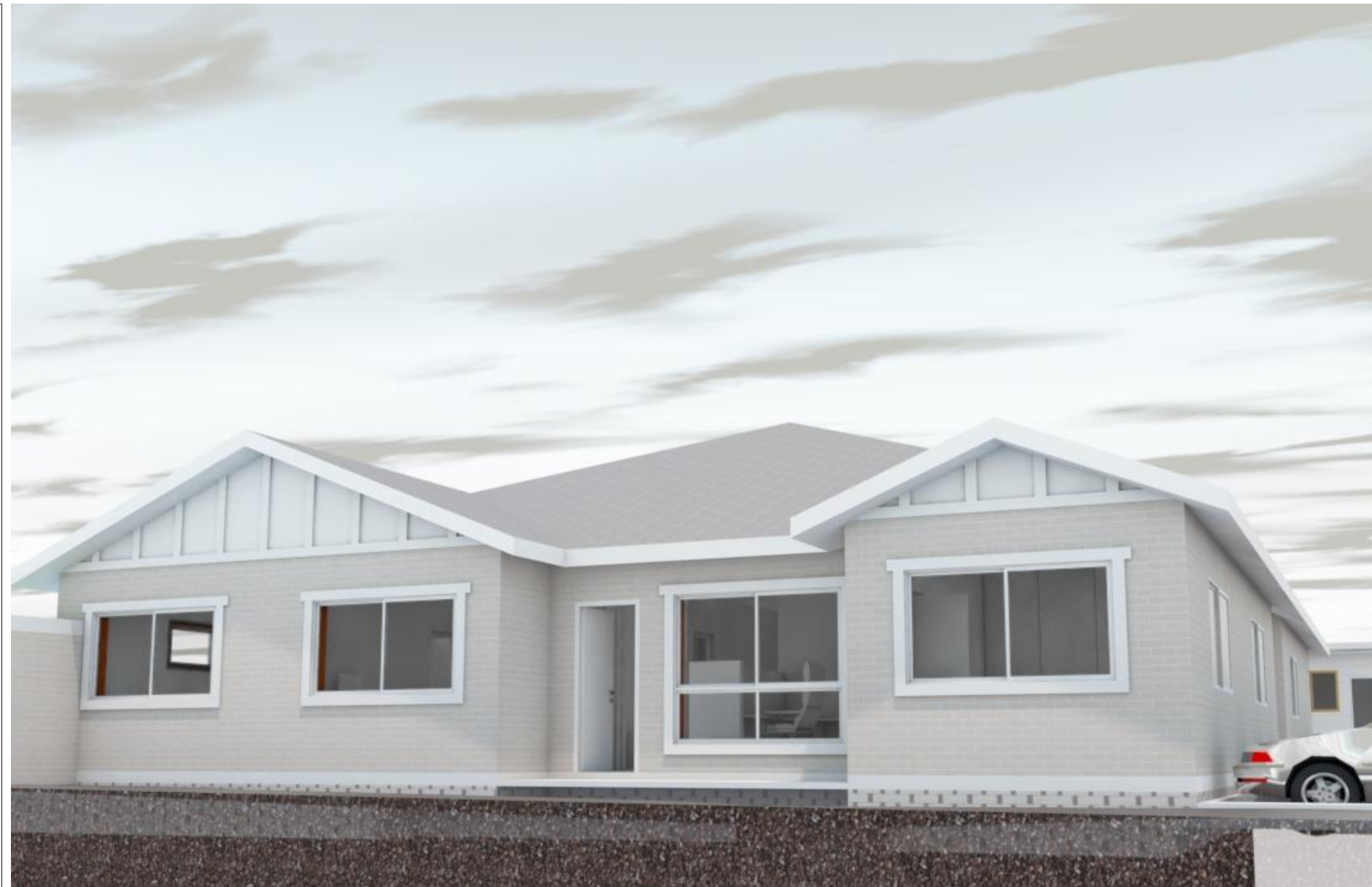
DA 0400 : SITE PLAN
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DA 0402 : WASTE MANAGEMENT PLAN
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DA 0404 : ROOF PLAN
DA 0405 : PROPOSED DEMOLITION EXISTING STRUCTURES
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DA 1000 : PROPOSED FLOOR PLAN
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CLIENT		DRAWING TITLE	REVISION		DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
VAN		Site Plan	MASTER GRANNY FLATS		DA01	BUILDING CERTIFICATE SET	28.01.2021	1:1.526	GINA	25.08.2022
LOT B & C DP 23626		COVER PAGE	719 FOREST ROAD, PEAKHURST 2210 NSW		DA02	BUILDING CERTIFICATE SET	25.03.2021			
106-108 CHESTER HILL ROAD, BASS HILL NSW 2197					DA03	BUILDING CERTIFICATE SET	02.06.2021			
					DA04	BUILDING CERTIFICATE SET	05.06.2021			
					DA05	BUILDING CERTIFICATE SET	22.07.2021			
					DA06	BUILDING CERTIFICATE SET	28.07.2021			
		DA07	DEVELOPMENT APPLICATION SET	11.08.2022						
		DA08	DEVELOPMENT APPLICATION SET	16.08.2022						
		DA09	DEVELOPMENT APPLICATION SET	25.08.2022						
PROJECT		SHEET SIZE	PROJECT No DRAWING No REVISION							
CHANGE OF USE		A3								
CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS INCL. CONSOLIDATION OF LOTS										
			1300 643 528		 					
			www.mastergrannyflats.com.au							
			design@mastergrannyflats.com.au							

Multi Dwelling

Certificate number: 1334637M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Friday, 26 August 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary			
Project name	106 & 108 Chester Hill Road, Bass HI_A		
Street address	106 108 Chester Hill Road Bass Hill 2197		
Local Government Area	Canterbury-Bankstown Council		
Plan type and plan number	deposited 23626		
Lot no.	B & C		
Section no.	-		
No. of residential flat buildings	0		
No. of units in residential flat buildings	0		
No. of multi-dwelling houses	5		
No. of single dwelling houses	0		
Project score			
Water	✔ 41	Target 40	
Thermal Comfort	✔ Pass	Target Pass	
Energy	✔ 50	Target 50	

Certificate Prepared by	
Name / Company Name: AENEC - Office: 02 9994 8906	
ABN (if applicable): 32612556377	

Fixtures			Appliances			Individual pool			Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	3 star	4 star	4 star	no	-	-	-	-	-	-

Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up
None	-	-	-	-	-	-	-

Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off


Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
2	1-phase airconditioning 4 star (average zone) (zoned)	1-phase airconditioning 4 star (average zone) (zoned)	1-phase airconditioning 4 star (average zone) (zoned)	1-phase airconditioning 4 star (average zone) (zoned)	4 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	2	yes
3, 4	1-phase airconditioning 4 star (average zone) (zoned)	1-phase airconditioning 4 star (average zone) (zoned)	1-phase airconditioning 4 star (average zone) (zoned)	1-phase airconditioning 4 star (average zone) (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	yes
All other dwellings	1-phase airconditioning 4 star (average zone) (zoned)	1-phase airconditioning 4 star (average zone) (zoned)	1-phase airconditioning 4 star (average zone) (zoned)	1-phase airconditioning 4 star (average zone) (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	-	-	-	no

Alternative energy	
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
3	1.0
All other dwellings	-

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	6000.0	To collect run-off from at least: - 470.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 391.35 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

Project Specification		Form # AE0.5		Australian Energy Efficiency Consulting E:info@aenec.com.au P:0416 316 204		
Project Address: 106 & 108 Chester Hill Road Bass Hill						
BASIX CERTIFICATION NUMBER: 1334637M						
This Project Specification outlines ONLY some of the NatHERS commitments. For the full list of specifications and construction allocations, you must refer to the corresponding NatHERS document that has been provided.						
External Walls Specification:						
Type	Material	Added Insulation	Colour**	Detail		
Masonry	Brick Veneer	R2.73	Medium	As per drawings		
Framed	Framed	R2.73	Medium	As per drawings		
Internal Walls specification:						
Type	Material	Added Insulation	Colour**	Detail		
Framed	Plasterboard	Nil	-	As per drawings		
Framed	Plasterboard	R2.73*2	-	Party Walls		
Roof Specification:						
Type	Material	Added Insulation	Colour**	Detail		
Tiled	Ceramic tiles	R1.30+reflective	Medium	As per drawings		
Framed	Metal	R1.30+reflective	Medium	For ceilings with outdoor roof/outdoor space above		
Floors/Ceilings Specification:						
Type	Material	Added Insulation	Covering	Detail		
Masonry	Concrete	R2.00	As per drawings	Suspended slab		
Framed	Plasterboard	R4.00	Nil	Ceilings below roof spaces		
Window Specification*						
Frame material	Glazing	U Value	SHGC	Detail		
Aluminium	Single	6.70 or Lower	0.70 +5%	Refer to NatHERS for more info		
Ceiling Fans						
KLD U4 2100mm						
* NOTE: WINDOW PERFORMANCE IS DETERMINED BY U-VALUE AND SHGC. NOT THE SYSTEM DESCRIPTION. THESE PERFORMANCE FIGURES CAN BE ACHIEVED BY MULTIPLE WINDOW/DOOR SYSTEMS AND THEIR DESCRIPTION IN THE NATHERS IS SECONDARY. FOCUS OF THE PERFORMANCE VALUES.						
** LIGHT COLOR INSTALLATIONS HAVE SOLAR ABSORBANCE BEING LOWER THAN 0.475. MEDIUM COLOR INSTALLATIONS HAVE SOLAR ABSORBANCE BEING BETWEEN 0.475 AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBANCE BEING HIGHER THAN 0.701.						
IT IS ILLEGAL TO COPY/PASTE NATHERS STAMPS FROM STAMPED DRAWINGS TO ANOTHER DRAWING SET, EVEN IF THIS IS FOR THE SAME PROJECT. NATHERS CERTIFICATES ARE ISSUED FOR THE SPECIFIC DRAWING VERSION AND DATE OF ISSUE AND ARE VALID ONLY FOR THIS PARTICULAR VERSION. IF YOU UPDATE DRAWINGS, YOU MUST UPDATE THE NATHERS CERTIFICATE AS WELL.						

CAUTION – ALL OF THE ITEMS BELOW MUST BE ADHERED BY
FOR NATHERS TO BE VALID

NOTES:

- ALL DOWNLIGHTS TO BE:
 - APPROVED NON-VENTILATED
 - WITH FIRE-RATED COVER/SHIELD TO ALLOW CONTINUOUS INSULATION LED TYPE. IF HALOGEN LIGHT ARE TO BE INSTALLED THIS CERTIFICATION IS NOT VALID
- ALL VENTS AND WALL OPENINGS INSTALLED TO BE “THE SEALED” TYPE
- ALL INSULATION IS TO BE INSTALLED IN ACCORDANCE NCC PART 3.12.1.1
 - CREATION OF CONTINUOUS THERMAL BARRIER
 - COMPLIANCE WITH AS4859
 - MAINTAINING THICKNESS OF BULK INSULATION AND AIR GAPS FOR REFLECTIVE INSULATION
- BUILDING SEALING AS PER NCC PART 3.12.3
 - WEATHER SEALS AND DRAFT EXCLUDERS
 - DRAFT STOPPER CAPS
- SERVICES AS RER NCC PART 3.12.5
 - INSULATION OF SERVICES, PIPING AND DUCTWORK

NOTE: CEILING FANS HAVE BEEN
NOMINATED WHEN PERFORMED THE
NATHERS CALCULATIONS AND EACH
CERTIFICATION HAS BEEN ISSUED
ACCORDINGLY. ENSURE THAT THE
INSTALLATIONS ARE CARRIED OUT.



Nationwide House Energy Rating Scheme — Class 1 Summary
NatHERS Certificate No. #HR-8VVADF-01

Generated on 26 Aug 2022 using Hero 3.0.1

Property

Address 106 & 108 Chester Hill Road, Bass Hill, NSW, 2197

Lot/DP B & C/23626

NatHERS climate zone 56 - Mascot AMO

Accredited assessor



Ioannis Fragkoulidis

WIDE SPECTRUM PTY LTD

yanni.aenec@gmail.com

+61 452648288

Accreditation No. 10002

Assessor Accrediting Organisation HERA



Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-8VVADF-01>
. When using either link, ensure you are visiting <http://www.hero-software.com.au>

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m²)	Cooling load (MJ/m²)	Total load (MJ/m²)	Star rating
HR-3POTYH-01	Unit 02	27.6	20.1	47.8	6.3
HR-AKYJI2-01	Unit 03	11.0	18.2	29.2	7.7
HR-SRA4A7-01	Unit 04	23.4	24.0	47.4	6.3
HR-DHVHCF-01	Unit 05	5.6	17.5	23.1	8.2

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments.
For more details see www.nathers.gov.au.

#HR-8VVADF-01 NatHERS Certificate

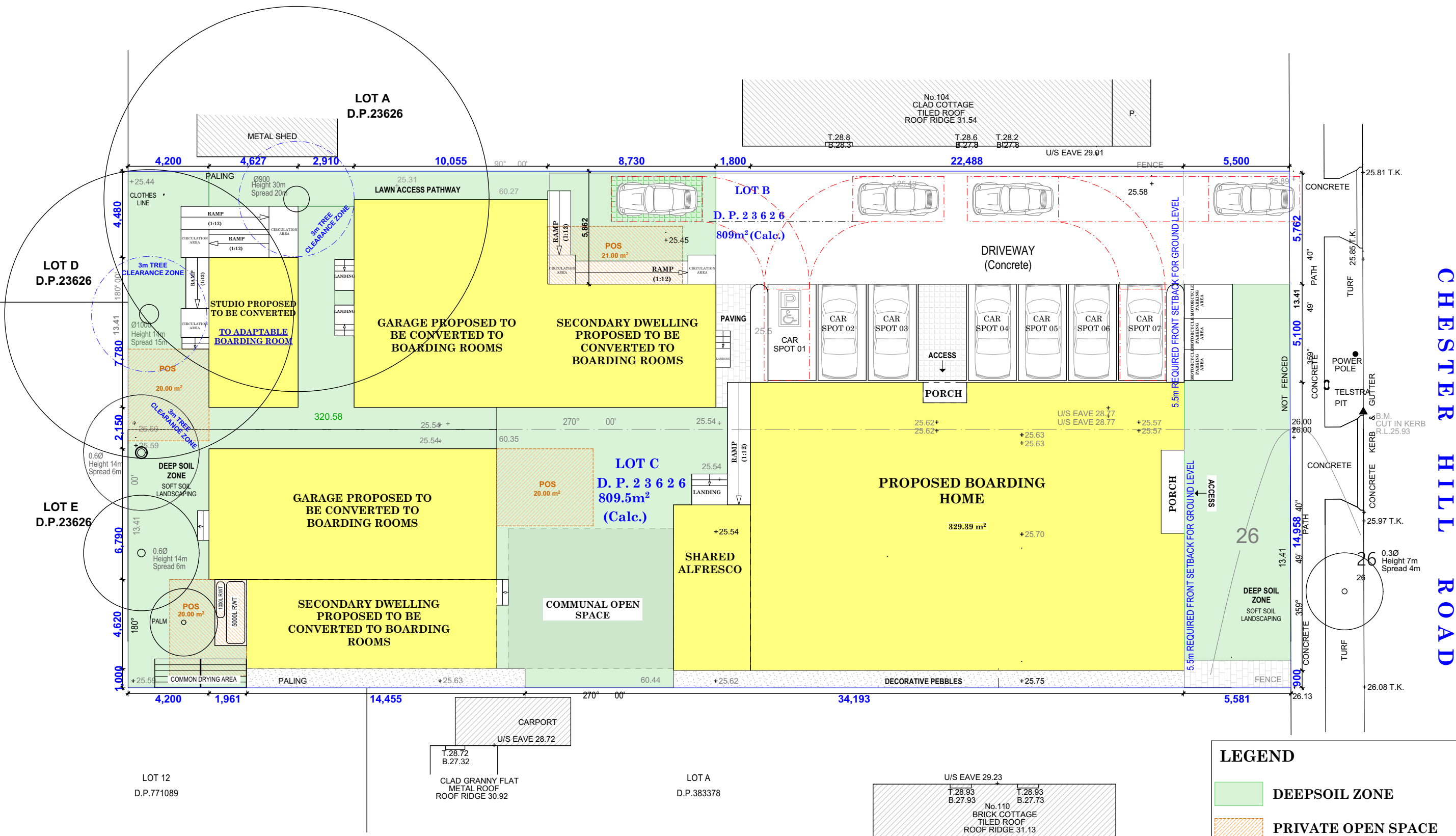
6.3 Minimum Star Rating as of 26 Aug 2022



Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m²)	Cooling load (MJ/m²)	Total load (MJ/m²)	Star rating
HR-IQDE0S-01	Unit 06	28.8	18.6	47.4	6.3
Maximum Loads and Minimum Rating		28.8	24.0	47.8	6.3
Average	5x (Total)	19.3	19.7	39.0	7.0

REFER TO CORRESPONDING NATHERS CERTIFICATE(S) FOR CORRECT WINDOW SPECIFICATIONS / ALLOCATIONS (SEE AE.05 FORM FOR DETAIL)

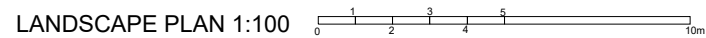




1 SITE PLAN
1:200

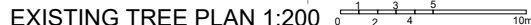
LEGEND

- DEEPSOIL ZONE
- PRIVATE OPEN SPACE
- COMMUNAL OPEN SPACE
- 3m TREE CLEARANCE

CLIENT	DRAWING TITLE	REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
VAN	General Arrangements	DA01	BUILDING CERTIFICATE SET	28.01.2021	1:200	GINA		25.08.2022
LOT B & C DP 23626		DA02	BUILDING CERTIFICATE SET	25.03.2021				
106-108 CHESTER HILL ROASD, BASS HILL NSW 2197		DA03	BUILDING CERTIFICATE SET	02.06.2021				
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		DA09	DEVELOPMENT APPLICATION SET	25.08.2022				
PROJECT	SHEET SIZE	PROJECT No	DRAWING No	REVISION				
CHANGE OF USE	A3	106B	DA 0400	DA09				
CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS								
INCL. CONSOLIDATION OF LOTS								



 Landscape Design Institute Professional Member	Rev. no.	Description:	Date:	Rev. no.	Description:	Date:	 ZENITH LANDSCAPE DESIGNS Ph: 9545 5200 info@zenithlandscapes.com.au	106-108 CHESTER HILL RD BASS HILL	TITLE: LANDSCAPE PLAN		
									STATUS: DA	SCALES: 1:100	
									CHECKED: MFG	SHEET 1 OF 2	REVISION:
									DRAWN: MAG	DRAWING No.	
										DATE: 19.08.2022	22-4720 LO1

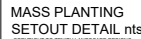


LANDSCAPE GUIDELINES

1. **GENERAL**
- 1.1 The Contractor shall familiarise themselves with the site prior to tender.
- 1.2 The Contractor will be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material.
- 1.3 The site is to be left in a clean and tidy condition at the completion of works to the satisfaction of the Superintendent.
- 1.4 No work is to be undertaken unless approval is first obtained from the Superintendent.
- 1.5 No substitute of material shall be made unless approval is given by the Superintendent.
- 1.6 The Contractor shall continuously maintain all areas of the Contract during progress of the works specified.
2. **SITE PREPARATION**
- 2.1 No work shall be undertaken until the site has been cleared of all debris.
3. **MASS PLANTED AREAS**
- 3.1 Once clear of weed growth, grass and debris, sub-grade should be cultivated to a minimum depth of 150mm incorporating Dynamic Life or equivalent at the manufacturers recommended rates.
- 3.2 Weeds shall be controlled by a combination of chemical and hand removal techniques.
4. **PLANTING**
- 4.1 All plant material is to be hardened off, disease and insect free and true to species, type and variety. Plants are to be well grown but not root bound and shall comply with Natspec: "Guide to Purchasing Landscape Trees"
- 4.2 All plants are to be removed from their containers prior to planting as little disturbance to the root system as possible.
- 4.3 Planting shall not be carried out in dry soil or extreme weather conditions.
- 4.4 Plants should be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid the penetration of water.
- 4.5 All plant material should be watered thoroughly immediately after planting.
- 4.6 The Contractor shall be responsible for the failure of plants during construction, except for acts of vandalism.
- 4.7 Labels shall be removed entirely from the plants.
5. **STAKING**
- 5.1 Ties should be firmly attached to the stakes, in a way to avoid damage to the stem while allowing a small degree of movement.
6. **TURF AREAS**
- 6.2 At the completion of turning the whole area shall be thoroughly soaked and kept moist till the completion of landscape works.
7. **MULCH**
- 7.1 Mulch for all general mass planted beds shall be 'Broughmatt' mulch as supplied by A.N.L. or similar.
8. **SOL MIXES**
- 8.1 Sol mix for mass planted areas shall be 3 parts site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.
- 8.2 Sol mix for street tree planting shall be 1 part site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.

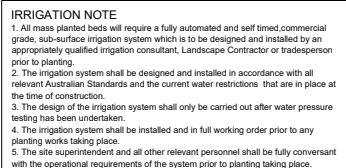
TREE PROTECTION GUIDELINES

- ## 1. WORK NEAR TREES
- GENERAL:** All existing trees which are to remain undisturbed are indicated on the drawings and shall be adequately protected for the duration of the contract as specified by the client. Any variation from this specification or requires requiring the protection/health of the trees to be retained must be referred to Council's Landscape Officer or Tree Preservation Officer for approval and advice in writing.
- REQUIREMENTS:** Trees shall not be removed or topped unless specific instruction is given in writing by the Superintendent. All tree protection works shall be carried out before excavation, grading and site works commence.
- ## 2. PROTECTION
- Protect trees specified or shown to be retained from damage by ground works. Take necessary precautions, including the following:
- 1.Method: Fence off the root zones of all existing trees to be retained in accordance with the Tree Protection Detail. Protective fencing is to remain in place until completion of all building and hard landscape construction. Fencing is to be located as shown on the Existing Tree Protection Detail. All trees to be retained shall be protected by a minimum of 2m high fencing. If trees are to be retained but the back is not already present. Where building works are required within the root zone of existing trees these works must be supervised by a qualified Arborist.
 - 2.Harmful materials: Do not store or otherwise place bulk materials and harmful materials under or near trees. Do not place spoil from excavations or other site works on or over trees or on materials such as concrete from hammering tests and plants. Prevent concrete wash or other substances from entering the protection zone.
 - 3.Damage: Prevent damage to tree bark. Do not slash trees, gys and like to the tree. Do not cut or remove any branches. If it is necessary to excavate within the drip line, use hand methods such that root systems are preserved intact and undamaged. Open up excavations under tree canopies for as short a period as possible to avoid damage to the tree.
 - 4.Roots: Do not cut tree roots exceeding 50mm diameter unless undertaken by a qualified Arborist.



Landscape Drawing

1:2.035



DISCLAIMER
Every effort is made to ensure the accuracy of these documents, however they should be thoroughly checked before being issued to any other persons or authority or used for construction purposes. Any inaccuracies, omissions or discrepancies should be referred back to Zenith Landscape Designs immediately.

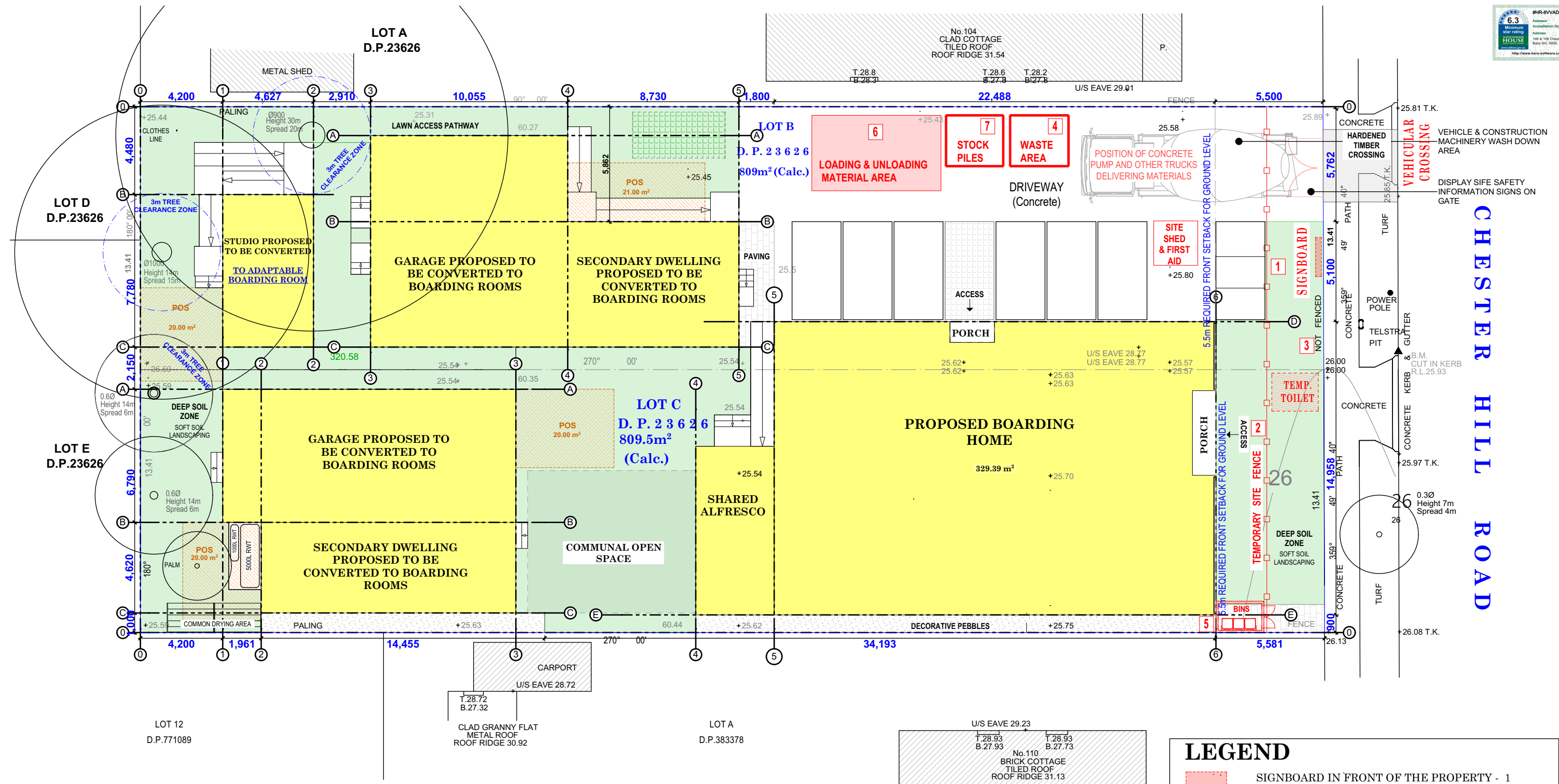
These drawings may be printed in whole. The drawings and parts thereof remain the intellectual property of Zenith Landscape Designs and may not be used in part or whole for any other purpose without the prior permission of Zenith Landscape Designs.

NOTES

NOTES

1. Vehicular pavement, fencing and built structure details shall be to Architects specification.
2. All surface and sub-surface drainage requirements shall be to Engineers details.
3. Numeric dimensions should be taken in preference to scaling.
4. All dimensions should be checked on-site prior to commencing construction.
5. Contractors shall verify the location of all site features prior to commencing works.
6. All work shall not be undertaken as part of the preparation of design.
7. Contractors shall determine the need for soil testing prior to any planting works.
8. A search of underground services has not been undertaken as part of the preparation of this design. It is recommended that Contractors contact DIAL BEFORE YOU DIG to ensure that all underground services are located.
9. This plan is to be read in conjunction with the structural and engineering plans.
10. It is recommended that an approved root barrier be installed to manufacturers recommendations to all tree planting in the vicinity of structures, walls and hard

NOT FOR CONSTRUCTION



1 WASTE MANAGEMENT PLAN
1:200

LEGEND

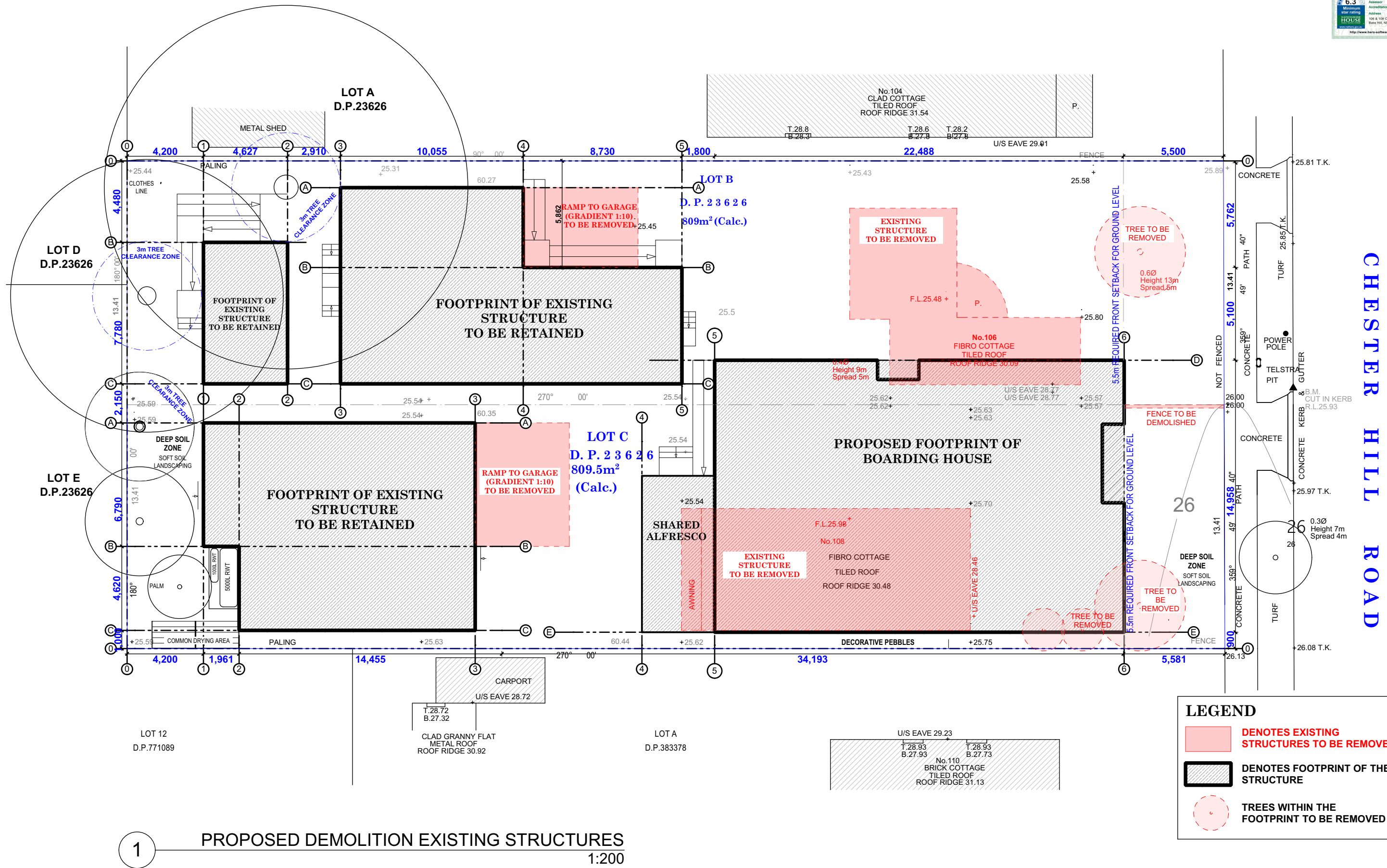
- SIGNBOARD IN FRONT OF THE PROPERTY - 1
- TEMPORARY SITE FENCE - 2
- TEMPO. ONSITE TOILET - 3
- BIN & MATERIAL STORAGE AREA - 4
- FUTURE LOCATION OF WHEELY BIN WASTE ROOM - 5
- HARD-STAND AREA FOR LOADING & UNLOADING MATERIALS AREA & CONCRETE PUMPS - 6
- ACCESS FOR VEHICLE

DEVELOPMENT SUMMARY TABLE (Bankstown DCP 2015 - Part B1/ Section 10) & SEPP

2009 With Regards to Parking Requirements for a boarding house



CLAUSE		REQUIRED	PROPOSED	COMPLIES
1	ZONE REQUIREMENT	- R4 Must Not Grant Consent	- R2	Y
2	STOREY LIMIT (NOT INCLUDING BASEMENTS)	- 2 Storeys In Zone R2 for a dwelling (including boarding rooms) facing a road and single storey for all other dwellings (including boarding rooms) at the rear of the lot	- 1 storey	Y
3	SETBACKS IN ZONE R2	- Min Setback for a building wall to the primay road frontage is 5.5m for the first storey (i.e the gound floor)	- 5.5m	Y
4	PRIVATE OPEN SPACE	- Boarding douses mus provide one are of at least 20m ² with min of 3m for the use of the lodgers - POS behind the front building line	- POS min of 20 sqm	Y
5	BUILDING DESIGN	- If a Boarding House has 5 or more boarding rooms, at least one communal living room will be provided - Each boarding room has a groos floor area of at least 12m ² to be used by a single lodger or 16m ² in any other case & no more than 25m ²	- more than one communal living room - at least 12sqm for each boarding room	Y
	PARKING SPACE	- At least 1 parking space wil be provided for a bicycle and one will be provided for a motorcycle for every 5 boarding rooms	- 7 Car Spots	Y
	ROOF PITCH	- Max root pitch for bording house is 35 degrees	- 3 degress & 15 degrees	Y
	ADAPTABLE BOARDING ROOM	- Boarding houses with 10 or more rooms must provide at least one adaptable boarding room	- 1 adaptable boarding room provided	Y
5	LANDSCAPING	- 45%	- 741.35 m ² (45%)	Y



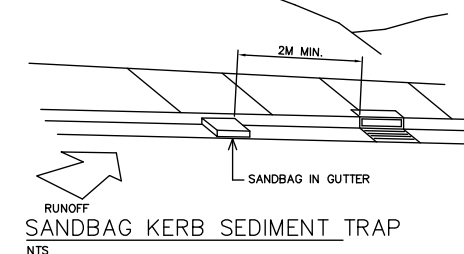
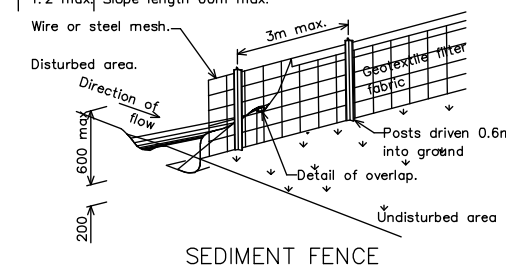
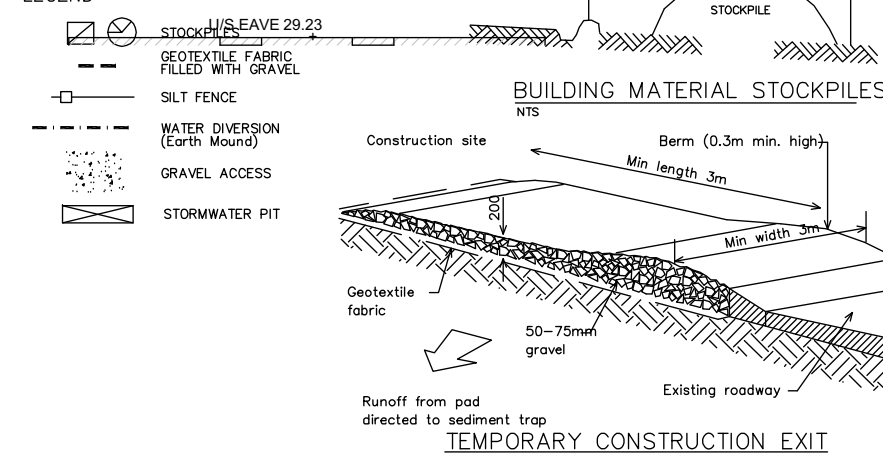
1 PROPOSED DEMOLITION EXISTING STRUCTURES
1:200

LEGEND

- DENOTES EXISTING STRUCTURES TO BE REMOVED
- DENOTES FOOTPRINT OF THE STRUCTURE
- TREES WITHIN THE FOOTPRINT TO BE REMOVED

LEGEND

- ### LEGEND



STORMWATER CONCEPT TO COMPLY
WITH COUNCILS REQUIREMENTS. COUNCILS
REQUIREMENTS WILL TAKE PRECEDENCE OVER THE
STORM WATER PLAN

1:1.415,	GINA	25.08.2022
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PROJECT No. [REDACTED] DRAWING No. [REDACTED] REVISION [REDACTED]

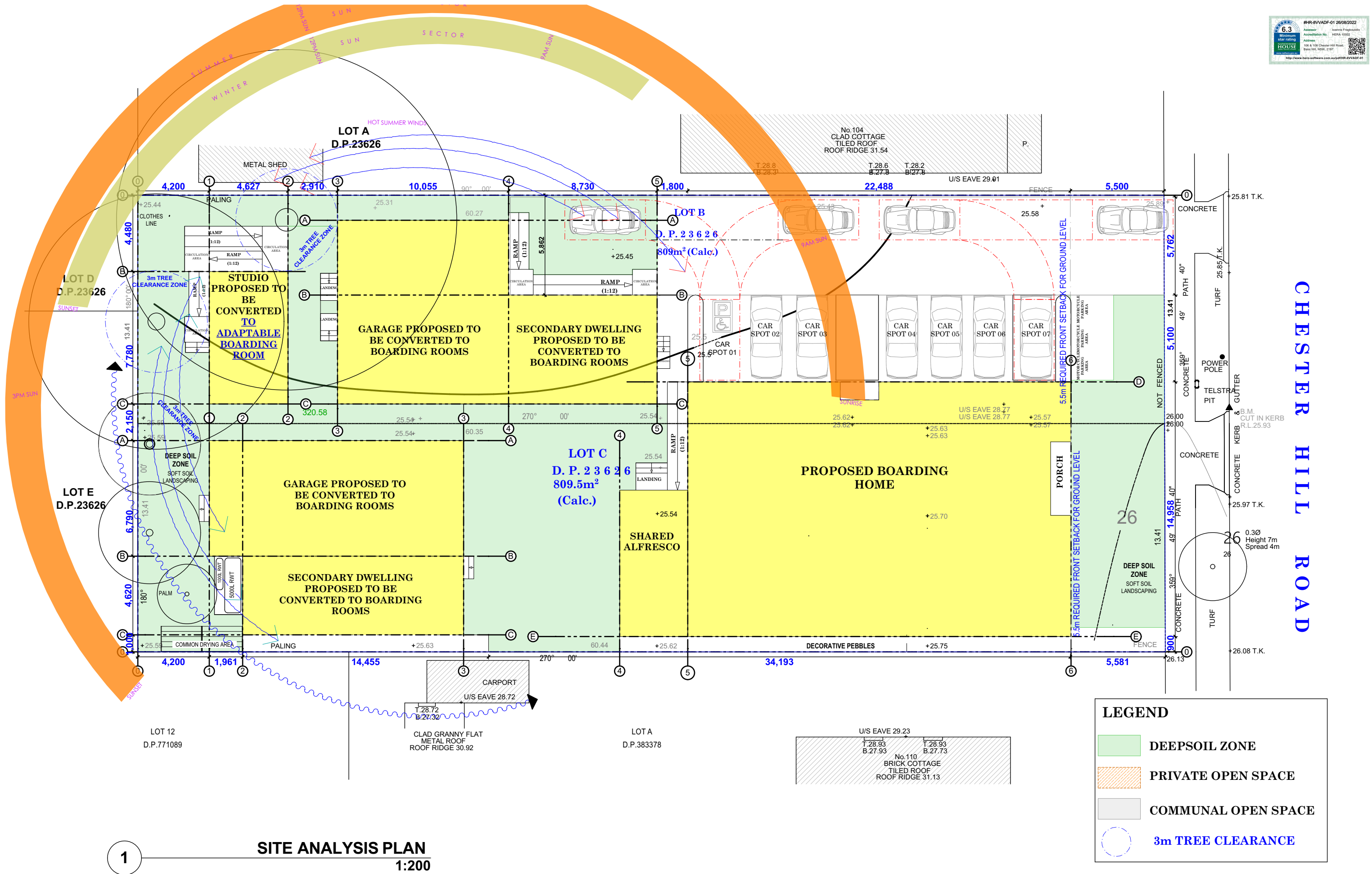
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MASTER GRANNY FLATS

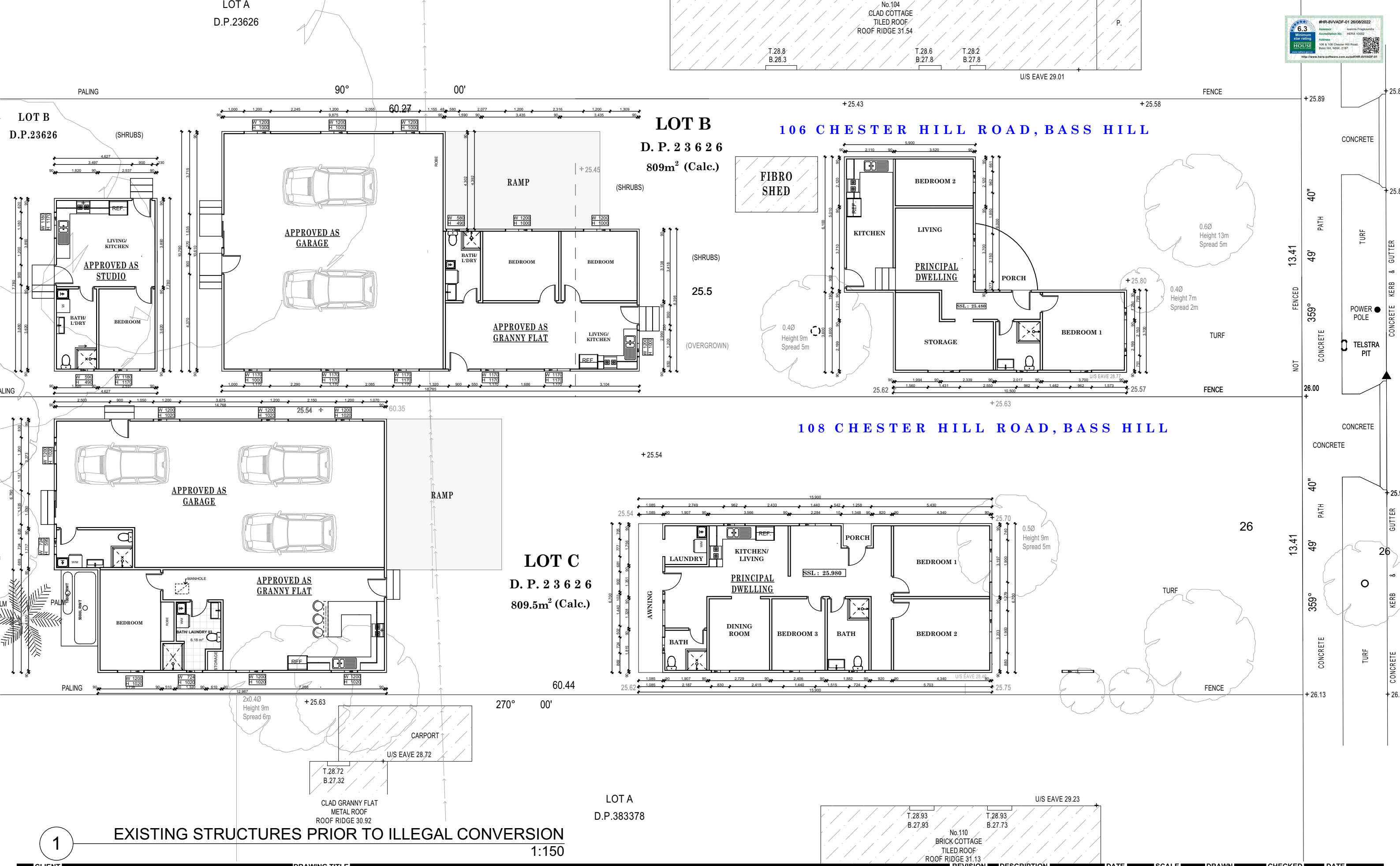
719 FOREST ROAD, PEAKHURST 2210 NSW

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CLIENT	DRAWING TITLE	REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
VAN	General Arrangements	DA01	BUILDING CERTIFICATE SET	28.01.2021	1:200	GINA		25.08.2022
LOT B & C DP 23626		DA02	BUILDING CERTIFICATE SET	25.03.2021				
106-108 CHESTER HILL ROAD, BASS HILL NSW 2197	SITE ANALYSIS PLAN	DA03	BUILDING CERTIFICATE SET	02.06.2021				
		DA04	BUILDING CERTIFICATE SET	05.06.2021				
		DA05	BUILDING CERTIFICATE SET	22.07.2021				
		DA06	BUILDING CERTIFICATE SET	28.07.2021				
		DA07	DEVELOPMENT APPLICATION SET	11.08.2022				
		DA08	DEVELOPMENT APPLICATION SET	16.08.2022				
		DA09	DEVELOPMENT APPLICATION SET	25.08.2022				
PROJECT	SHEET SIZE	PROJECT No	DRAWING No	REVISION				
CHANGE OF USE	A3	106B	DA 0407	DA09				
CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS								
INCL. CONSOLIDATION OF LOTS								



1

EXISTING STRUCTURES PRIOR TO ILLEGAL CONVERSION
1:150

CLIENT
VAN
LOT B & C DP 23626
106-108 CHESTER HILL ROAD, BASS HILL NSW 2197

DRAWING TITLE
General Arrangements
EXISTING STRUCTURE PRIOR TO
ILLEGAL CONVERSION

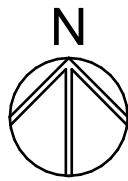
PROJECT
CHANGE OF USE
CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS
INCL. CONSOLIDATION OF LOTS

SHEET SIZE
A3

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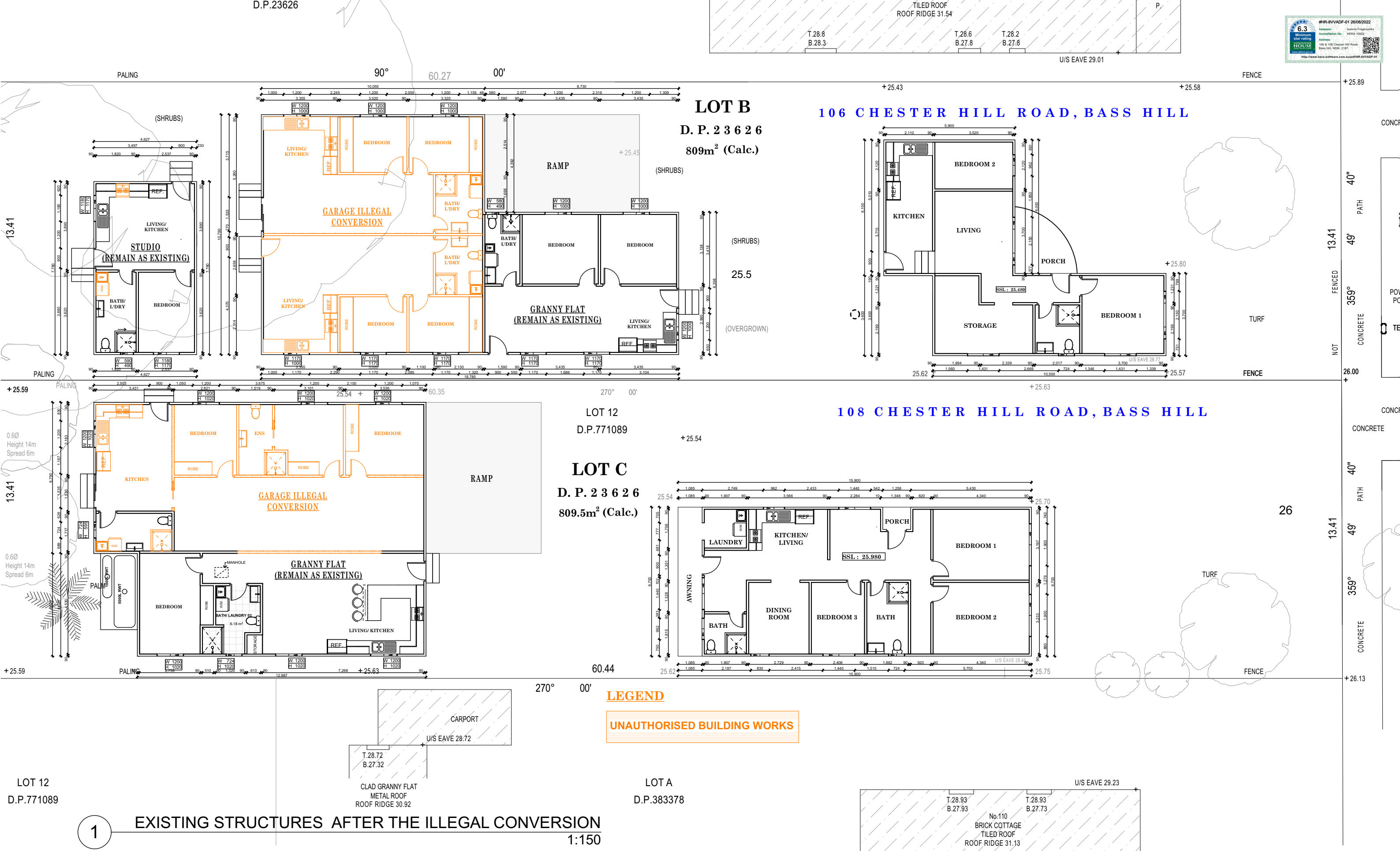


MASTER GRANNYFLATS

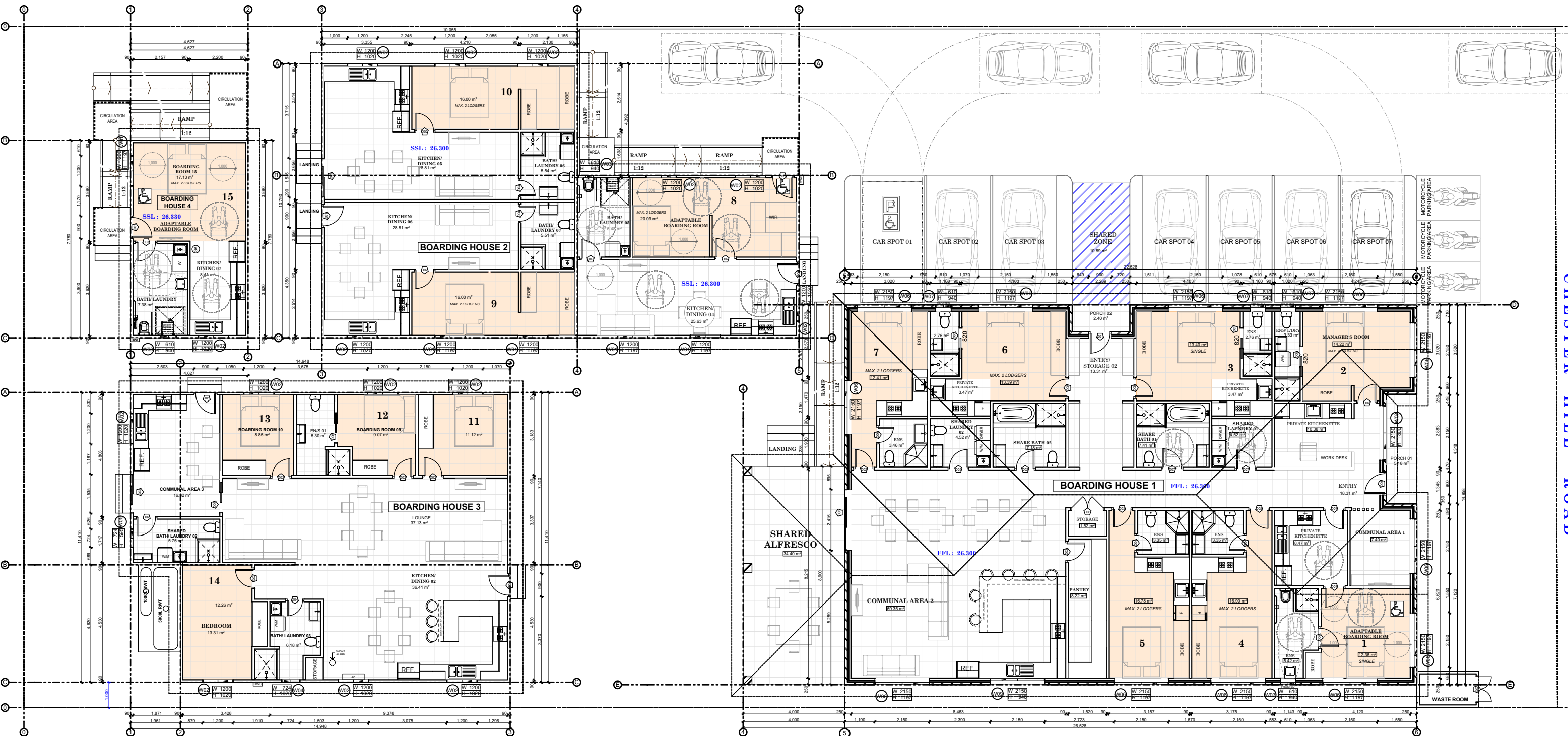


REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
DA01	BUILDING CERTIFICATE SET	28.01.2021	1:150	GINA		25.08.2022
DA02	BUILDING CERTIFICATE SET	25.03.2021				
DA03	BUILDING CERTIFICATE SET	02.06.2021				
DA04	BUILDING CERTIFICATE SET	05.06.2021				
DA05	BUILDING CERTIFICATE SET	22.07.2021				
DA06	BUILDING CERTIFICATE SET	28.07.2021				
DA07	DEVELOPMENT APPLICATION SET	11.08.2022				
DA08	DEVELOPMENT APPLICATION SET	16.08.2022				
DA09	DEVELOPMENT APPLICATION SET	25.08.2022				

PROJECT No 106B**DRAWING No** DA0408**REVISION** DA09



CLIENT	DRAWING TITLE	REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
VAN	General Arrangements	DA01	BUILDING CERTIFICATE SET	28.01.2021	1:150	GINA		25.08.2022
LOT B & C DP 23626	EXISTING STRUCTURES AFTER THE ILLEGAL CONVERSION	DA02	BUILDING CERTIFICATE SET	25.03.2021				
106-108 CHESTER HILL ROAD, BASS HILL NSW 2197		DA03	BUILDING CERTIFICATE SET	02.06.2021				
		DA04	BUILDING CERTIFICATE SET	05.06.2021				
		DA05	BUILDING CERTIFICATE SET	22.07.2021				
PROJECT	SHEET SIZE	DA06	BUILDING CERTIFICATE SET	28.07.2021	PROJECT No	DRAWING No	REVISION	
CHANGE OF USE	A3	DA07	DEVELOPMENT APPLICATION SET	11.08.2022				
CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS		DA08	DEVELOPMENT APPLICATION SET	16.08.2022				
INCL. CONSOLIDATION OF LOTS		DA09	DEVELOPMENT APPLICATION SET	25.08.2022				



1 PROPOSED FLOOR PLAN
1:150

CLIENT	DRAWING TITLE	REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
VAN	General Arrangements	DA01	BUILDING CERTIFICATE SET	28.01.2021	1:150	GINA		25.08.2022
LOT B & C DP 23626		DA02	BUILDING CERTIFICATE SET	25.03.2021				
106-108 CHESTER HILL ROAD, BASS HILL NSW 2197	PROPOSED FLOOR PLAN	DA03	BUILDING CERTIFICATE SET	02.06.2021				
	SHEET SIZE	DA04	BUILDING CERTIFICATE SET	05.06.2021				
CHANGE OF USE	A3	DA05	BUILDING CERTIFICATE SET	22.07.2021				
CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS		DA06	BUILDING CERTIFICATE SET	28.07.2021				
INCL. CONSOLIDATION OF LOTS		DA07	DEVELOPMENT APPLICATION SET	11.08.2022				
		DA08	DEVELOPMENT APPLICATION SET	16.08.2022				
		DA09	DEVELOPMENT APPLICATION SET	25.08.2022				

PROJECT No

DRAWING No

REVISION

106B

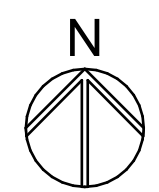
DA 1000

DA09

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Window List

ID	W01	W02	W02	W02	W02	W02	W02	W03	W03	W04	W05
Quantity	5	1	1	1	3	4	5	1	1	1	1
From Room Number											
Height	1,197	1,020	1,020	1,020	1,020	1,020	1,020	940	940	1,020	595
Width	1,200	1,200	1,200	1,200	1,200	1,200	1,200	610	610	724	724
Window sill height	1,100	1,100	1,250	1,290	1,194	1,197	1,270	1,440	1,650	1,194	1,538
Window head height	2,297	2,120	2,270	2,310	2,214	2,217	2,290	2,380	2,590	2,214	2,133
2D Symbol											

1

Window List

W06	W07	W08	W09
12	4	1	1
1,197	940	1,800	940
2,150	610	2,150	2,150
934	1,194	334	1,197
2,131	2,134	2,134	2,137

3

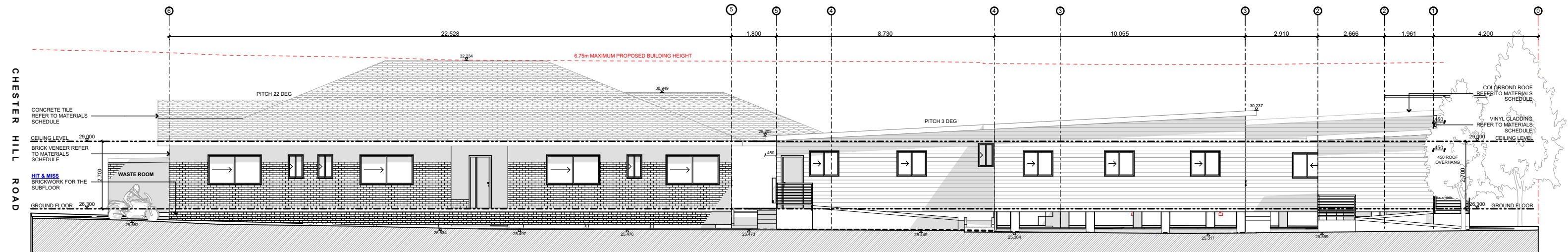
Window List

Door List										
ID	D01	D02	D02	D03	D04	D05	D06	D06	D07	D08
Quantity	8	1	16	2	5	5	1	1	8	1
To Room Number										
W x H Size	900x2,100	1,050x2,100	820x2,100	1,535x2,109	720x2,100	820x2,100	720x2,100	2,416x2,150	850x2,100	1,320x2,100
Door sill height	0	-100	0	0	0	0	0	0	0	0
Door head height	2,100	2,000	2,100	2,109	2,100	2,100	2,100	2,150	2,100	2,100
2D Symbol										

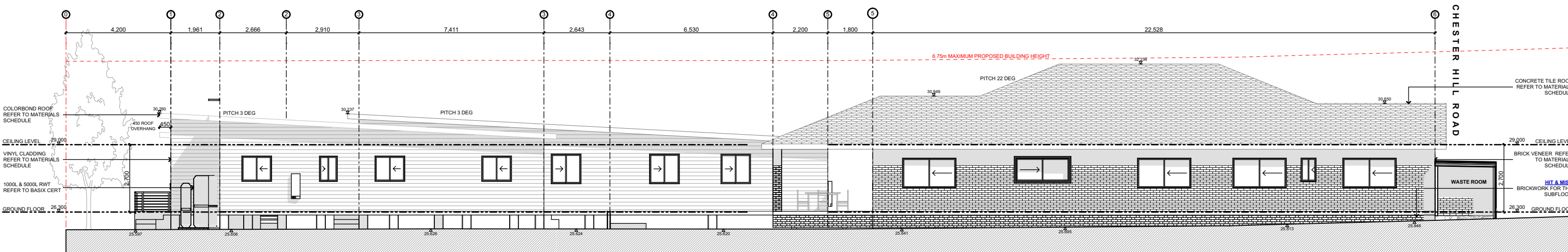
2

Door List

NOTE: ORIENTATION OF WINDOWS AND DOOR TO BE AS PER FLOOR PLAN ONLY.



1 NORTH ELEVATION
1:150



2 SOUTH ELEVATION
1:150

CLIENT	DRAWING TITLE	REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
VAN	General Arrangements	DA01	BUILDING CERTIFICATE SET	28.01.2021	1:150	GINA		25.08.2022
LOT B & C DP 23626		DA02	BUILDING CERTIFICATE SET	25.03.2021				
106-108 CHESTER HILL ROASD, BASS HILL NSW 2197	NORTH & SOUTH ELEVATION	DA03	BUILDING CERTIFICATE SET	02.06.2021				
		DA04	BUILDING CERTIFICATE SET	05.06.2021				
PROJECT	SHEET SIZE	DA05	BUILDING CERTIFICATE SET	22.07.2021				
CHANGE OF USE	A3	DA06	BUILDING CERTIFICATE SET	28.07.2021				
CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS		DA07	DEVELOPMENT APPLICATION SET	11.08.2022				
INCL. CONSOLIDATION OF LOTS		DA08	DEVELOPMENT APPLICATION SET	16.08.2022				
		DA09	DEVELOPMENT APPLICATION SET	25.08.2022				

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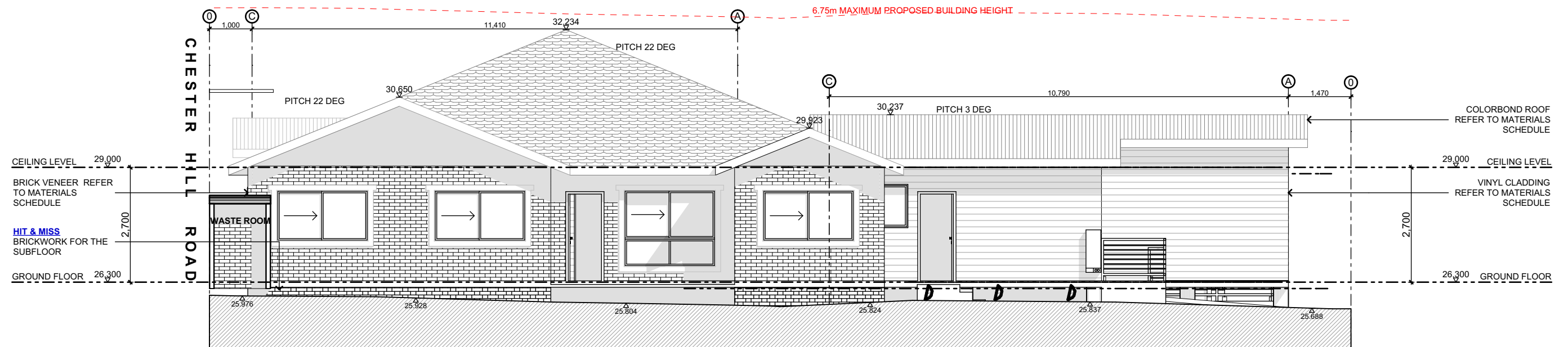
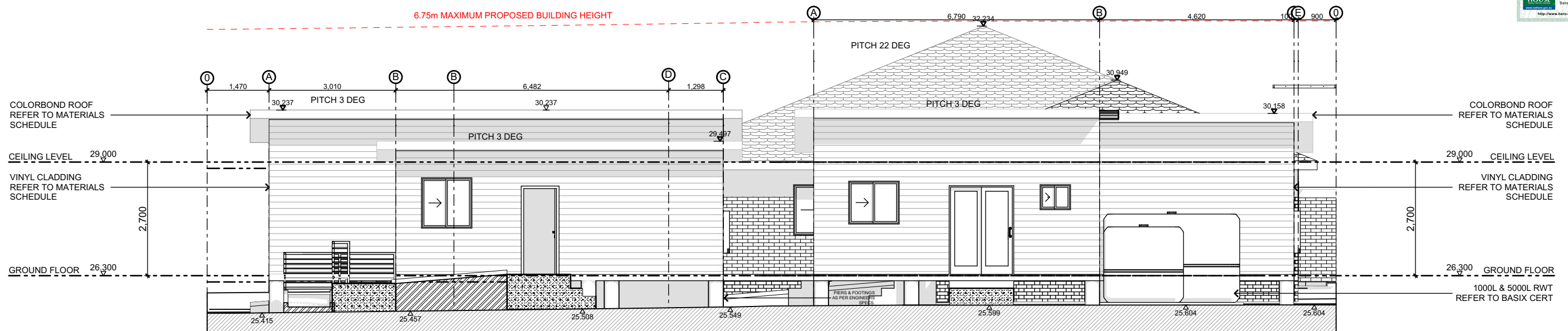
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MASTER GRANNY FLATS

PROJECT No 106B

DRAWING No DA 1500

REVISION DA09



CLIENT
VAN
LOT B & C DP 23626
106-108 CHESTER HILL ROAD, BASS HILL NSW 2197

PROJECT
CHANGE OF USE
CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS
INCL. CONSOLIDATION OF LOTS

DRAWING TITLE
General Arrangements
WEST & EAST ELEVATION
SHEET SIZE
A3

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REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
DA01	BUILDING CERTIFICATE SET	28.01.2021				
DA02	BUILDING CERTIFICATE SET	25.03.2021				
DA03	BUILDING CERTIFICATE SET	02.06.2021				
DA04	BUILDING CERTIFICATE SET	05.06.2021				
DA05	BUILDING CERTIFICATE SET	22.07.2021				
DA06	BUILDING CERTIFICATE SET	28.07.2021				
DA07	DEVELOPMENT APPLICATION SET	11.08.2022				
DA08	DEVELOPMENT APPLICATION SET	16.08.2022				
DA09	DEVELOPMENT APPLICATION SET	25.08.2022				

1:100, 1:150

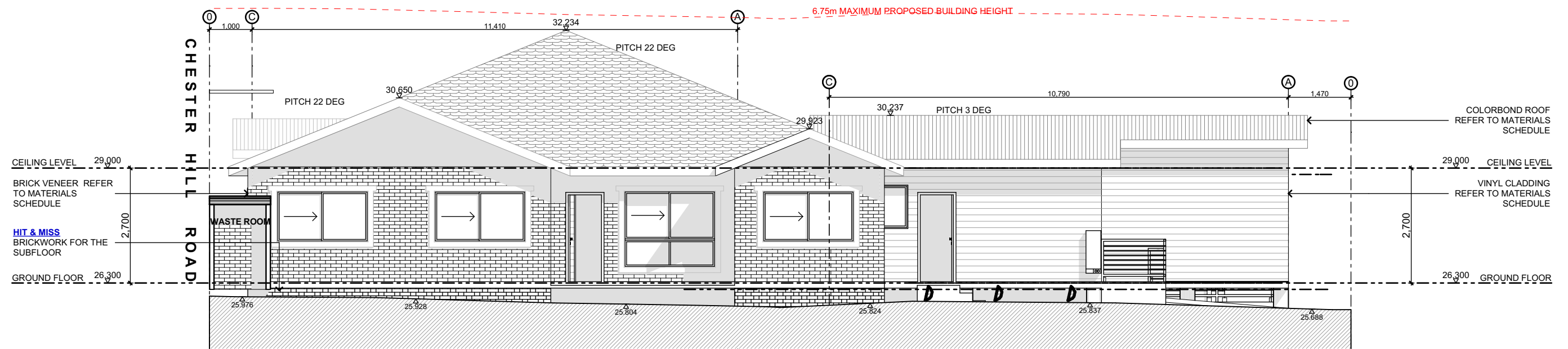
GINA

25.08.2022

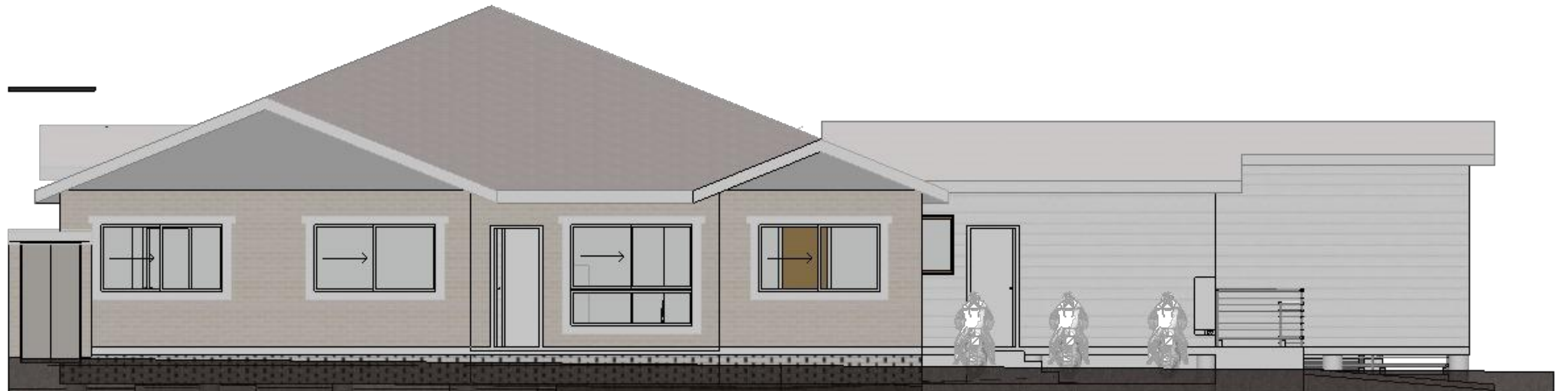
PROJECT No 106B

DRAWING No DA 1501

REVISION DA09



2 STREETScape ELEVATION
1:121.864



CLIENT	DRAWING TITLE	REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
VAN	General Arrangements	DA01	BUILDING CERTIFICATE SET	28.01.2021	1:100, GINA			25.08.2022
LOT B & C DP 23626		DA02	BUILDING CERTIFICATE SET	25.03.2021	1:121.864			
106-108 CHESTER HILL ROAD, BASS HILL NSW 2197	STREETSCAPE ELEVATION	DA03	BUILDING CERTIFICATE SET	02.06.2021				
PROJECT	SHEET SIZE	DA04	BUILDING CERTIFICATE SET	05.06.2021				
CHANGE OF USE	A3	DA05	BUILDING CERTIFICATE SET	22.07.2021				
CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS		DA06	BUILDING CERTIFICATE SET	28.07.2021				
INCL. CONSOLIDATION OF LOTS		DA07	DEVELOPMENT APPLICATION SET	11.08.2022				
		DA08	DEVELOPMENT APPLICATION SET	16.08.2022				
		DA09	DEVELOPMENT APPLICATION SET	25.08.2022				

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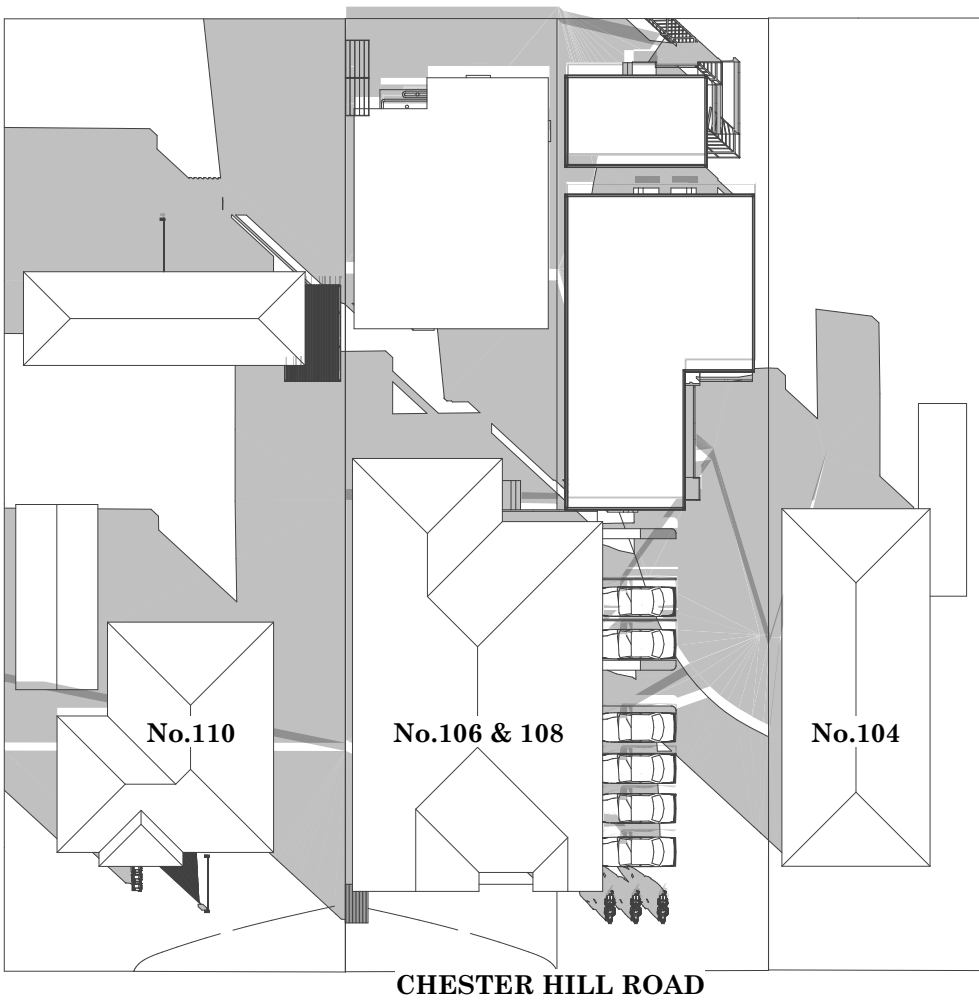
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N

PROJECT No 106B

DRAWING No DA 1502

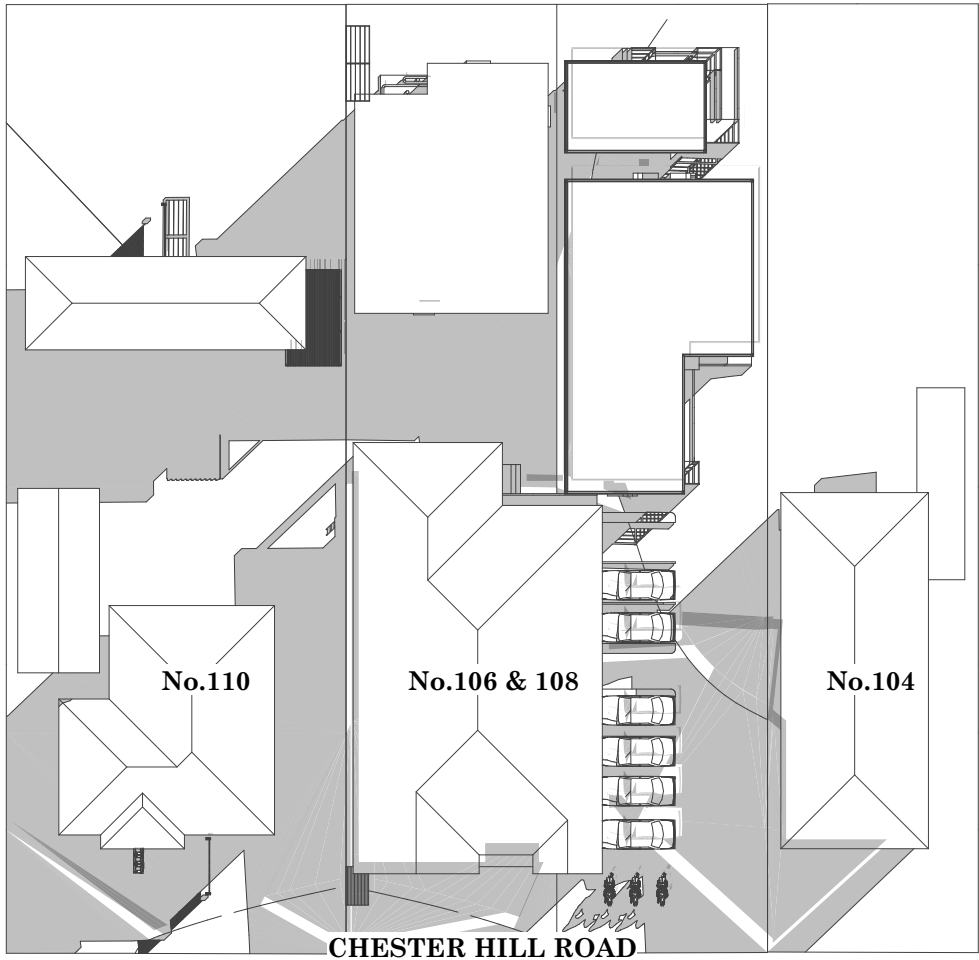
REVISION DA09



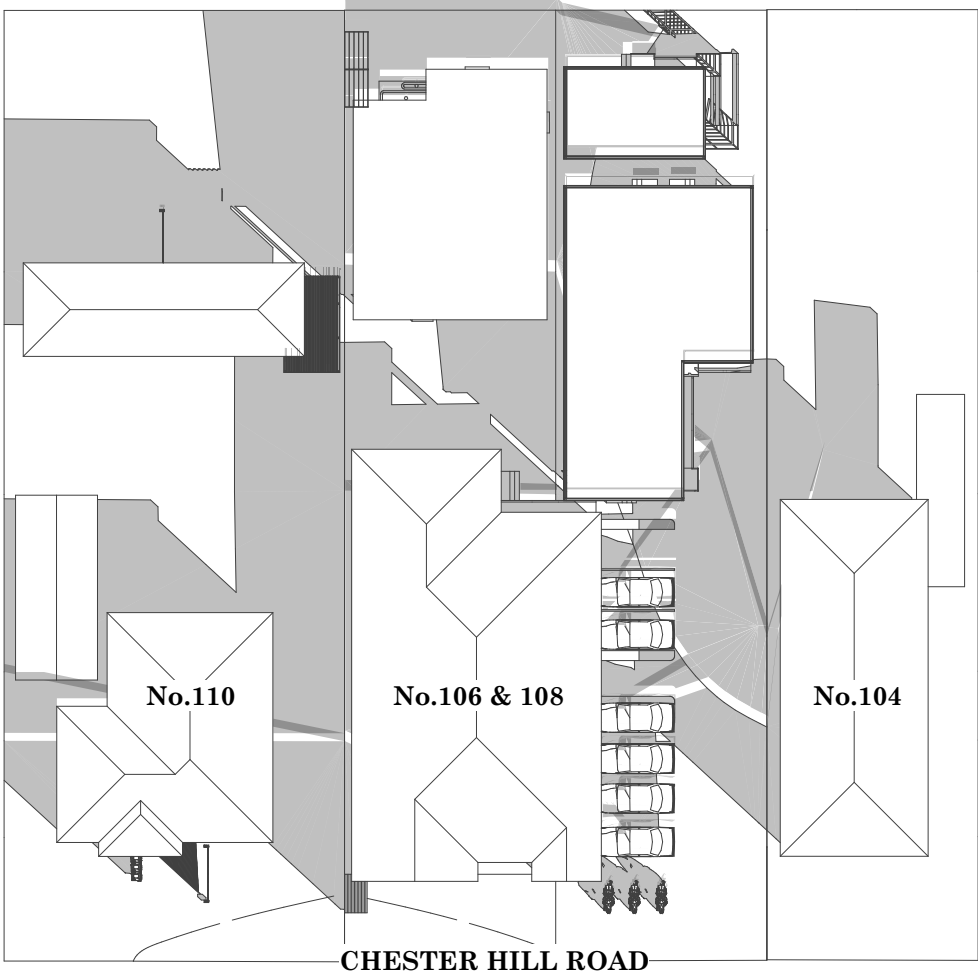
SHADOW CAST AT 9AM ON JUNE 21 (WINTER SOLSTICE)



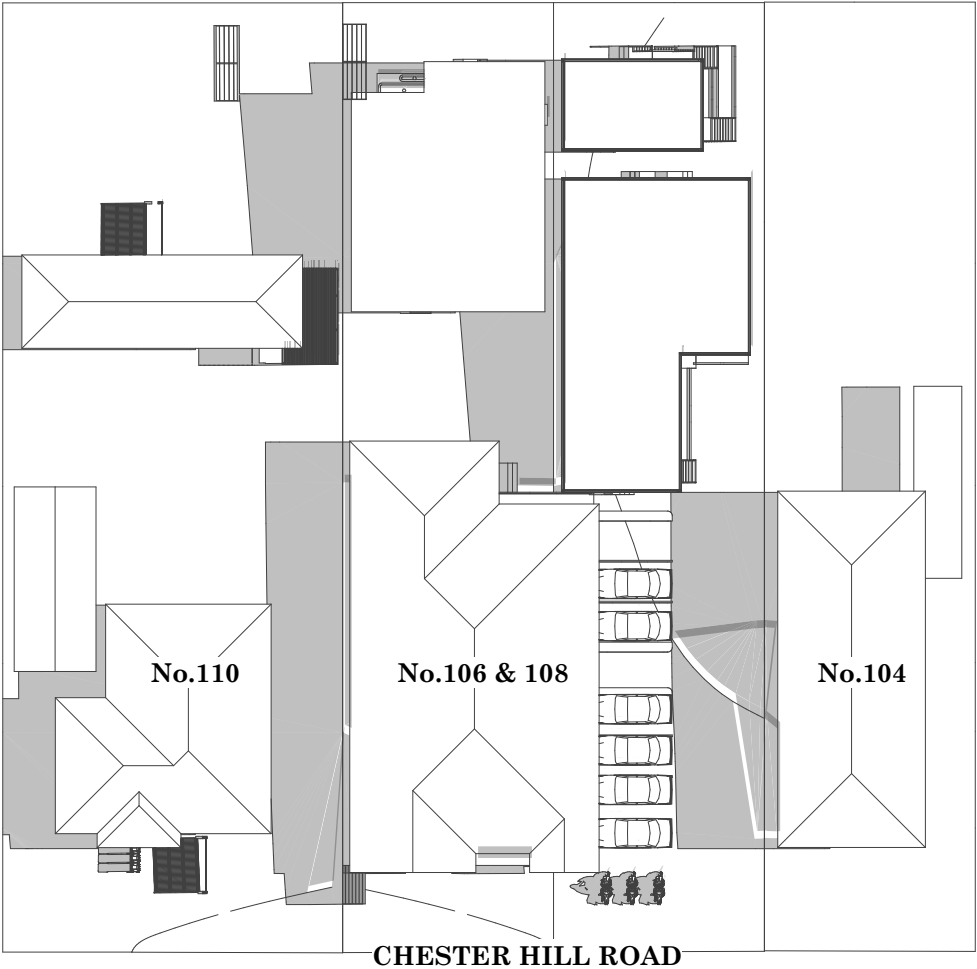
SHADOW CAST AT 12PM ON JUNE 21 (WINTER SOLSTICE)



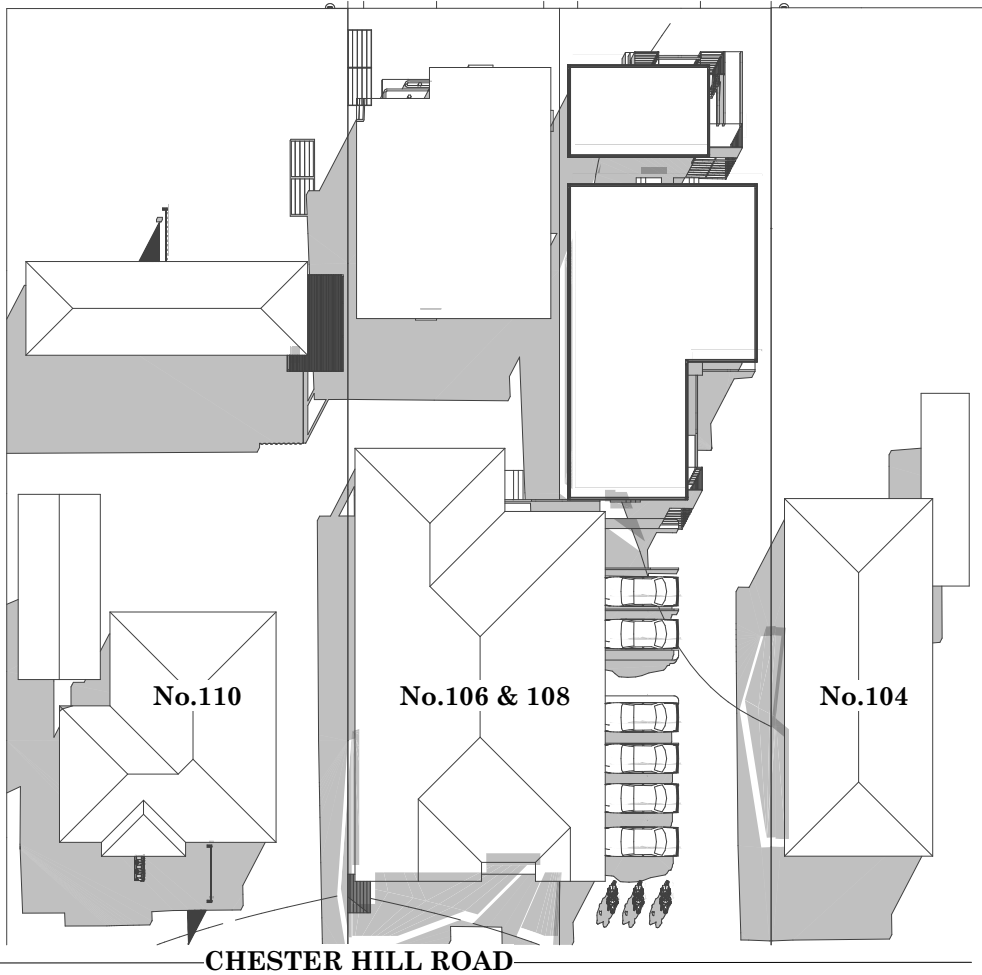
SHADOW CAST AT 15PM ON JUNE 21 (WINTER SOLSTICE)



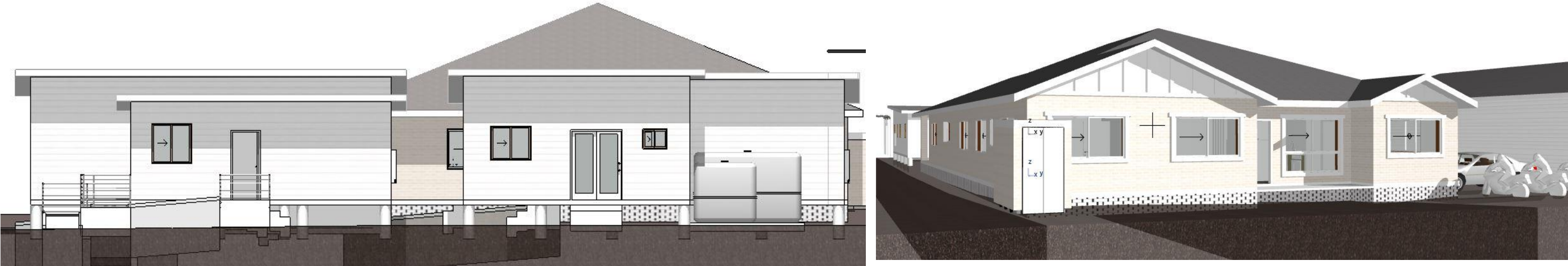
SHADOW CAST AT 9AM ON SEP 21 (WINTER SOLSTICE)



SHADOW CAST AT 12PM ON SEP 21 (WINTER SOLSTICE)



SHADOW CAST AT 15PM ON SEP 21 (WINTER SOLSTICE)



PRESPECTIVE VIEWS



VAN

LOT B & C DP 23626
106-108 CHESTER HILL ROAD, BASS HILL NSW 2197

CHANGE OF USE

CONVERSION OF EXISTING DWELLINGS TO BOARDING ROOMS
INCL. CONSOLIDATION OF LOTS

3D PERSPECTIVE VIEWS

SHEET SIZE

A3

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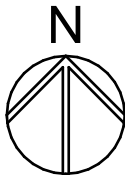
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DA01	BUILDING CERTIFICATE SET	28.01.2021				
DA02	BUILDING CERTIFICATE SET	25.03.2021				
DA03	BUILDING CERTIFICATE SET	02.06.2021				
DA04	BUILDING CERTIFICATE SET	05.06.2021				
DA05	BUILDING CERTIFICATE SET	22.07.2021				
DA06	BUILDING CERTIFICATE SET	28.07.2021				
DA07	DEVELOPMENT APPLICATION SET	11.08.2022				
DA08	DEVELOPMENT APPLICATION SET	16.08.2022				
DA09	DEVELOPMENT APPLICATION SET	25.08.2022				

1:118.185, GINA	25.08.2022
1:1.584,	
1:158.361	
PROJECT No	DRAWING No
106B	DA 1506
	DA09