

# DEVELOPMENT APPLICATION

## 1-5 CHESNUT AVE & 6-8 BURKE ST, TELOPEA

### 24 GENERAL HOUSING UNITS



#### COMPLIANCE TABLE

6-8 BURKE STREET & 1-5 CHESTNUT AVE TELOPEA

SITE AREA= 3465m<sup>2</sup>

ZONED 2B Residential under Parramatta LEP2001 (Multi-unit permissible)

Affordable Rental Housing SEPP applicable (Within 800m to train station )

24 UNITS (17 X 2bed and 7 x 1bed) includes 7 universal and 2 adaptable

|             | REQUIREMENT                                                                                                                                                                                                                   | Proposed                                                                                                                                                 | complies                                                        |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| FOR SETBACK | 0.75:1                                                                                                                                                                                                                        | 0.45:1                                                                                                                                                   | Yes                                                             |
| FOR SETBACK | PRIMARY STREET FRONT (CHESNUT AVE) 7.0m to boundary area<br>SECONDARY STREET FRONT (BURKE ST) 5.0m to boundary area<br>REAR SETBACK 15% length of site (6.2m)<br>SIDE SETBACK 2m                                              | Min. 6m<br>Min. 6m<br>Min. 6.4m<br>Min. 4.5m                                                                                                             | Complies with Req. Flat top not multi-unit<br>Yes<br>Yes<br>Yes |
| FOR SETBACK | 0.5m                                                                                                                                                                                                                          | Max. 8.5m                                                                                                                                                | Yes                                                             |
| LANDSCAPE   | 25 square metres of landscaped area per dwelling is provided<br>24 units x 15m <sup>2</sup> = 360m <sup>2</sup>                                                                                                               | 1221m <sup>2</sup>                                                                                                                                       | Yes                                                             |
| DISC        | 15 per cent of the site area (the deep soil zone)<br>(0.15 x 3465 = 519.75m <sup>2</sup> )<br>A practical calculation of the deep soil zone is provided at the rear of the site area (348.5m <sup>2</sup> )                   | Total deep soil zone<br>= 1063m <sup>2</sup> (31%)<br>DSZ located at the rear<br>= 750m <sup>2</sup> (22%)<br>DSZ max. soil depth 100mm<br>min. 2m of 2m | Yes<br>Yes                                                      |
| DISC        | • Not less than 15m <sup>2</sup> & a min. dim. of 4m for ground floor units<br>• 10m <sup>2</sup> and a min. dim. of 2m for other dwellings<br>• 10m <sup>2</sup> & a min. dim. of 2m for other dwellings with only 1 bedroom | 10m <sup>2</sup> on the floor with a min. dim. of 2m                                                                                                     | Yes                                                             |
| CR          | (i) In the case of a development application made by a local council, a minimum of 1 car space is provided for each 5 dwellings = 5 cars or<br>(ii) In any other case—at least 0.5 car spaces are provided for each dwelling  | 16                                                                                                                                                       | Yes                                                             |
| ADAPTABLE   | More than 20 dwellings require 10% to be adaptable = 3                                                                                                                                                                        | 7 adaptable units (2 with attached car space)                                                                                                            | Yes                                                             |

#### LOCATION PLAN:



#### DRAWING SCHEDULE:

##### ARCHITECTURAL

|                            |                     |
|----------------------------|---------------------|
| SURVEY                     | _____ SHT P01 OF 15 |
| SITE ANALYSIS              | _____ SHT P02 OF 15 |
| BLOCK ANALYSIS             | _____ SHT P03 OF 15 |
| SITE PLAN / EXTERNAL WORKS | _____ SHT P04 OF 15 |
| GROUND FLOOR PLAN          | _____ SHT P05 OF 15 |
| FIRST FLOOR PLAN           | _____ SHT P06 OF 15 |
| ROOF PLAN                  | _____ SHT P07 OF 15 |
| SHADOWS 9.00               | _____ SHT P08 OF 15 |
| SHADOWS 12.00              | _____ SHT P09 OF 15 |
| SHADOWS 3.00               | _____ SHT P10 OF 15 |
| ELEVATIONS                 | _____ SHT P11 OF 15 |
| SECTIONS                   | _____ SHT P12 OF 15 |
| PERSPECTIVES               | _____ SHT P13 OF 15 |
| COLOURS AND MATERIALS      | _____ SHT P14 OF 15 |
| FENCING PLAN               | _____ SHT P15 OF 15 |

##### LANDSCAPE

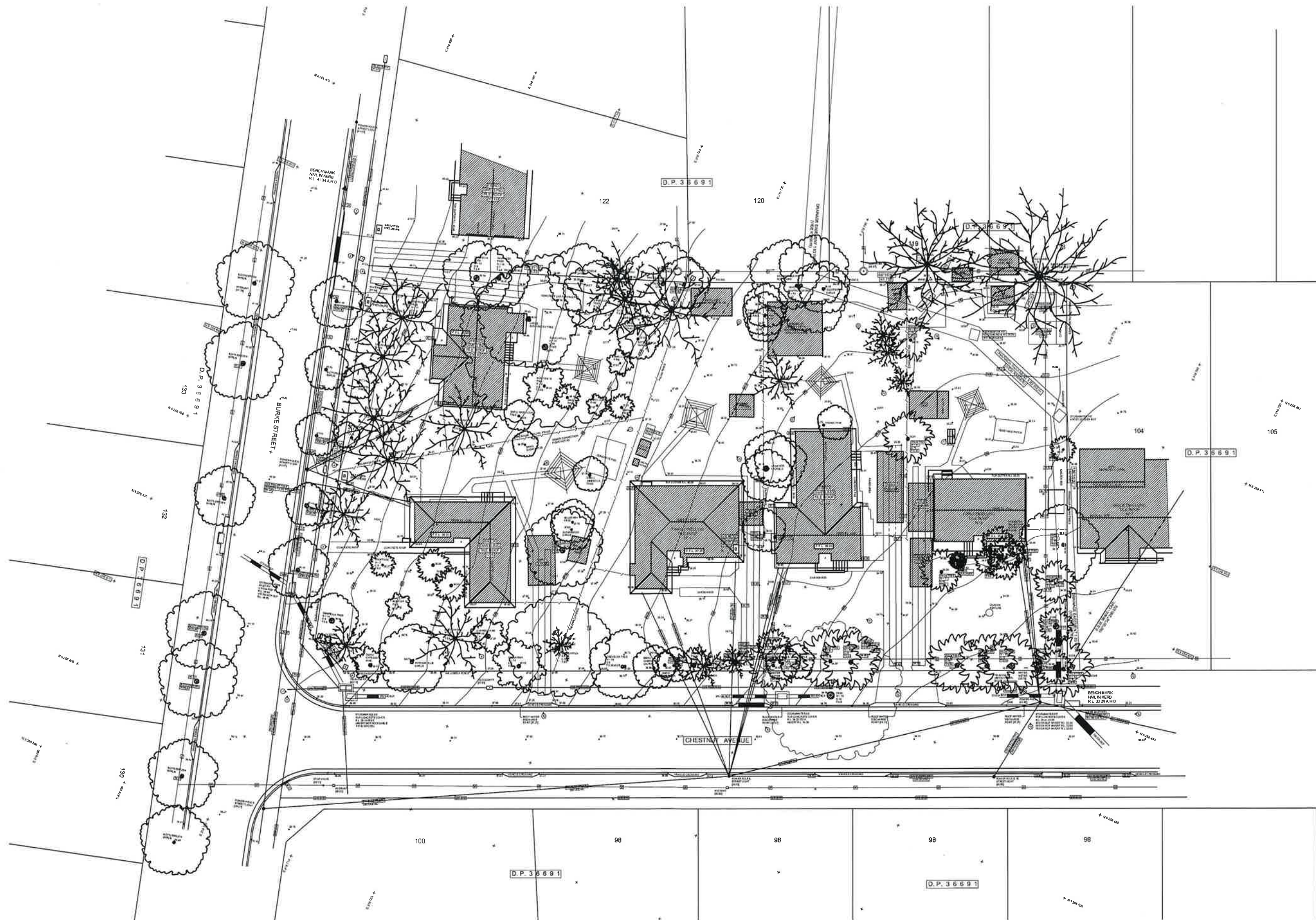
|                     |                     |
|---------------------|---------------------|
| LANDSCAPE PLAN      | _____ SHT L01 OF 04 |
| LANDSCAPE SITE PLAN | _____ SHT L01 OF 04 |
| PLANT SCHEDULE      | _____ SHT L01 OF 04 |
| LANDSCAPE DETAILS   | _____ SHT L01 OF 04 |

##### HYDRAULIC

|               |                |
|---------------|----------------|
| DRAINAGE PLAN | _____ C1787-01 |
|---------------|----------------|



0 5 10 20 40M  
SCALE FOR PRINTING  
PURPOSE ONLY



Human Services  
Housing NSW

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| REV | DATE       | DESCRIPTION                                        |
|-----|------------|----------------------------------------------------|
| A   | 04/03/2012 | DEVELOPMENT APPLICATION PLANS                      |
| B   | 04/03/2012 | AMENDMENT TO LEVELS OF UNITS 7 & 8 AND 10, 20 & 21 |
| C   | 04/03/2012 | AMENDMENT TO LEVELS OF UNITS 7 & 8 AND 10, 20 & 21 |

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
FIGURED DIMENSIONS TAKE PRECEDENCE.

PROJECT MANAGER  
ASSETS DIVISION  
PH (02) 8123 4100 FAX (02) 8123 5011

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LANDSCAPE CONSULTANT  
CHRISTINE MURPHY LANDSCAPE ARCHITECT  
021 TELEPHONE (02) 1234

BUSINESS PARTNER  
HOUSING NSW  
COMMUNITY HOUSING DIVISION

PROJECT  
24 GENERAL HOUSING UNITS  
at  
1-5 CHESNUT AVE & 6-8 BURKE ST, TELOPEA  
LOTS 101, 102, 103, 104 & 123 DP 36691

TITLE  
SURVEY

010910HNSWDA3

PLOTTED 8/03/2012  
10:20 PM

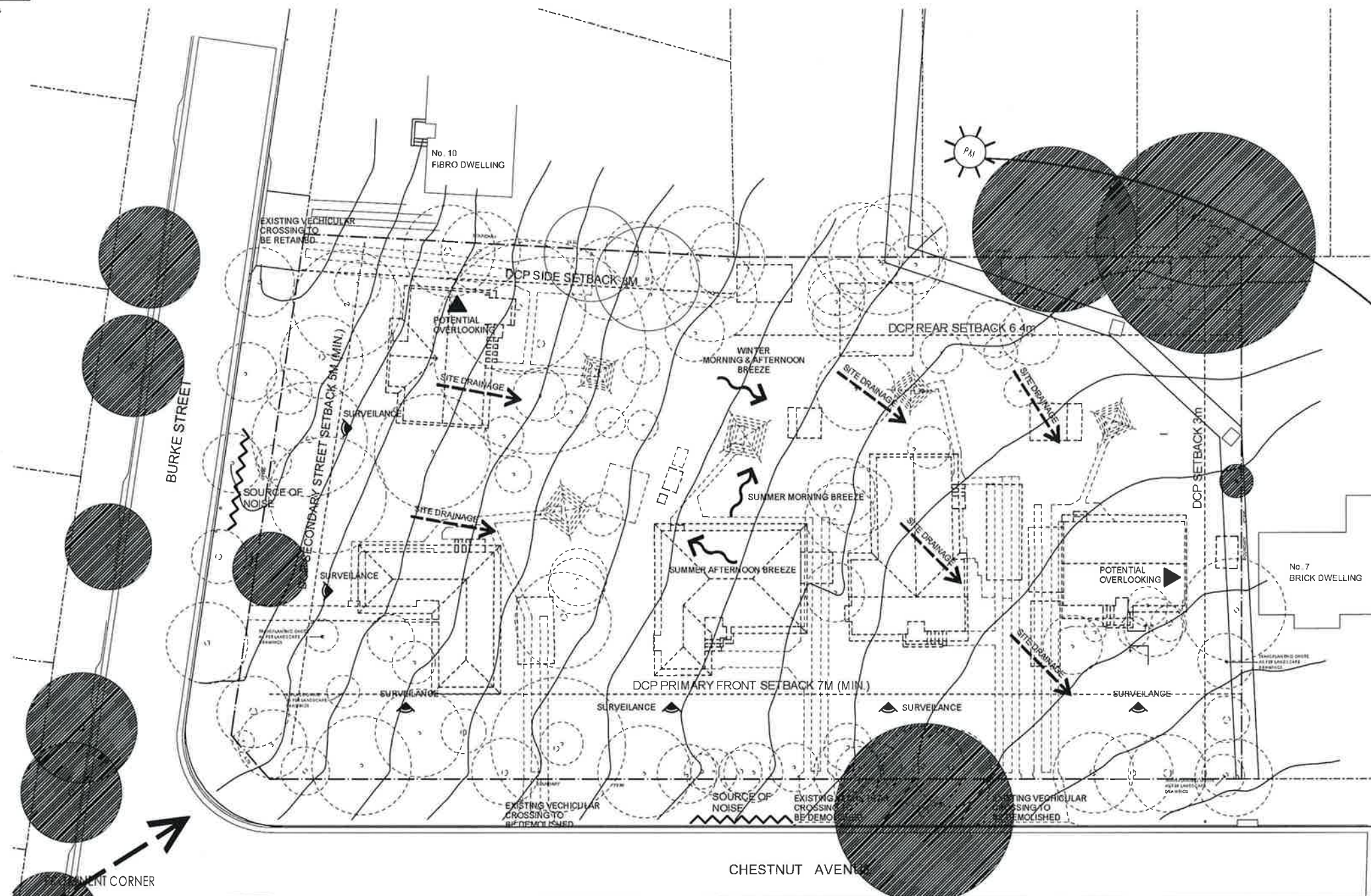
STATUS DA

| DATE      | BY | REVISION |
|-----------|----|----------|
| 8/03/2012 | RB | 1        |

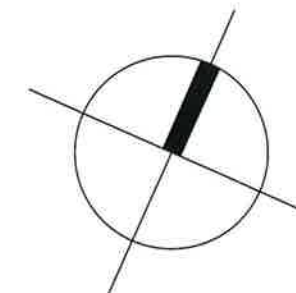
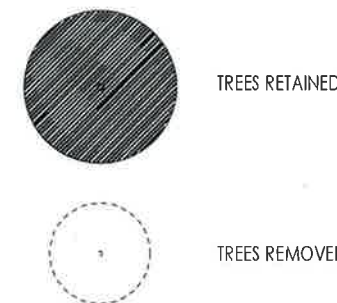
2 of 18



0 5 10 20 40M  
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SIMILAR DEVELOPMENTS IN THE AREA





ADJACENT DEPARTMENT  
OF HOUSING PROPERTIES.

ADJACENT DEPARTMENT  
OF HOUSING PROPERTIES.

A CONSISTENT LOT  
PATTERN OF  
RECTANGULAR SHAPE  
PARALLEL TO  
EACH OTHER WITHIN THE  
BLOCK.

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PATTERN OF  
RECTANGULAR SHAPE  
PARALLEL TO  
EACH OTHER WITHIN THE  
BLOCK.

ADJACENT DEPARTMENT  
OF HOUSING PROPERTIES.

ADJACENT  
DEPARTMENT OF  
HOUSING  
PROPERTIES.

DEPARTMENT OF HOUSING  
PROPERTY.  
CONSOLIDATING FOUR  
LOTS.  
PROPOSED 24 UNITS  
DEVELOPMENT.

TYPICAL LOT SIZE -  
RECTANGULAR NARROW  
SITE WITH NORTH / SOUTH  
ORIENTATION, ONE STREET  
FRONTAGE ACCESS.

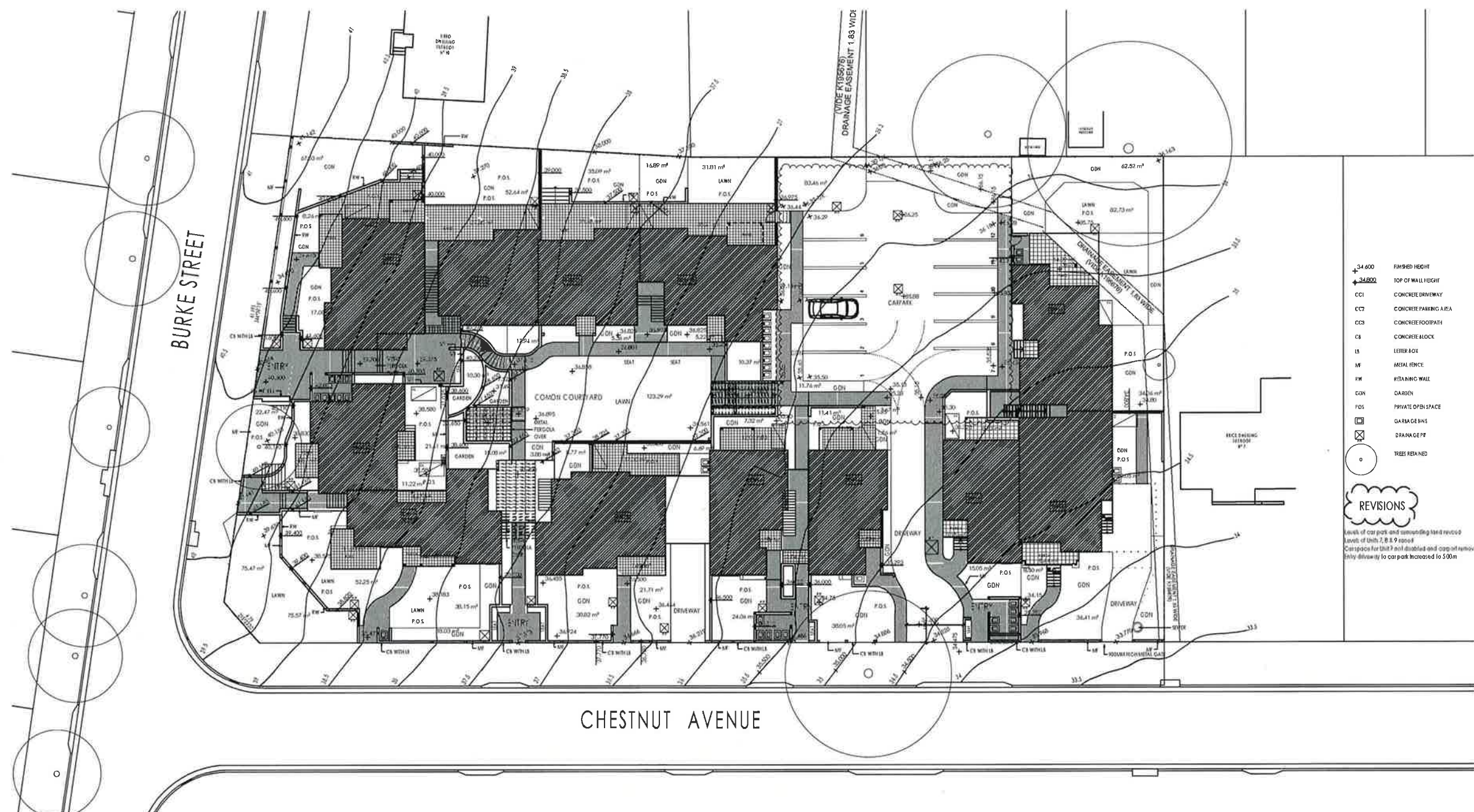
ADJACENT DEPARTMENT  
OF HOUSING PROPERTIES.

ADJACENT  
DEPARTMENT OF  
HOUSING  
PROPERTIES.

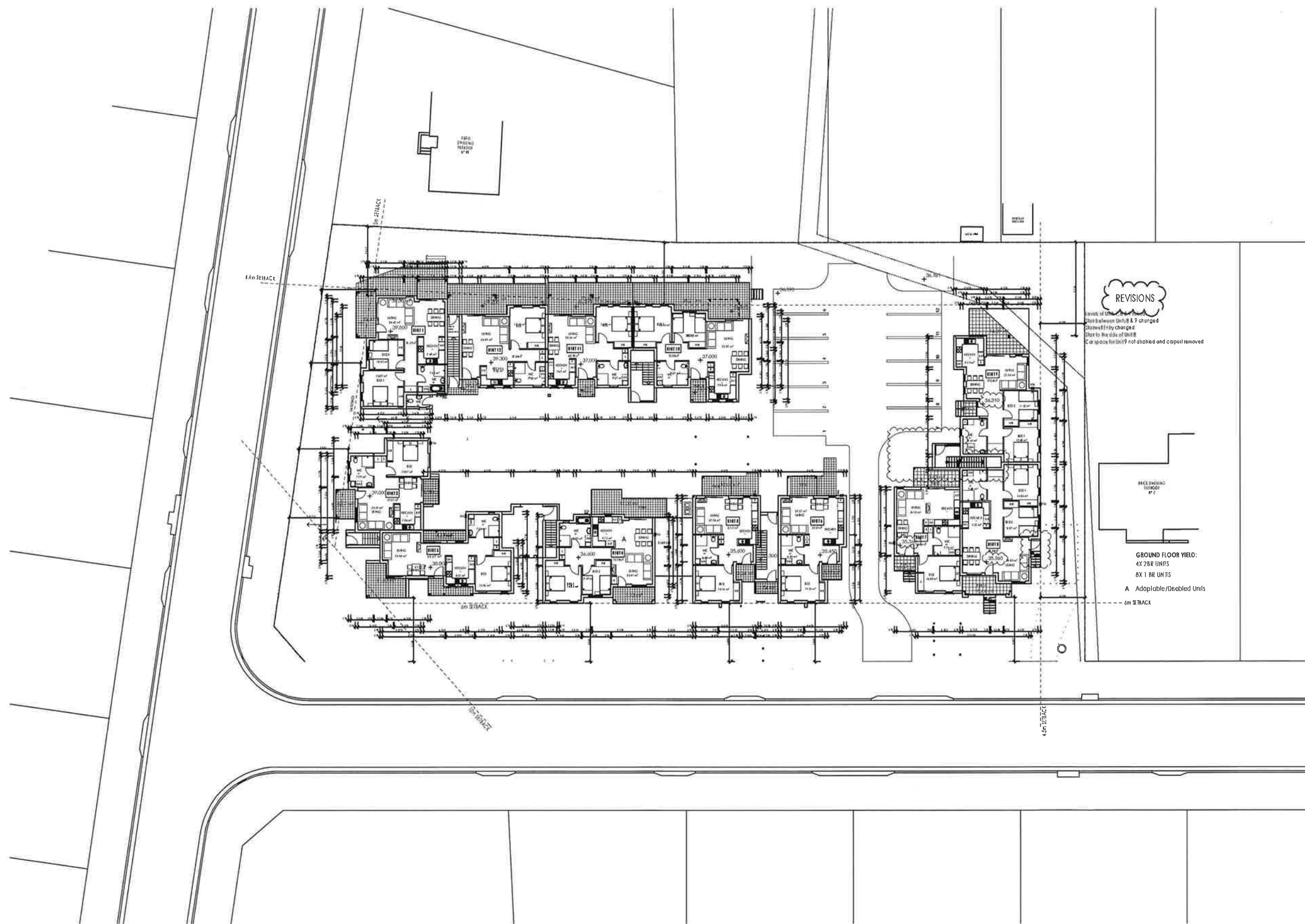
ADJACENT  
DEPARTMENT OF  
HOUSING  
PROPERTIES.















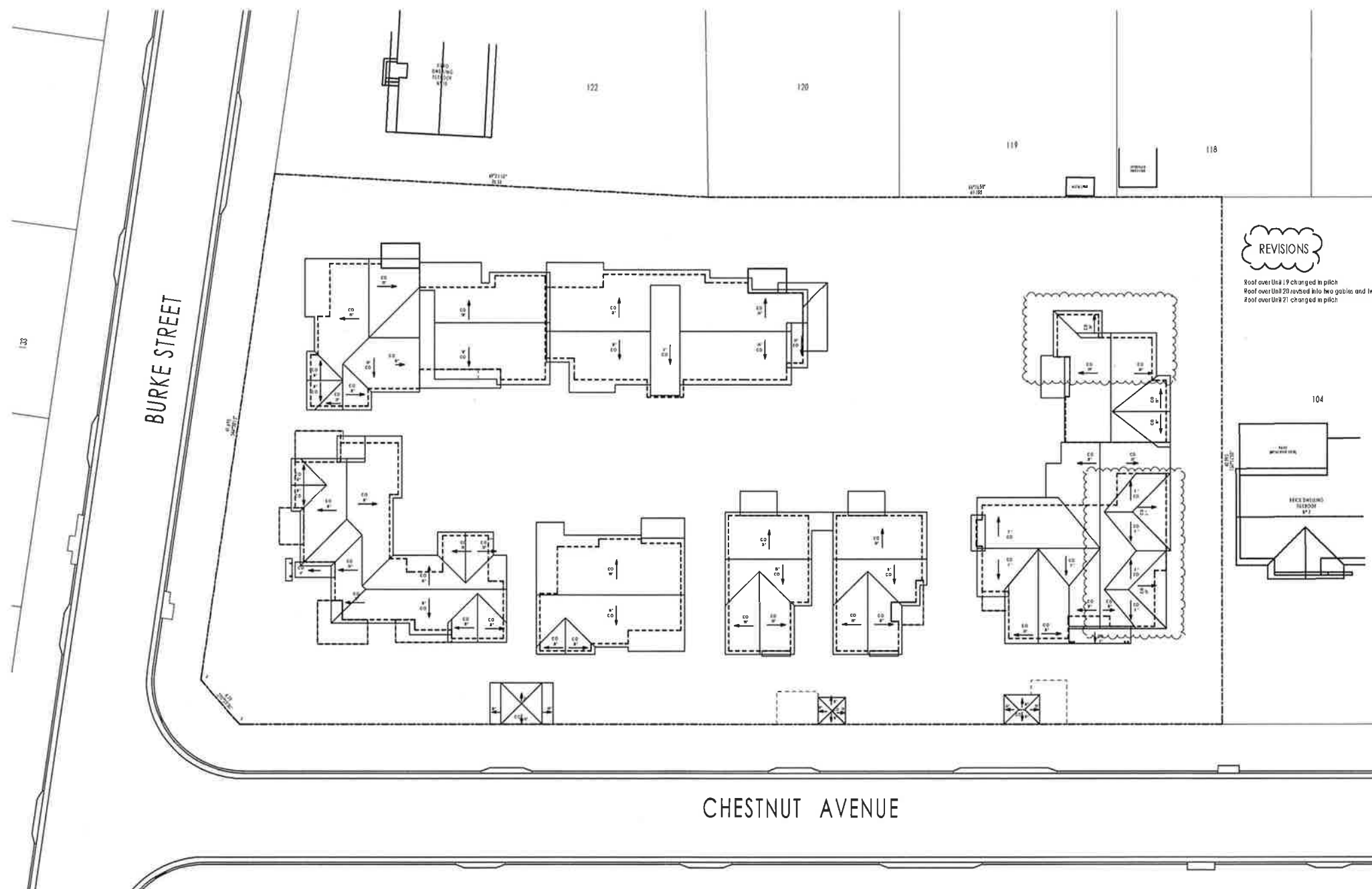
Levels of Units 19, 20 & 21 raised  
Sign between Units 20 & 21 changed

FIRST FLOOR YIELD:  
4X 2BR UNITS  
8X 1 BR UNITS

1 FIRST FLOOR PLAN 1:200







# REVISIONS

Roof over Unit 19 changed in pitch  
Roof over Unit 20 revised into two gables and two hips  
Roof over Unit 21 changed in pitch

1 ROOF PLAN  
1:200



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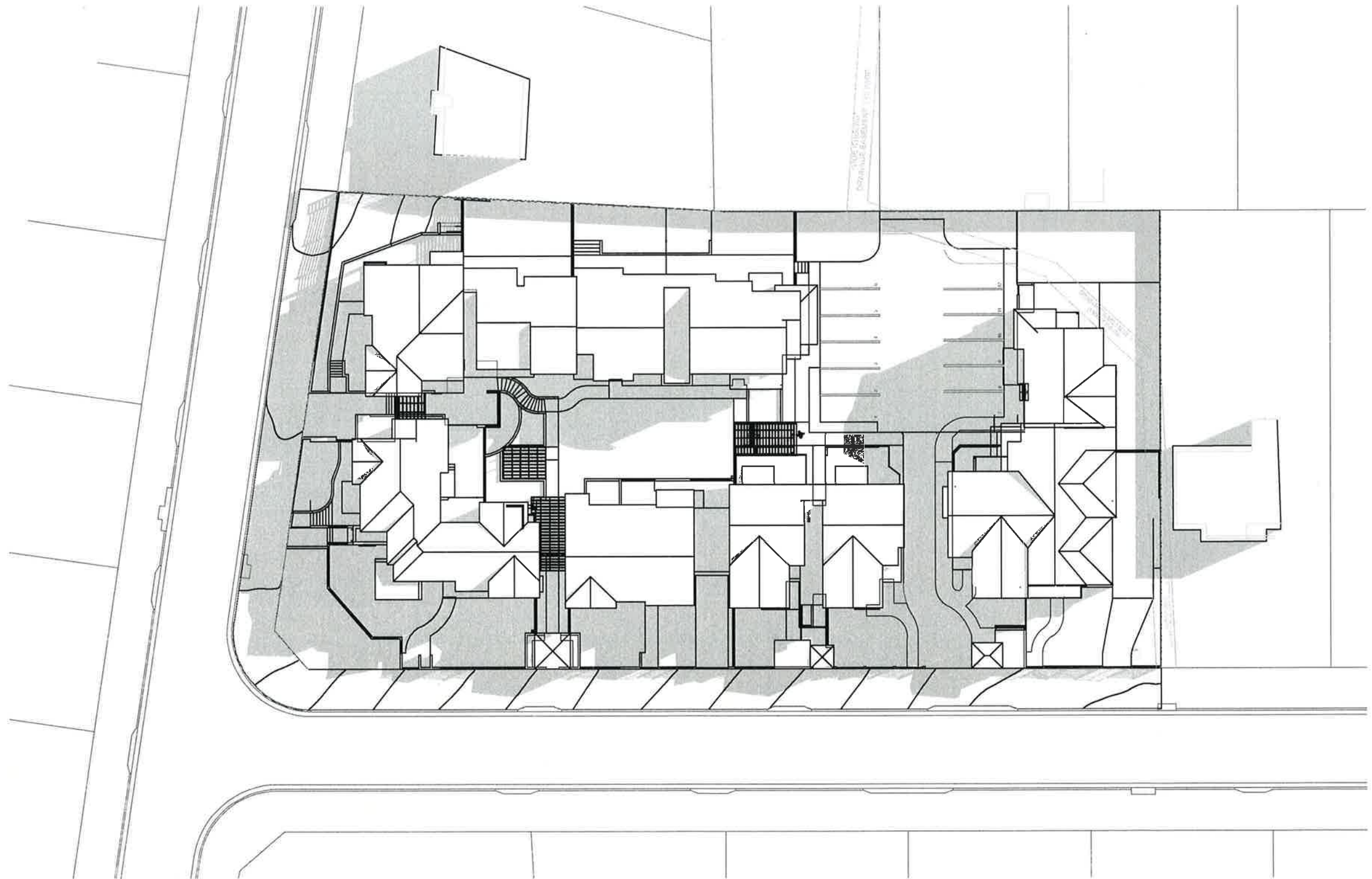
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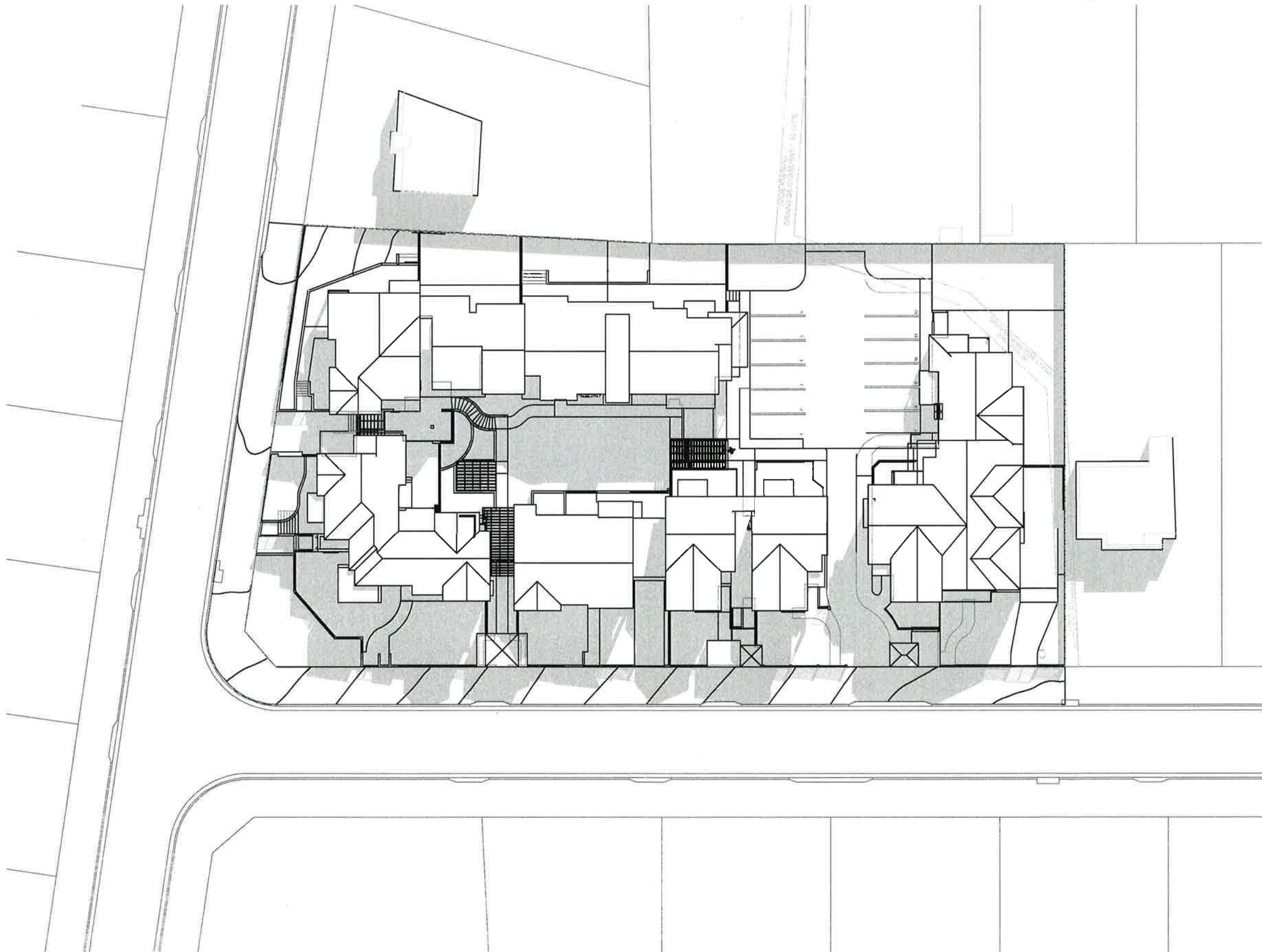
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|                                                                                                                                                                         |                                                                                                                                                                                                          |                                                                               |                                                                                                                                                        |                                                       |                                                                     |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------|-------------------------------------|
| <p>PROJECT MANAGER<br/><b>ASSETS DIVISION</b><br/>(02) 8753 8000</p> <p>STRUCTURAL CONSULTANT<br/><b>MICHAEL ELL CONSULTING ENGINEER</b><br/>(02) TELEPHONE 8011 AX</p> | <p>HYDRAULIC CONSULTANT<br/><b>MICHAEL ELL CONSULTING ENGINEER</b><br/>(02) TELEPHONE 8011 AX</p> <p>LANDSCAPE CONSULTANT<br/><b>CHRISTINE MURPHY LANDSCAPE ARCHITECT</b><br/>(02) TELEPHONE 9011 AX</p> | <p>BUSINESS PARTNER<br/><b>HOUSING NSW</b><br/>COMMUNITY HOUSING DIVISION</p> | <p>PROJECT<br/><b>24 GENERAL HOUSING UNITS</b><br/>at<br/>1-5 CHESNUT AVE &amp; 6-8 BURKE ST, TELOPEA<br/>LOTS 101,102,103, 104 &amp; 123 DP 36891</p> | <p>PROJECT<br/><b>ROOF PLAN</b><br/>010910HNSWDA3</p> | <p>DATE<br/>8/03/2012</p> <p>PLOTTED<br/>8/03/2012<br/>10:20 PM</p> | <p>STATUS<br/>DA</p> <p>8 of 18</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------|-------------------------------------|









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24 GENERAL HOUSING UNITS  
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LOTS 101,102,103, 104 & 123 DP 36691

SHADOWS 12.00 21 JUNE  
FILE  
010910HNSWDA3  
PLOTTER  
8/03/2012  
10:20 PM

| STATUS | DATE      | SCALE    | NAME | PROJECT NO |
|--------|-----------|----------|------|------------|
| DA     | 8/03/2012 |          | RB   |            |
| TYPE   | SHEET     | 10 of 18 |      |            |

