

Chalmers Crescent, Mascot

DA - 140 AREA CALCULATIONS

revision	date	description	by	verification	initial	signature	date	note
F	23 MAR 2015	AMENDED MASTER PLAN DA	SW					
G	02 APR 2015	UPDATE	SW	checked by	BMD		02.04.15	Do not scale from drawings. All discrepancies to be brought to the attention of the Architect. This drawing is intellectual property copyright of the author, and must not be retained, copied or used without the express authority of
H	07 APR 2015	UPDATE	SW					
J	14 APR 2015		SW	approved by	DS	<i>DS</i>	02.03.15	Conrad Gargett Riddell Anchor Mortlock Woolley Pty. Ltd.
K	21 JUL 2015	AMENDED DA ISSUE	BMD					

architect

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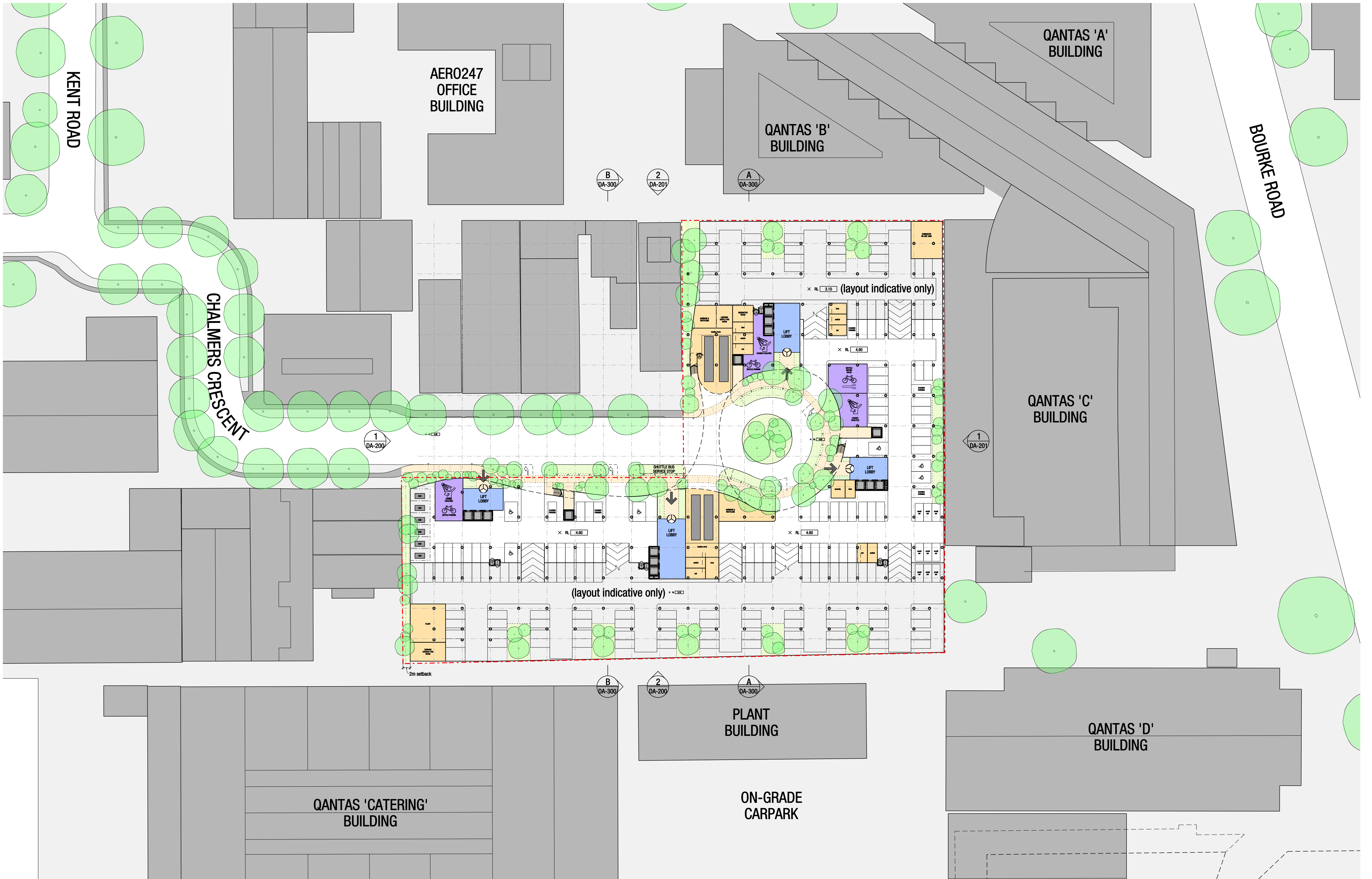
NEUSTEIN URBAN
PLANNING AND DESIGN

BALANCE
CORPORATE
PROPERTY

project
COMMERCIAL MASTERPLAN DA
7-9, 14-18, & 19-21 CHALMERS CRESCENT, MASCOT
client
F.Mayer (Imports) Pty Ltd on behalf of Mayer Properties Ltd, J Ingster, D&V Saya, H Glaser

drawing **COVER SHEET**

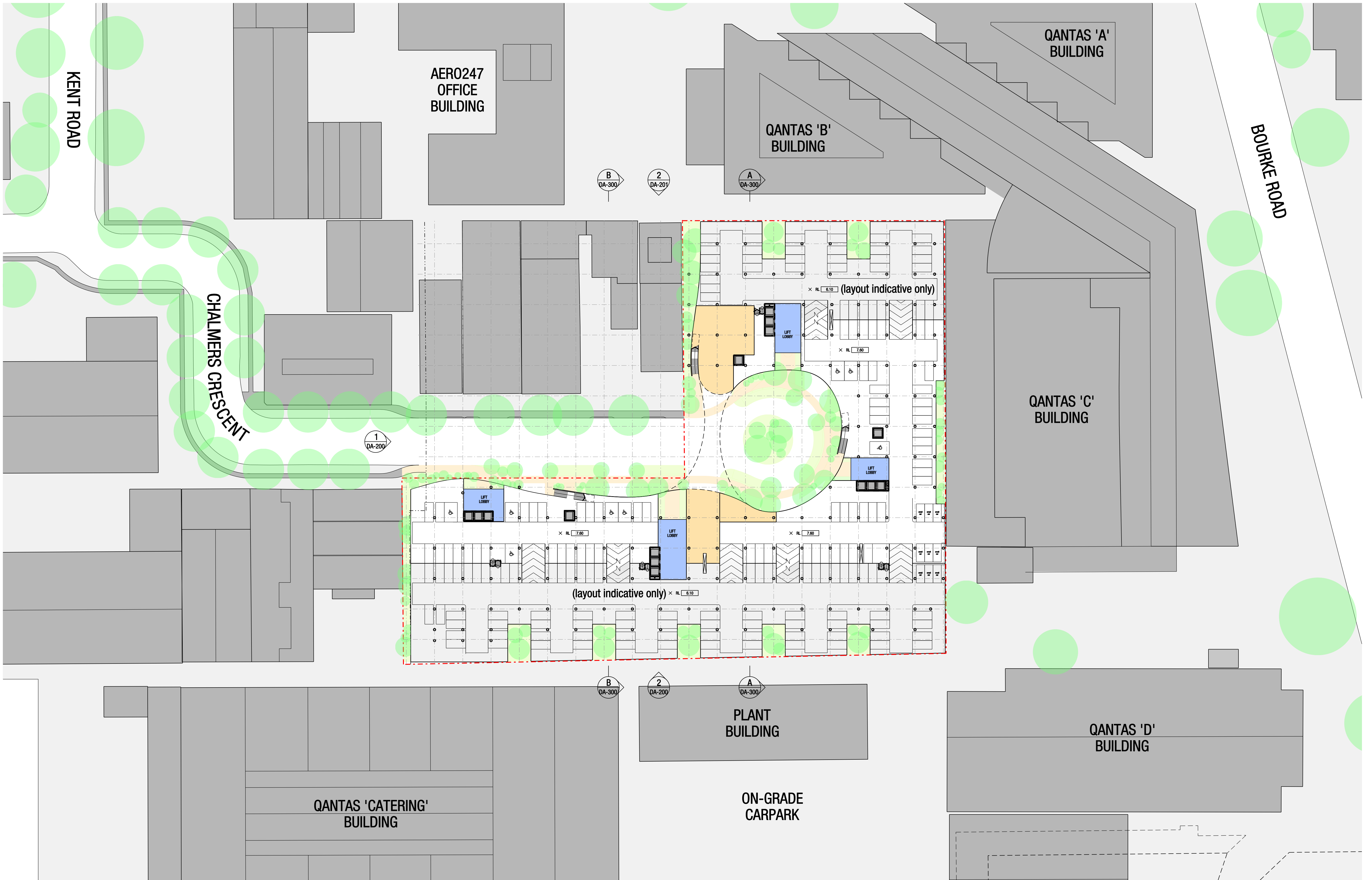
	scale			
	drawn by	SW		
	project no	1204	drawing no	DA-000
			revision	K



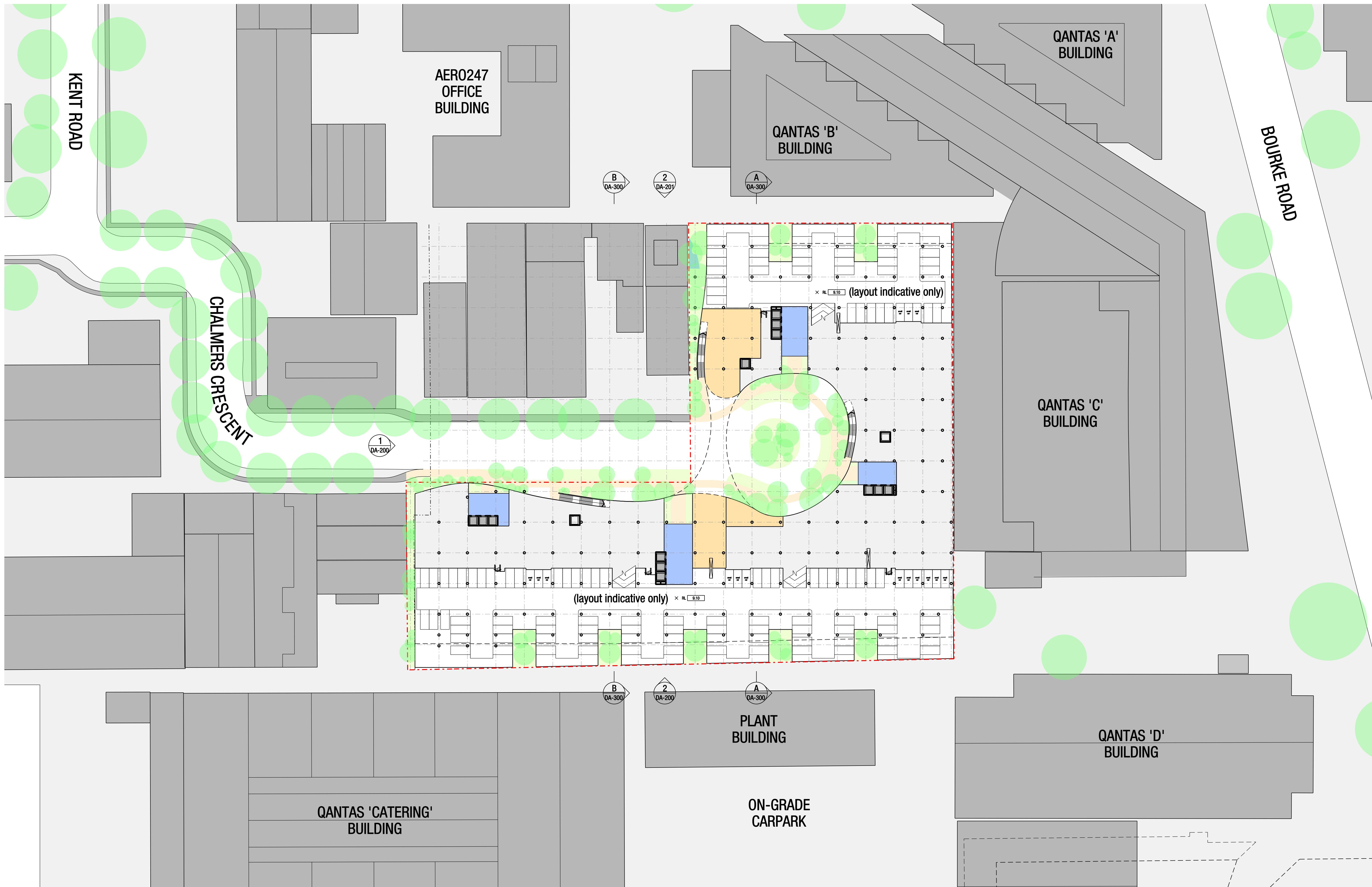
1 GROUND FLOOR PLAN - CARPARK
SCALE 1:1000 @ A3

(refer to landscape architect's documentation for landscape information)

revision	date	description	by	verification	initial	signature	date	note	architect	project	drawing	scale	drawn by	project no	drawing no	revision
L	08 SEP 2015	DA ISSUE UPDATE	BMD	checked by	BMD	<i>Edie Swan</i>	02.04.15	Do not scale from drawings. All discrepancies to be brought to the attention of the Architect. This drawing is intellectual property and copyright of the author, and must not be retained, copied or used without the express authority of Conrad Gargett Riddell Anchor Mortlock Woolley Pty. Ltd.	CONRAD GARGETT RIDDEL ANCHOR MORTLOCK WOOLLEY	COMMERCIAL MASTERPLAN DA 7-9, 14-18, & 19-21 CHALMERS CRESCENT, MASCOT	GROUND FLOOR AND LOWER GROUND FLOOR PLAN - CARPARK	1:500@A1, 1:1000@A3	SW	1204	DA-100	L
		Salle C3.18, Level 3, 22-36 Mountain Street, Ultimo NSW 2007, Australia T + 61 2 9280 2445 F + 61 2 9280 2446 E info@conradgargettriddell.com.au Nominated Architects, Dual Swan, Cert. No. 3316, Phil Baggott Cert. No. 6174		NEUSTEIN URBAN PLANNING AND DESIGN		BALANCE CORPORATE PROPERTY		client: F.Mayer (Imports) Pty Ltd on behalf of Mayer Properties Ltd, J Ingster, D&V Saya, H Glaser		drawing		0 5 10 25m		drawing no		revision
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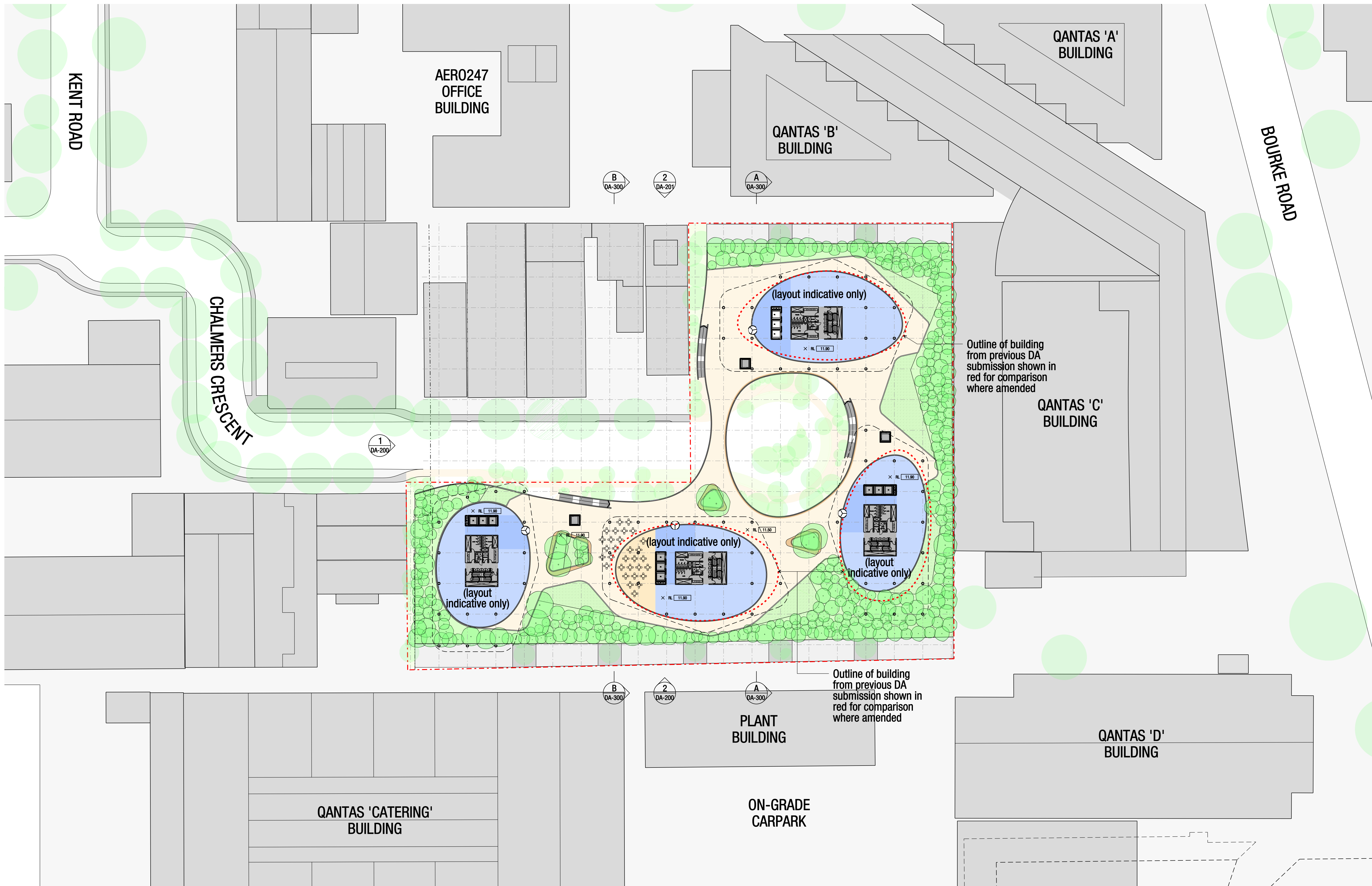


1 LEVEL 1 FLOOR PLAN - CARPARK
SCALE 1:1000 @ A3



1 LEVEL 1a FLOOR PLAN - CARPARK
SCALE 1:1000 @ A3

revision L	date 08 SEP 2015	description DA ISSUE UPDATE	by BMD	verification checked by DS	initial BMD	signature 	date 02.04.15 02.03.15	note Do not scale from drawings. All discrepancies to be brought to the attention of the Architect. This drawing is intellectual property and copyright of the author, and must not be retained, copied or used without the express authority of Conrad Gargett Riddel Anchor Mortlock Woolley Pty. Ltd.	architect CONRAD GARGETT RIDDEL ANCHOR MORTLOCK WOOLLEY	Suite C3.18, Level 3, 22-36 Mountain Street, Ultimo NSW 2007, Australia T + 61 2 9280 2445 F + 61 2 9280 2446 E info@conradgargettriddel.com.au Nominated Architects, Phil Balgort Cert. No. 3316, Phil Balgort Cert. No. 6174	NEUBEHN URBAN PLANNING AND DESIGN	BALANCE CORPORATE PROPERTY	project COMMERCIAL MASTERPLAN DA 7-9, 14-18, & 19-21 CHALMERS CRESCENT, MASCOT client F.Mayer (Imports) Pty Ltd on behalf of Mayer Properties Ltd, J Ingster, D&V Saya, H Glaser	drawing LEVEL 1a FLOOR PLAN - CARPARK	scale 1:500@A1, 1:1000@A3 drawn by SW project no 1204	0 5 10 25m drawing no DA-102 revision L
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1 LEVEL 2 FLOOR PLAN - PODIUM - OFFICE/RETAIL
SCALE 1:1000 @ A3

(refer to landscape architect's documentation for landscape information)

revision	date	description	by	verification	initial	signature	date	note	architect	project	drawing	scale	drawn by	project no	drawing no	revision
F	23 MAR 2015	AMENDED MASTER PLAN DA	SW		BMD		02.04.15		CONRAD GARGETT RIDDEL	COMMERCIAL MASTERPLAN DA	LEVEL 2 FLOOR PLAN - PODIUM OFFICE/RETAIL	1:500@A1, 1:1000@A3	SW	1204	DA-103	K
G	02 APR 2015	UPDATE	SW	checked by	BMD				ANCHER MORTLOCK WOOLLEY	7-9, 14-18, & 19-21 CHALMERS CRESCENT, MASCOT						
H	07 APR 2015	UPDATE	SW	approved by	DS											
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NEUSTEIN URBAN PLANNING AND DESIGN

BALANCE CORPORATE PROPERTY

client: F.Mayer (Imports) Pty Ltd on behalf of Mayer Properties Ltd, J Ingster, D&V Saya, H Glaser

scale 1:500@A1, 1:1000@A3

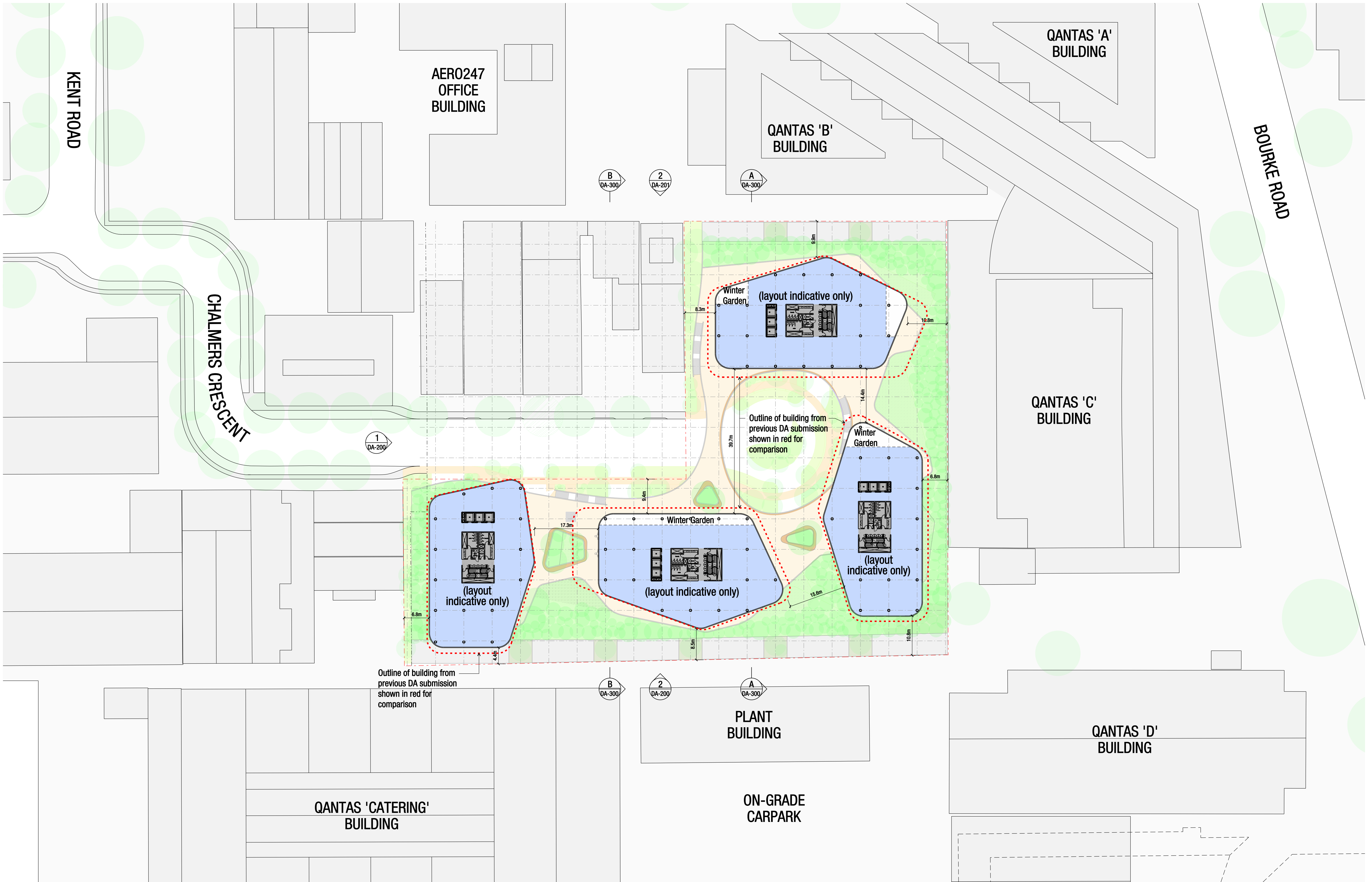
0 5 10 25m

drawn by SW

project no 1204

drawing no DA-103

revision K



1 TYPICAL FLOOR PLAN - OFFICE
SCALE 1:1000 @ A3

revision	date	description	by	verification	initial	signature	date	note	architect	project	drawing	scale	drawn by	project no	drawing no	revision
F	23 MAR 2015	AMENDED MASTER PLAN DA	SW		BMD		02.04.15		CONRAD GARGETT RIDDEL	7-9, 14-18, & 19-21 CHALMERS CRESCENT, MASCOT	TYPICAL FLOOR PLAN - OFFICE	1:500@A1, 1:1000@A3	SW	1204	DA-105	K
G	02 APR 2015	UPDATE	SW	checked by	BMD		02.04.15		ANCHER MORTLOCK WOOLLEY							
H	07 APR 2015	UPDATE	SW	approved by	DS		02.04.15		RIDDEL							
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K	21 JUL 2015	AMENDED DA ISSUE	BMD													

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NEUSTEIN URBAN PLANNING AND DESIGN

BALANCE CORPORATE PROPERTY

client: F.Mayer (Imports) Pty Ltd on behalf of Mayer Properties Ltd, J Ingster, D&V Saya, H Glaser

scale 1:500@A1, 1:1000@A3

drawn by SW

project no 1204

drawing no DA-105

revision K



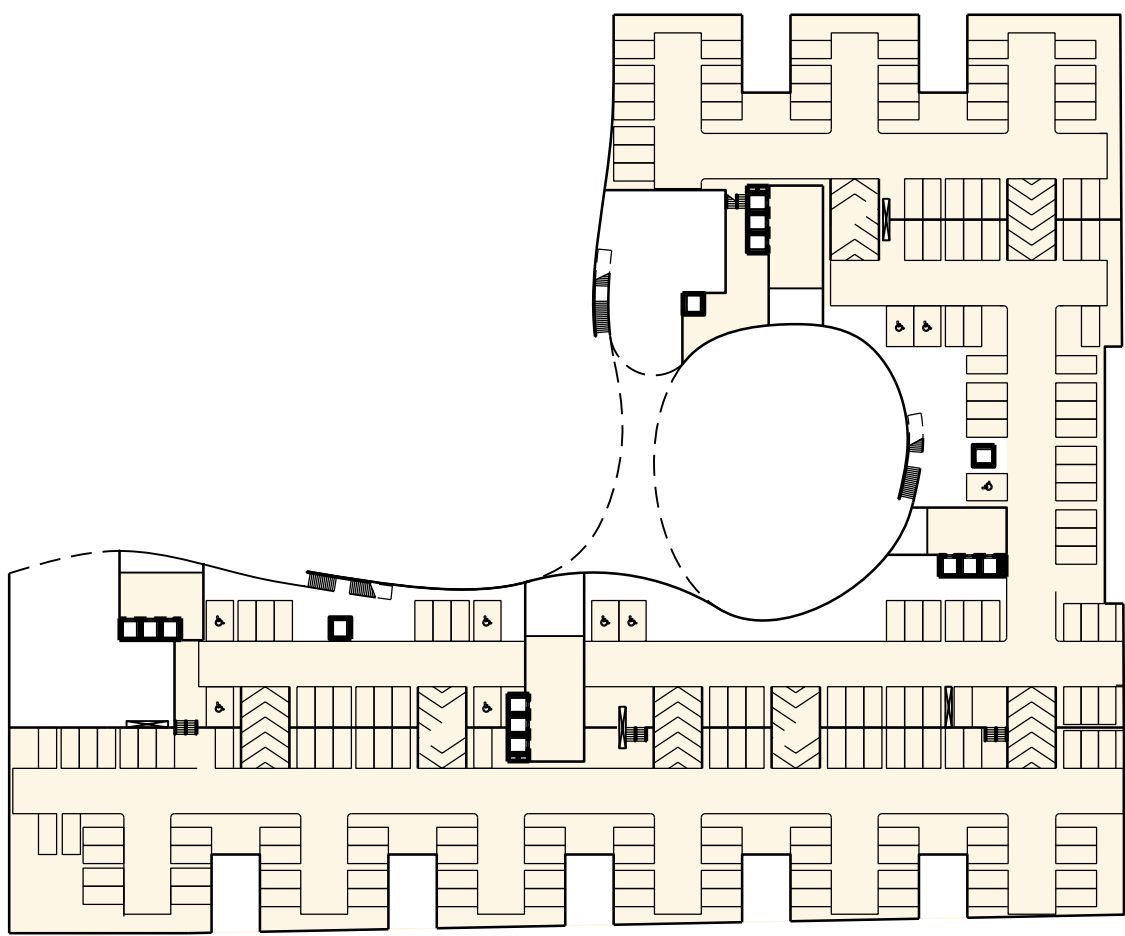
1 BRIDGED FLOOR PLAN - OFFICE
SCALE 1:1000 @ A3

revision	date	description	by	verification	initial	signature	date	note	architect	project	drawing	scale	drawn by	project no	drawing no	revision
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G	02 APR 2015	UPDATE	SW							7-9, 14-18, & 19-21 CHALMERS CRESCENT, MASCOT						
H	07 APR 2015	UPDATE	SW													
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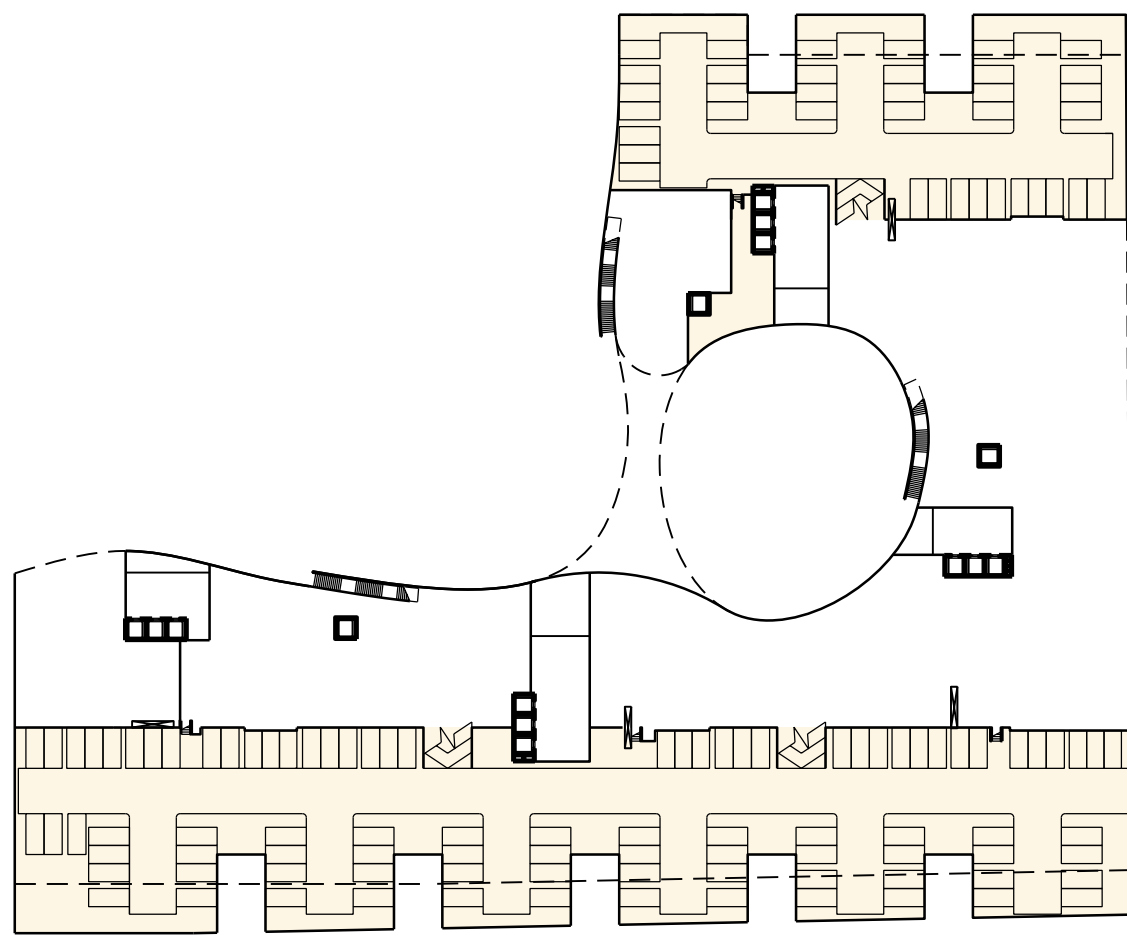
GROUND - CARPARKING

Lower Ground Carparking	4,865 sqm
Ground Carparking	4,005 sqm
Landscaping	2,185 sqm
Services	1,045 sqm
Roads	1,620 sqm
No# of Carparking:	173



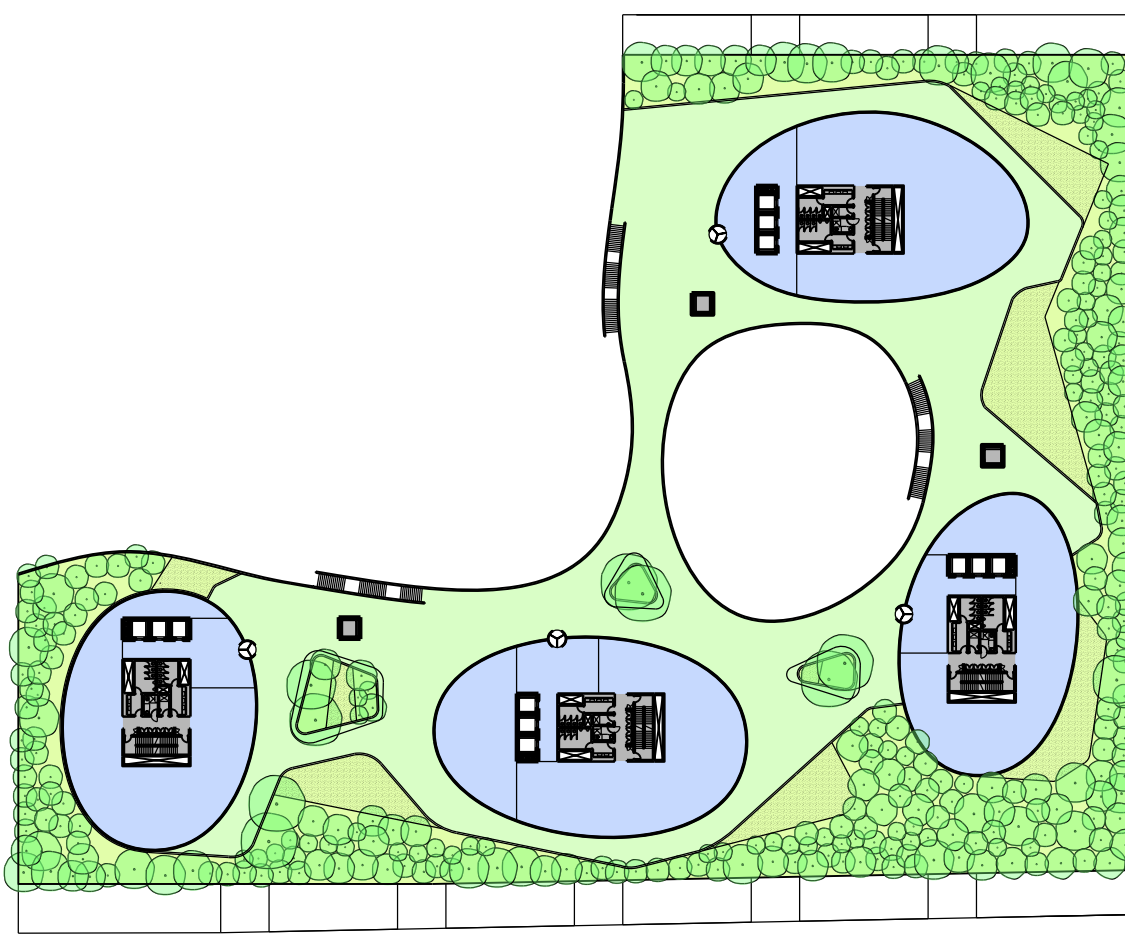
LEVEL 1 - CARPARKING

Upper Ground Carparking	5,100 sqm
First Floor Carparking	3,385 sqm
No# of Carparking:	169



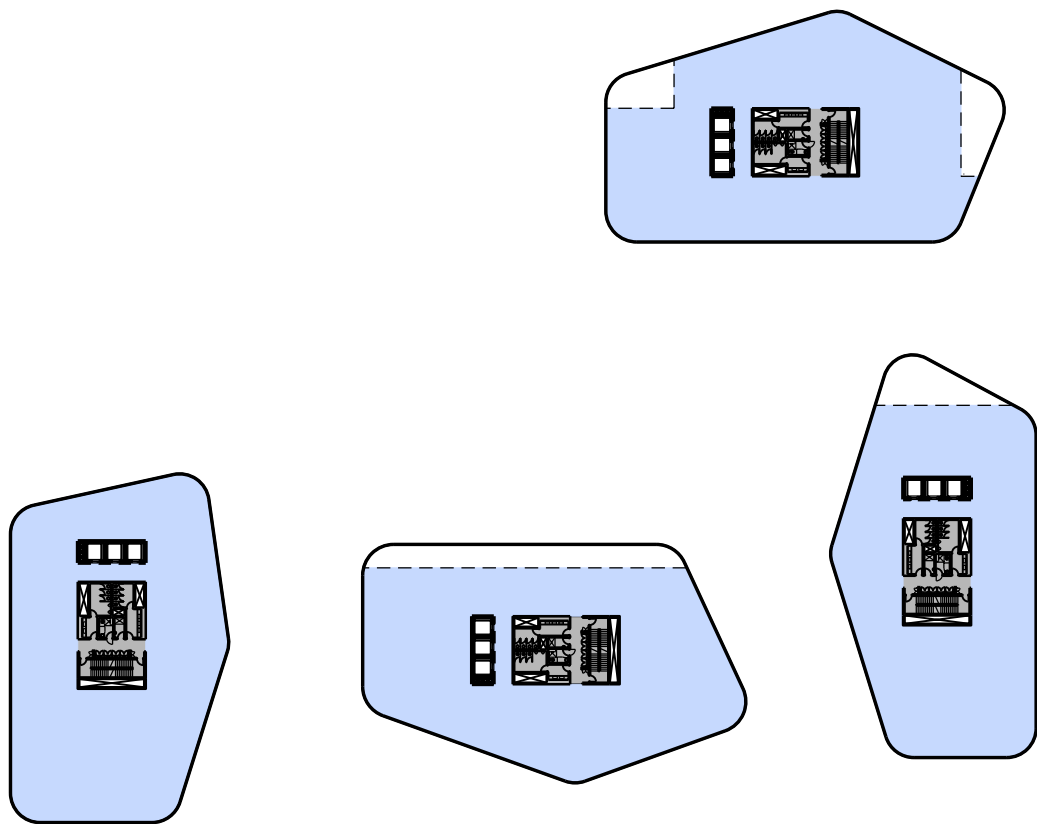
LEVEL 1a - CARPARKING

Upper First Floor Carparking	4,990 sqm
No# of Carparking:	97



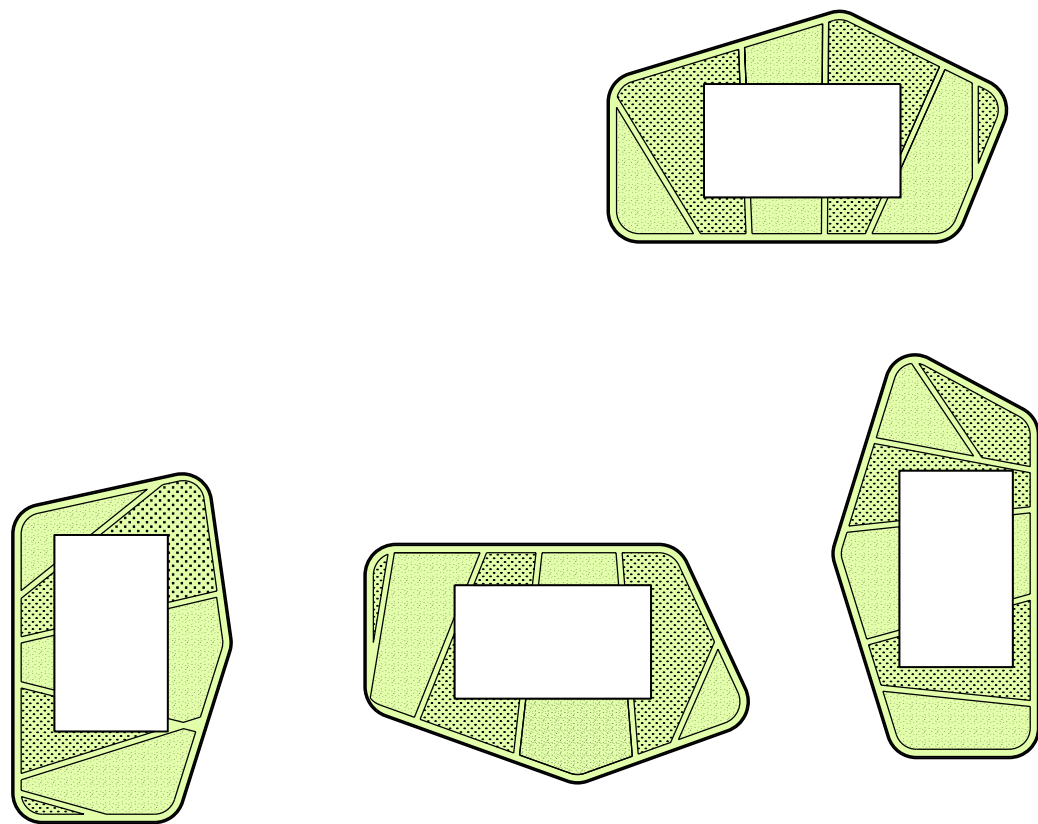
LEVEL 2 - PODIUM - OFFICE/RETAIL

Podium	2,795 sqm
GFA (to outside face)	2,885 sqm
GFA (to inside face)	2,805 sqm
NLA	2,355 sqm
Landscape	3,145 sqm



TYPICAL LEVEL x 8 - OFFICE

GFA (to outside face)	4,485 sqm
GFA (to inside face)	4,375 sqm
NLA	3,930 sqm



ROOF LEVEL

Landscape	3,275 sqm
Percentage of total roof area	66%

DEVELOPMENT SCHEDULE A - Botany Bay LEP 2013

Site Area	12,602 sqm
Total Building Areas	GFA
Level 2	2,805 sqm
Typical Floor x 8	4,375 sqm
TOTAL	37,805 sqm
FSR	3.0 : 1

A: GFA calculated to internal skin excluding carparking, risers, services, and loading docks.

DEVELOPMENT SCHEDULE B - Botany Bay LEP 1995

Site Area	12,602 sqm
Total Building Areas	GFA
Sub-ground Carparking @ 0%	0 sqm
Ground Floor Carparking @ 0%	0 sqm
First Floor Carparking @ 50%	4,990 sqm
Level 2	2,885 sqm
Typical Floor x 8	4,485 sqm
TOTAL	41,260 sqm
FSR	3.3 : 1

B: GFA calculated to external skin excluding risers, services, loading docks, and including carparking at 0% for ground/sub ground, 50% for first floor.

LEGEND

Carparking + Lobbies

Landscaping

Podium

Commercial

Services

LETTABLE AREAS

Total Building Areas	NLA
Level 2	2,355 sqm
Typical Floor x 8	3,930 sqm
TOTAL	33,795 sqm
Req. Carparking	423 1/80 sqm
Carparking Provided	439