



April 2017

DA - ACCOMMODATION SCHEDULE (137-141 Waldron Rd, CHESTER HILL)

SITE: 137 Campbell Hill Rd -141 Waldron Rd, CHESTER HILL
APPLICANT: CMT Architects Australia Pty Ltd

BUILDINGS / STRUCTURES CURRENTLY ON SITE:

- Brick building with metal roof 'Ivan's Butchery & Delicatessen' & 'Volume Plus convenience store'.

OUTLINE OF PROPOSAL:

- Demolition of the existing brick buildings
- Construction of an 8 storey mixed use building comprising of:
 - 2 levels of basement car parking (access off Campbell Hill Rd).
 - 1 level of commercial/retail space (access off Waldron Rd and Campbell Hill Rd).
 - 7 levels of residential units (access off Waldron Rd and Campbell Hill Rd).
 - 1 level of communal open space

FSR CALCS:

Allowable FSR ratio – 3:1

Max height = 8 Storeys – 26m

Site area (inc. easement) = 3351 m²

Maximum allowable gross floor area = 10053 m²

Site area (exc. easement 959 m²) = 2392 m²

Maximum allowable gross floor area = 7176 m²

Proposed gross floor area (m²):

Ground	L1	L2	L3	L4	L5	L6	L7	TOTAL
460	1046	1046	935	935	935	935	835	7117

Proposed GFA = 7127 m²

GROUND FLOOR:

UNIT	BEDROOM	AREA (M ²)	TERRACE (M ²)
RTL1	n/a	99	n/a
RTL2	n/a	101	n/a
RTL3	n/a	67	n/a
RTL4	n/a	94	n/a
RTL5	n/a	99	n/a
TOTAL:		460	

FIRST FLOOR:

UNIT	BEDROOMS	AREA (M ²)	TERRACE (M ²)
1.01	St	50	10
1.02	St	40	4
1.03	St	40	4
1.04	1	50	15
1.05	2	70	11
1.06	2	75	10
1.07	St	40	11
1.08	1	50	15
1.09	2	70	11
1.10	2	75	10
1.11	St	40	11
1.12	1	50	15
1.13	2	70	11
1.14	3	97	12
1.15	3	100	16
1.16	2	43	10
1.17	2	43	10
1.18	2	43	10
TOTAL:		1046	196

SECOND FLOOR:

UNIT	BEDROOMS	AREA (M ²)	TERRACE (M ²)
2.01	St	40	7
2.02	2	88	11
2.03	1	50	15
2.04	2	70	11
2.05	2	75	10
2.06	1	50	15
2.07	1	50	15
2.08	2	70	11
2.09	2	75	10
2.10	1	50	15
2.11	1	50	15
2.12	2	70	11
2.13	3	97	12
2.14	3	100	15
1.16	2	37	
1.17	2	37	
1.18	2	37	
TOTAL:		1046	173

THIRD FLOOR:

UNIT	BEDROOMS	AREA (M ²)	TERRACE (M ²)
3.01	St	40	7
3.02	2	88	11
3.03	1	50	15
3.04	2	70	11
3.05	2	75	10
3.06	1	50	15
3.07	1	50	15
3.08	2	70	11
3.09	2	75	10
3.10	1	50	15
3.11	1	50	15
3.12	2	70	11
3.13	3	97	12
3.14	3	100	15
TOTAL:		935	173

FOURTH FLOOR:

UNIT	BEDROOMS	AREA (M ²)	TERRACE (M ²)
4.01	St	40	7
4.02	2	88	11
4.03	1	50	15
4.04	2	70	11
4.05	2	75	10
4.06	1	50	15
4.07	1	50	15
4.08	2	70	11
4.09	2	75	10
4.10	1	50	15
4.11	1	50	15
4.12	2	70	11
4.13	3	97	12
4.14	3	100	15
TOTAL:		935	173

UNITS TOTAL

FIFTH FLOOR:

UNIT	BEDROOMS	AREA (M ²)	TERRACE (M ²)
5.01	St	40	7
5.02	2	88	11
5.03	1	50	15
5.04	2	70	11
5.05	2	75	10
5.06	1	50	15
5.07	1	50	15
5.08	2	70	11
5.09	2	75	10
5.10	1	50	15
5.11	1	50	15
5.12	2	70	11
5.13	3	97	12
5.14	3	100	15
TOTAL:		935	173

SIXTH FLOOR:

UNIT	BEDROOMS	AREA (M ²)	TERRACE (M ²)
6.01	St	40	7
6.02	2	88	11
6.03	1	50	15
6.04	2	70	11
6.05	2	75	10
6.06	1	50	15
6.07	1	50	15
6.08	2	70	11
6.09	2	75	10
6.10	1	50	15
6.11	1	50	15
6.12	2	70	11
6.13	3	97	12
6.14	3	100	15
TOTAL:		935	173

SEVENTH FLOOR:

UNIT	BEDROOMS	AREA (M ²)	TERRACE (M ²)
7.01	St	40	7
7.02	2	88	11
7.03	1	50	15
7.04	2	70	11
7.05	2	75	10
7.06	1	50	15
7.07	2	70	11
7.08	2	75	10
7.09	1	50	15
7.10	2	70	11
7.11	3	97	12
7.12	3	100	15
TOTAL:		835	143

3 Bed	- 14
2 Bed	- 44
1 Bed	- 31
Studio	- 11
TOTAL	- 100
of which are	
Adaptable	- 3

PARKING

14 x 3 bed x 1.4 spots	= 19.6	= 20
44 x 2 bed x 0.9 spots	= 39.6	= 40
31 x 1 bed x 0.6	= 18.6	= 19
Vis 100/7	= 14.3	= 14
Ret 460 /40	= 11.5	= 12
Loading bay	=	1
TOTAL required		= 105 + 1 loading

Basement 1 visitor p.sp.	= 7
Basement 1 commercial p.sp.	= 6
Basement 1 residential p.sp.	= 39
Basement 1 visitor p.sp.	= 7
Basement 1 commercial p.sp.	= 6
Basement 2 residential p.sp.	= 41
Ground floor loading bay	= 1
TOTAL provided	= 106 + 1 loading

Ground floor visitor p.sp.	= 20
Ground floor commercial p.sp.	= 12
Ground floor residential p.sp.	= 4
EXTRAS provided	= 36