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AFFORDABLE HOUSING DEVELOPMENT
77-79 WALDRON ROAD
CHESTER HILL

April/2018

PREPARED FOR
AUSTCITI DEVELOPMENT PTY LTD



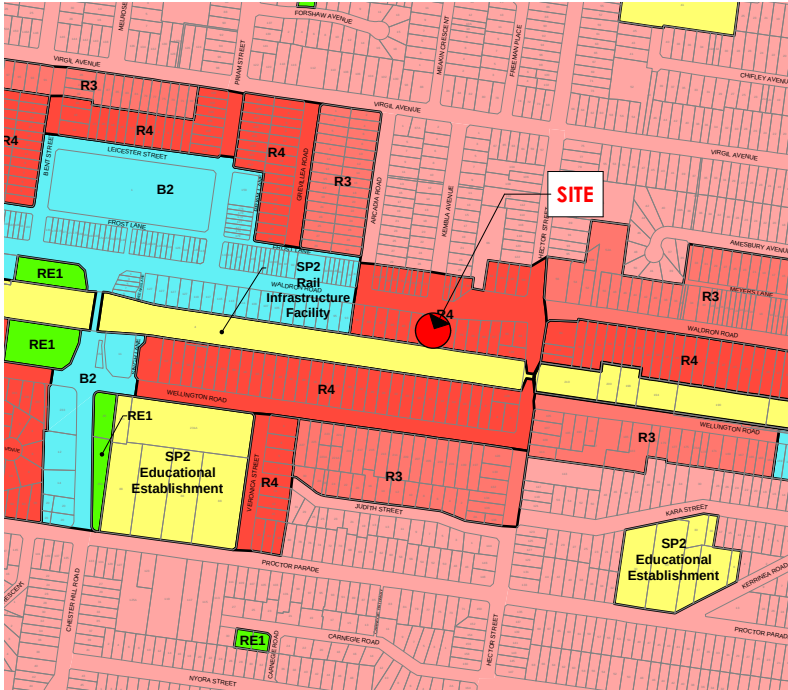
Project Tourism International Architecture Pty Ltd
Level 10, 263 Clarence Street Sydney NSW 2000
T +61 2 9283 0860 www.ptigroup.com.au ABN 90 050 071 022
Nominated Registered Architect: Peter Israel (reg no. 5064)



Bankstown Local
Environmental
Plan 2015

Land Zoning Map
Sheet LZN_001

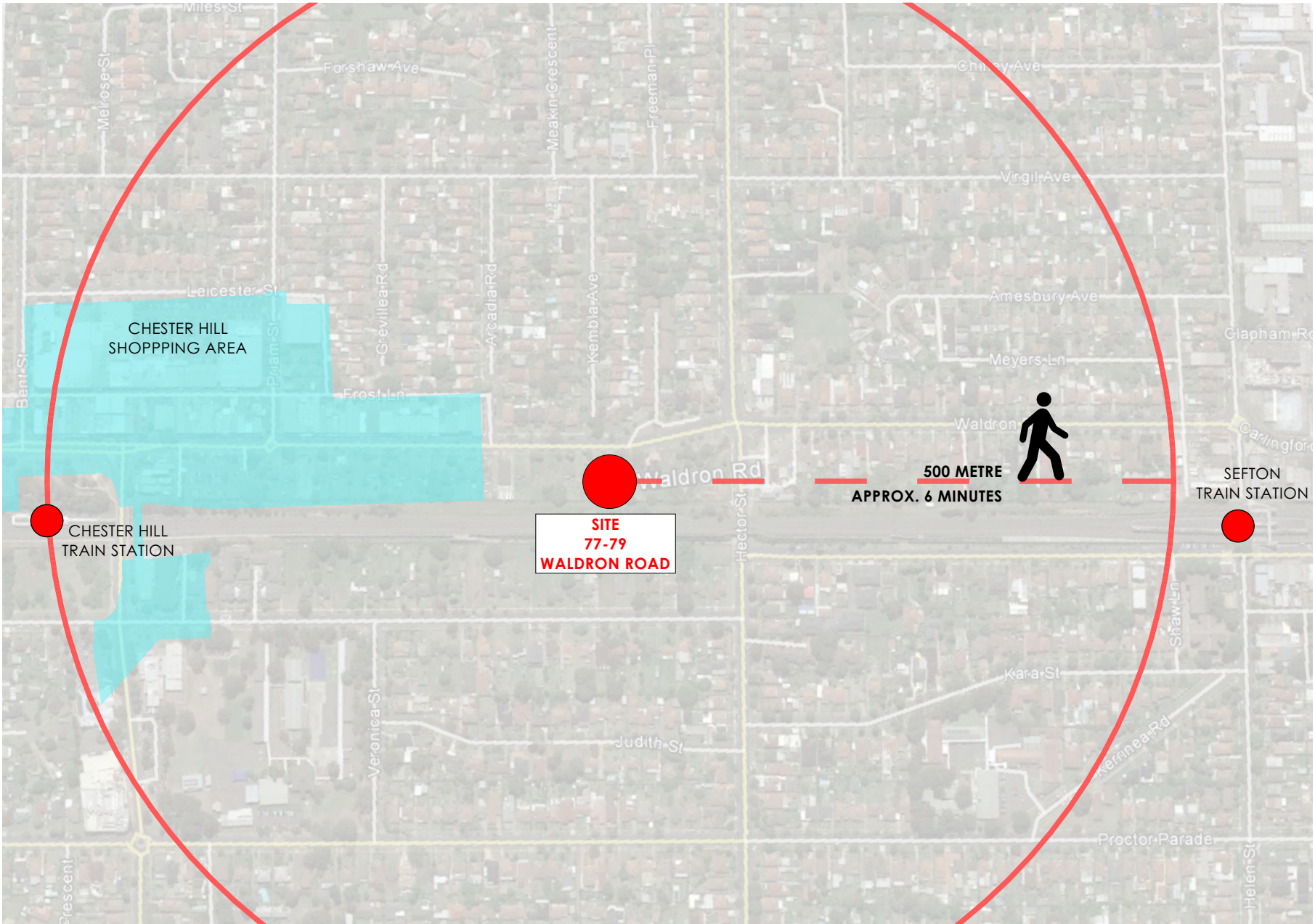
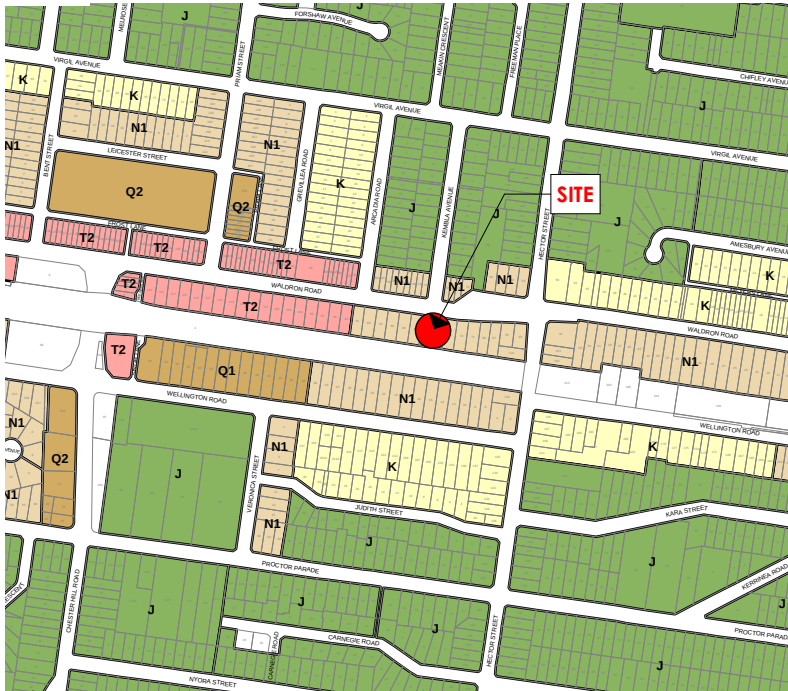
- Zone**
- B1** Neighbourhood Centre
 - B2** Local Centre
 - B4** Mixed Use
 - B5** Business Development
 - B6** Enterprise Corridor
 - B7** Business Park
 - E1** National Park and Nature Reserves
 - IN1** General Industrial
 - IN2** Light Industrial
 - R2** Low Density Residential
 - R3** Medium Density Residential
 - R4** High Density Residential
 - RE1** Public Recreation
 - RE2** Private Recreation
 - RU4** Primary Production Small Lots
 - SP1** Special Activities
 - SP2** Infrastructure
 - W1** Natural Waterways



Bankstown Local
Environmental
Plan 2015

Height Of Buildings Map
Sheet HOB_001

- Maximum Building Height (m)**
- J** 9.0
 - K** 10.0
 - L** 11.0
 - N1** 13.0
 - N2** 14.0
 - O** 16.0
 - P** 17.0
 - Q1** 19.0
 - Q2** 20.0
 - S** 23.0
 - T1** 25.0
 - T2** 26.0
 - T3** 29.0
 - U1** 30.0
 - U2** 32.0
 - V1** 35.0
 - V2** 38.0
 - W** 41.0
 - X** 47.0
 - Y** 53.0
 - Area 1**
 - Area 2**



SITE CONTEXT
1:250



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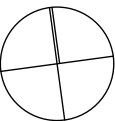
REV	DESCRIPTION	BY	DATE
A	DA SUBMISSION	AB	28.08.17
B	DA RE-SUBMISSION TO COUNCIL	AB	28.02.18

CLIENT:
**AUSTCITI DEVELOPMENT
PTY LTD**

PROJECT TITLE:
**77-79 WALDRON ROAD,
CHESTER HILL**

DRAWING TITLE:
SITE CONTEXT

NORTH POINT:



DRAWN BY: **AB**
CHECKED BY: **PI**
SCALE:
PROJECT No: **P394**

DA **01** **B**
stage. dwg no. revision

CANTERBURY-BANKSTOWN COUNCIL
ZONING = R4 HIGH DENSITY RESIDENTIAL
HEIGHT = 13M (COUNCIL LEP 2015)
FSR = 1:1 (COUNCIL LEP 2015)

AFFORDABLE RENTAL HOUSING SEPP
FSR = 1.5:1 (1:1 + 0.5:1 BONUS)

SITE AREA= 1,269 M2

MAX GFA = 1,904 M2

PROPOSED GFA = 1,851 M2
(FSR = 1.46:1)
50 BOARDING HOUSE TENANCIES AND 1 SHOP

77-79 WALDRON ROAD, CHESTER HILL

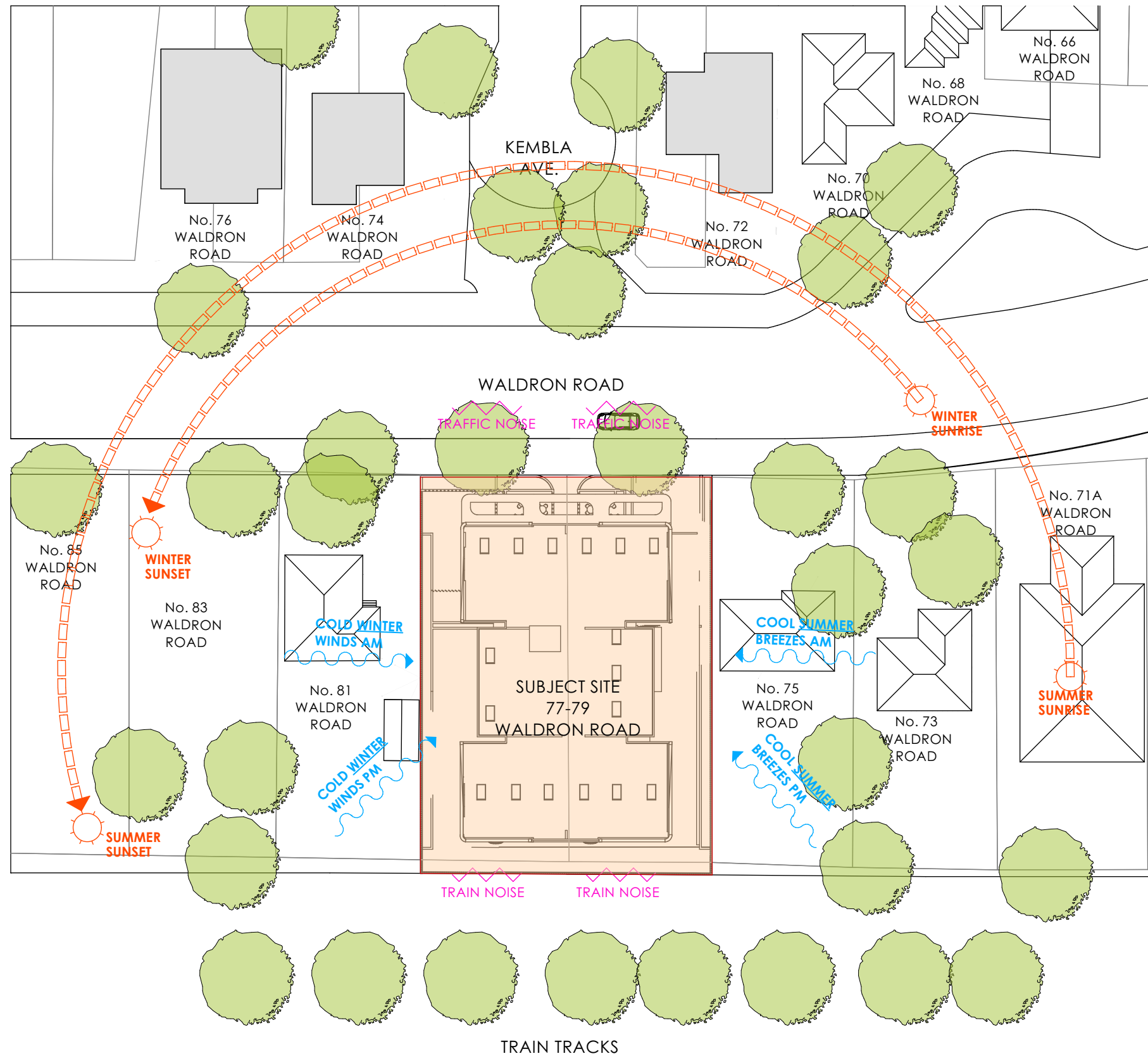
LANDSCAPING CALCULATIONS

AFFORDABLE RENTAL HOUSING SEPP REQUIREMENTS		PROPOSED	
LANDSCAPED AREA - A MINIMUM 45% OF THE AREA BETWEEN THE BOARDING HOUSE AND THE PRIMARY FRONTAGE (AS PER DCP)	N/A	LANDSCAPING - 20% OF SITE AREA	248 m2
DEEP SOIL LANDSCAPING (SITE 1,269 M2 X 7% AS PER ADG)	89 m2	DEEP SOIL LANDSCAPING - 12%	158 m2
COMMUNAL OPEN SPACE	20 m2	COMMUNAL OPEN SPACE	70 m2
PRIVATE OPEN SPACE - BOARDING HOUSE MANAGER	8 m2	MIN. DIMENTION OF 3 METRES	11 m2



CARPARKING CALCULATIONS

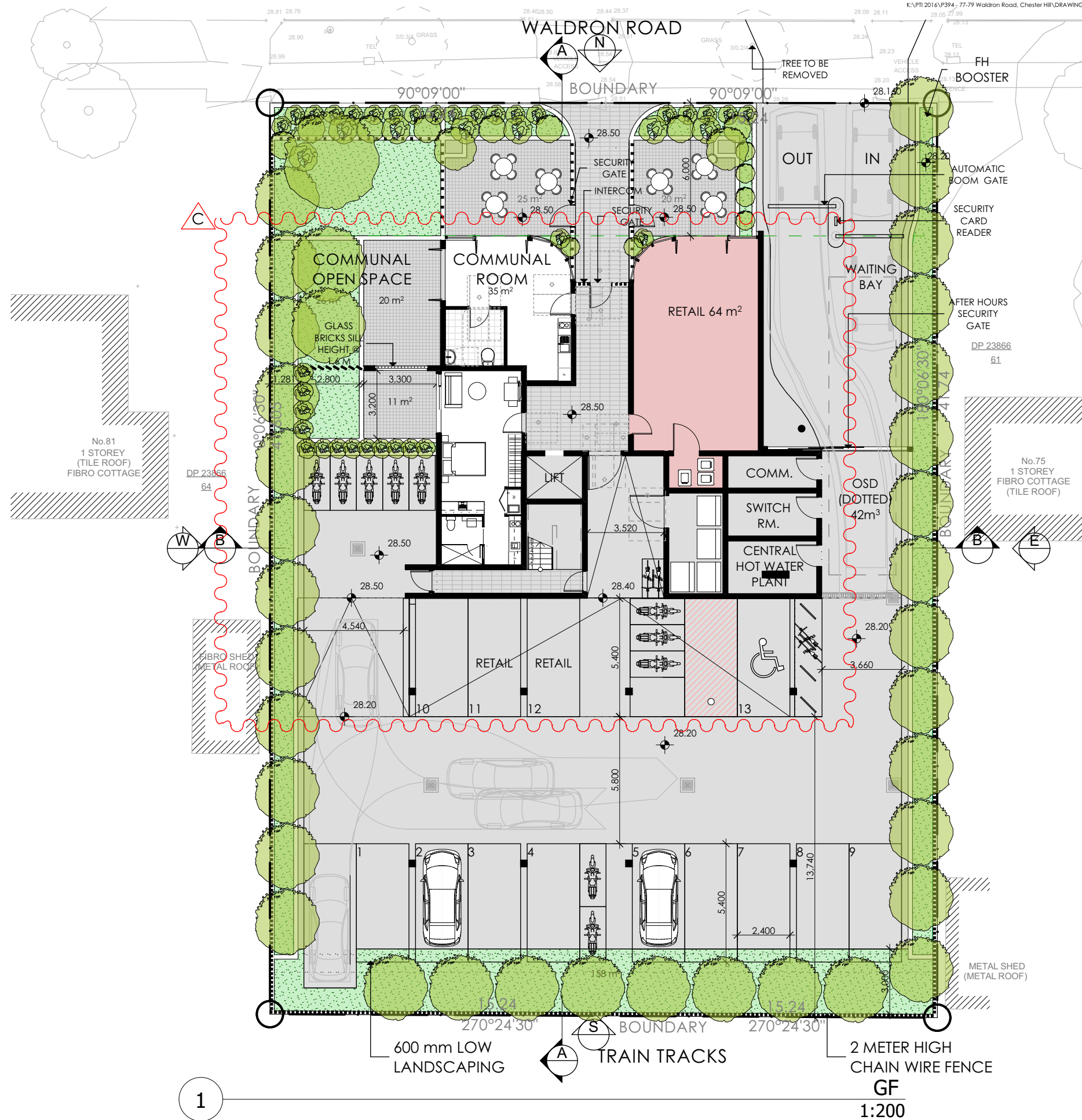
TYPE	No OF TENANCIES	CAR PARKING RATES	CAR PARK SPACES REQUIRED	PARKING SPACES PROVIDED
BOARDING HOUSE	50	0.2 X ROOM (AS PER SEPP)	10	10
RETAIL	1	ONE CAR PARK X 40m2 (AS PER DCP)	2	2
BUILDING MANAGER	1	1 CAR PARK (AS PER SEPP)	1 (INCLUDED IN THE 10 ABOVE)	1
ACCESSIBLE	3	1 CAR PARK (AS PER AS)	1	1
BICYCLE	50	1 SPACE X 5 TENANCIES	10	10
MOTORCYCLE	50	1 SPACE X 5 TENANCIES	10	10
TOTAL CAR SPACES				13



1

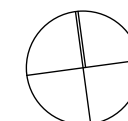
SITE ANALYSIS

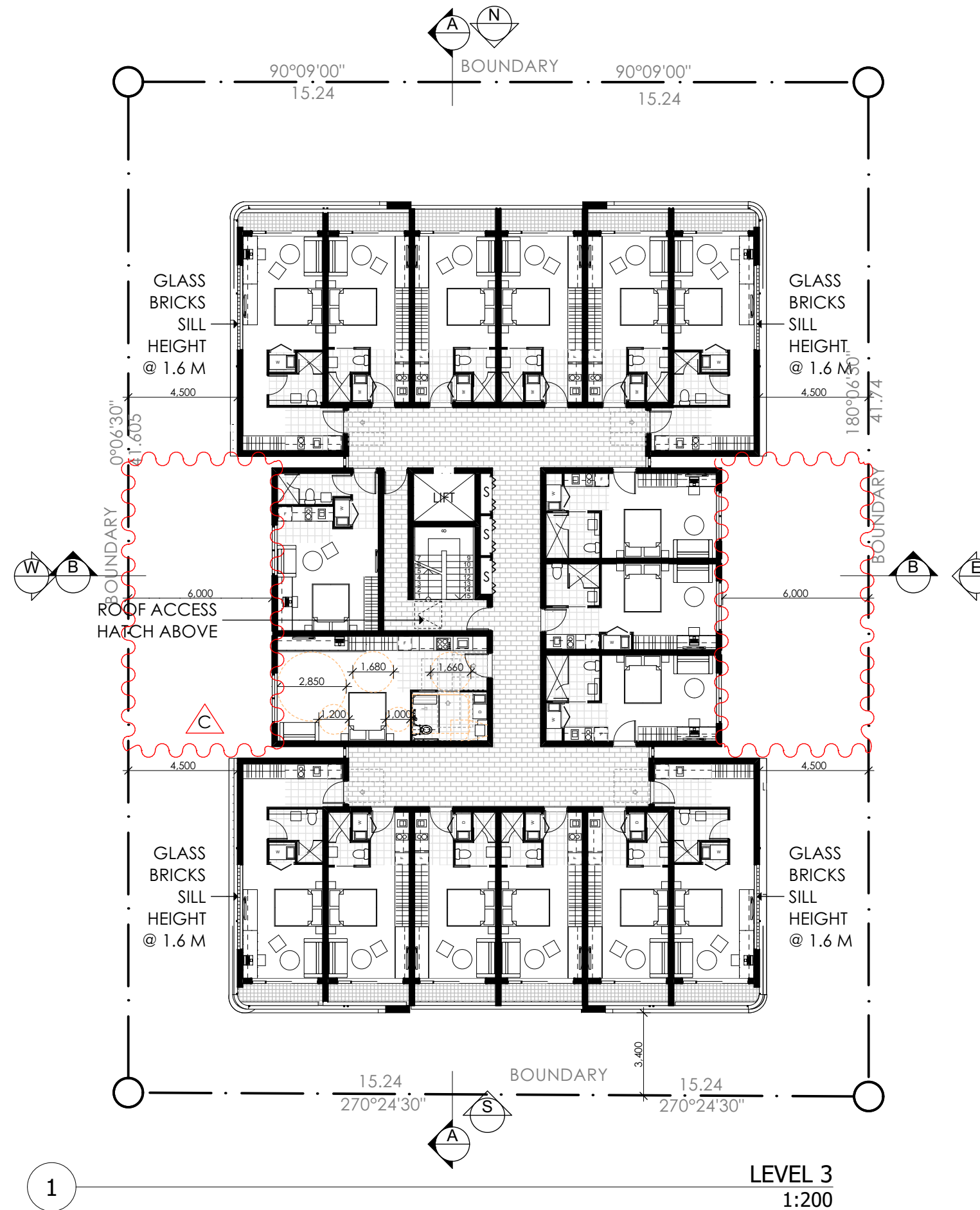
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LEVEL 1
1:200

	NORTH POINT:	DRAWN BY:	AB
		CHECKED BY:	PI
		SCALE:	1:200
		PROJECT No:	P394





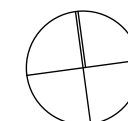
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C	RFI SUBMISSION TO COUNCIL	AB	30.04.18

CLIENT:
**AUSTCITI DEVELOPMENT
PTY LTD**

PROJECT TITLE:
**77-79 WALDRON ROAD,
CHESTER HILL**

DRAWING TITLE:
LEVEL 3 FLOOR PLAN

NORTH POINT:



DRAWN BY: AB
CHECKED BY: PI
SCALE: 1:200
PROJECT No: P394

DA 07 C
stage. dwg no. revision