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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
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Nominated Registered Architect: Peter Israel (reg no. 5064)

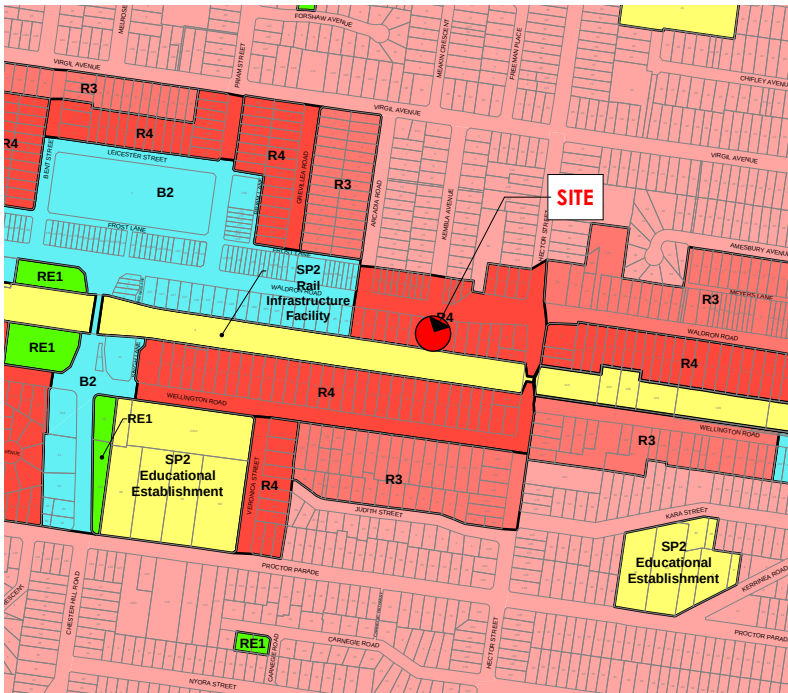


Bankstown Local
Environmental
Plan 2015

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

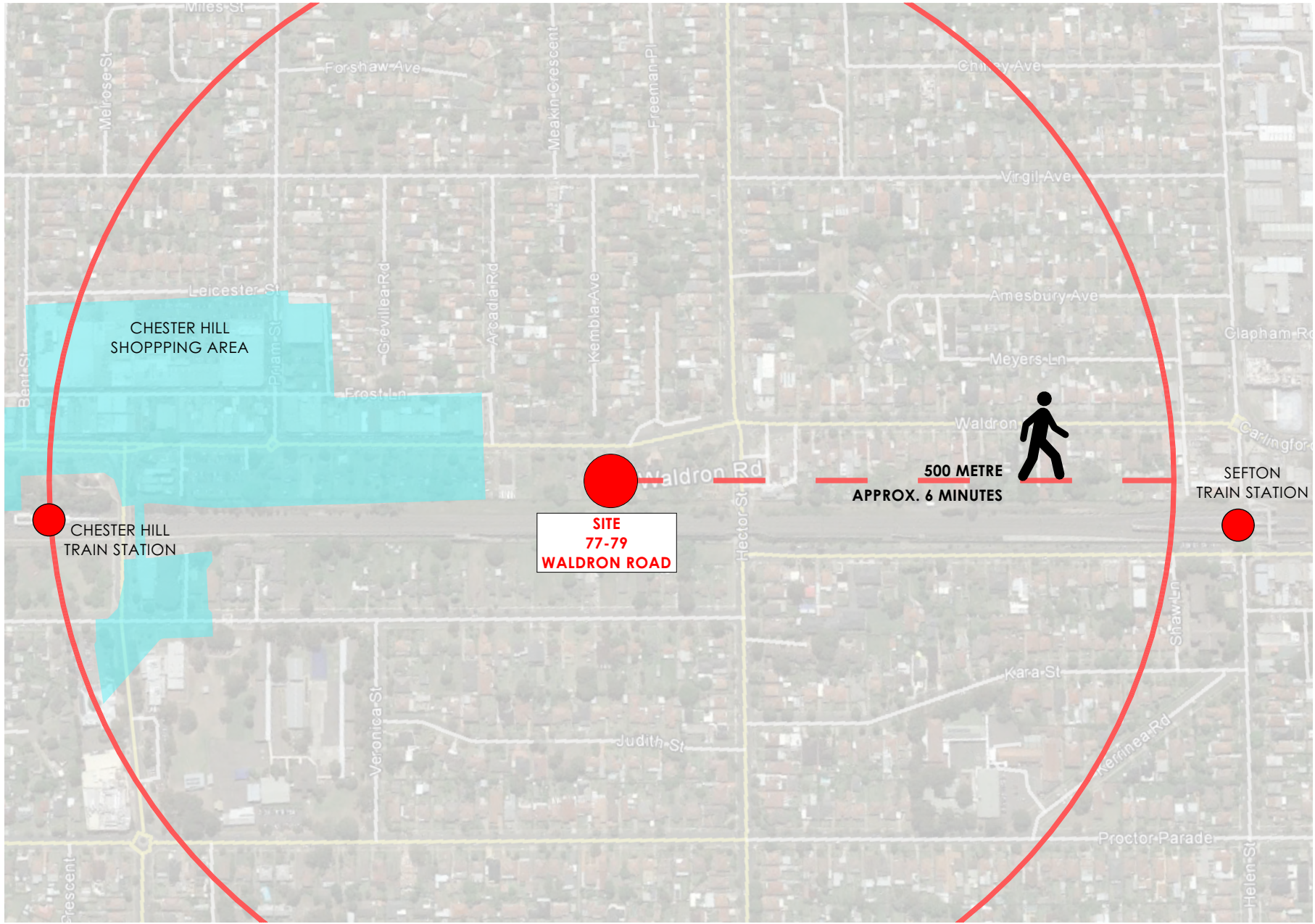
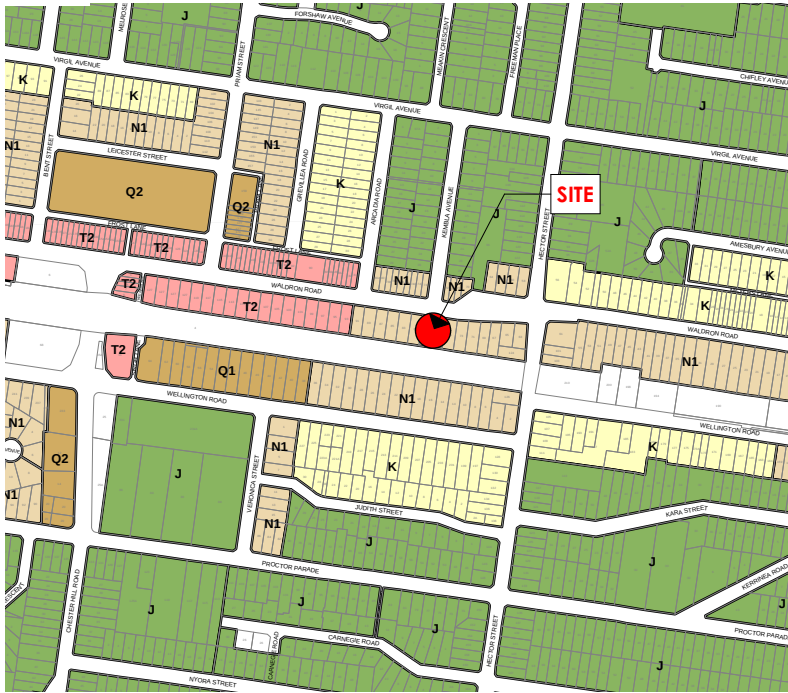


Bankstown Local
Environmental
Plan 2015

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
A	DA SUBMISSION
B	DA RE-SUBMISSION TO COUNCIL

BY	DATE
AB	28.08.17
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 stage.	01 dwg no.
	B 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 = 1,825 M2
(FSR = 1.44:1)
50 BOARDING HOUSE TENANCIES AND 1 SHOP

D

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 - 21% OF SITE AREA	271 m2
DEEP SOIL LANDSCAPING (SITE 1,269 M2 X 7% AS PER ADG)	89 m2	DEEP SOIL LANDSCAPING - 14%	172 m2
COMMUNAL OPEN SPACE	20 m2	COMMUNAL OPEN SPACE	77 m2
PRIVATE OPEN SPACE - BOARDING HOUSE MANAGER	8 m2	MIN. DIMENTION OF 3 METRES	11 m2

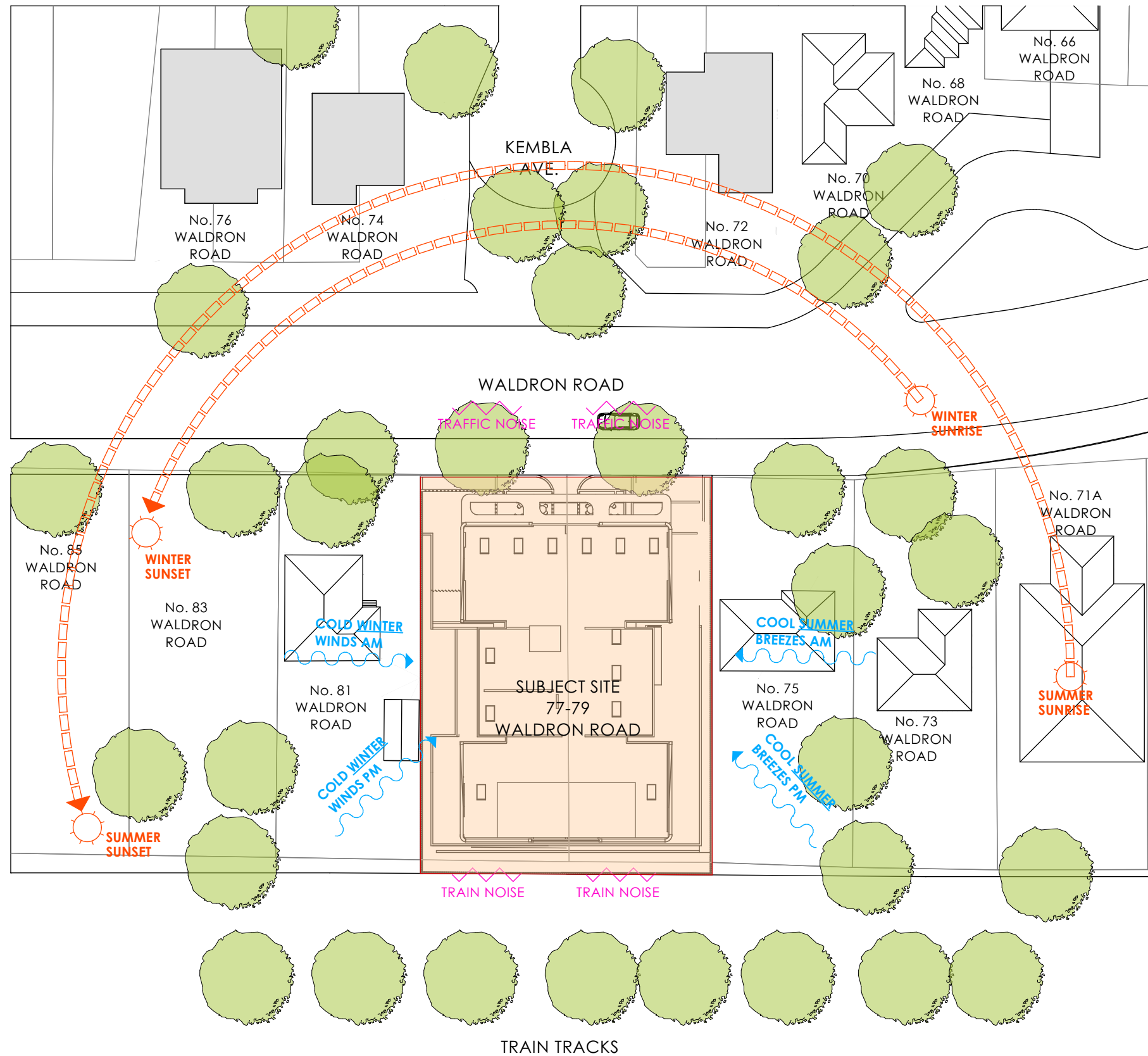
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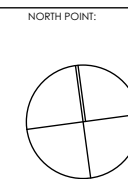
CARPARKING CALCULATIONS

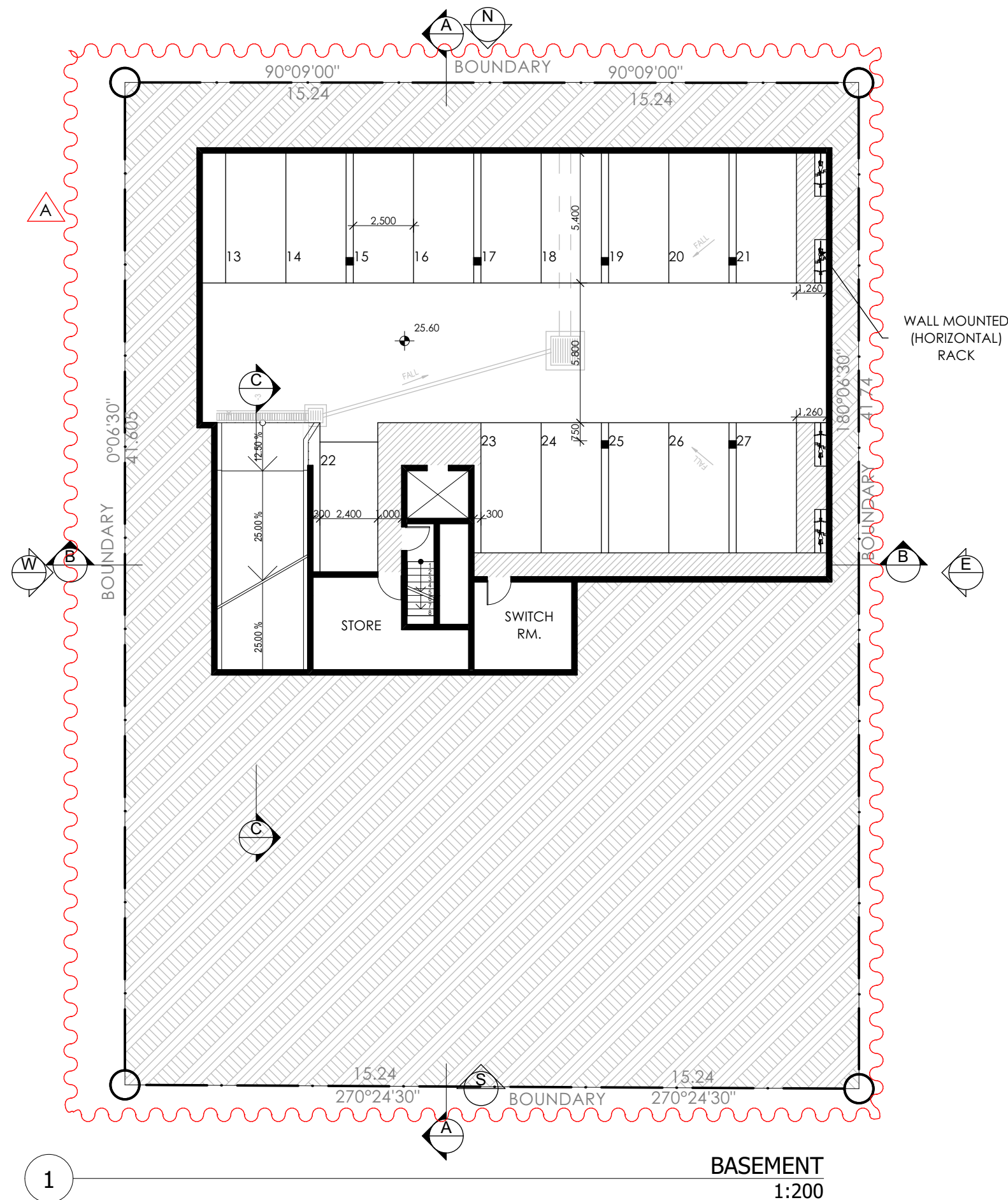
TYPE	No OF TENANCIES	CAR PARKING RATES	CAR PARK SPACES REQUIRED	PARKING SPACES PROVIDED
BOARDING HOUSE	50	0.5 X ROOM (AS PER SEPP)	25	25
RETAIL	1	ONE CAR PARK X 40m2 (AS PER DCP)	1	1
BUILDING MANAGER	1	1 CAR PARK (AS PER SEPP)	1 (INCLUDED IN THE 25 ABOVE)	1
ACCESSIBLE	3	1 CAR PARK (AS PER AS)	1	1
BICYCLE	50	1 SPACE X 5 TENANCIES	10	10
MOTORCYCLE	50	1 SPACE X 5 TENANCIES	10	10
TOTAL CAR SPACES				27

D



1 SITE ANALYSIS
1:500





28.12

EXISTING LEVELS

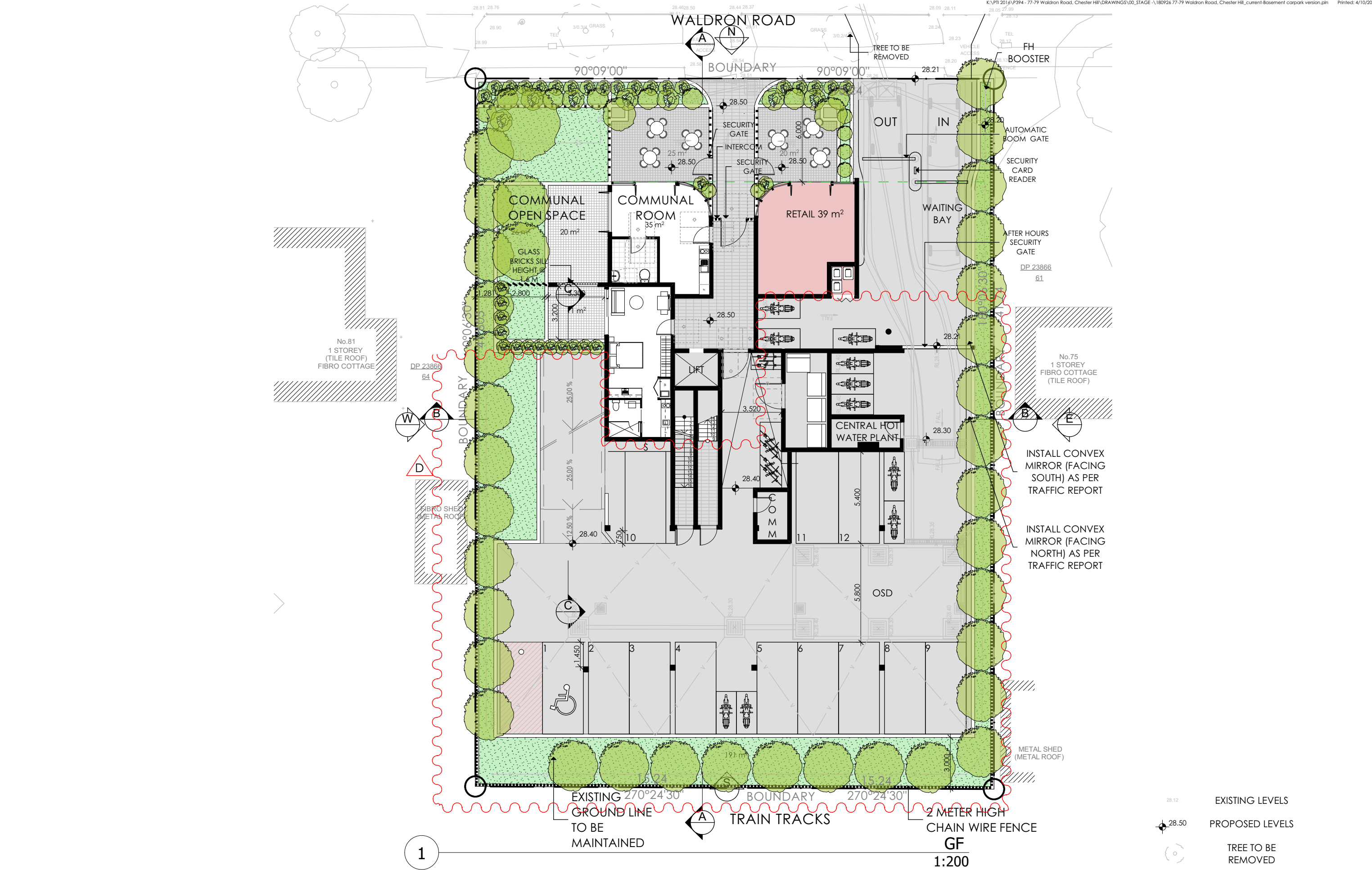
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PROPOSED LEVELS

TREE TO BE REMOVED

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

DA 04 A
stage. dwg no. revision

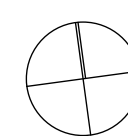




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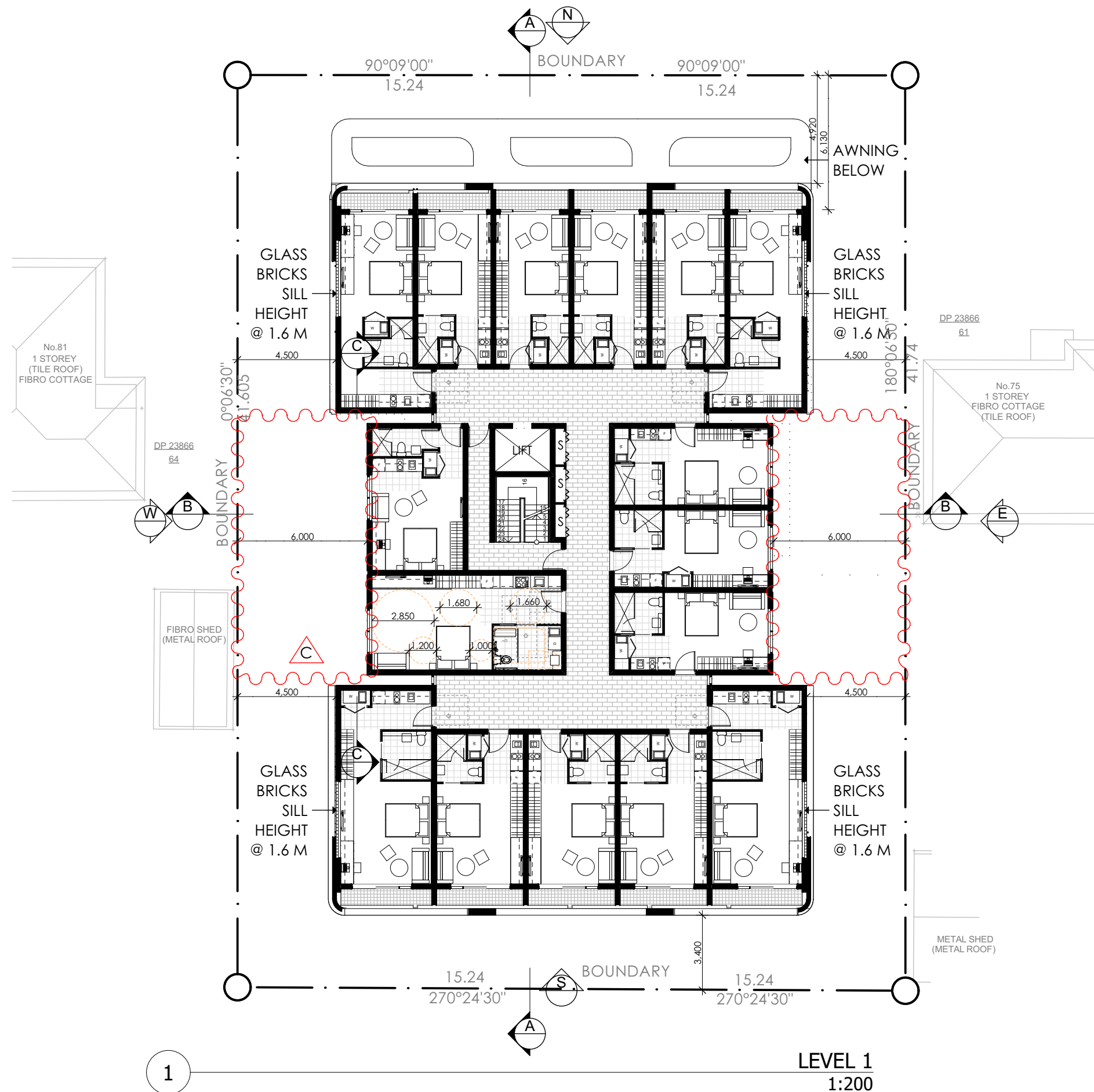
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A	DA SUBMISSION	AB	28.08.17	AUSTCITI DEVELOPMENT	77-79 WALDRON ROAD,	GROUND FLOOR PLAN
B	DA RE-SUBMISSION TO COUNCIL	AB	28.02.18	PTY LTD	CHESTER HILL	
C	RFI SUBMISSION TO COUNCIL	AB	30.04.18			
D	RE-ISSUED TO COUNCIL	AB	04.10.18			

NORTH POINT:



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

DA 05 D
stage. dwg no. revision



1

LEVEL 1
1:200

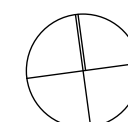
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A	DA SUBMISSION	AB	28.08.17
B	DA RE-SUBMISSION TO COUNCIL	AB	28.02.18
C	RFI SUBMISSION TO COUNCIL	AB	30.04.18

CLIENT:
**AUSTCITI DEVELOPMENT
PTY LTD**

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

DRAWING TITLE:
LEVEL 1 FLOOR PLAN

NORTH POINT:



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

DA 06 C
stage. dwg no. revision





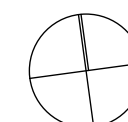
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A	DA SUBMISSION	AB	28.08.17
B	DA RE-SUBMISSION TO COUNCIL	AB	28.02.18
C	RFI SUBMISSION TO COUNCIL	AB	30.04.18

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

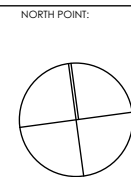
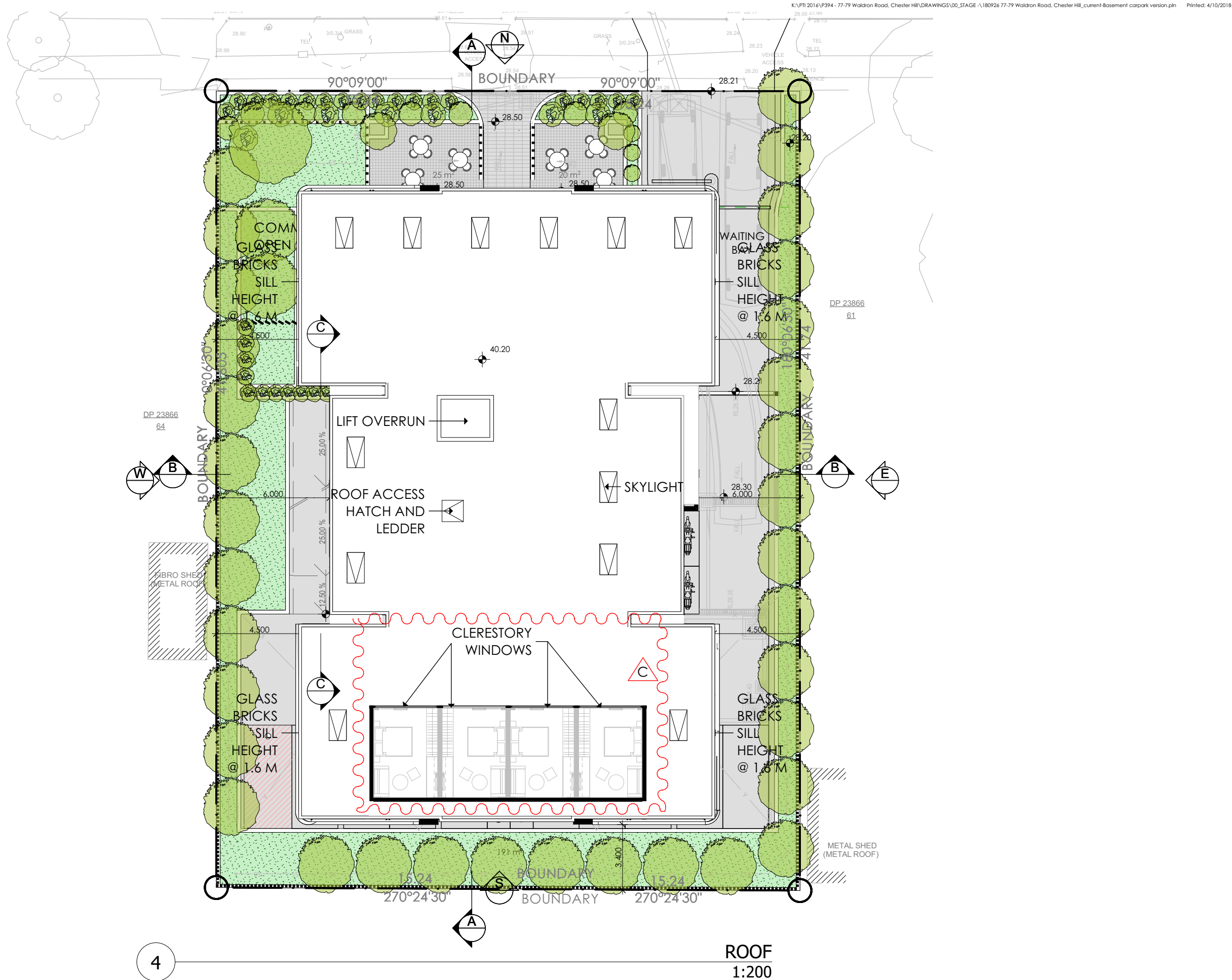
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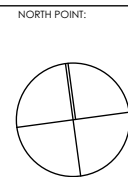
NORTH POINT:



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

DA 08 C
stage. dwg no. revision

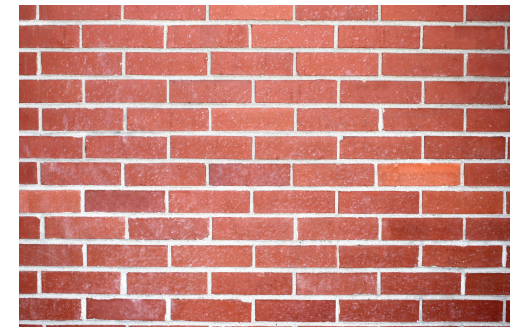
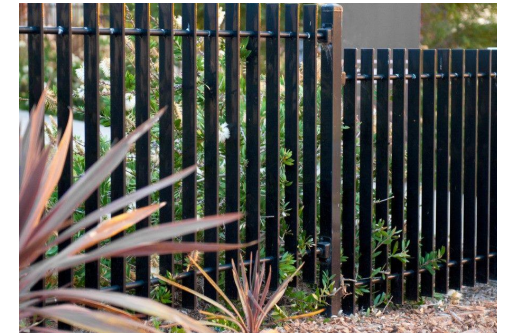
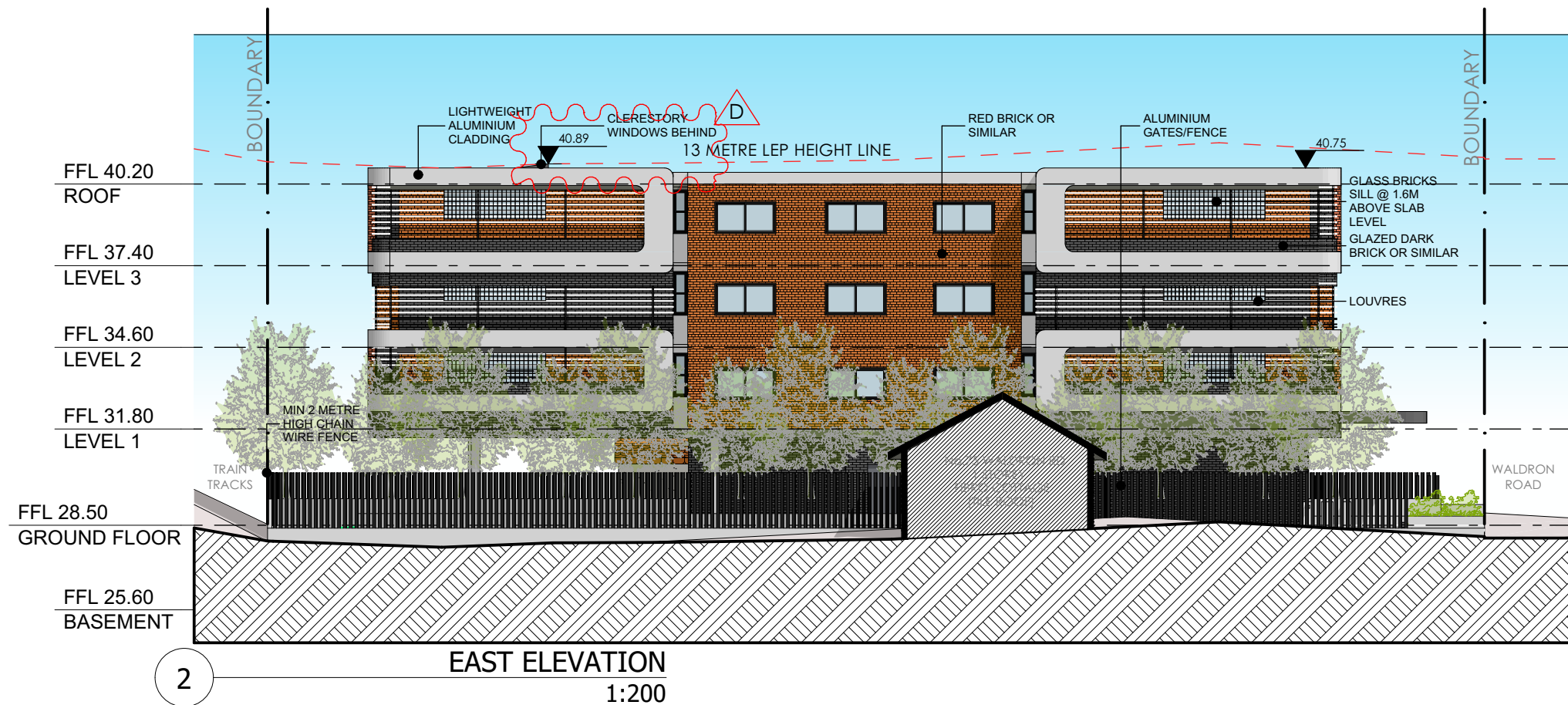


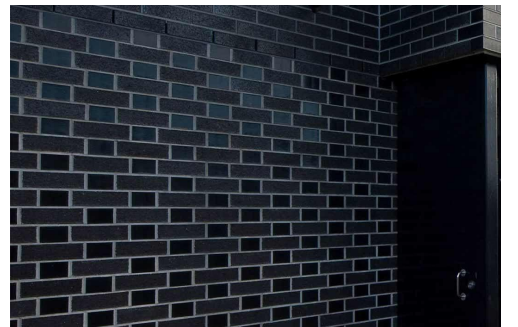
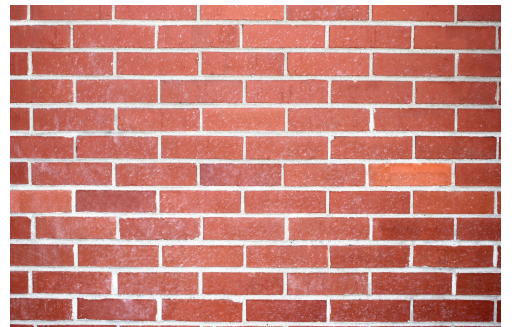
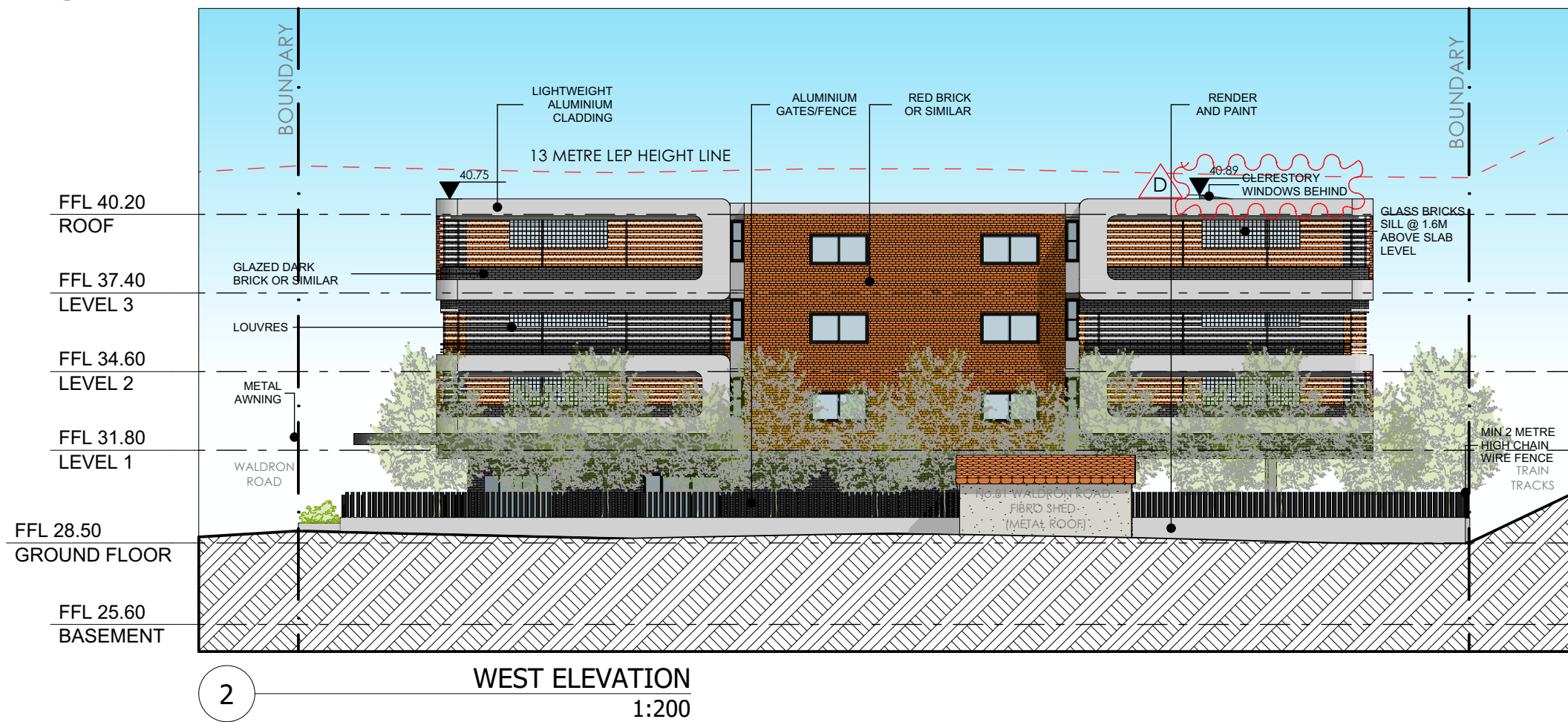


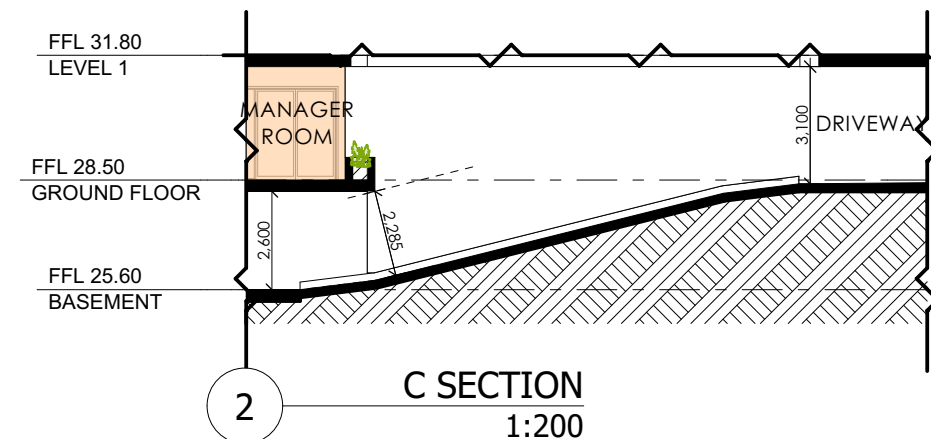
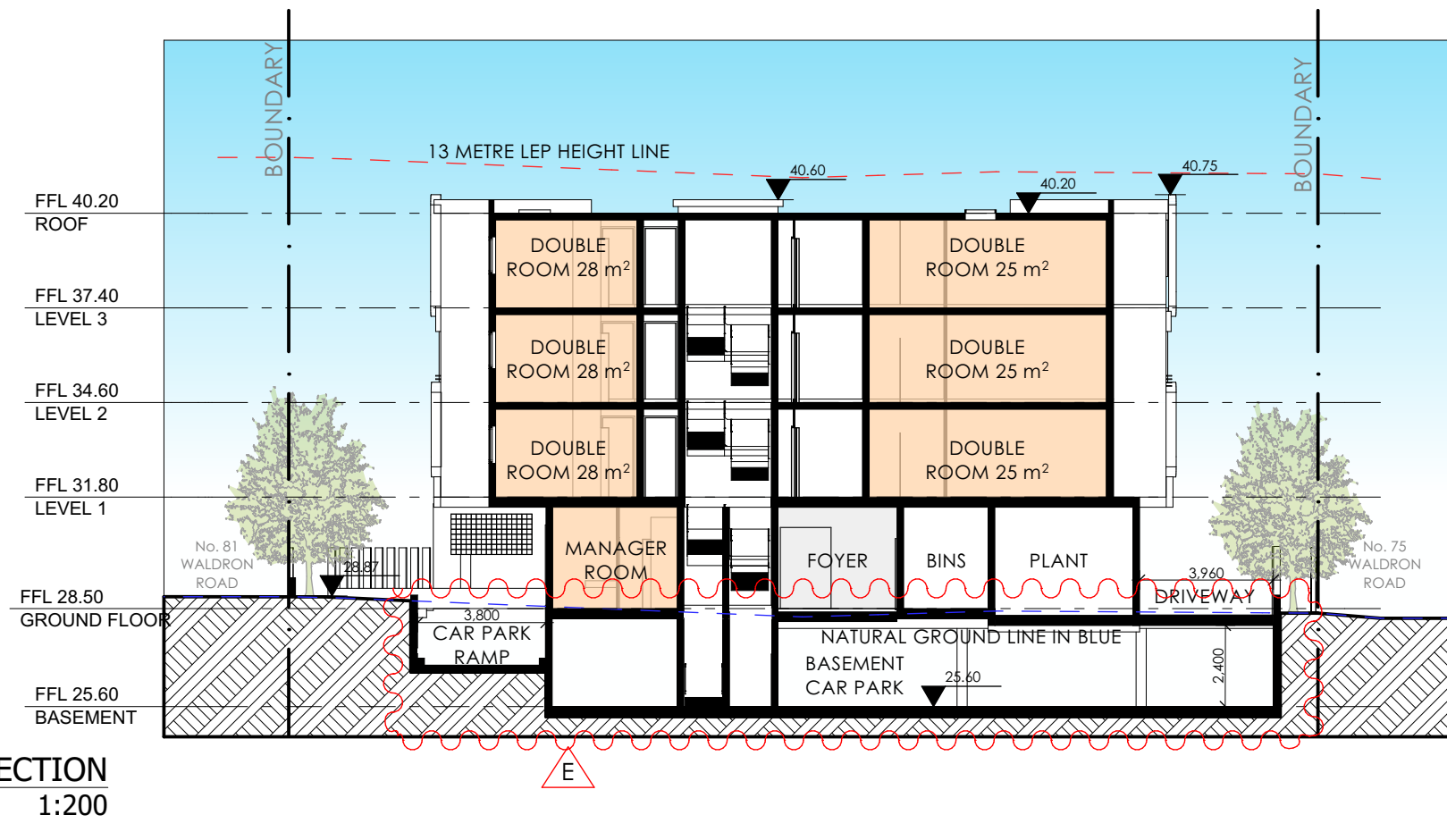
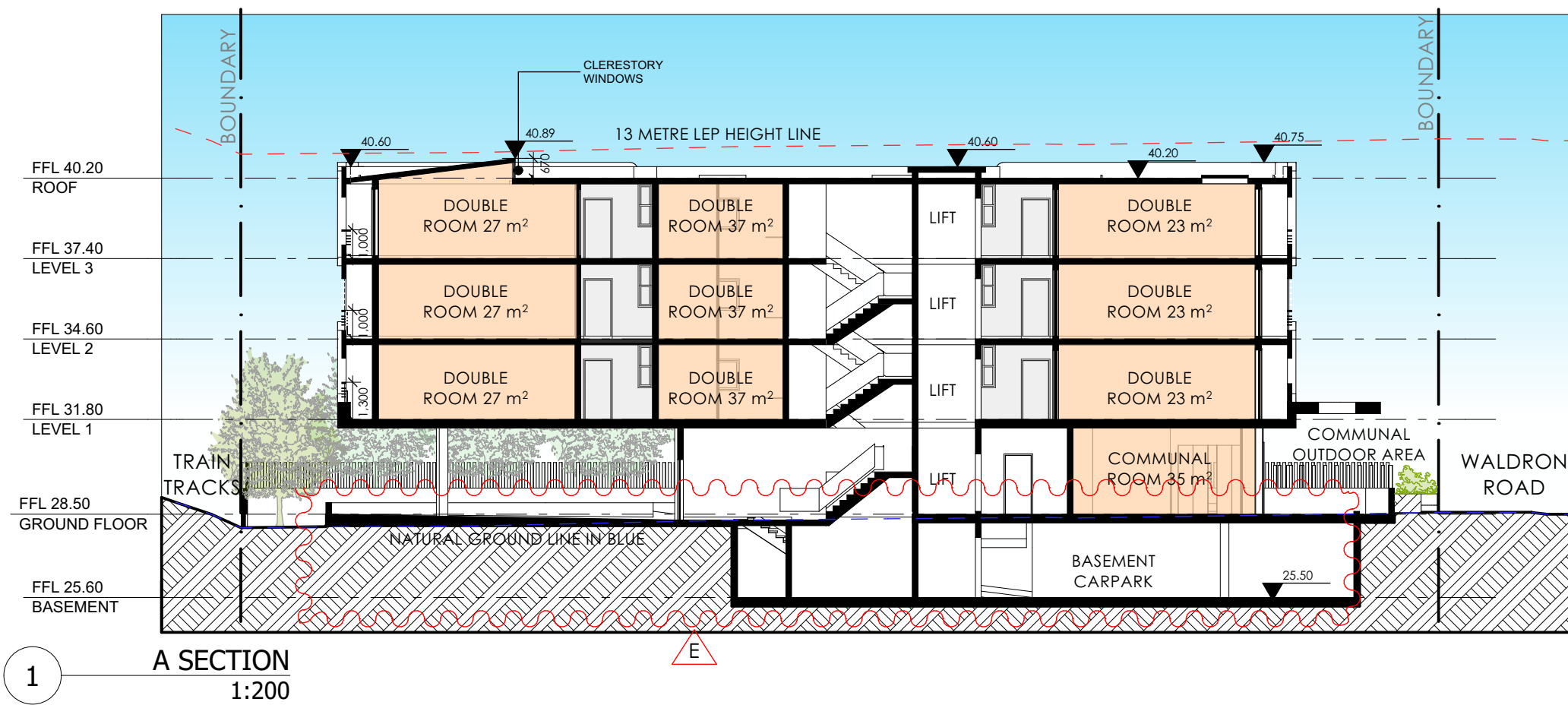


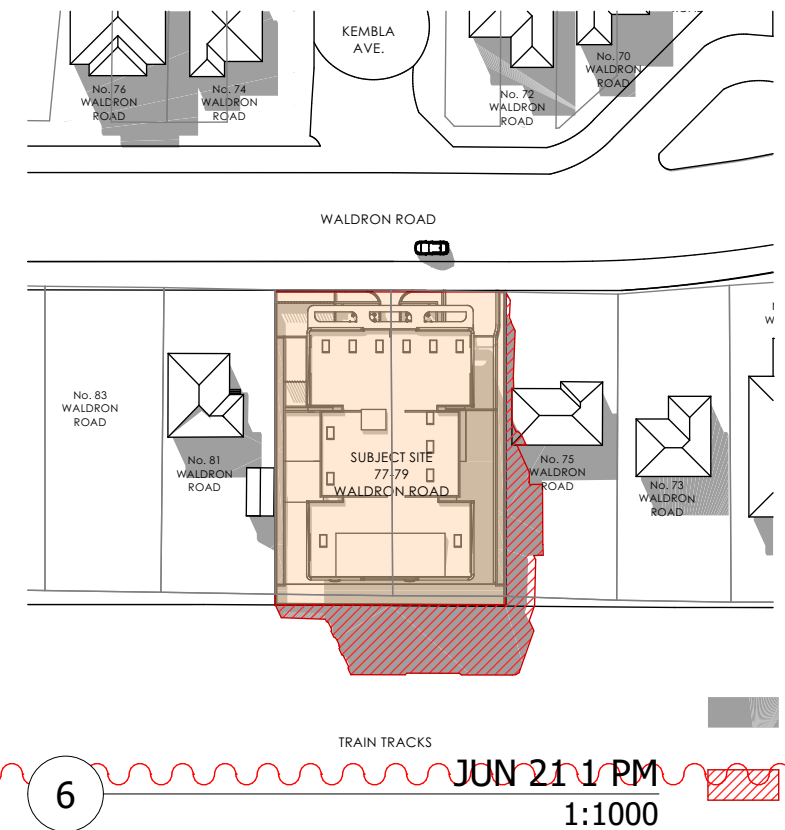
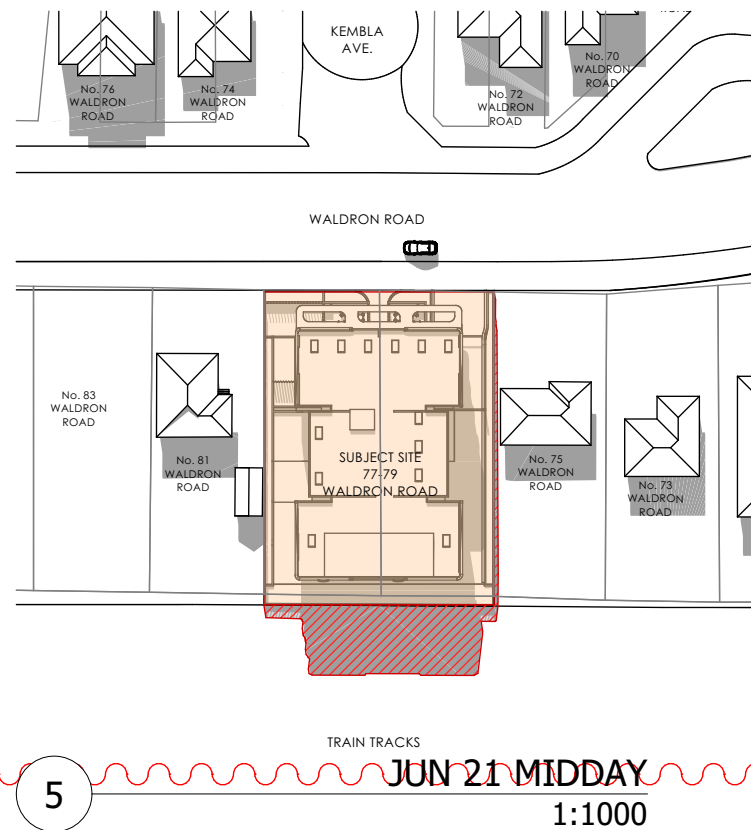
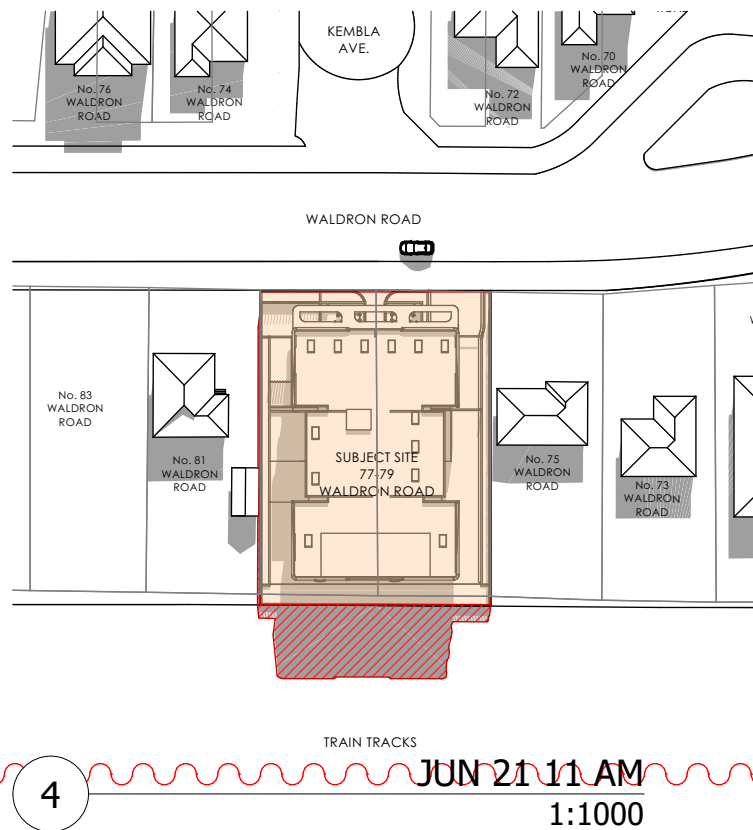
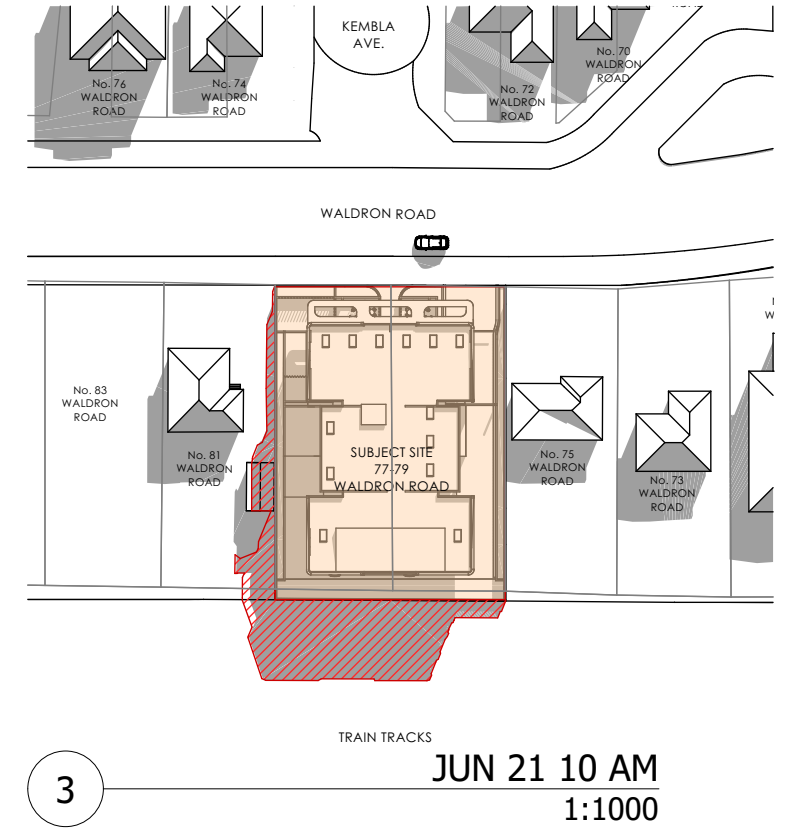
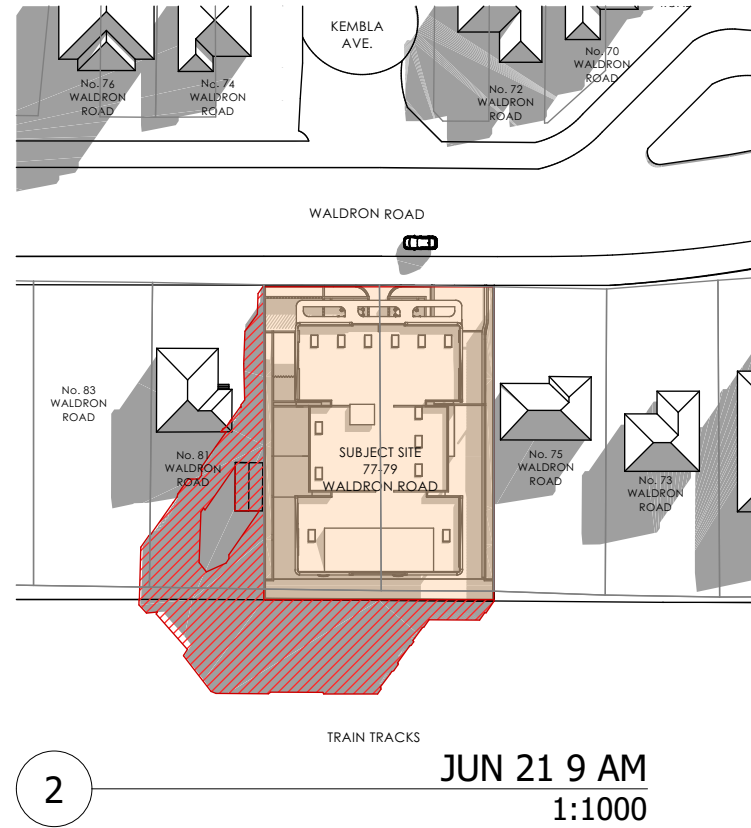
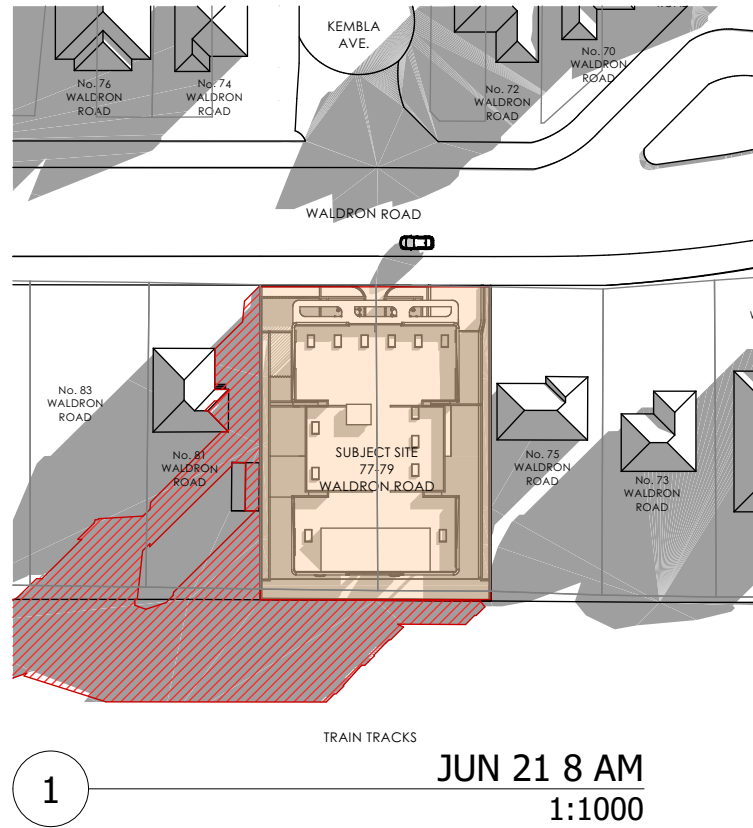


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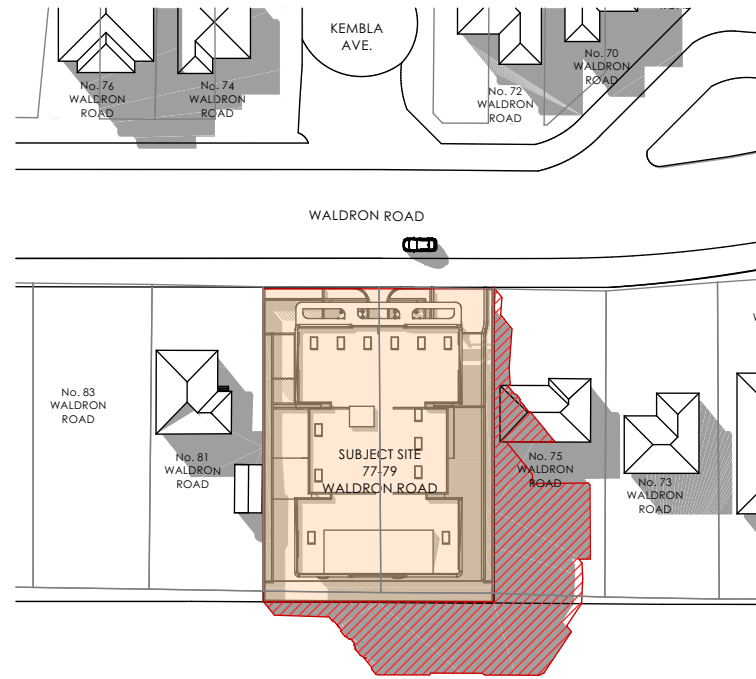




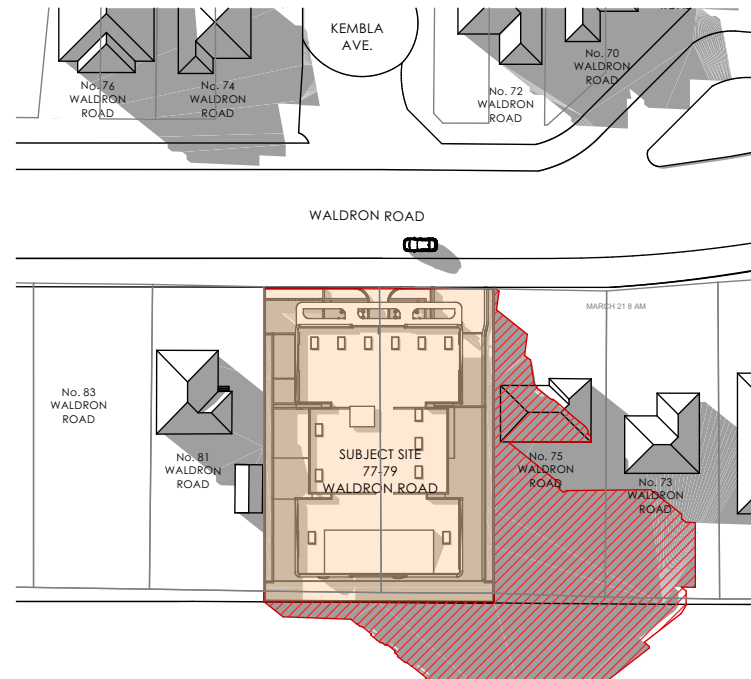


SHADOW CAST BY
EXISTING BUILDING
ENVELOPE

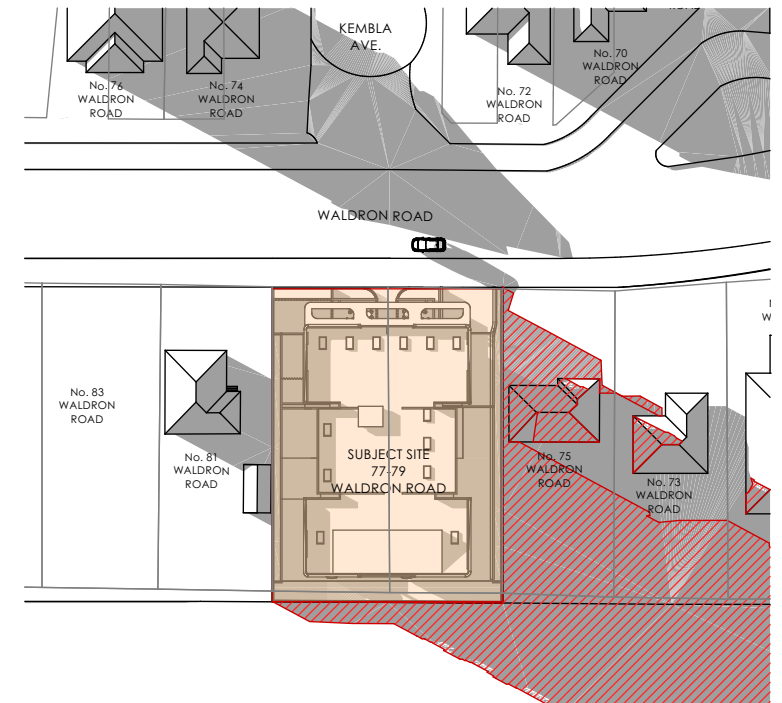
SHADOW CAST BY
PROPOSED BUILDING
ENVELOPE



1 JUN 21 2 PM
1:1000



2 JUN 21 3 PM
1:1000

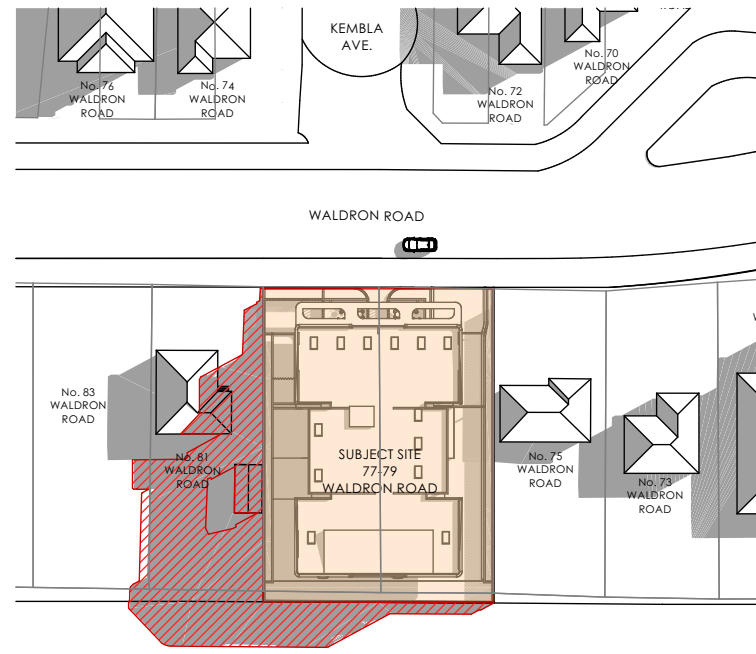


3 JUN 21 4 PM
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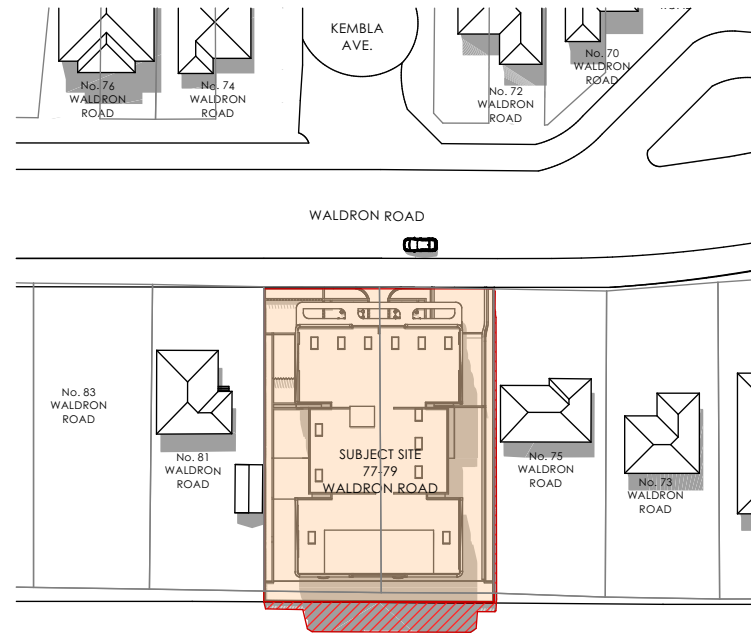
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SHADOW CAST BY
EXISTING BUILDING
ENVELOPE

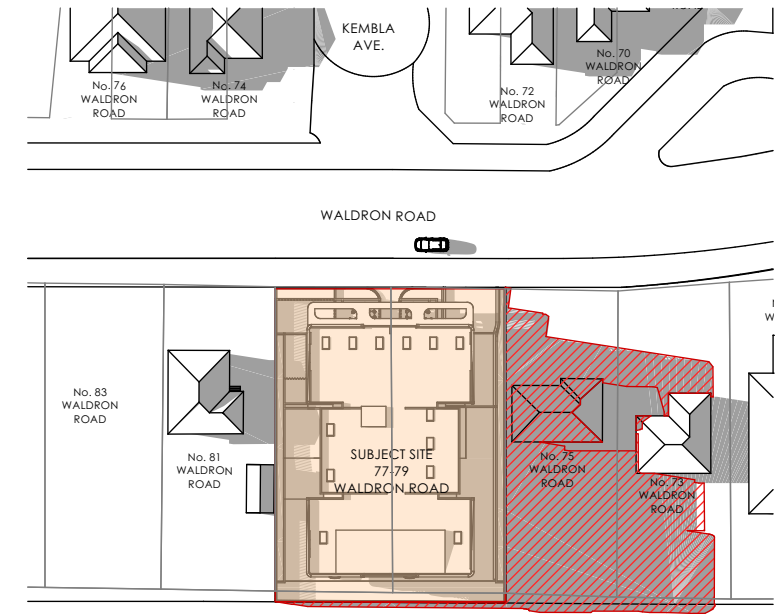
SHADOW CAST BY
PROPOSED BUILDING
ENVELOPE



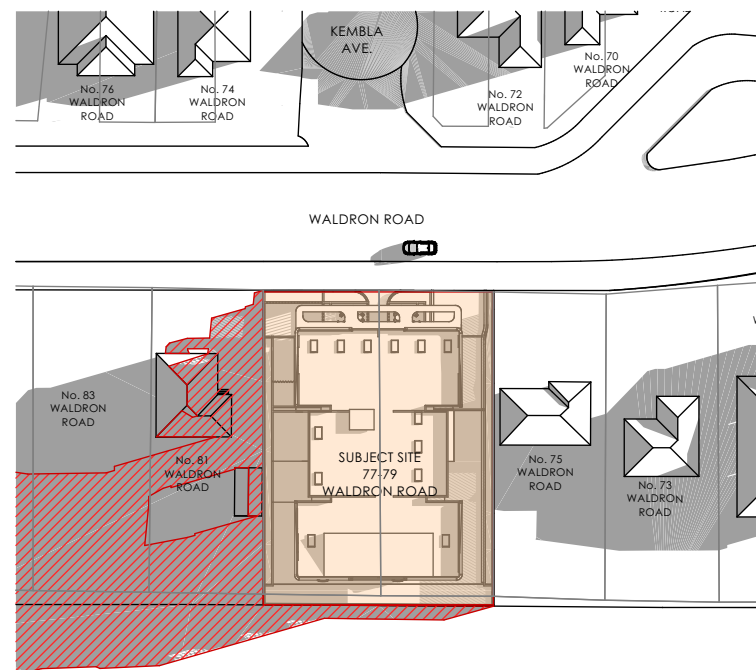
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TRAIN TRACKS
SEPTEMBER 21 8 AM
1:1000



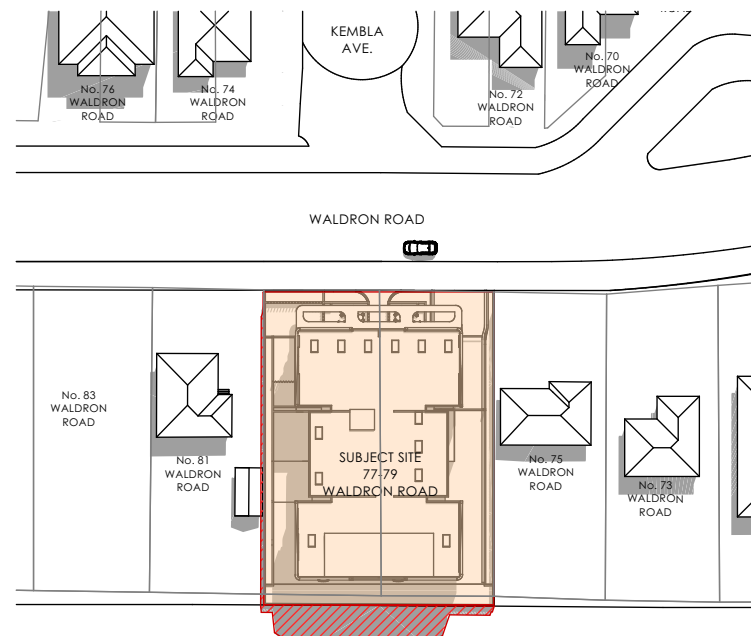
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SEPTEMBER 21 MIDDAY
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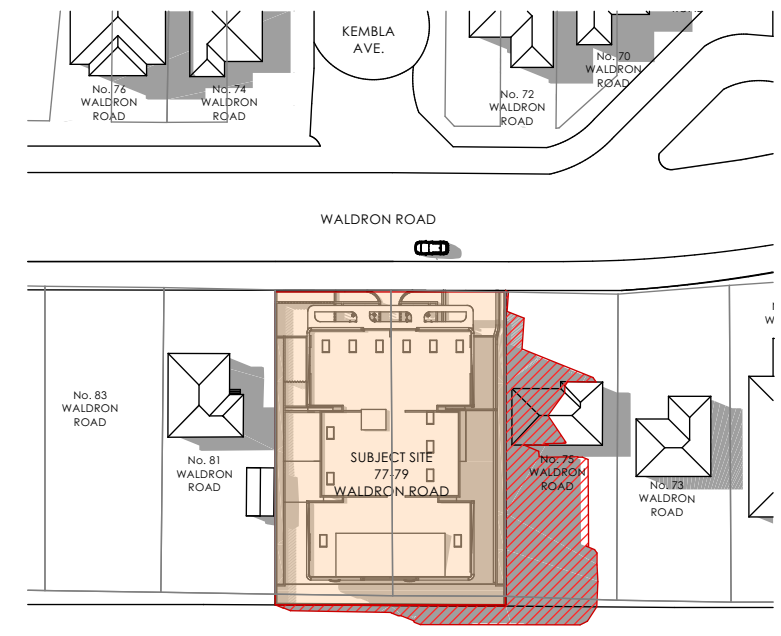
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TRAIN TRACKS
SEPTEMBER 21 4 PM
1:1000



4
TRAIN TRACKS
MARCH 21 8 AM
1:1000



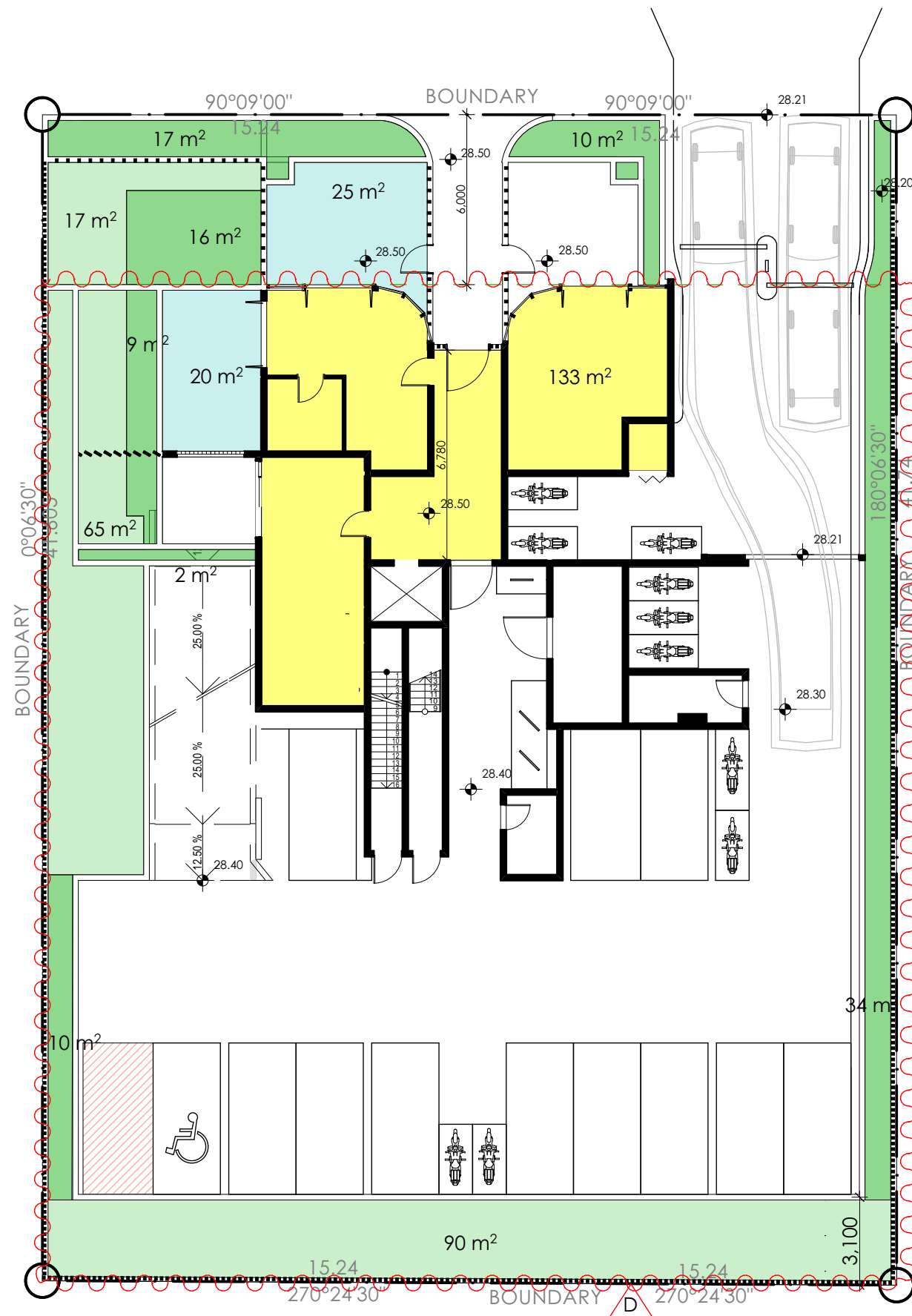
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TRAIN TRACKS
MARCH 21 MIDDAY
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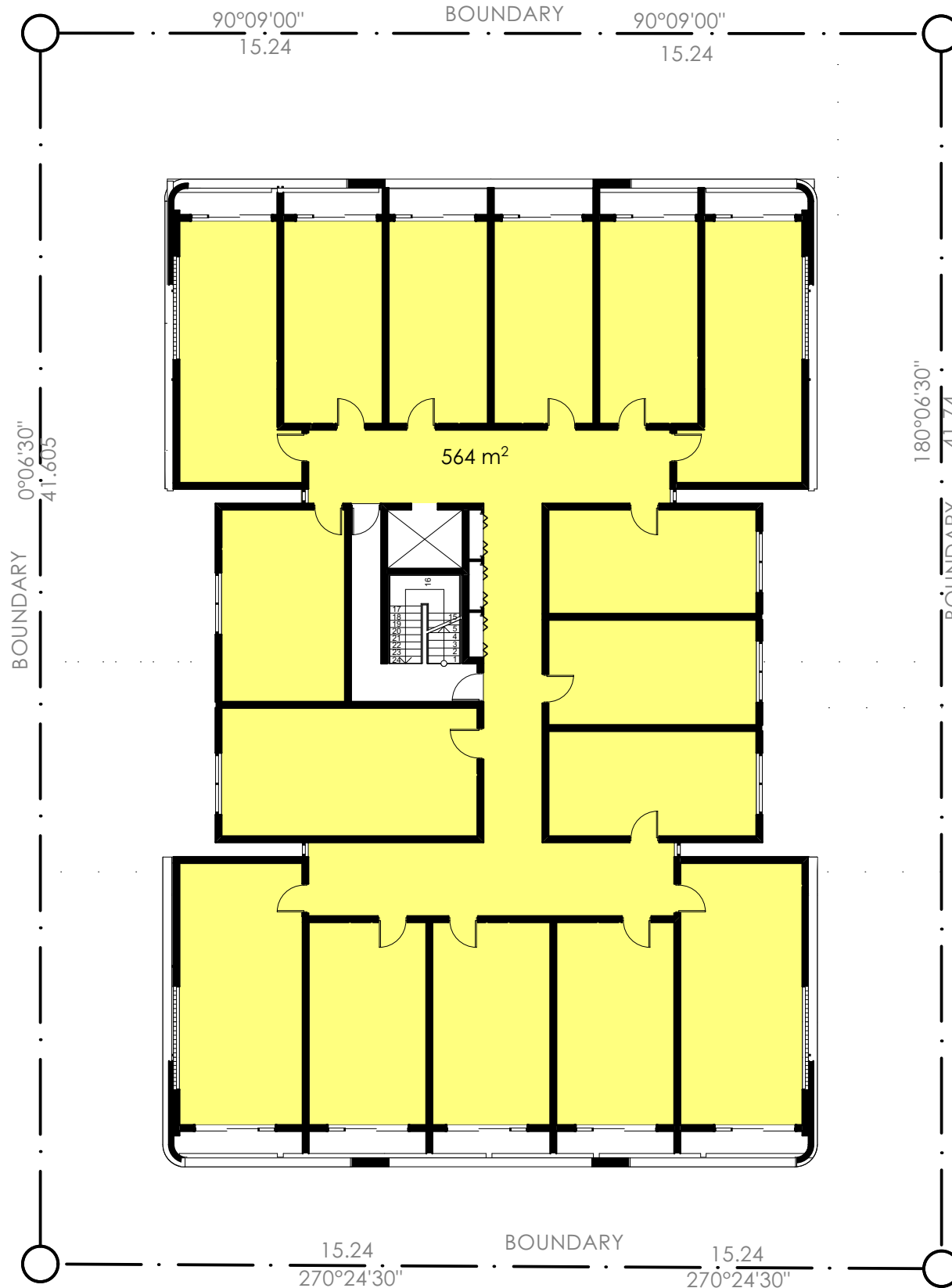
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TRAIN TRACKS
MARCH 21 4 PM
1:1000

SHADOW CAST BY
EXISTING BUILDING
ENVELOPE

SHADOW CAST BY
PROPOSED BUILDING
ENVELOPE



GF - GFA CALC.
1:200



TYPICAL LEVEL - GFA CALC.
1:200

DEVELOPMENT SUMMARY

GROUND LEVEL:
1X DOUBLE ROOM
LEVEL 1:
16X DOUBLE ROOMS
(INC. 1X ACCESSIBLE)
LEVEL 2:
16X DOUBLE ROOMS
(INC. 1X ACCESSIBLE)
LEVEL 3:
17X DOUBLE ROOMS
(INC. 1X ACCESSIBLE)

TOTAL UNITS: 50
TOTAL RETAIL: 1

SITE AREA: 1,269
TOTAL GFA: 1,825
FSR: 1.44:1

CAR PARK CALCULATIONS

CAR SPOTS: 26
ACCESSIBLE CAR SPOT: 1
TOTAL CAR SPOT: 27
MOTORCYCLE SPOTS: 10
BICYCLE SPOTS: 10

DEEP SOIL AREA
172 SQM (14%)

LANDSCAPED AREA
271 SQM (21%)

COMMUNAL
OPEN SPACE

GFA

DEEP SOIL AREA
172 SQM

LANDSCAPE
AREA 271 SQM
(INC. DEEP SOIL)

