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## DEVELOPMENT APPLICATION

Revisions	-	01.02.19	DA ISSUE	SM
	A	19.06.19	AMENDED DA ISSUE	SM

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Project / **1-5 Chalmers Crescent, Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing / **COVER SHEET**

Project No. / **218137** Date / **01.02.19**

Author / **BR**

Scale: @ A1

Drawing No. / **TP00.01 A**

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DEVELOPMENT SUMMARY						
LEVEL	NLA OFFICE	NLA RETAIL	COMMON AREAS	TOTAL TERRACE	CIRCULATION /SERVICES	PARKING
GROUND	0.0 m²	174.4 m²	190.4 m²	0.0 m²	411.4 m²	1550.5 m²
MEZZANINE	22.9 m²	0.0 m²	0.0 m²	0.0 m²	398.0 m²	1333.1 m²
LEVEL 1	0.0 m²	0.0 m²	0.0 m²	0.0 m²	71.9 m²	2312.3 m²
LEVEL 2	0.0 m²	0.0 m²	0.0 m²	0.0 m²	71.9 m²	2265.7 m²
LEVEL 3	1238.9 m²	0.0 m²	118.8 m²	377.5 m²	196.7 m²	0.0 m²
LEVEL 4	1242.0 m²	0.0 m²	106.7 m²	66.4 m²	197.4 m²	0.0 m²
LEVEL 5	1240.5 m²	0.0 m²	118.8 m²	71.0 m²	196.7 m²	0.0 m²
LEVEL 6	1242.0 m²	0.0 m²	106.7 m²	66.4 m²	196.7 m²	0.0 m²
LEVEL 7	1240.5 m²	0.0 m²	118.8 m²	71.0 m²	196.7 m²	0.0 m²
LEVEL 8	1242.0 m²	0.0 m²	106.7 m²	66.4 m²	196.7 m²	0.0 m²
LEVEL 9	1240.5 m²	0.0 m²	118.8 m²	71.0 m²	196.7 m²	0.0 m²
LEVEL 10	779.9 m²	0.0 m²	106.7 m²	572.5 m²	169.4 m²	0.0 m²
ROOF	0.0 m²	0.0 m²	0.0 m²	0.0 m²	296.8 m²	0.0 m²
	9489.2 m²	174.4 m²	1092.6 m²	1362.2 m²	2796.8 m²	7461.7 m²

\*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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GBA		GFA	
LEVEL	AREA	LEVEL	AREA
GROUND	2484.4 m²	GROUND	200.9 m²
MEZZANINE	1855.0 m²	MEZZANINE	24.5 m²
LEVEL 1	2640.7 m²	LEVEL 1	0.0 m²
LEVEL 2	2638.7 m²	LEVEL 2	0.0 m²
LEVEL 3	2506.6 m²	LEVEL 3	989.8 m²
LEVEL 4	1808.1 m²	LEVEL 4	976.9 m²
LEVEL 5	1808.1 m²	LEVEL 5	989.8 m²
LEVEL 6	1808.1 m²	LEVEL 6	976.9 m²
LEVEL 7	1808.1 m²	LEVEL 7	989.8 m²
LEVEL 8	1808.1 m²	LEVEL 8	976.9 m²
LEVEL 9	1808.1 m²	LEVEL 9	989.8 m²
LEVEL 10	1808.1 m²	LEVEL 10	468.5 m²
	24781.8 m²		7584.0 m²

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

(a) the area of a mezzanine, and  
(b) habitable rooms in a basement or an attic, and  
(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:  
(d) any area for common vertical circulation, such as lifts and stairs, and  
(e) any basement:  
(i) storage, and  
(ii) vehicular access, loading areas, garbage and services, and  
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and  
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and  
(h) any space used for the loading or unloading of goods (including access to it), and  
(i) terraces and balconies with outer walls less than 1.4 metres high, and  
(j) voids above a floor at the level of a storey or storey above.

FSR: 3.49:1

UNIT AREA DEVELOPMENT SUMMARY			
UNIT	UNIT AREA	TERRACE	TOTAL AREA
GROUND			
UG01	76.8 m²	0.0 m²	76.8 m²
UG02	97.6 m²	0.0 m²	97.6 m²
	174.4 m²	0.0 m²	174.4 m²
MEZZANINE			
UM01	22.9 m²	0.0 m²	22.9 m²
	22.9 m²	0.0 m²	22.9 m²

LEVEL 3			
U301	73.1 m²	14.9 m²	88.0 m²
U302	106.2 m²	26.1 m²	132.3 m²
U303	59.1 m²	18.2 m²	77.3 m²
U304	41.1 m²	12.9 m²	54.0 m²
U305	38.6 m²	15.1 m²	53.7 m²
U306	55.4 m²	17.6 m²	73.0 m²
U307	77.1 m²	54.1 m²	131.2 m²
U308	57.5 m²	52.0 m²	109.5 m²
U309	62.1 m²	13.5 m²	75.6 m²
U310	97.3 m²	14.5 m²	111.8 m²
U311	71.6 m²	33.0 m²	104.6 m²
U312	76.8 m²	10.9 m²	87.7 m²
U313	44.3 m²	7.9 m²	52.2 m²
U314	44.6 m²	8.0 m²	52.6 m²
U315	42.1 m²	10.5 m²	52.6 m²
U316	44.6 m²	8.3 m²	52.9 m²
U317	64.2 m²	12.0 m²	76.2 m²
U318	114.1 m²	18.1 m²	132.2 m²
U319	69.1 m²	14.9 m²	84.0 m²
	1238.9 m²	362.5 m²	1601.4 m²

LEVEL 4			
U401	74.6 m²	14.9 m²	89.5 m²
U402	106.2 m²	0.0 m²	106.2 m²
U403	59.1 m²	0.0 m²	59.1 m²
U404	41.1 m²	0.0 m²	41.1 m²
U405	38.6 m²	3.7 m²	42.3 m²
U406	55.4 m²	0.0 m²	55.4 m²
U407	77.1 m²	0.0 m²	77.1 m²
U408	57.5 m²	9.3 m²	66.8 m²
U409	62.1 m²	0.0 m²	62.1 m²
U410	97.3 m²	0.0 m²	97.3 m²
U411	71.6 m²	9.3 m²	80.9 m²
U412	76.8 m²	0.0 m²	76.8 m²
U413	44.3 m²	0.0 m²	44.3 m²
U414	44.6 m²	0.0 m²	44.6 m²
U415	42.1 m²	3.7 m²	45.8 m²
U416	44.6 m²	0.0 m²	44.6 m²
U417	64.2 m²	0.0 m²	64.2 m²
U418	114.1 m²	0.0 m²	114.1 m²
U419	70.7 m²	14.9 m²	85.6 m²
	1242.0 m²	55.8 m²	1297.8 m²

UNIT AREA DEVELOPMENT SUMMARY			
UNIT	UNIT AREA	TERRACE	TOTAL AREA
LEVEL 5			
U501	73.1 m²	14.9 m²	88.0 m²
U502	106.2 m²	0.0 m²	106.2 m²
U503	59.1 m²	0.0 m²	59.1 m²
U504	41.1 m²	0.0 m²	41.1 m²
U505	38.6 m²	3.7 m²	42.3 m²
U506	55.4 m²	0.0 m²	55.4 m²
U507	77.1 m²	0.0 m²	77.1 m²
U508	57.5 m²	9.3 m²	66.8 m²
U509	62.1 m²	0.0 m²	62.1 m²
U510	97.3 m²	0.0 m²	97.3 m²
U511	71.6 m²	9.3 m²	80.9 m²
U512	76.8 m²	0.0 m²	76.8 m²
U513	44.3 m²	0.0 m²	44.3 m²
U514	44.6 m²	0.0 m²	44.6 m²
U515	42.1 m²	3.7 m²	45.8 m²
U516	44.6 m²	0.0 m²	44.6 m²
U517	64.2 m²	0.0 m²	64.2 m²
U518	114.1 m²	0.0 m²	114.1 m²
U519	70.7 m²	14.9 m²	85.6 m²
	1240.5 m²	55.8 m²	1296.3 m²

LEVEL 6			
U601	74.6 m²	14.9 m²	89.5 m²
U602	106.2 m²	0.0 m²	106.2 m²
U603	59.1 m²	0.0 m²	59.1 m²
U604	41.1 m²	0.0 m²	41.1 m²
U605	38.6 m²	3.7 m²	42.3 m²
U606	55.4 m²	0.0 m²	55.4 m²
U607	77.1 m²	0.0 m²	77.1 m²
U608	57.5 m²	9.3 m²	66.8 m²
U609	62.1 m²	0.0 m²	62.1 m²
U610	97.3 m²	0.0 m²	97.3 m²
U611	71.6 m²	9.3 m²	80.9 m²
U612	76.8 m²	0.0 m²	76.8 m²
U613	44.3 m²	0.0 m²	44.3 m²
U614	44.6 m²	0.0 m²	44.6 m²
U615	42.1 m²	3.7 m²	45.8 m²
U616	44.6 m²	0.0 m²	44.6 m²
U617	64.2 m²	0.0 m²	64.2 m²
U618	114.1 m²	0.0 m²	114.1 m²
U619	70.7 m²	14.9 m²	85.6 m²
	1242.0 m²	55.8 m²	1297.8 m²

UNIT AREA DEVELOPMENT SUMMARY			
UNIT	UNIT AREA	TERRACE	TOTAL AREA
LEVEL 7			
U701	73.1 m²	14.9 m²	88.0 m²
U702	106.2 m²	0.0 m²	106.2 m²
U703	59.1 m²	0.0 m²	59.1 m²
U704	41.1 m²	0.0 m²	41.1 m²
U705	38.6 m²	3.7 m²	42.3 m²
U706	55.4 m²	0.0 m²	55.4 m²
U707	77.1 m²	0.0 m²	77.1 m²
U708	57.5 m²	9.3 m²	66.8 m²
U709	62.1 m²	0.0 m²	62.1 m²
U710	97.3 m²	0.0 m²	97.3 m²
U711	71.6 m²	9.3 m²	80.9 m²
U712	76.8 m²	0.0 m²	76.8 m²
U713	44.3 m²	0.0 m²	44.3 m²
U714	44.6 m²	0.0 m²	44.6 m²
U715	42.1 m²	3.7 m²	45.8 m²
U716	44.6 m²	0.0 m²	44.6 m²
U717	64.2 m²	0.0 m²	64.2 m²
U718	114.1 m²	0.0 m²	114.1 m²
U719	70.7 m²	14.9 m²	85.6 m²
	1240.5 m²	55.8 m²	1296.3 m²

LEVEL 8			
U801	74.6 m²	14.9 m²	89.5 m²
U802	106.2 m²	0.0 m²	106.2 m²
U803	59.1 m²	0.0 m²	59.1 m²
U804	41.1 m²	0.0 m²	41.1 m²
U805	38.6 m²	3.7 m²	42.3 m²
U806	55.4 m²	0.0 m²	55.4 m²
U807	77.1 m²	0.0 m²	77.1 m²
U808	57.5 m²	9.3 m²	66.8 m²
U809	62.1 m²	0.0 m²	62.1 m²
U810	97.3 m²	0.0 m²	97.3 m²
U811	71.6 m²	9.3 m²	80.9 m²
U812	76.8 m²	0.0 m²	76.8 m²
U813	44.3 m²	0.0 m²	44.3 m²
U814	44.6 m²	0.0 m²	44.6 m²
U815	42.1 m²	3.7 m²	45.8 m²
U816	44.6 m²	0.0 m²	44.6 m²
U817	64.2 m²	0.0 m²	64.2 m²
U818	114.1 m²	0.0 m²	114.1 m²
U819	70.7 m²	14.9 m²	85.6 m²
	1242.0 m²	55.8 m²	1297.8 m²

UNIT AREA DEVELOPMENT SUMMARY			
UNIT	UNIT AREA	TERRACE	TOTAL AREA
LEVEL 9			
U901	73.1 m²	14.9 m²	88.0 m²
U902	106.2 m²	0.0 m²	106.2 m²
U903	59.1 m²	0.0 m²	59.1 m²
U904	41.1 m²	0.0 m²	41.1 m²
U905	38.6 m²	3.7 m²	42.3 m²
U906	55.4 m²	0.0 m²	55.4 m²
U907	77.1 m²	0.0 m²	77.1 m²
U908	57.5 m²	9.3 m²	66.8 m²
U909	62.1 m²	0.0 m²	62.1 m²
U910	97.3 m²	0.0 m²	97.3 m²
U911	71.6 m²	9.3 m²	80.9 m²
U912	76.8 m²	0.0 m²	76.8 m²
U913	44.3 m²	0.0 m²	44.3 m²
U914	44.6 m²	0.0 m²	44.6 m²
U915	42.1 m²	3.7 m²	45.8 m²
U916	44.6 m²	0.0 m²	44.6 m²
U917	64.2 m²	0.0 m²	64.2 m²
U918	114.1 m²	0.0 m²	114.1 m²
U919	70.7 m²	14.9 m²	85.6 m²
	1240.5 m²	55.8 m²	1296.3 m²

LEVEL 10			
U1001	80.1 m²	81.4 m²	161.5 m²
U1002	96.3 m²	42.8 m²	139.1 m²
U1003	184.7 m²	39.6 m²	224.3 m²
U1004	133.2 m²	3.7 m²	136.9 m²
U1005	138.8 m²	0.0 m²	138.8 m²
U1006	70.7 m²	14.9 m²	85.6 m²
U1007	76.1 m²	31.4 m²	107.5 m²
	779.9 m²	213.8 m²	993.7 m²
Grand total:	9663.6 m²	911.1 m²	10574.7 m²
143			

PARKING SCHEDULE					
LEVEL	CARPARKS		CARPARKS	MOTORBIKE /SCOOTER PARK	BICYCLE PARKS
	OFFICE	COURIER	TOTAL		
GROUND	37	2	39	0	30
MEZZANINE	36	0	36	0	0
LEVEL 1	75	0	75	0	0
LEVEL 2	71	0	71	12	0
	219	2	221	12	30

Botany Bay Development Control Plan 2013

Part 3 A.2. Parking Provisions for Specific Uses

Commercial/ Retail

Food and Drink premises  
Restaurants and café: For developments with a gross floor area greater than 100m2, the parking provision is to be provided as follows:

1 space / 2 employees; plus  
1 space / 3 seats (internal and external); or  
1 space / 10m² GFA, whichever is greater

Office Premises  
1 space per 40sqm of GFA

## DEVELOPMENT APPLICATION

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Project / 1-5 Chalmers Crescent, Mascot  
1-5 Chalmers Crescent, Mascot NSW

Drawing / DEVELOPMENT SUMMARY

Project No. / 218137 Date / 01.02.19

Author / BR

Scale: @ A1

Drawing No. / TP00.02 A

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Project /  
**1-5 Chalmers Crescent,  
Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing /  
**SITE PLAN**

Project No /  
**218137** Date /  
**01.02.19**

Author /  
**BR**

Scale: @ A1 /  
**1 : 500**

Drawing No. /  
**TP00.03 A**

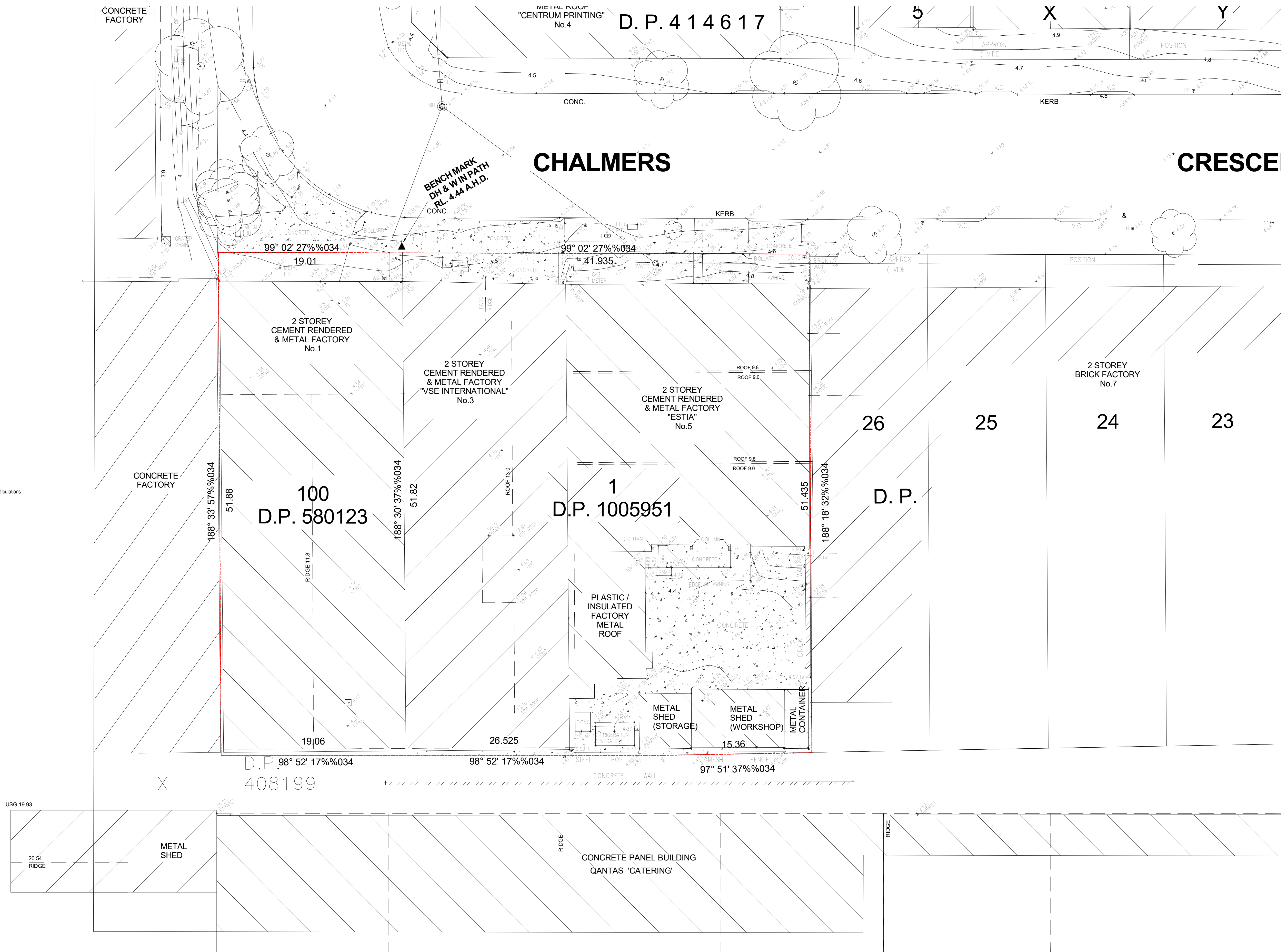
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Project / **1-5 Chalmers Crescent,  
Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing / **LAND SURVEY**

Project No / **218137**      Date / **01.02.19**

Author / **MR**

Scale: @ A1 / **1 : 200**

Drawing No. / **TP00.04 A**

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DEMOLITION NOTES

CONTRACTOR TO CONFIRM EXISTING CONDITIONS ON SITE.

CONTRACTOR TO DEMOLISH EXISTING STRUCTURE/REMOVE ALL MATERIALS, CUT AND SEAL SERVICES AS REQUIRED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS AND A.S. CODES FOR THAT TRADE U.N.O

PROTECTION OF WORKS AS REQUIRED BY LOCAL AUTHORITIES

CLEANING OF SITE TO EPA REQUIREMENTS BY CONTRACTOR

ASBESTOS

CONTRACTOR TO ALLOW FOR COMPLETE DEMOLITION & REMOVAL OF ALL ASBESTOS PRODUCTS. ALL ASBESTOS PRODUCTS TO BE REMOVED & HANDLED AS PER RELEVANT AUSTRALIAN STANDARDS

EXTENT OF DEMOLITION WORK AS INDICATED ON THIS DRAWING & HERITAGE CONSULTANTS DRAWINGS & SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

REMOVAL/DEMOLITION OF ALL EXISTING FLOOR/SLABS & FOOTINGS, EXTERNAL AND INTERNAL WALLS, WINDOWS, DOORS, CLADDING, GUTTERS, DOWNPIPES, RAINWATER HEADS, CAPPINGS, FLASHING GUTTER BOARD SUPPORTS ETC. U.N.O

REMOVAL/DEMOLITION OF ALL EXISTING WORKS INCLUDING BUT NOT LIMITED TO EXTERNAL, STEPS, PATHS, CARPARKS, PLANTERS & LANDSCAPING, GATES, FENCES, GARDEN WALLS, RETAINING WALLS, BOLLARDS, LIGHT BLADES SIGNS, COLUMNS ETC. U.N.O

REMOVAL/DEMOLITION OF ALL EXISTING FIXTURES AND FITTINGS INCLUDING BUT NOT LIMITED TO LIGHTS, TAPS, BASINS, WCS ETC. DISCONNECTION & REMOVAL OF EXISTING SERVICES TO BE UNDERTAKEN BY APPROPRIATE CONTRACTORS

CONTRACTOR TO MAKE GOOD DAMAGE TO ADJOINING BUILDINGS, PAVEMENT, LANEWAYS, ROADS, FENCES, KERBS, CHANNELS, SERVICES, STREET FURNITURE, CARSPACE MARKINGS ETC. (IE. ANY ADJOINING OBJECTS/MATERIALS NOT WITHIN SITE BOUNDARY) RESULTING FROM DEMOLITION WORKS.

ALL REPAIRS TO AUTHORITY REQUIREMENTS OR TO CONDITION PRIOR TO DEMOLITION. CONTRACTORS ARE RESPONSIBLE FOR RELOCATION AND CO-ORDINATION OF ROAD CARPARKING MARKINGS, TICKET MACHINES ETC.

PRELIMINARY

PRECAUTIONARY MEASURES TO BE UNDERTAKEN AS DESCRIBED IN AS 2601-2001. A HAZARDOUS SUBSTANCES MANAGEMENT PLAN IS TO BE IMPLEMENTED BEFORE AND DURING DEMOLITION. IF THE PRELIMINARY INVESTIGATION OF THE BUILDING IDENTIFIES ANY HAZARDOUS MATERIALS CONTAINED THEREIN, THESE MATERIALS WILL BE REMOVED AS PER THE GUIDELINES OF THE RESPONSIBLE AUTHORITY AND CLEARANCE CERTIFICATE OBTAINED BEFORE DEMOLITION COMMENCES

SAFETY FENCING

SECURITY FENCES SHALL BE PROVIDED TO THE STREET BOUNDARY OF THE DEMOLITION SITE AND ANY ADDITIONAL PRECAUTIONARY MEASURES, TAKEN AS MAY BE NECESSARY TO PREVENT UNAUTHORISED ENTRY TO THE SITE. WHERE THE DEMOLITION SITE ADJONS A PUBLIC THOROUGHFARE THE COMMON BOUNDARY BETWEEN THEM SHALL BE FENCED FOR ITS FULL LENGTH WITH A HOARDING UNLESS THE LEAST HORIZONTAL DISTANCE BETWEEN THE COMMON BOUNDARY AND THE NEAREST PART OF THE STRUCTURE IS GREATER THAN TWICE THE HEIGHT OF THE STRUCTURE. THE FENCING SHALL BE THE EQUIVALENT OF THE CHAIN WIRE AS SPECIFIED IN AS 1725

NOTICES LETTERED IN ACCORDANCE WITH AS 1319 AND DISPLAYING THE WORDS "WARNING DEMOLITION IN PROGRESS", OR SIMILAR, SHALL BE FIXED TO THE FENCING AT APPROPRIATE PLACES TO WARN THE PUBLIC. PROVISION SHALL BE MADE FOR READY ACCESS TO THE SITE BY EMERGENCY SERVICES PERSONNEL IN THE EVENT OF FIRE OR ACCIDENT

DEMOLITION WORK

STRUCTURES SHALL BE DEMOLISHED IN THE REVERSE ORDER TO THAT OF THEIR CONSTRUCTION. THE ORDER OF DEMOLITION FOR BUILDINGS SHALL BE PROGRESSIVE, STOREY BY STOREY, HAVING PROPER REGARD TO THE TYPE OF CONSTRUCTION. NO PART OF ANY STRUCTURE SHALL BE LEFT UNSUPPORTED OR UNATTENDED IN SUCH A CONDITION THAT IT MAY COLLAPSE OR BECOME DANGEROUS. PRECAUTIONS SHALL BE TAKEN TO ENSURE THAT THE STABILITY OF ALL PARTS OF THE STRUCTURE, AND THE SAFETY OF PERSONS ON AND OUTSIDE THE SITE, WILL BE MAINTAINED IN THE EVENT OF SUDDEN AND SEVERE WEATHER CHANGES.

WALLS ON THE BOUNDARIES ARE TO BE DEMOLISHED IN A SAFE AND WORKMANSHIP LIKE MANNER. WALLS SHALL NOT BE Laterally LOADED BY ACCUMULATED DEBRIS OR RUBBLE, TO THE EXTENT THAT THEY ARE IN DANGER OF COLLAPSE. ALLOWABLE LOADING OF THE SUSPENDED FLOORS SHALL BE DETERMINED BY AN INDEPENDENT STRUCTURAL ENGINEER.

DUST CONTROL

THE TECHNIQUES ADOPTED FOR STRIPPING OUT AND FOR DEMOLITION SHALL MINIMISE THE RELEASE OF DUST INTO THE ATMOSPHERE. BEFORE THE COMMENCEMENT OF STRIPPING OR DEMOLITION IN AN AREA OF A STRUCTURE, ANY EXISTING ACCUMULATIONS OF DUST IN THAT AREA SHALL BE COLLECTED, PLACED IN SUITABLE CONTAINERS AND REMOVED. SELECTION OF AN APPROPRIATE COLLECTION TECHNIQUE, SUCH AS VACUUMING OR HOISING DOWN, SHALL TAKE DUE ACCOUNT OF THE NATURE OF THE DUST AND THE TYPE OF HAZARD IT PRESENTS. DUST GENERATED DURING STRIPPING, OR DURING THE BREAKING DOWN OF THE BUILDING FABRIC TO REMOVABLE SIZED PIECES, SHALL BE KEPT DAMP UNTIL IT IS REMOVED FROM THE SITE OR CAN BE OTHERWISE CONTAINED. THE USE OF EXCESS WATER FOR THIS PURPOSED SHALL BE AVOIDED.

NOISE CONTROL

NOISE SHALL BE MINIMISED AS FAR AS PRACTICABLE, BY THE SELECTION OF APPROPRIATE METHODS AND EQUIPMENT, AND BY THE USE OF SILENCING DEVICES WHEREVER PRACTICABLE TO EPA/CODE REQUIREMENTS.

NOTE:

1. ATTENTION IS DRAWN TO RECOMMENDATIONS IN AS 2436  
2. HOURS OF OPERATING EQUIPMENT MAY BE RESTRICTED BY REGULATORY AUTHORITY

FIRE SERVICES

WHERE A FIRE HYDRANT SERVICE OR A FIRE HOSE REEL SERVICE IS PROVIDED IN A BUILDING, IT SHALL BE AVAILABLE AT ALL TIMES DURING THE DEMOLITION OF THE BUILDING, SO THAT ALL REMAINING STOREYS EXCEPT THE TWO UPPERMOST STOREYS, ARE SERVICED. ACCESS TO THE FIRE PROTECTION SERVICES, INCLUDING ANY BOOSTER FITTING, SHALL BE MAINTAINED AT ALL TIMES. IF A SPRINKLER SYSTEM IS INSTALLED IN A BUILDING TO BE DEMOLISHED, IT SHALL BE MAINTAINED IN AN OPERABLE CONDITION AT EACH STOREY BELOW THE TWO UPPERMOST UNSTRIPPED STOREYS.

SUITABLE PORTABLE FIRE EXTINGUISHERS SHALL BE KEPT AT ALL TIMES IN WORKING AREA AND ARE NOT PROTECTED BY OTHER FIRE SERVICES, AND MAINTAINED IN AN OPERABLE CONDITION.

ADJOINING PROPERTIES

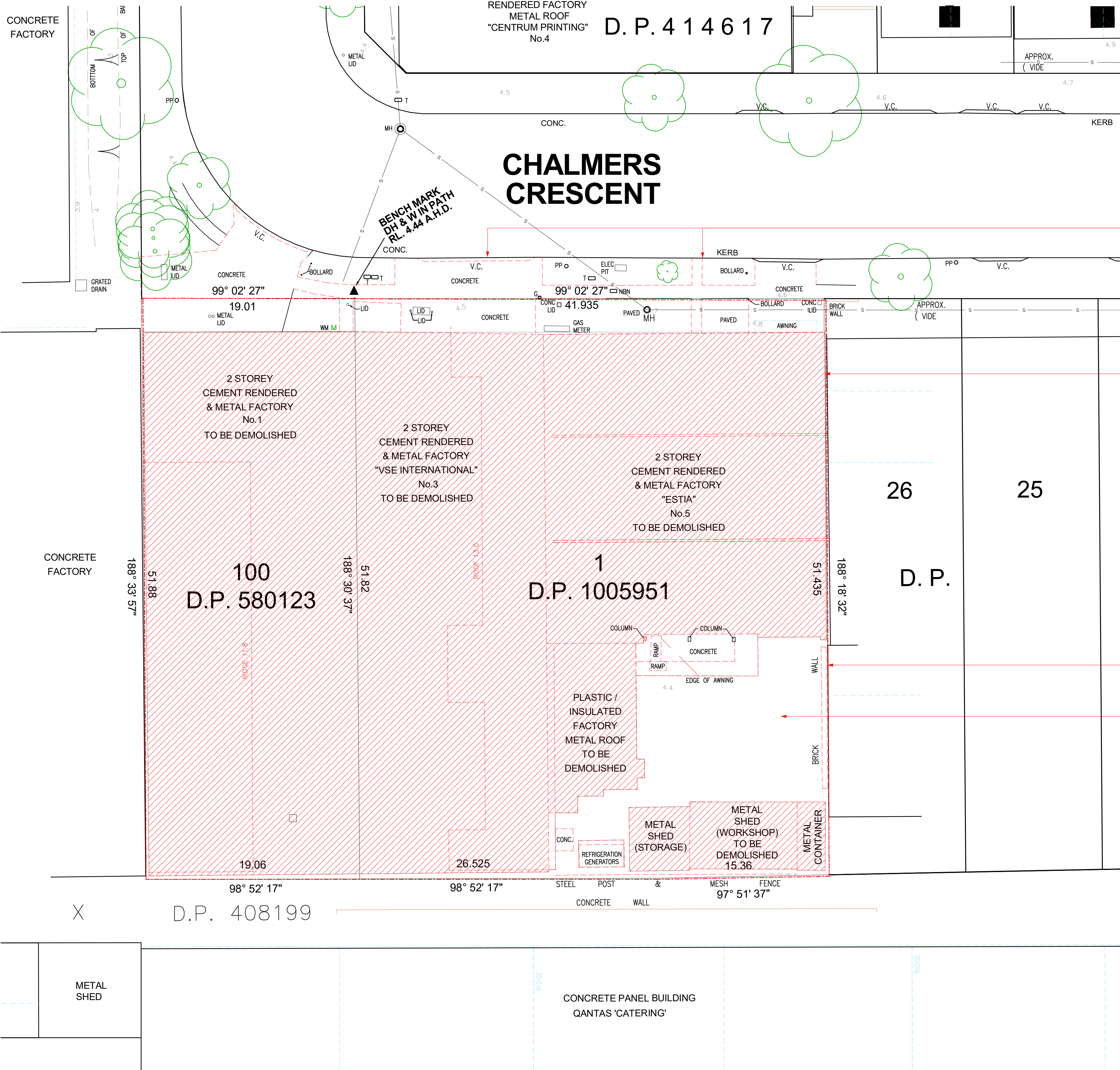
SAFE ACCESS TO AND EGRESS FROM ADJOINING BUILDINGS SHALL BE MAINTAINED AT ALL TIMES FOR THE DURATION OF THE DEMOLITION WORK. NO DEMOLITION ACTIVITY SHALL CAUSE DAMAGE TO OR ADVERSELY AFFECT THE STRUCTURAL INTEGRITY OF ADJOINING BUILDINGS. THE EFFECTS OF VIBRATION AND CONVERSION ON ADJOINING BUILDINGS AND THEIR OCCUPANTS SHALL BE MINIMISED BY SELECTING DEMOLITION METHODS AND EQUIPMENT APPROPRIATE TO THE CIRCUMSTANCES. WHERE ANY SURFACE OF AN ADJOINING BUILDING IS EXPOSED BY DEMOLITION, THE NEED FOR WEATHERPROOFING THE EXPOSED SURFACE SHALL BE INVESTIGATED AND TEMPORARY OR PERMANENT PROTECTION PROVIDED AS APPROPRIATE. PRECAUTIONS SHALL BE TAKEN TO MINIMISE THE SPREADING OF MUD AND DEBRIS BY VEHICLES LEAVING THE SITE.

GENERAL

OPENINGS IN EXISTING WALLS AND FLOORS, THROUGH WHICH THERE IS A RISK OF PERSONS FALLING TO LOWER LEVEL, SHALL BE EITHER PROPERLY GUARDED OR BOARDED OVER AND THE BOARDING SECURED AGAINST UNAUTHORISED OR ACCIDENTAL REMOVAL. PRECAUTIONS SHALL BE TAKEN TO PREVENT GLASS FROM FALLING ON ANY PERSON IN OR OUTSIDE THE BUILDING. DEMOLISHED MATERIAL SHALL NOT BE ALLOWED TO FALL FREELY OUTSIDE THE STRUCTURE UNLESS IT IS CONFINED WITHIN A CHUTE OR SIMILAR ENCLOSURE, WHICH IS CLEAR OF OBSTRUCTIONS TO OBJECTS FALLING FREELY.

DEMOLISHED MATERIAL SHALL BE REMOVED PROGRESSIVELY FROM THE SITE AND AT ANY TIME, SHALL NOT BE ALLOWED TO ACCUMULATE TO THE EXTENT THAT IT PRESENTS A HAZARD TO THE PUBLIC OR TO SITE PERSONNEL.

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH HERITAGE CONSULTANTS DRAWINGS AND SPECIFICATIONS



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SM  
SM

Project / 1-5 Chalmers Crescent, Mascot  
1-5 Chalmers Crescent, Mascot NSW

Drawing / DEMOLITION PLAN

Project No / 218137 Date / 01.02.19

Author / MR

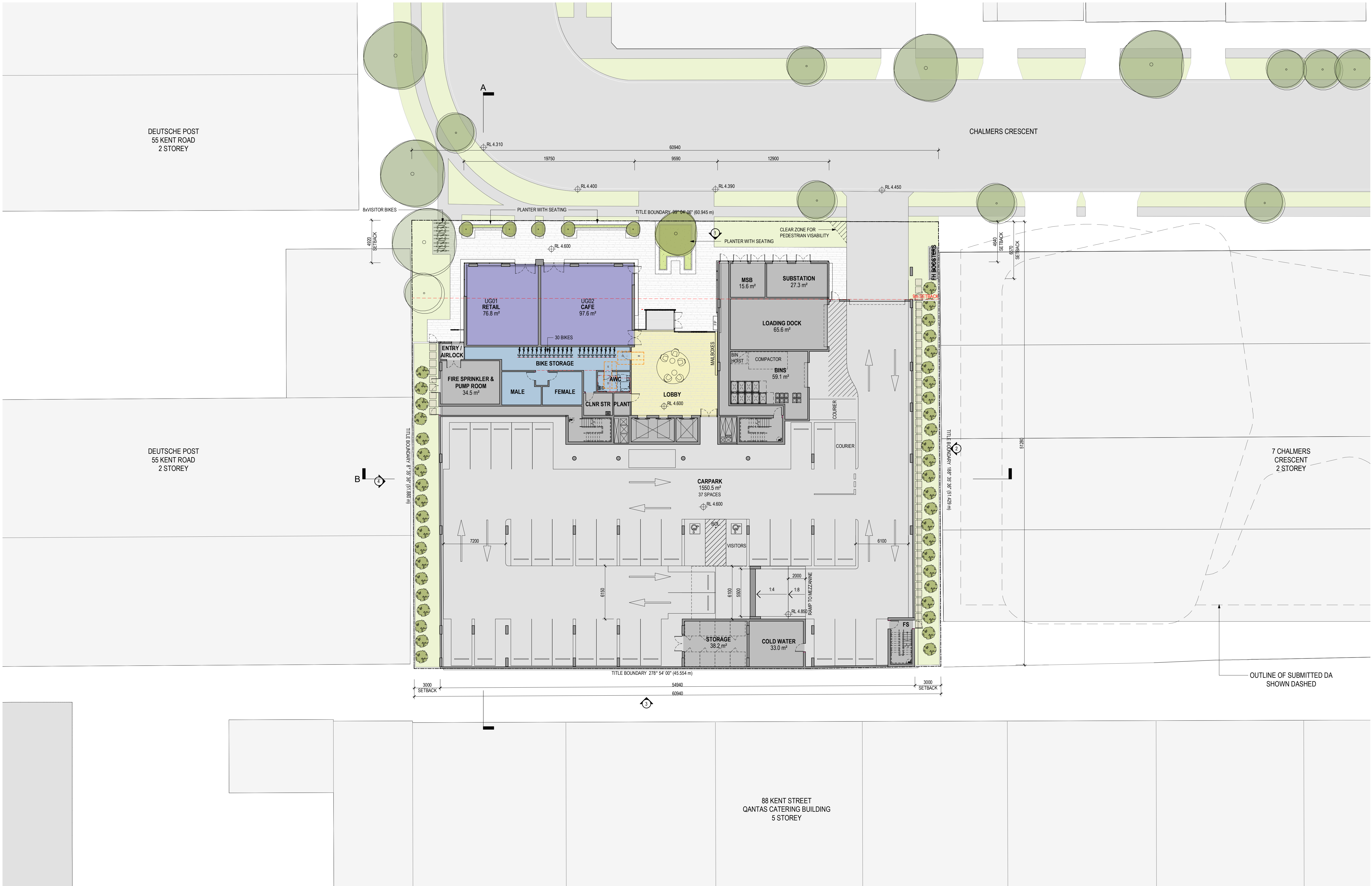
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Drawing No. / TP00.05 A

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Project / **1-5 Chalmers Crescent, Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing / **GROUND LEVEL**

Project No / **218137** Date / **01.02.19**

Author / **BR**

Scale: @ A1 / **1 : 200**

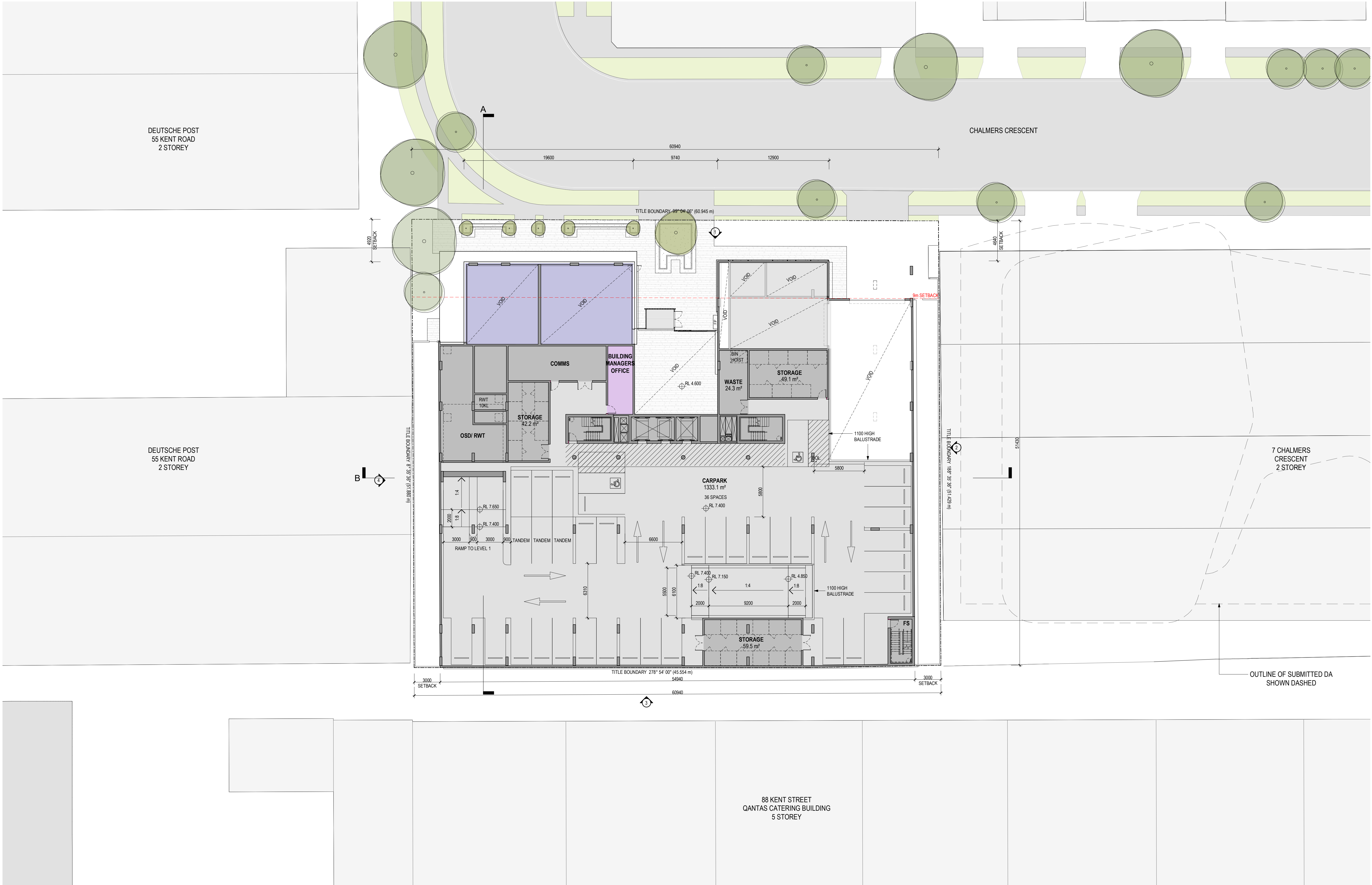
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Project / **1-5 Chalmers Crescent, Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing / **MEZZANINE**

Project No / **218137** Date / **01.02.19**

Author / **BR**

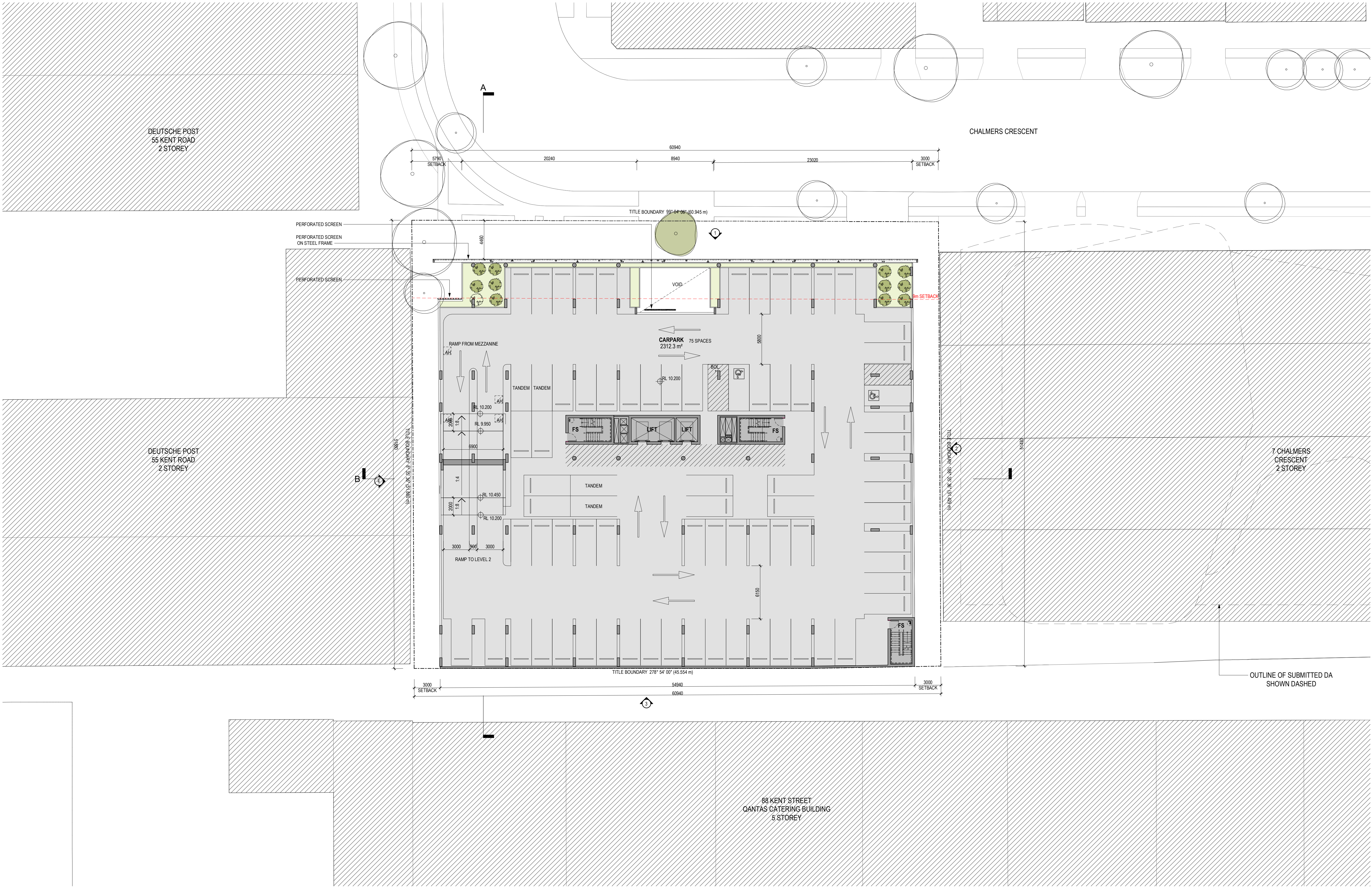
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Project / **1-5 Chalmers Crescent, Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing / **LEVEL 1**

Project No / **218137** Date / **01.02.19**

Author / **BR**

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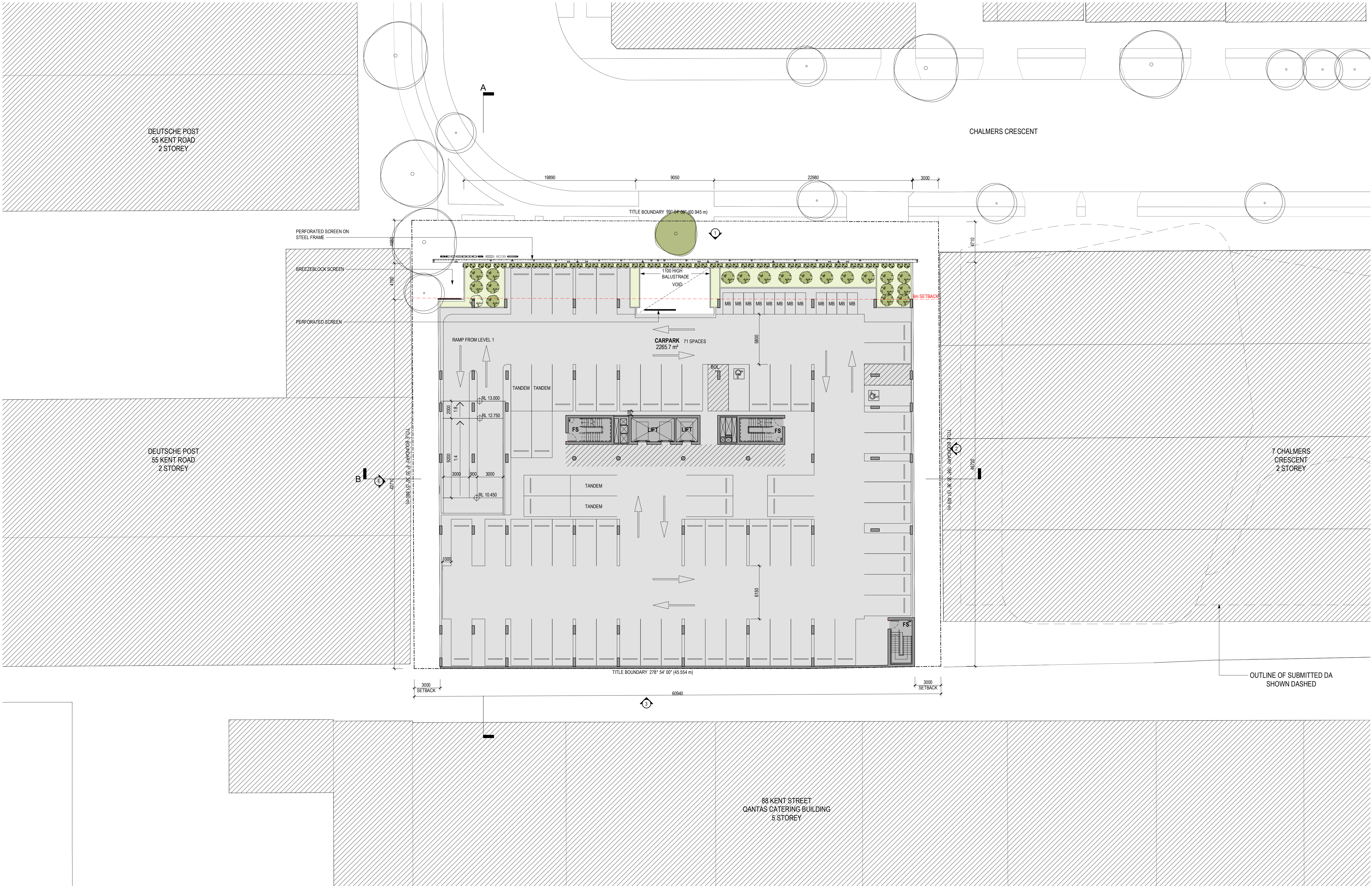
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Project **1-5 Chalmers Crescent, Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing **LEVEL 2**

Project No **218137** Date **01.02.19**

Author **BR**

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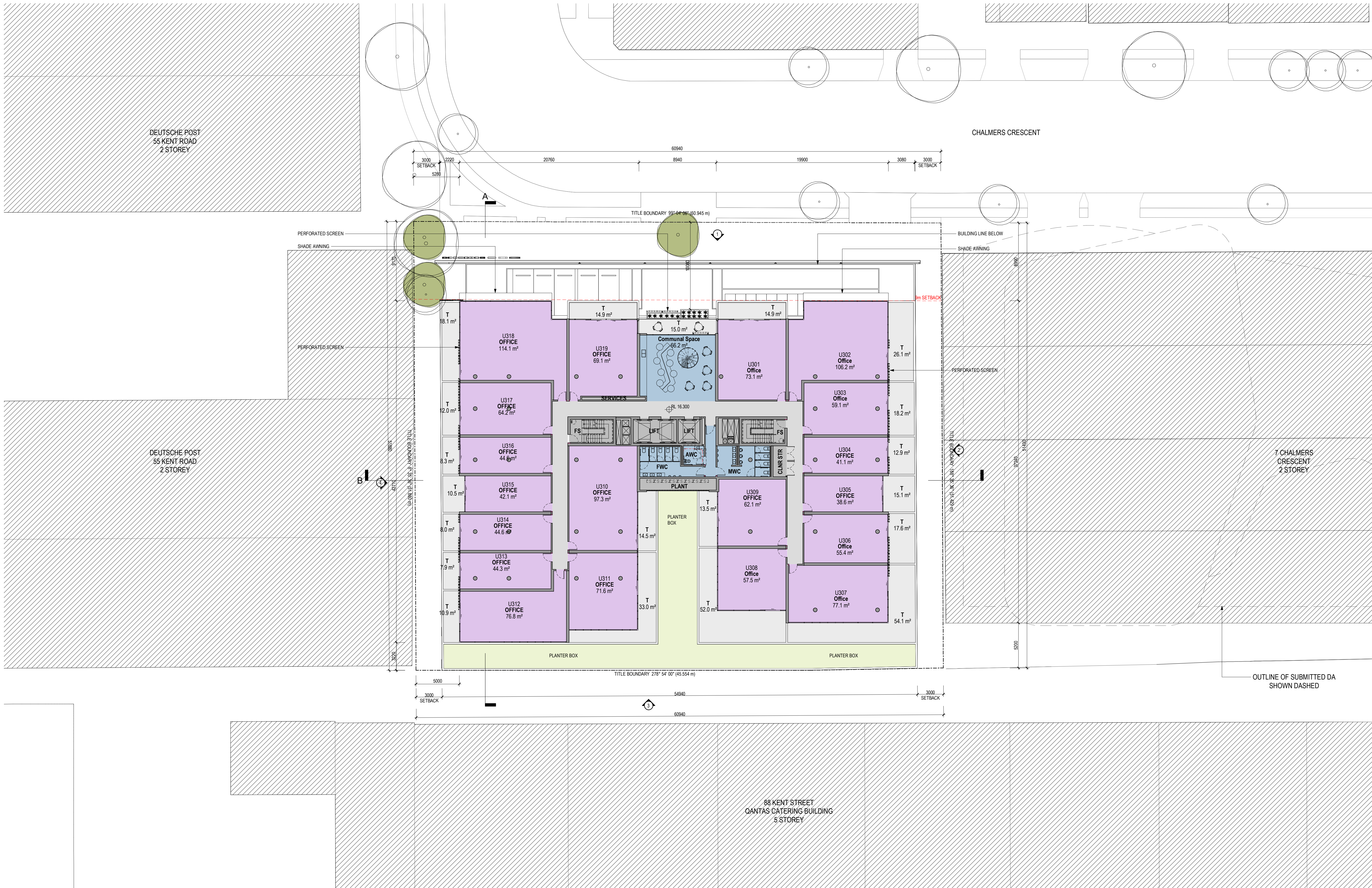
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Project / **1-5 Chalmers Crescent, Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing / **LEVEL 3**

Project No / **218137** Date / **01.02.19**

Author / **GT**

Scale: @ A1 / **1 : 200**

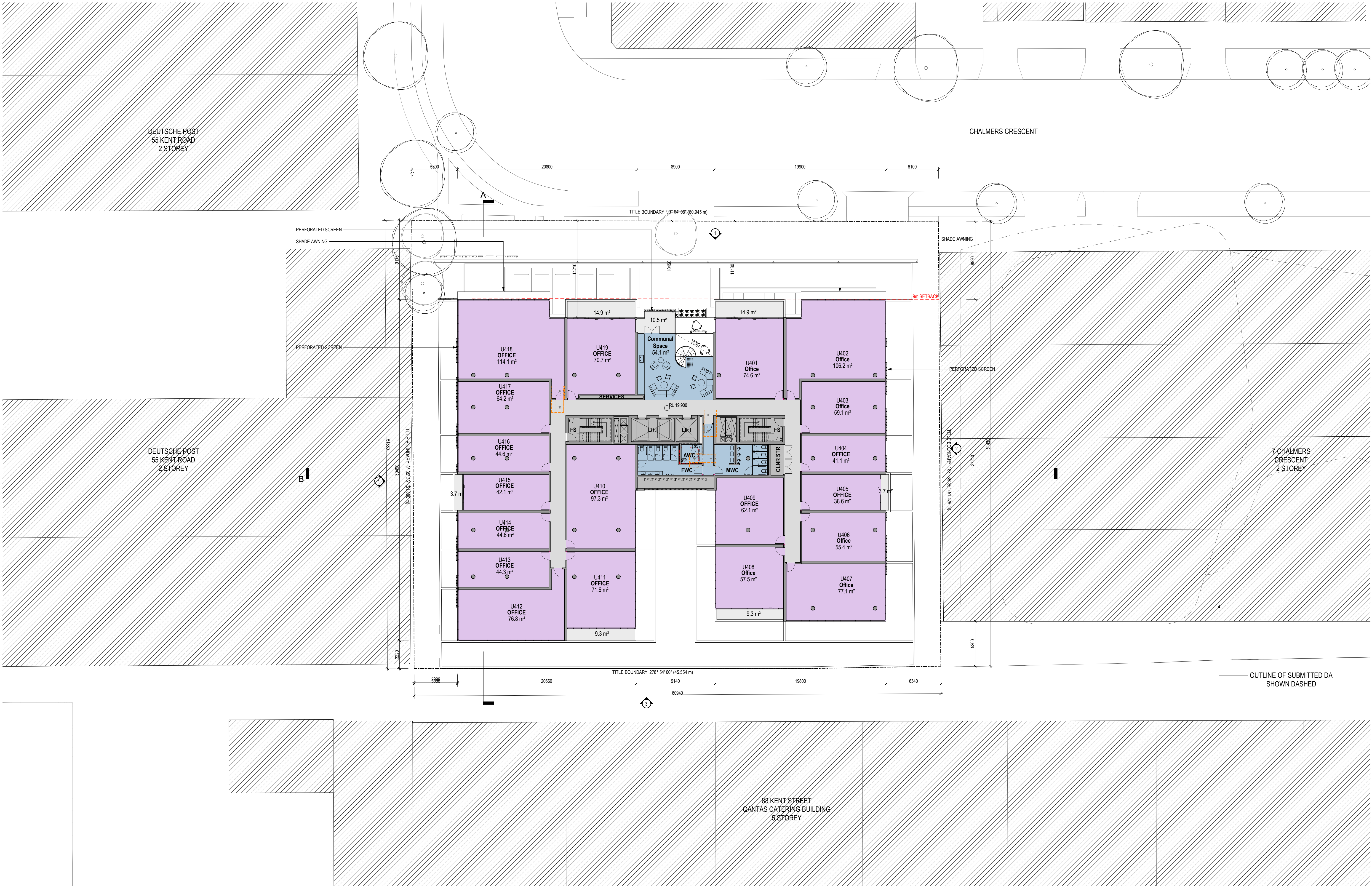
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Project / **1-5 Chalmers Crescent, Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing / **LEVEL 4, 6, 8**

Project No / **218137** Date / **01.02.19**

Author / **GT**

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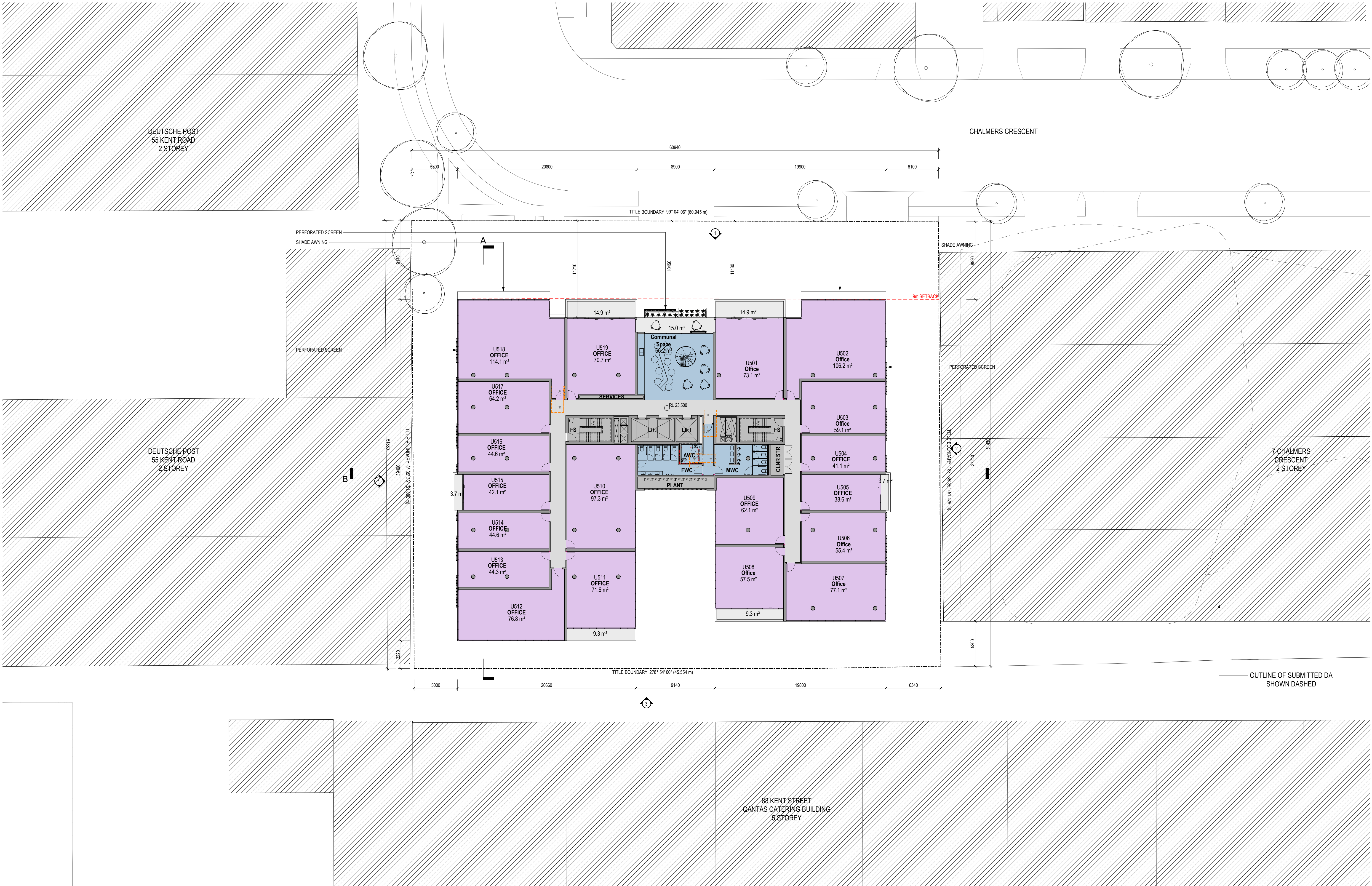
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Project / **1-5 Chalmers Crescent, Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing / **LEVEL 5, 7, 9**

Project No / **218137** Date / **01.02.19**

Author / **BR**

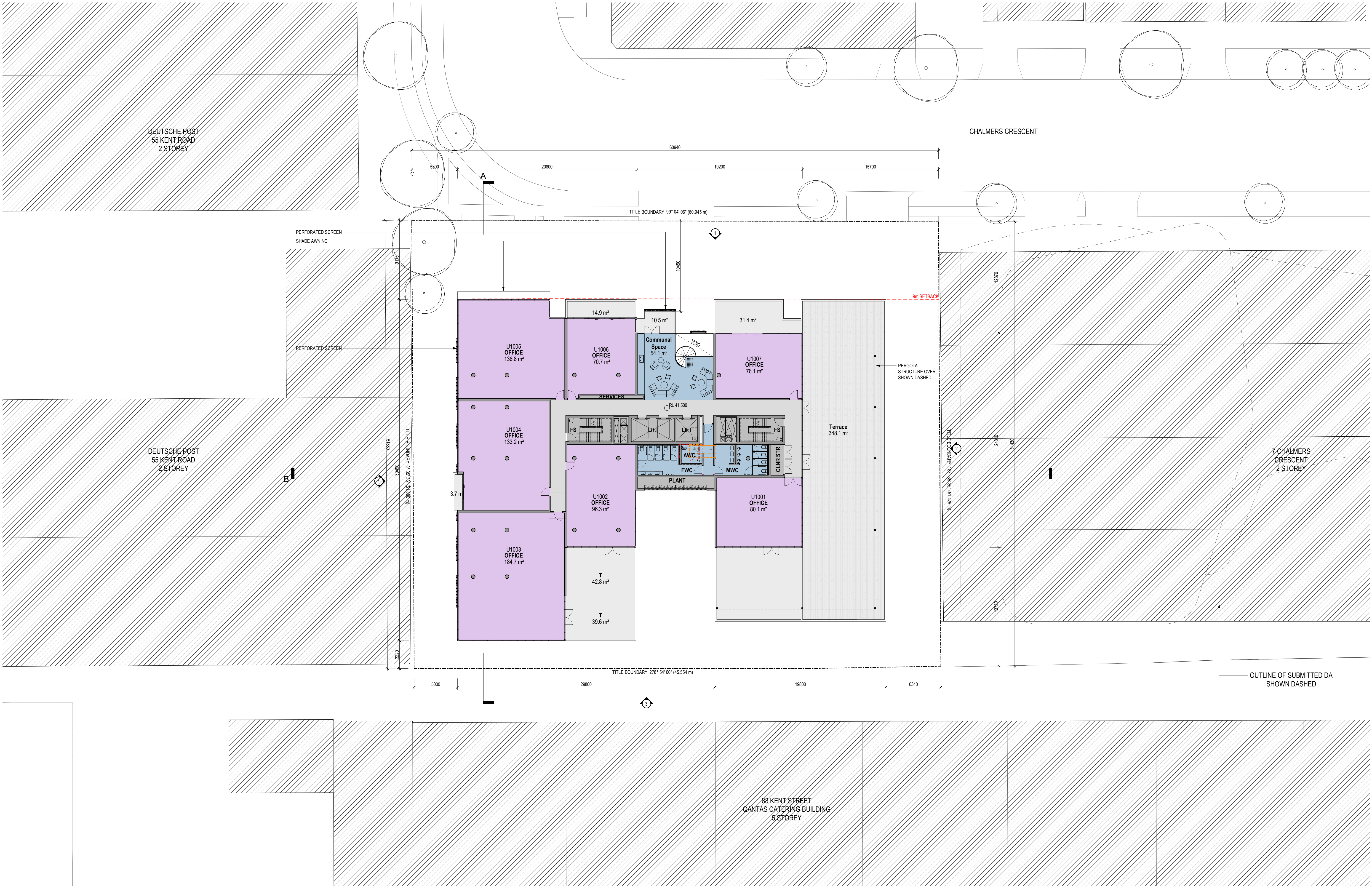
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Project / **1-5 Chalmers Crescent, Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing / **LEVEL 10**

Project No / **218137** Date / **01.02.19**

Author / **BR**

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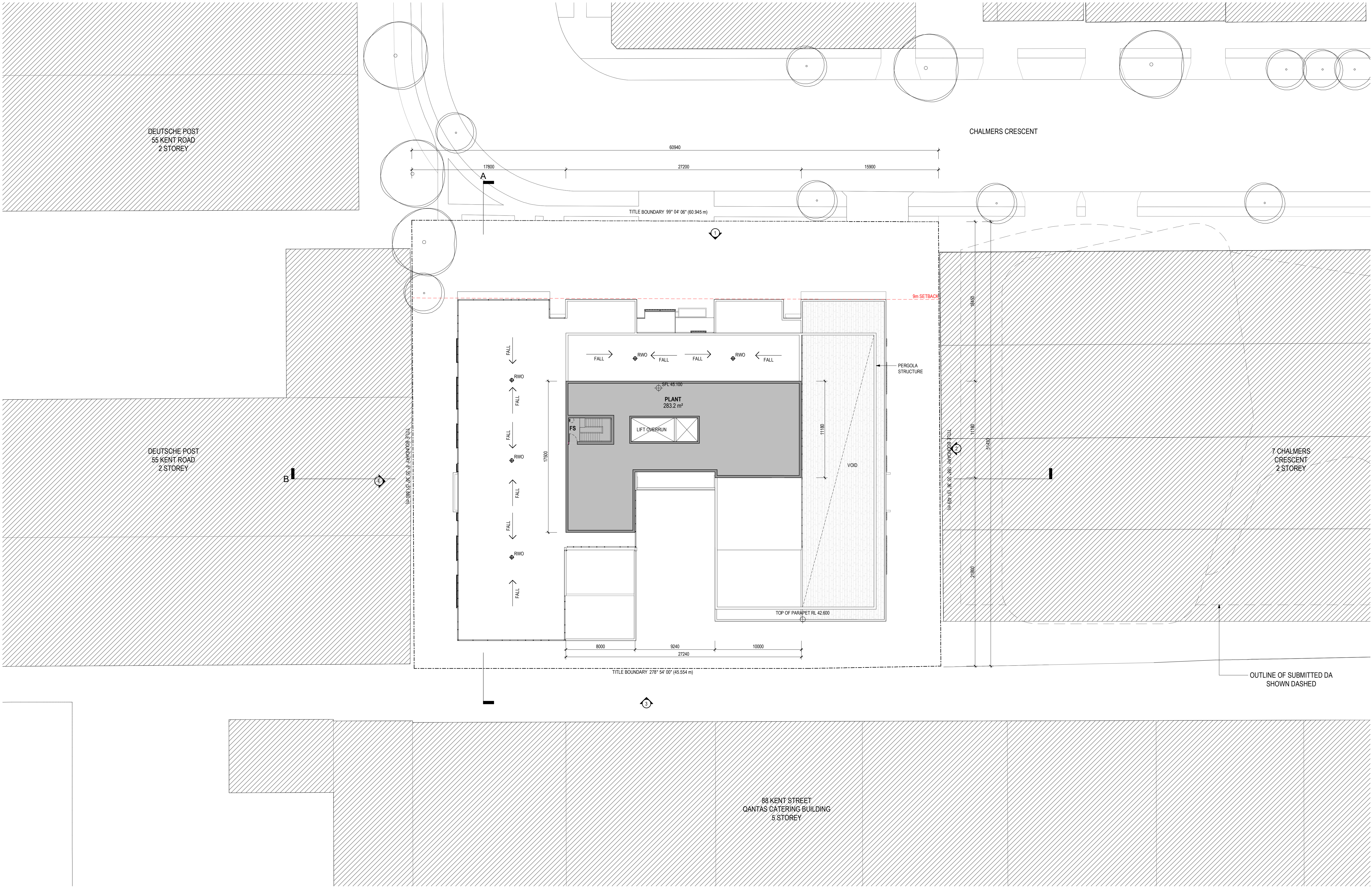
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Project / **1-5 Chalmers Crescent, Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing / **ROOF**

Project No / **218137** Date / **01.02.19** Author / **BR** Scale: @ A1 / **1 : 200**

Drawing No. / **TP01.09 A**

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OUTLINE OF SUBMITTED  
DA ENVELOPE



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### LEGEND

AF01 APPLIED FINISH (COLOUR: LIGHT)  
AF02 APPLIED FINISH (COLOUR: DARK)  
CF01 CONCRETE FINISH (COLOUR: LIGHT)  
CF02 CONCRETE FINISH (COLOUR: DARK)  
CS01 CLADDING SYSTEM (PERFORATED SCREEN)  
MF01 METAL FINISH (COLOUR: LIGHT)  
MF02 METAL FINISH (COLOUR: DARK)  
MF03 METAL FINISH (COLOUR: GREY)  
GT01 GLASS (CLEAR)  
GT02 GLASS (GREY COLOURBACK)

Project /  
**1-5 Chalmers Crescent,  
Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing /  
**NORTH ELEVATION**

Project No. /  
**218137**

Date /  
**01.02.19**

Author /  
**BR**

Scale: @ A1 /  
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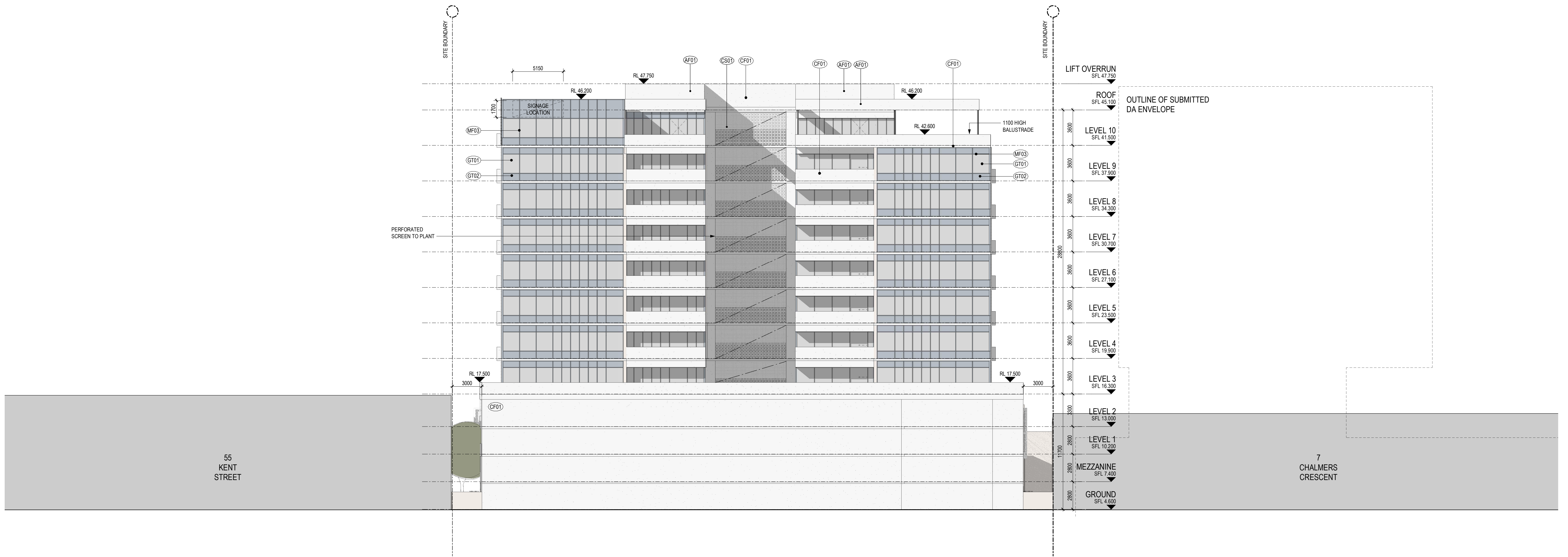
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LEGEND	
AF01	APPLIED FINISH (COLOUR: LIGHT)
AF02	APPLIED FINISH (COLOUR: DARK)
CF01	CONCRETE FINISH (COLOUR: LIGHT)
CF02	CONCRETE FINISH (COLOUR: DARK)
CS01	CLADDING SYSTEM (PERFORATED SCREEN)
MF01	METAL FINISH (COLOUR: LIGHT)
MF02	METAL FINISH (COLOUR: DARK)
MF03	METAL FINISH (COLOUR: GREY)
GT01	GLASS (CLEAR)
GT02	GLASS (GREY COLOURBACK)

Project **1-5 Chalmers Crescent, Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing **SOUTH ELEVATION**

Project No. **218137** Date **01.02.19**

Author **BR**

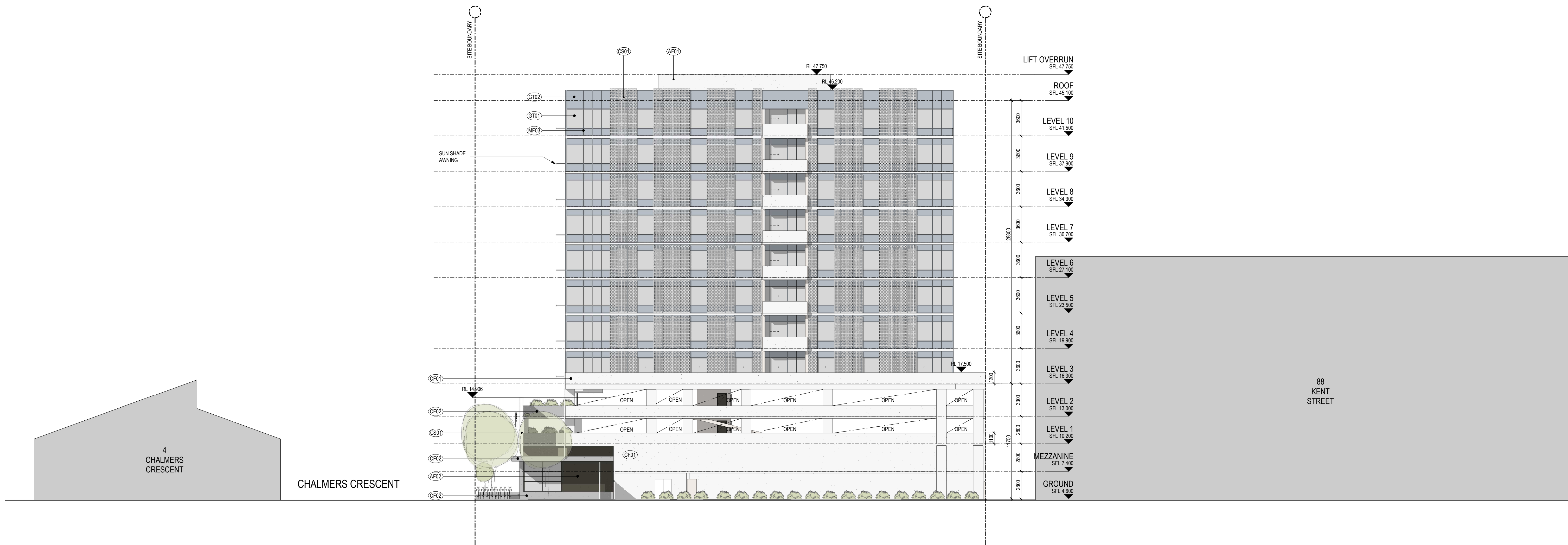
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AF01 APPLIED FINISH (COLOUR: LIGHT)  
AF02 APPLIED FINISH (COLOUR: DARK)  
CF01 CONCRETE FINISH (COLOUR: LIGHT)  
CF02 CONCRETE FINISH (COLOUR: DARK)  
CS01 CLADDING SYSTEM (PERFORATED SCREEN)  
MF01 METAL FINISH (COLOUR: LIGHT)  
MF02 METAL FINISH (COLOUR: DARK)  
MF03 METAL FINISH (COLOUR: GREY)  
GT01 GLASS (CLEAR)  
GT02 GLASS (GREY COLOURBACK)

Project /  
**1-5 Chalmers Crescent,  
Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing /  
**WEST ELEVATION**

Project No /  
**218137**

Date /  
**01.02.19**

Author /  
**BR**

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Drawing No. /  
**TP02.03 A**

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LEGEND

AF01	APPLIED FINISH (COLOUR: LIGHT)
AF02	APPLIED FINISH (COLOUR: DARK)
CF01	CONCRETE FINISH (COLOUR: LIGHT)
CF02	CONCRETE FINISH (COLOUR: DARK)
CS01	CLADDING SYSTEM (PERFORATED SCREEN)
MF01	METAL FINISH (COLOUR: LIGHT)
MF02	METAL FINISH (COLOUR: DARK)
MF03	METAL FINISH (COLOUR: GREY)
GT01	GLASS (CLEAR)
GT02	GLASS (GREY COLOURBACK)

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Project  
**1-5 Chalmers Crescent,  
Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing  
**EAST ELEVATION**

Project No  
**218137**  
Date  
**01.02.19**

Author  
**BR**

Scale: @ A1  
**1 : 200**

Drawing No.  
**TP02.04 A**

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Project  
**1-5 Chalmers Crescent,  
Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing  
**SECTION A**

Project No  
**218137**  
Date  
**01.02.19**

Author  
**BR**

Scale: @ A1  
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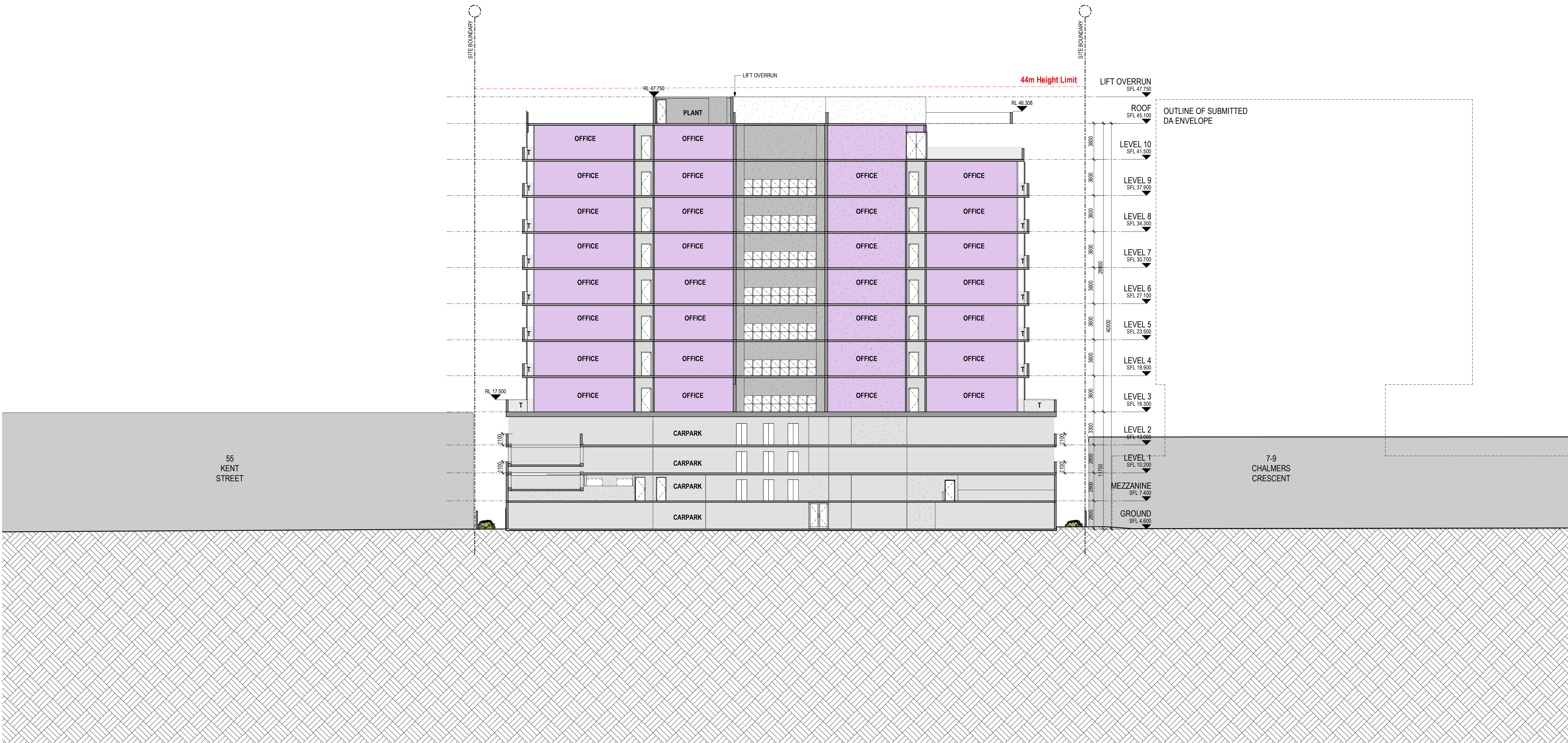
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Project / **1-5 Chalmers Crescent, Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing / **SECTION B**

Project No / **218137** Date / **01.02.19**

Author / **BR**

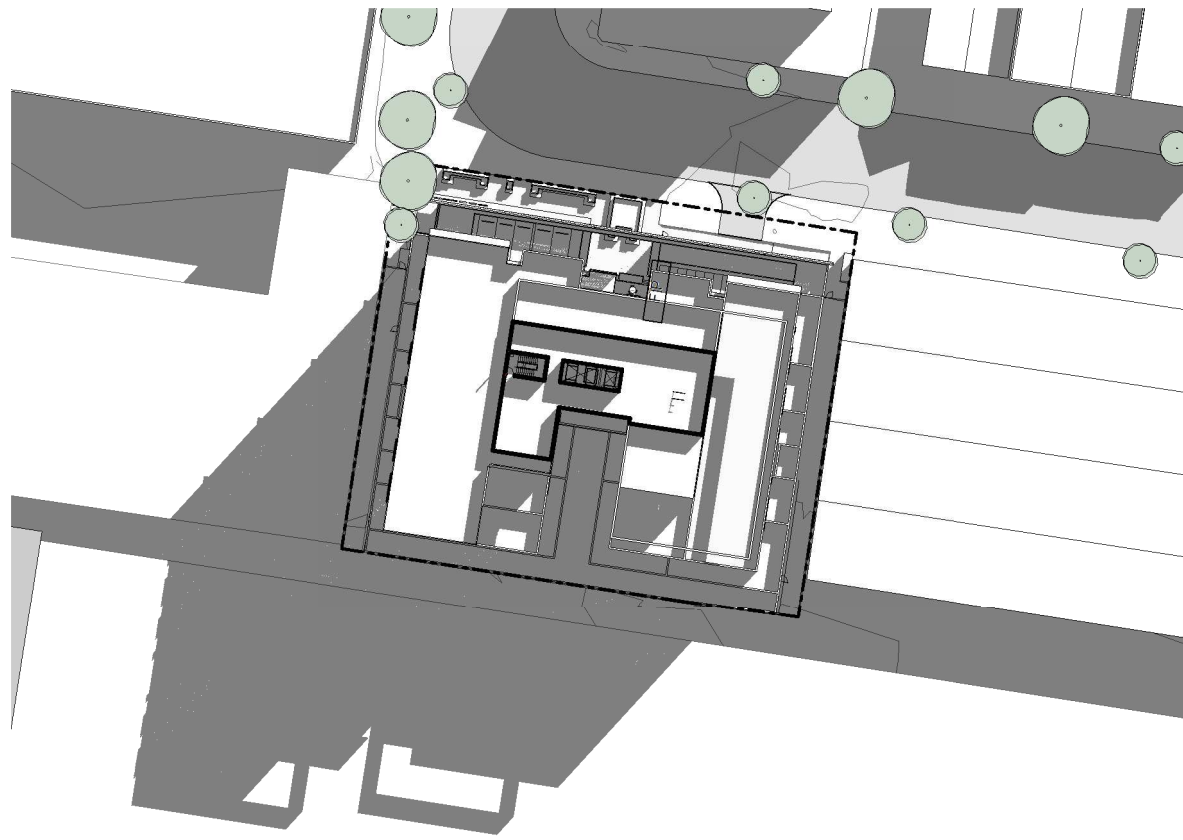
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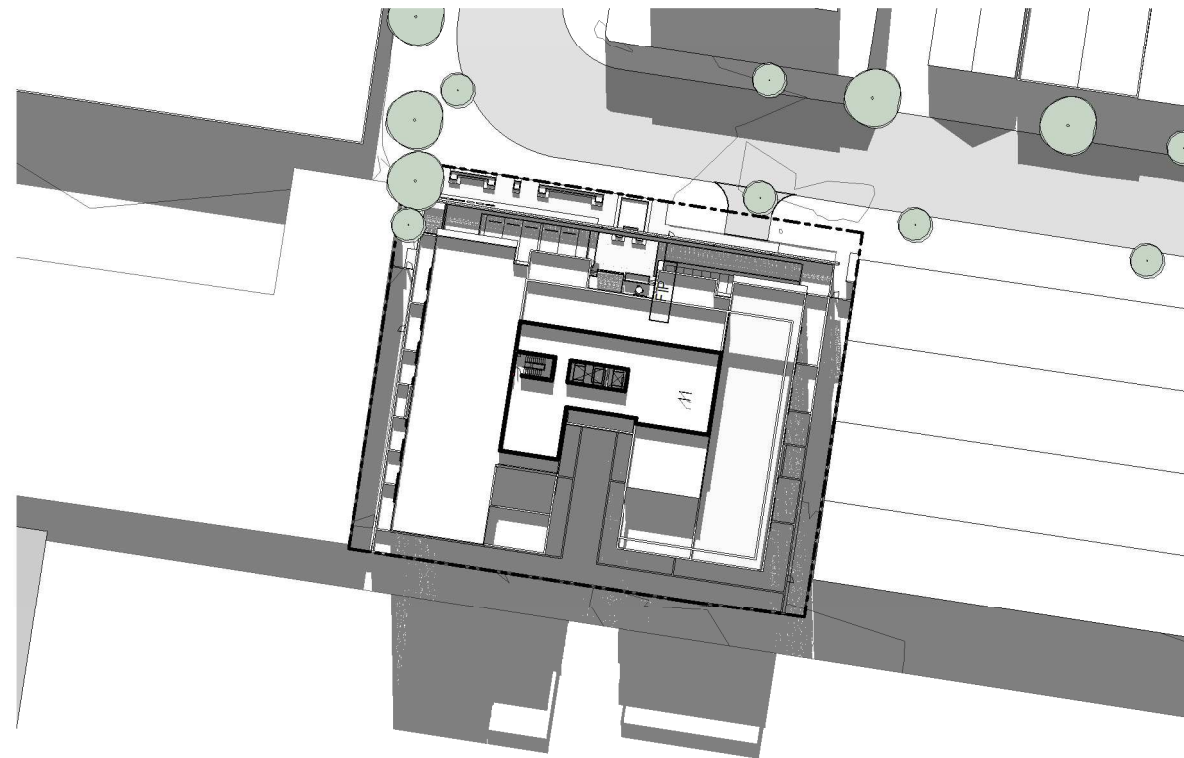
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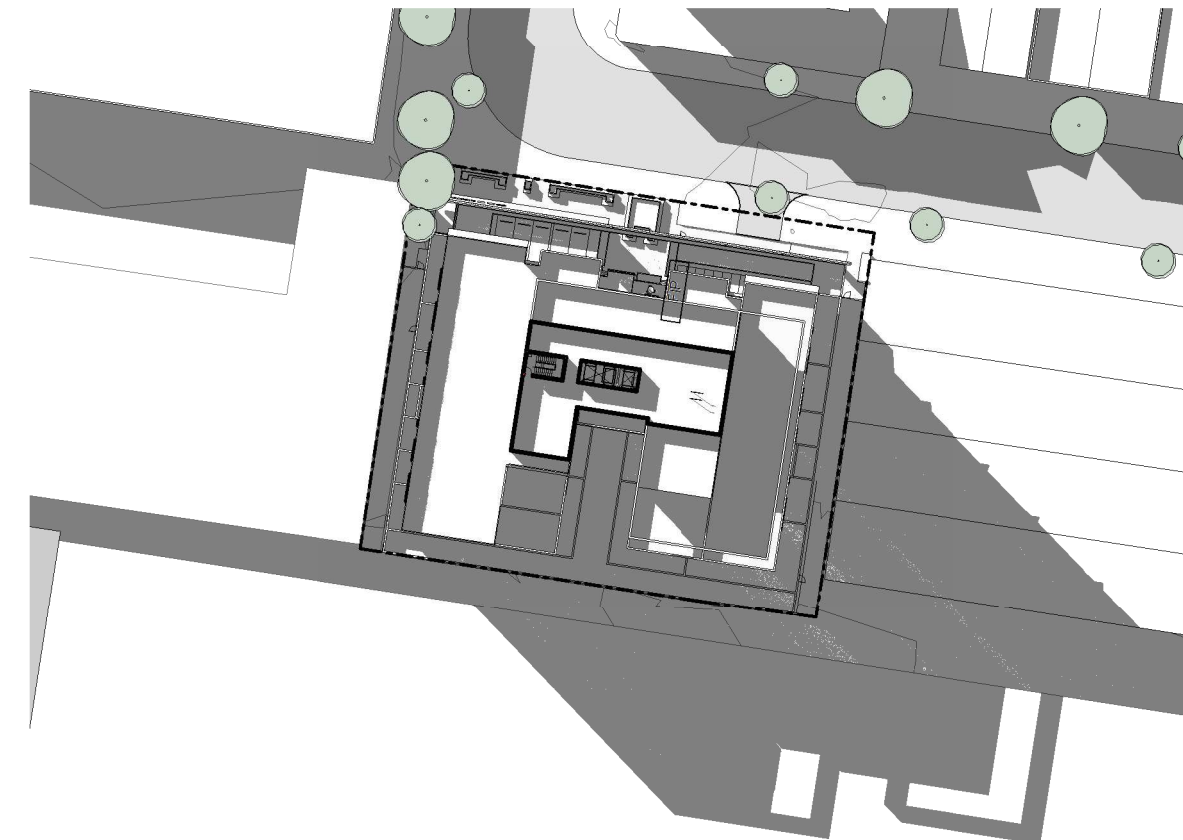




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12PM - WINTER SOLSTICE



3PM - WINTER SOLSTICE



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3PM - EQUINOX

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Project /  
**1-5 Chalmers Crescent,  
Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing /  
**SHADOW DIAGRAMS**

Project No. /  
**218137**

Date /  
**01.02.19**

Author /  
**BR**

Scale: @ A1 /  
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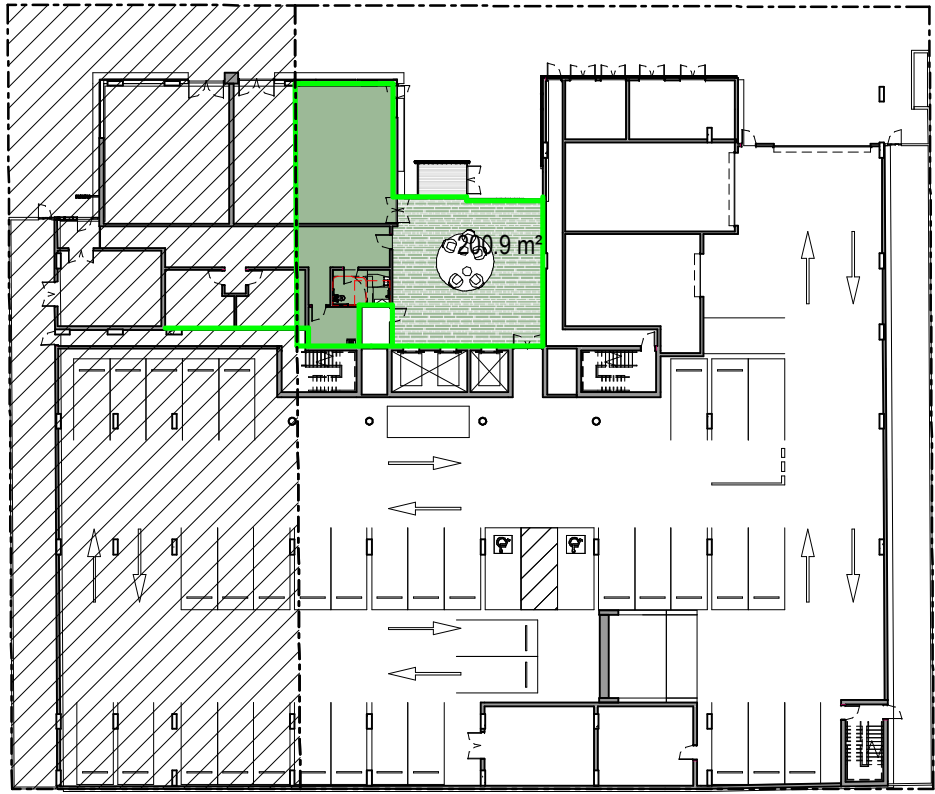
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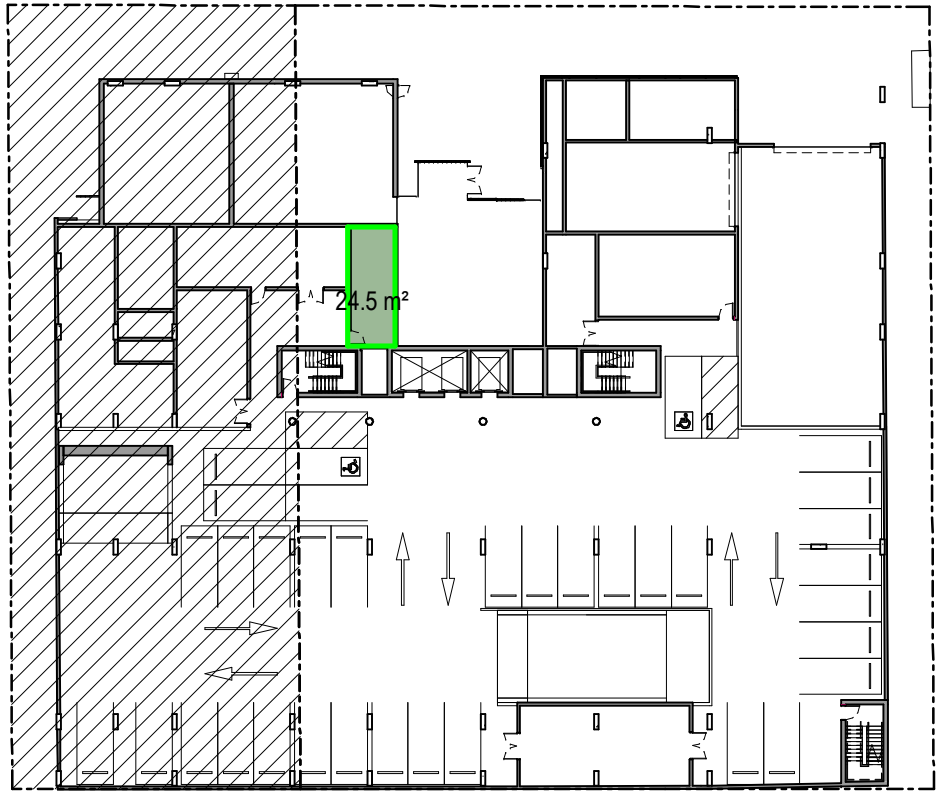
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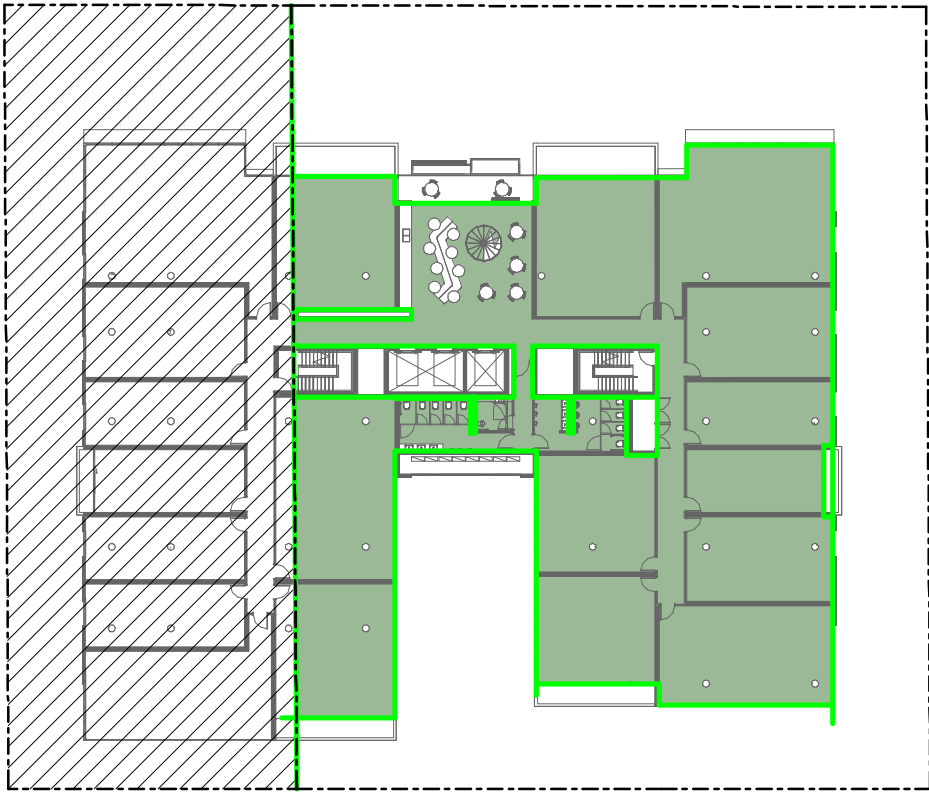




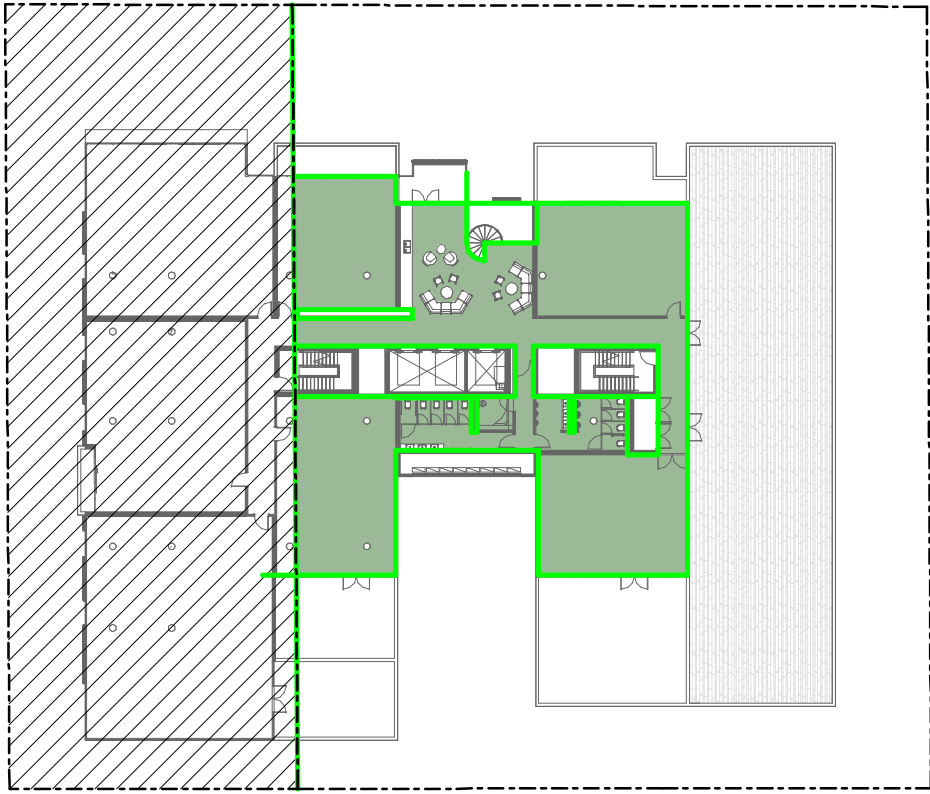
GROUND



MEZZANINE



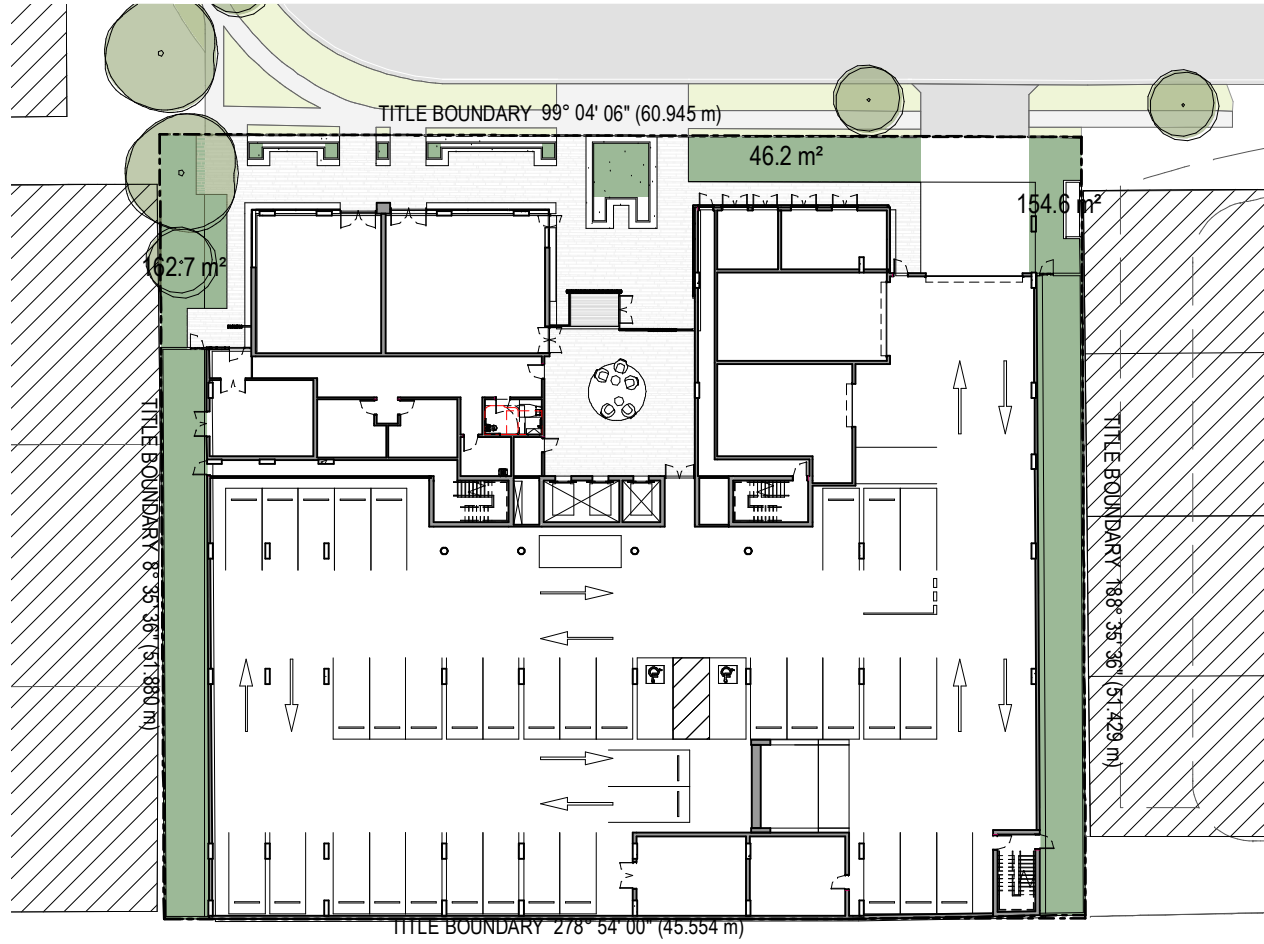
TYPICAL



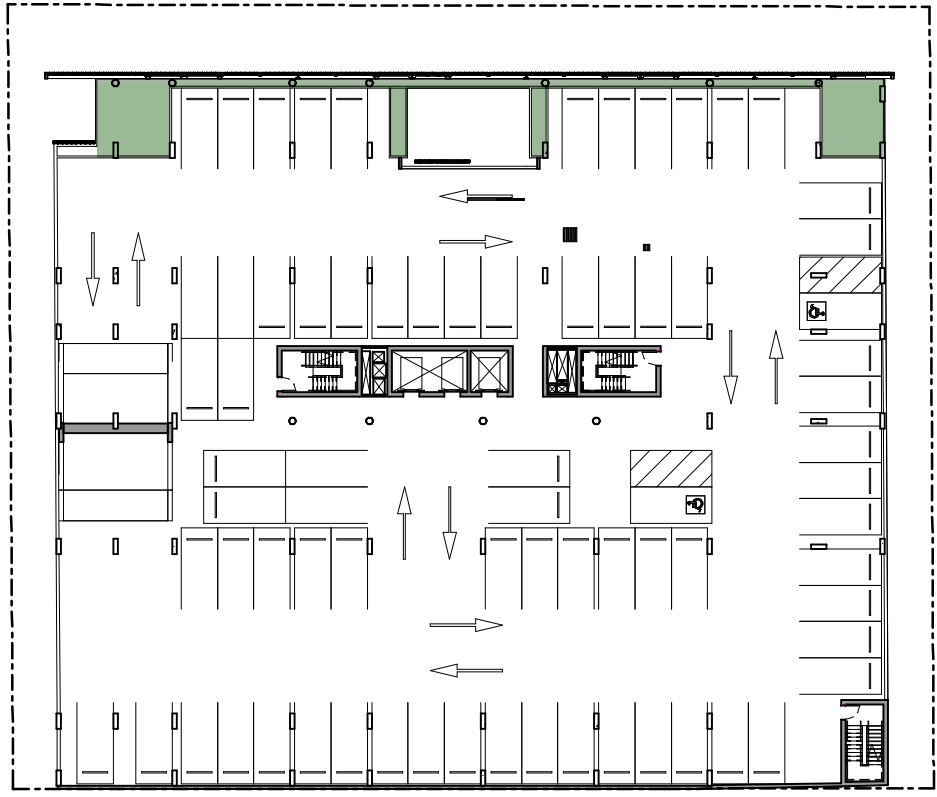
LEVEL 10

GFA	
LEVEL	AREA
GROUND	200.9 m²
MEZZANINE	24.5 m²
LEVEL 1	0.0 m²
LEVEL 2	0.0 m²
LEVEL 3	989.8 m²
LEVEL 4	976.9 m²
LEVEL 5	989.8 m²
LEVEL 6	976.9 m²
LEVEL 7	989.8 m²
LEVEL 8	976.9 m²
LEVEL 9	989.8 m²
LEVEL 10	468.5 m²
7584.0 m²	
3.49:1 FSR	

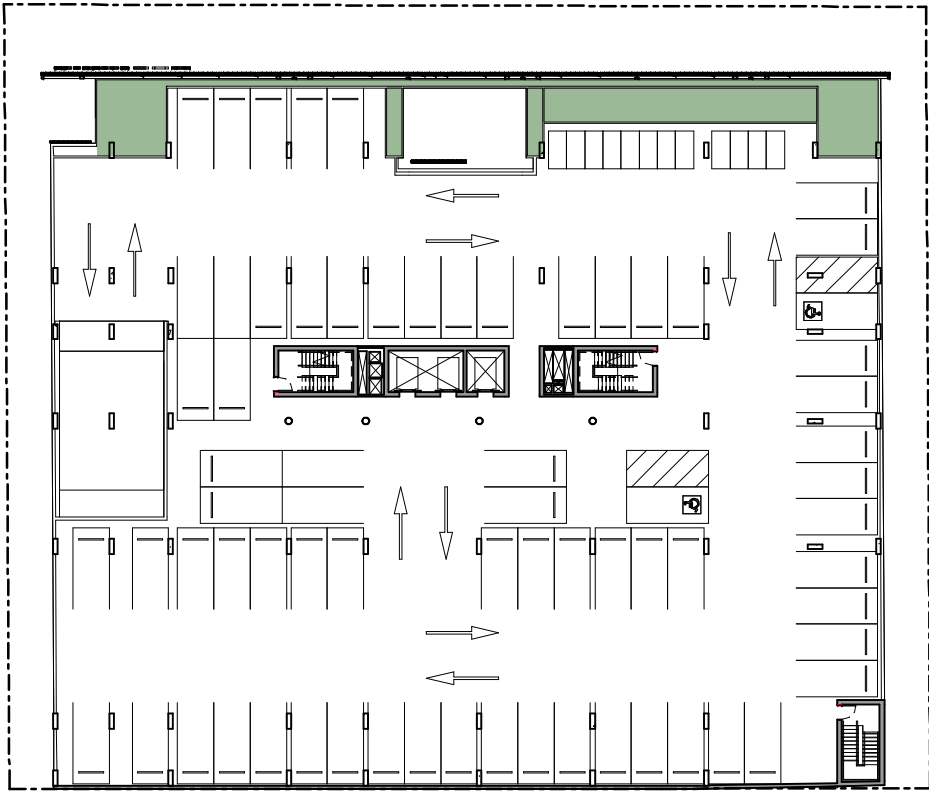
\*Site Area: 2170.03m²  
\*No. 1 Chalmers Crst, Lot 100 DP 580123,  
Site area excluded from GFA calculations,  
site shown hatched.



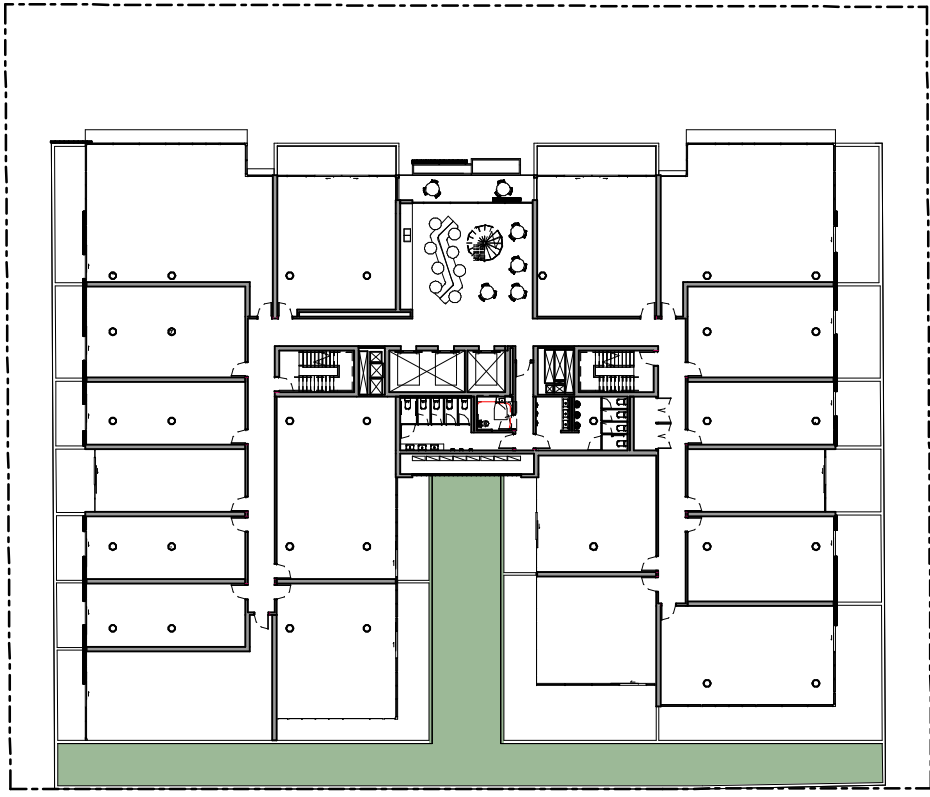
GROUND



LEVEL 1



LEVEL 2



LEVEL 3

LANDSCAPE AREA	
LEVEL	AREA
GROUND	380.1 m²
LEVEL 1	73.5 m²
LEVEL 2	114.9 m²
LEVEL 3	238.5 m²
807.0 m²	
25.6%	

\*20% COMPLIANCE (630.83 sqm)  
\*Site Area: 3154.17m²

## DEVELOPMENT APPLICATION

Revisions	-	01.02.19	DA ISSUE	SM
	A	19.06.19	AMENDED DA ISSUE	SM

1/07/2019 5:05:22 PM

Project / **1-5 Chalmers Crescent, Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing / **AREA COMPLIANCE DIAGRAMS**

Project No / **218137** Date / **01.02.19**

Author / **BR**

Scale: @ A1 / **1 : 500**

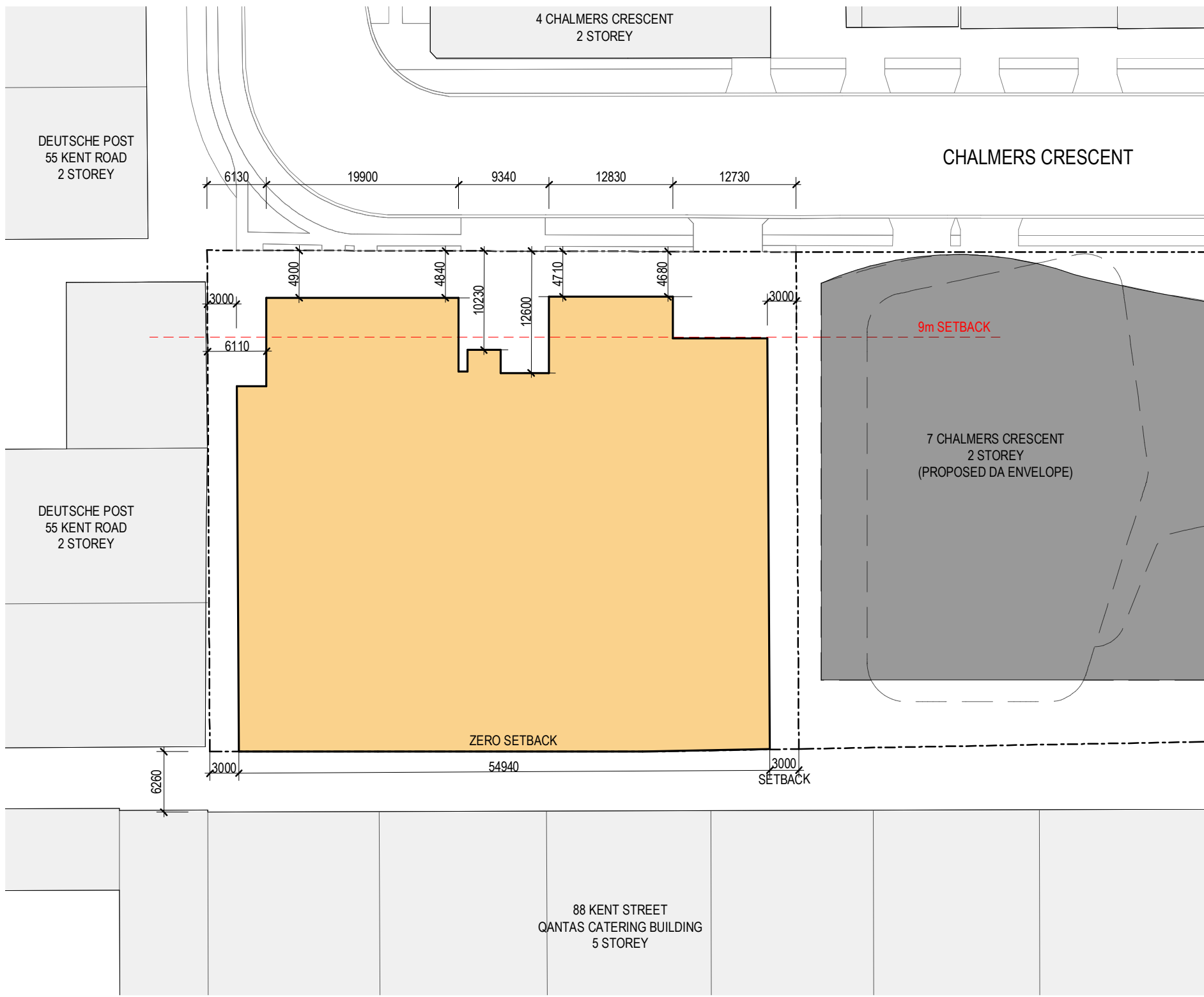
Drawing No. / **TP06.01 A**

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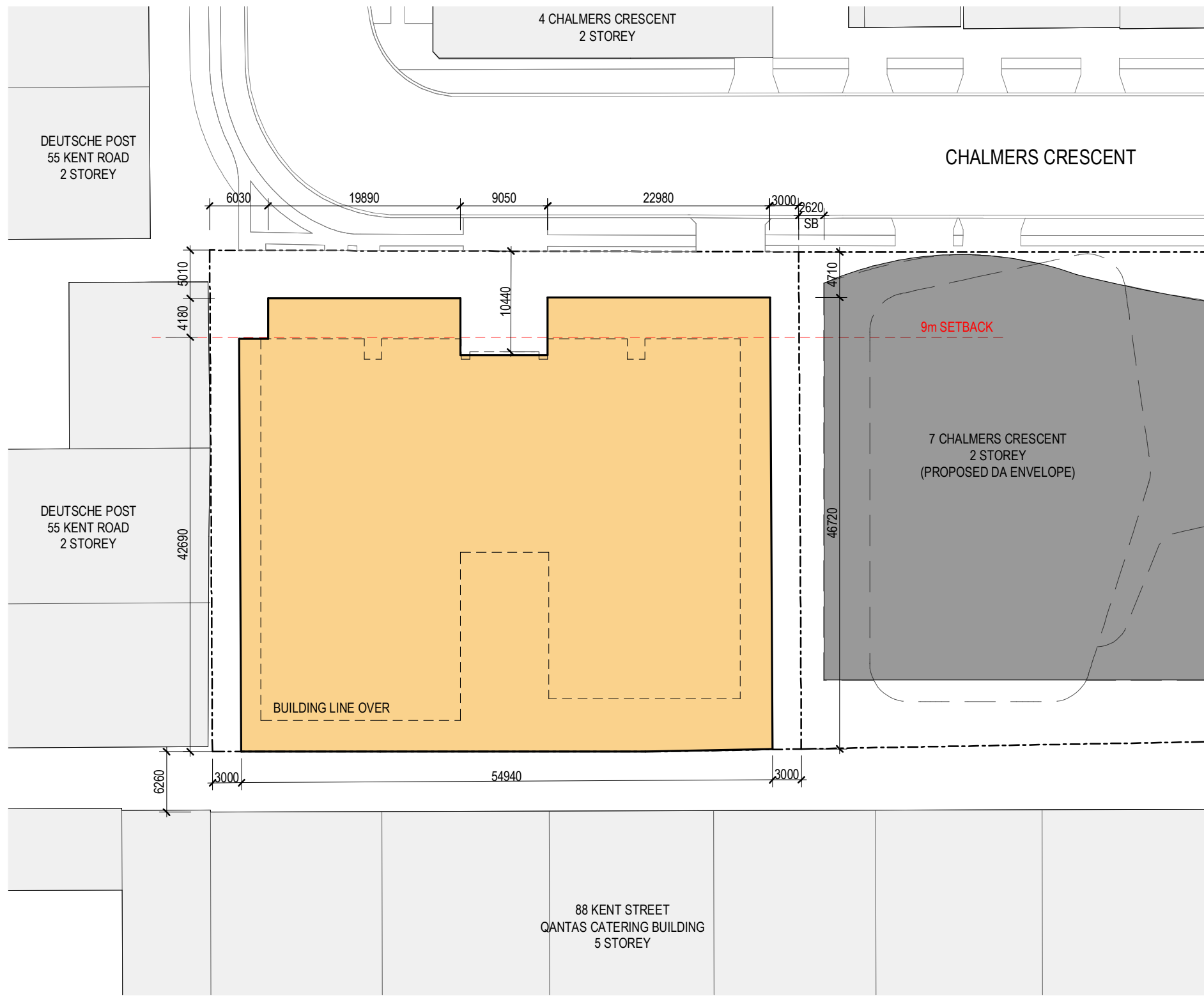
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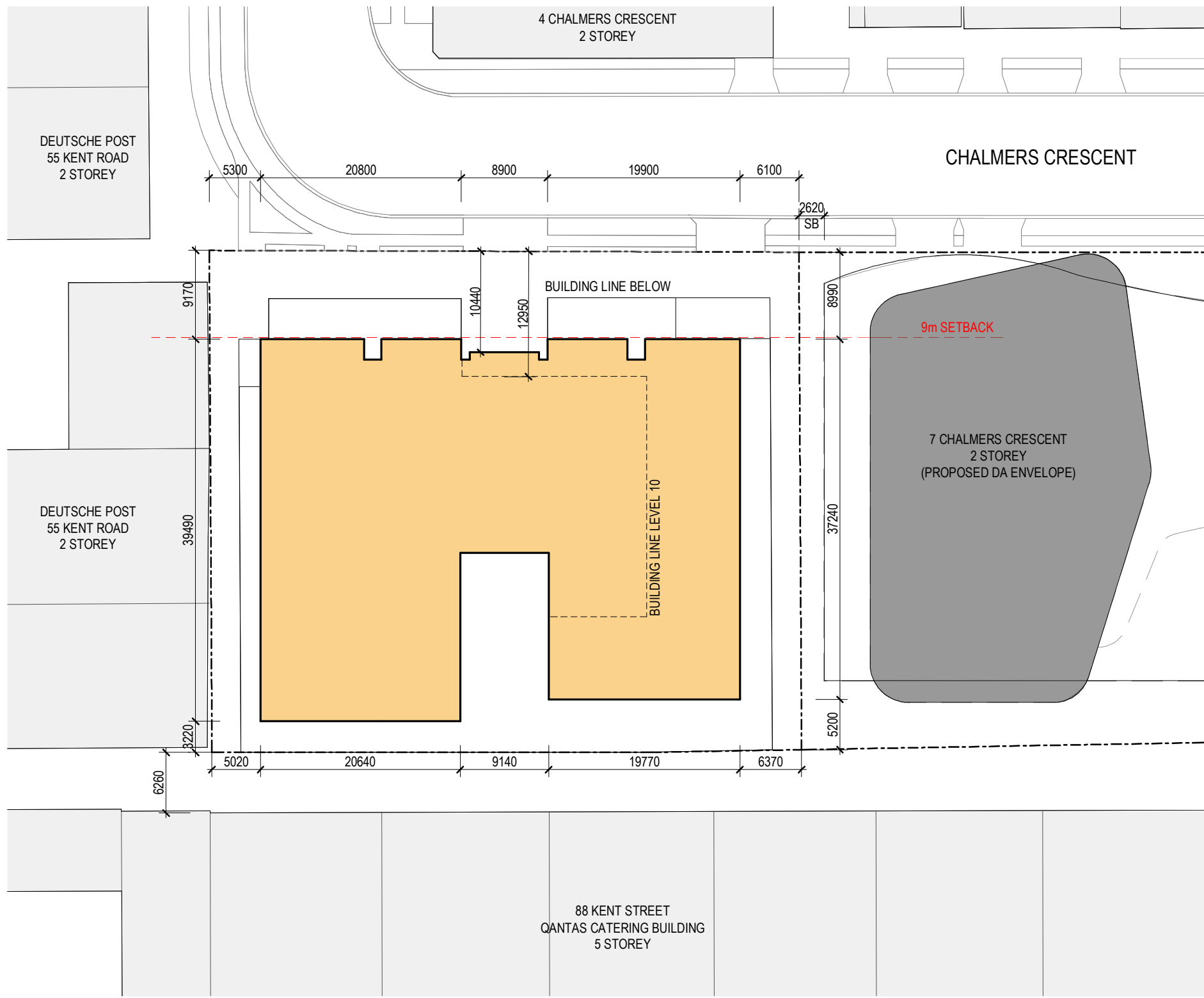




SETBACK DIAGRAM - GROUND



SETBACK DIAGRAM - PODIUM



SETBACK DIAGRAM - TOWER

DEVELOPMENT APPLICATION

Revisions / 19.06.19 AMENDED DA ISSUE SM

Project / 1-5 Chalmers Crescent, Mascot  
1-5 Chalmers Crescent, Mascot NSW

Drawing / SETBACK DIAGRAM

Project No / 218137 Date / 17.12.18

Author / SM

Scale: @ A1 / 1 : 500

Drawing No. / TP06.02 -

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