

DEVELOPMENT APPLICATION

Revisions	A	01.02.19	DA ISSUE	SM
	B	19.06.19	AMENDED DA ISSUE	SM
	C	27.11.20	FOR INFORMATION	AM
	D	03.12.20	S4.55 Issue	AM

17/12/2020 12:34:15 PM

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

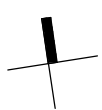
Drawing / **SITE PLAN**

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

Author / **BR**

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

Drawing No. / **TP00.03 D**



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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, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

REMOVAL/DEMOLITION OF ALL EXISTING FLOORS/LABS & 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 ADJOINS 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 HOSING 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.

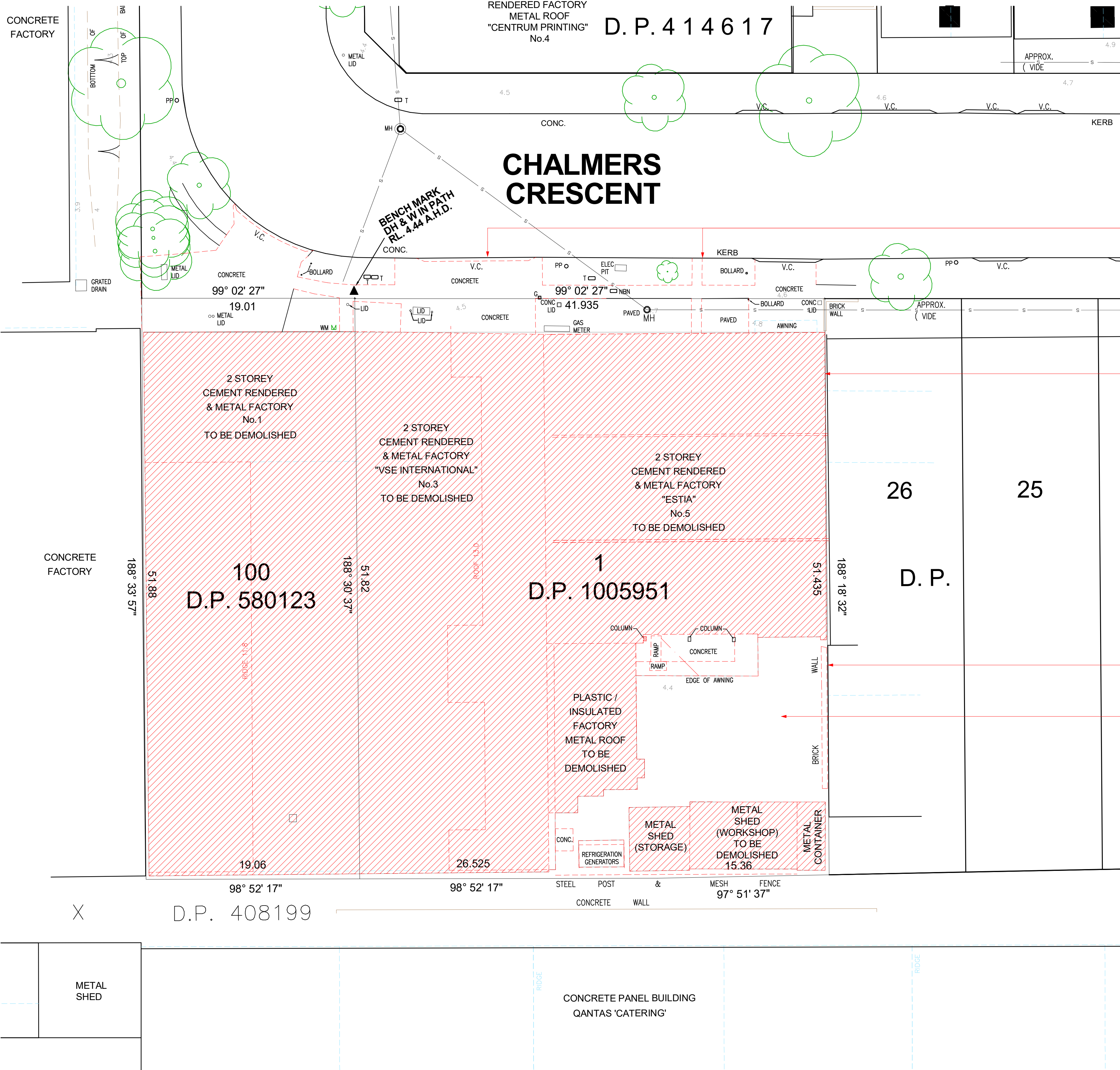
GENERAL

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.

LEGEND

 STRUCTURES TO BE DEMOLISHED



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

Drawing / **DEMOLITION PLAN**

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

Author / **MR**

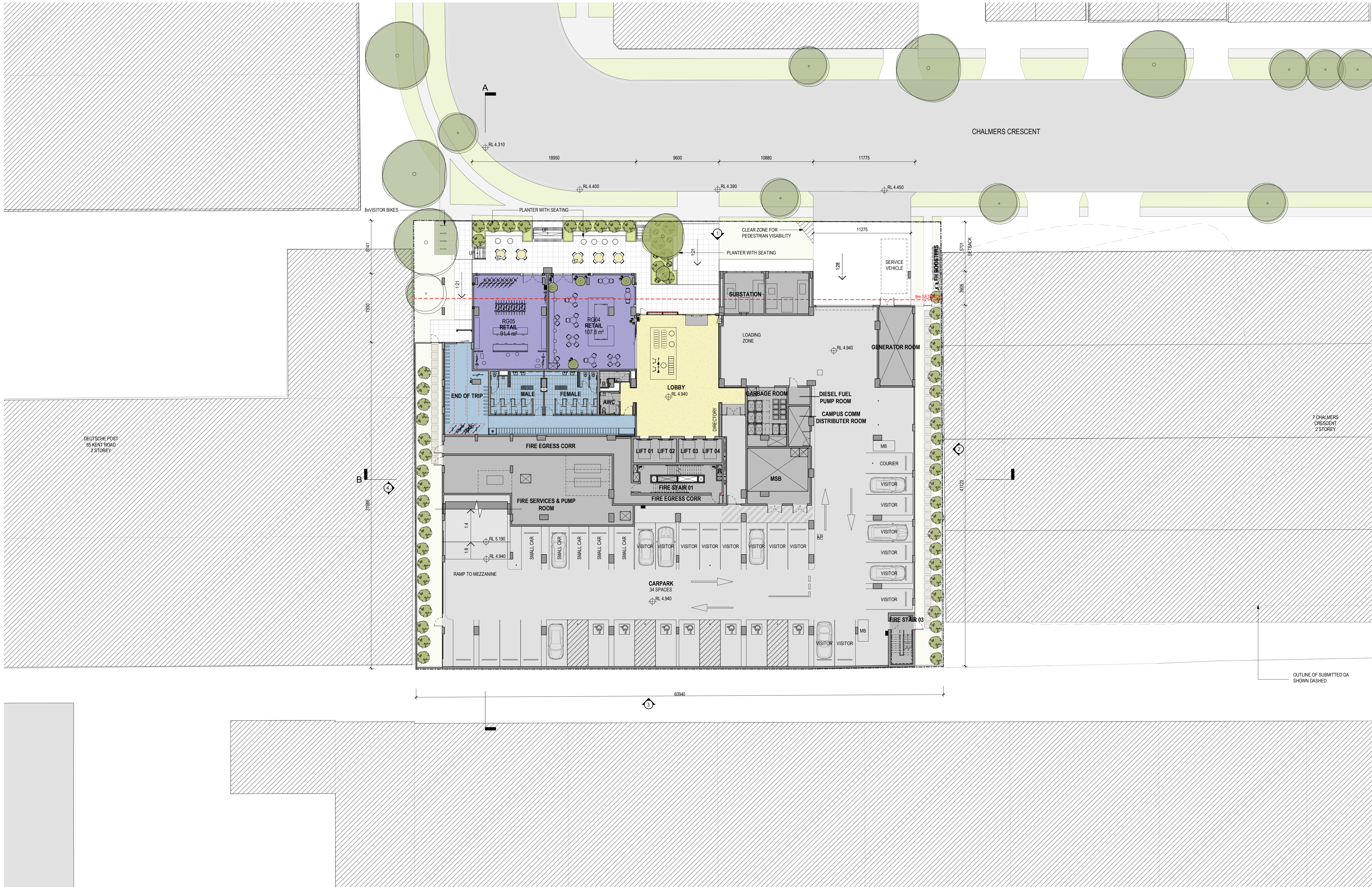
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Drawing No. / **TP00.05 D**

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	E	19.04.21	S4.55 Issue	MG

20/04/2021 9:20:16 AM

Project / One Chalmers

Drawing / GROUND LEVEL

Project No / 218137

Date / 01.02.19

Author / BR

Scale: @ A1 / 1 : 200

Drawing No. / TP01.01 E

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	E	19.04.21	S4.55 Issue	MG

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Project / One Chalmers

Drawing / MEZZANINE

Project No / 218137 Date / 01.02.19

Author / BR

Scale: @ A1 / 1 : 200

Drawing No. / TP01.02 E

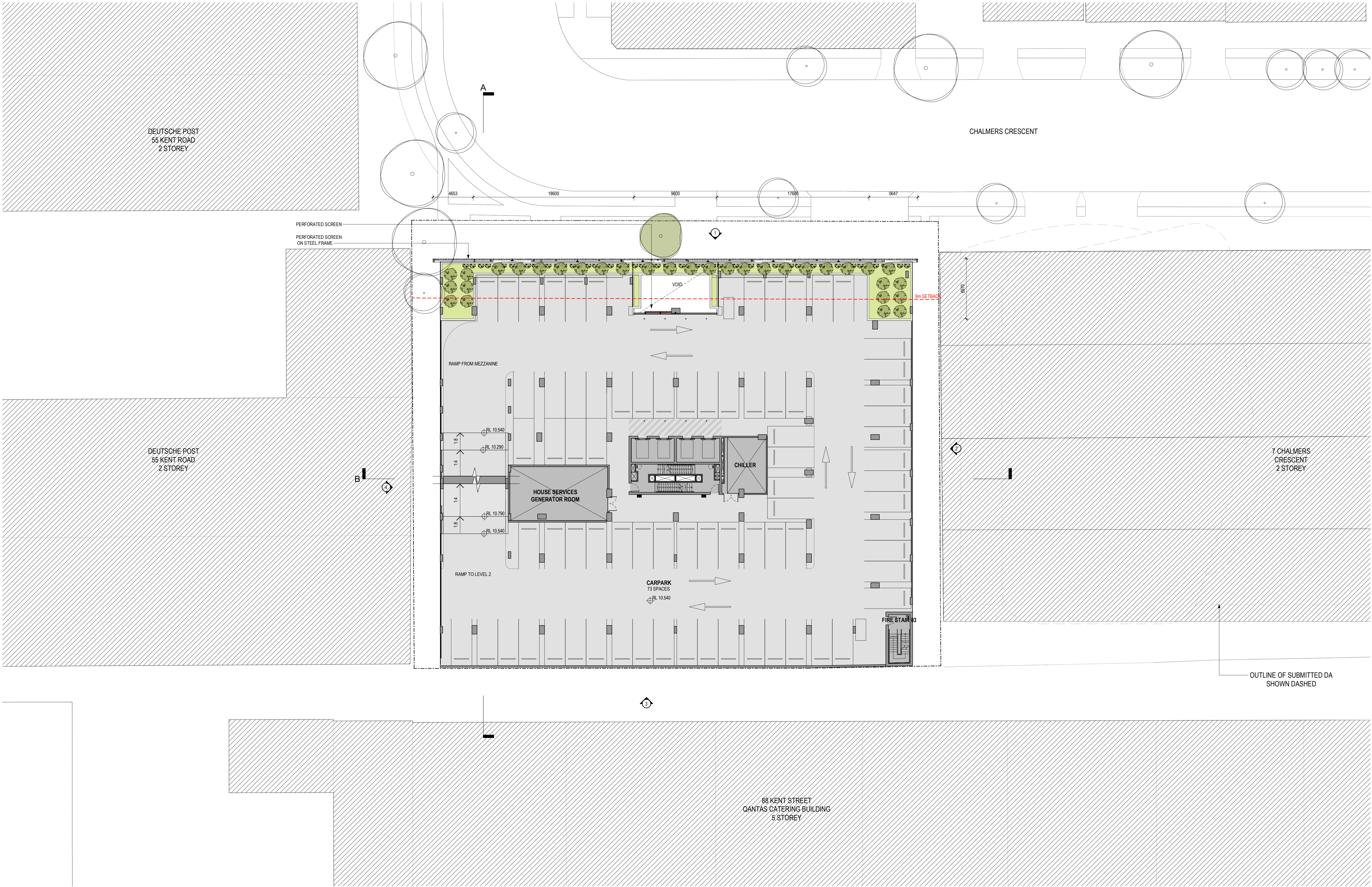
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	E	19.04.21	S4.55 Issue	MG

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Project **One Chalmers**

Drawing **LEVEL 1**

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

Author **BR**

Scale: @ A1 **1 : 200**

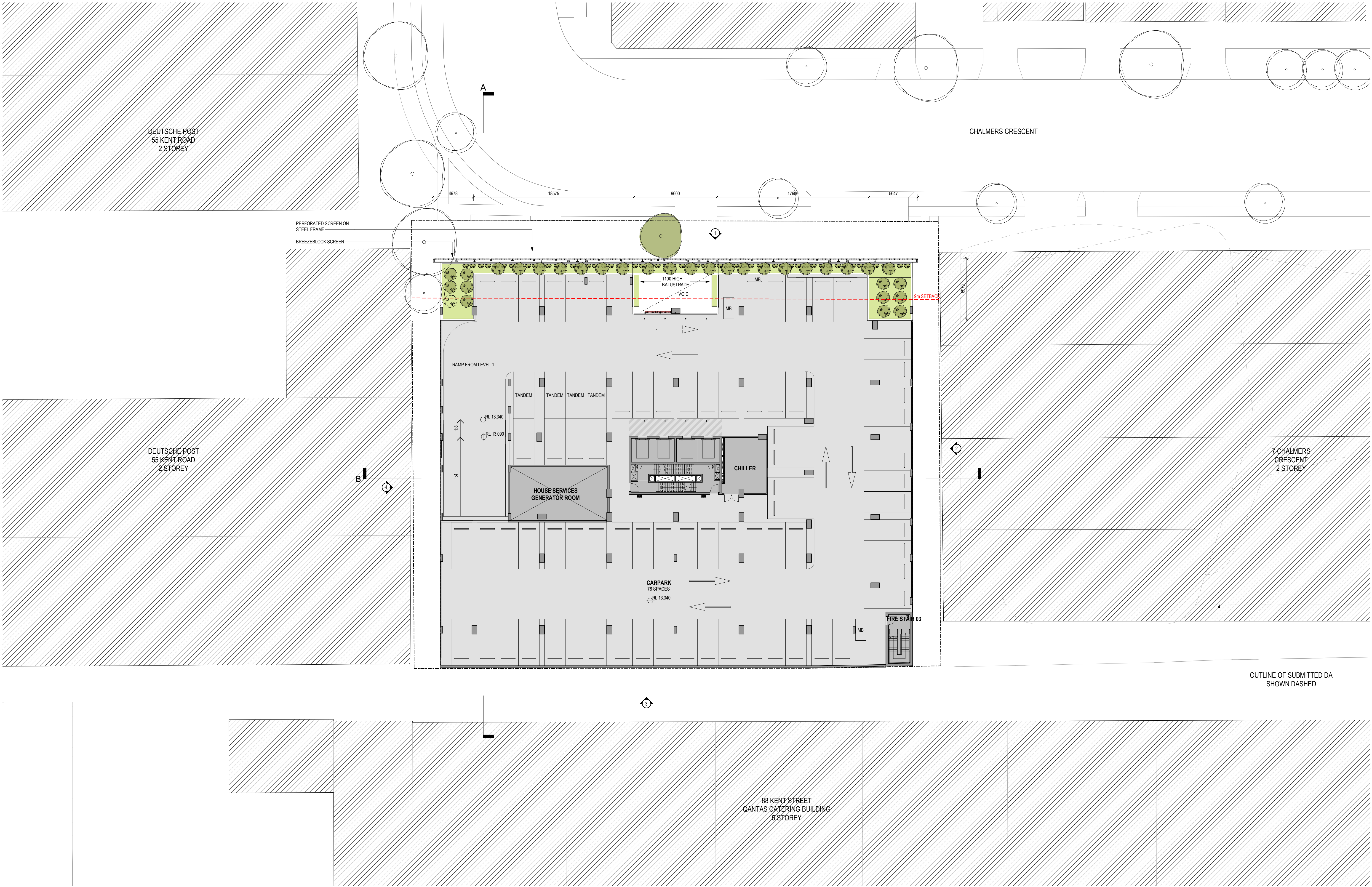
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	E	19.04.21	S4.55 Issue	MG

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Project / **One Chalmers**

Drawing / **LEVEL 2**

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

Author / **BR**

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

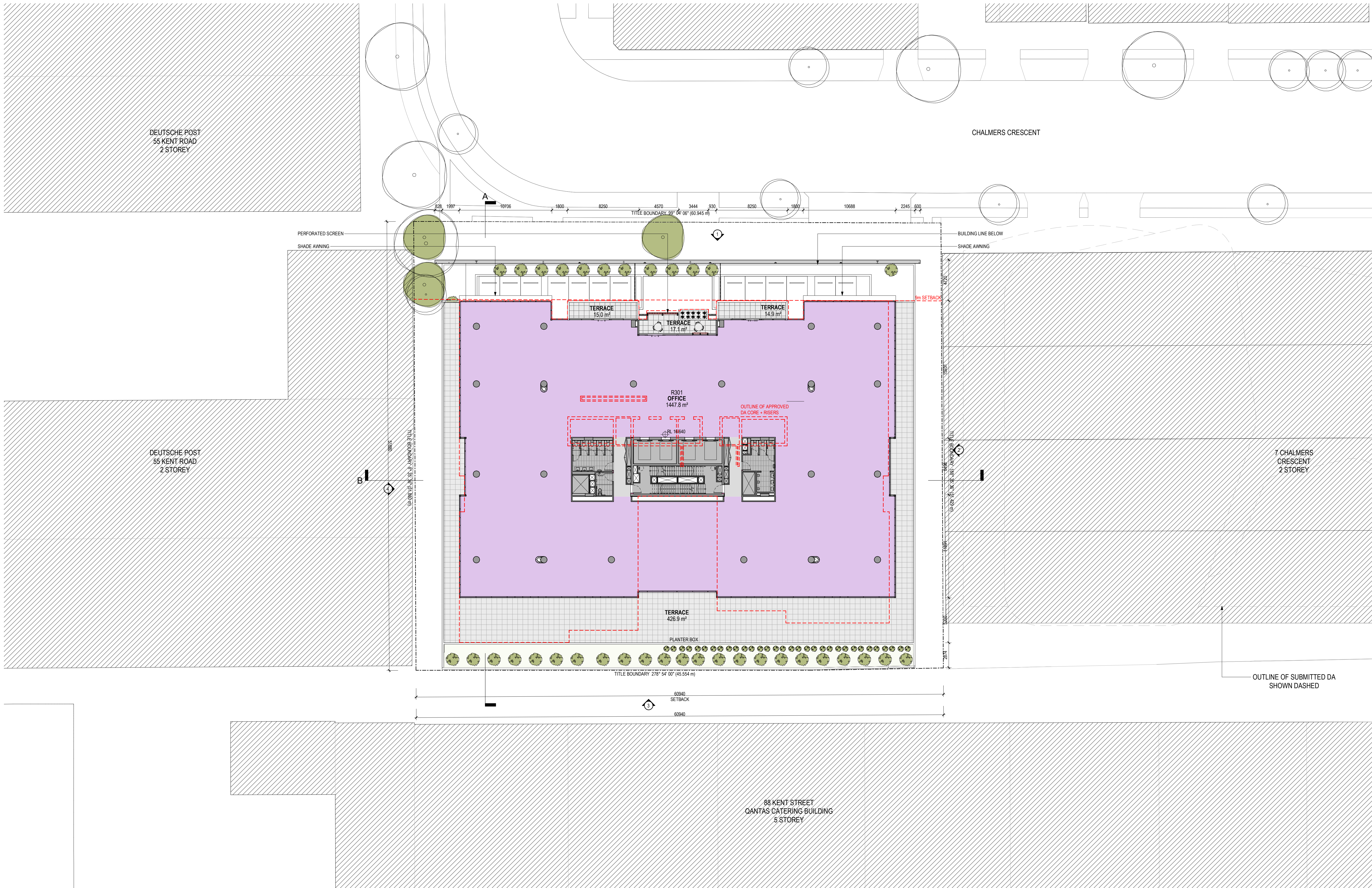
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Project **1-5 Chalmers Crescent, Mascot**  
1-5 Chalmers Crescent, Mascot NSW

Drawing **LEVEL 3**

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

Author **GT**

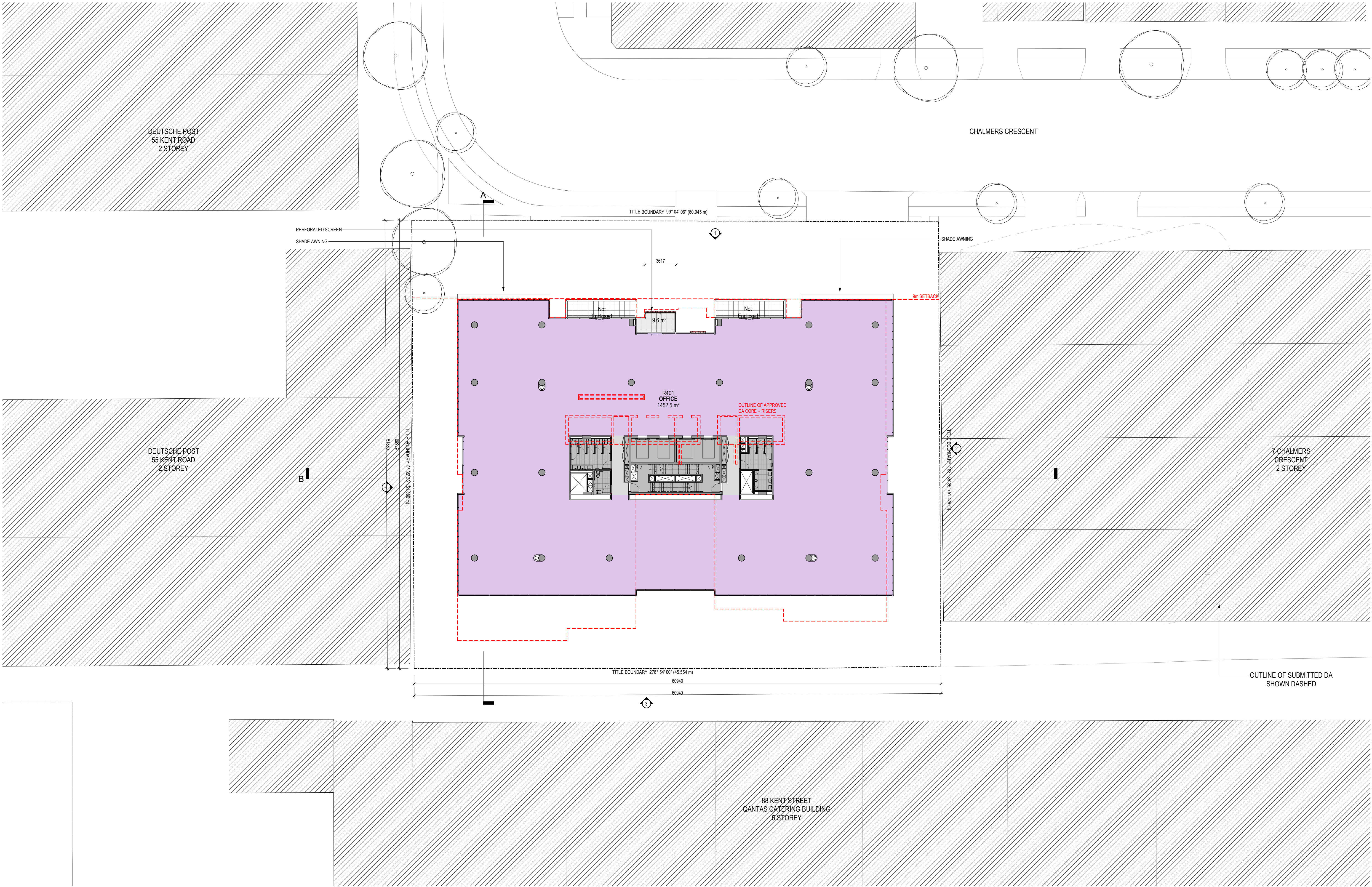
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Drawing No. **TP01.05 D**

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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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Drawing No. **TP01.06 D**

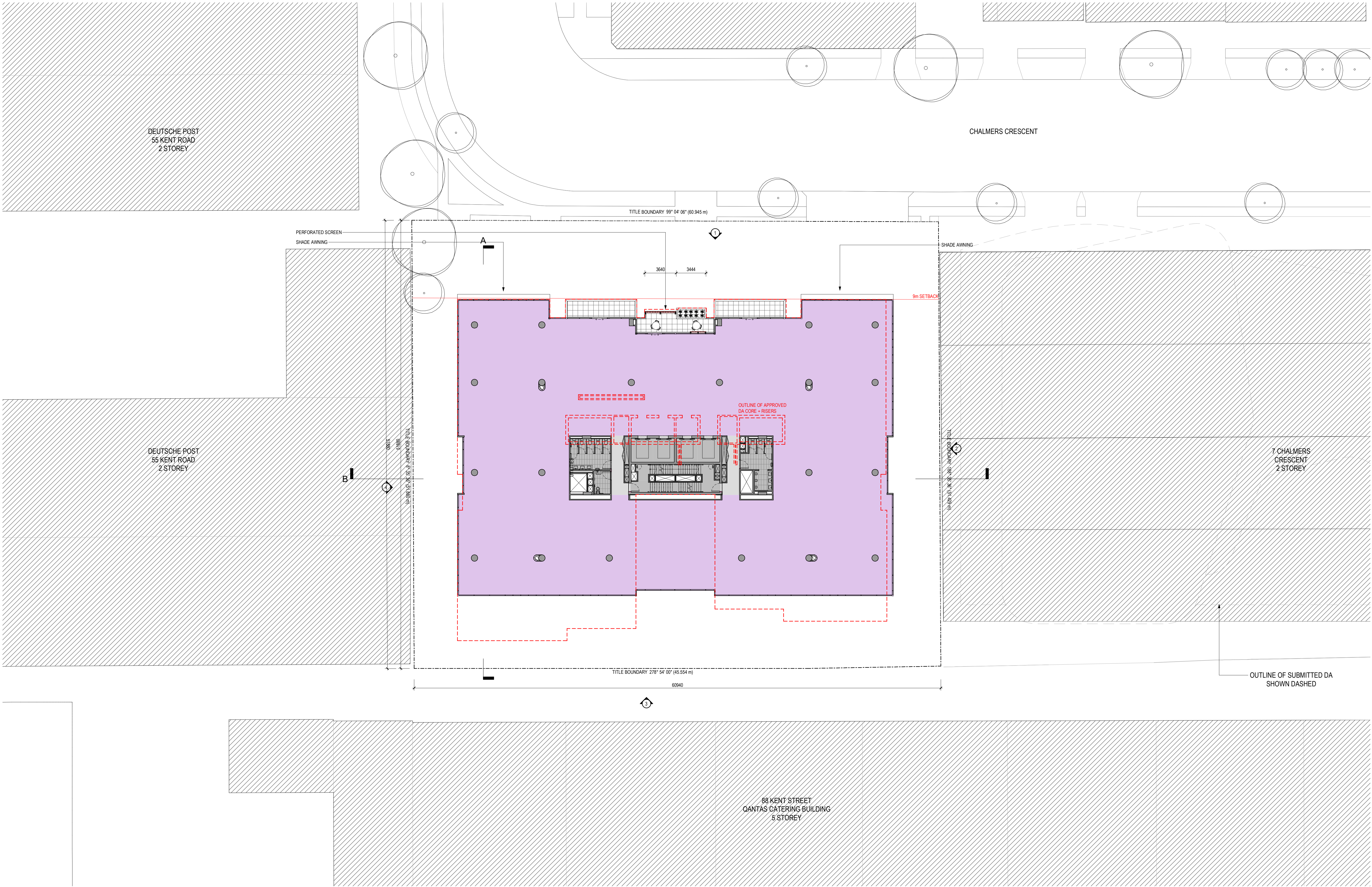


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Project / **1-5 Chalmers Crescent, Mascot**  
1-5 Chalmers Crescent, Mascot NSW

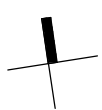
Drawing / **LEVEL 5, 7, 9**

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

Author / **BR**

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Drawing No. / **TP01.07 D**

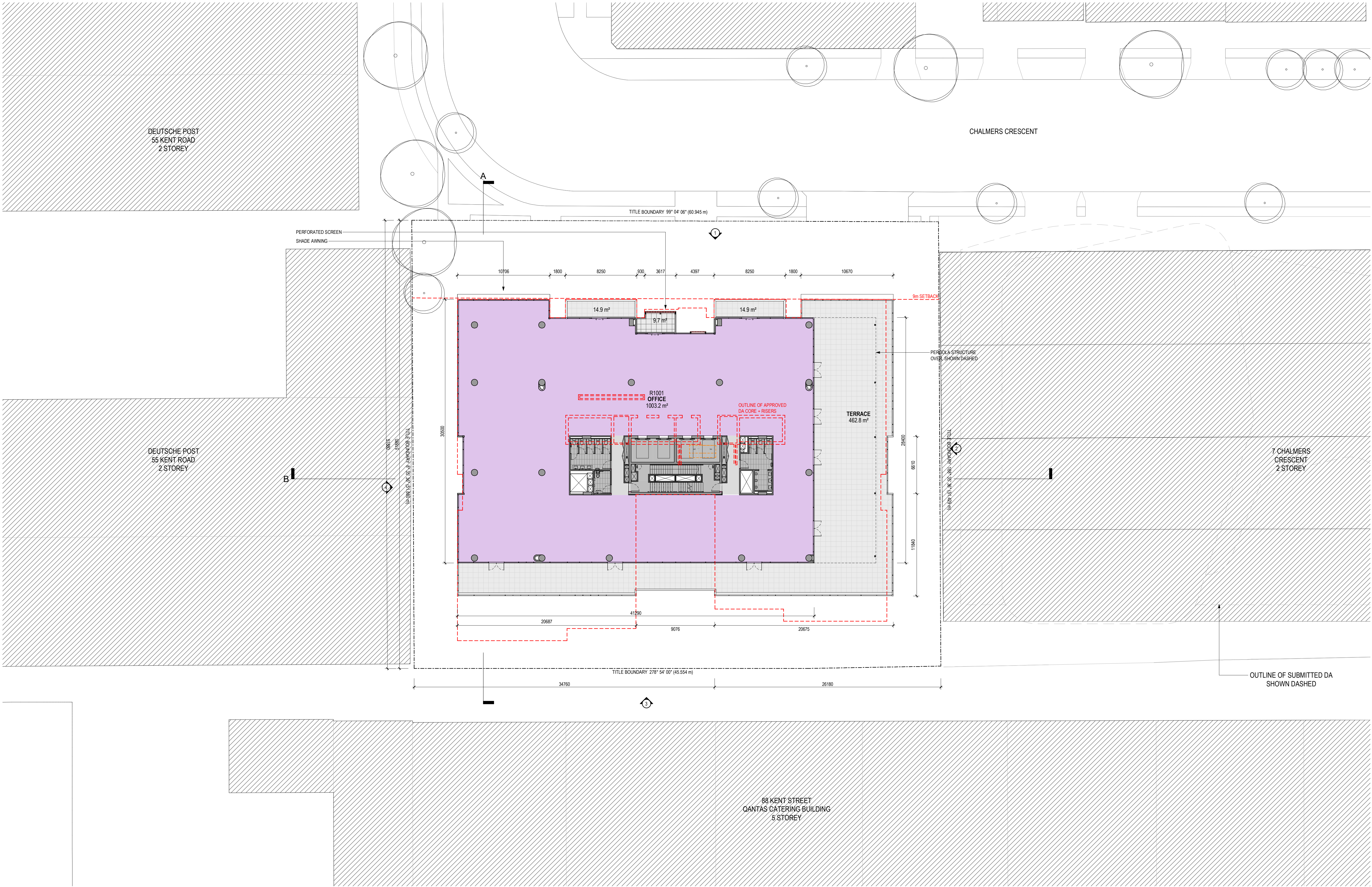


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Project / **1-5 Chalmers Crescent, Mascot**  
1-5 Chalmers Crescent, Mascot NSW

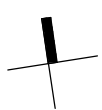
Drawing / **LEVEL 10**

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

Author / **BR**

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Drawing No. / **TP01.08 D**

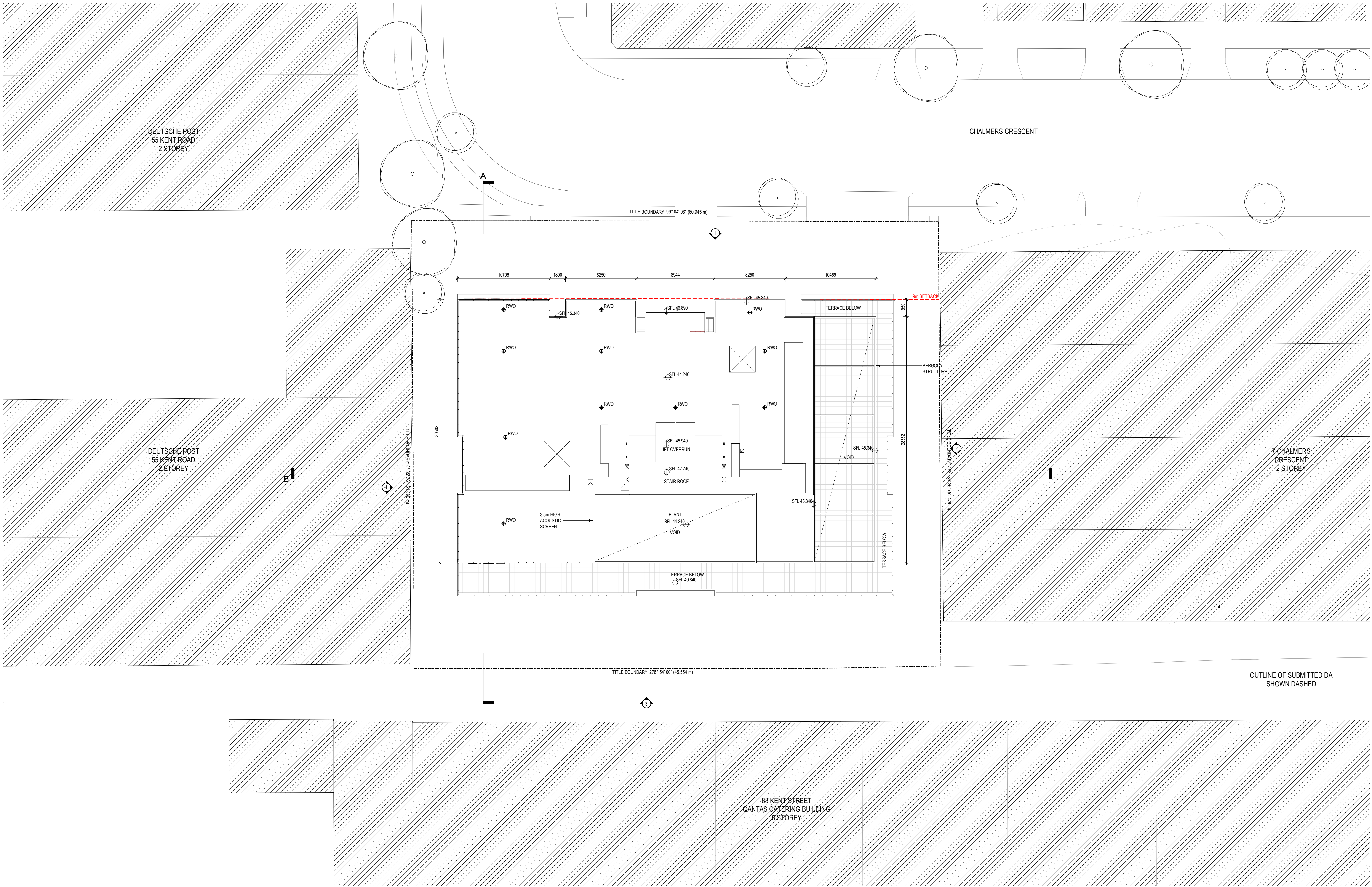


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Project / **1-5 Chalmers Crescent, Mascot**  
1-5 Chalmers Crescent, Mascot NSW

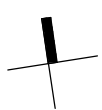
Drawing / **ROOF**

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

Author / **BR**

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SM  
AM

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)
GT03	GLASS FRIT

17/12/2020 12:36:18 PM

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 / **1 : 200**

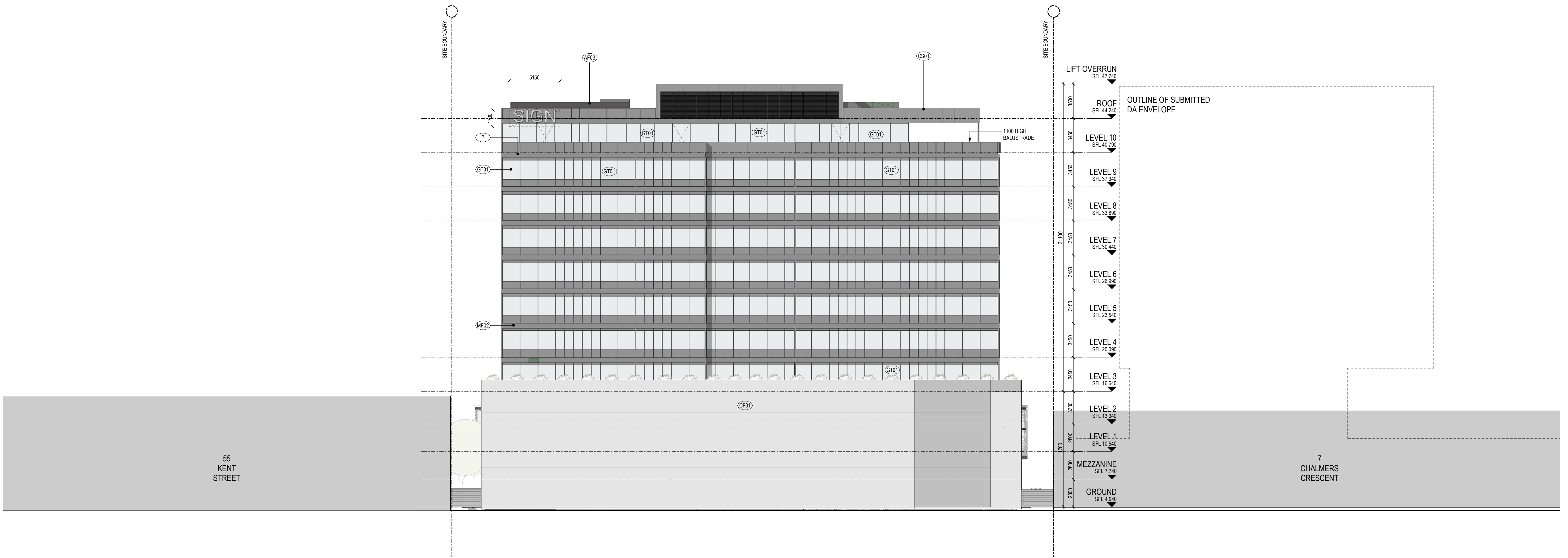
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AF02	APPLIED FINISH (COLOUR: DARK)
CF01	CONCRETE FINISH (COLOUR: LIGHT)
CF02	CONCRETE FINISH (COLOUR: DARK)
CS01	CLADDING SYSTEM (PERFORATED SCREEN)
MF01	METAL FINISH (COLOUR: LIGHT)
MF02	METAL FINISH (COLOUR: DARK)
MF03	METAL FINISH (COLOUR: GREY)
GT01	GLASS (CLEAR)
GT02	GLASS (GREY COLOURBACK)
GT03	GLASS FRIT

17/12/2020 12:36:46 PM

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

Drawing / **SOUTH ELEVATION**

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

Author / **BR**

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

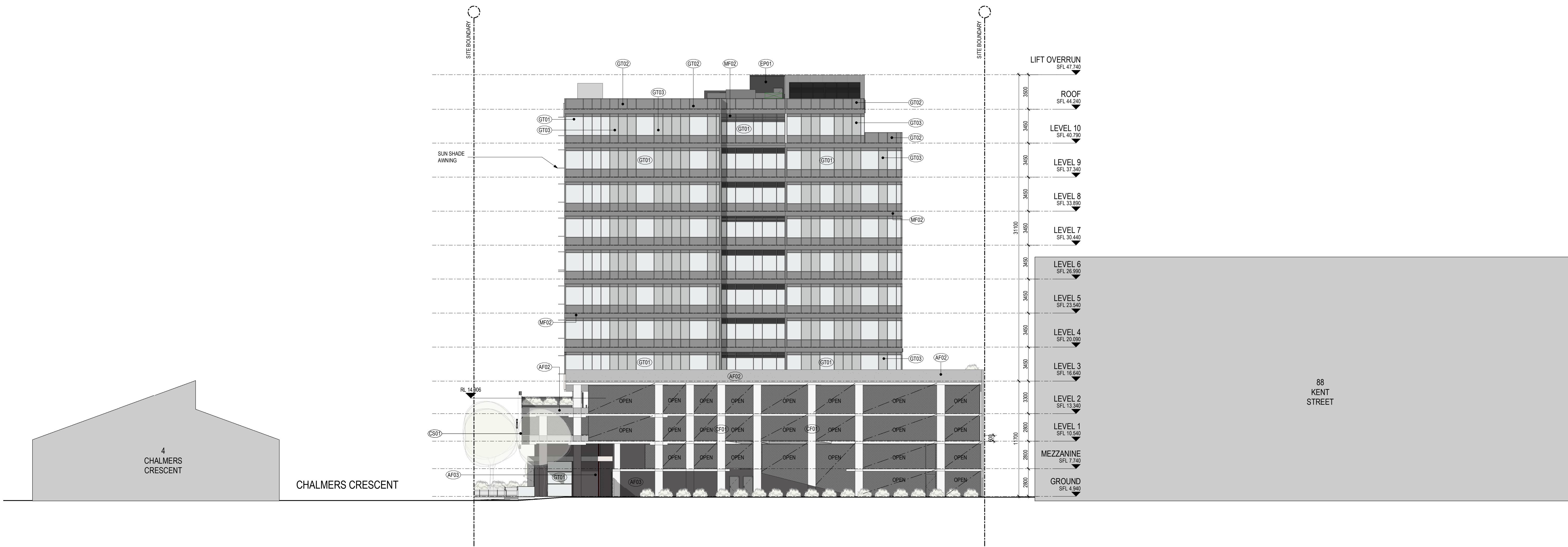
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DEVELOPMENT APPLICATION

Revisions	A	01.02.19	DA ISSUE	SM
	B	19.06.19	AMENDED DA ISSUE	SM
	C	03.12.20	S4.55 Issue	AM

17/12/2020 12:37:07 PM

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)
GT03	GLASS FRIT

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

Drawing / **WEST ELEVATION**

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

Author / **BR**

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

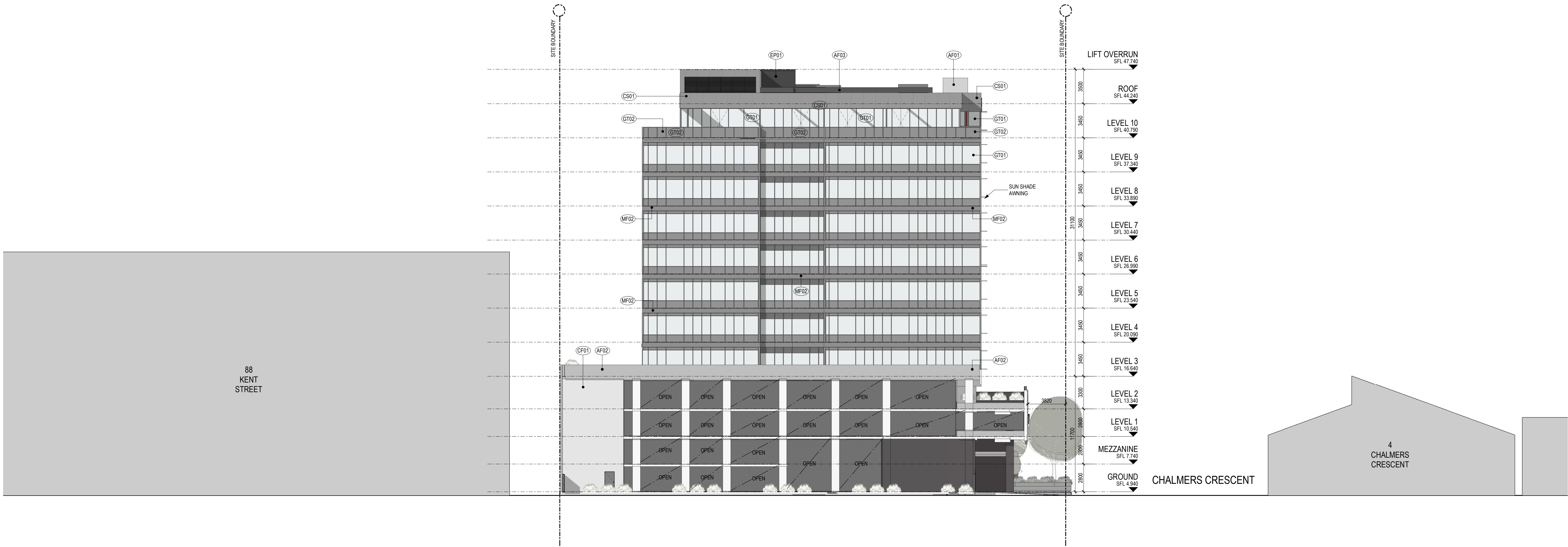
Drawing No. / **TP02.03 C**

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## DEVELOPMENT APPLICATION

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	B	19.06.19	AMENDED DA ISSUE	SM
	C	03.12.20	S4.55 Issue	AM

17/12/2020 12:37:31 PM

LEGEND	
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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)
GT03	GLASS FRIT

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**

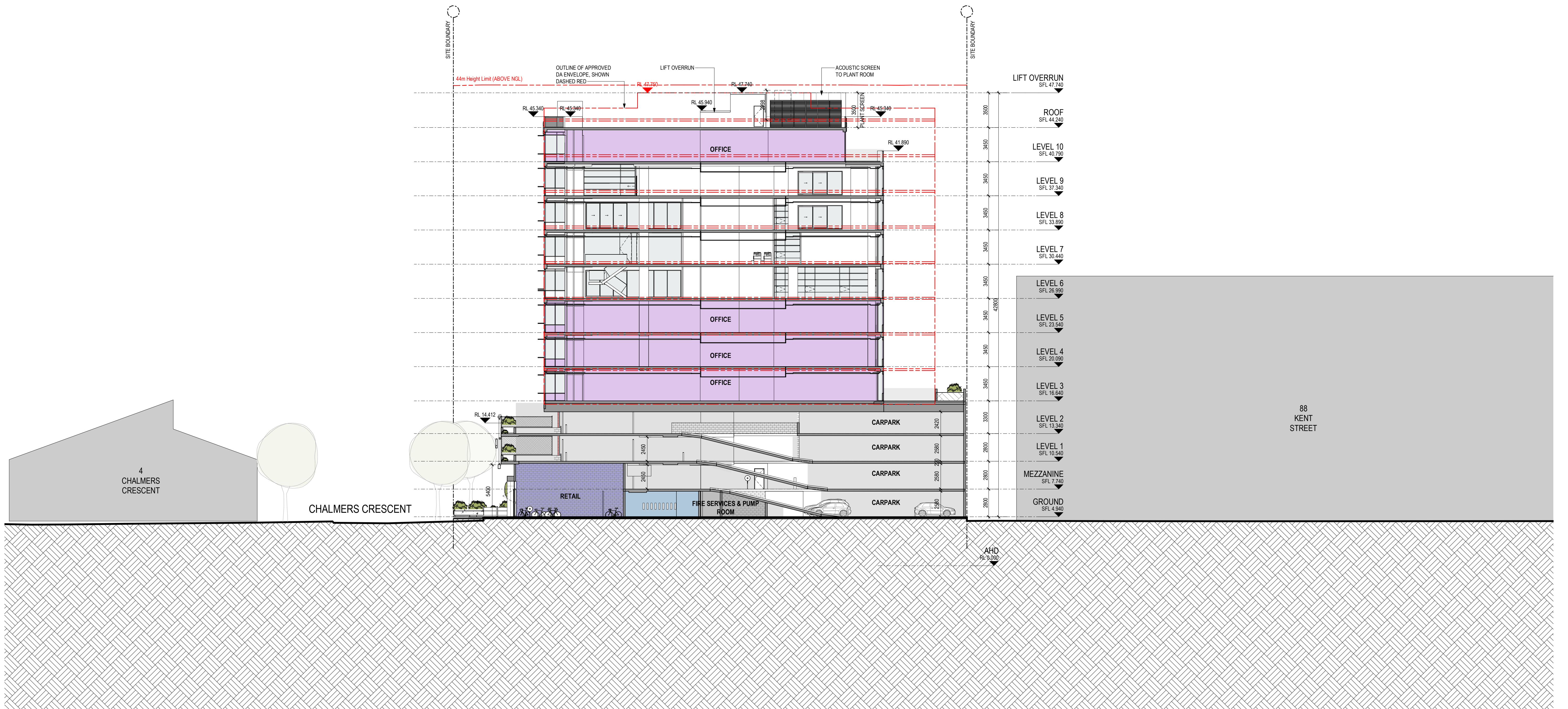
Drawing No. **TP02.04 C**

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## DEVELOPMENT APPLICATION

Revisions	A	01.02.19	DA ISSUE	SM
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	C	27.11.20	FOR INFORMATION	AM
	D	03.12.20	S4.55 Issue	AM
	E	19.04.21	S4.55 Issue	MG

Project **One Chalmers**

Drawing **SECTION A**

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

Author **BR**

Scale: @ A1 **1 : 200**

Drawing No. **TP03.01 E**

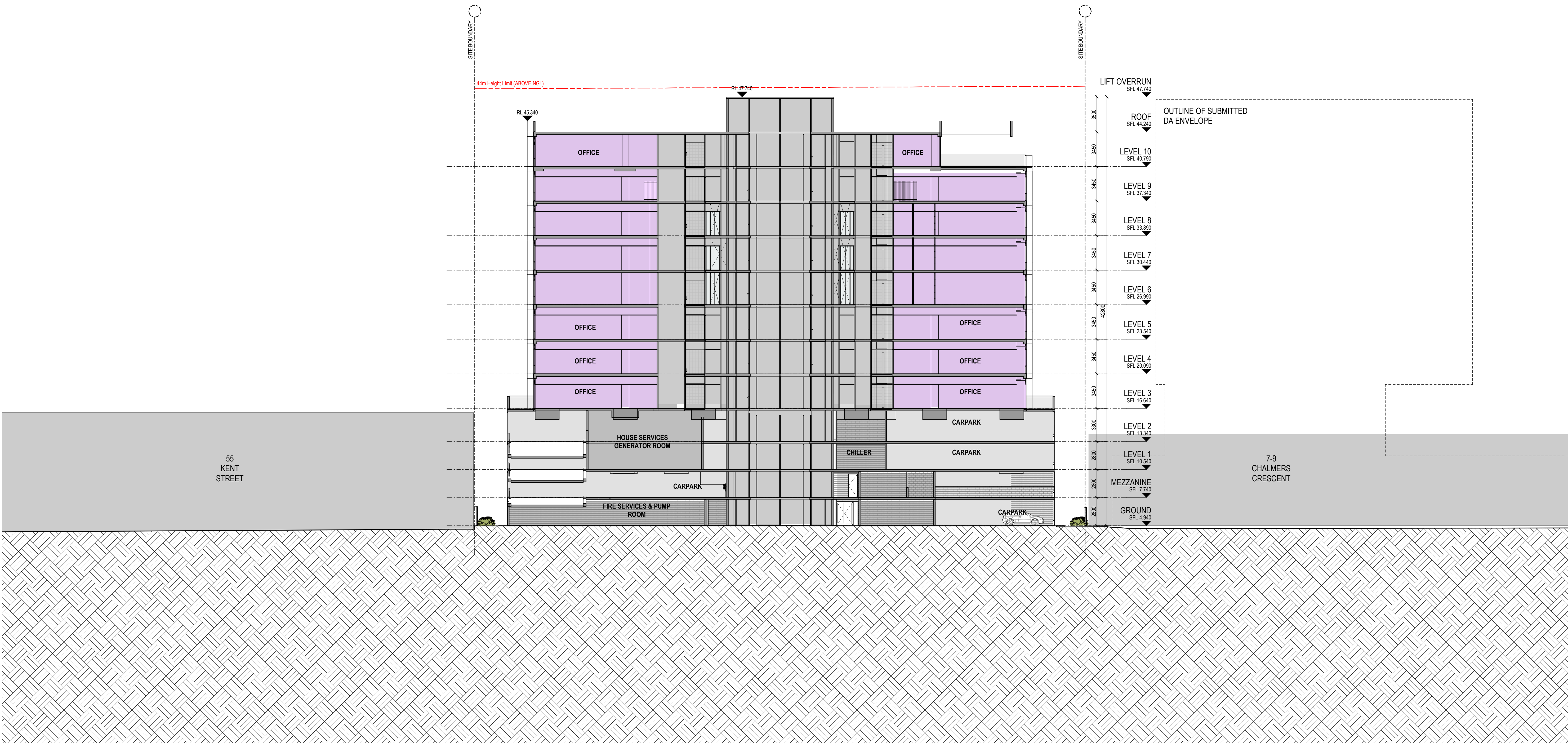
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DEVELOPMENT APPLICATION

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	D	19.04.21	S4.55 Issue	MG

Project / One Chalmers

Drawing / SECTION B

Project No / 218137 Date / 01.02.19

Author / BR

Scale: @ A1 / 1 : 200

Drawing No. / TP03.02 D

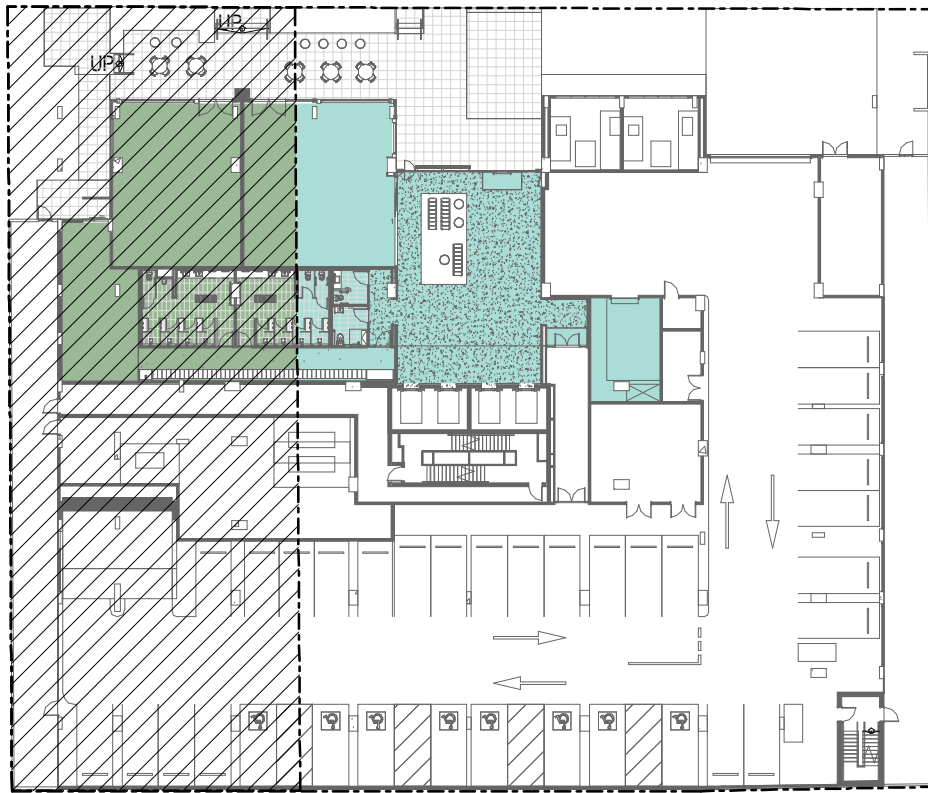
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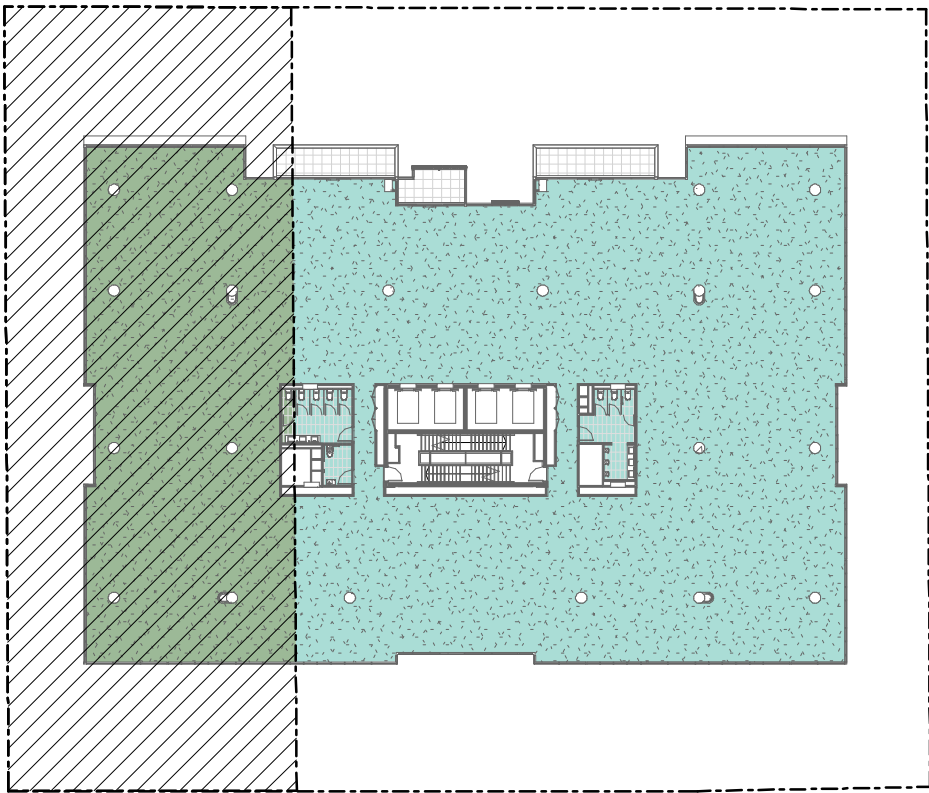




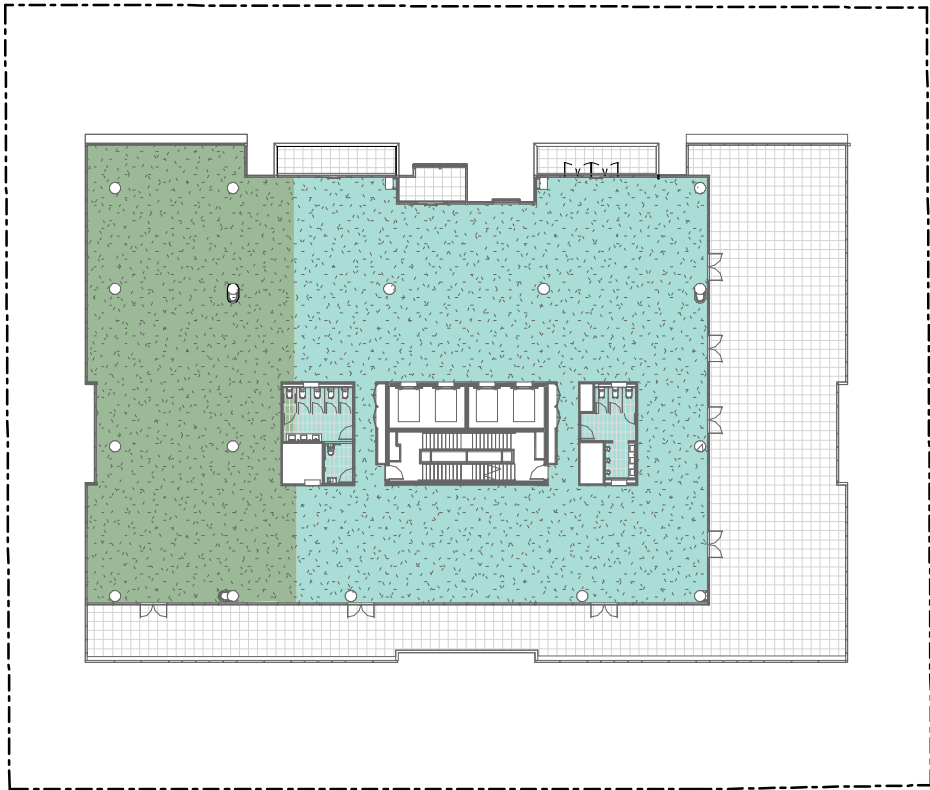
GFA - GROUND



GFA - MEZZANINE



GFA - TYPICAL LEVEL



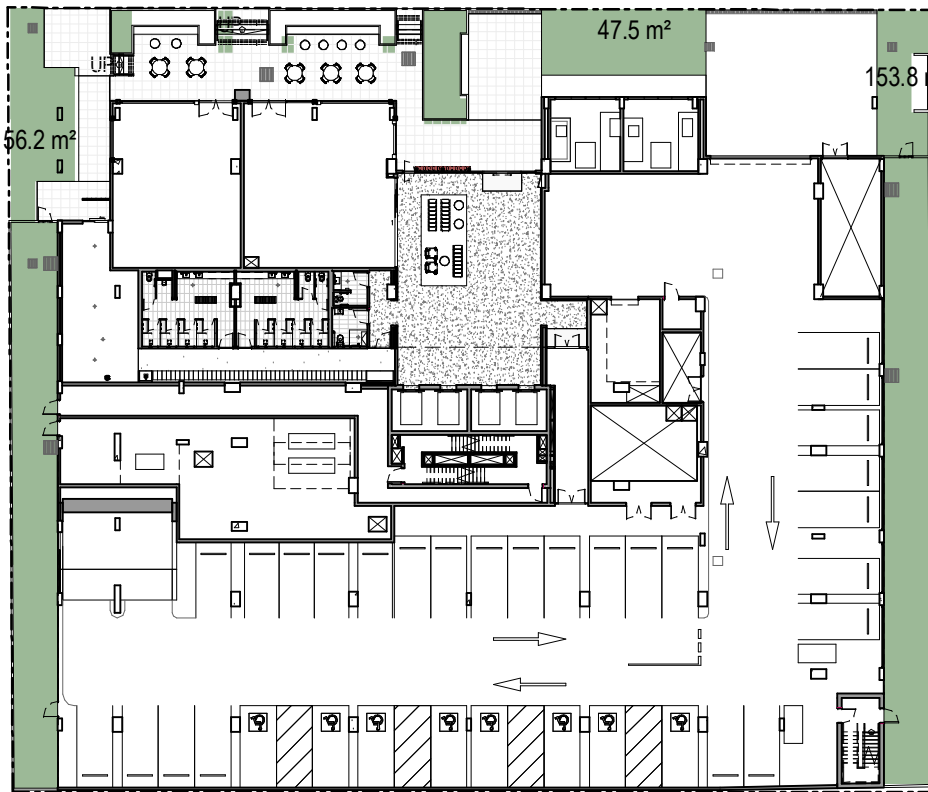
GFA - LEVEL 10

GFA SUMMARY		
Level	Area	Site
GROUND	292.6 m²	
MEZZANINE	20.8 m²	
LEVEL 3	1050.5 m²	
LEVEL 4	1050.5 m²	
LEVEL 5	1050.5 m²	
LEVEL 6	1050.5 m²	
LEVEL 7	1050.5 m²	
LEVEL 8	1050.5 m²	
LEVEL 9	1050.5 m²	
LEVEL 10	654.0 m²	
8321.0 m²		*Site Area: 2170.03m²

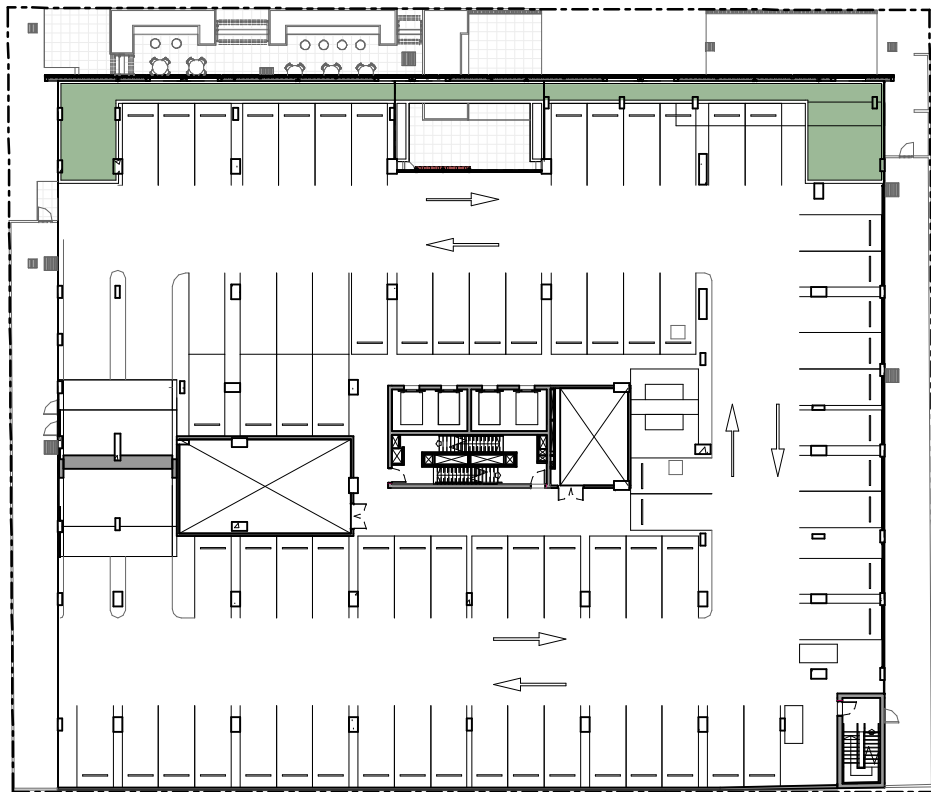
3.84:1 FSR

GFA SUMMARY		
Level	Area	Site
GROUND	254.9 m²	Lot 1
LEVEL 3	452.3 m²	Lot 1
LEVEL 4	452.3 m²	Lot 1
LEVEL 5	452.3 m²	Lot 1
LEVEL 6	452.3 m²	Lot 1
LEVEL 7	452.3 m²	Lot 1
LEVEL 8	452.3 m²	Lot 1
LEVEL 9	452.3 m²	Lot 1
LEVEL 10	400.2 m²	Lot 1
3821.0 m²		*Site Area: 3154.17m²
12142.0 m²		
3.85:1 FSR		

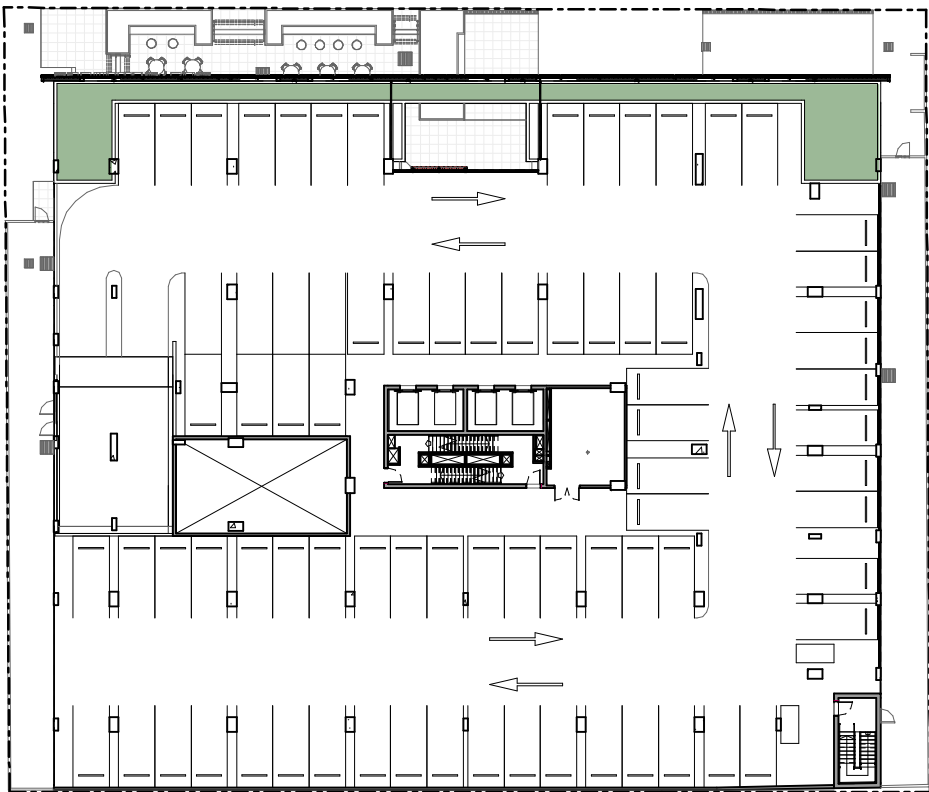
\*No. 1 Chalmers Crst, Lot 100 DP 580123, Site area excluded from GFA calculations, site shown hatched.



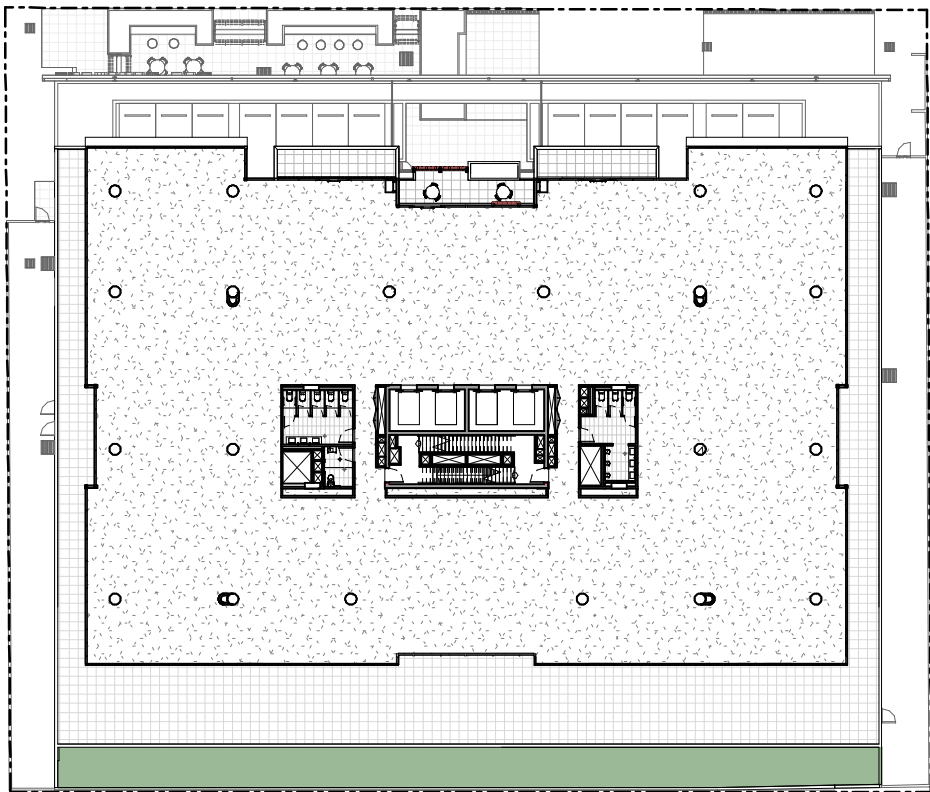
TP - GROUND



TP - LEVEL 1



TP - LEVEL 2



TP - LEVEL 3

LANDSCAPE AREA	
LEVEL	AREA
GROUND	385.5 m²
LEVEL 1	103.9 m²
LEVEL 2	103.9 m²
LEVEL 3	150.8 m²
744.2 m²	
23.6%	

\*20% COMPLIANCE (630.83 sqm)

\*Site Area: 3154.17m²

## DEVELOPMENT APPLICATION

Revisions	A	01.02.19	DA ISSUE	SM
	B	19.06.19	AMENDED DA ISSUE	SM
	C	03.12.20	S4.55 Issue	AM

17/12/2020 12:39:06 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 C**

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DEVELOPMENT SUMMARY						
LEVEL	NLA OFFICE	NLA RETAIL	COMMON AREAS	TOTAL TERRACE	CIRCULATION /SERVICES	PARKING
GROUND	0.0 m²	199.1 m²	291.1 m²	0.0 m²	480.0 m²	1261.0 m²
MEZZANINE	0.0 m²	0.0 m²	20.7 m²	0.0 m²	194.0 m²	1410.9 m²
LEVEL 1	0.0 m²	0.0 m²	0.0 m²	0.0 m²	170.2 m²	2170.9 m²
LEVEL 2	0.0 m²	0.0 m²	0.0 m²	0.0 m²	99.8 m²	2168.3 m²
LEVEL 3	1443.6 m²	0.0 m²	0.0 m²	473.9 m²	125.9 m²	0.0 m²
LEVEL 4	1448.2 m²	0.0 m²	0.0 m²	9.6 m²	117.2 m²	0.0 m²
LEVEL 5	1447.8 m²	0.0 m²	0.0 m²	0.0 m²	117.2 m²	0.0 m²
LEVEL 6	1391.4 m²	0.0 m²	0.0 m²	0.0 m²	117.2 m²	0.0 m²
LEVEL 7	1373.1 m²	0.0 m²	0.0 m²	39.8 m²	117.2 m²	0.0 m²
LEVEL 8	1400.4 m²	0.0 m²	0.0 m²	39.4 m²	117.2 m²	0.0 m²
LEVEL 9	1395.0 m²	0.0 m²	0.0 m²	47.0 m²	117.2 m²	0.0 m²
LEVEL 10	1001.6 m²	0.0 m²	0.0 m²	502.3 m²	118.2 m²	0.0 m²
ROOF	0.0 m²	0.0 m²	0.0 m²	0.0 m²	14.6 m²	0.0 m²
	10901.1 m²	199.1 m²	311.8 m²	1112.0 m²	1905.7 m²	7011.1 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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LEVEL 7	1050.5 m²	
LEVEL 8	1050.5 m²	
LEVEL 9	1050.5 m²	
LEVEL 10	654.0 m²	
	8321.0 m²	*Site Area: 2170.03m²

GFA SUMMARY		
Level	Area	Site
GROUND	254.9 m²	Lot 1
LEVEL 3	452.3 m²	Lot 1
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LEVEL 6	452.3 m²	Lot 1
LEVEL 7	452.3 m²	Lot 1
LEVEL 8	452.3 m²	Lot 1
LEVEL 9	452.3 m²	Lot 1
LEVEL 10	400.2 m²	Lot 1
	3821.0 m²	
	12142.0 m²	*Site Area: 3154.17m²
	3.85:1 FSR	

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

GBA	
LEVEL	AREA
GROUND	2484.4 m²
MEZZANINE	1855.0 m²
LEVEL 1	2640.7 m²
LEVEL 2	2638.7 m²
LEVEL 3	2506.6 m²
LEVEL 4	1808.1 m²
LEVEL 5	1808.1 m²
LEVEL 6	1808.1 m²
LEVEL 7	1808.1 m²
LEVEL 8	1808.1 m²
LEVEL 9	1808.1 m²
LEVEL 10	1808.1 m²
	24781.8 m²

PARKING SCHEDULE						
LEVEL	CARPARKS				MOTORBIKE/SCOOTER PARK	BICYCLE PARKS
	VISITOR	OFFICE	COURIER	TOTAL		
GROUND	16	17	1	34	2	50
MEZZANINE	0	36	0	36	11	0
LEVEL 1	0	75	0	75	2	0
LEVEL 2	0	77	0	77	2	0
	16	205	1	222	17	50

6 X PARKING SPACES EQUIPPED WITH EV CHARGING FACILITIES INCLUDED IN 'OFFICE'

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

Revisions	A	01.02.19	DA ISSUE	SM
	B	19.06.19	AMENDED DA ISSUE	SM
	C	03.12.20	S4.55 Issue	AM
	D	19.04.21	S4.55 Issue	MG

20/04/2021 9:20:06 AM

Project / One Chalmers

Drawing / DEVELOPMENT SUMMARY

1-5 Chalmers Crescent, Mascot NSW

Project No. / 218137 Date / 01.02.19

Author / BR

Scale: @ A1

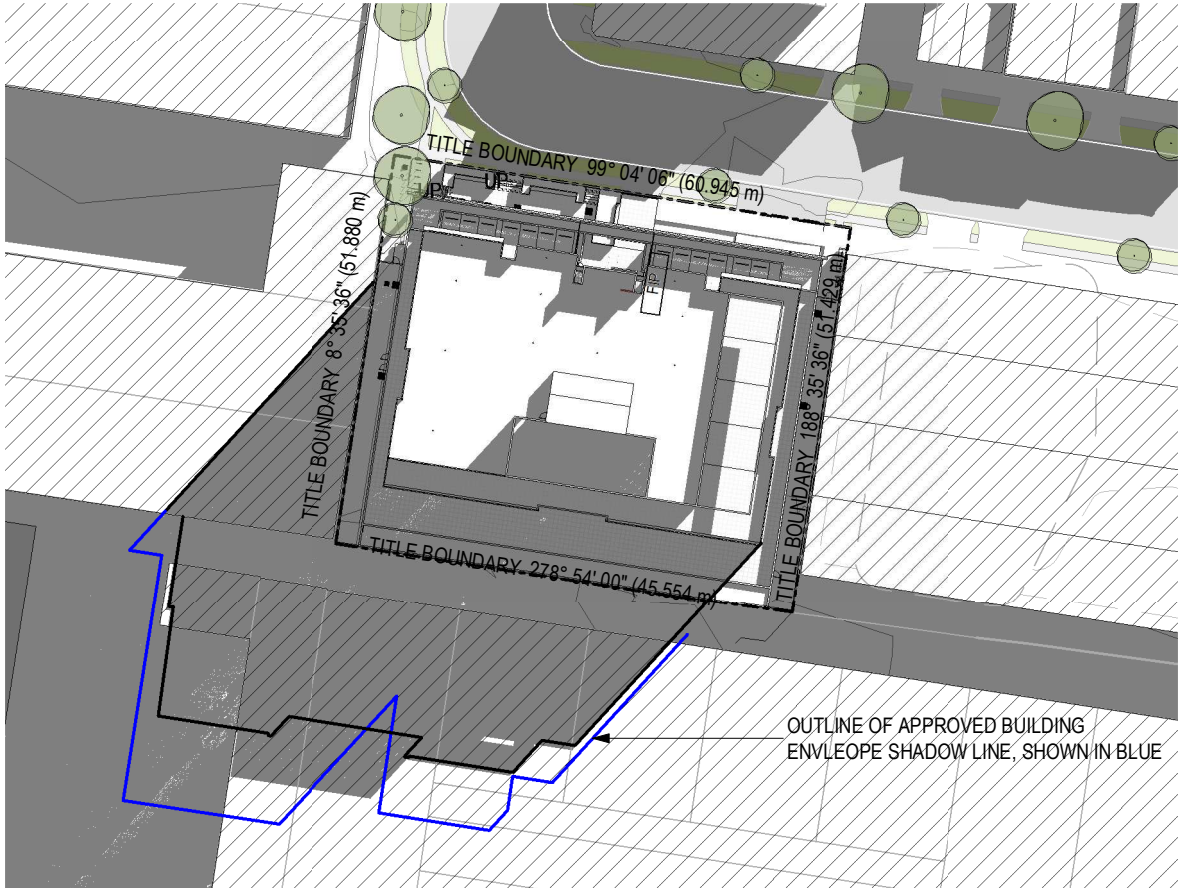
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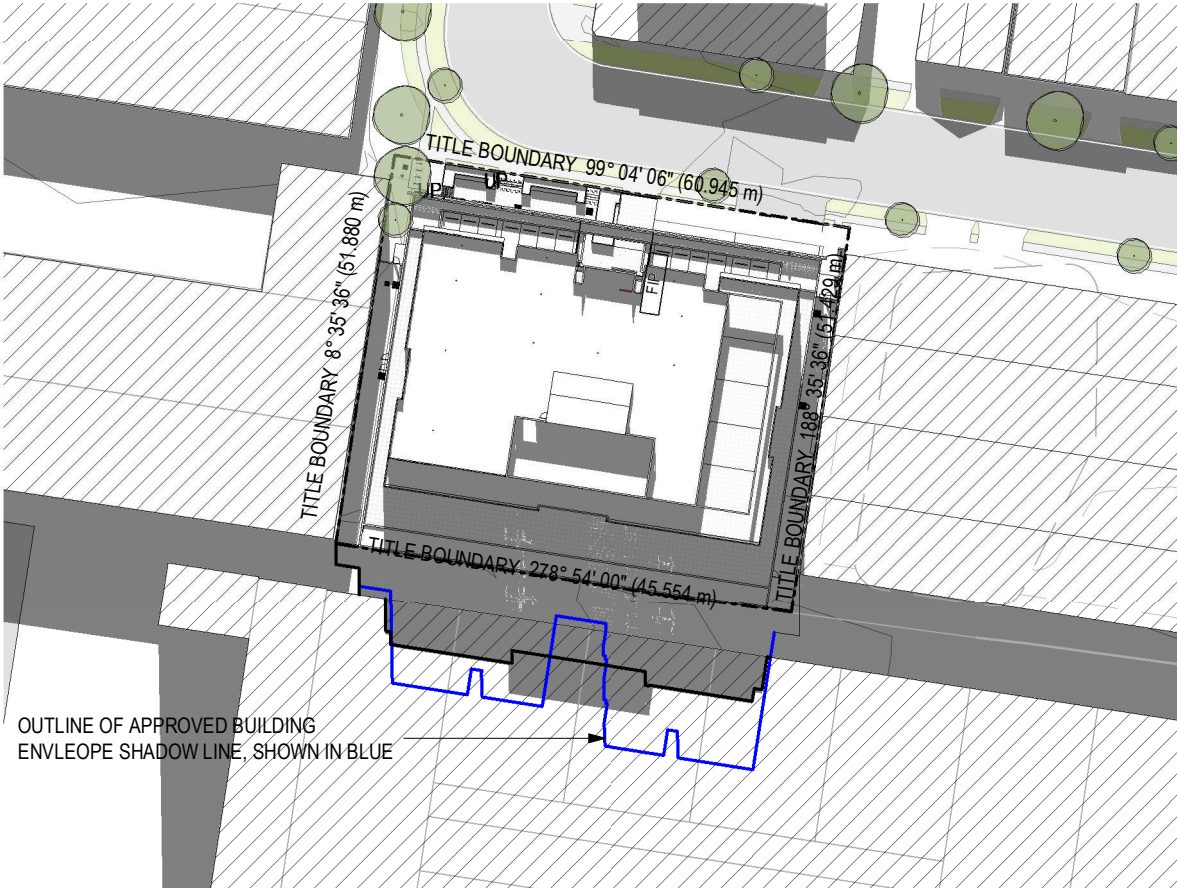
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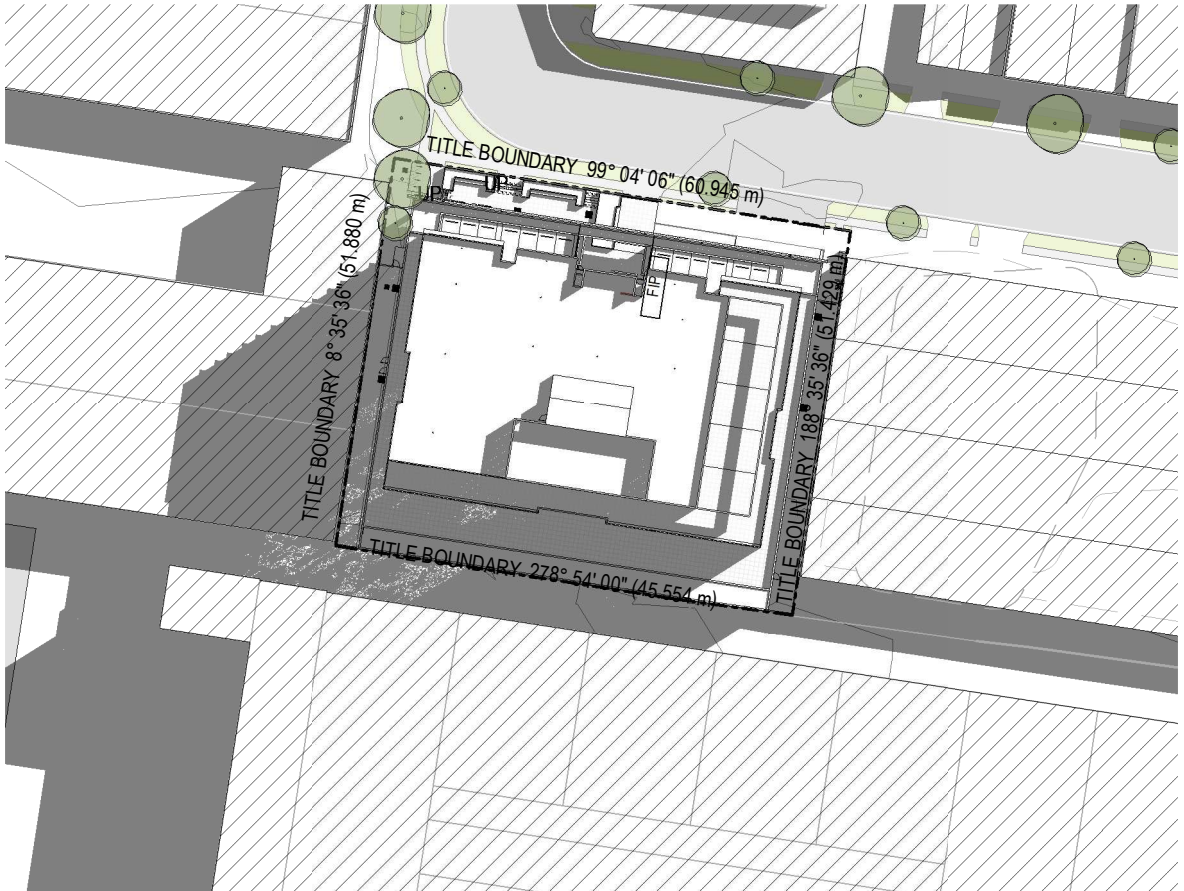
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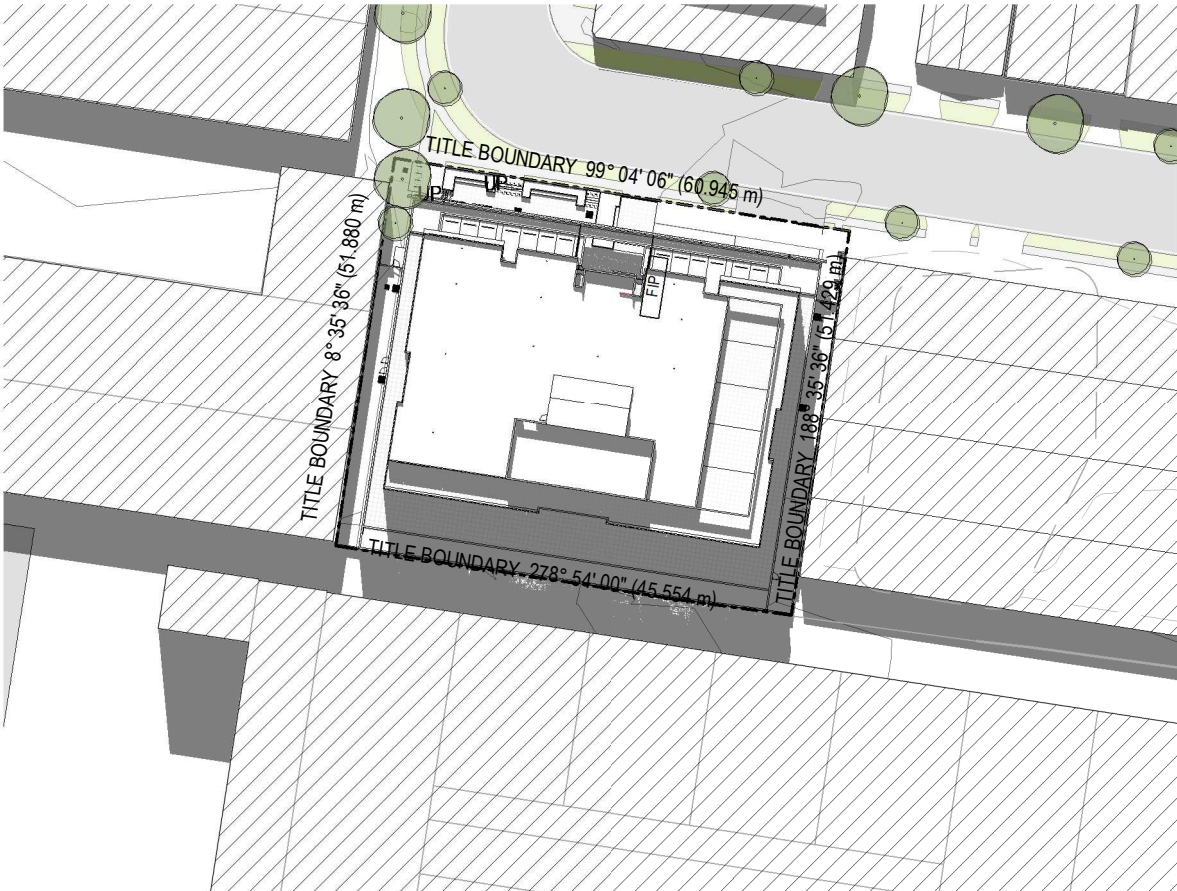
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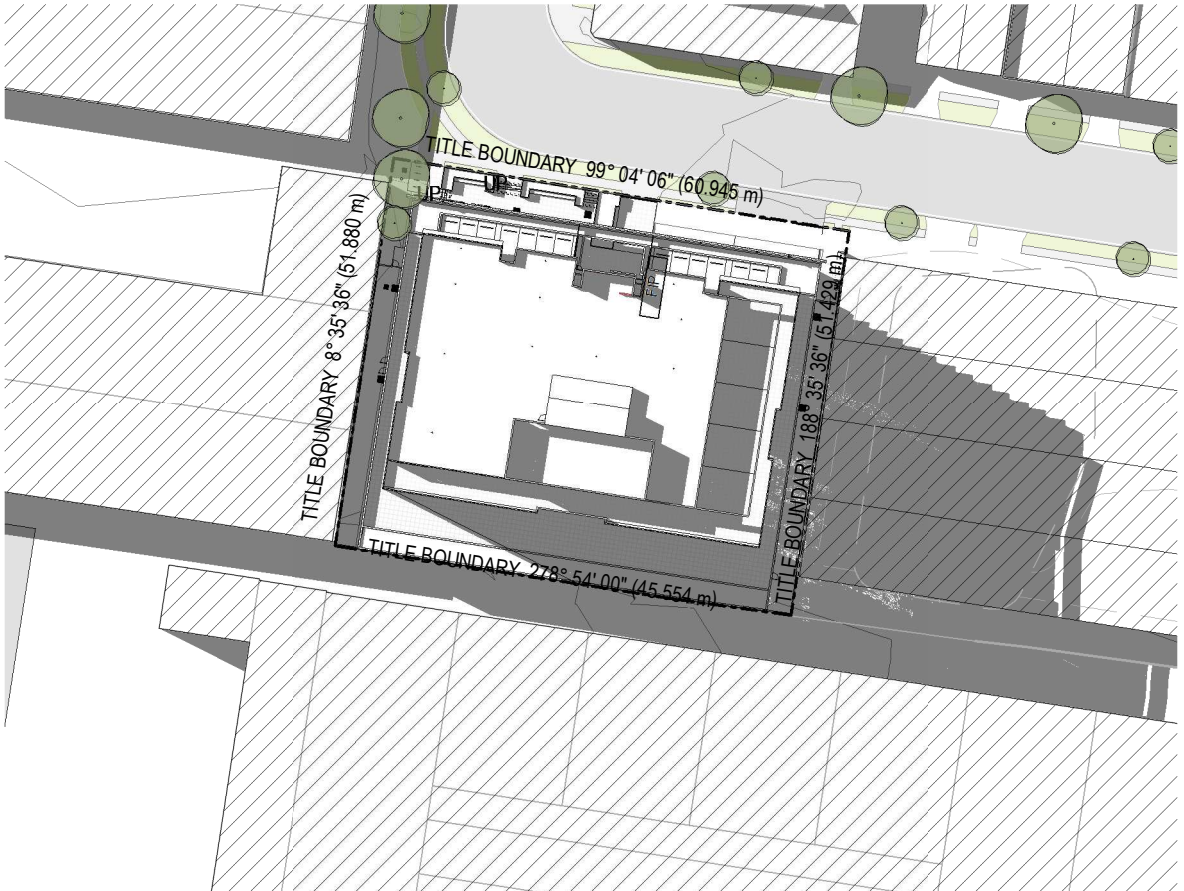
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9AM - EQUINOX



12PM - EQUINOX



3PM - EQUINOX

DEVELOPMENT APPLICATION

Revisions	A	01.02.19	DA ISSUE	SM
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17/12/2020 12:38:42 PM

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 / **1 : 1000**

Drawing No. / **TP05.01 C**



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