PROPOSED RESIDENTIAL DEVELOPMENT

137 CAMPBELL HILL ROAD, CHESTER HILL

DRAWING REGISTER

DA 1.00 - COVER

DA 1.92 - DEMOLITION PLAN
DA 1.93 - LOCATION PLAN
DA 1.94 - VENTILATION DIAGRAMS
DA 1.95 - SOLAR DIAGRAMS
DA 1.96 - SITE PLAN
DA 1.97 - SITE ANALYSIS PLAN
DA 1.98 - GFA CALCULATIONS SHEET
DA 1.99 - C.O.S CALCULATIONS SHEET

DA 2.00 - GROUND FLOOR PLAN
DA 2.01 - FIRST FLOOR PLAN
DA 2.01a - FIRST FLOOR - ADAPTABLE UNITS
DA 2.02 - SECOND FLOOR PLAN
DA 2.03 - THIRD FLOOR PLAN
DA 2.04 - FOURTH FLOOR PLAN
DA 2.05 - FIFTH FLOOR PLAN
DA 2.06 - SIXTH FLOOR PLAN
DA 2.07 - SEVENTH FLOOR PLAN
DA 2.08 - ROOF PLAN

DA 2.98 - BASEMENT 2 FLOOR PLAN
DA 2.99 - BASEMENT 1 FLOOR PLAN

DA 3.00 - NORTH ELEVATION
DA 3.01 - SOUTH ELEVATION
DA 3.02 - EAST & WEST ELEVATIONS

DA 4.00 - SECTION AA
DA 4.01 - SECTION BB

Notes

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Issue	Date	Description	By
E	24.09.21	For Submission	DF
D	29.07.21	For Submission	DF
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
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ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd

Project
Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title
Cover Sheet

DA SUBMISSION

Scale	Date	Drawn	Checked
NTS	24.09.2021	DF	CT
Job No.	Drawing No.		Issue
00 00 00	DA 1.00		E

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020/Architecturals

Design Architect: Chris Tsioulos - Reg. No. 5143

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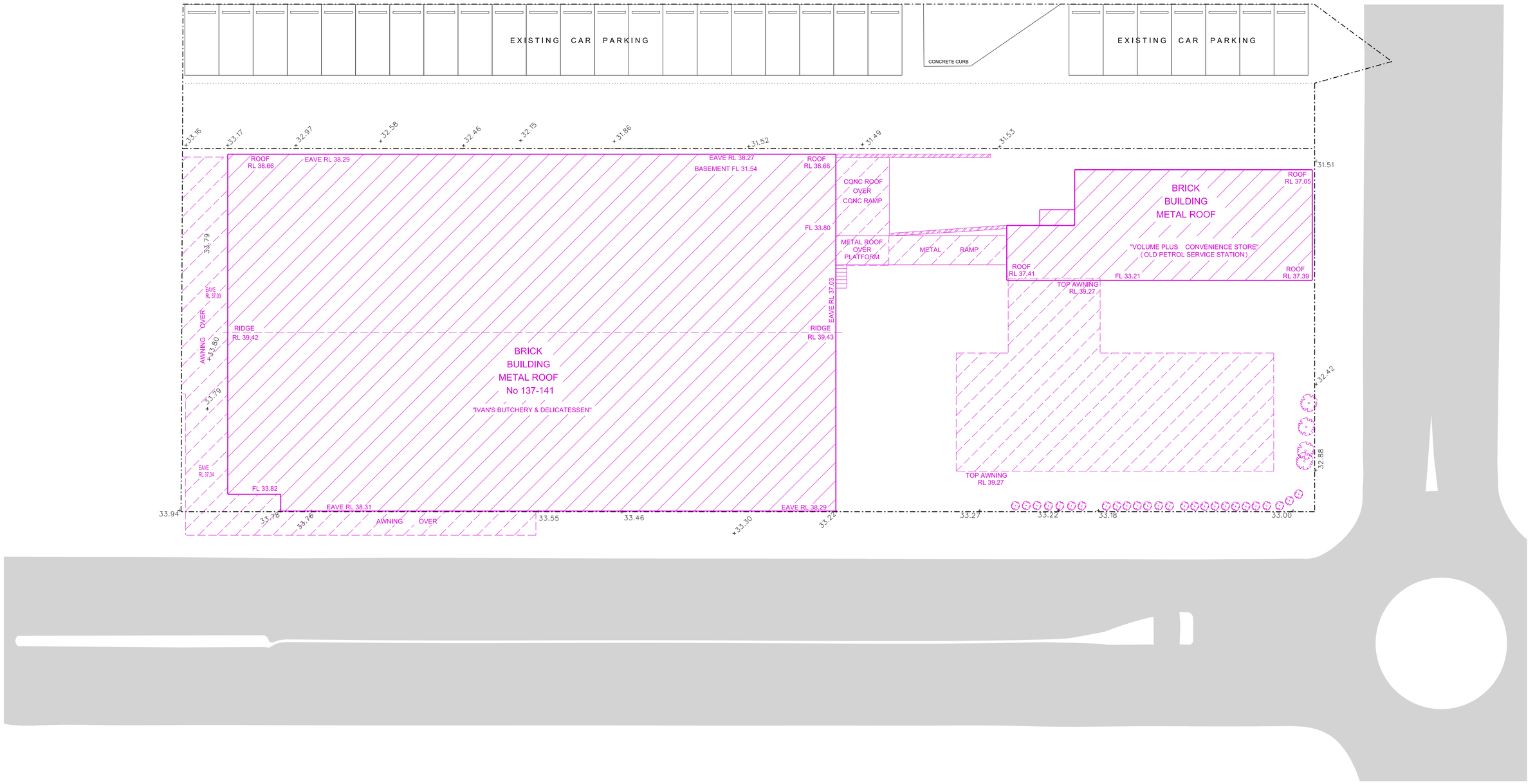

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Issue	Date	Description	By
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
A	25.05.20	For Submission	CT

KEY:

Demolished Trees

Demolished Structures

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Project
Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title
Demolition Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
1:150 @ A1 1:300 @ A3	03.06.21	DF	CT

Job No.	Drawing No.	Issue
00 00 00	DA 1.92	C

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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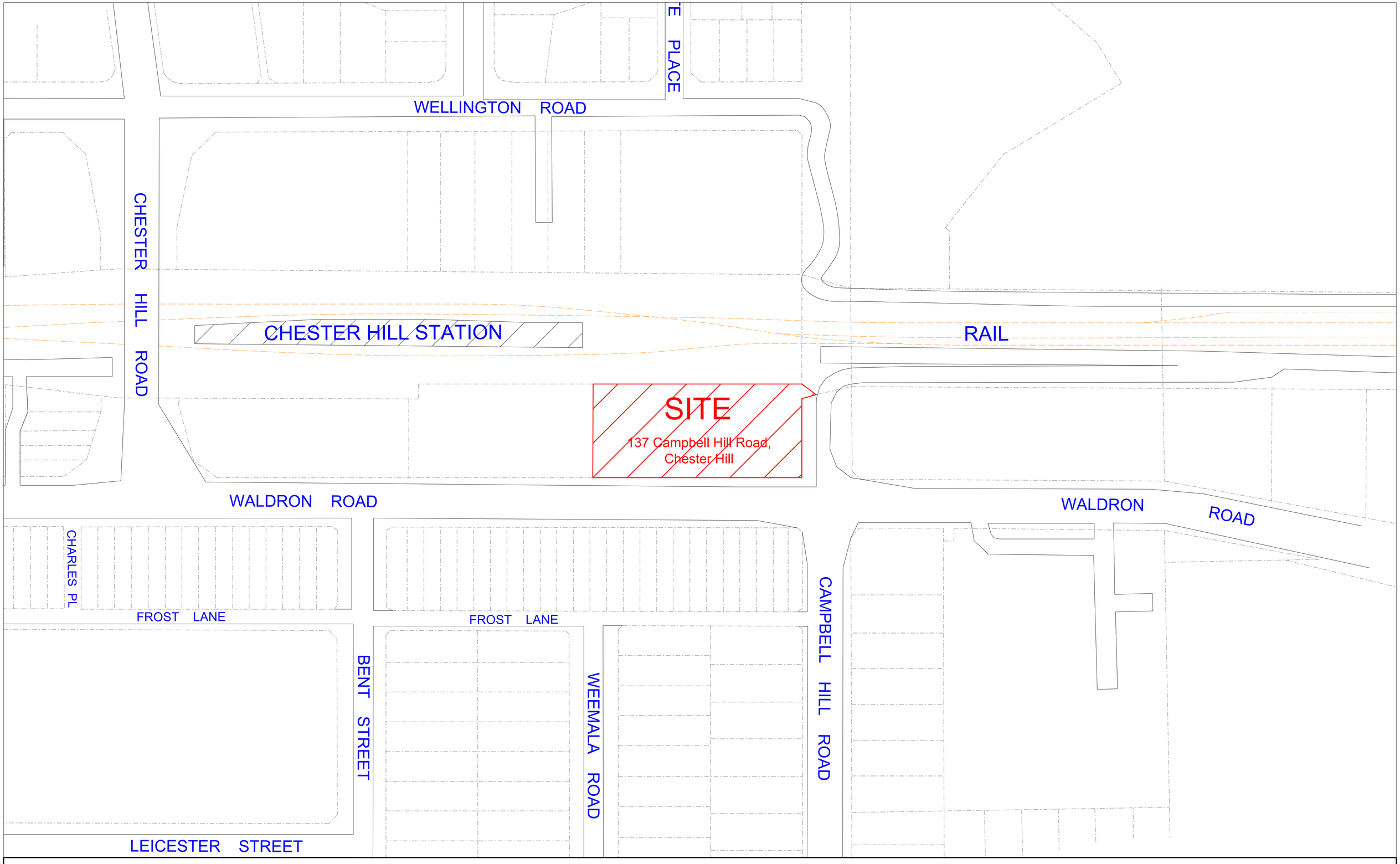

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BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER	Area of indigenous or low water use species 400m2				
Fixtures	All Shower Heads	All toilet flushing systems		All kitchen taps	All bathroom taps
	3 star(>4.5but<=6L/min)	4 star		5 star	6 star
Appliances:	Dishwashers - 6.0 star water rating				
ENERGY	*Hot water system:* Gas instantaneous – 5 Star				
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
REFER TO APPROVED BASIX	*Kitchen ventilation system:* Individual fan, ducted to façade or roof manual switch on/off				
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living only				
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living only				
	Artificial lighting: As per BASIX *Natural lighting:* As per BASIX *Appliances:* Gas cooktop & electric oven in the kitchen of the dwellings Dishwashers: 3.5 star energy rating				
COMMON AREAS	Refer to approved BASIX cert				

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162

Building Elements	Material	Detail
External walls	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Internal walls	Plasterboard on studs	-
Common walls between units	162mm Concrete	-
Common walls between units & corridors	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Common walls between units & fire stairs	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Ceiling	Plasterboard	R3.5 insulation – Product R-Value to ceilings with roof exposed to outside air – *Units: A1.02, B1.02, A6.01, A6.02, B6.01, B6.02 & level 7 units*
Floors	Concrete	R2.5 insulation – Product R-Value to suspended floors exposed to outside air – *Units: A1.02, A1.03, A1.04, A1.05, B1.02, B1.03, B1.04*
Roof	Concrete – Medium Colour	-

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note: Self-closing dampers to all exhaust fans.
Note: Additional insulation may be required to meet acoustic requirements
This Development must comply with Section J of the BCA
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulators, sarking type materials, thermal breaks and other components which fail to comply with the fire safety requirement provisions under Part C of the BCA.

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Client

Waldron Hill Projects Pty Ltd

Project

Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title

Location Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
NTS	03.06.21	DF	CT
Job No.	Drawing No.		Issue
00 00 00	DA 1.93		C

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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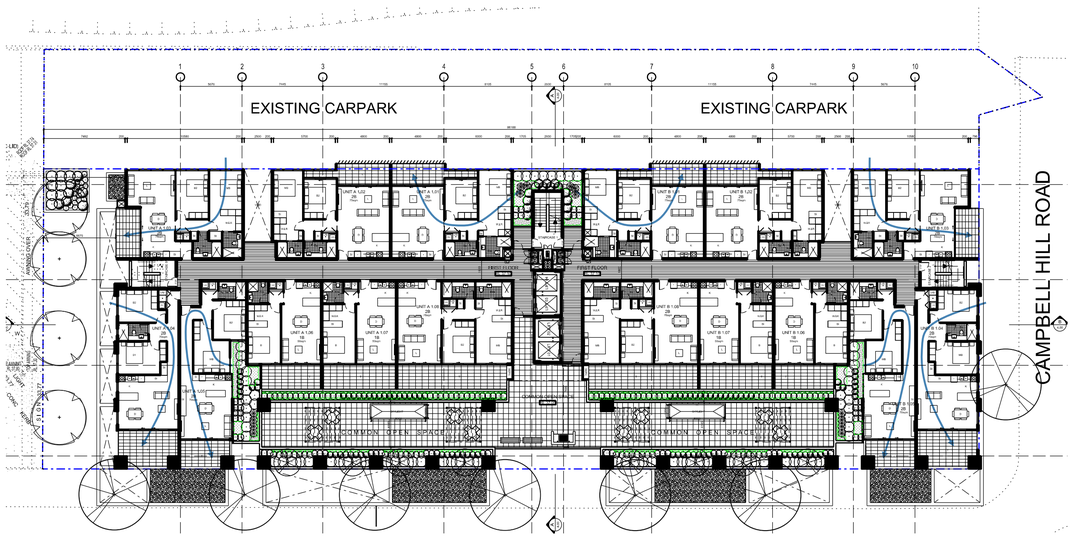
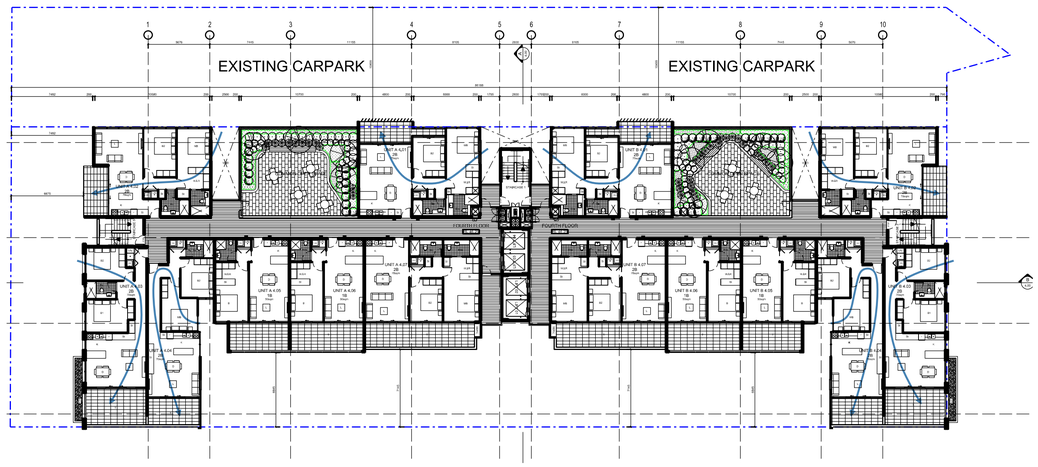
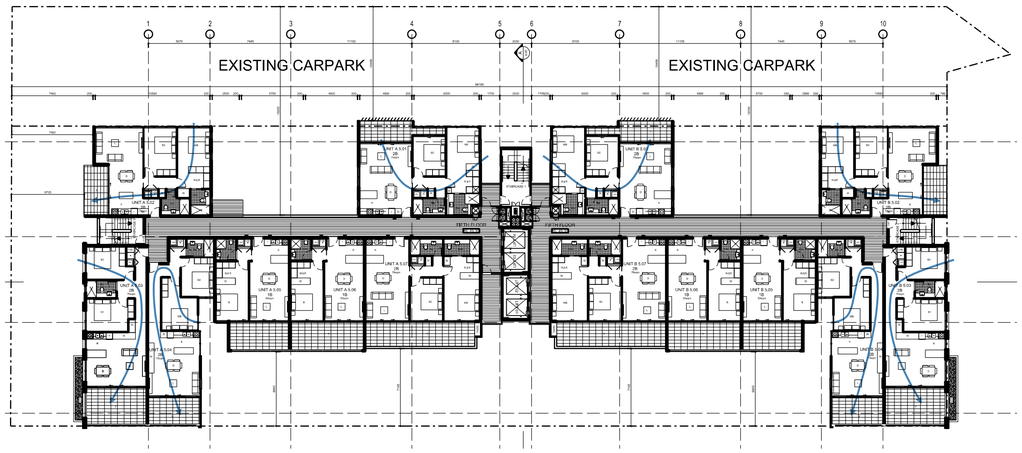


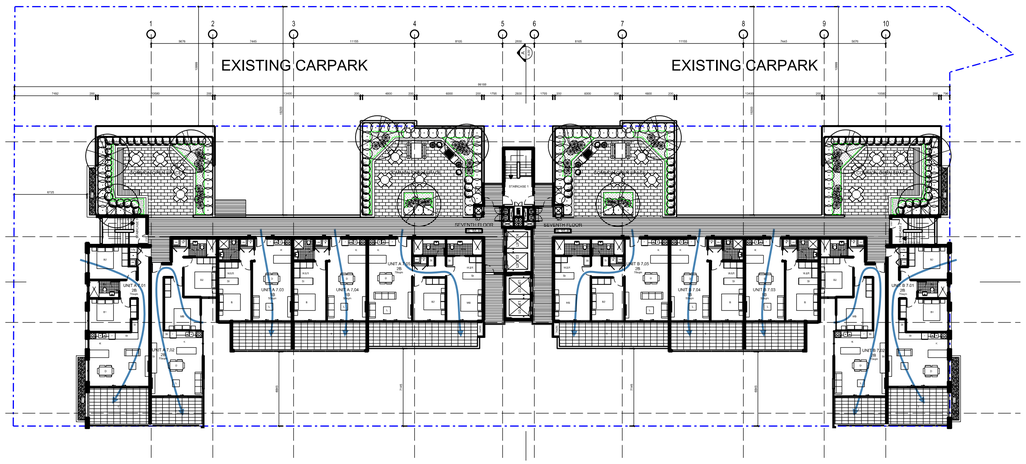
First Floor to Third Floor



Fourth Floor



Fifth Floor to Sixth Floor



Seventh Floor

Notes

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	Cross-ventilated no of units
1st floor	8
2nd floor	8
3rd floor	8
4th floor	8
5th floor	12
6th floor	12
7th floor	10
TOTAL	66 of 100 units

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Residential Development
137 Campbell Hill Road
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Drawing Title
Ventilation Diagrams

DA SUBMISSION

Scale	Date	Drawn	Checked
NTS	24.09.2021	CT	CT
Job No.	Drawing No.		Issue
00 00 00	DA 1.94		E

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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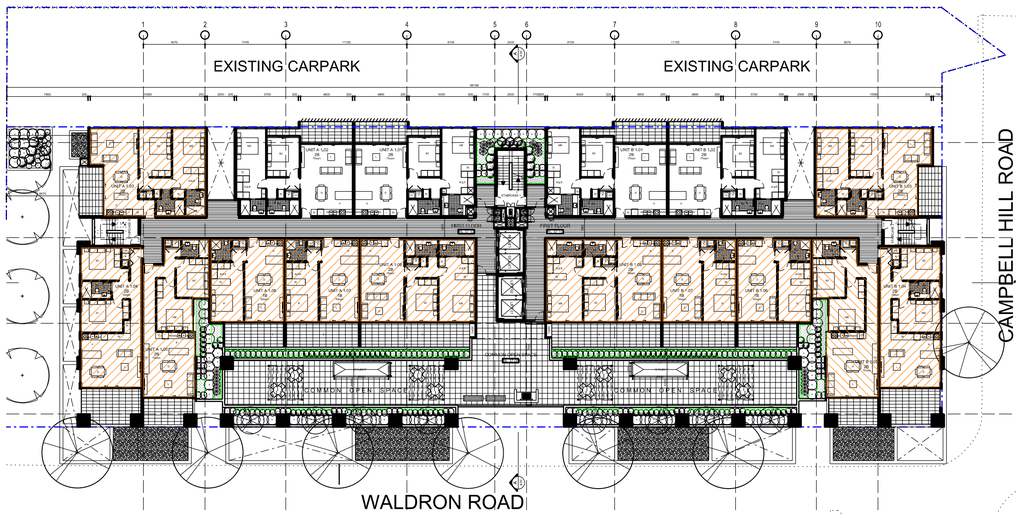
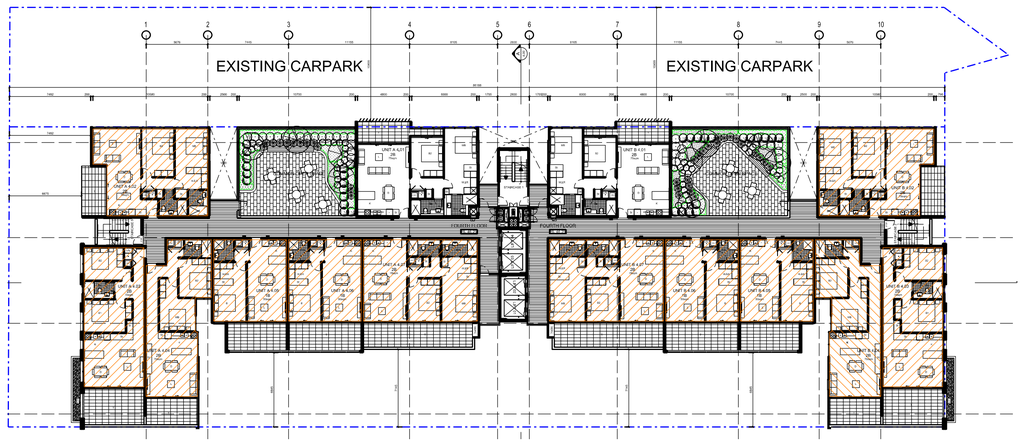
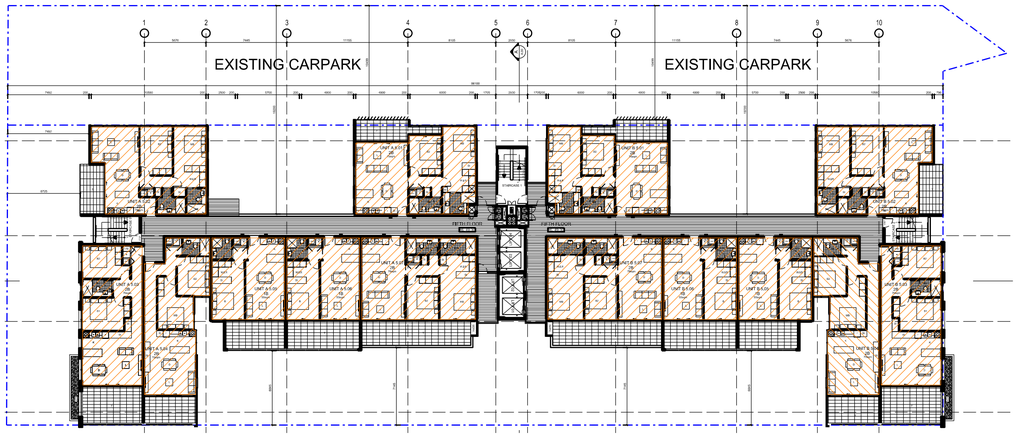


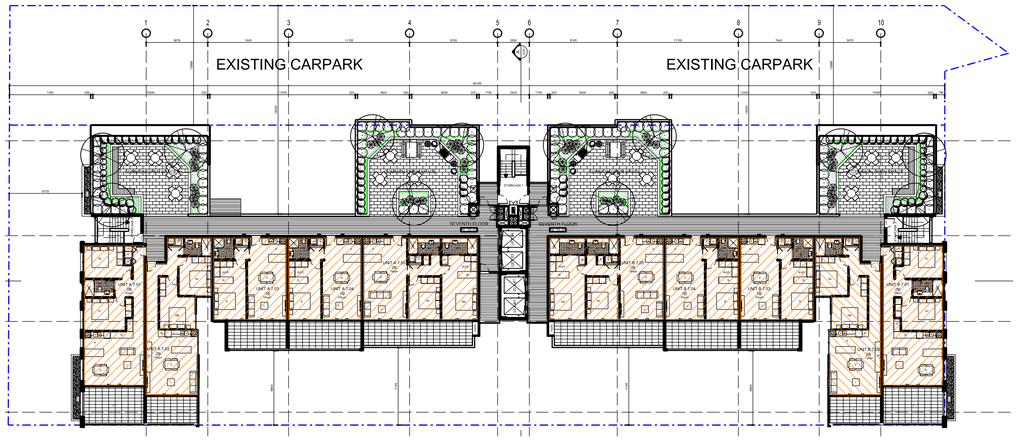
First Floor to Third Floor



Fourth Floor



Fifth Floor to Sixth Floor



Seventh Floor

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LEGEND

Solar Compliant Unit

Min. Solar Requirements:

70% of 100 Units Solar Access = 70 Units
15% of 100 Units no Solar Access = 15 Units

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	no. of Solar Compliant Units	Compliant Units TOTAL
1st floor	12	A1.03, A1.04, A1.05, A1.06, A1.07, A1.08, B1.08, B1.07, B1.06, B1.05, B1.04, B1.03
2nd floor	12	A2.03, A2.04, A2.05, A2.06, A2.07, A2.08, B2.08, B2.07, B2.06, B2.05, B2.04, B2.03
3rd floor	12	A3.03, A3.04, A3.05, A3.06, A3.07, A3.08, B3.08, B3.07, B3.06, B3.05, B3.04, B3.03
4th floor	12	A4.02, A4.03, A4.04, A4.05, A4.06, A4.07, B4.07, B4.06, B4.05, B4.04, B4.03, B4.02
5th floor	14	A5.01, A5.02, A5.03, A5.04, A5.05, A5.06, A5.07, B5.07, B5.06, B5.05, B5.04, B5.03, B5.02, B5.01
6th floor	14	A6.01, A6.02, A6.03, A6.04, A6.05, A6.06, A6.07, B6.07, B6.06, B6.05, B6.04, B6.03, B6.02, B6.01
7th floor	10	A7.01, A7.02, A7.03, A7.04, A7.05, B7.05, B7.04, B7.03, B7.02, B7.01
TOTAL	86 of 100 units	

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Drawing Title
Solar Diagrams

DA SUBMISSION

Scale	Date	Drawn	Checked
NTS	24.09.2021	DF	CT
Job No.	Drawing No.		Issue
00 00 00	DA 1.95		E

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07, DA 2020

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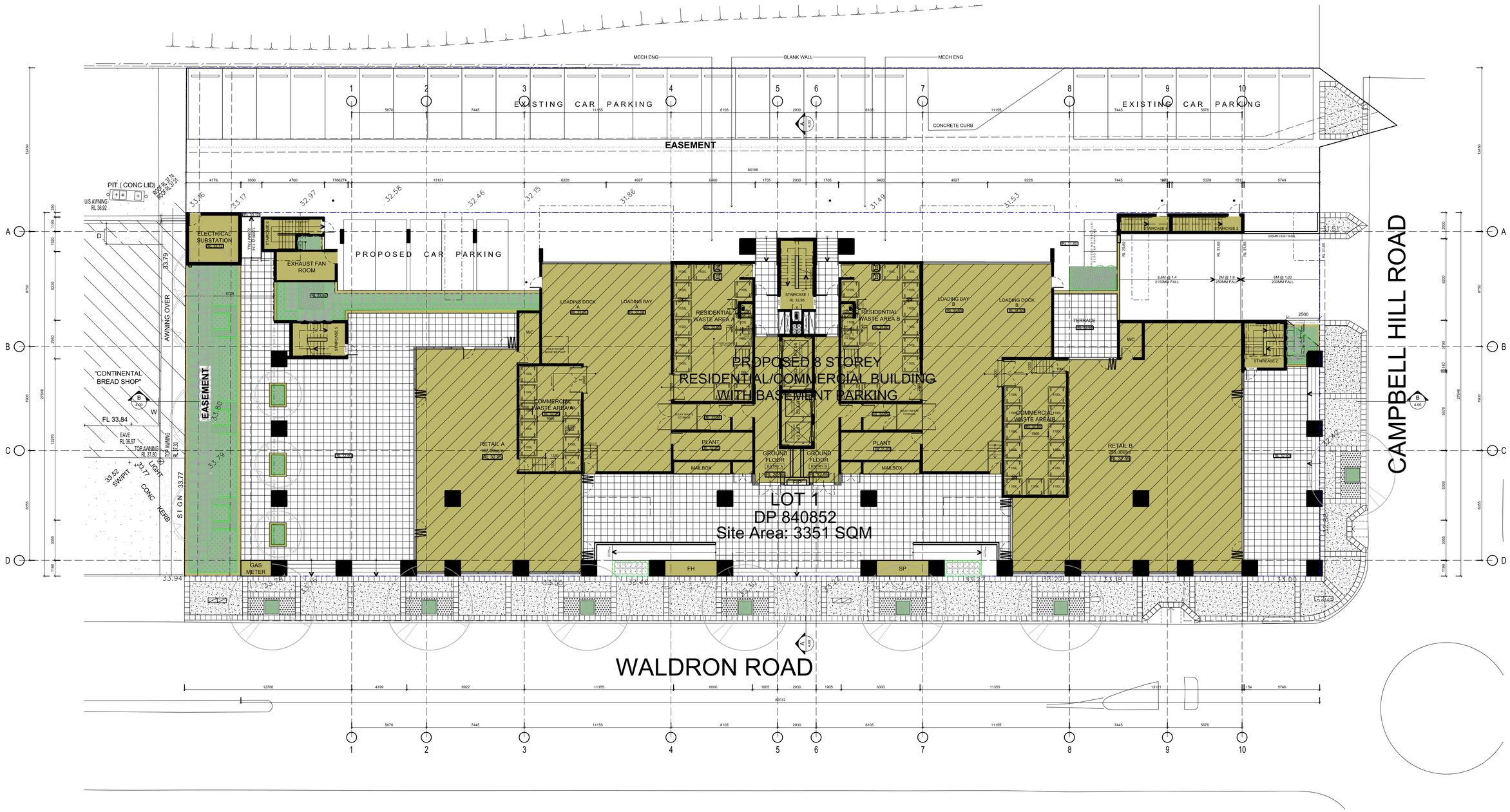

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N O T E:
- NO DRAINAGE PROPOSED INTO RAIL CORRIDOR
- RESTRICTOR MECHANISMS TO ALL WINDOWS WITHIN 20M AND FACING RAILWAY CORRIDOR

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LEGEND

SP2 INFRASTRUCTURE ZONE (542 SQM) (BANKSTOWN LEP 2015)

B2 LOCAL CENTRE ZONE (2809 SQM) (BANKSTOWN LEP 2015)

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Residential Development
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Drawing Title

Site Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
1:150 @ A1 1:300 @ A3	13.10.2021	DF	CT
Job No.	Drawing No.		Issue
00 00 00	DA 1.96		G

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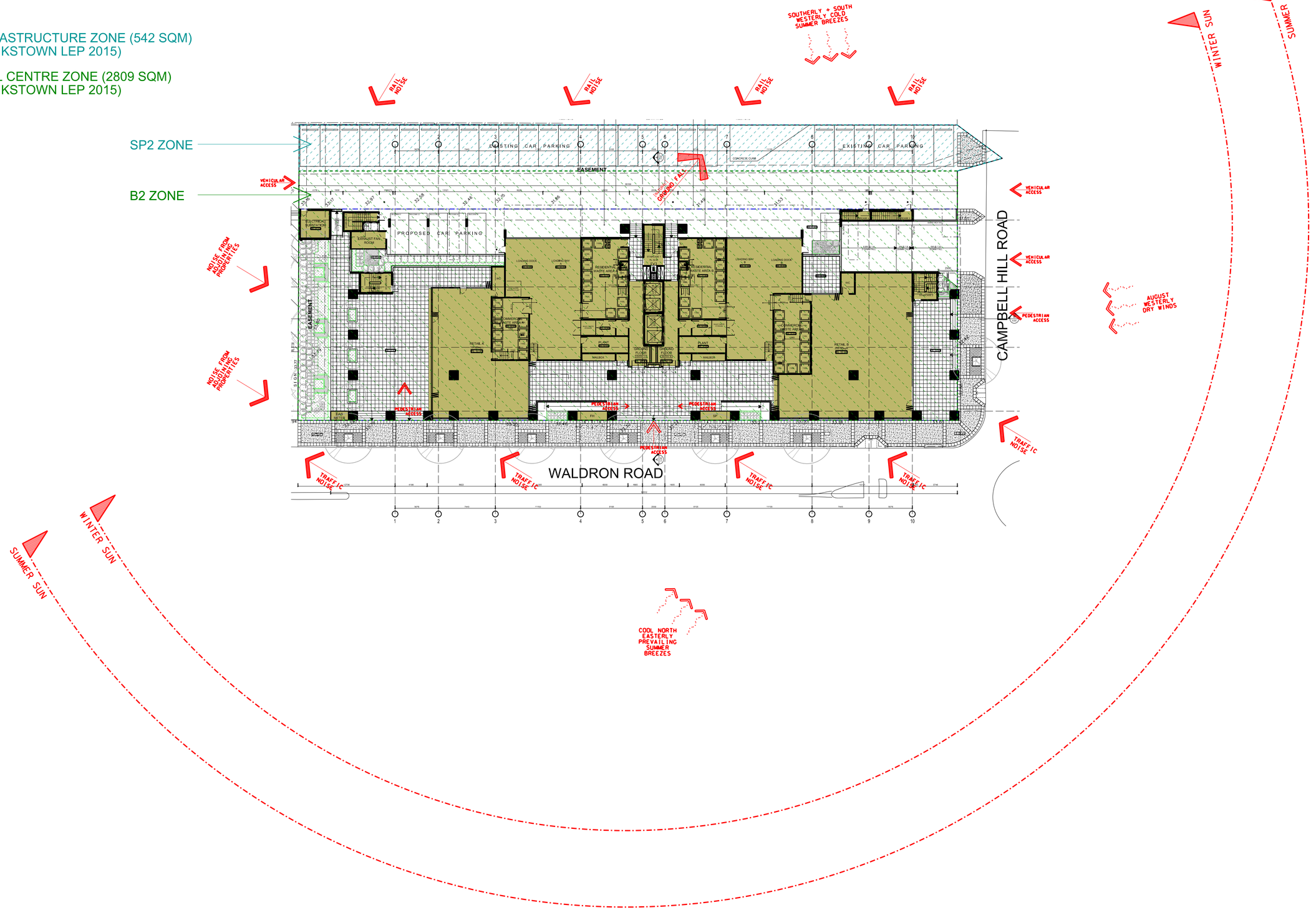
LEGEND

SP2 INFRASTRUCTURE ZONE (542 SQM)
(BANKSTOWN LEP 2015)

B2 LOCAL CENTRE ZONE (2809 SQM)
(BANKSTOWN LEP 2015)



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Drawing Title
Site Analysis Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
1:250 @ A1 1:500 @ A3	13.10.2021	DF	CT
Job No.	Drawing No.		Issue
00 00 00	DA 1.97		G

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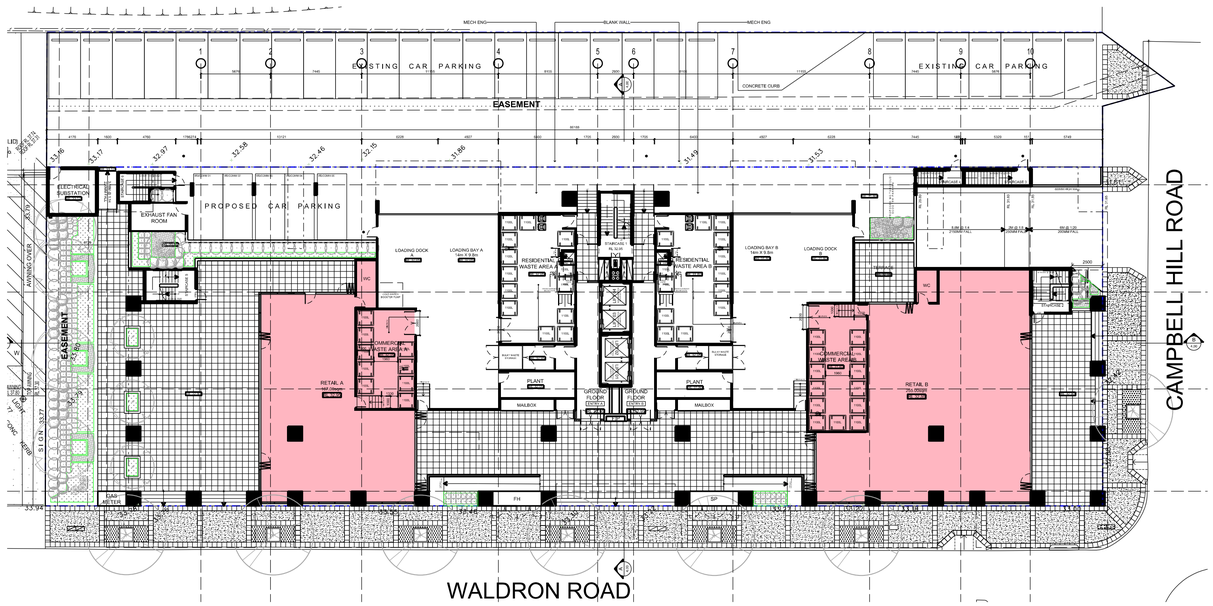
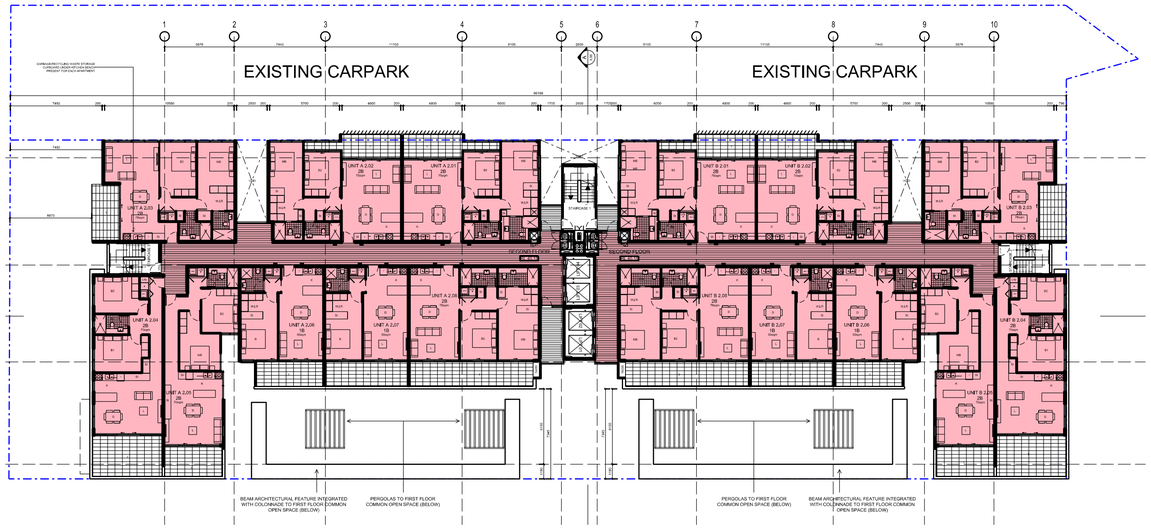
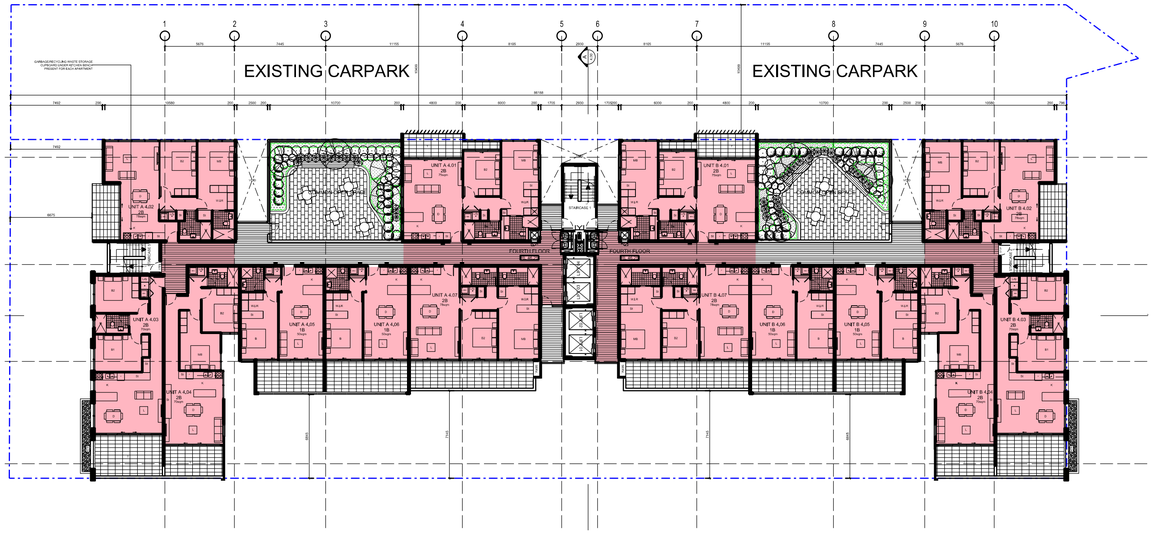


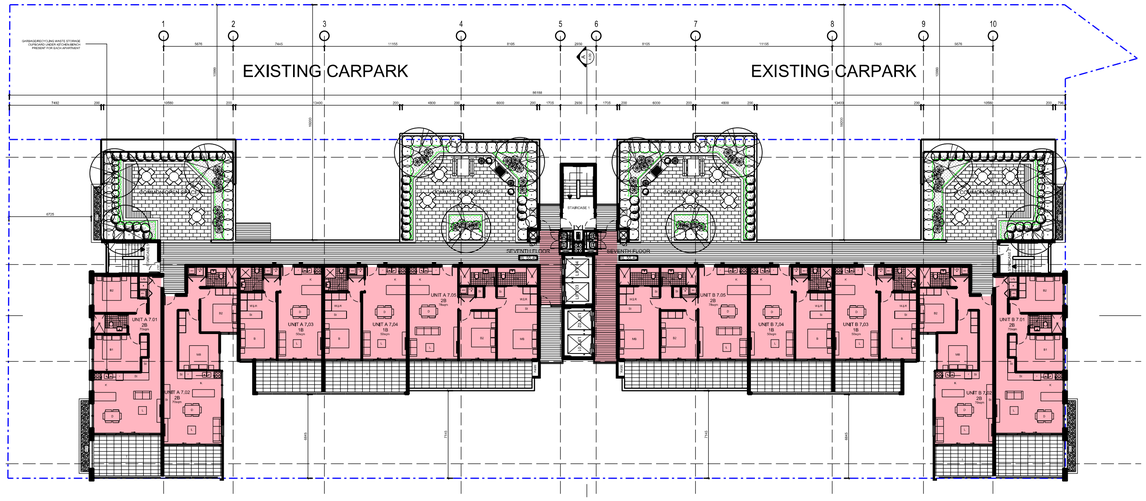
Ground Floor: GFA = 422 sq.m.



First to Third Floor: GFA = 1,304 sq.m. x 3 floors = 3,912 sq.m.



Fourth to Sixth Floor : GFA = 1,080 sq.m. x 3 floors = 3,240 sq.m.



Seventh Floor: GFA = 680 sq.m.

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(a) Total Site Area : 3,351 m²

(b) SP2 Infrastructure Zoned Area : 542 m²

Applicable Site Area for GFA calculations: (a) - (b) = 2,809 m² **@ 3:1 FSR**

Max. Allowable GFA : 2,809 m² x 3 = 8,427 m²

Deep Soil Landscape Area : 117.00 m² = > 4.2%

Proposed Gross Floor Area

Ground Floor	=	422.00m²
First Floor	=	1,304.00m²
Second Floor	=	1,304.00m²
Third Floor	=	1,304.00m²
Fourth Floor	=	1,080.00m²
Fifth Floor	=	1,080.00m²
Sixth Floor	=	1,080.00m²
Seventh Floor	=	680.00m²
Total	**=**	**8,254.00m²**

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Web: www.cmtarchitects.com

ACN: 161 791 715

Client

Waldron Hill Projects Pty Ltd

Project

Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title

GFA Calculations Sheet

DA SUBMISSION

Scale	Date	Drawn	Checked
NTS	13.10.2021	DF	CT
Job No.	Drawing No.		Issue
00 00 00	DA 1.98		G

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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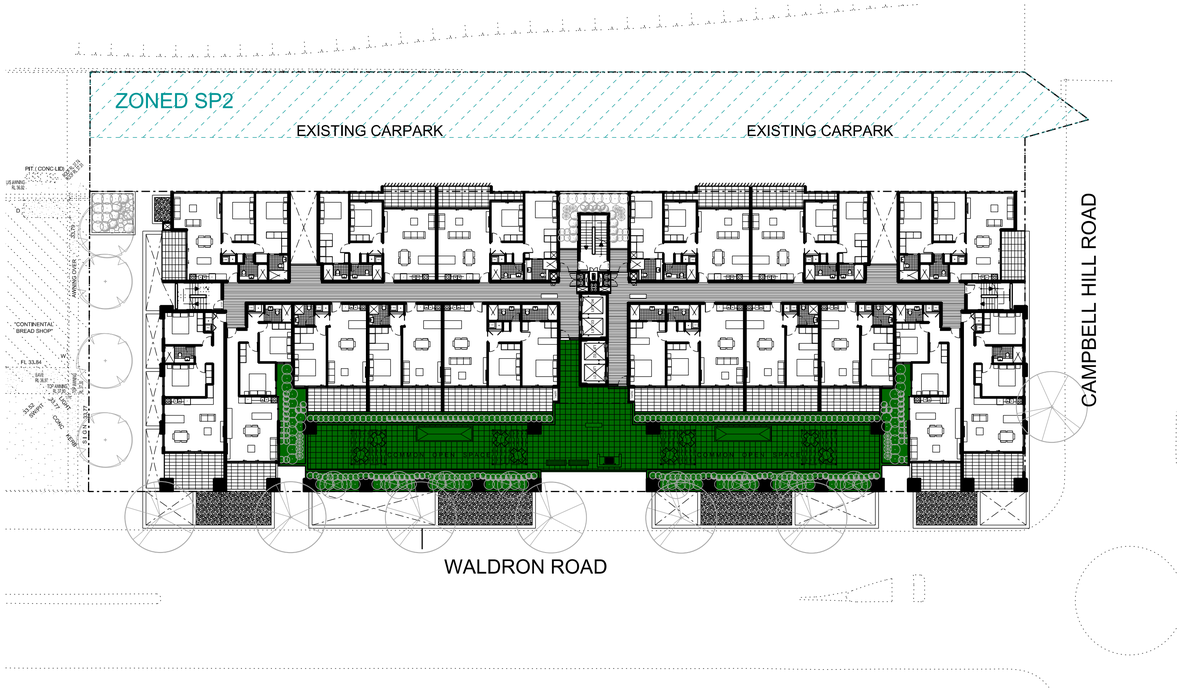
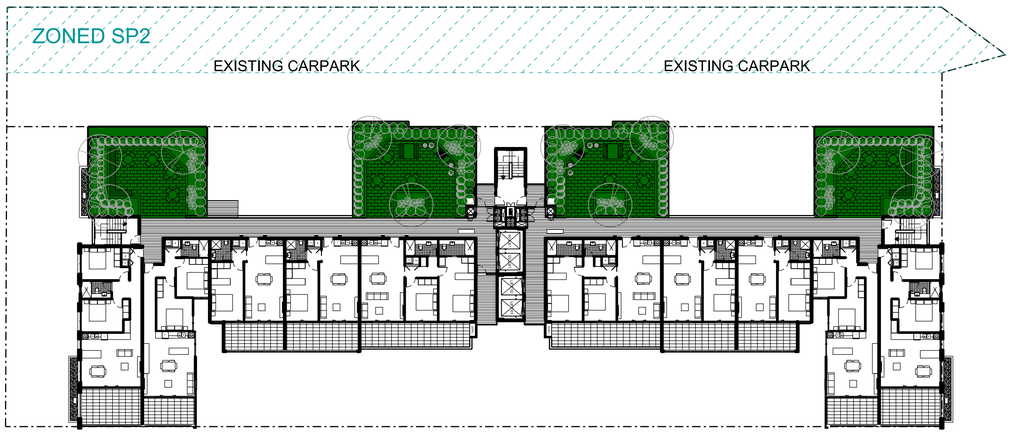


First Floor: Total C.O.S - 439.80 sqm

Fourth Floor: Total C.O.S - 183.10 sqm



Seventh Floor: Total C.O.S - 375.60 sqm

TOTAL C.O.S TABULATED CALCULATIONS

FLOOR	TOTAL C.O.S (SQM)
GROUND	NIL
FIRST	439.80
SECOND	NIL
THIRD	NIL
FOURTH	183.10
FIFTH	NIL
SIXTH	NIL
SEVENTH	375.60
ROOF	NIL
	TOTAL: 998.50 sqm

Notes

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Issue	Date	Description	By
E	24.09.21	For Submission	DF
D	29.07.21	For Submission	DF
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
A	25.05.20	For Submission	CT

Total Site Area : 3,351 m²
Min. C.O.S Area: 25% OR 837.75 SQM
Proposed C.O.S Area: 998.50 SQM (29.80%)

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ACN: 161 791 715

Client: Waldron Hill Projects Pty Ltd

Project: Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title: Common Open Space Calculations Sheet

DA SUBMISSION

Scale	Date	Drawn	Checked
NTS	29.07.2021	DF	CT
Job No.	Drawing No.		Issue
00 00 00	DA 1.99		E

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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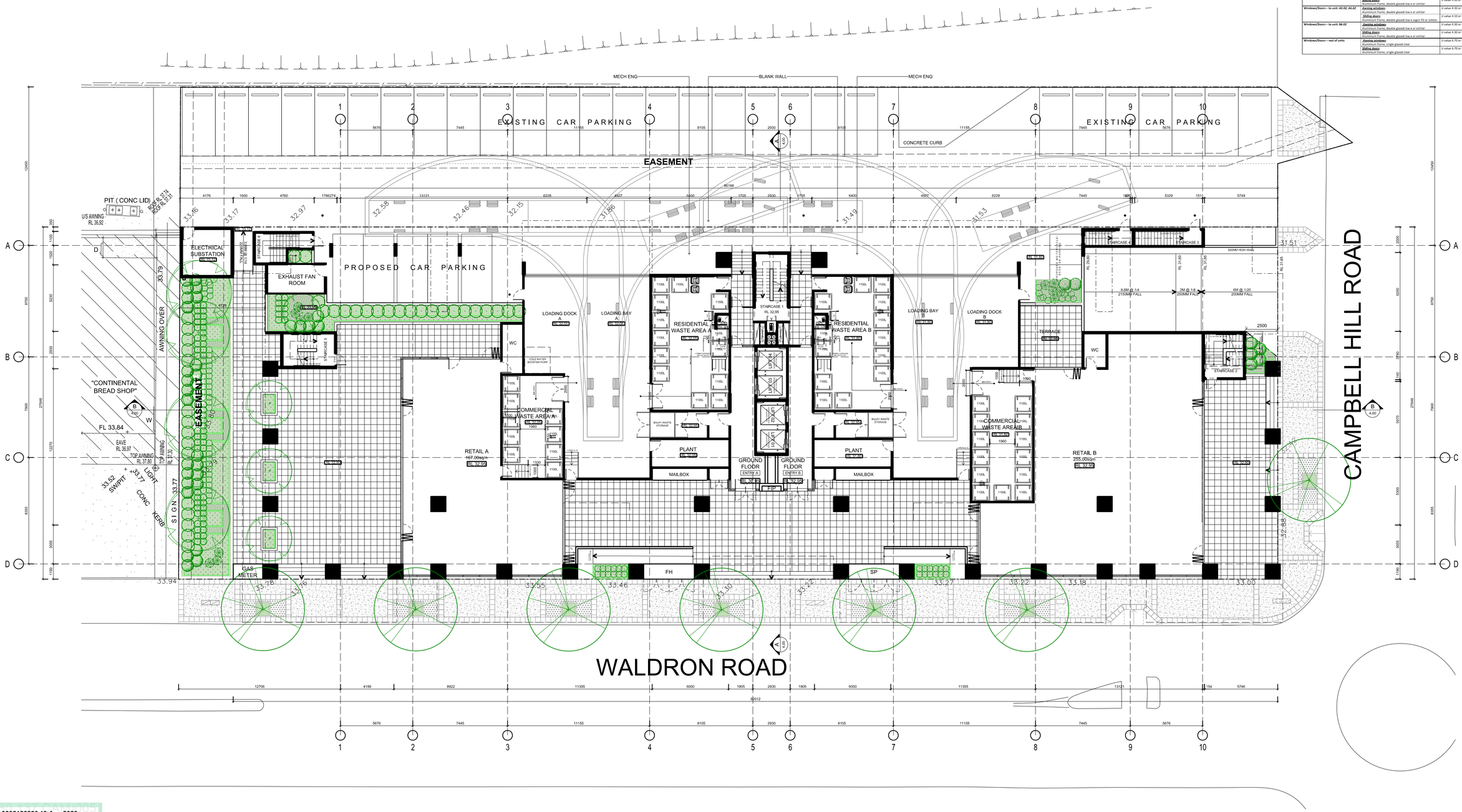
NatHERS summary for 137 Campbell Hill Road Chester Hill 2162 - Windows/Doors		
Windows/Doors – to units: A1.03, A1.02, A1.04, B1.02, B1.03, A2.02, A2.03, B2.03, A3.03, A4.02, A6.03	*Awning windows:* Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to units: B1.01, B1.05, A2.01, A3.01, B2.01, B2.05, B3.01, B3.02, A4.01, B4.01, A5.01, B5.01, B5.02,	*Awning windows:* Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: A3.02	*Awning windows:* Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: B3.03	*Awning windows:* Aluminium frame, double glaze or similar	U value 4.80 or less and SHGC 0.51 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: A5.02, A6.02	*Awning windows:* Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: B6.02	*Awning windows:* Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – rest of units	*Awning windows:* Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%



Notes

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N O T E:
- NO DRAINAGE PROPOSED INTO RAIL CORRIDOR
- RESTRICTOR MECHANISMS TO ALL WINDOWS WITHIN 20M AND FACING RAILWAY CORRIDOR

Issue	Date	Description	By
G	13.10.21	For Submission	DF
F	07.10.21	For Submission	DF
E	24.09.21	For Submission	DF
D	29.07.21	For Submission	DF
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
A	25.05.20	For Submission	CT

BASIX COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER	Area of indigenous or low water use species 400m2			
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>4.5&≤6L/min)	4 star	5 star	6 star
Appliances	Dishwashers - 6.0 star water rating			
ENERGY	Hot water system: Gas instantaneous – 5 Star			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Artificial lighting: As per BASIX *Natural lighting:* As per BASIX			
COMMON AREAS	*Appliances:* Gas cooktop & electric oven in the kitchen of the dwellings			
	Dishwashers: 3.5 star energy rating			
	Refer to approved BASIX cert			

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162

Building Elements	Material	Detail
External walls	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Internal walls	Plasterboard on studs	-
Common walls between units	162mm Concrete	-
Common walls between units & corridors	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Common walls between units & fire stairs	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Ceiling	Plasterboard	R3.5 insulation – Product R-Value to ceilings with roof exposed to outside air – *Units: A1.02, B1.02, A6.01, A6.02, B6.01, B6.02 & level 7 units*
Floors	Concrete	R2.5 insulation – Product R-Value to suspended floors exposed to outside air – *Units: A1.02, A1.03, A1.04, A1.05, B1.02, B1.03, B1.04*
Roof	Concrete – Medium Colour	-

Lighting: Units have been rated with non-residential LED downlights as per NatHERS Certificate
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note: Self-closing damper to all exhaust fans
Note: Additional insulation may be required to meet acoustic requirements
This Development must comply with Section J of the BCA
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA

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ACN: 161 791 715

Client

Waldron Hill Projects Pty Ltd

Project

Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title

Ground Floor Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
1:150 @ A1 1:300 @ A3	13.10.2021	DF	CT
Job No.	Drawing No.		Issue
00 00 00	DA 2.00		G

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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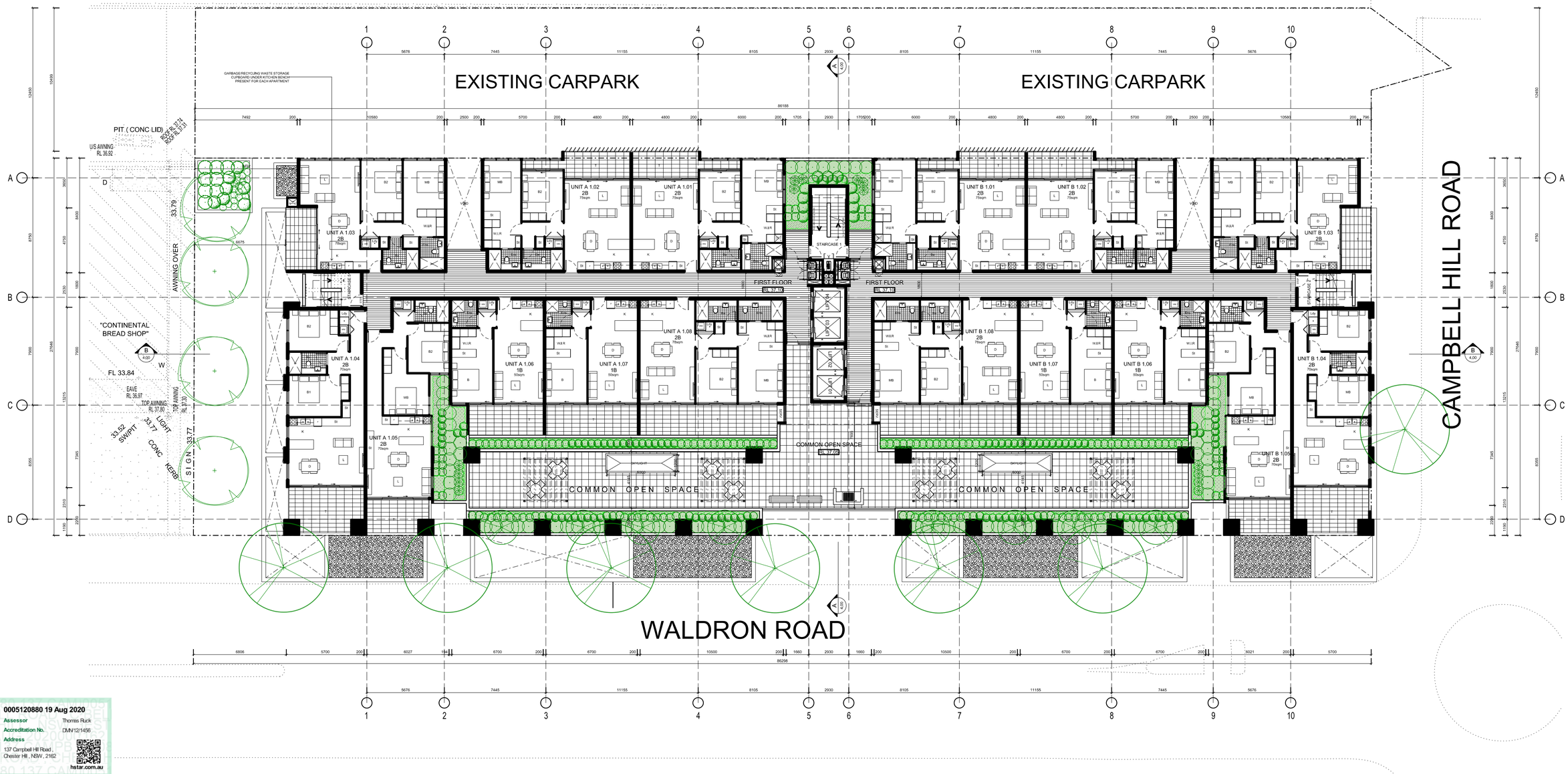
NatHERS summary for 137 Campbell Hill Road Chester Hill 2162 - Windows/Doors		
Windows/Doors – to units: A1.03, A1.02, A1.04, B1.02, B1.03, A2.02, A2.03, B2.03, A3.03, A4.02, A6.03	***Awning windows:*** Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to units: B1.01, B2.01, A2.01, A3.01, B2.01, B2.02, B2.05, B3.01, B3.02, A4.01, B4.01, A5.01, B5.01, B5.02,	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: A3.02	***Awning windows:*** Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: B3.03	***Awning windows:*** Aluminium frame, double glaze or similar	U value 4.80 or less and SHGC 0.51 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: A3.02, A6.02	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: B6.02	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – rest of units	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%



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N O T E:
- NO DRAINAGE PROPOSED INTO RAIL CORRIDOR
- RESTRICTOR MECHANISMS TO ALL WINDOWS WITHIN 20M AND FACING RAILWAY CORRIDOR

Issue	Date	Description	By
E	07.10.21	For Submission	DF
E	24.09.21	For Submission	DF
D	29.07.21	For Submission	DF
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
A	25.05.20	For Submission	CT

BASIX COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER	Area of indigenous or low water use species 400m2			
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>6.1&but<=9L/min)	4 star	5 star	6 star
Appliances:	Dishwashers - 6.0 star water rating			
ENERGY	Hot water system: Gas Instantaneous – 5 Star			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Artificial lighting: As per BASIX *Natural lighting:* As per BASIX *Appliances:* Gas cooktop & electric oven in the kitchen of the dwellings Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162		
Building Elements	**Material**	**Detail**
External walls	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Internal walls	Plasterboard on studs	-
Common walls between units	162mm Concrete	-
Common walls between units & corridors	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Common walls between units & fire stairs	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Ceiling	Plasterboard	R3.5 insulation – Product R-Value to ceilings with roof exposed to outside air – *Units: A3.02, B3.02, A6.02, A6.03, B6.01, B6.02 & level 7 units*
Floors	Concrete	R2.5 insulation – Product R-Value to suspended floors exposed to outside air – *Units: A1.02, A1.03, A1.04, A1.05, B1.02, B1.03, B1.04*
Roof	Concrete – Medium Colour	-

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note: Self-closing dampers to all exhaust fans.
Note: Additional insulation may be required to meet acoustic requirements
This Development must comply with Section J of the NCC
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the omission of insulation, sarking type materials, thermal breaks and other components which fail to comply with the fire safety requirement provisions under Part C of the NCC.

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ACN: 161 791 715

Client

Waldron Hill Projects Pty Ltd

Project

Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title

First Floor Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
1:150 @ A1 1:300 @ A3	07.10.2021	DF	CT
Job No.	Drawing No.		Issue
00 00 00	DA 2.01		F

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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NatHERS summary for 137 Campbell Hill Road Chester Hill 2162 – Windows/Doors		
Windows/Doors – to units: A1.01, A1.02, A1.03, B1.02, B1.03, B2.02, A2.03, B2.03, A3.03, A4.02, A6.01	***Awning windows:*** Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to units: A1.01, B1.01, A2.01, A3.01, B2.01, B2.02, B2.05, B3.02, A3.02, A4.01, B4.01, A5.01, B5.01, B5.02,	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: A1.02	***Awning windows:*** Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: B3.03	***Awning windows:*** Aluminium frame, double glaze or similar	U value 4.80 or less and SHGC 0.51 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: A5.02, A6.02	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: B6.02	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – rest of units	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%

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D	29.07.21	For Submission	DF
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
A	25.05.20	For Submission	CT

BASIX COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER	Area of indigenous or low water use species: 600m2			
	Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
		3 star(>4.5&un=6L/min)	4 star	5 star	6 star
	Appliances:	Dishwashers - 6.0 star water rating			
ENERGY	*Hot water system:* Gas Instantaneous – 5 Star			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	*Kitchen ventilation system:* Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Artificial lighting: As per BASIX *Natural lighting:* As per BASIX			
	Appliances: Gas cooktop & electric oven in the kitchen of the dwellings Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162		
Building Elements	**Material**	**Detail**
External walls	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Internal walls	Plasterboard on studs	-
Common walls between units	162mm Concrete	-
Common walls between units & corridors	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Common walls between units & fire stairs	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Ceiling	Plasterboard	R3.5 insulation – Product R-Value to ceilings with roof exposed to outside air – ***Units: A1.02, B1.02, A6.01, A6.02, B6.01, B6.02 & level 7 units***
Floors	Concrete	R2.5 insulation – Product R-Value to suspended floors exposed to outside air – ***Units: A1.02, A1.03, A1.04, A1.05, B1.02, B1.03, B1.04***
Roof	Concrete + Medium Colour	-

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note: Additional shutters not scheduled.
Note: Additional insulation may be required to meet acoustic requirements.
This Development must comply with Section J of the BCA
Building & Energy Consultants Australia disclaims itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA

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ACN: 161 791 715

Client

Waldron Hill Projects Pty Ltd

Project

Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title

Second Floor Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
1:150 @ A1 1:300 @ A3	07.10.2021	DF	CT
Job No.	Drawing No.		Issue
00 00 00	DA 2.02		F

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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NatHERS summary for 137 Campbell Hill Road Chester Hill 2162 - Windows/Doors		
Windows/Doors – to units: A1.01, A1.02, A1.03, B1.02, B1.03, B1.04, A2.02, A2.03, B2.03, A3.03, A4.02, A6.01	***Awning windows:*** Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to units: A1.01, A1.04, A2.01, A2.04, A3.01, A3.02, A3.04, A4.01, A5.01, A5.02, A5.03, A6.02, A6.03, A6.04, A7.01, A7.02, A7.03, A7.04, A8.01, A8.02, A8.03, A8.04, B1.01, B1.05, B2.01, B2.02, B2.04, B3.01, B3.02, B3.04, B4.01, B4.02, B4.03, B4.04, B5.01, B5.02, B5.03, B5.04, B6.01, B6.03, B7.01, B7.02, B7.03, B7.04, B8.01, B8.03, B8.04	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: A1.02	***Awning windows:*** Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: B3.03	***Awning windows:*** Aluminium frame, double glaze or similar	U value 4.80 or less and SHGC 0.51 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: A5.02, A6.02	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: B6.02	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – rest of units	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%

Notes

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N O T E:
- NO DRAINAGE PROPOSED INTO RAIL CORRIDOR
- RESTRICTOR MECHANISMS TO ALL WINDOWS WITHIN 20M AND FACING RAILWAY CORRIDOR

Issue	Date	Description	By
F	07.10.21	For Submission	DF
E	24.09.21	For Submission	DF
D	29.07.21	For Submission	DF
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
A	25.05.20	For Submission	CT

BASIX COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER	Area of Indigenous or low water use species: 600m2			
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>4.5&um<6L/min)	4 star	5 star	6 star
Appliances:	Dishwashers - 6.0 star water rating			
ENERGY	*Hot water system:* Gas Instantaneous – 5 Star			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	*Kitchen ventilation system:* Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Artificial lighting: As per BASIX *Natural lighting:* As per BASIX			
	Appliances: Gas cooktop & electric oven in the kitchen of the dwellings Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162

Building Elements	Material	R	Detail
External walls	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value	
Internal walls	Plasterboard on studs	-	
Common walls between units	162mm Concrete	-	
Common walls between units & corridors	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value	
Common walls between units & fire stairs	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value	
Ceiling	Plasterboard	R3.5 insulation – Product R-Value to ceilings with roof exposed to outside air – ***Units: A1.02, B3.02, A6.01, A6.02, B6.01, B6.02 & level 7 units***	
Floors	Concrete	R2.5 insulation – Product R-Value to suspended floors exposed to outside air – ***Units: A1.02, A1.03, A1.04, A1.05, B1.02, B1.03, B1.04***	
Roof	Concrete + Medium Colour	-	

Caution: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note: Additional insulation is not required.
Note: Performance values may be changed to meet minimum requirements.
This Development must comply with Section J of the BCA
Building & Energy Consultants Australia disclaims itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA

CMT ARCHITECTS
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Web: www.cmtarchitects.com

ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd

Project
Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title
Third Floor Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
1:150 @ A1 1:300 @ A3	07.10.2021	DF	CT
Job No.	Drawing No.		Issue
00 00 00	DA 2.03		F

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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NatHERS summary for 137 Campbell Hill Road Chester Hill 2162 - Windows/Doors		
Windows/Doors – to units: *A1.01, A1.02, A1.03, B1.02, B1.03, A2.02, A2.03, B2.03, A3.03, A4.02, A6.01*	***Awning windows:*** Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to units: *B1.01, B1.04, A2.01, A3.01, B2.01, B2.04, B3.01, B3.02, A4.01, B4.01, A5.01, B5.01, B5.02*	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *A3.02*	***Awning windows:*** Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B3.03*	***Awning windows:*** Aluminium frame, double glaze or similar	U value 4.80 or less and SHGC 0.51 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *A5.02, A6.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B6.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – rest of units	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%

Notes

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Issue	Date	Description	By
F	07.10.21	For Submission	DF
E	24.09.21	For Submission	DF
C	29.07.21	For Submission	DF
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
A	25.05.20	For Submission	CT

BASIX COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER	Area of indigenous or low water use species 400m2			
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>6.0<=7.5L/min)	4 star	5 star	6 star
Appliances:	Dishwashers - 6.0 star water rating			
ENERGY	Hot water system: Gas Instantaneous – 5 Star			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX			
COMMON AREAS	Appliances: Gas cooktop & electric oven in the kitchen of the dwellings Dishwashers: 3.5 star energy rating Refer to approved BASIX cert			

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162

Building Elements	Material	Detail
External walls	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R Value
Internal walls	Plasterboard on studs	-
Common walls between units	162mm Concrete	
Common walls between units & corridors	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R Value
Common walls between units & fire stairs	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R Value
Ceiling	Plasterboard	R3.5 insulation – Product R Value to ceilings with roof exposed to outside air – *Units: A3.02, B3.02, A6.01, A6.02, B6.01, B6.02 & level 7 units*
Floors	Concrete	R2.5 insulation – Product R Value to suspended floors exposed to outside air – *Units: A1.02, A1.03, A1.04, A1.05, B1.02, B1.03, B1.04*
Roof	Concrete – Medium Colour	-

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note: Ventilating systems to all exhaust fan
Note: Acoustic performance of windows/doors to meet acoustic requirements
This Development must comply with Section J of the BCA
Building & Energy Consultants Australia disclaims itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other components which fail to comply with the fire safety requirement provisions under Part C of the BCA

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Web: www.cmtarchitects.com

ACN: 161 791 715

Client

Waldron Hill Projects Pty Ltd

Project

Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title

Fourth Floor Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
1:150 @ A1 1:300 @ A3	07.10.2021	DF	CT
Job No.	**Drawing No.**		**Issue**
00 00 00	DA 2.04		F

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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NatHERS summary for 137 Campbell Hill Road Chester Hill 2162 - Windows/Doors		
Windows/Doors – to units: A1.01, A1.02, A1.03, B1.02, B1.03, A2.02, A2.03, B2.03, A3.03, A4.02, A6.01	***Awning windows:*** Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to units: A1.01, A1.04, A2.01, A2.04, A3.01, B2.01, B2.02, B2.05, B3.02, A3.02, A4.01, B4.01, A5.01, B5.01, B5.02,	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: A1.02	***Awning windows:*** Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: B3.03	***Awning windows:*** Aluminium frame, double glaze or similar	U value 4.80 or less and SHGC 0.51 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: A5.02, A6.02	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: B6.02	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – rest of units	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%

6.4 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
0005120880 19 Aug 2020
Assessor Thomas Ruck
Accreditation No. DMN12/1456
Address 137 Campbell Hill Road, Chester Hill , NSW, 2162
hstar.com.au

Notes

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- RESTRICTOR MECHANISMS TO ALL WINDOWS WITHIN 20M AND FACING RAILWAY CORRIDOR

Issue	Date	Description	By
F	07.10.21	For Submission	DF
E	24.09.21	For Submission	DF
C	29.07.21	For Submission	DF
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
A	25.05.20	For Submission	CT

BASIX COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER	Area of Indigenous or low water use species: 600m2			
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>4.5&un=6L/min)	4 star	5 star	6 star
Appliances:	Dishwashers - 6.0 star water rating			
ENERGY	*Hot water system:* Gas Instantaneous – 5 Star			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	*Kitchen ventilation system:* Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Artificial lighting: As per BASIX *Natural lighting:* As per BASIX			
	Appliances: Gas cooktop & electric oven in the kitchen of the dwellings Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162		
Building Elements	**Material**	**Detail**
External walls	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Internal walls	Plasterboard on studs	-
Common walls between units	162mm Concrete	-
Common walls between units & corridors	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Common walls between units & fire stairs	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Ceiling	Plasterboard	R3.5 insulation – Product R-Value to ceilings with roof exposed to outside air – ***Units: A1.02, B3.02, A6.01, A6.02, B6.01, B6.02 & level 7 units***
Floors	Concrete	R2.5 insulation – Product R-Value to suspended floors exposed to outside air – ***Units: A1.02, A1.03, A1.04, A1.05, B1.02, B1.03, B1.04***
Roof	Concrete + Medium Colour	-

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note: Additional shutters not scheduled.
Note: Performance glazing selected to meet acoustic requirements.
This Development must comply with Section J of the BCA
Building & Energy Consultants Australia disclines itself from any responsibility associated with the selection of insulation, curtning type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions unde Part C of the BCA

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E: info@cmtarchitects.com
Web: www.cmtarchitects.com

ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd

Project
Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title
Fourth Floor Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
1:150 @ A1 1:300 @ A3	07.10.2021	DF	CT
Job No.	**Drawing No.**		**Issue**
00 00 00	DA 2.04		F

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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NatHERS summary for 137 Campbell Hill Road Chester Hill 2162 - Windows/Doors		
Windows/Doors – to units: *A1.01, A1.02, A1.03, B1.02, B1.03, A2.02, A2.03, B2.03, A3.03, A4.02, A6.01*	***Awning windows:*** Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to units: *B1.01, B2.05, A2.01, A3.01, B2.01, B2.05, B3.01, B3.02, A4.01, B4.01, A5.01, B5.01, B5.02,*	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *A3.02*	***Awning windows:*** Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B3.03*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.80 or less and SHGC 0.51 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *A5.02, A6.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B6.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – rest of units	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%

6.4 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
0005120880 19 Aug 2020
Assessor Thomas Ruck
Accreditation No. DMN/12/1456
Address 137 Campbell Hill Road , Chester Hill , NSW, 2162
hstar.com.au

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Issue	Date	Description	By
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E	24.09.21	For Submission	DF
D	29.07.21	For Submission	DF
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
A	25.05.20	For Submission	CT

BASIX COMMITMENTS NOTES * TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER	Area of indigenous or low water use species 400m2			
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>6.0&un<=9L/min)	4 star	5 star	6 star
Appliances:	Dishwashers - 6.0 star water rating			
ENERGY	Hot water system: Gas instantaneous – 5 Star			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX			
	Appliances: Gas cooktop & electric oven in the kitchen of the dwellings Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162		
Building Elements	**Material**	**Detail**
External walls	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Internal walls	Plasterboard on studs	-
Common walls between units	162mm Concrete	-
Common walls between units & corridors	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Common walls between units & fire stairs	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Ceiling	Plasterboard	R3.5 insulation – Product R-Value to ceilings with roof exposed to outside air – *Units: A3.02, B3.02, A6.01, A6.02, B6.01, B6.02 & level 7 units*
Floors	Concrete	R3.5 insulation – Product R-Value to suspended floors exposed to outside air – *Units: A1.02, A1.03, A1.04, A1.05, B1.02, B1.03, B1.04*
Roof	Concrete – Medium Colour	-

Ceilings: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note: Self-closing dampers to all exhaust fans.
Note: Additional insulation may be required to meet acoustic requirements
The development must comply with Section J of the BCA
Note: Development consent does not imply approval from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other components which fail to comply with the fire safety requirement provisions under Part C of the BCA

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Web: www.cmtarchitects.com
ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd

Project
Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title
Fifth Floor Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
1:150 @ A1 1:300 @ A3	07.10.2021	DF	CT
Job No.	Drawing No.		Issue
00 00 00	DA 2.05		F

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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NatHERS summary for 137 Campbell Hill Road Chester Hill 2162 – Windows/Doors		
Windows/Doors – to units: *A1.01, A1.02, A1.03, B1.02, B1.03, A2.02, A2.03, B2.03, A3.03, A4.02, A6.01*	***Awning windows:*** Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to units: *A1.01, A1.04, A2.01, A2.04, A3.01, A3.02, A4.01, A4.02, A5.01, A5.02, A6.02, B1.01, B2.01, B2.02, B3.01, B3.02, B4.01, B4.02, A2.05, B3.03, A4.03, A4.04, A5.03, A5.04, B5.01, B5.02*	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *A1.02*	***Awning windows:*** Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B3.03*	***Awning windows:*** Aluminium frame, double glaze or similar	U value 4.80 or less and SHGC 0.51 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *A5.02, A6.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B6.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – rest of units	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%

Notes

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N O T E:
- NO DRAINAGE PROPOSED INTO RAIL CORRIDOR
- RESTRICTOR MECHANISMS TO ALL WINDOWS WITHIN 20M AND FACING RAILWAY CORRIDOR

Issue	Date	Description	By
F	07.10.21	For Submission	DF
E	24.09.21	For Submission	DF
D	29.07.21	For Submission	DF
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
A	25.05.20	For Submission	CT

BASIX COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER	Area of indigenous or low water use species 400m2			
Fixtures	All Shower Heads 3 star(>4.5<=6L/min)	All toilet flushing systems 4 star	All kitchen taps 5 star	All bathroom taps 6 star
Appliances:	Dishwashers - 4.0 star water rating			
ENERGY	*Hot water system:* Gas Instantaneous – 5 Star			
REFER TO APPROVED BASIX	*Bathroom ventilation system:* Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Artificial lighting: As per BASIX *Natural lighting:* As per BASIX			
	Appliances: Gas cooktop & electric oven in the kitchen of the dwellings Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162

Building Elements	Material	Detail
External walls	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Internal walls	Plasterboard on studs	-
Common walls between units	162mm Concrete	-
Common walls between units & corridors	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Common walls between units & fire stairs	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Ceiling	Plasterboard	R3.5 insulation – Product R-Value to ceilings with roof exposed to outside air – *Units: A3.02, B3.02, A6.01, A6.02, B6.01, B6.02 & level 7 units*
		R2.5 insulation – Product R-Value to ceilings with roof exposed to outside air – *Units: A1.02, A1.03, A1.04, A1.05, B1.03, B1.04, B1.05, B1.04*
Floors	Concrete	R2.5 insulation – Product R-Value to suspended floors exposed to outside air – *Units: A1.02, A1.03, A1.04, A1.05, B1.03, B1.04, B1.05, B1.04*
Roof	Concrete – Medium Colour	-

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note: Reflective foil laminate is not advised for
Note: Window and glazing performance is required to meet acoustic requirements
This Development must comply with Section J of the BCA
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA

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ACN: 161 791 715

Client

Waldron Hill Projects Pty Ltd

Project

Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title

Sixth Floor Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
1:150 @ A1 1:300 @ A3	07.10.2021	DF	CT
Job No.	Drawing No.		Issue
00 00 00	DA 2.06		F

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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NatHERS summary for 137 Campbell Hill Road Chester Hill 2162 - Windows/Doors		
Windows/Doors – to units: A1.01, A1.02, A1.03, B1.02, B1.03, B1.04, A2.02, A2.03, B2.02, A3.03, A4.02, A6.01	***Awning windows:*** Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to units: B1.01, B1.05, A1.04, A2.01, B2.01, B2.05, B3.05, B3.02, A4.01, A5.01, B5.01, B5.02,	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: A1.02	***Awning windows:*** Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: B3.03	***Awning windows:*** Aluminium frame, double glaze or similar	U value 4.80 or less and SHGC 0.51 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: A5.02, A6.02	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: B6.02	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – rest of units	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%

GARBAGE/RECYCLING WASTE STORAGE CUPBOARD UNDER KITCHEN BENCH PRESENT FOR EACH APARTMENT

EXISTING CARPARK

EXISTING CARPARK

COMMON OPEN SPACE

COMMON OPEN SPACE

COMMON OPEN SPACE

COMMON OPEN SPACE

STAIRCASE 1

STAIRCASE 2

SEVENTH FLOOR
RL 55.40

SEVENTH FLOOR
RL 55.40

LIFT 1

LIFT 2

LIFT 3

LIFT 4

UNIT A 7.01
2B
70sqm

UNIT A 7.02
2B
70sqm

UNIT A 7.03
1B
50sqm

UNIT A 7.04
1B
50sqm

UNIT A 7.05
2B
78sqm

UNIT B 7.05
2B
78sqm

UNIT B 7.04
1B
50sqm

UNIT B 7.03
1B
50sqm

UNIT B 7.01
2B
70sqm

UNIT B 7.02
2B
70sqm

Notes

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N O T E:
- NO DRAINAGE PROPOSED INTO RAIL CORRIDOR
- RESTRICTOR MECHANISMS TO ALL WINDOWS WITHIN 20M AND FACING RAILWAY CORRIDOR

Issue	Date	Description	By
F	07.10.21	For Submission	DF
E	24.09.21	For Submission	DF
D	29.07.21	For Submission	DF
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
A	25.05.20	For Submission	CT

BASIX COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER	Area of Indigenous or low water use species: 600m2			
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>4.5&um<6L/min)	4 star	5 star	6 star
Appliances:	Dishwashers - 6.0 star water rating			
ENERGY	*Hot water system:* Gas Instantaneous – 5 Star			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	*Kitchen ventilation system:* Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Artificial lighting: As per BASIX *Natural lighting:* As per BASIX			
	Appliances: Gas cooktop & electric oven in the kitchen of the dwellings Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162		
Building Elements	**Material**	**Detail**
External walls	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Internal walls	Plasterboard on studs	-
Common walls between units	162mm Concrete	-
Common walls between units & corridors	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Common walls between units & fire stairs	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Ceiling	Plasterboard	R3.5 insulation – Product R-Value to ceilings with roof exposed to outside air – ***Units: A1.02, B1.02, A6.01, A6.02, B6.01, B6.02 & level 7 units***
Floors	Concrete	R2.5 insulation – Product R-Value to suspended floors exposed to outside air – ***Units: A1.02, A1.03, A1.04, A1.05, B1.02, B1.03, B1.04***
Roof	Concrete + Medium Colour	-

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note: Additional shutters not scheduled.
Note: Additional glazing not scheduled to meet acoustic requirements.
This Development must comply with Section J of the BCA
Building & Energy Consultants Australia disclaims itself from any responsibility associated with the selection of insulation, curtning type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA

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ACN: 161 791 715

Client

Waldron Hill Projects Pty Ltd

Project

Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title

Seventh Floor Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
1:150 @ A1 1:300 @ A3	07.10.2021	DF	CT
Job No.	Drawing No.		Issue
00 00 00	DA 2.07		F

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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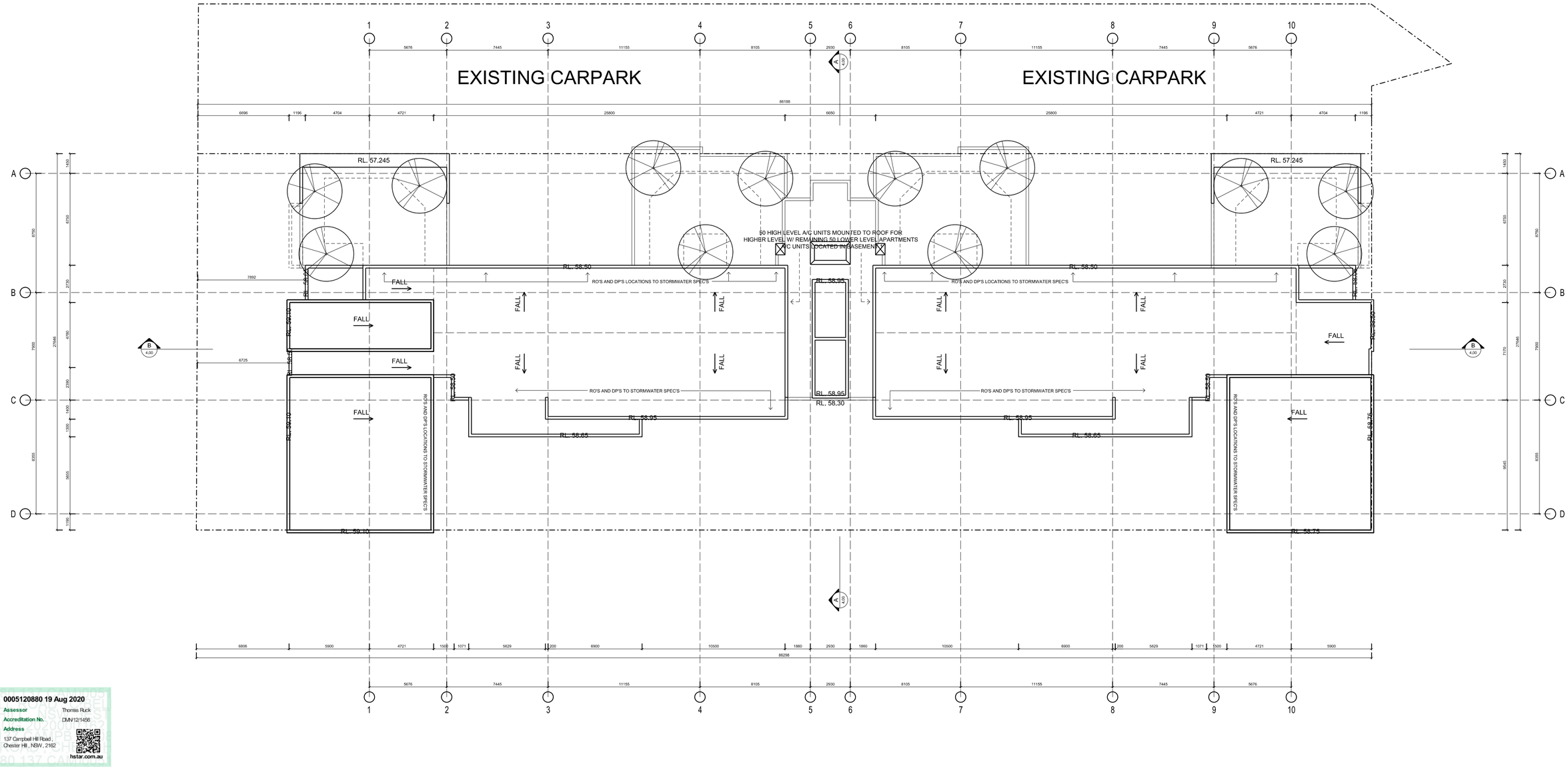
NatHERS summary for 137 Campbell Hill Road Chester Hill 2162 - Windows/Doors		
Windows/Doors – to units: *A1.01, A1.02, A1.03, B1.01, B1.02, B1.03, A2.02, A2.03, B2.02, B2.03, A3.02, A3.03, B3.02, B3.03, A4.02, A4.03, B4.02, B4.03, A5.02, A5.03, B5.02, B5.03, A6.02, A6.03, B6.02, B6.03*	***Awning windows:*** Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	Sliding doors: Aluminium frame, single glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to units: *B1.01, B1.05, A2.01, A3.01, B2.01, B2.02, B2.05, B3.01, B3.02, A4.01, B4.01, A5.01, B5.01, B5.02,*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *A3.02*	***Awning windows:*** Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B3.03*	***Awning windows:*** Aluminium frame, double glaze or similar	U value 4.80 or less and SHGC 0.51 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *A5.02, A6.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B6.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – rest of units	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%



Notes

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- RESTRICTOR MECHANISMS TO ALL WINDOWS WITHIN 20M AND FACING RAILWAY CORRIDOR

Issue	Date	Description	By
E	24.09.21	For Submission	DF
D	29.07.21	For Submission	DF
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
A	25.05.20	For Submission	CT

BASIX COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER	Area of indigenous or low water use species 400m2				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps	
	3 star(>4.5ltr/min)(>9l/min)	4 star	5 star	6 star	
Appliances:	Dishwashers - 6.0 star water rating				
ENERGY	Hot water system: Gas Instantaneous – 5 Star				
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
REFER TO APPROVED BASIX	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living only				
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living only				
	Artificial lighting: As per BASIX				
	Natural lighting: As per BASIX				
	Appliances:				
	Gas cooktop & electric oven in the kitchen of the dwellings				
	Dishwashers: 3.5 star energy rating				
COMMON AREAS	Refer to approved BASIX cert				

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162

Building Elements	Material	Detail
External walls	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Internal walls	Plasterboard on studs	-
Common walls between units	162mm Concrete	-
Common walls between units & corridors	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Common walls between units & fire stairs	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Ceiling	Plasterboard	R3.5 insulation – Product R-Value to ceilings with roof exposed to outside air – *Units: A1.02, B1.02, A4.01, A4.02, B6.01, B6.02 & level 7 units*
Floors	Concrete	R2.5 insulation – Product R-Value to suspended floors exposed to outside air – *Units: A1.02, A1.03, A1.04, A1.05, B1.02, B1.03, B1.04*
Roof	Concrete – Medium Colour	

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note: Self-shining dampers to all exhaust fans.
Note: Additional insulation may be required to meet acoustic requirements
This Development must comply with Section J of the BCA.
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA.

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Web: www.cmtarchitects.com

ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd

Project
Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title
Roof Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
1:150 @ A1 1:300 @ A3	24.09.2021	DF	CT
Job No.	Drawing No.		Issue
00 00 00	DA 2.08		E

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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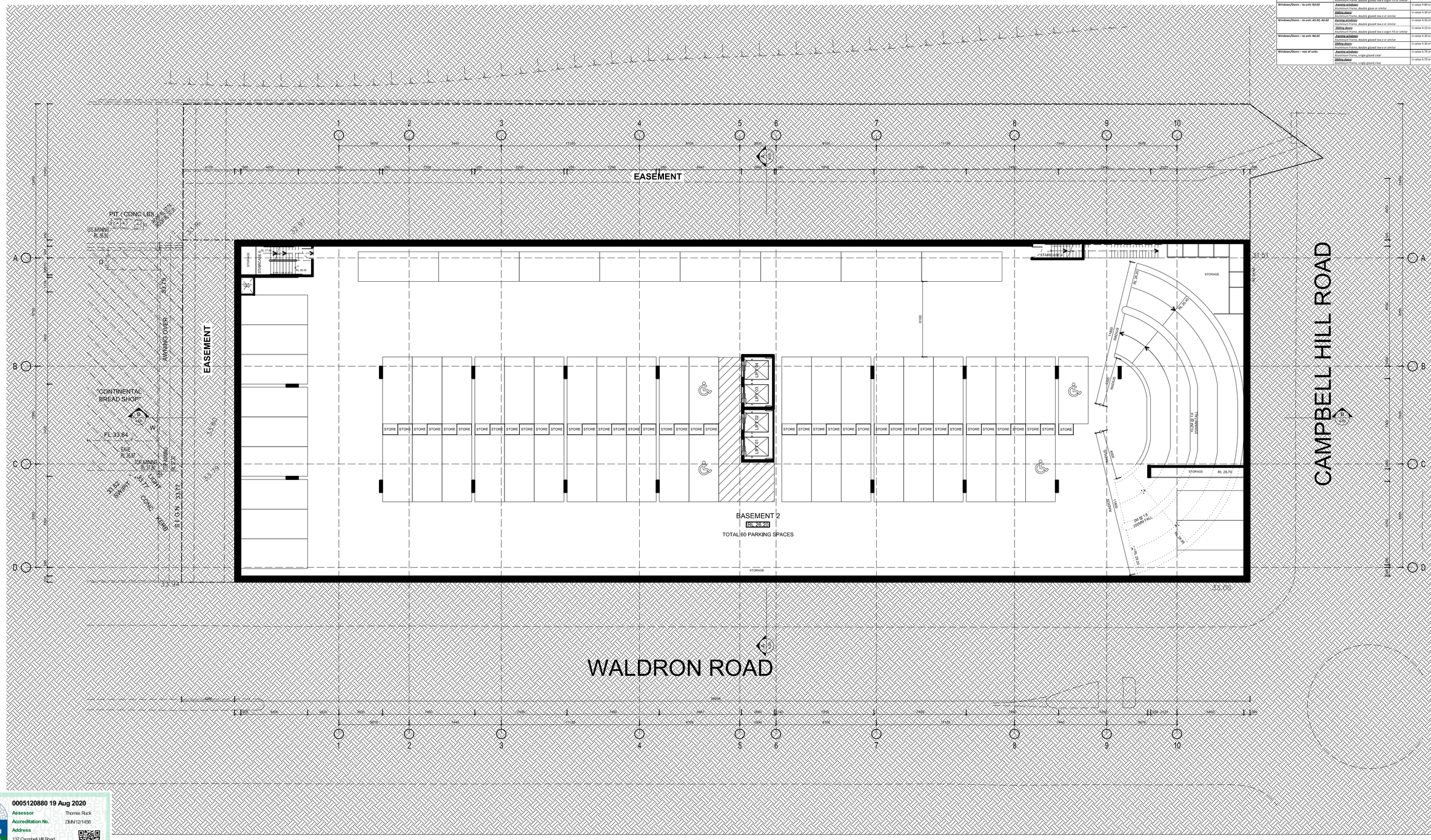
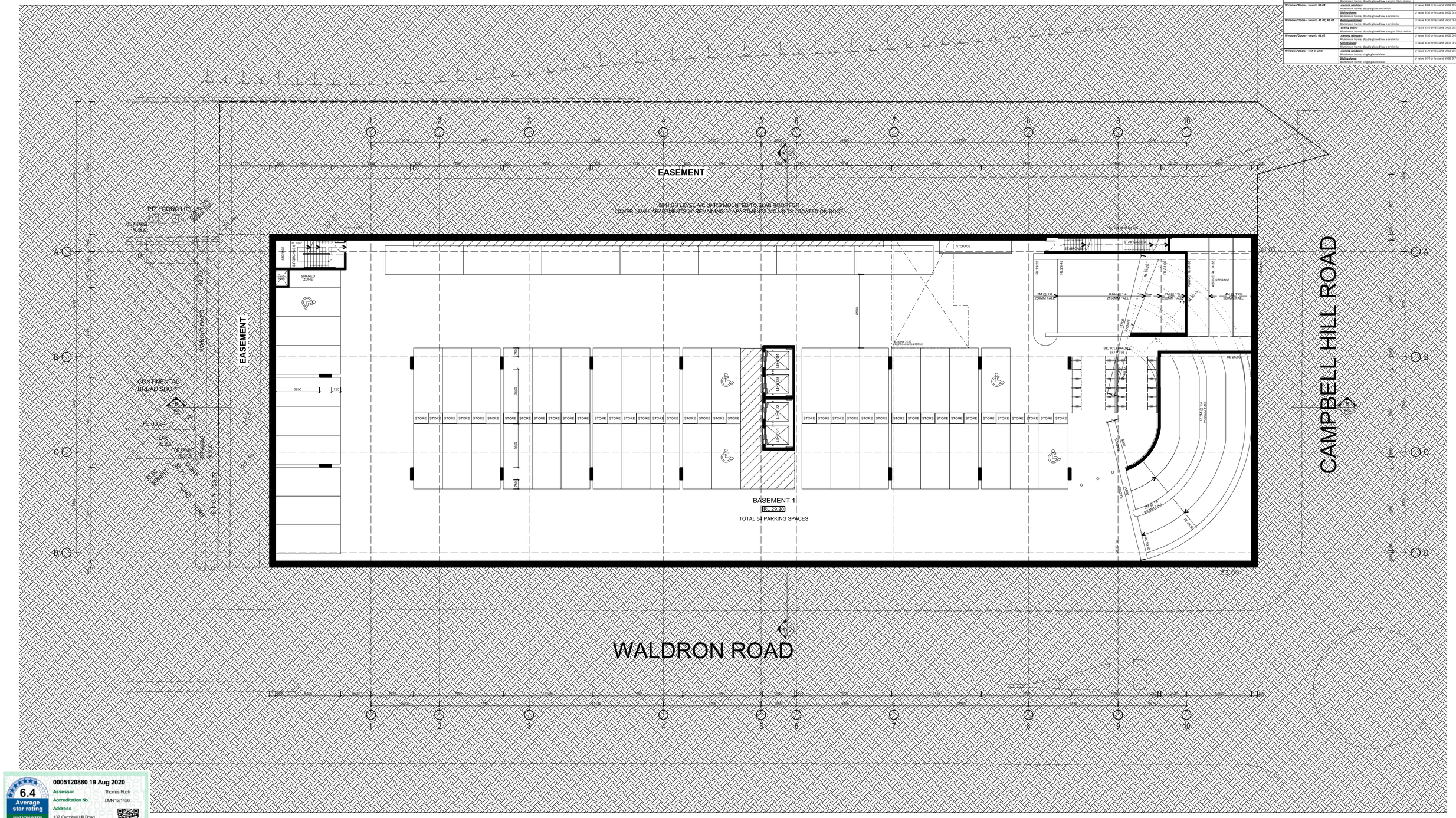
NatHERS summary for 137 Campbell Hill Road Chester Hill 2162 – Windows/Doors		
Windows/Doors – to units: *A1.01, A1.02, A1.03, B1.02, B1.03, B2.02, A2.02, A2.03, B2.03, A3.03, A4.02, A6.02*	***Awning windows:*** Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to units: *B1.01, B1.05, A2.01, A3.01, B2.01, B3.02, B3.03, B3.01, B3.02, A4.01, B4.01, A5.01, B5.01, B5.02,*	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *A3.02*	***Awning windows:*** Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.43 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B3.03*	***Awning windows:*** Aluminium frame, double glaze or similar	U value 4.80 or less and SHGC 0.53 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *A5.02, A6.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.67 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B6.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – rest of units	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%
	Sliding doors: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%


EASEMENT
CAMPBELL HILL ROAD
WALDRON ROAD
EASEMENT
AWNING OVER
"CONTINENTAL BREAD SHOP"
STAIRCASE
STORE
LIFT
STORAGE
BASEMENT 2
RL 26.20
TOTAL 60 PARKING SPACES
PIT / CONC LID
US MINING
RL 35.91
ENVE
RL 36.97
TOP MINING
RL 37.50
LIGHT
POLE
CONC
KERB
SIGN
RAMP
RAMP
RAMP

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162 - Windows/Doors		
Windows/Doors – to units: *A1.01, A1.02, A1.03, B1.02, B1.03, A2.02, A2.03, B2.03, A3.02, A4.02, A6.02*	***Awning windows:*** Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to units: *B1.01, B1.05, A2.01, A3.01, B2.01, B2.02, B3.01, B3.02, A4.01, B4.01, A5.01, B5.01, B5.02,*	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *B3.03*	***Awning windows:*** Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.43 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B3.02*	***Awning windows:*** Aluminium frame, double glaze or similar	U value 4.80 or less and SHGC 0.53 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *A5.02, A6.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B6.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – rest of units	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%


EASEMENT
50 HIGH LEVEL A/C UNITS MOUNTED TO SLAB ROOF FOR LOWER LEVEL APARTMENTS W/ REMAINING 50 APARTMENTS A/C UNITS LOCATED ON ROOF
CAMPBELL HILL ROAD
WALDRON ROAD
EASEMENT
AWNING OVER
"CONTINENTAL BREAD SHOP"
BASEMENT 1
RL 28.20
TOTAL 54 PARKING SPACES
STORE
STAIRCASE 1
STAIRCASE 2
STAIRCASE 3
STORAGE
BICYCLE RACKS (23 RES)
SHARED ZONE
LIFT 1
LIFT 2
LIFT 3
LIFT 4
LIFT 5
LIFT 6
2M @ 1/2
250MM FALL
8.6M @ 1/4
215MM FALL
4M @ 1/20
200MM FALL
RL 29.25
RL 28.45
RL 31.65
RL 30.85
RL 30.05
RL 29.25
RL 28.45
RL 27.65
RL 26.85
RL 26.05
RL 25.25
RL 24.45
RL 23.65
RL 22.85
RL 22.05
RL 21.25
RL 20.45
RL 19.65
RL 18.85
RL 18.05
RL 17.25
RL 16.45
RL 15.65
RL 14.85
RL 14.05
RL 13.25
RL 12.45
RL 11.65
RL 10.85
RL 10.05
RL 9.25
RL 8.45
RL 7.65
RL 6.85
RL 6.05
RL 5.25
RL 4.45
RL 3.65
RL 2.85
RL 2.05
RL 1.25
RL 0.45
RL -0.35
RL -1.15
RL -1.95
RL -2.75
RL -3.55
RL -4.35
RL -5.15
RL -5.95
RL -6.75
RL -7.55
RL -8.35
RL -9.15
RL -9.95
RL -10.75
RL -11.55
RL -12.35
RL -13.15
RL -13.95
RL -14.75
RL -15.55
RL

6.4 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

0005120880 19 Aug 2020
Assessor Thomas Ruck
Accreditation No. DMN/12/1456
Address 137 Campbell Hill Road, Chester Hill, NSW, 2162
hstar.com.au

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162 – Windows/Doors		
Windows/Doors – to units: A1.01, A1.02, A1.03, B1.02, B1.03, A2.02, A2.03, B2.02, A3.01, A4.02, A6.01	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to units: B1.01, B1.05, A2.01, A4.01, B2.01, B2.05, B3.01, B3.02, A4.01, B4.01, A5.01, B5.01, B5.02.	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: A3.02	***Awning windows:*** Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: B3.03	***Awning windows:*** Aluminium frame, double glaze or similar	U value 4.80 or less and SHGC 0.55 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: A3.02, A6.02	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: B4.02	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – rest of units	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%

Notes

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N O T E:
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- RESTRICTOR MECHANISMS TO ALL WINDOWS WITHIN 20M AND FACING RAILWAY CORRIDOR

Issue	Date	Description	By
E	24.09.21	For Submission	DF
D	29.07.21	For Submission	DF
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
A	25.05.20	For Submission	CT

BASIX COMMITMENTS NOTES
" TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT"

WATER	**Area of indigenous or low water use species 400m2**			
Fixtures	**All Shower Heads**	**All toilet flushing systems**	**All kitchen taps**	**All bathroom taps**
	3 star(>4.5<=6L/min)	4 star	5 star	6 star
Appliances:	**Dishwashers - 6.0 star water rating**			
ENERGY	***Hot water system:*** **Gas Instantaneous – 5 Star**			
	Bathroom ventelation system: **Individual fan, ducted to façade or roof manual switch on/off**			
REFER TO APPROVED BASIX	***Kitchen ventilation system:*** **Individual fan, ducted to façade or roof manual switch on/off**			
	Laundry ventilation system: **Individual fan, ducted to façade or roof manual switch on/off**			
	Cooling system: **air-conditioning 1 Phase – EER 3.0-3.5 living only**			
	Heating system: **air-conditioning 1 Phase – EER 3.0-3.5 living only**			
	Artificial lighting: **As per BASIX** ***Natural lighting:*** **As per BASIX**			
	Appliances: **Gas cooktop & electric oven in the kitchen of the dwellings** **Dishwashers: 3.5 star energy rating**			
COMMON AREAS	**Refer to approved BASIX cert**			

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162		
Building Elements	**Material**	**Detail**
External walls	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Internal walls	Plasterboard on studs	-
Common walls between units	162mm Concrete	-
Common walls between units & corridors	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Common walls between units & fire stairs	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Ceiling	Plasterboard	R3.5 insulation – Product R-Value to ceilings with roof exposed to outside air – ***Units: A3.02, B3.02, A6.01, A6.02, B6.01, B6.02 & level 7 units***
Floors	Concrete	R2.5 insulation – Product R-Value to suspended floors exposed to outside air – ***Units: A1.02, A1.03, A2.04, A3.05, B1.02, B1.03, B1.04***
Roof	Concrete – Medium Colour	-

Lighting: *Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.*
Note: *In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.*
Note: *Self-closing damper to all exhaust fans.*
Note: *Additional insulation may be required to meet acoustic requirements*
Note: *Refer to Section J report for Section J Vol BCA*
Building & Energy Consultants Australia disavows itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other components which fail to comply with the fire safety requirement provisions under Part C of the BCA

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Web: www.cmtarchitects.com
ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd

Project
Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title
North Elevation

DA SUBMISSION

Scale	Date	Drawn	Checked
1:150 @ A1 1:300 @ A3	24.09.2021	CT	CT
Job No.	**Drawing No.**		**Issue**
00 00 00	DA 3.00		E

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143
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NatHERS summary for 137 Campbell Hill Road Chester Hill 2162 – Windows/Doors		
Windows/Doors – to units: *A1.01, A1.02, A1.03, B1.02, B1.03, A2.02, A2.03, B2.03, A3.03, A4.02, A6.03*	***Awning windows:*** Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to units: *B1.01, B1.05, A3.01, A3.02, B3.02, B4.02, B5.03, B5.05, B3.02, A4.01, B4.01, A5.01, B5.01, B5.02,*	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *A3.02*	***Awning windows:*** Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B3.03*	***Awning windows:*** Aluminium frame, double glaze or similar	U value 4.80 or less and SHGC 0.51 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *A3.02, A6.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B6.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – rest of units	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%

Notes

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N O T E:
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- RESTRICTOR MECHANISMS TO ALL WINDOWS WITHIN 20M AND FACING RAILWAY CORRIDOR

Issue	Date	Description	By
G	13.10.21	For Submission	DF
F	07.10.21	For Submission	DF
E	24.09.21	For Submission	DF
D	29.07.21	For Submission	DF
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
A	25.05.20	For Submission	CT

BASIX COMMITMENTS NOTES

*** TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT ***

WATER	**Area of indigenous or low water use species 400m2**			
Fixtures	**All Shower Heads**	**All toilet flushing systems**	**All kitchen taps**	**All bathroom taps**
	3 star(4.5L/min<HL/min)	4 star	5 star	6 star
Appliances:	**Dishwashers - 6.0 star water rating**			
ENERGY	***Hot water system:* Gas Instantaneous – 5 Star**			
	***Bathroom ventilation system:* Individual fan, ducted to façade or roof manual switch on/off**			
REFER TO APPROVED BASIX	***Kitchen ventilation system:* Individual fan, ducted to façade or roof manual switch on/off**			
	***Laundry ventilation system:* Individual fan, ducted to façade or roof manual switch on/off**			
	***Cooling system:* air-conditioning 1 Phase – EER 3.0-3.5 living only**			
	***Heating system:* air-conditioning 1 Phase – EER 3.0-3.5 living only**			
	***Artificial lighting:* As per BASIX**			
	***Natural lighting:* As per BASIX**			
	Appliances:			
	Gas cooktop & electric oven in the kitchen of the dwellings			
	Dishwashers: 3.5 star energy rating			
COMMON AREAS	**Refer to approved BASIX cert**			

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162

Building Elements	Material	Detail
External walls	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Internal walls	Plasterboard on studs	-
Common walls between units	162mm Concrete	-
Common walls between units & corridors	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Common walls between units & fire stairs	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Ceiling	Plasterboard	R3.5 insulation – Product R-Value to ceilings with roof exposed to outside air – ***Units: A3.02, B3.02, A6.01, A6.02, B6.01, B6.02 & level 7 units***
Floors	Concrete	R2.5 insulation – Product R-Value to suspended floors exposed to outside air – ***Units: A2.02, A3.03, A3.04, A4.05, B1.02, B1.03, B1.04***
Roof	Concrete – Medium Colour	

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note: Self-closing dampers to all exhaust fans.
Note: Development must comply with Part F5 relating to sound acoustic requirements
This Development must comply with Section J of the BCA
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA

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AUSTRALIA PTY LTD

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E: info@cmtarchitects.com
Web: www.cmtarchitects.com

ACN: 161 791 715

Client

Waldron Hill Projects Pty Ltd

Project

Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title

South Elevation

DA SUBMISSION

Scale	Date	Drawn	Checked
1:150 @ A1 1:300 @ A3	13.10.2021	DF	CT
Job No.	**Drawing No.**		**Issue**
00 00 00	DA 3.01		G

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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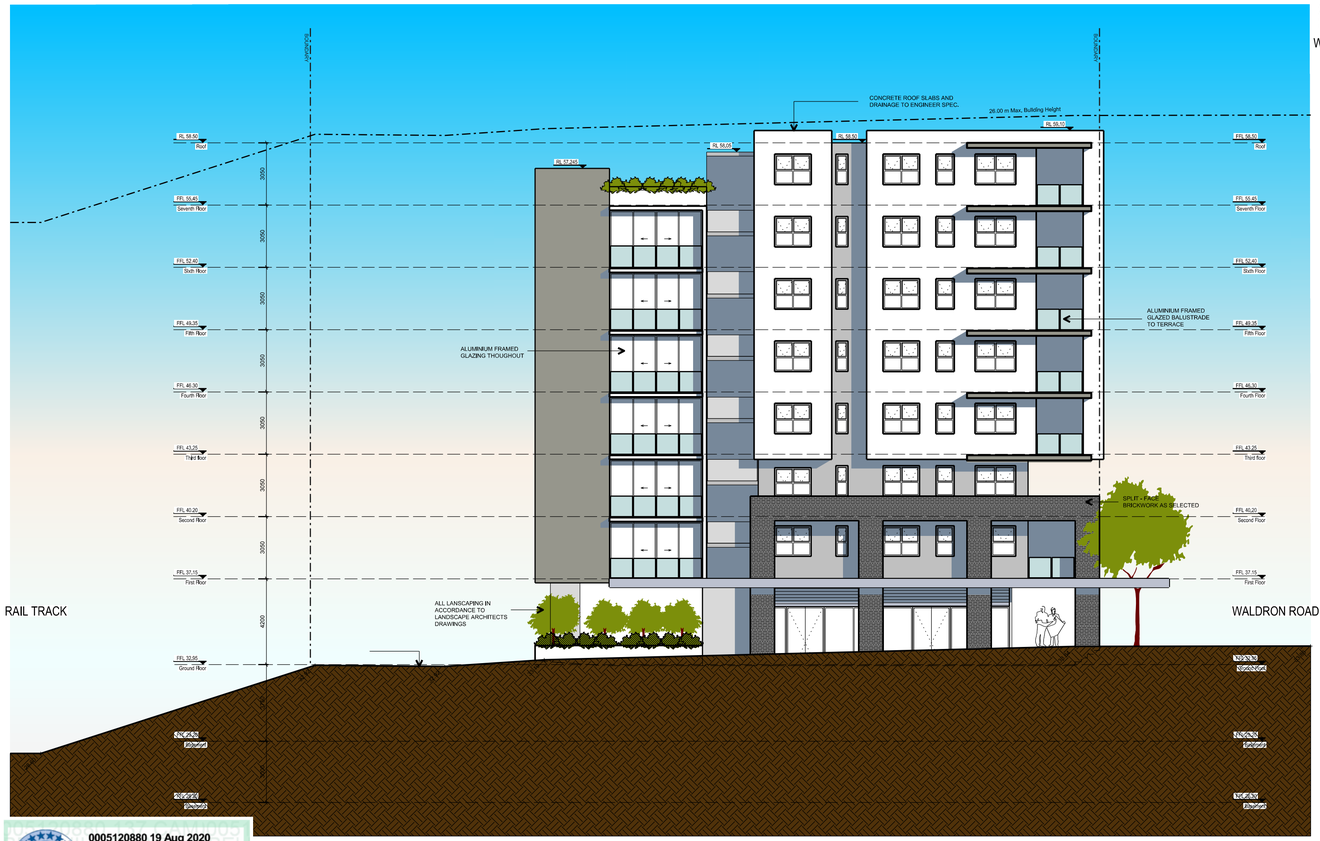
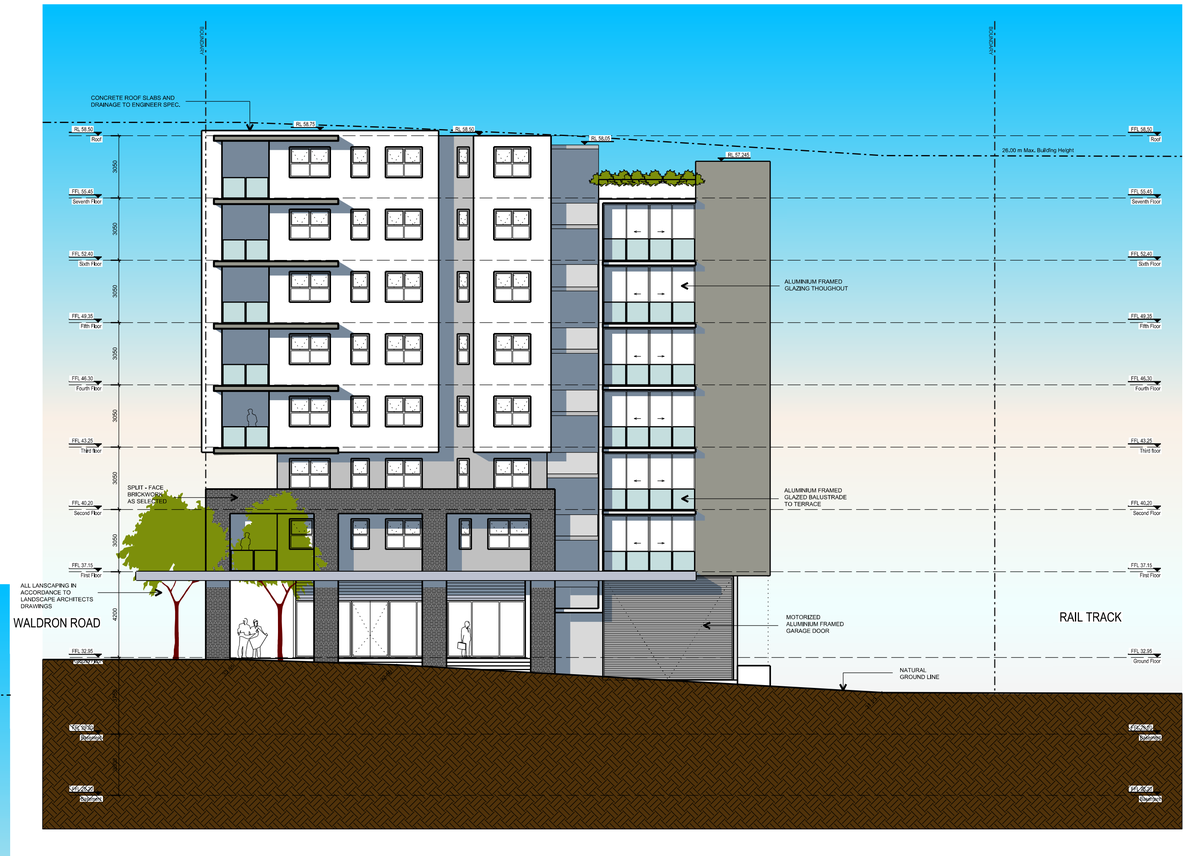
NatHERS summary for 137 Campbell Hill Road Chester Hill 2162 - Windows/Doors		
Windows/Doors – to units: *A1.01, A1.02, A3.03, B1.02, B3.02, B5.02, B1.03, A2.02, A2.03, A3.02, A4.02, A4.03*	***Awning windows:*** Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to units: *B1.01, B1.05, A3.01, A3.01, B2.01, B2.02, B2.05, B3.01, B3.02, A4.01, B4.01, A5.01, B5.01, B5.02*	***Awning windows:*** Aluminium frame, double glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *A3.02*	***Awning windows:*** Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B3.03*	***Awning windows:*** Aluminium frame, double glaze or similar	U value 4.80 or less and SHGC 0.51 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *A5.02, A6.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B6.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – rest of units	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%





0005120880 19 Aug 2020

Assessor: Thomas Ruck

Accreditation No.: DMN/12/1456

Address: 137 Campbell Hill Road, Chester Hill , NSW , 2162

hstar.com.au

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D	29.07.21	For Submission	DF
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
A	25.05.20	For Submission	CT

BASIX COMMITMENTS NOTES – TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER	Area of indigenous or low water use species 400m2			
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>4.5but<=6L/min)	4 star	5 star	6 star
Appliances:	Dishwashers - 6.0 star water rating			
ENERGY	*Hot water system:* Gas Instantaneous – 5 Star			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Artificial lighting: As per BASIX *Natural lighting:* As per BASIX			
	Appliances: Gas cooktop & electric oven in the kitchen of the dwellings Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162		
Building Elements	**Material**	**Detail**
External walls	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation + Product R-Value
Internal walls	Plasterboard on studs	-
Common walls between units	162mm Concrete	-
Common walls between units & corridors	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation + Product R-Value
Common walls between units & fire stairs	162mm Concrete + Stud + Insulation + Gyprock	R2.5 insulation + Product R-Value
Ceiling	Plasterboard	R3.5 insulation + Product R-Value to ceilings with roof exposed to outside air – *Units: A3.02, B3.02, A6.01, A6.02, B6.01, B6.02 & level 7 units*
		R2.5 insulation + Product R-Value to suspended floors exposed to outside air – *Units: A1.02, A1.03, A1.04, A1.05, B1.02, B1.03, B1.04*
Floors	Concrete	-
Roof	Concrete + Medium Colour	-

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note: Self-closing damper to all exhaust fans.
Note: Roof penetrations must be sealed to meet acoustic requirements
This Development must comply with Section J of the BCA
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other components which fail to comply with the fire safety requirement provisions under Part C of the BCA

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ACN: 161 791 715

Client

Waldron Hill Projects Pty Ltd

Project

Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title

East & West Elevations

DA SUBMISSION

Scale	Date	Drawn	Checked
1:150 @ A1 1:300 @ A3	24.09.2021	CT	CT
Job No.	**Drawing No.**		**Issue**
00 00 00	DA 3.02		E

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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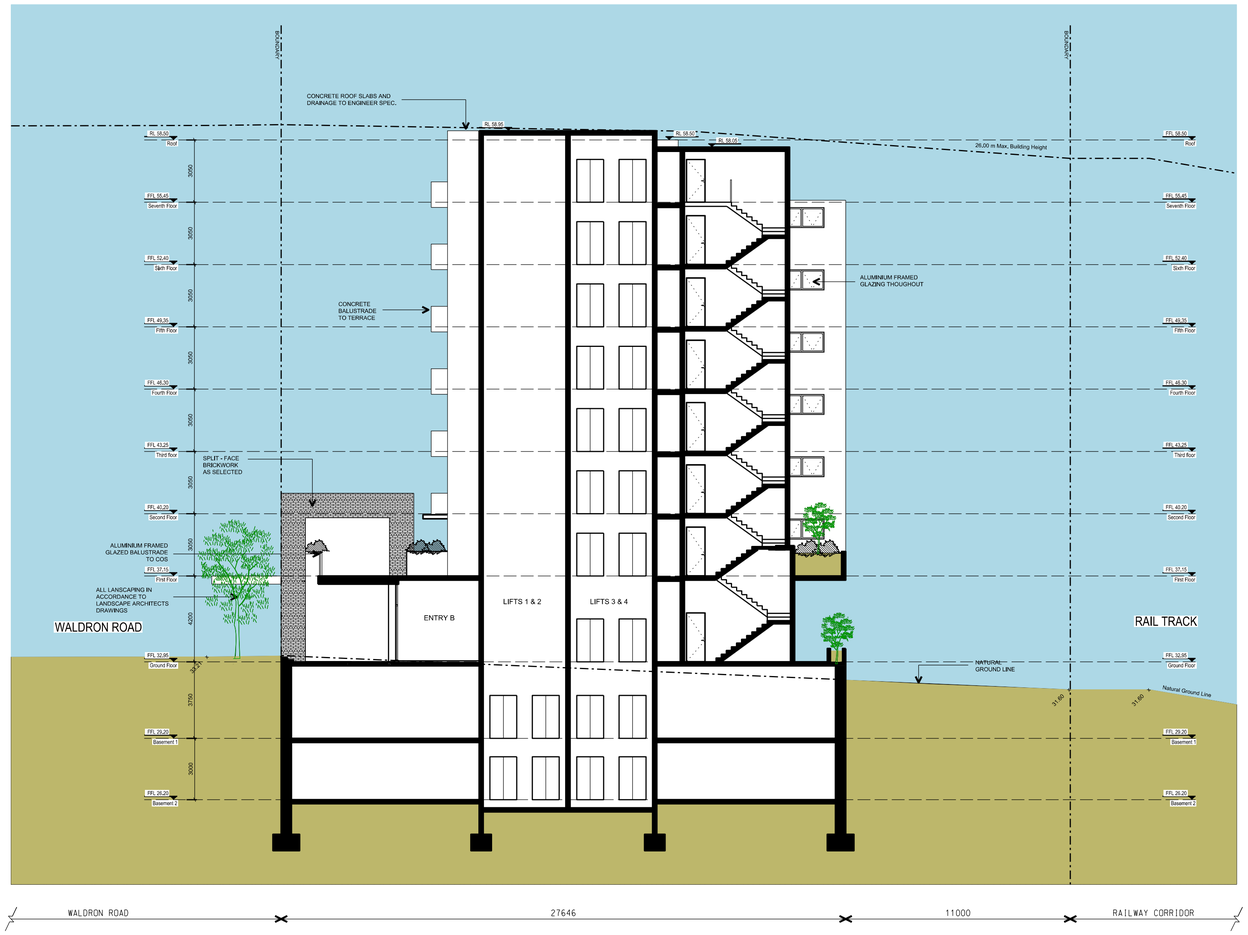

6.4 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

0005120880 19 Aug 2020
Assessor Thomas Ruck
Accreditation No. DMN/12/1456
Address 137 Campbell Hill Road, Chester Hill , NSW, 2162
hstar.com.au

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162 - Windows/Doors		
Windows/Doors – to units: A1.02, A1.03, B1.02, B1.03, B1.04, A2.02, A2.03, B2.02, B2.03, B3.01, B3.02, A4.01, B4.01, A5.01, B5.01, B5.02,	Awning windows: Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to units: B1.01, B1.05, A2.01, A3.01, B2.01, B2.05, B3.03, B3.04, A4.01, B4.01, A5.01, B5.01, B5.02,	Awning windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: A3.02	Awning windows: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: B3.03	Awning windows: Aluminium frame, double glaze or similar	U value 4.80 or less and SHGC 0.51 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: A3.02, A6.02	Awning windows: Aluminium frame, double glazed low e argon fill or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: B6.02	Awning windows: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – rest of units	Awning windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%

Notes

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All discrepancies to be brought to the attention of the Architect.
Larger scale drawings and written dimensions take preference.
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N O T E:
- NO DRAINAGE PROPOSED INTO RAIL CORRIDOR
- RESTRICTOR MECHANISMS TO ALL WINDOWS WITHIN 20M AND FACING RAILWAY CORRIDOR

Issue	Date	Description	By
E	24.09.21	For Submission	DF
D	29.07.21	For Submission	DF
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
A	25.05.20	For Submission	CT

BASIX COMMITMENTS NOTES
- To be read in conjunction with approved basix report -

WATER	Area of indigenous or low water use species 400m2			
Fixtures	All Shower Heads 4 star (>6.0 but <= 7.5 l/min)	All toilet flushing systems 4 star	All kitchen taps 5 star	All bathroom taps 6 star
Appliances:	Dishwashers - 6.0 star water rating			
ENERGY	Hot water system: Gas Instantaneous – 5 Star			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX			
	Appliances: Gas cooktop & electric oven in the kitchen of the dwellings Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162

Building Elements	Material	Detail
External walls	162mm Concrete + Stud + insulation + Gyprock	R2.5 insulation – Product R-Value
Internal walls	Plasterboard on studs	-
Common walls between units	162mm Concrete	-
Common walls between units & corridors	162mm Concrete + Stud + insulation + Gyprock	R2.5 insulation – Product R-Value
Common walls between units & fire stairs	162mm Concrete + Stud + insulation + Gyprock	R2.5 insulation – Product R-Value
Ceiling	Plasterboard	R3.5 insulation – Product R-Value to ceilings with roof exposed to outside air – Units: A3.02, B3.02, A6.01, A6.02, B6.01, B6.02 & level 7 units
Floors	Concrete	R2.5 insulation – Product R-Value to suspended floors exposed to outside air – Units: A1.02, A1.03, A1.04, A1.05, B1.02, B1.03, B1.04
Roof	Concrete – Medium Colour	

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note: Self-closing dampers to all exhaust fans.
Note: Recommendations of acoustic report to meet acoustic requirements
This Development must comply with Section J of the BCA
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA.

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Client
Waldron Hill Projects Pty Ltd

Project
Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title
Section AA

DA SUBMISSION

Scale	Date	Drawn	Checked
1:150 @ A1 1:300 @ A3	24.09.2021	DF	CT
Job No.	Drawing No.		Issue
00 00 00	DA 4.00		E

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143
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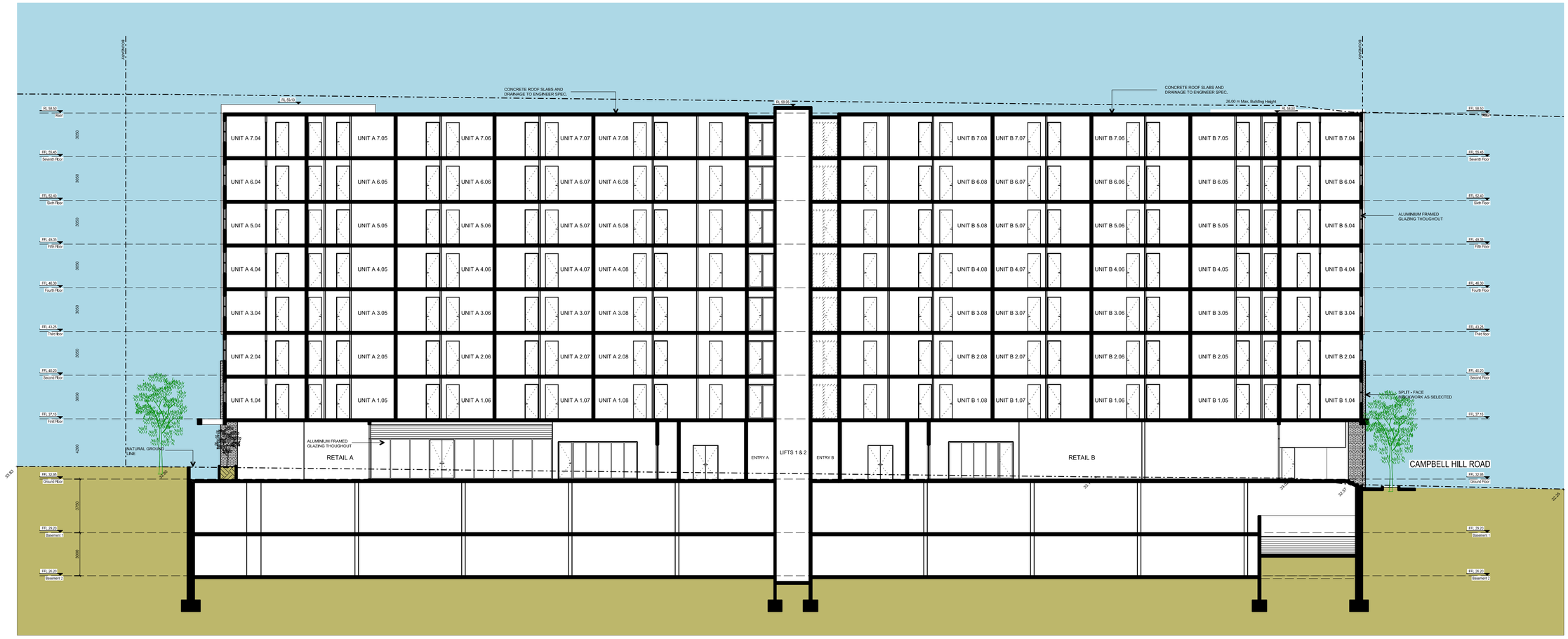
NatHERS summary for 137 Campbell Hill Road Chester Hill 2162 – Windows/Doors		
Windows/Doors – to units: *A1.01, A1.02, A1.03, B1.01, B1.02, B1.03, A2.02, A2.03, B2.03, A3.03, A4.02, A6.02*	***Awning windows:*** Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to units: *B1.01, B1.05, A2.01, A3.01, B2.01, B2.02, B2.05, B3.01, B3.02, A4.01, B4.01, A5.01, B5.01, B5.02,*	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *A3.02*	***Awning windows:*** Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B3.03*	***Awning windows:*** Aluminium frame, double glaze or similar	U value 4.80 or less and SHGC 0.55 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – to unit: *A5.02, A6.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e argon fill or similar	U value 4.10 or less and SHGC 0.52 +/- 10%
Windows/Doors – to unit: *B4.02*	***Awning windows:*** Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.47 +/- 10%
	Sliding doors: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors – rest of units	***Awning windows:*** Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Sliding doors Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%



Notes

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N O T E:
- NO DRAINAGE PROPOSED INTO RAIL CORRIDOR
- RESTRICTOR MECHANISMS TO ALL WINDOWS WITHIN 20M AND FACING RAILWAY CORRIDOR

Issue	Date	Description	By
E	24.09.21	For Submission	DF
D	29.07.21	For Submission	DF
C	03.06.21	For Submission	DF
B	30.10.20	For Submission	CT
A	25.05.20	For Submission	CT

BASIX COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER	Area of indigenous or low water use species 400m2			
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>6.0but<=7.5/min)	4 star	5 star	6 star
Appliances:	Dishwashers - 6.0 star water rating			
ENERGY	Hot water system: Gas Instantaneous – 5 Star			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 living only			
	Artificial lighting: As per BASIX *Natural lighting:* As per BASIX			
	Appliances: Gas cooktop & electric oven in the kitchen of the dwellings Dishwashers: 3.5 star energy rating			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS summary for 137 Campbell Hill Road Chester Hill 2162

Building Elements	Material	Detail
External walls	162mm Concrete + Stud + Insulation + Gyprock	R2.5 Insulation + Product R-Value
Internal walls	Plasterboard on studs	-
Common walls between units	162mm Concrete	-
Common walls between units & corridors	162mm Concrete + Stud + Insulation + Gyprock	R2.5 Insulation + Product R-Value
Common walls between units & fire stairs	162mm Concrete + Stud + Insulation + Gyprock	R2.5 Insulation + Product R-Value
Ceiling	Plasterboard	R3.5 Insulation + Product R-Value to ceilings with roof exposed to outside air – *Units: A1.02, B1.02, A6.01, A6.02, B6.01, B6.02 & level 7 units*
Floors	Concrete	R2.5 Insulation + Product R-Value to suspended floors exposed to outside air – *Units: A1.02, A1.03, A1.04, A1.05, B1.02, B1.03, B1.04*
Roof	Concrete + Medium Colour	-

Windows: Units have been calculated with non-ventilated LED downlights as per NatHERS Certificate.
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note: Self-closing dampers to all exhaust fans.
Note: Additional insulation may be required to meet acoustic requirements
This Development must comply with Section J of the BCA
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Client

Waldron Hill Projects Pty Ltd

Project

Residential Development
137 Campbell Hill Road
Chester Hill NSW 2162

Drawing Title

Section BB

DA SUBMISSION

Scale	Date	Drawn	Checked
1:150 @ A1 1:300 @ A3	24.09.2021	DF	CT
Job No.	Drawing No.		Issue
00 00 00	DA 4.01		E

Design File Ref: Arch/Active/141 Waldron Rd, Chester Hill/07. DA 2020

Design Architect: Chris Tsioulos - Reg. No. 5143

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