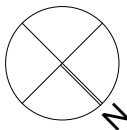


FOR REVIEW ONLY

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

**PROJECT**  
SECTION 4.55  
**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE  
**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION  
**STAGE**  
REVIEW

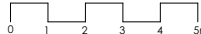


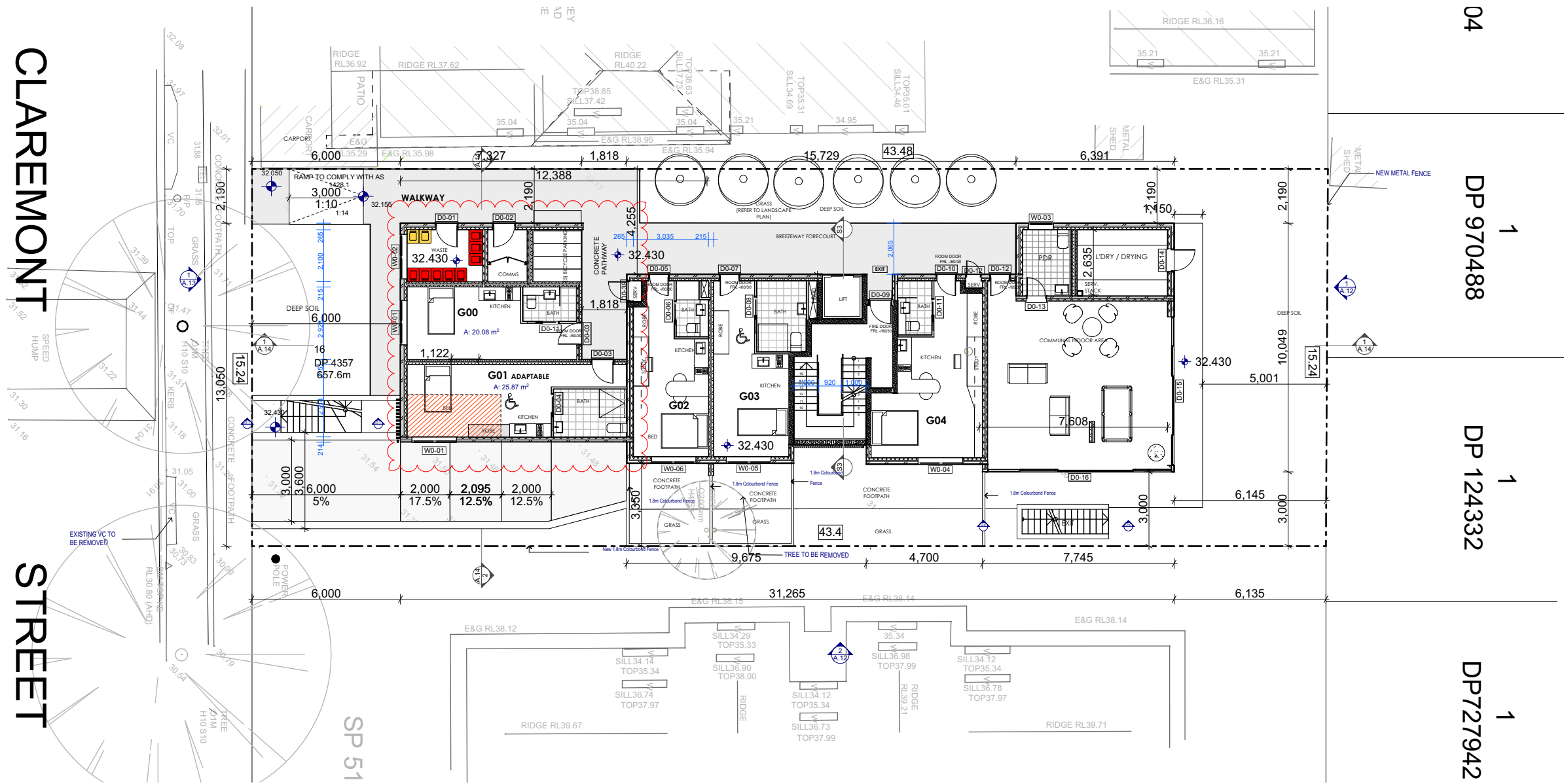
**DRAWING NO.**  
**A.03**  
**DRAWN BY**  
WA  
**CHECKED BY**  
WA  
**DRAWING TITLE**  
BASEMENT FLOOR PLAN 1:200

**ISSUE**  
**D**  
**SCALE**  
1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735

**DATE**  
1/05/2023





FOR REVIEW ONLY

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

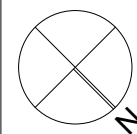
**PROJECT**  
SECTION 4.55

**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE

**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION

**STAGE**  
REVIEW



**DRAWING NO.**  
**A.04**

**DRAWN BY**  
WA  
**DRAWING TITLE**  
GROUND FLOOR PLAN 1:200

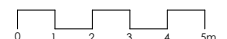
**CHECKED BY**  
WA

**ISSUE**  
**D**

**SCALE** 1:50@ A1  
1:100@ A3

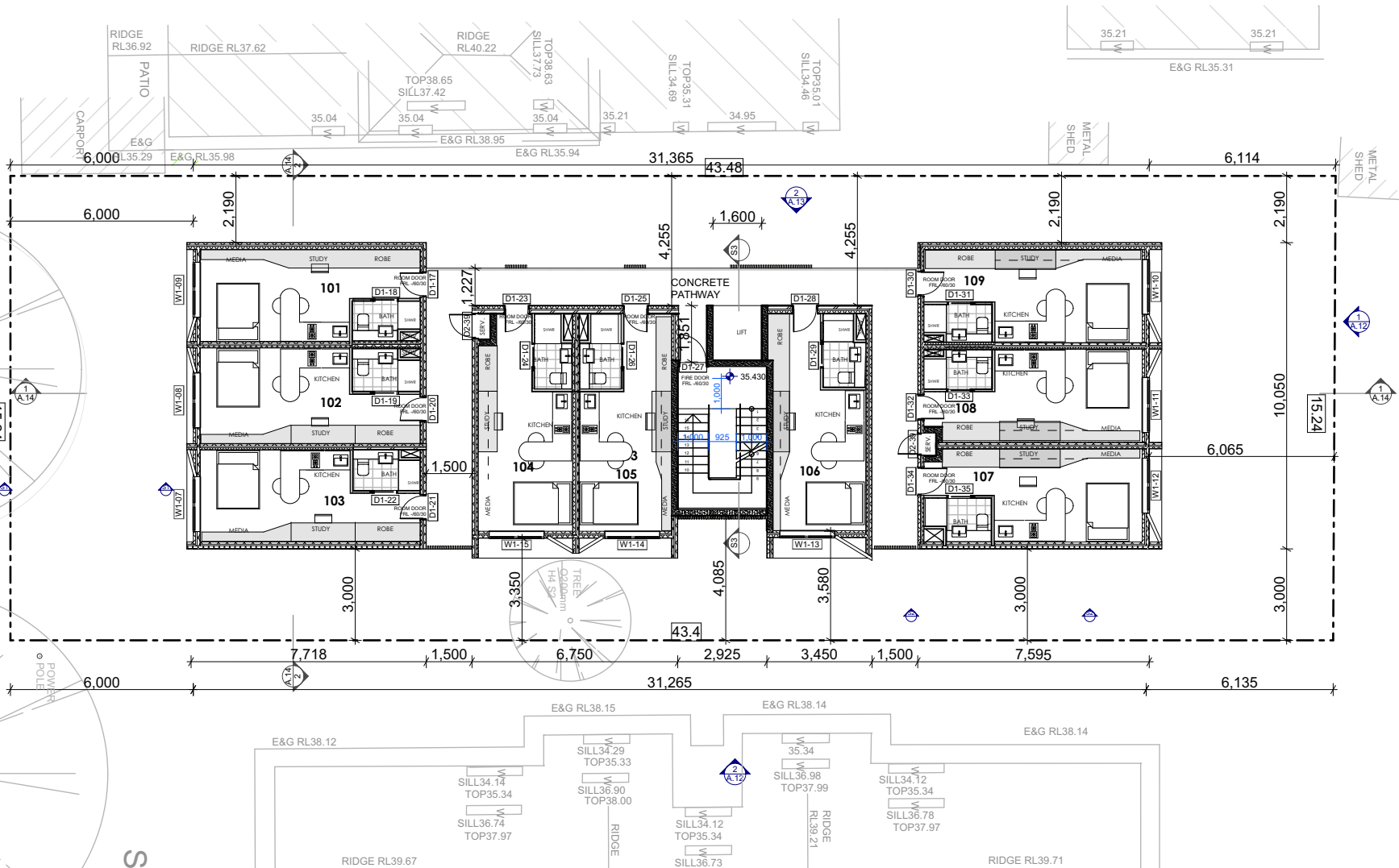
**JOB NO.**  
PP-735

**DATE**  
1/05/2023



CLAREMONT

STREET



FOR REVIEW ONLY

**NUOVO** design studio

p: po box 5210 chullora postshop chullora  
e: wageeh@nuovodesignstudio.com.au  
w: www.nuovodesignstudio.com.au

ABN 47 121 196 647  
Copyright remains the property of Nuovo Design Studio Pty Ltd. Reproduction of the whole or part of this document constitutes an infringement of copyright. This information, ideas and concepts contained in this are confidential

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

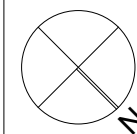
**PROJECT**  
SECTION 4.55

**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE

**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION

**STAGE**  
REVIEW



**DRAWING NO.**  
**A.05**

**DRAWN BY**  
WA  
**DRAWING TITLE**  
FIRST FLOOR PLAN 1:200

**CHECKED BY**  
WA

**ISSUE**  
**D**

**SCALE**  
1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735

**DATE**  
1/05/2023

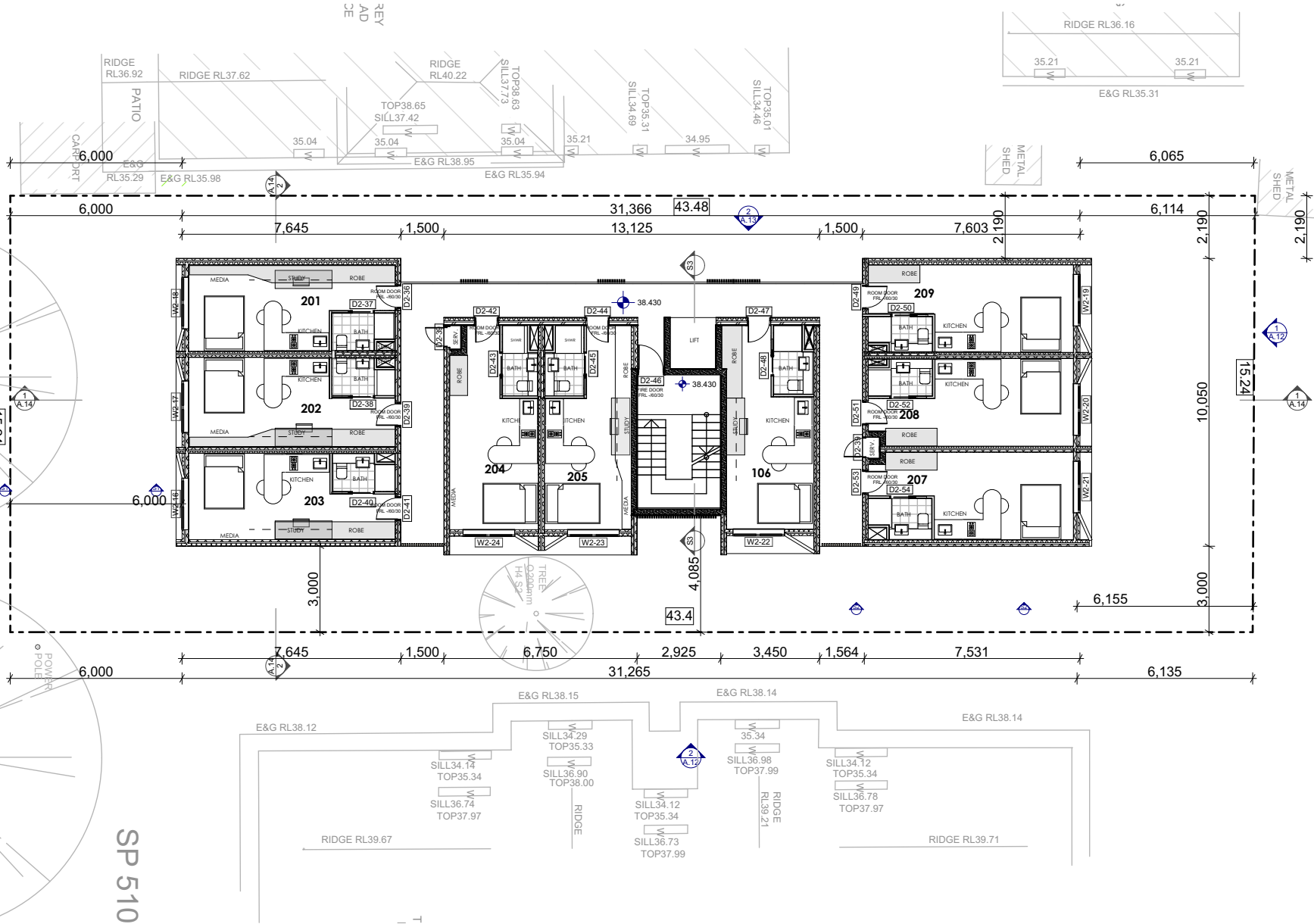




CLAREMONT

STREET

SP 510



FOR REVIEW ONLY

**NUOVO** design studio

p: po box 5210 chullora postshop chullora  
e: wageeh@nuovodesignstudio.com.au  
w: www.nuovodesignstudio.com.au

ABN 47 121 196 647

Copyright remains the property of Nuovo Design Studio Pty Ltd. Reproduction of the whole or part of this document constitutes an infringement of copyright. This information, ideas and concepts contained in this are confidential

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

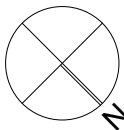
**PROJECT**  
SECTION 4.55

**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE

**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION

**STAGE**  
REVIEW



**DRAWING NO.**  
**A.06**

**DRAWN BY**  
WA  
**DRAWING TITLE**  
SECOND FLOOR PLAN 1:200

**CHECKED BY**  
WA

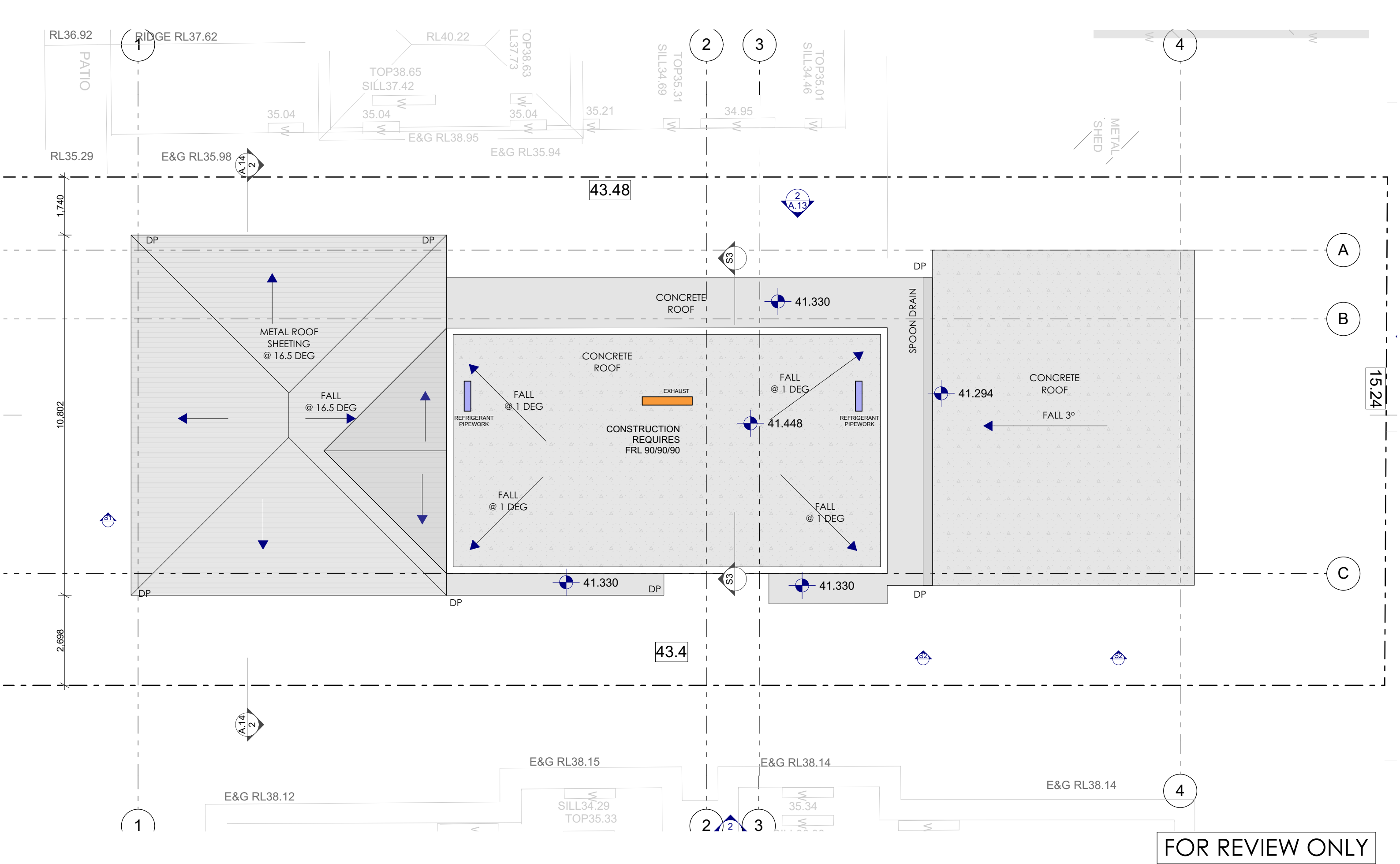
**ISSUE**  
**D**

**SCALE** 1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735

**DATE**  
1/05/2023

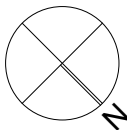




ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

**PROJECT**  
SECTION 4.55  
**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE  
**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION  
**STAGE**  
REVIEW



**DRAWING NO.**  
**A.07**  
**DRAWN BY**  
WA  
**DRAWING TITLE**  
ROOF PLAN 1:100

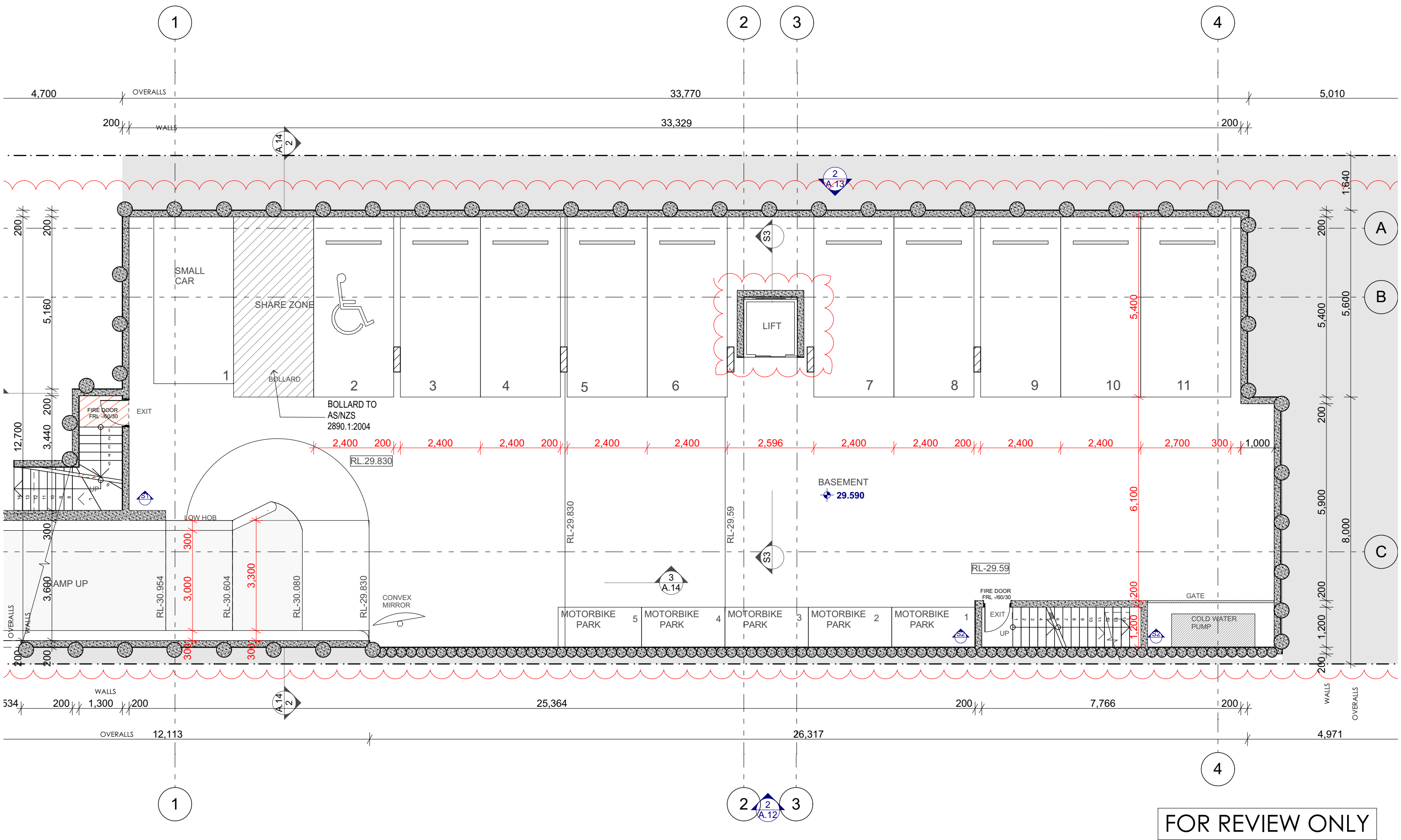
**CHECKED BY**  
WA

**ISSUE**  
**D**  
**SCALE** 1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735

**DATE**  
1/05/2023

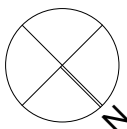




ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

**PROJECT**  
SECTION 4.55  
**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE  
**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION  
**STAGE**  
REVIEW

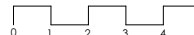


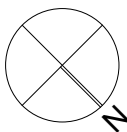
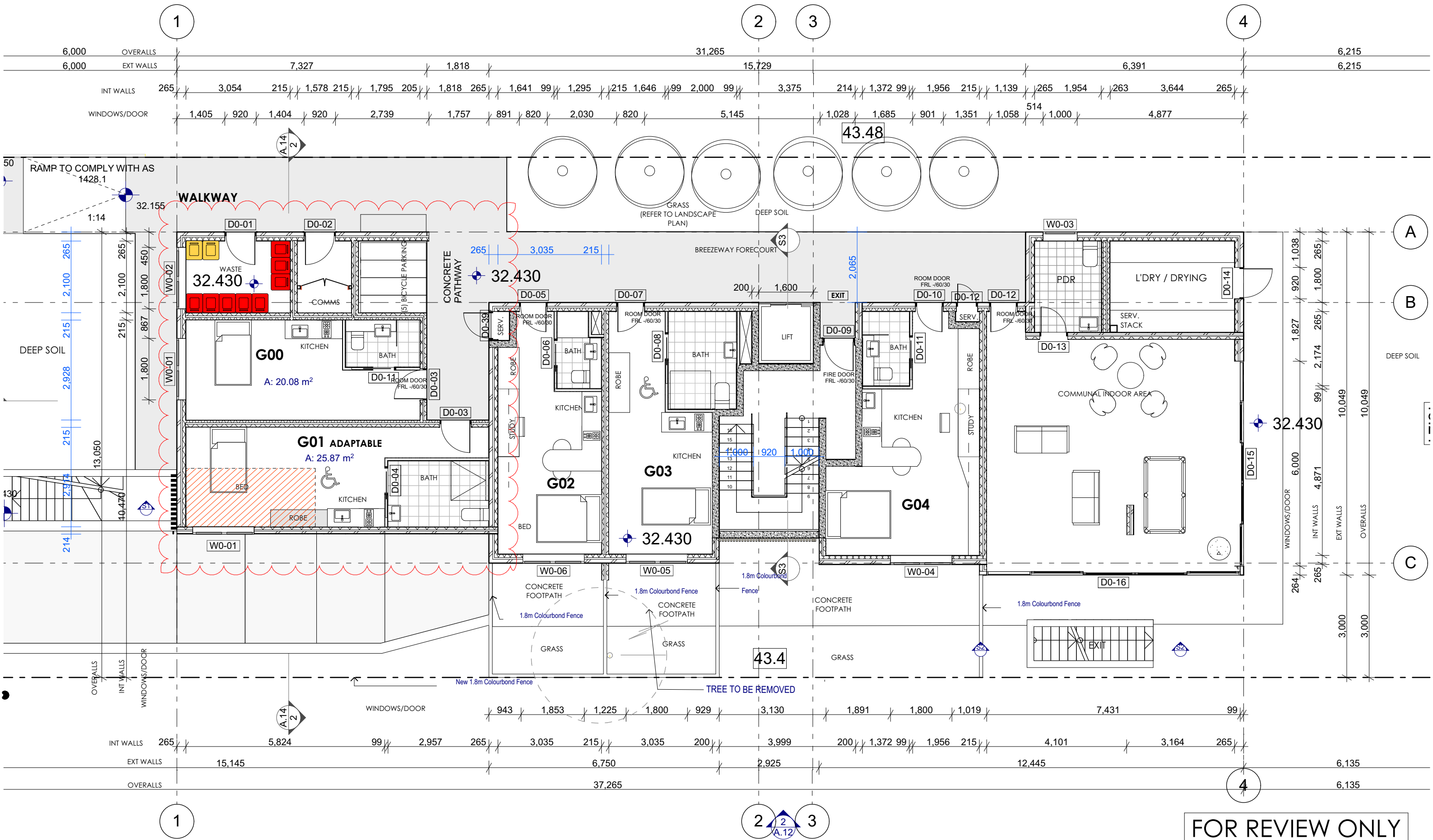
**DRAWING NO.**  
**A.08**  
**DRAWN BY**  
WA  
**CHECKED BY**  
WA  
**DRAWING TITLE**  
BASEMENT FLOOR PLAN 1:100

**ISSUE**  
**D**  
**SCALE**  
1:50@ A1  
1:100@ A3

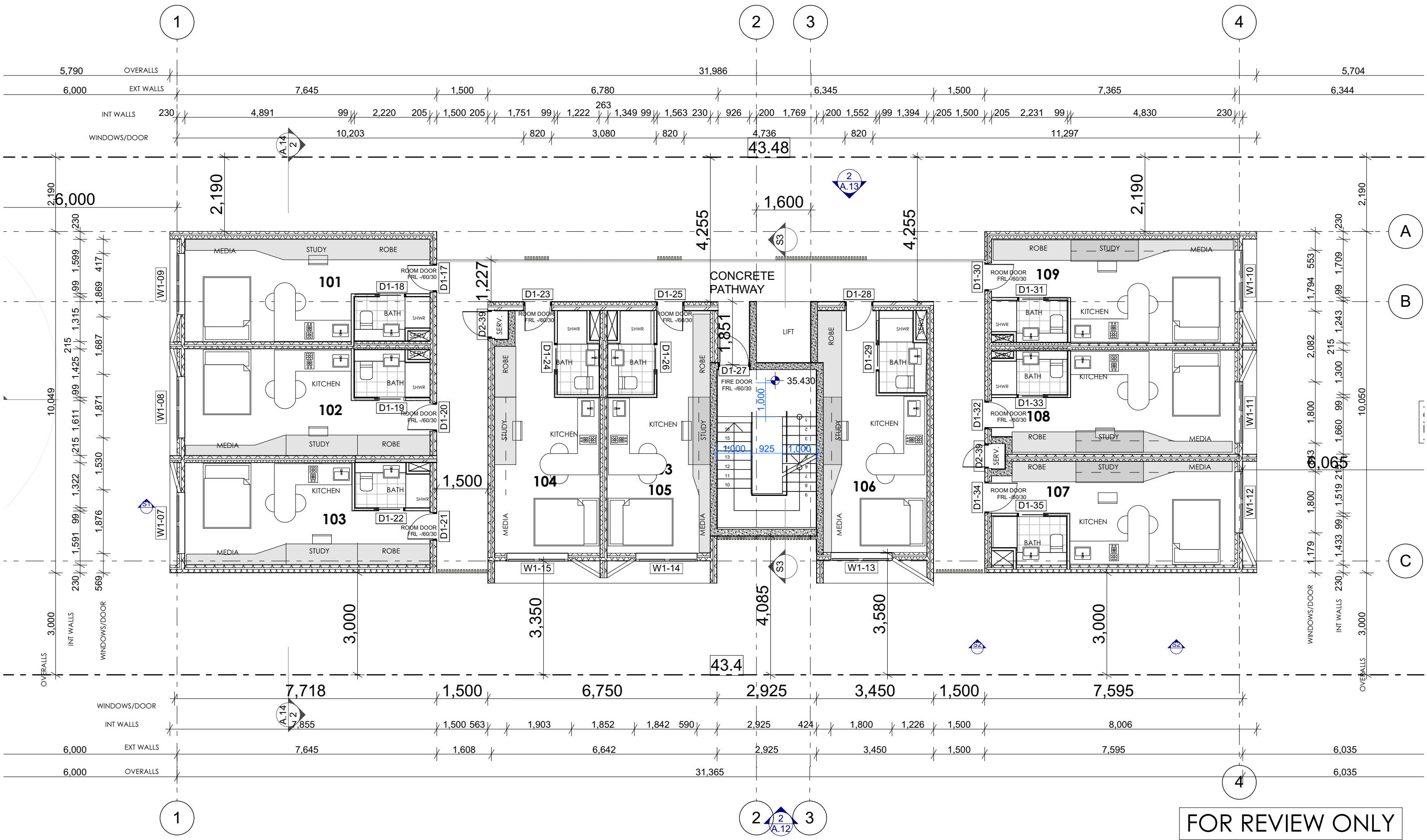
**JOB NO.**  
PP-735

**DATE**  
1/05/2023







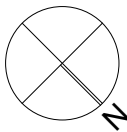


FOR REVIEW ONLY

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

**PROJECT**  
SECTION 4.55  
**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE  
**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION  
**STAGE**  
REVIEW



**DRAWING NO.**  
A.10

**DRAWN BY**  
WA  
**DRAWING TITLE**  
FIRST FLOOR PLAN 1:100

**CHECKED BY**  
WA

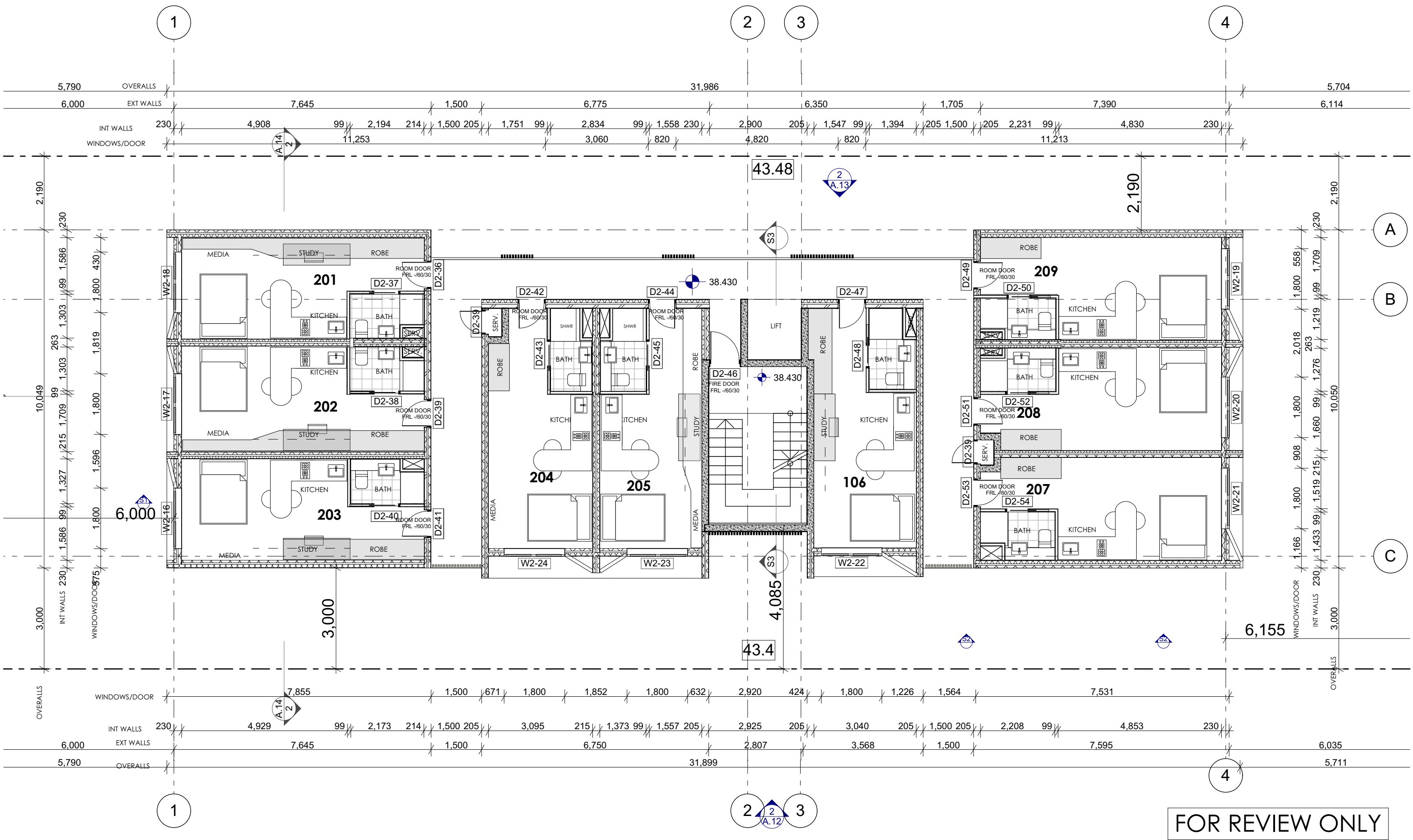
**ISSUE**  
D  
**SCALE** 1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735

**DATE**  
1/05/2023



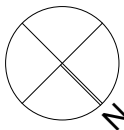




ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

**PROJECT**  
SECTION 4.55  
**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE  
**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION  
**STAGE**  
REVIEW

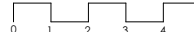


**DRAWING NO.**  
**A.11**  
**DRAWN BY**  
WA  
**CHECKED BY**  
WA  
**DRAWING TITLE**  
SECOND FLOOR PLAN 1:100

**ISSUE**  
**D**  
**SCALE** 1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735

**DATE**  
1/05/2023





1 WEST ELEVATION  
- 1:200



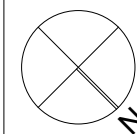
2 NORTH ELEVATION  
- 1:200

SCHEDULE COLOURS AND FINISHES / FACADE

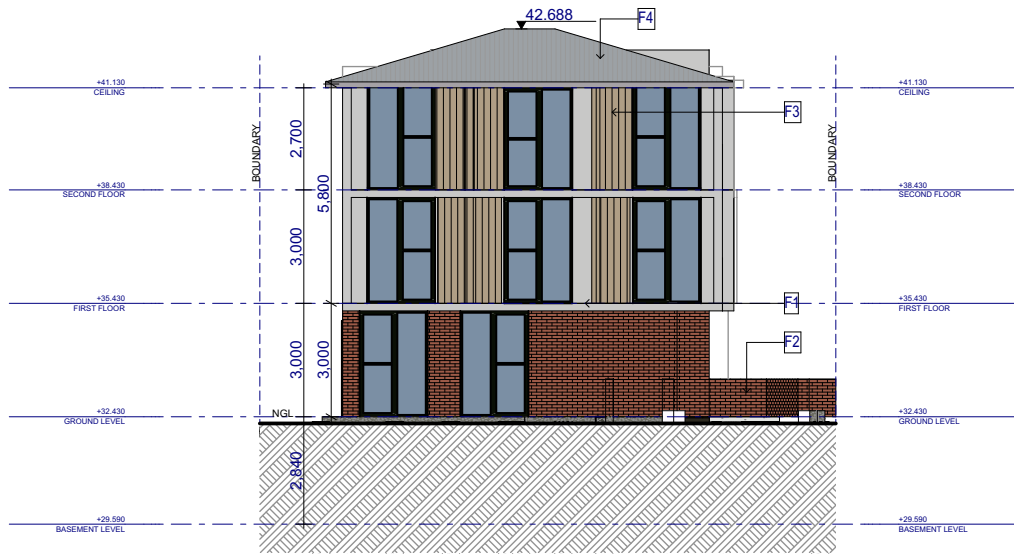
F1 DULUX 'WHITE ON WHITE' feature secondary colour	F2 BOWRAL 'MURRAY GREY' BRICK exterior walls
F5 HARDWOOD DOOR fire rated front doors	F6 DULUX 'DIESKAU' main body colour

F3 SELECTED TIMBER CLADDING pitched roof	F4 COLOURBOND 'MONUMENT' powercoat windows and door units
F7 ALUMINIUM LOUVERS TIMBER vertical exterior louvers	F8 GRAY FLAT BARS feature urban balustrades

FOR REVIEW ONLY







1 EAST ELEVATION  
1:200



2 SOUTH ELEVATION  
1:200

SCHEDULE COLOURS AND FINISHES / FACADE



F1 DULUX 'WHITE ON WHITE'  
feature secondary colour



F2 BOWRAL 'MURRAY GREY' BRICK  
exterior walls



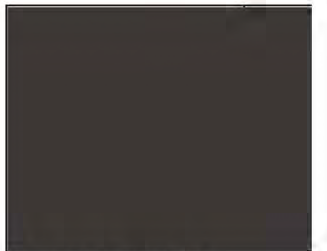
F5 HARDWOOD DOOR  
fire rated front doors



F6 DULUX 'DIESKAU'  
main body colour



F3 SELECTED TIMBER CLADDING  
pitched roof



F4 COLOURBOND 'MONUMENT'  
powercoat windows and door units

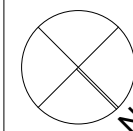


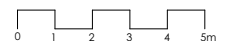
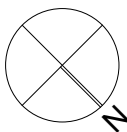
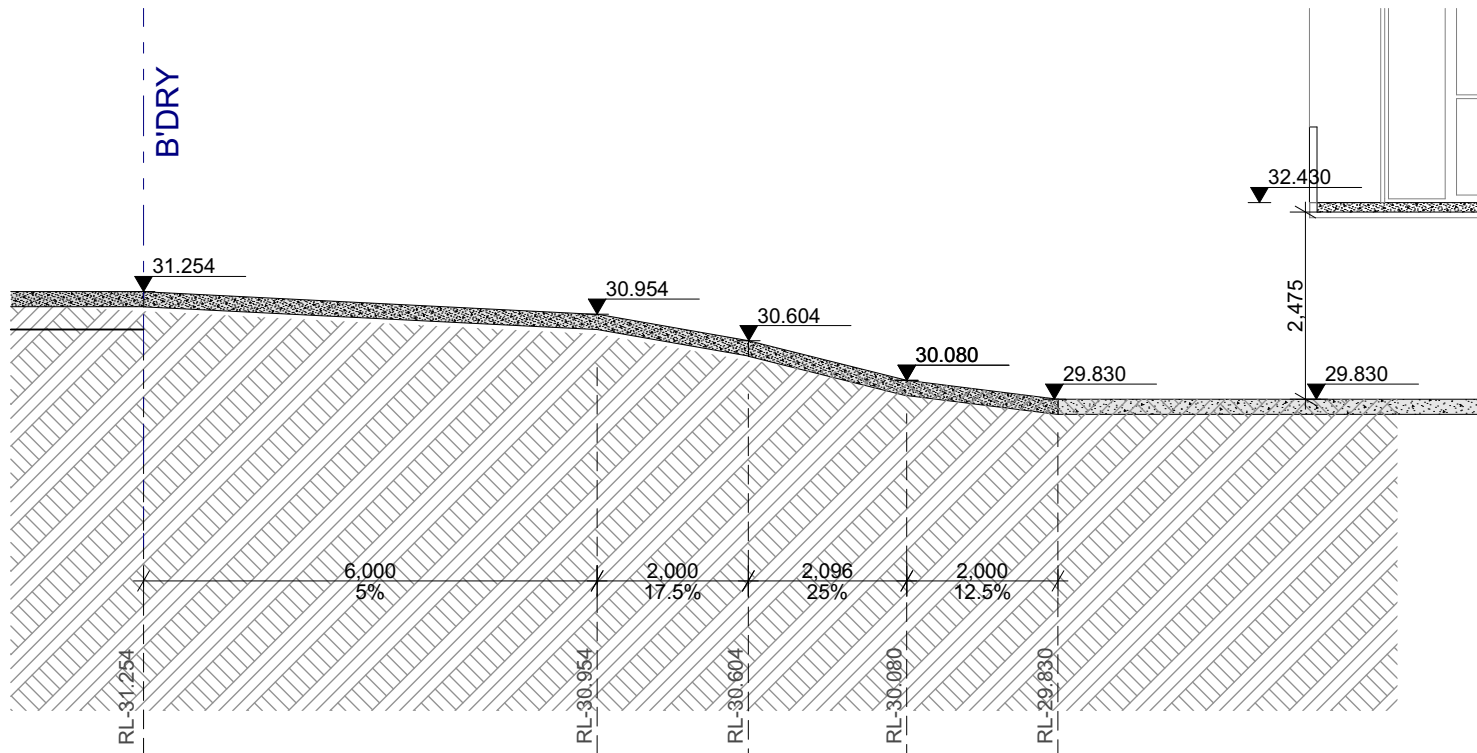
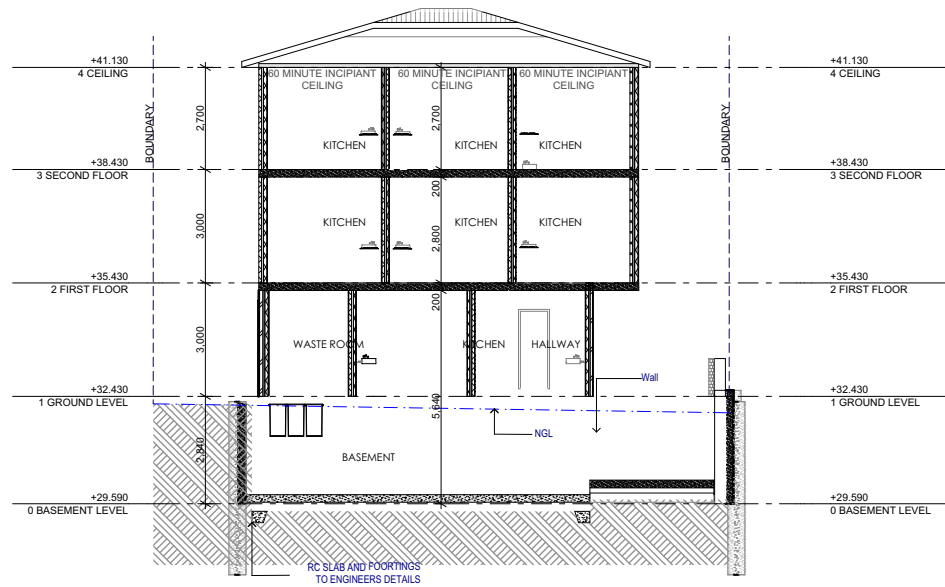
F7 ALUMINIUM LOUVERS TIMBER  
vertical exterior louvers



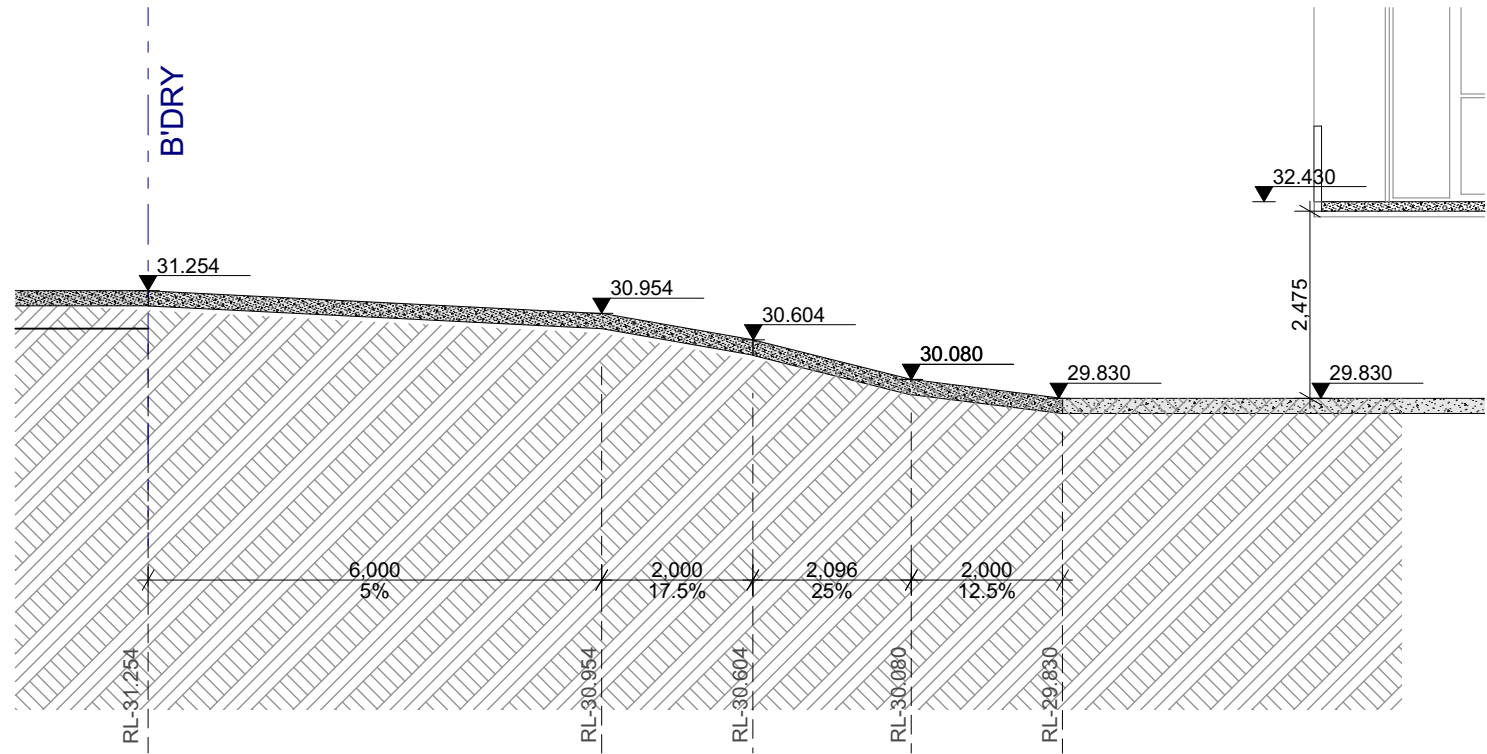
F8 GRAY FLAT BARS  
feature urban balustrades

FOR REVIEW ONLY





FOR REVIEW ONLY



1  
-

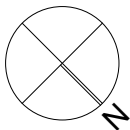
DRIVEWAY SECTION  
1:100

FOR REVIEW ONLY

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

**PROJECT**  
SECTION 4.55  
**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE  
**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION  
**STAGE**  
REVIEW



**DRAWING NO.**  
**A.15**

**DRAWN BY**  
WA  
**DRAWING TITLE**  
DRIVEWAY SECTION

**CHECKED BY**  
WA

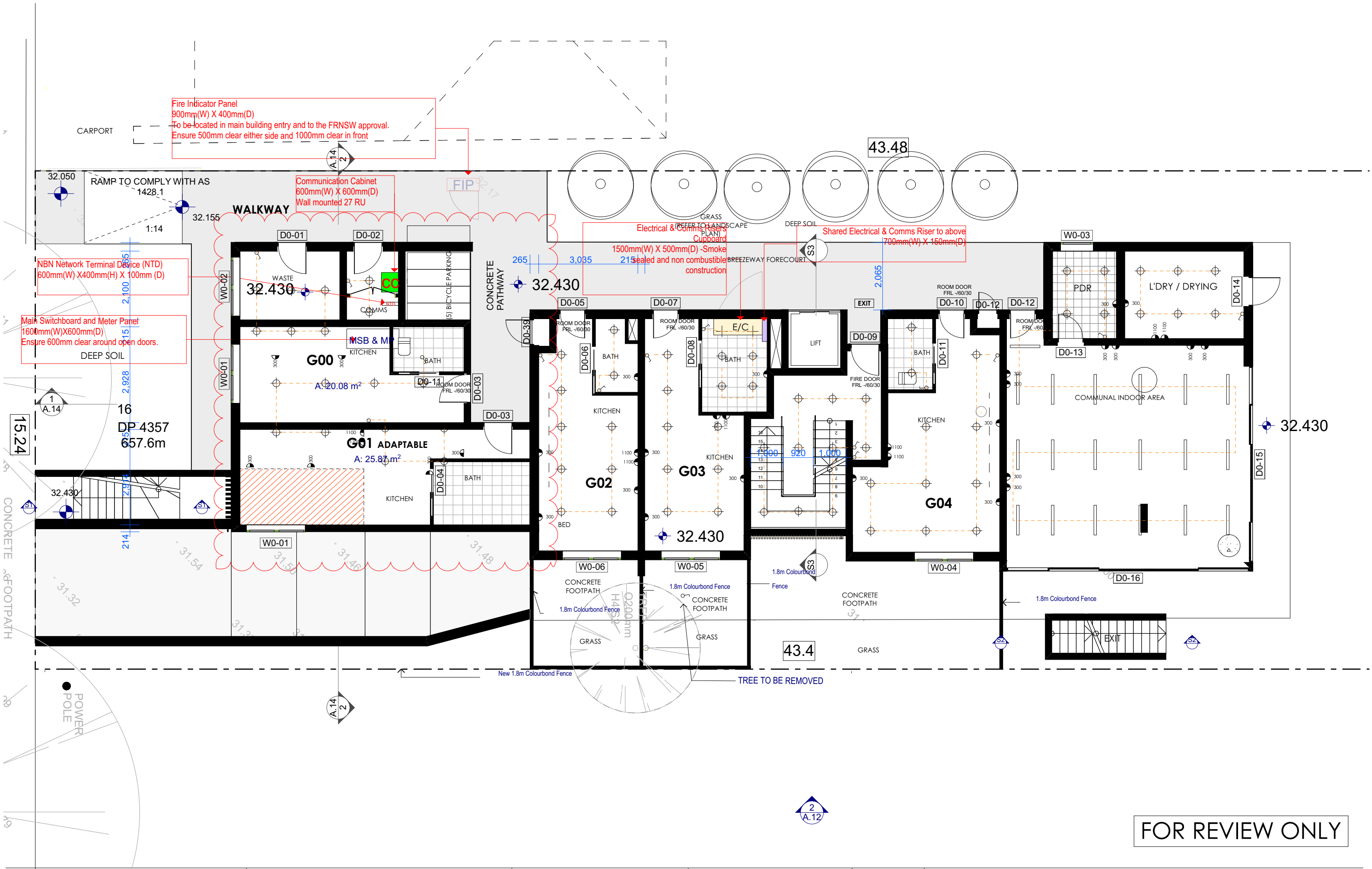
**ISSUE**  
**D**  
**SCALE**  
1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735

**DATE**  
1/05/2023





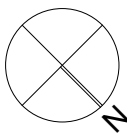


FOR REVIEW ONLY

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

**PROJECT**  
SECTION 4.55  
**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE  
**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION  
**STAGE**  
REVIEW

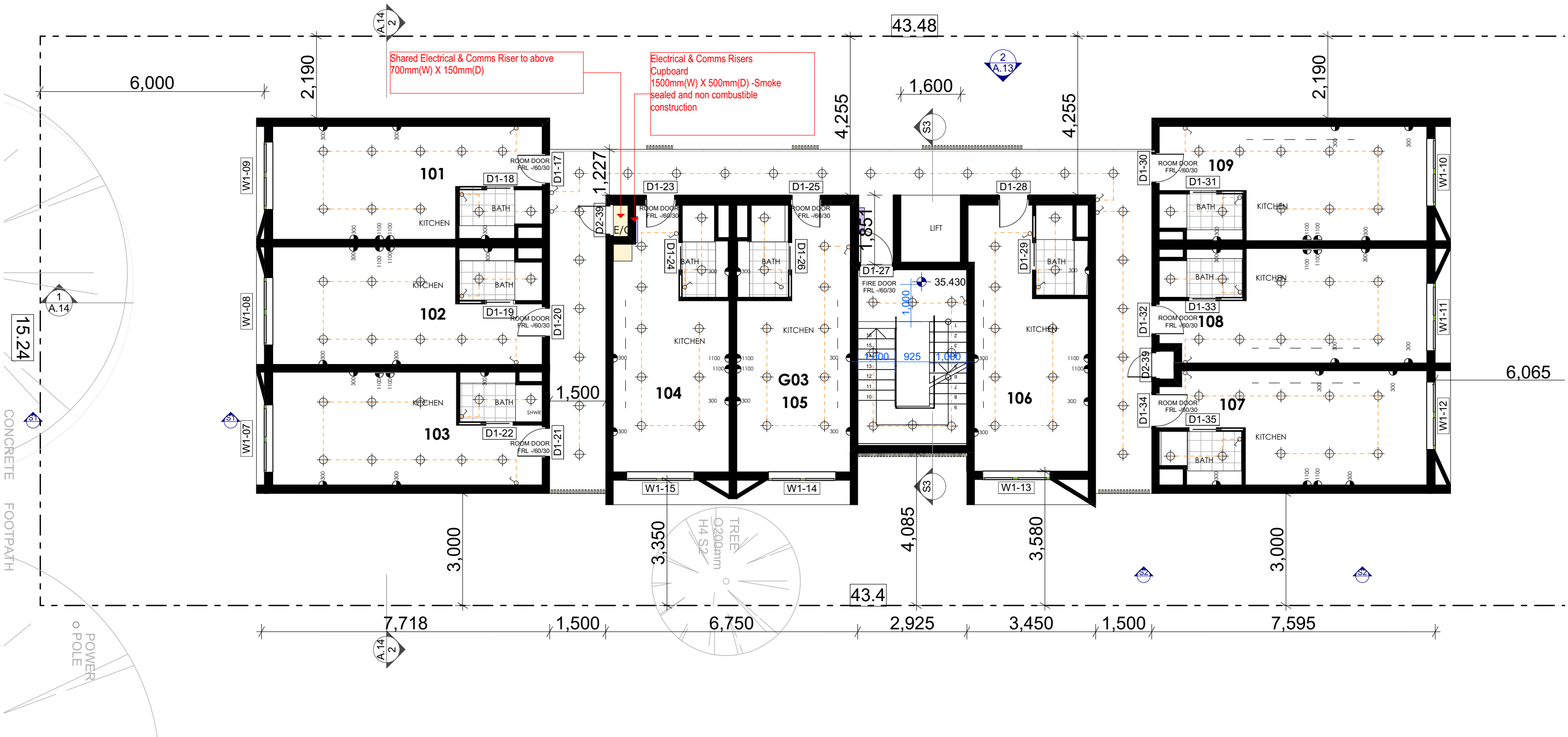


**DRAWING NO.**  
**A.17**  
**DRAWN BY**  
WA  
**CHECKED BY**  
WA  
**DRAWING TITLE**  
ELECTRICAL TITLE - GROUND FLOOR

**ISSUE**  
**D**  
**SCALE** 1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735  
**DATE**  
1/05/2023



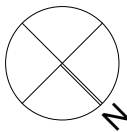


FOR REVIEW ONLY

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

**PROJECT**  
SECTION 4.55  
**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE  
**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION  
**STAGE**  
REVIEW



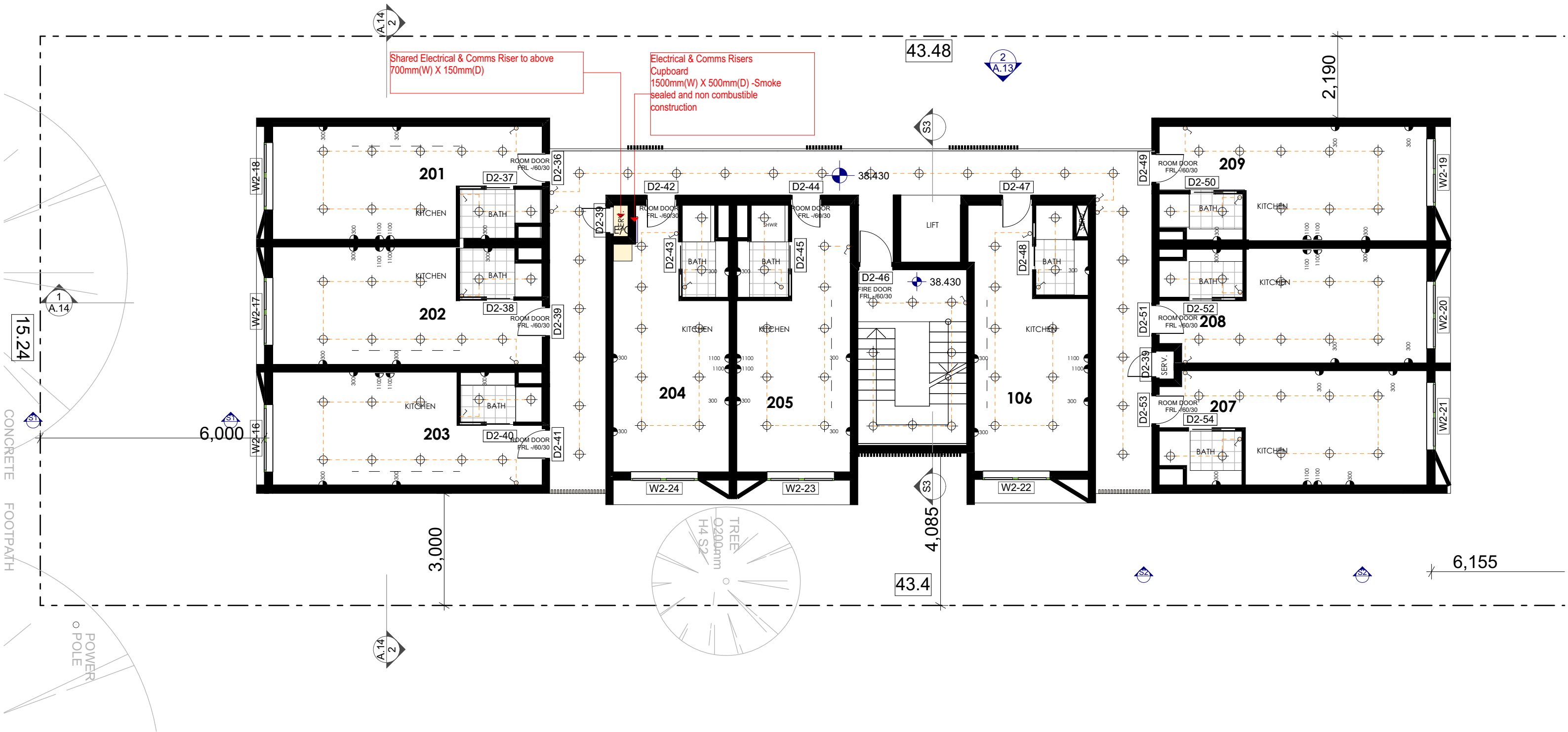
**DRAWING NO.**  
**A.18**  
**DRAWN BY**  
WA  
**CHECKED BY**  
WA  
**DRAWING TITLE**  
ELECTRICAL PLAN- FIRST FLOOR

**ISSUE**  
**D**  
**SCALE** 1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735

**DATE**  
1/05/2023



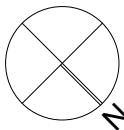


FOR REVIEW ONLY

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

**PROJECT**  
SECTION 4.55  
**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE  
**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION  
**STAGE**  
REVIEW



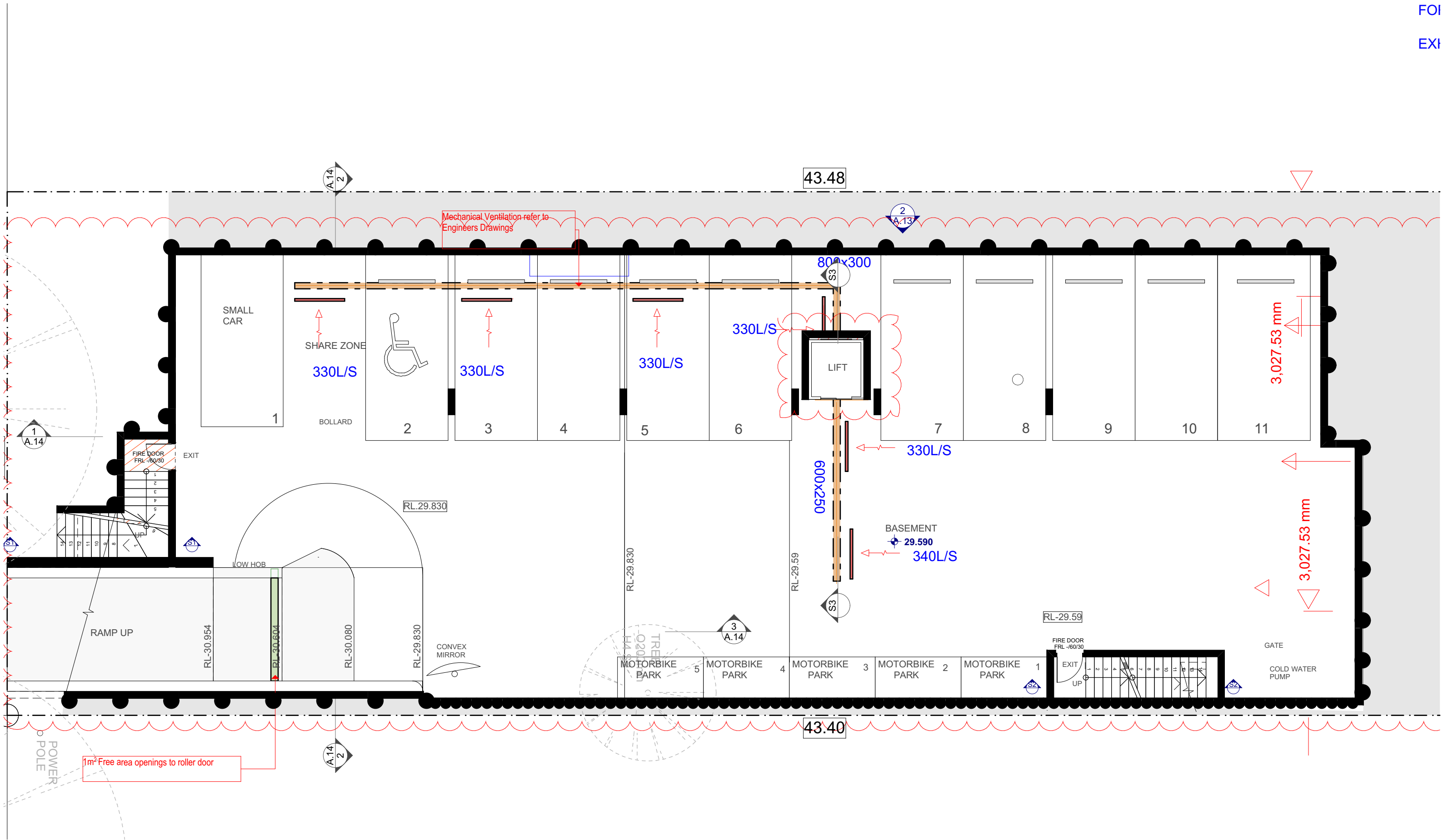
**DRAWING NO.**  
**A.19**  
**DRAWN BY**  
WA  
**CHECKED BY**  
WA  
**DRAWING TITLE**  
ELECTRICAL PLAN- SECOND FLOOR

**ISSUE**  
**D**  
**SCALE** 1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735

**DATE**  
1/05/2023





1  
-

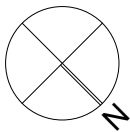
BASEMENT LEVEL  
1:100

FOR REVIEW ONLY

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

**PROJECT**  
SECTION 4.55  
**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE  
**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION  
**STAGE**  
REVIEW



**DRAWING NO.**  
A.20

**DRAWN BY**  
WA  
**DRAWING TITLE**  
RCP - BASEMENT

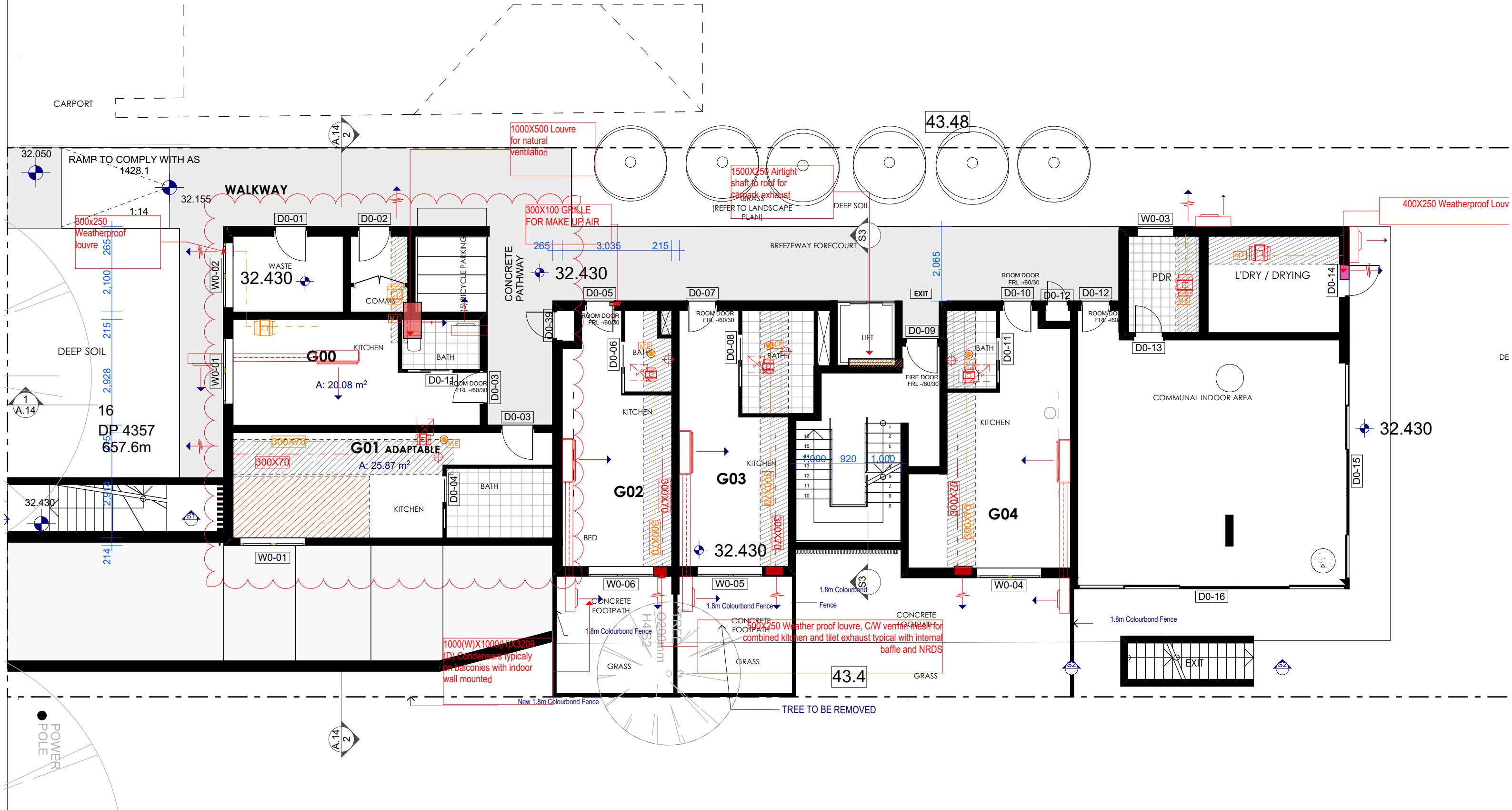
**CHECKED BY**  
WA

**ISSUE**  
D  
**SCALE** 1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735

**DATE**  
1/05/2023

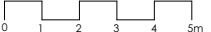
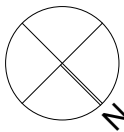




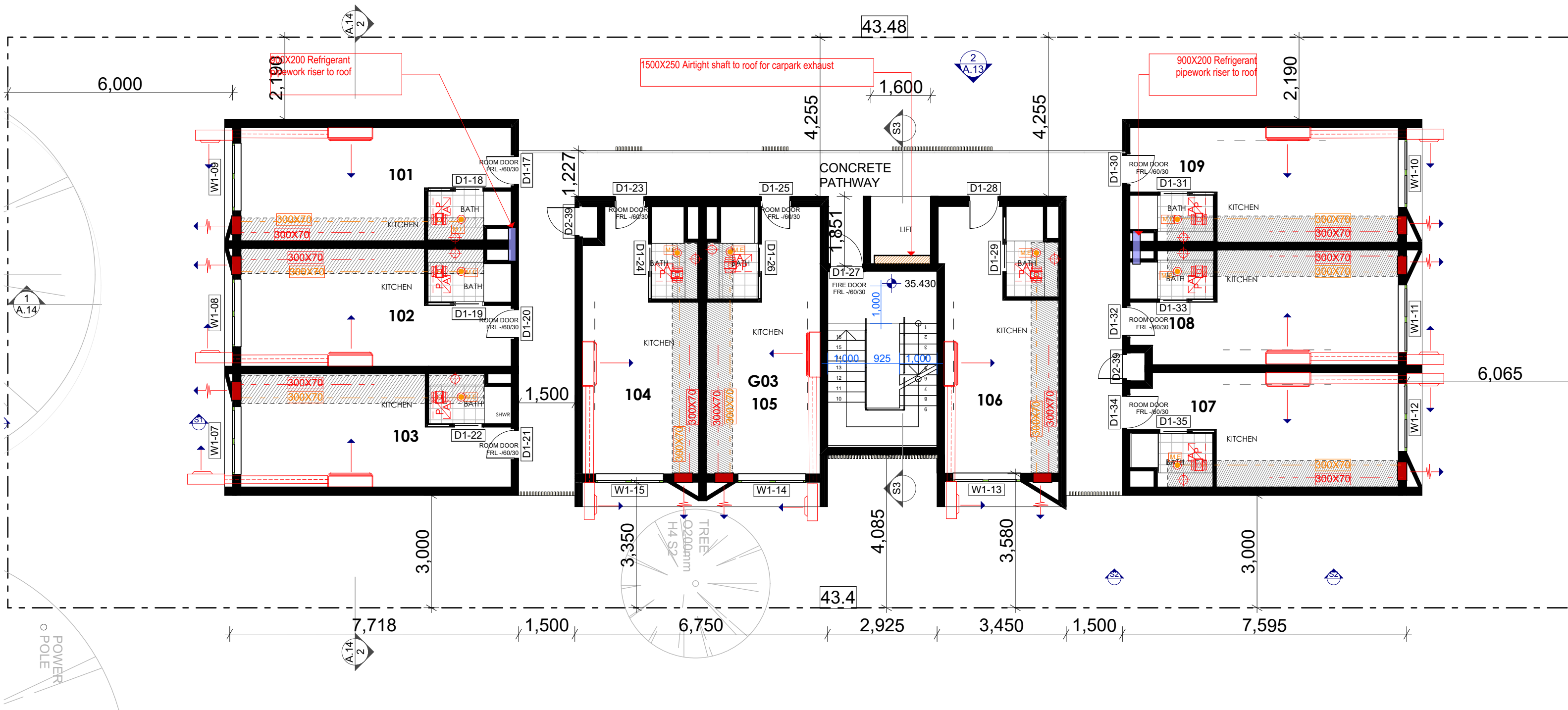
1  
-

GROUND LEVEL  
1:100

FOR REVIEW ONLY







1  
-

FIRST FLOOR  
1:100

FOR REVIEW ONLY

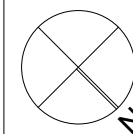
**NUOVO** design studio  
p: po box 5210 chullora postshop chullora  
e: wageeh@nuovodesignstudio.com.au  
w: www.nuovodesignstudio.com.au

ABN 47 121 196 647  
Copyright remains the property of Nuovo Design Studio Pty Ltd. Reproduction of the whole or part of this document constitutes an infringement of copyright. This information, ideas and concepts contained in this are confidential

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

**PROJECT**  
SECTION 4.55  
**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE  
**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION  
**STAGE**  
REVIEW



**DRAWING NO.**  
A.22

**DRAWN BY**  
WA  
**DRAWING TITLE**  
RCP - FIRST FLOOR

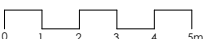
**CHECKED BY**  
WA

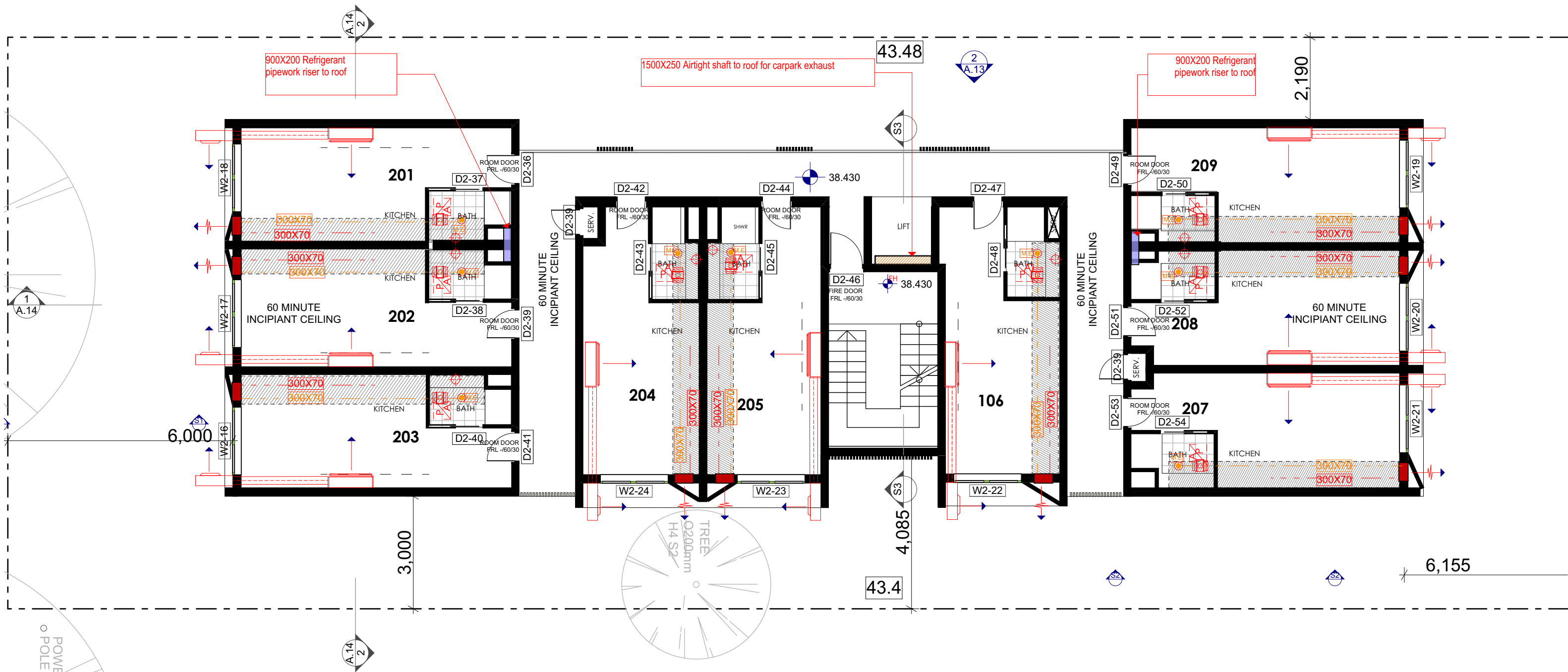
**ISSUE**  
D

**SCALE** 1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735

**DATE**  
1/05/2023





1  
-

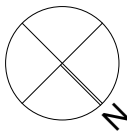
SECOND FLOOR  
1:100

FOR REVIEW ONLY

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

**PROJECT**  
SECTION 4.55  
**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE  
**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION  
**STAGE**  
REVIEW



**DRAWING NO.**  
A.23

**DRAWN BY**  
WA  
**DRAWING TITLE**  
RCP- SECOND FLOOR

**CHECKED BY**  
WA

**ISSUE**  
D

**SCALE** 1:50@ A1  
1:100@ A3

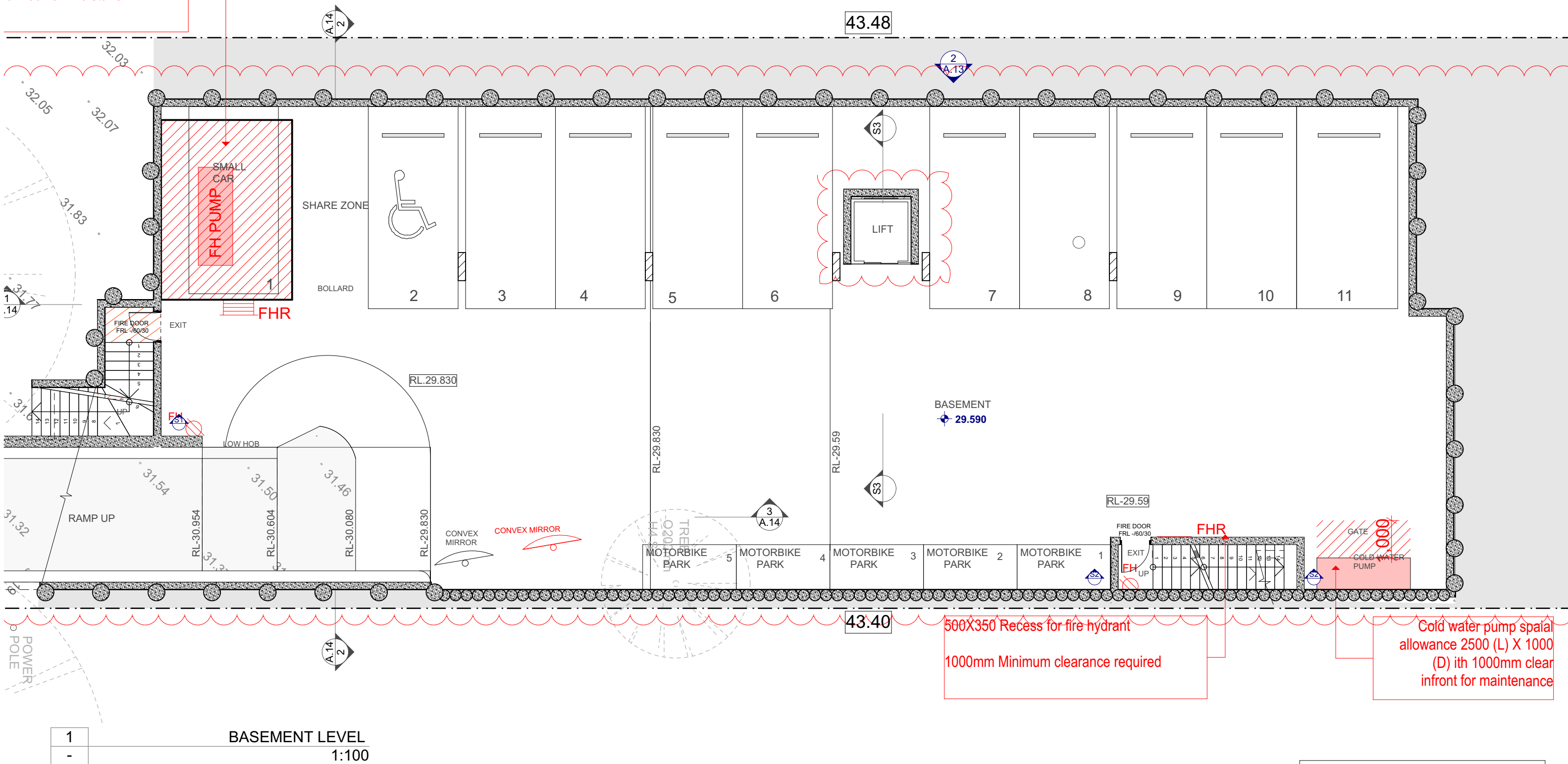
**JOB NO.**  
PP-735

**DATE**  
1/05/2023





3 Hydrant pump room  
30 (W) X 4800 (D) accessed  
air lock off fire stairs



FOR REVIEW ONLY

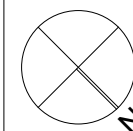
ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

**PROJECT**  
SECTION 4.55

**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE

**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION



DRAWING NO.  
**A.25**

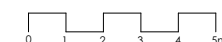
<b>DRAWN BY</b> WA	<b>CHECKED BY</b> WA
<b>DRAWING TITLE</b> HYDRAULIC PLAN- BASEMENT	

ISSUE D

SCALE 1:50@  
1:100@

**JOB NO.**  
PP-735

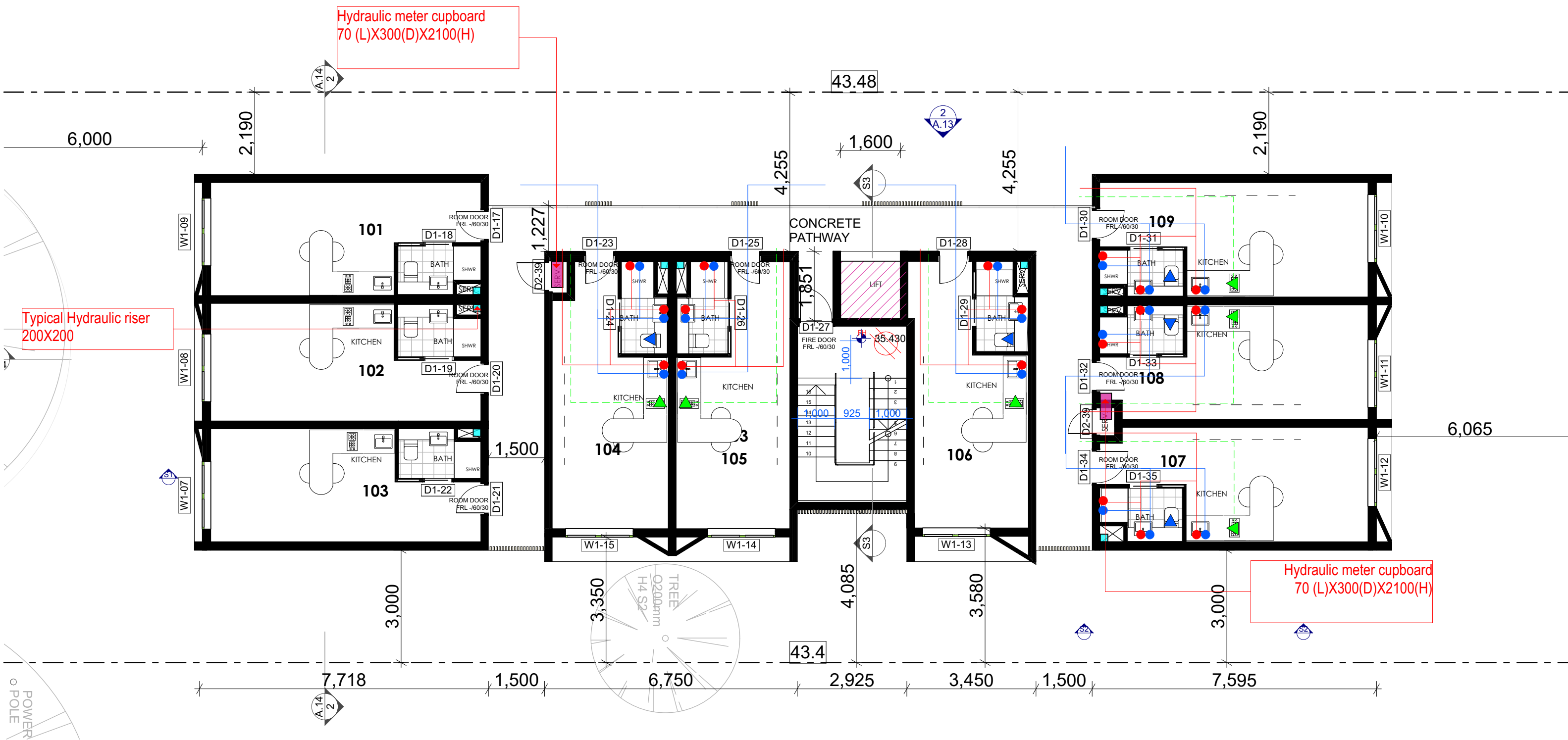
**DATE**  
1/05/2023











FOR REVIEW ONLY

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

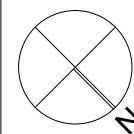
**PROJECT**  
SECTION 4.55

**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE

**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION

**STAGE**  
REVIEW



**DRAWING NO.**  
**A.27**

**DRAWN BY**  
WA

**CHECKED BY**  
WA

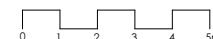
**DRAWING TITLE**  
HYDRAULIC PLAN- FIRST FLOOR

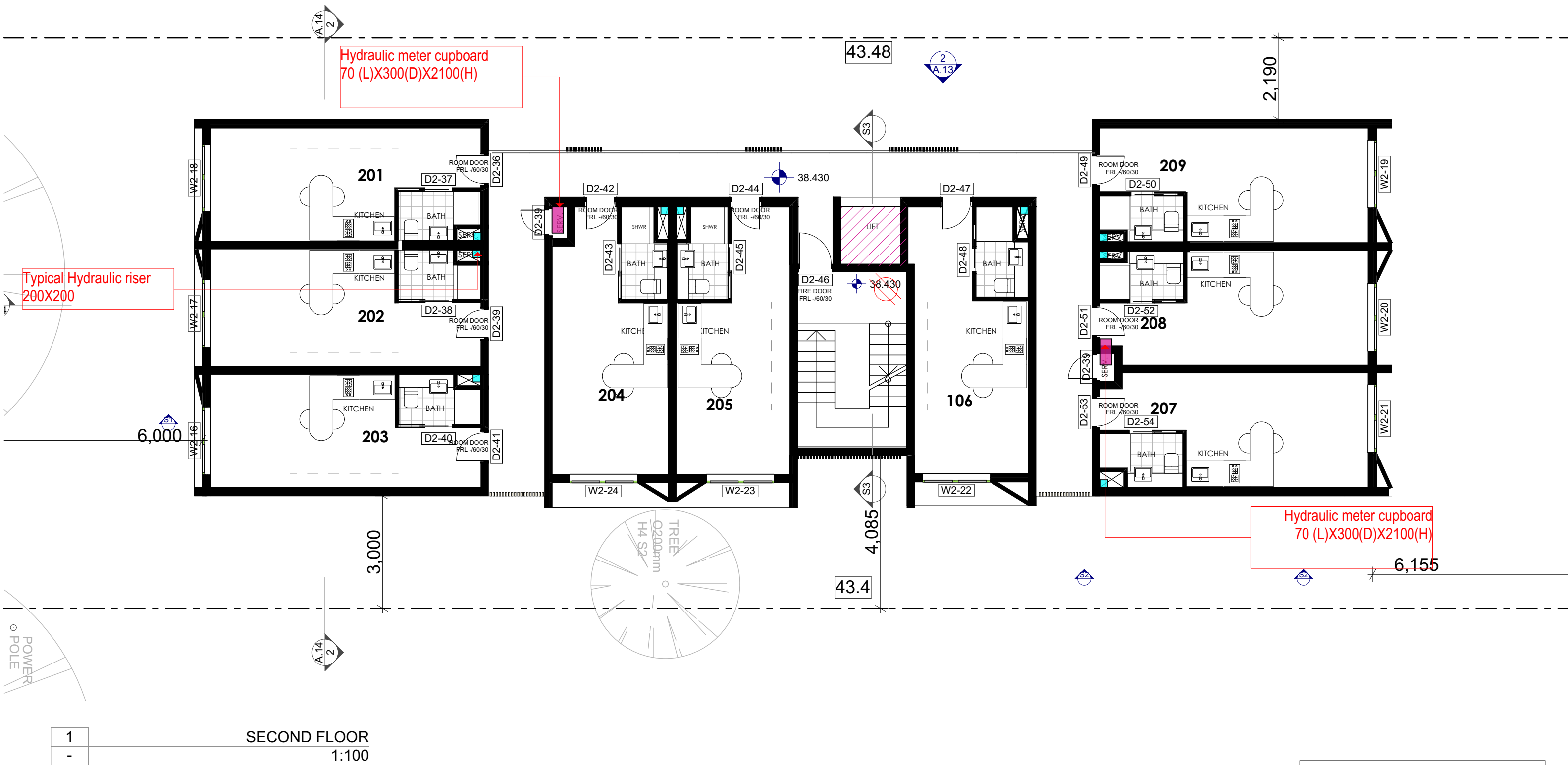
**ISSUE**  
**D**

**SCALE** 1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735

**DATE**  
1/05/2023





FOR REVIEW ONLY

**NUOVO** design studio

p: po box 5210 chullora postshop chullora  
e: wageeh@nuovodesignstudio.com.au  
w: www.nuovodesignstudio.com.au

ABN 47 121 196 647  
Copyright remains the property of Nuovo Design Studio Pty Ltd. Reproduction of the whole or part of this document constitutes an infringement of copyright. This information, ideas and concepts contained in this are confidential

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

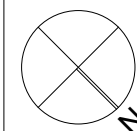
**PROJECT**  
SECTION 4.55

**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE

**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION

**STAGE**  
REVIEW



**DRAWING NO.**  
**A.28**

**DRAWN BY**  
WA

**CHECKED BY**  
WA

**DRAWING TITLE**  
HYDRAULIC PLAN- SECOND FLOOR

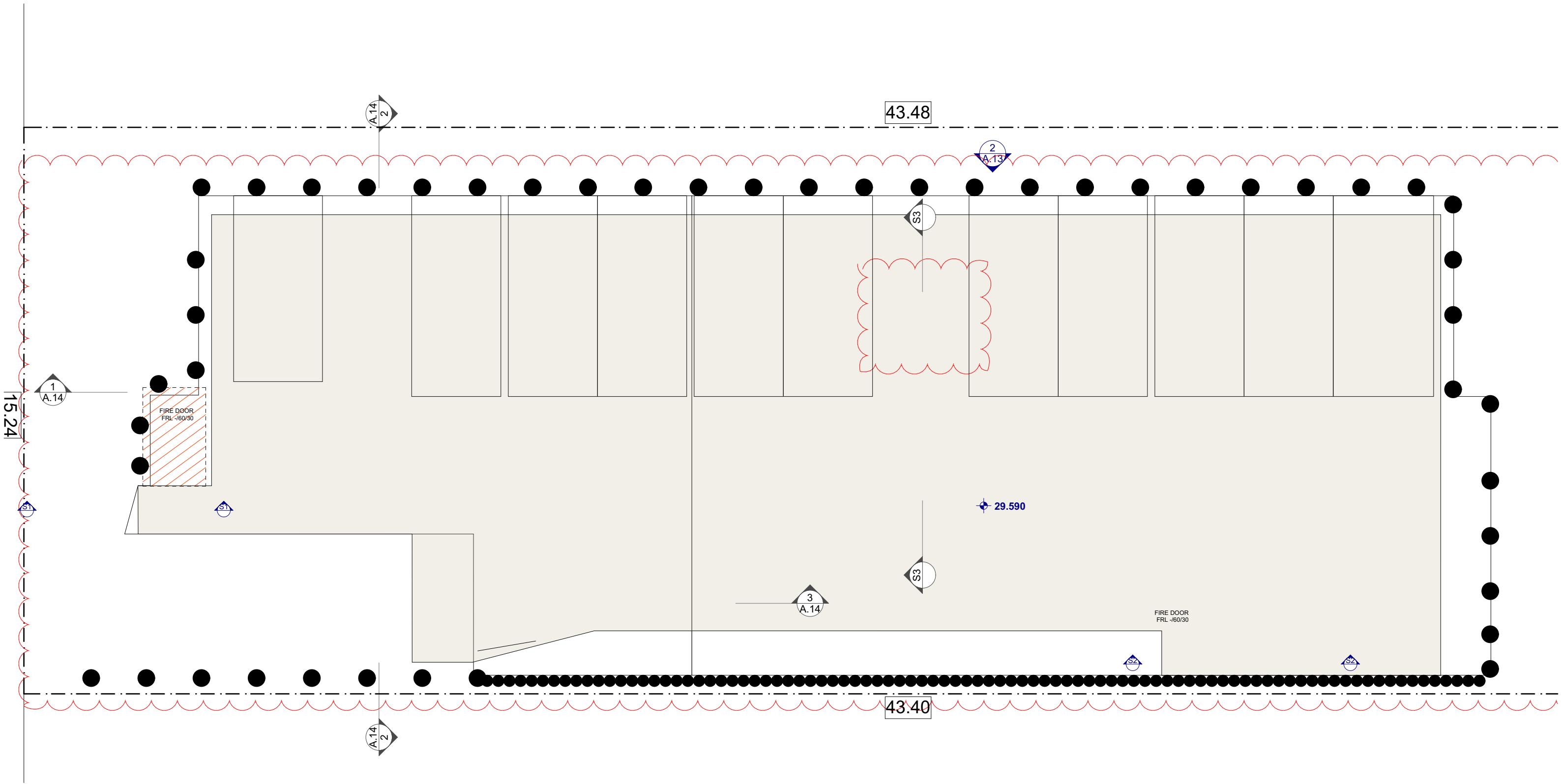
**ISSUE**  
**D**

**SCALE** 1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735

**DATE**  
1/05/2023





1
-

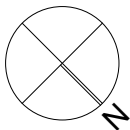
BASEMENT LEVEL  
1:100

FOR REVIEW ONLY

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

**PROJECT**  
SECTION 4.55  
**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE  
**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION  
**STAGE**  
REVIEW

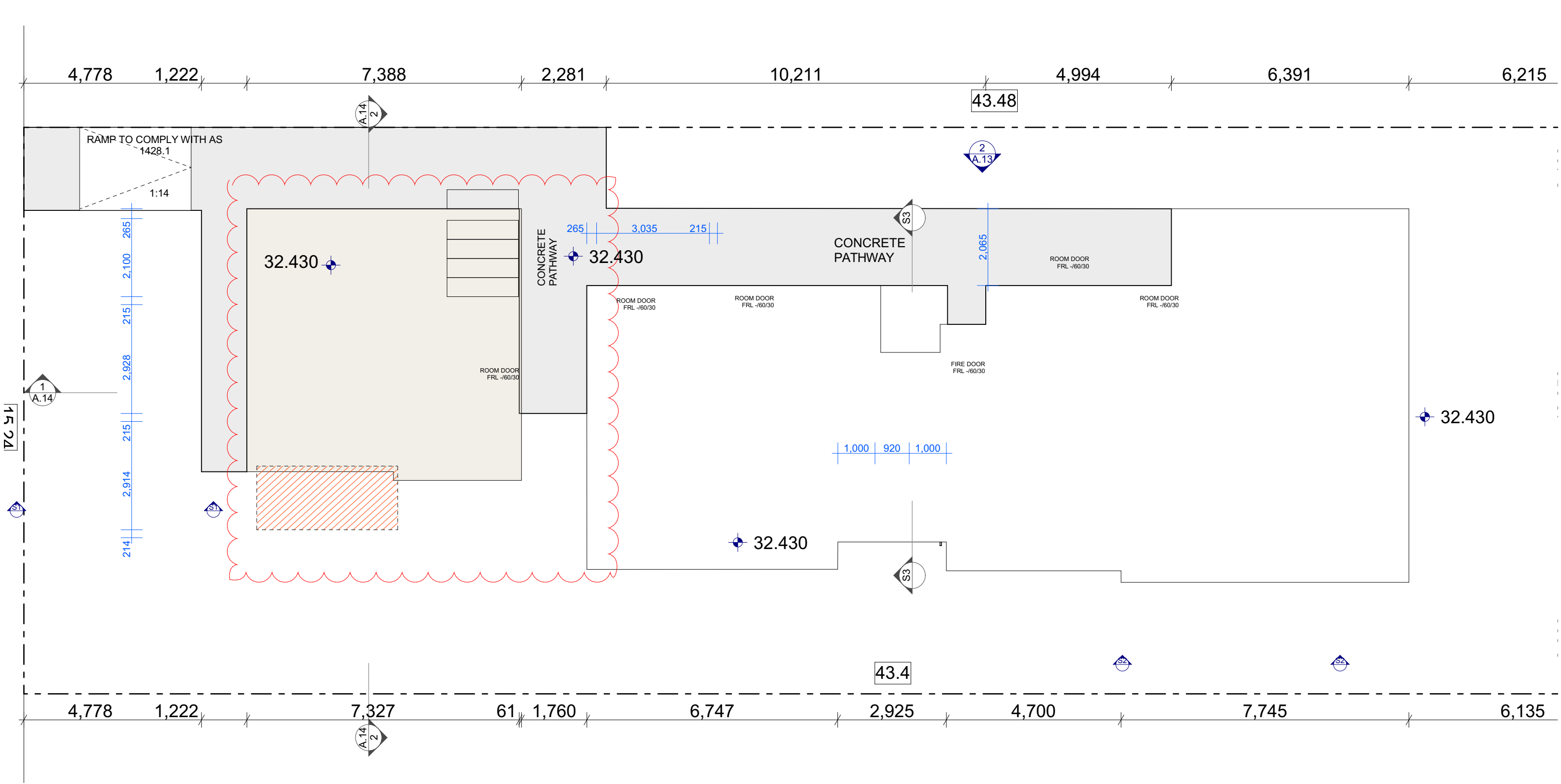


**DRAWING NO.**  
**A.29**  
**DRAWN BY**  
WA  
**CHECKED BY**  
WA  
**DRAWING TITLE**  
CONCRETE SETOUT PLAN- BASEMENT

**ISSUE**  
**D**  
**SCALE** 1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735  
**DATE**  
1/05/2023





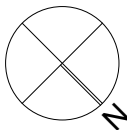
1	GROUND LEVEL
-	1:100

FOR REVIEW ONLY

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

**PROJECT**  
SECTION 4.55  
**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE  
**CLIENT**  
UNITY CONSTRUCTIONS

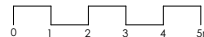
**STATUS**  
SUBMISSION  
**STAGE**  
REVIEW

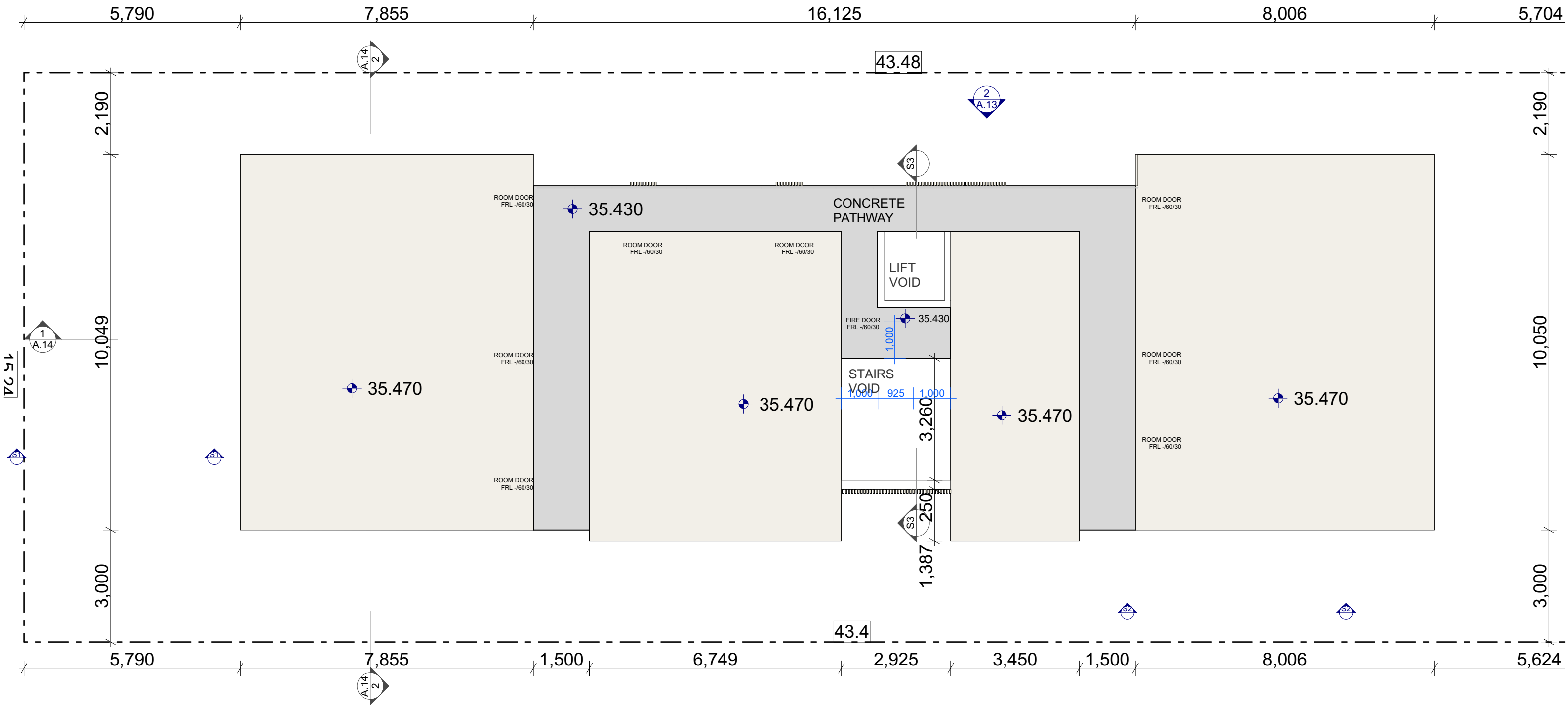


**DRAWING NO.**  
**A.30**  
**DRAWN BY**  
WA  
**CHECKED BY**  
WA  
**DRAWING TITLE**  
CONCRETE SETOUT PLAN- GROUND FLOOR

**ISSUE**  
**D**  
**SCALE** 1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735  
**DATE**  
1/05/2023





1  
-

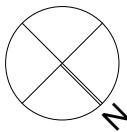
FIRST FLOOR  
1:100

FOR REVIEW ONLY

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

**PROJECT**  
SECTION 4.55  
**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE  
**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION  
**STAGE**  
REVIEW



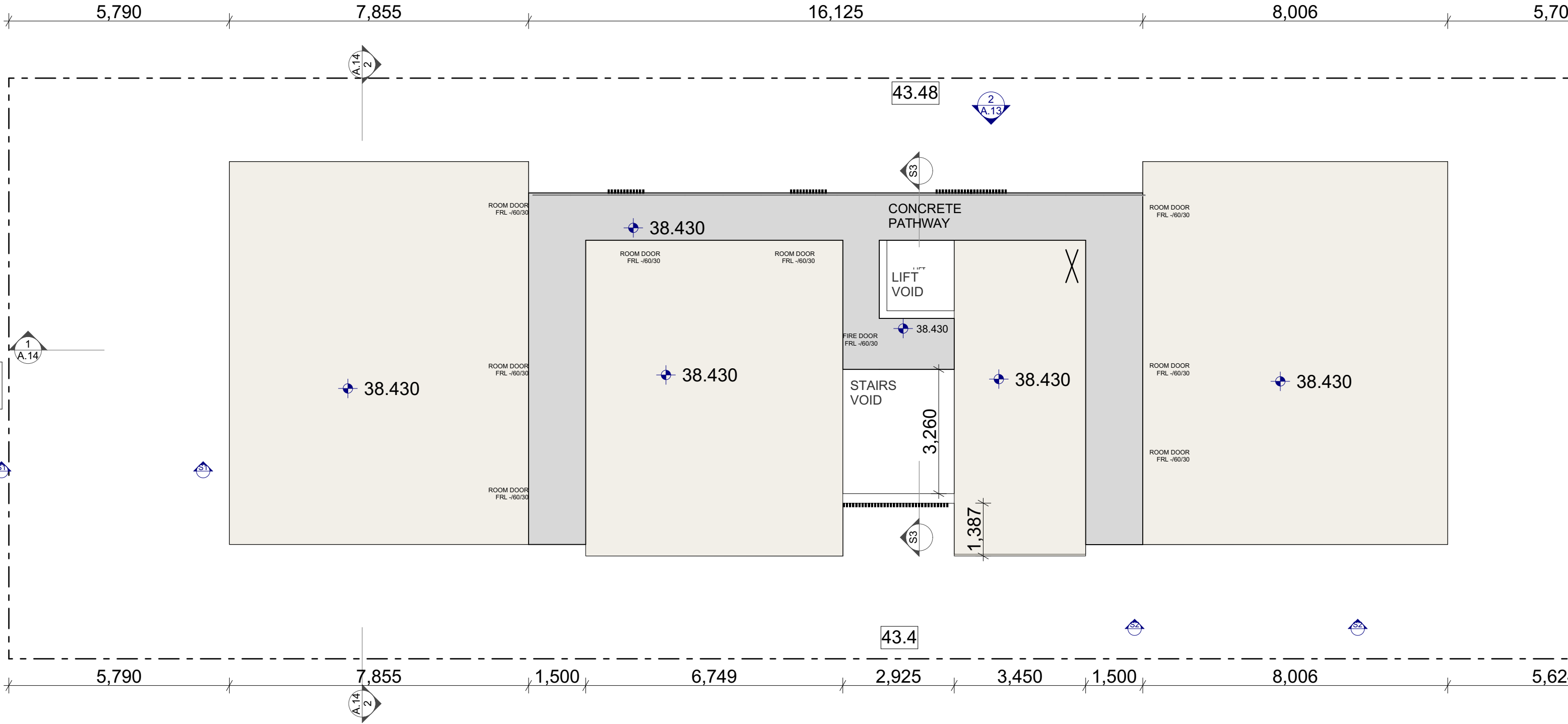
**DRAWING NO.**  
**A.31**  
**DRAWN BY**  
WA  
**CHECKED BY**  
WA  
**DRAWING TITLE**  
CONCRETE SETOUT PLAN- FIRST FLOOR

**ISSUE**  
**D**  
**SCALE** 1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735  
**DATE**  
1/05/2023







1



SECOND FLOOR


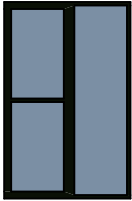
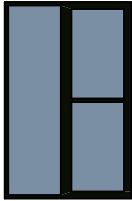
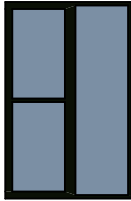

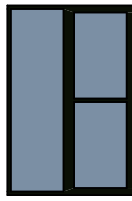

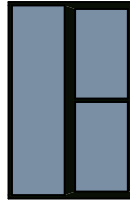





-

1:100

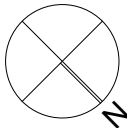
FOR REVIEW ONLY

WINDOW SCHEDULE

Window											
ID	W0-01	W0-02	W0-03	W0-04	W0-05	W0-06	W1-07	W1-08	W1-09	W1-10	W1-11
Floor (Story)	GROUND LEV...	GROUND LEV...	GROUND LEV...	GROUND LEV...	GROUND LEV...	GROUND LEV...	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR
Frame Height	2,800	2,800	600	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800
Frame Width	1,800	1,800	1,000	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
Sill Height	0	0	1,900	0	0	0	0	0	0	0	0
Head Height	2,800	2,800	2,500	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800
Quantity	2	1	1	1	1	1	1	1	1	1	1

Window													
ID	W1-12	W1-13	W1-14	W1-15	W2-16	W2-17	W2-18	W2-19	W2-20	W2-21	W2-22	W2-23	W2-24
Floor (Story)	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	SECOND FLO...	SECOND FLO...	SECOND FLO...	SECOND FLO...	SECOND FLO...	SECOND FLO...	SECOND FLO...	SECOND FLO...	SECOND FLO...
Frame Height	2,800	2,800	2,800	2,800	2,800	2,700	2,800	2,800	2,800	2,800	2,800	2,800	2,800
Frame Width	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
Sill Height	0	0	0	0	0	0	0	0	0	0	0	0	0
Head Height	2,800	2,800	2,800	2,800	2,800	2,700	2,800	2,800	2,700	2,800	2,800	2,800	2,800
Quantity	1	1	1	1	1	1	1	1	1	1	1	1	1

FOR REVIEW ONLY



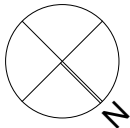
DOOR SCHEDULE

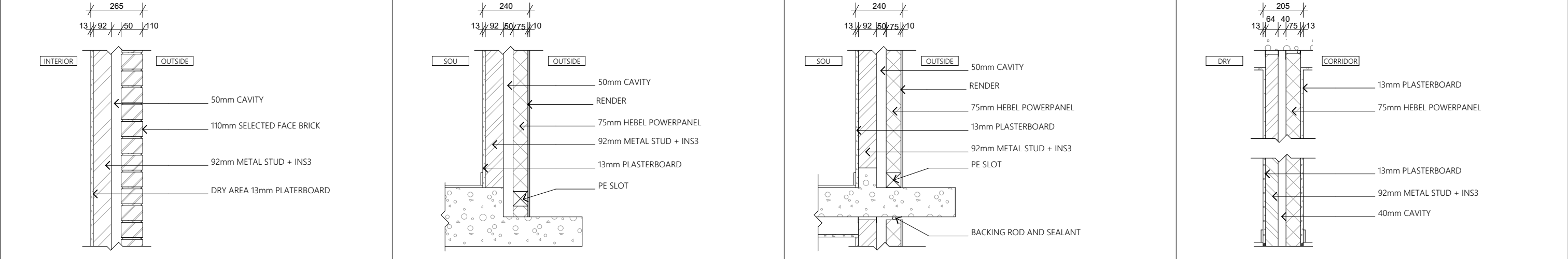
DOOR SCHEDULE		
	W/D Nominal Head Height	Nominal W x H Size
D0-01	2,500	920×2,500
D0-02	2,500	920×2,500
D0-03	2,500	920×2,500
D0-03	2,500	920×2,500
D0-04	2,300	820×2,100
D0-05	2,100	820×2,100
D0-06	2,300	820×2,100
D0-07	2,100	820×2,100
D0-08	2,300	820×2,100
D0-09	2,100	920×2,100
D0-10	2,100	820×2,100
D0-11	2,300	720×2,100
D0-11	2,300	720×2,100
D0-12	2,100	620×2,100
D0-12	2,100	820×2,100
D0-13	2,100	820×2,100

DOOR SCHEDULE		
	W/D Nominal Head Height	Nominal W x H Size
D0-14	2,500	920×2,500
D0-15	2,800	6,000×2,800
D0-16	2,800	7,431×2,800
D0-39	2,300	820×2,100
D1-17	2,300	820×2,100
D1-18	2,300	820×2,100
D1-19	2,100	820×2,100
D1-20	2,300	820×2,100
D1-21	2,300	820×2,100
D1-22	2,300	820×2,100
D1-23	2,100	820×2,100
D1-24	2,300	820×2,100
D1-25	2,100	820×2,100
D1-26	2,300	820×2,100
D1-27	2,100	920×2,100
D1-28	2,100	820×2,100
D1-29	2,300	820×2,100
D1-30	2,300	820×2,100
D1-31	2,300	820×2,100

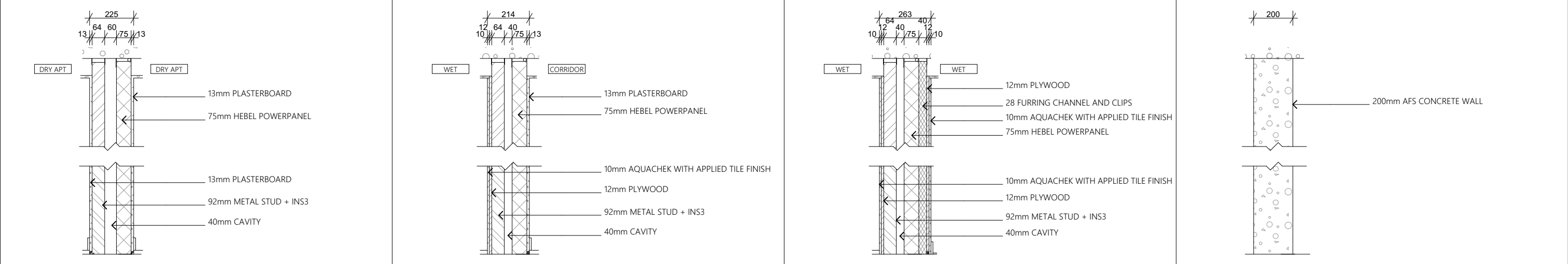
DOOR SCHEDULE		
	W/D Nominal Head Height	Nominal W x H Size
D1-32	2,300	820×2,100
D1-33	2,100	820×2,100
D1-34	2,700	920×2,500
D1-35	2,300	820×2,100
D2-36	2,300	820×2,100
D2-37	2,300	820×2,100
D2-38	2,100	820×2,100
D2-39	2,300	720×2,100
D2-39	2,300	720×2,100
D2-39	2,300	720×2,100
D2-39	2,300	820×2,100
D2-39	2,300	820×2,100
D2-40	2,300	820×2,100
D2-41	2,300	820×2,100
D2-42	2,100	820×2,100
D2-43	2,300	820×2,100
D2-44	2,100	820×2,100
D2-45	2,300	820×2,100
D2-46	2,100	920×2,100

FOR REVIEW ONLY

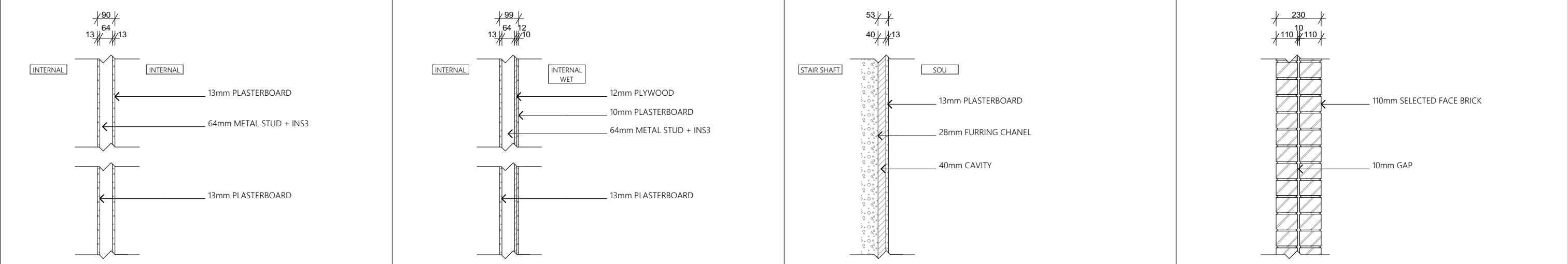




EXTERNAL WALL - BRICK VENEER STEEL FRAME		EXTERNAL WALL SYSTEM - HEBEL RENDERED (GROUND FLOOR)		EXTERNAL WALL - HEBEL RENDERED (FIRST AND SECOND FLOOR)		HEBEL WALL - APT TO CORRIDOR SYSTEM	
LOCATION	EXTERNAL WALL	LOCATION	EXTERNAL WALL	LOCATION	EXTERNAL WALL NOTE PROVIDE H2a VERTICAL LINEAR REBATE SYSTEM TO LEVEL ABOVE	LOCATION	INTERTENANCY (DRY TO WET AND DRY TO DRY)
MIN FRL RATING	FRL 90/90/90	MIN FRL RATING	LOAD BEARING FRL 90/60/60	MIN FRL RATING	(NOTE: SYSTEM ACHIEVES /120/120 FROM OUTSIDE)	MIN FRL RATING	LOADBEARING FRL 90/90/90 NON LOADBEARING FRL /60/60 LEVEL 2 FRL 60/60/60 (REFER TO BCA REPORT)
MIN ACOUSTIC RATING	REFER TO ACOUSTIC ENG REPORT	MIN ACOUSTIC RATING	REFER TO ACOUSTIC ENG REPORT	MIN ACOUSTIC RATING	REFER TO ACOUSTIC ENG REPORT	MIN ACOUSTIC RATING	REFER TO ACOUSTIC ENG REPORT
MIN THERMAL	REFER TO NATHERS ASSESSMENT	MIN THERMAL	REFER TO NATHERS ASSESSMENT	MIN THERMAL	REFER TO NATHERS ASSESSMENT	MIN THERMAL	REFER TO NATHERS ASSESSMENT



HEBEL WALL - APT TO APT		HEBEL WALL - WET AREA TO CORRIDOR SYSTEM		HEBEL WALL - WET AREA TO WET AREA		AFS WALL - SHAFT WALL SYSTEM	
LOCATION	INTERTENANCY (DRY TO DRY)	LOCATION	INTERTENANCY (DRY TO WET)	LOCATION	INTERTENANCY (WET TO WET)	LOCATION	SERVICES SHAFT
MIN FRL RATING	LOADBEARING FRL 90/90/90 NON LOADBEARING FRL /60/60 LEVEL 2 FRL 60/60/60 (REFER TO BCA REPORT)	MIN FRL RATING	LOADBEARING FRL 90/90/90 NON LOADBEARING FRL /60/60 LEVEL 2 FRL 60/60/60 (REFER TO BCA REPORT)	MIN FRL RATING	FRL /60/60	MIN FRL RATING	FRL 120/120/120
MIN ACOUSTIC RATING	REFER TO ACOUSTIC ENG REPORT	MIN ACOUSTIC RATING	REFER TO ACOUSTIC ENG REPORT	MIN ACOUSTIC RATING	REFER TO ACOUSTIC ENG REPORT	MIN ACOUSTIC RATING	N/A
MIN THERMAL	REFER TO NATHERS ASSESSMENT	MIN THERMAL	REFER TO NATHERS ASSESSMENT	MIN THERMAL	REFER TO NATHERS ASSESSMENT	MIN THERMAL	N/A



INTERNAL PARTITION WALL SYSTEM		INTERNAL PARTITION WALL TO WET AREA		INTERNAL LINING - SOU TO STAIR SHAFT		DOUBLE BRICK WALL - EXTERIOR, PLANTER BOX, RETAINING WALL	
LOCATION	WITHIN SOLE OCCUPANCY UNITS	LOCATION	WITHIN SOLE OCCUPANCY UNITS	LOCATION	SOLE OCCUPANCY UNIT SEPARATING FIRE STAIR SHAFT	LOCATION	EXTERNAL WALL, PLANTER BOX, BALCONY, RETAINING WALL
MIN FRL RATING	N/A	MIN FRL RATING	N/A	MIN FRL RATING	N/A	MIN FRL RATING	
MIN ACOUSTIC RATING	N/A	MIN ACOUSTIC RATING	N/A	MIN ACOUSTIC RATING	N/A	MIN ACOUSTIC RATING	
MIN THERMAL	N/A	MIN THERMAL	N/A	MIN THERMAL	N/A	MIN THERMAL	

Clause 3.1(c)  
of Spec C1.1

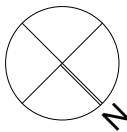
Internal walls bounding the  
public corridors-class 3 part

The internal walls FRL is as follows-

Loadbearing- 90/90/90

Non-loadbearing -/60/60.

FOR REVIEW ONLY



Multi Dwelling

Certificate number: 981156M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Thursday, 29 November 2018  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	37_cla
Street address	37 Claremont Street Campsie 2194
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	deposited 4357
Lot no.	16
Section no.	-
Project type	
No. of residential flat buildings	3
No. of units in residential flat buildings	28
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m²)	657.6
Roof area (m²)	330
Non-residential floor area (m²)	-
Residential car spaces	12
Non-residential car spaces	-

Residential flat buildings - Building2, 12 dwellings, 3 storeys above ground

Dwelling no.		No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
03	1	19.7	3.4	12.0	-	-
12	1	19.7	3.4	0.0	-	-
22	1	19.7	3.4	0.0	-	-

Residential flat buildings - Buildings3, 8 dwellings, 3 storeys above ground

Dwelling no.		No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
07	1	19.7	3.4	12.0	-	-
18	1	19.7	3.3	0.0	-	-

Residential flat buildings - Building1, 8 dwellings, 3 storeys above ground

Dwelling no.		No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
01	1	19.9	3.3	12.0	-	-
11	1	19.9	3.3	0.0	-	-

Project summary		
Project name	37_cla	
Street address	37 Claremont Street Campsie 2194	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited 4357	
Lot no.	16	
Section no.	-	
No. of residential flat buildings	3	
No. of units in residential flat buildings	28	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 45	Target 45

Certificate Prepared by

Name / Company Name: Noura Al Hazzouri  
ABN (if applicable): 80873399711

Common area landscape		
Common area lawn (m²)	41.0	
Common area garden (m²)	55.0	
Area of indigenous or low water use species (m²)	-	
Assessor details		
Assessor number	20844	
Certificate number	0003411650	
Climate zone	56	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 45	Target 45

Common areas of unit building - Building2

Common area	Floor area (m²)
Lift car (No.2)	-

Common areas of unit building - Building1

Common area	Floor area (m²)
Lift car (No.1)	-

Common areas of the development (non-building specific)

Common area	Floor area (m²)	Common area	Floor area (m²)
Car park area (No. 1)	458.0	Garbage room (No. 1)	10.2

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building2

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(h) The pool or spa must be located as specified in the table.	✔	✔	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star > 4.5 but <= 6 L/min)	5 star	5 star	5 star	no	-	-	-	-	-	-	-	-	-

Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up
None	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

	Hot water	Bathroom ventilation system	Kitchen ventilation system	Laundry ventilation system
Dwelling no.	Hot water system	Each bathroom	Operation control	Each laundry
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning 4.5 Star	-	1-phase airconditioning 4.5 Star	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	1.5 star (new rating)	yes	2.5 star	2.5 star	2.5 star	no	yes

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.		✔	
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			✔

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No.2)	-	-	compact fluorescent	connected to lift call button	No

Central energy systems	Type	Specification
Lift (No. 2)	geared traction with V V A C motor	Number of levels (including basement): 3

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔

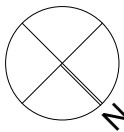
	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
03	15.7	29.5
06	25.2	24.8
12	23.9	29.3
13	13.0	26.6
14	8.4	26.2
15	28.6	29.4
22	36.0	27.5
23	26.9	25.8
24	19.7	25.5
25	41.2	28.3
All other dwellings	12.4	29.5

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	3 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔



DRAWING NO.

A.37

**DRAWN BY**  
WA  
**DRAWING TITLE**  
BASIX

**CHECKED BY**  
WA

ISSUE

D

**SCALE** 1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735

**DATE**  
1/05/2023



FOR REVIEW ONLY



[illegible]

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/or at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zone" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔  ✔	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔  ✔ ✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	no mechanical ventilation (ie. natural)	-	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting					Natural lighting		
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bedrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning 4.5 Star	-	1-phase airconditioning 4.5 Star	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	1.5 star (new rating)	yes	2.5 star	2.5 star	2.5 star	no	yes

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to the application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.	✔	✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must:	✔	✔	✔
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or			
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔

	Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)
07	20.5	12.7
08	36.2	23.4
16	4.3	19.5
17	6.1	22.9
18	16.1	23.4
26	9.1	19.2
27	11.8	21.9
All other dwellings	22.7	21.0

(b) Common areas and central systems/facilities			
(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	3 star	no common laundry facility

(i) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

### 3. Commitments for Residential flat buildings - Building1

(a) Dwellings		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(i) Water				
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.				
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).		✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.			✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.			✓	✓
(e) The applicant must install:				
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and			✓	✓
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.			✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.		✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).			✓	
(g) The pool or spa must be located as specified in the table.		✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.		✓	✓	✓

**nuovo** design studio  
p: po box 5210 chullora postshop chullora  
e: wageeh@nuovodesignstudio.com.au  
w: www.nuovodesignstudio.com.au  
ABN 47 121 196 647

Copyright remains the property of Nuovo Design Studio Pty Ltd. Reproduction of the whole or part of this document constitutes an infringement of copyright. This information, ideas and concepts contained in this are confidential

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

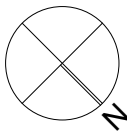
**PROJECT**  
SECTION 4.55

**PROJECT ADDRESS**  
37 Claremont Street CAMPSIE

**CLIENT**  
UNITY CONSTRUCTIONS

**STATUS**  
SUBMISSION

**STAGE**  
REVIEW



**DRAWING NO.**  
**A.38**

**DRAWN BY**  
**WA**

**DRAWING TITLE**  
**BASIX 2**

CHECKED BY  
WA

**ISSUE** D

**SCALE** 1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735

**DATE**  
1/05/2023



FOR REVIEW ONLY

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning 4.5 Star	-	1-phase airconditioning 4.5 Star	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	1.5 star (new rating)	yes	2.5 star	2.5 star	2.5 star	no	yes

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:  (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
01	38.5	19.6
02	22.8	15.7
09	33.0	23.1
10	15.1	18.3
11	38.6	24.7
19	44.7	24.0
20	25.7	17.2
All other dwellings	45.3	24.7

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	3 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No.1)	-	-	compact fluorescent	connected to lift call button	No

Central energy systems	Type	Specification
Lift (No. 1)	geared traction with V V A C motor	Number of levels (including basement): 1

## 6. Commitments for common areas and central systems/facilities for the development (non-building specific)

### (b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	3 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area (No. 1)	no mechanical ventilation	-	compact fluorescent	time clock and motion sensors	No
Garbage room (No. 1)	no mechanical ventilation	-	compact fluorescent	motion sensors	No

### Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

### Legend

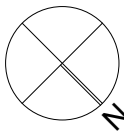
1. Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✓" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfillment it is required to monitor in relation to the building or part, has been fulfilled).

ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

<b>PROJECT</b> SECTION 4.55
<b>PROJECT ADDRESS</b> 37 Claremont Street CAMPSIE
<b>CLIENT</b> UNITY CONSTRUCTIONS

<b>STATUS</b> SUBMISSION
-----------------------------

<b>STAGE</b> REVIEW
------------------------



DRAWING NO.

A.39

**DRAWN BY**  
WA  
**DRAWING TITLE**  
BASIX 3

**CHECKED BY**  
WA

**ISSUE**

D

**SCALE** 1:50@ A1  
1:100@ A3

**JOB NO.**  
PP-735

**DATE**  
1/05/2023



FOR REVIEW ONLY