

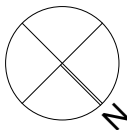
BOARDING HOUSE
DA -
MODIFICATION



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 SECTION 4.55

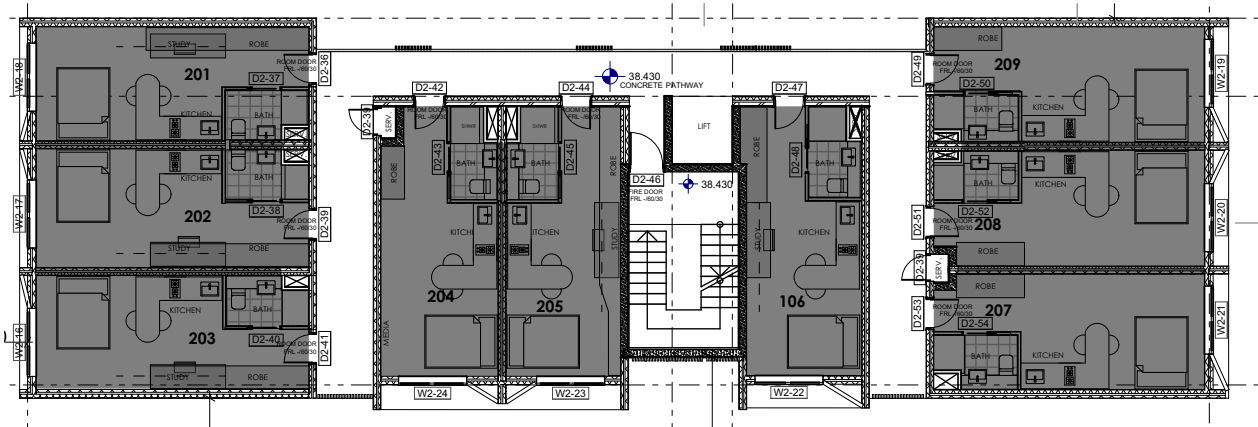


DRAWING NO. 01	CHECKED BY WA
DRAWN BY WA	DRAWING TITLE COVER PAGE

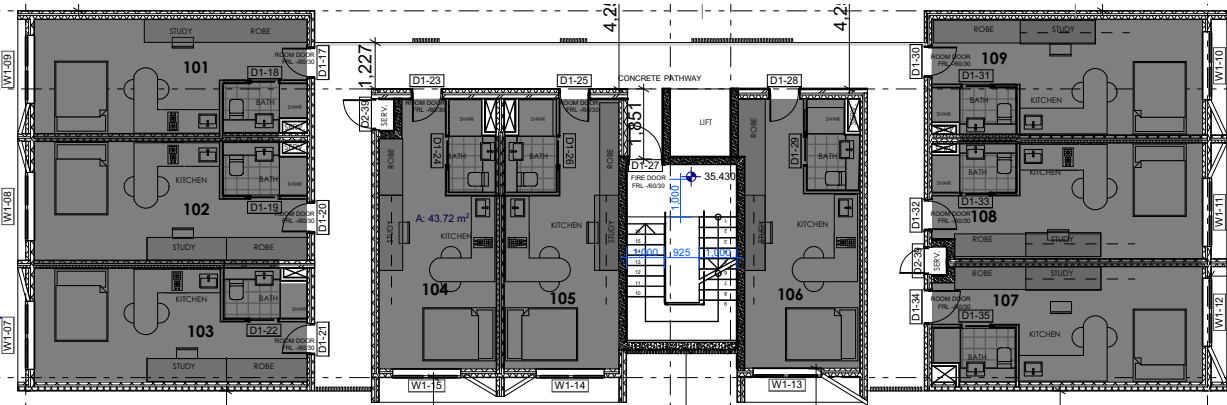
ISSUE D	SCALE 1:50@ A1 1:100@ A3
-------------------	---------------------------------------

JOB NO. PP-735	DATE 17/05/2023
--------------------------	---------------------------

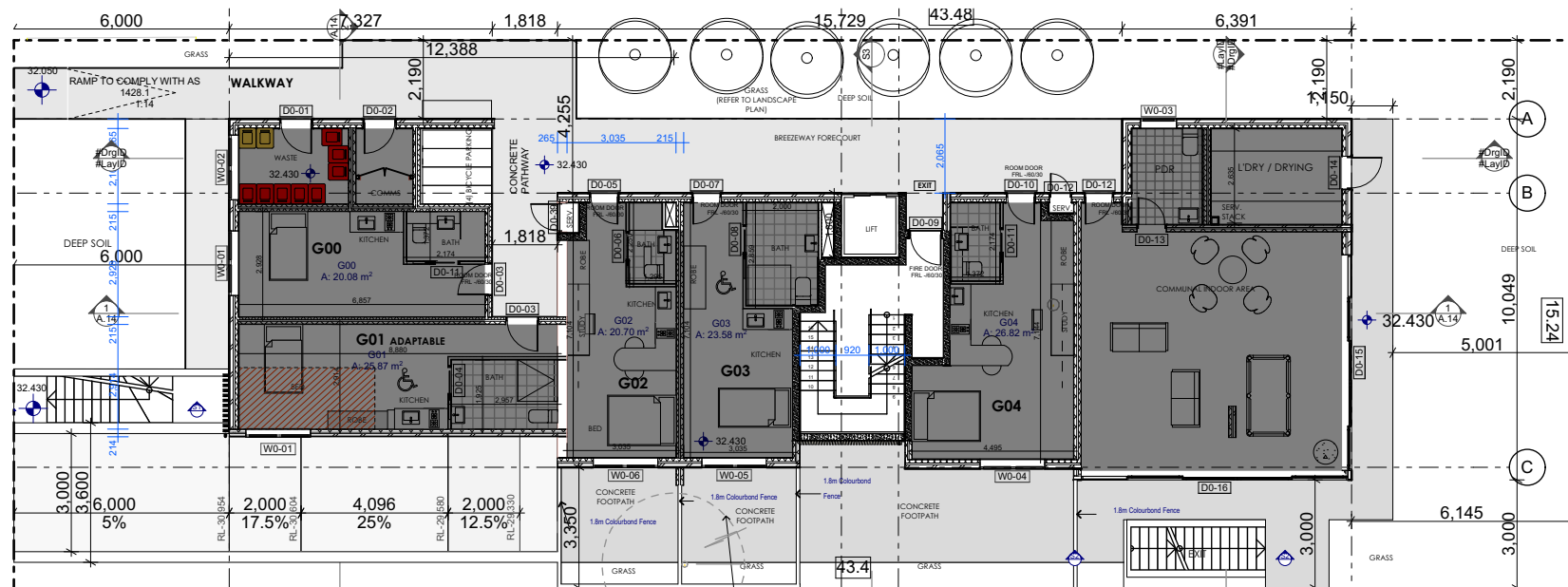




SECOND FLOOR PLAN
1:200



FIRST FLOOR PLAN
1:200



GROUND FLOOR PLAN
1:200

Canterbury LEP 2012
Canterbury Development Control pan (2015)
State Environmental Planning Policy (Affordable Rental Housing) 2009
(R4) High Density Residential

KEY PROPOSAL STATISTICS - BOARDING HOUSE

SITE AREA: 657.60 m²
FRONTAGE: 15.24 m
NUMBER OF BOARDING: 23

*ALLOWABLE FSR

0.9 : 1 + 0.5:1 (existing maximum floor space ratio is less than 2.5:1)

Maximum FSR (1.4 : 1) = 920.64 m²

*GROSS FLOOR AREA PROPOSED

BASEMENT (HABITABLE) AREA: 0
GROUND FLOOR AREA: 197 m²
FIRST FLOOR AREA: 200 m²
SECOND FLOOR AREA: 200 m²
PROPOSED FSR : 597 m²

CAR PARKING REQUIRED (DCP) PROPOSED

1 SPACE/3 UNITS (10)
11 (INCLUDING MANAGER)

MOTOR VIKI PARKING REQUIRED PROPOSED

20% (5)
5

BIKE SPACES REQUIRED PROPOSED

20% (6)
6 (VERTICAL BIKE RACK)

COMMON AREA INDOOR: OUTDOOR:

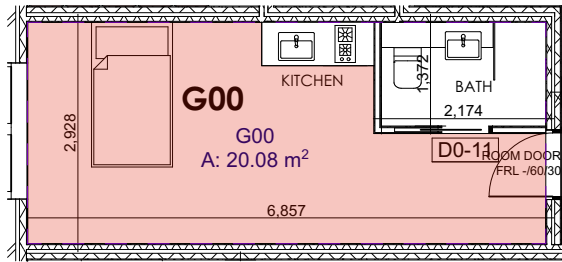
49 m²
149 m²

LANDSCAPING REQUIRED PROPOSED DEEP SOIL:

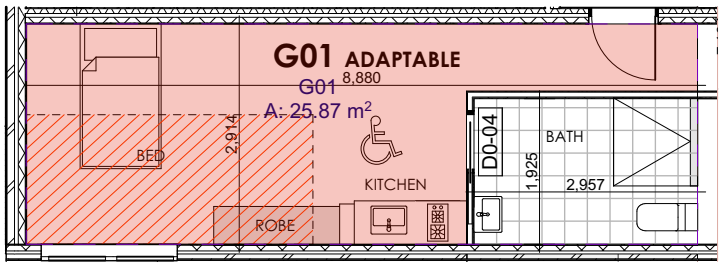
45% (FRONT BUILDING LINE)
57%
116 m²

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

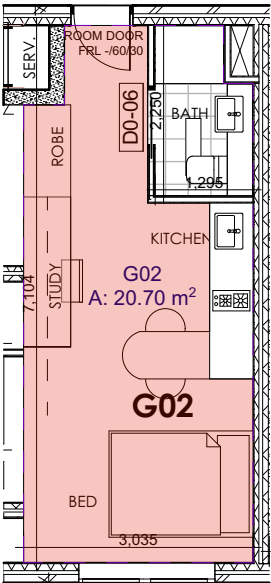
- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, or a basement or attic, but excludes:
- (d) any area for common vertical circulation, such as lifts and stair, and
- (e) any basement:
- (i) storage, and
- (ii) vehicular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



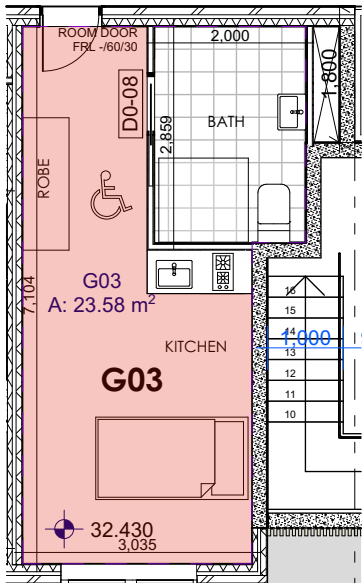
G00
Internal Area excl. Kitchen and Bathroom 16.73 m²
Internal Area incl. Kitchen and Bathroom 20.08 m²



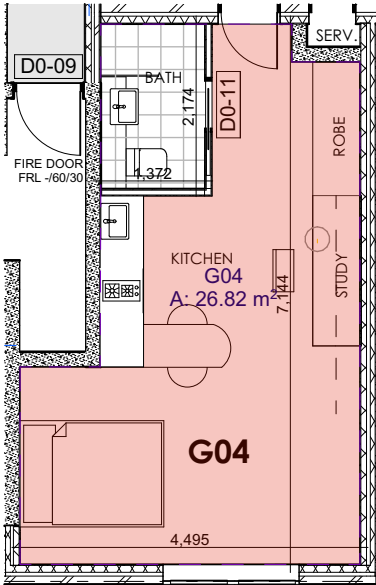
G01
Internal Area excl. Kitchen and Bathroom 18.84 m²
Internal Area incl. Kitchen and Bathroom 25.87 m²



G02
Internal Area excl. Kitchen and Bathroom 16.39 m²
Internal Area incl. Kitchen and Bathroom 20.70 m²



G03
Internal Area excl. Kitchen and Bathroom 16.65 m²
Internal Area incl. Kitchen and Bathroom 23.58 m²

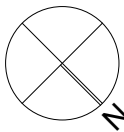


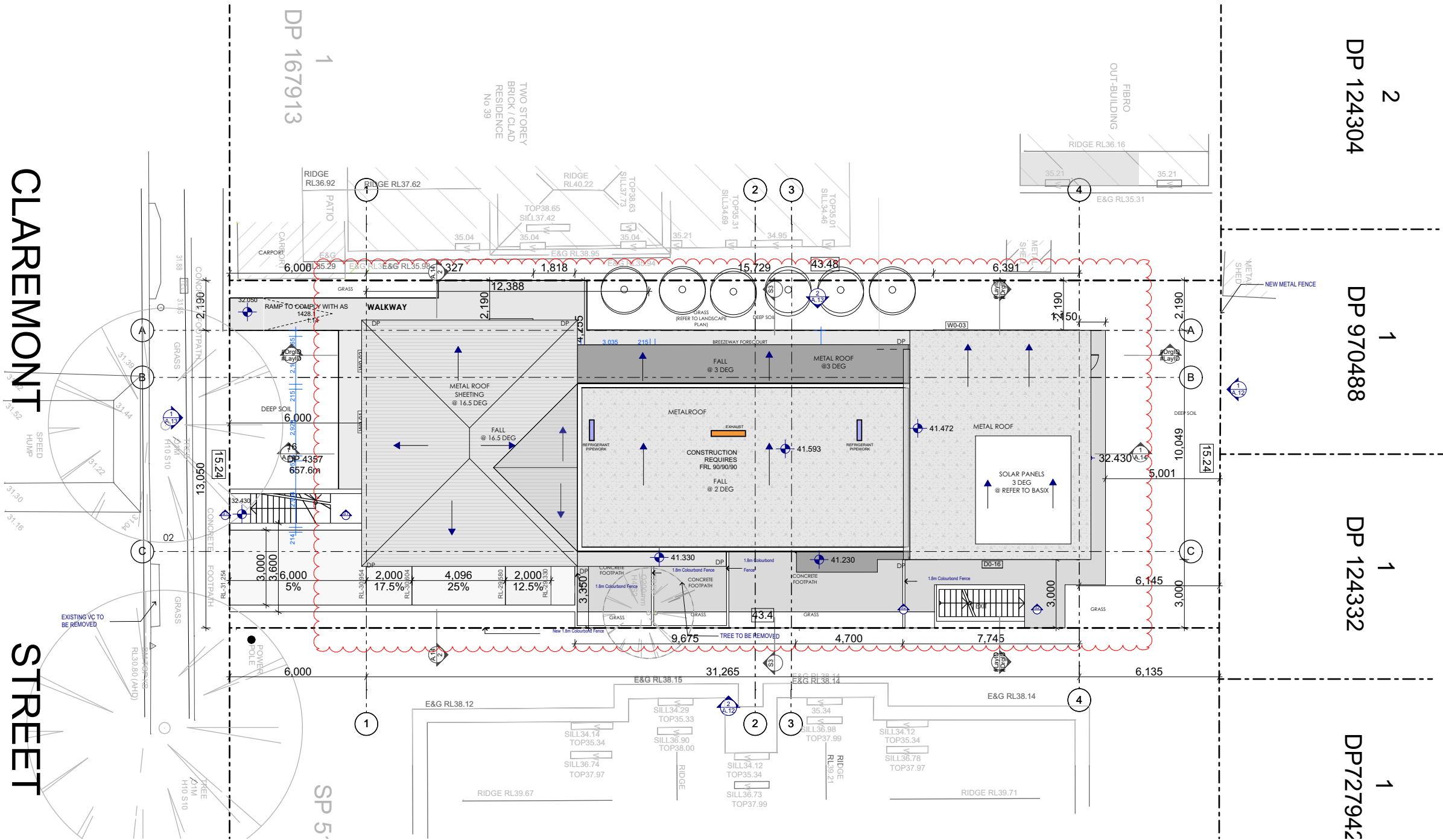
G04
Internal Area excl. Kitchen and Bathroom 22.20 m²
Internal Area incl. Kitchen and Bathroom 26.82 m²

UNIT AREA SCHEDULE

37 Claremont Street CAMPSIE

Unit No.	Internal Area incl. Kitchen and Bathroom		Occupancy	Private Open Space	
GROUND FLOOR					
G00	16.73	m²	1		m²
G01	18.84	m²	1		m²
G02	16.39	m²	1	12.8 Courtyard	m²
G03	16.65	m²	2	12.8 Courtyard	m²
G04	22.20	m²	2	23 Courtyard	m²
1ST LEVEL					
101	18.3	m²	2		m²
102	18.3	m²	2		m²
103	18.3	m²	2		m²
104	18.3	m²	2		m²
105	17.4	m²	2		m²
106	18.3	m²	2		m²
107	18.3	m²	2		m²
108	18.3	m²	2		m²
109	18.3	m²	2		m²
2ND LEVEL					
201	18.3	m²	2		m²
202	18.3	m²	2		m²
203	18.3	m²	2		m²
204	18.3	m²	2		m²
205	18.3	m²	2		m²
206	18.3	m²	2		m²
207	18.3	m²	2		m²
208	18.3	m²	2		m²
209	18.3	m²	2		m²
Total No. of Boarding Rooms : 23					
Total No. of Boarding Rooms : 42					

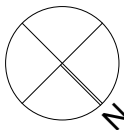




ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

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

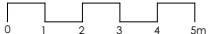
STATUS
SUBMISSION
STAGE
SECTION 4.55

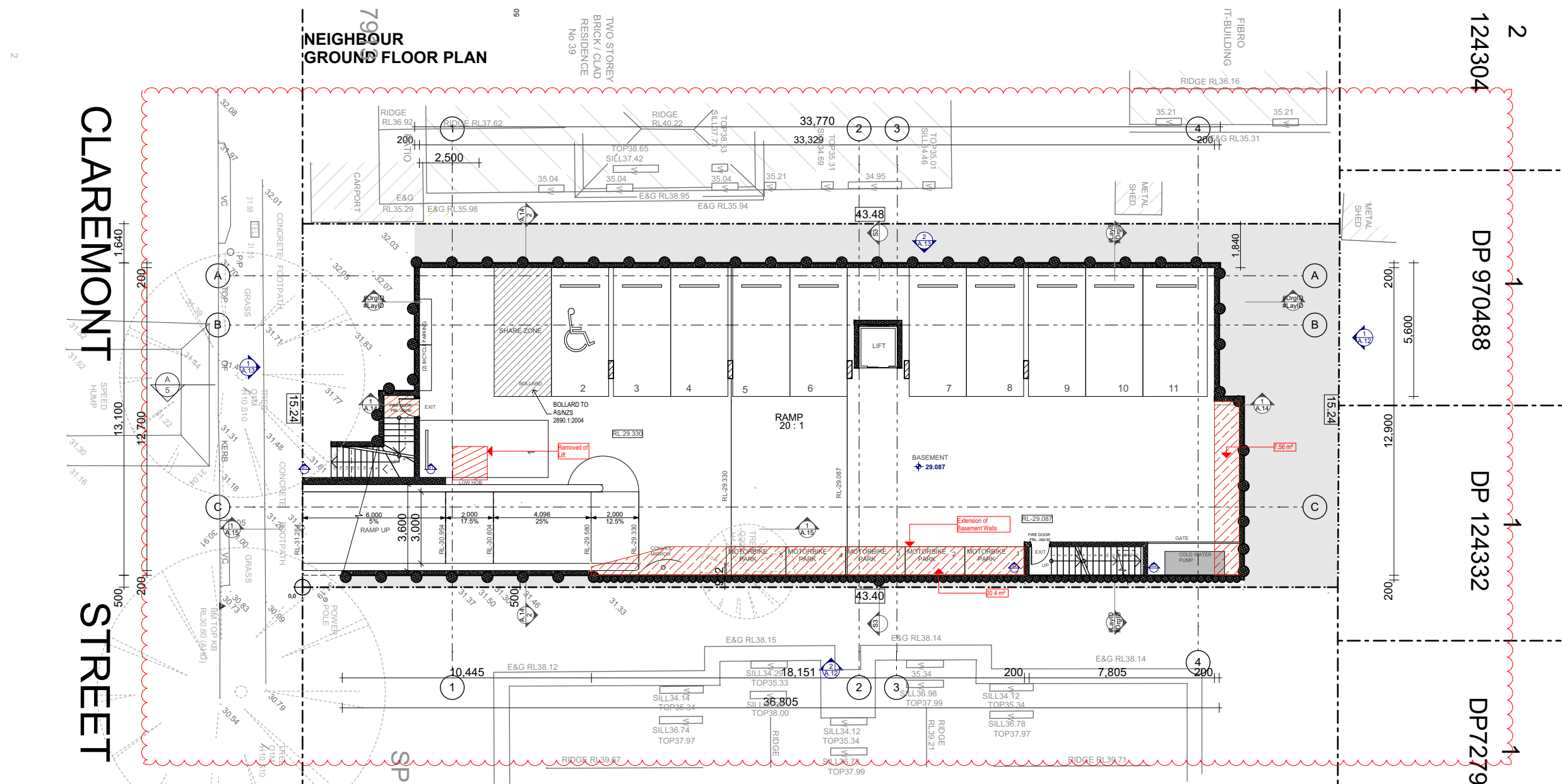


DRAWING NO.
04
DRAWN BY
WA
CHECKED BY
WA
DRAWING TITLE
SITE PLAN

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

JOB NO.
PP-735
DATE
17/05/2023





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

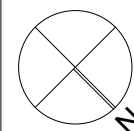
PROJECT
SECTION 4.55

PROJECT ADDRESS
37 Claremont Street CAMPSIE

CLIENT
UNITY CONSTRUCTIONS

STATUS
SUBMISSION

STAGE
SECTION
4.55



DRAWING NO.
05

DRAWN BY
 WA

CHECKED BY
 WA

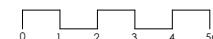
DRAWING TITLE
 BASEMENT FLOOR PLAN 1:200

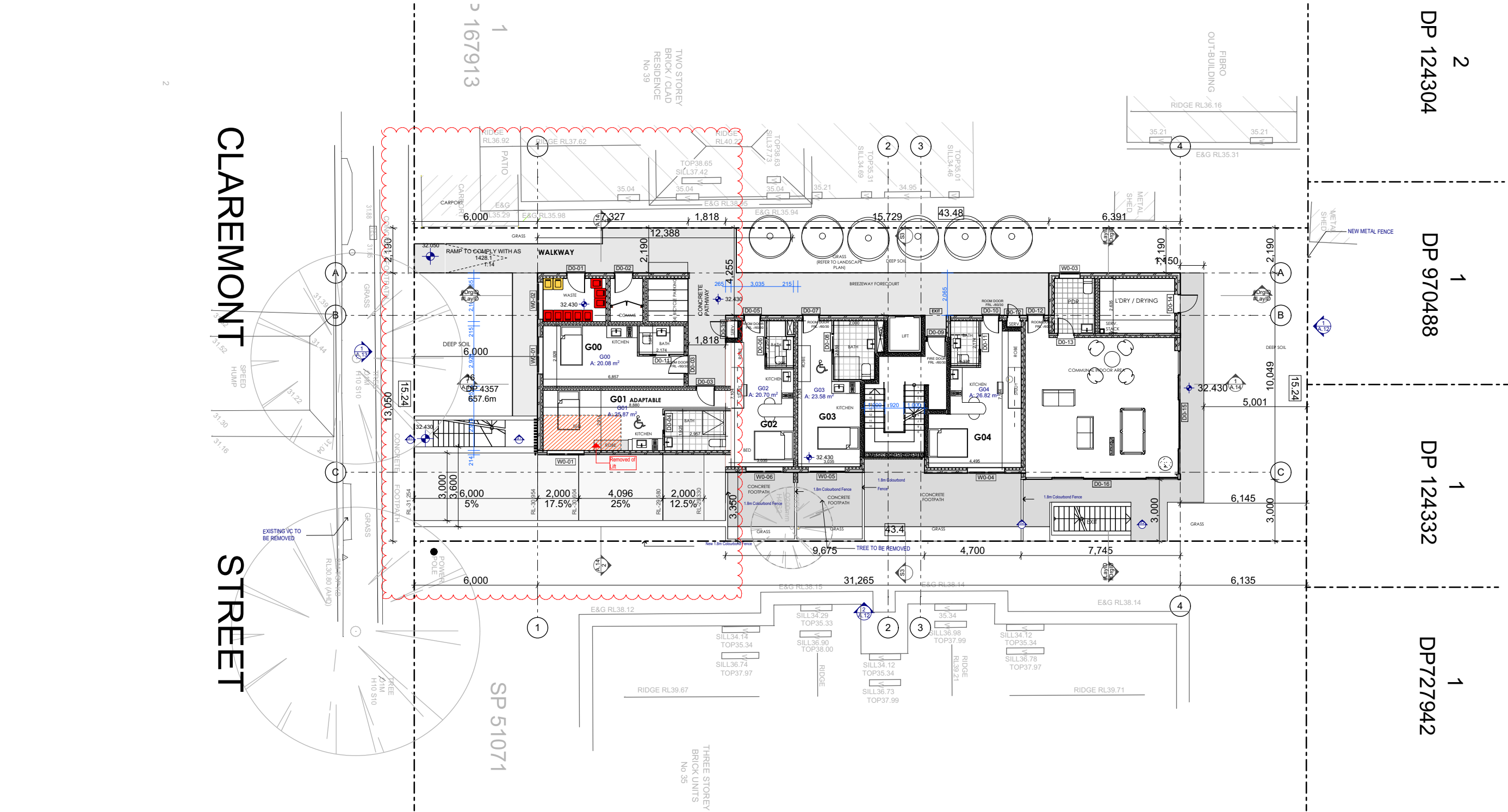
ISSUE D

SCALE 1:50@ A1
1:100@ A3

JOB NO.
PP-735

DATE
17/05/2023

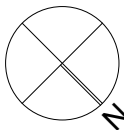




ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

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

STATUS
SUBMISSION
STAGE
SECTION 4.55

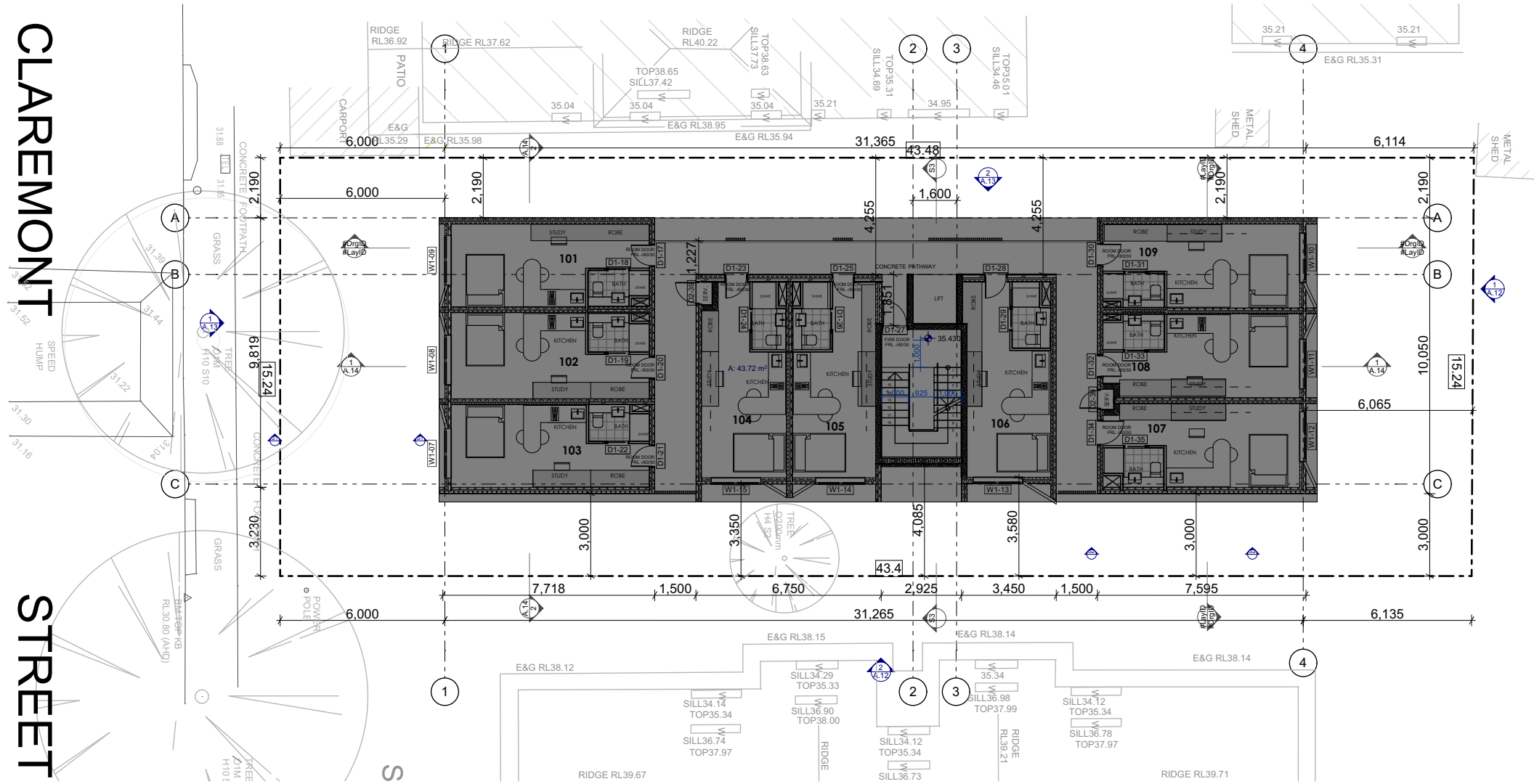


DRAWING NO.
06
DRAWN BY
WA
CHECKED BY
WA
DRAWING TITLE
GROUND FLOOR PLAN 1:200

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

JOB NO.
PP-735
DATE
17/05/2023

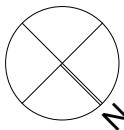




ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

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

STATUS
SUBMISSION
STAGE
SECTION 4.55



DRAWING NO.
07
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
17/05/2023

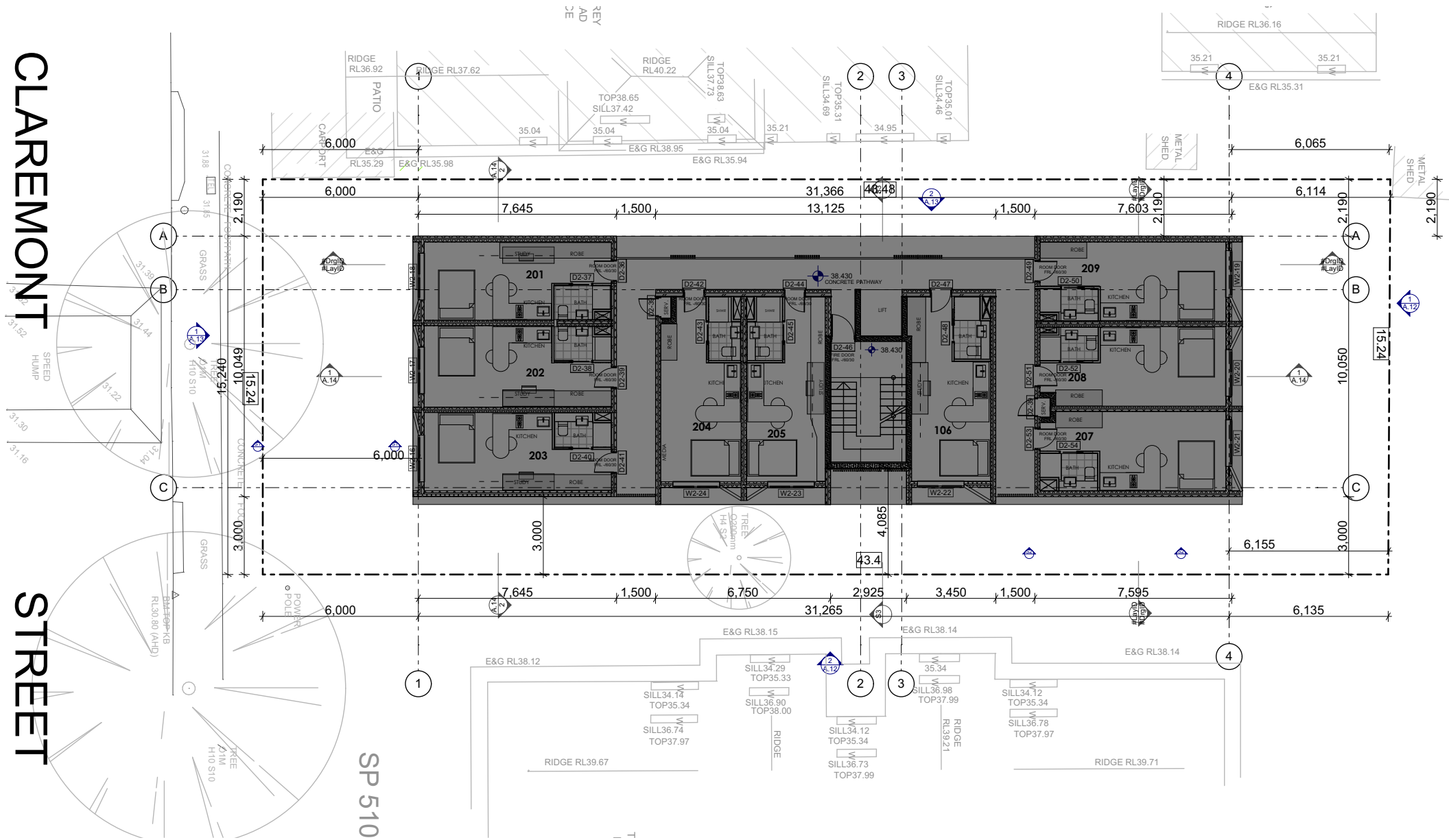


CLAREMONT

STREET

SP 510

APPROVED ELEVATION
TO REMAIN



NUOVO design studio

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

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

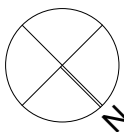
PROJECT
SECTION 4.55

PROJECT ADDRESS
37 Claremont Street CAMPSIE

CLIENT
UNITY CONSTRUCTIONS

STATUS
SUBMISSION

STAGE
SECTION 4.55



DRAWING NO.
08

DRAWN BY
WA

CHECKED BY
WA

DRAWING TITLE
SECOND FLOOR PLAN 1:200

ISSUE
D

SCALE 1:50@ A1
1:100@ A3

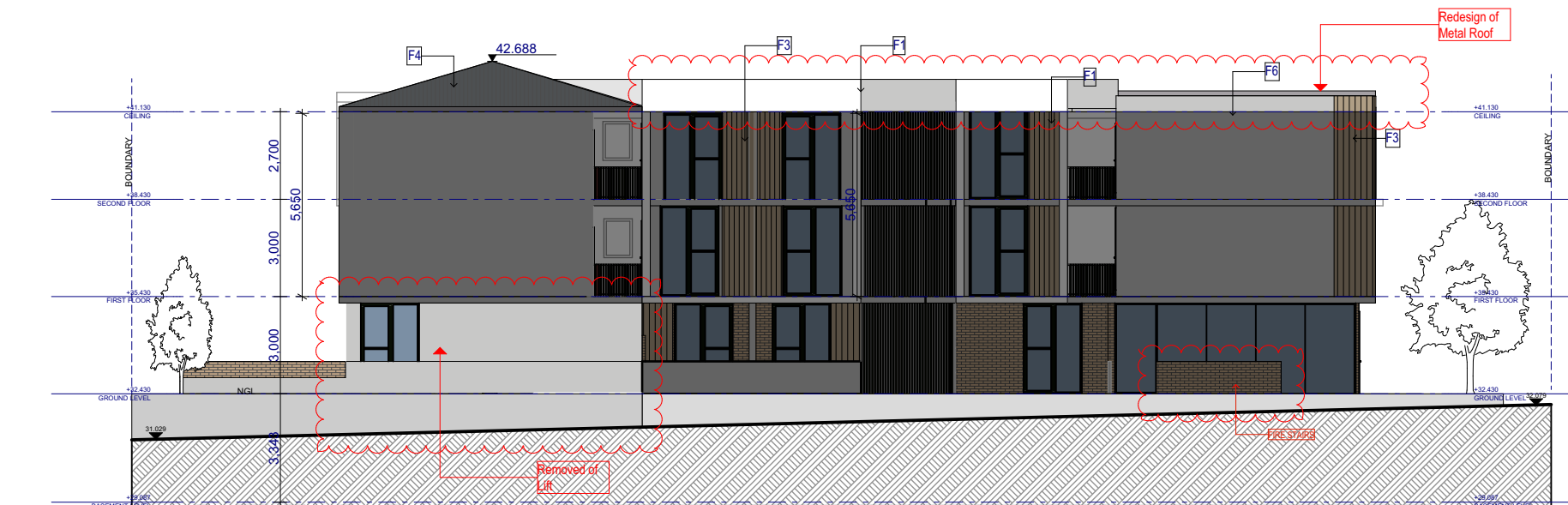
JOB NO.
PP-735

DATE
17/05/2023





1 NORTH ELEVATION
- 1:200

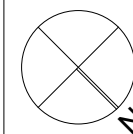


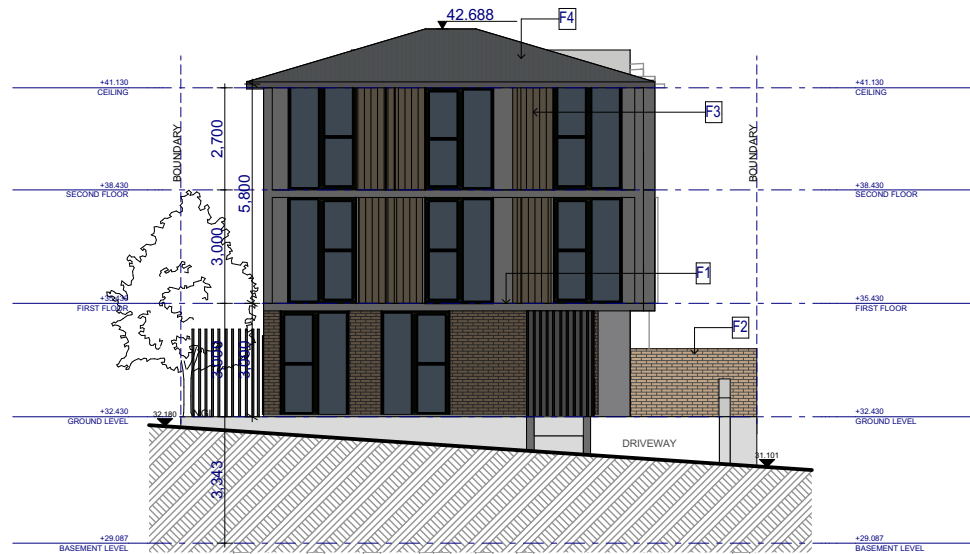
2 EAST ELEVATION
- 1:200

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

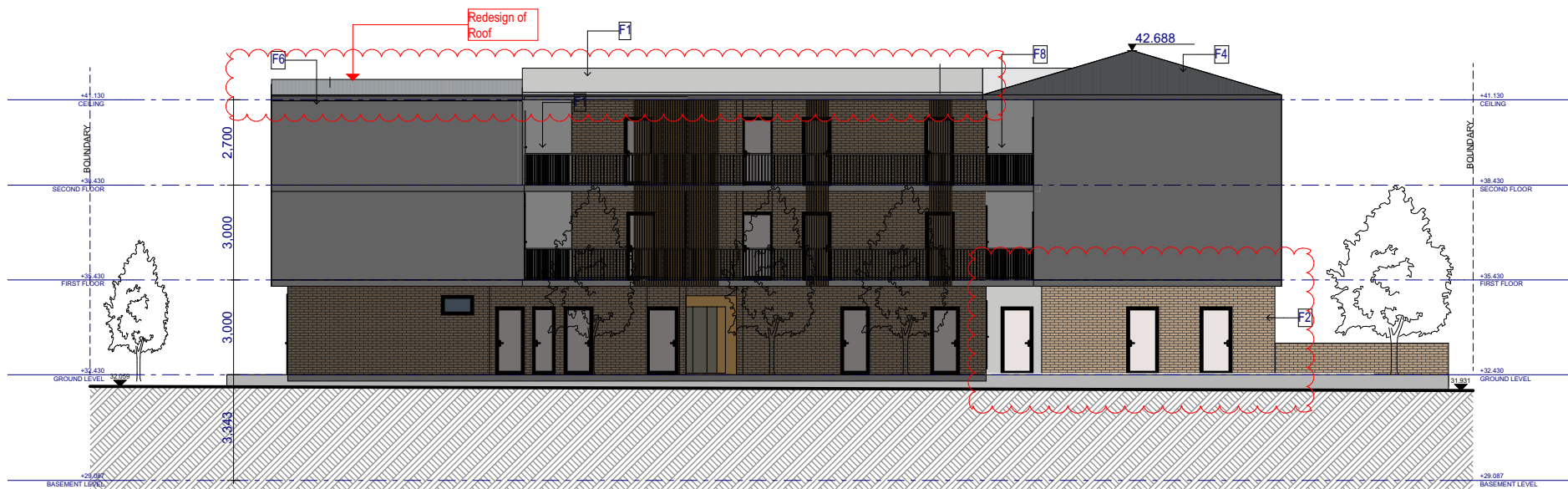
F3 SELECTED TIMBER CLADDING pitched roof	F4 COLOURBOND 'MONUMENT' powercoat windows and door units
F7 ALUMINIUM LOUVERS TIMBER vertical exterior louvers	F8 GRAY FLAT BARS feature urban balustrades





— APPROVED ELEVATION
TO REMAIN

SOUTH ELEVATION
1:200



WEST ELEVATION
1:200

SCHEDULE COLOURS AND FINISHES / FACADE



F1 DULUX 'WHITE ON WHITE'
feature secondary colour



F2 BOWRAL 'MURRAY GREY' BRICK
exterior walls



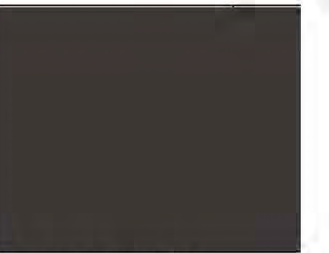
F5 HARDWOOD DOOR
fire rated front doors



F6 DULUX 'DIESKAU'
main body colour



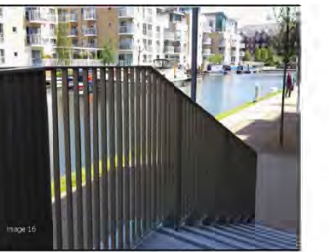
F3 SELECTED TIMBER CLADDING
pitched roof



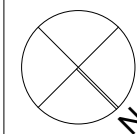
F4 COLOURBOND 'MONUMENT'
powercoat windows and door units

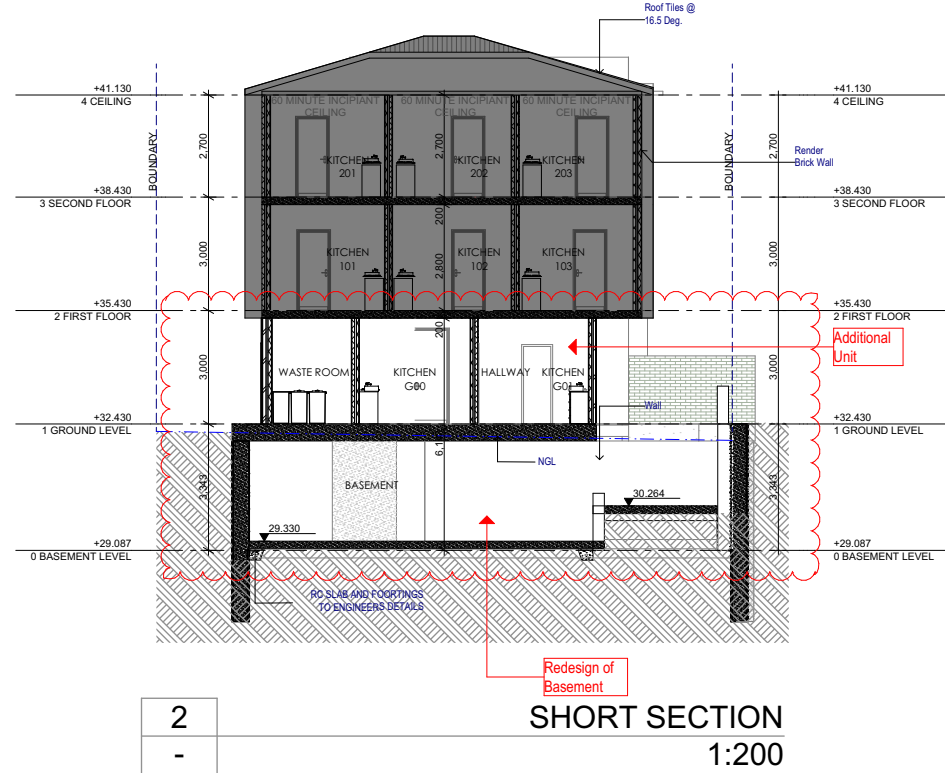


F7 ALUMINIUM LOUVERS TIMBER
vertical exterior louvers

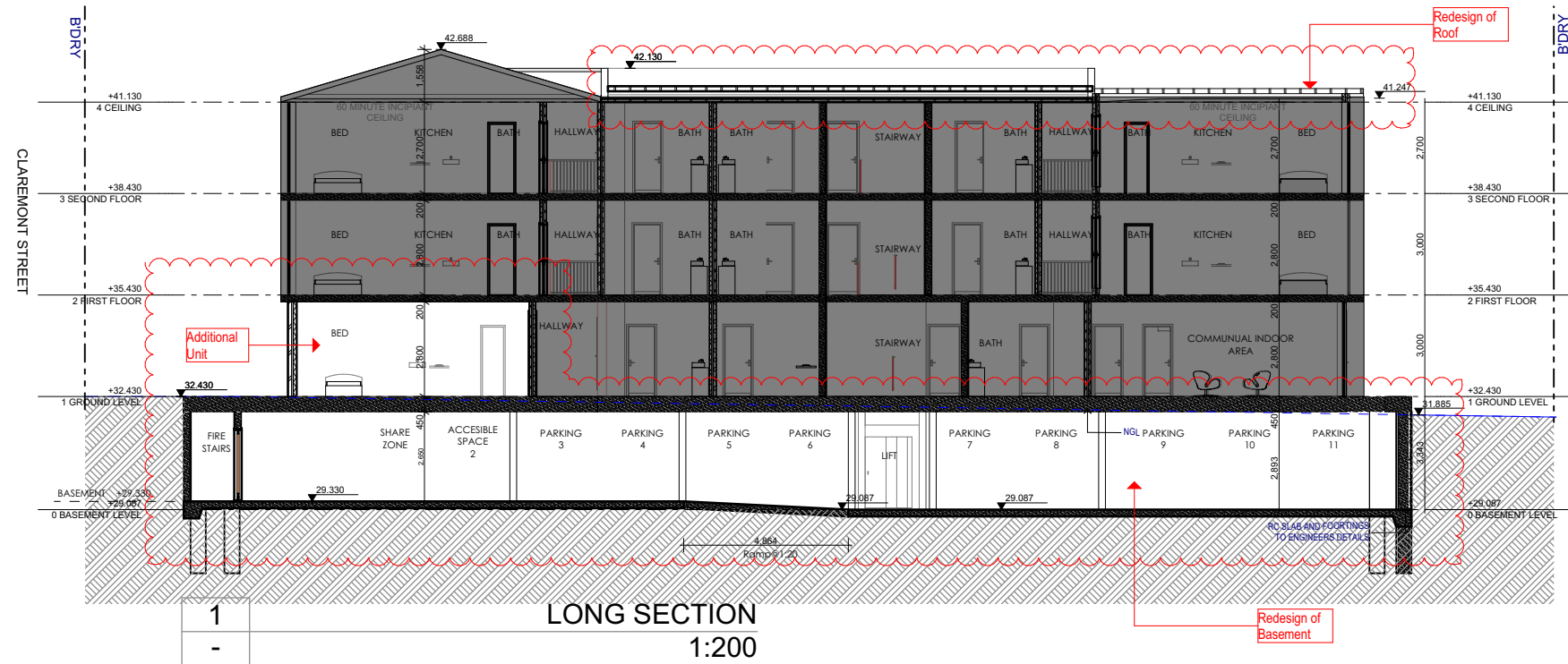


F8 GRAY FLAT BARS
feature urban balustrades

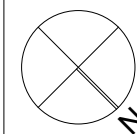


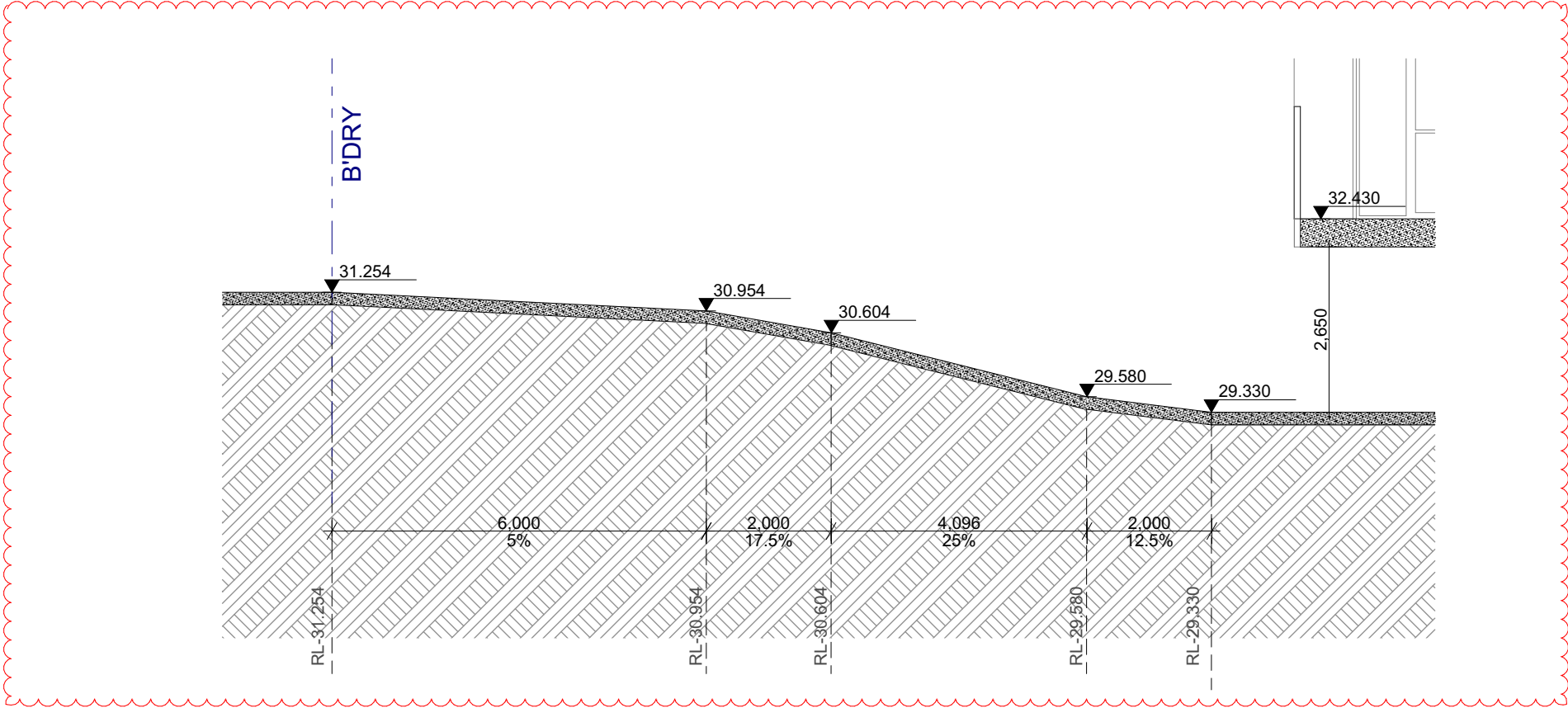


APPROVED ELEVATION TO REMAIN



APPROVED ELEVATION TO REMAIN





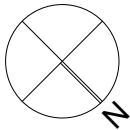
1
-

DRIVEWAY SECTION
1:100

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

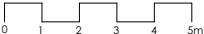
STATUS
SUBMISSION
STAGE
SECTION 4.55

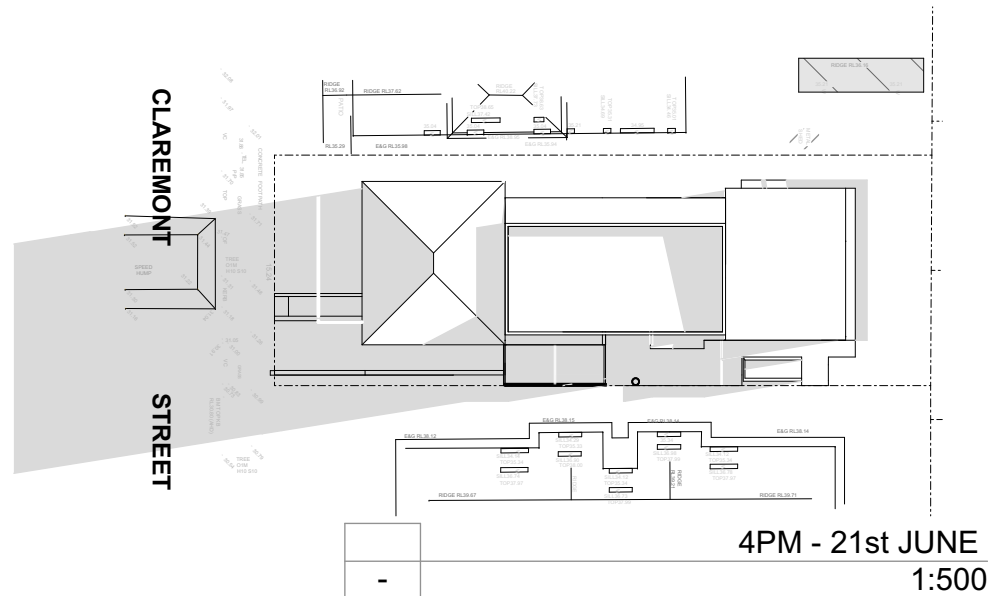
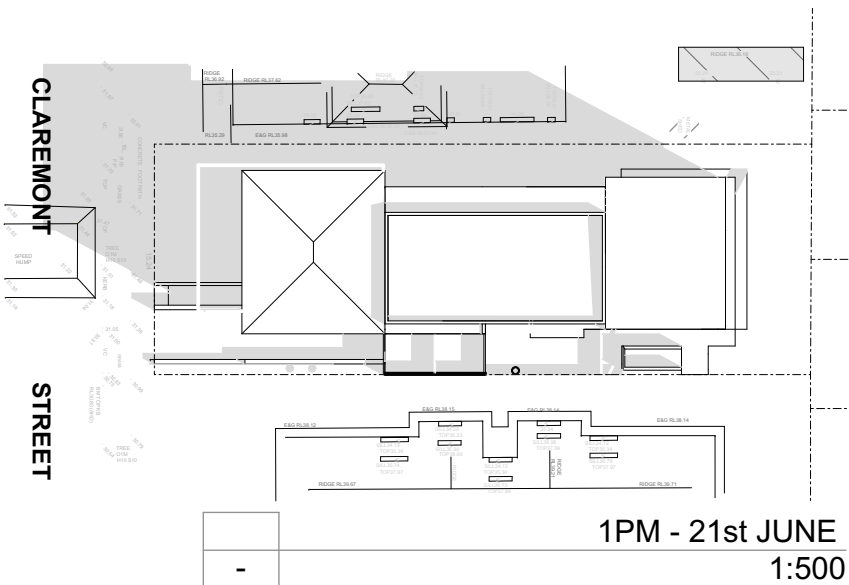
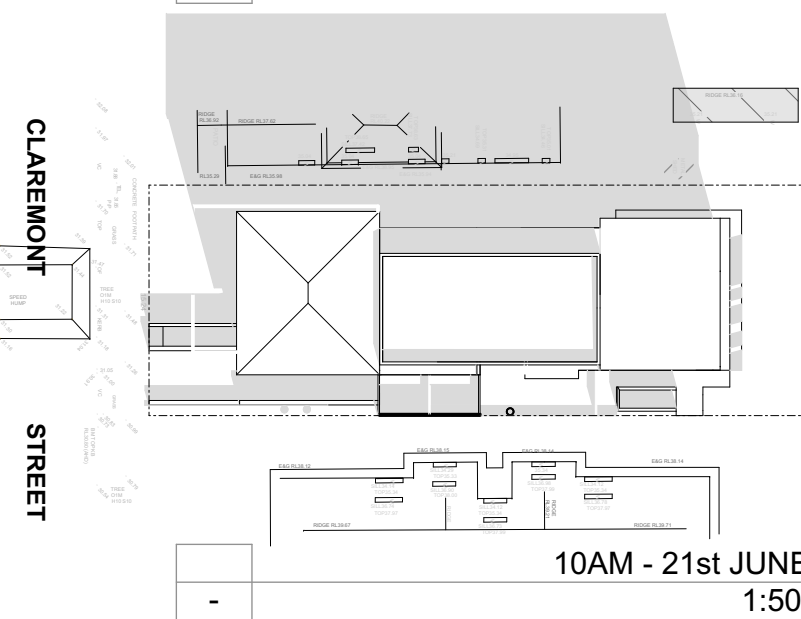
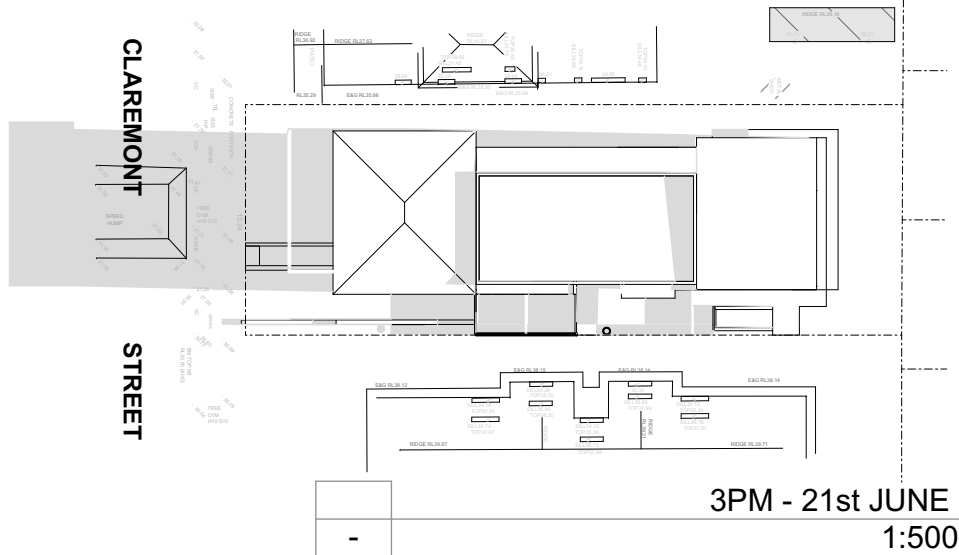
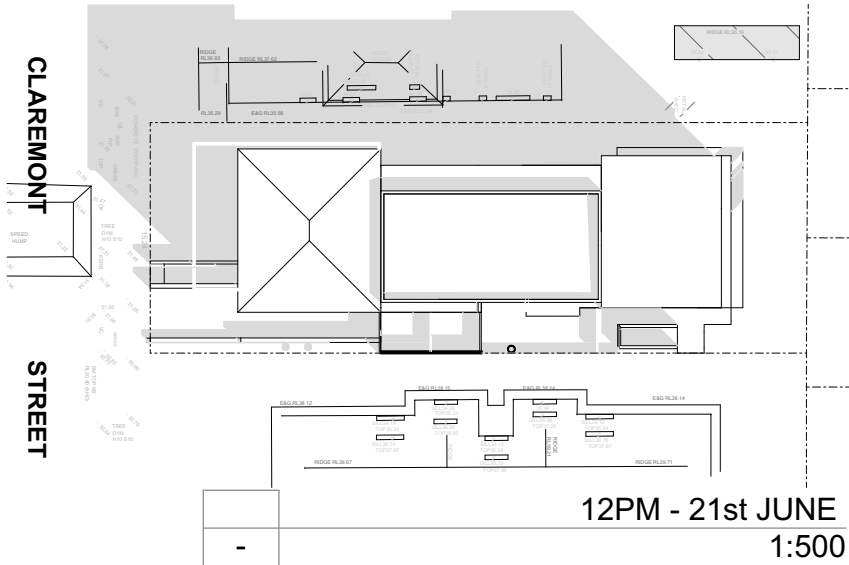
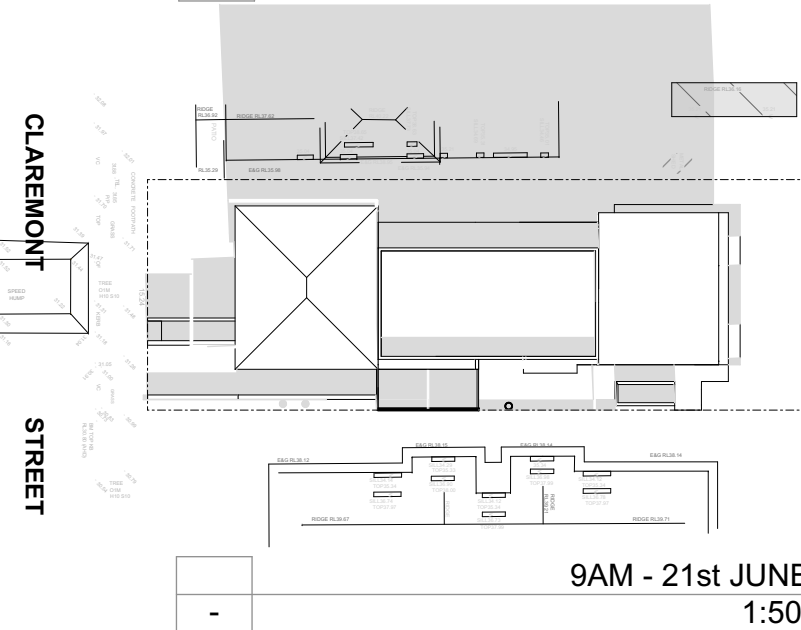
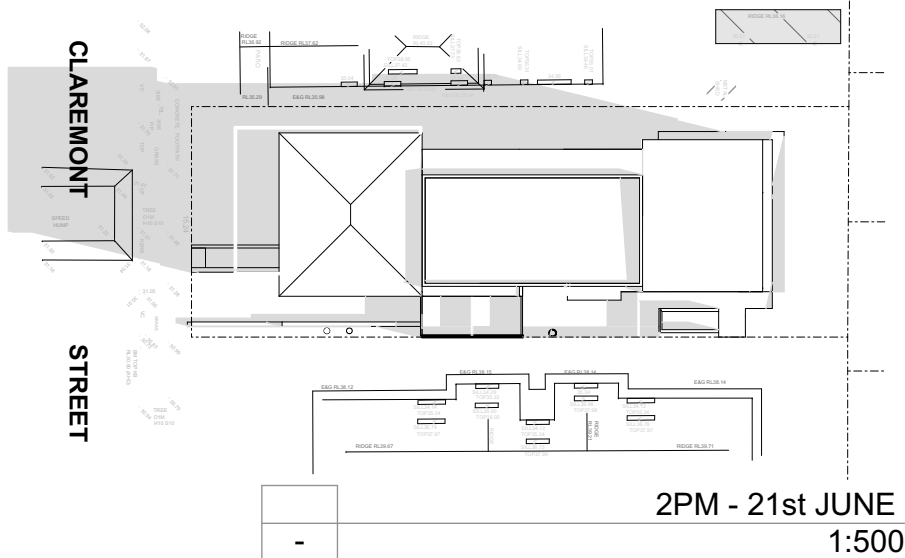
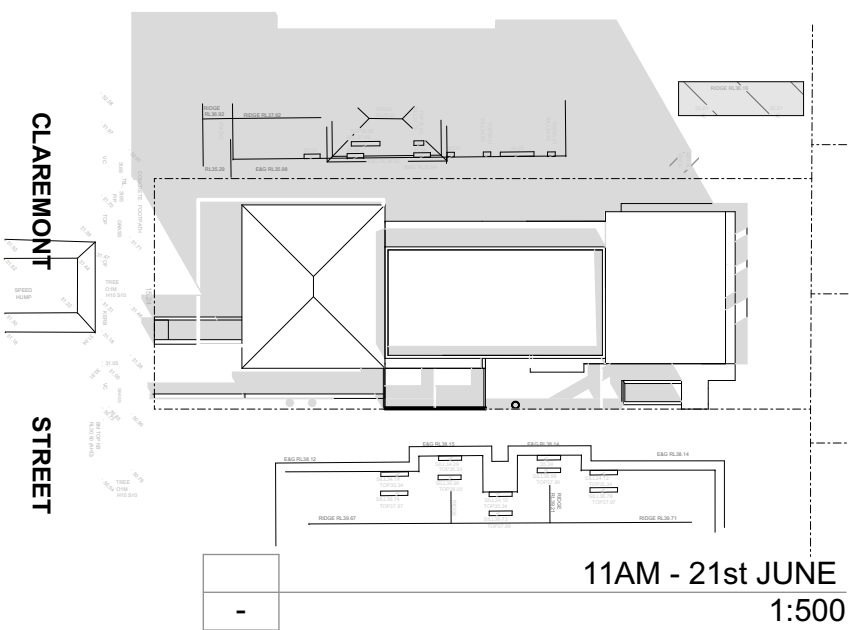
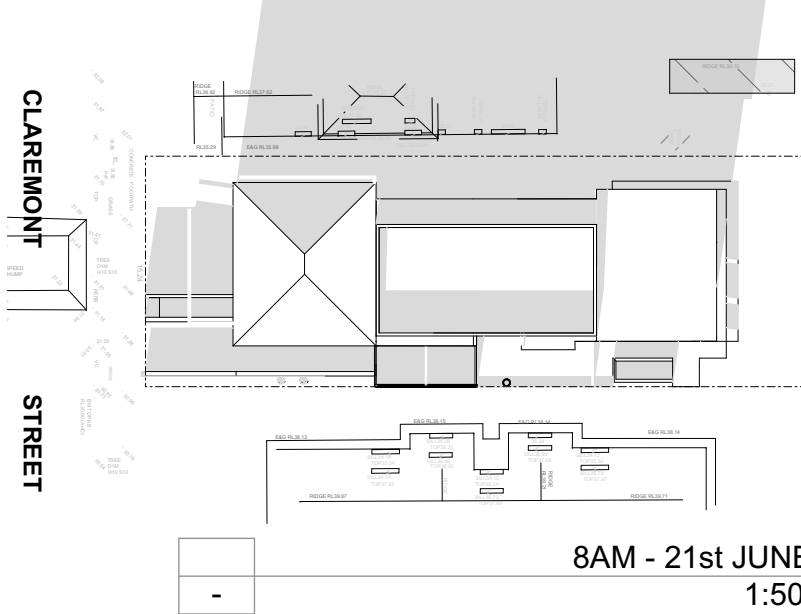


DRAWING NO.
12
DRAWN BY
WA
CHECKED BY
WA
DRAWING TITLE
DRIVEWAY SECTION

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

JOB NO.
PP-735
DATE
17/05/2023



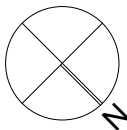


ISSUE	DATE	PURPOSE OF ISSUE
A	09/06/21	AMENDMENT - BASEMENT
B	19/08/21	AMENDMENT - NEIGHBOURING BUILDING
C	14/10/22	CONSTRUCTION CERTIFICATE
D	16/02/23	SECTION 4.55

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

STATUS
SUBMISSION

STAGE
SECTION 4.55



DRAWING NO.
13

DRAWN BY
WA
DRAWING TITLE
21ST JUNE SHADOW DIAGRAMS

CHECKED BY
WA

ISSUE
D

SCALE 1:50@ A1
1:100@ A3

JOB NO.
PP-735

DATE
17/05/2023

