

BASIX COMMITMENTS SUMMERY NOTES (TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE)				
Assessor # BDAV/13/1521 BASIX Certificate # 1045103M_02 Assessor's Certificate # 15212568				
Assessor's name: Ved Baheti m: 0421 530 876 e: ved@outsourcideas.com.au				
<b>WATER</b>				
No hot water reticulation required				
<b>Fixtures</b>	<b>All shower heads</b>	<b>All toilets</b>	<b>All kitchen taps</b>	<b>All bathrooms taps</b>
<b>Rating</b>	4 Star(>4.5 But<=6L/Ml)	4 star	4 star	4 star
<b>Appliances</b>	<b>Dishwasher</b>	<b>Cloth Washer</b>		
<b>Rating</b>	4 star	....		
<b>Common area</b>	<b>Taps</b>	<b>All toilets</b>	<b>Common kitchen taps</b>	<b>Common bath rms</b>
	3 star	na	na	na
<b>Swimming pool</b>				
	<b>Volume</b>	<b>Heated</b>	<b>Cover</b>	<b>Shaded</b>
	...	...	....	...
<b>Alternate water source</b>				
	<b>Type</b>	<b>Size</b>	<b>Roof area connected</b>	<b>Connections</b>
	..	..	..	..
<b>ENERGY</b>				
<b>Hot water</b>	<b>Type</b>	<b>Rating</b>		
	Individual, gas instantaneous	6 star		
<b>Mech. Ventilation</b>	<b>System</b>	<b>Operation Control</b>		
<b>Bath</b>	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
<b>L'dry</b>	Indiv. fan, ducted to facade or roof	Manual Switch On/Off		
<b>Kitchen</b>	Indiv. fan, not ducted to facade or roof	Manual Switch On/Off		
<b>Cooling System</b>	<b>Type</b>	<b>Living areas</b>	<b>Bed rooms</b>	
	1 Phase Air conditioning: Day / Night Zoned	EER 2.5 - 3.0	EER 2.5 - 3.0	
<b>Heating System</b>	<b>Type</b>	<b>Living areas</b>	<b>Bed rooms</b>	
	1 Phase Air conditioning: Day / Night Zoned	EER 2.5 - 3.0	EER 2.5 - 3.0	
<b>Artificial Lighting</b>	Primary type of artificial lighting is fluorescent or light emitting diode (LED)			
	<b>No. of Bed rms</b>	<b>No. of Living</b>	<b>Each Kitchen, Bath / Toilet</b>	<b>L'dry &amp; Hallway</b>
<b>Dedicated</b>	All	All	Yes	Yes
<b>Others</b>	Indoor private Cloth Line		No	
	Outdoor or sheltered common Cloth Line		Yes	
	Well ventilated Fridge space		Yes	
	Kitchen Cook top / Oven		Gas Cook top + Electric Oven	
<b>Appliances</b>	<b>Dishwasher</b>	<b>Cloth Dryer</b>	<b>Cloth Washer</b>	<b>Refrigerator</b>
<b>Rating</b>	3 star	1.5 star	....	....
<b>Central System</b>	<b>Type</b>	<b>Service Levels</b>	<b>Lighting</b>	
<b>Lifts</b>	Gearless Traction With VVVF Motor	18	As nominated below	
<b>Common areas</b>	<b>Ventilation System</b>	<b>Ventilation Efficiency measure</b>	<b>Primary type of artificial lighting</b>	<b>Lighting Efficiency measure</b>
<b>Basement-01</b>	ventilation exhaust only	Carbon Monoxide Monitor + 2 Speed Fan	fluorescent	daylight sensor and motion sensor
<b>Car park areas</b>	ventilation exhaust only	Interlocked to light	fluorescent	motion sensor
<b>Service rooms</b>	No Mech. Ventilation	na	fluorescent	motion sensor
<b>Pump rooms</b>	ventilation exhaust only	""	fluorescent	motion sensors
<b>Garbage rooms</b>	No Mech. Ventilation	na	fluorescent	motion sensors
<b>Plant or service room</b>	ventilation exhaust only	""	fluorescent	motion sensors
<b>GF Lobby</b>	No Mech. Ventilation	na	fluorescent	daylight sensor and motion sensor
<b>Hallways &amp; Lobby's</b>	No Mech. Ventilation	na	fluorescent	daylight sensor and motion sensor
<b>Lift car</b>	No Mech. Ventilation	na	LED	Connected to Lift Call button
<b>THERMAL</b>				
As per thermal simulation carried out by assessor				
Refer assessor's stamped drawings with NATHERS Commitments for Wall insulation, Ceiling Insulation, Glazing details etc.				

Building-A			
Assessor # BDAV/13/1521 Assessor's Cert # 15212568			
Thermal Load & NATHERS Spec			
Unit no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating
201	37	23	5
202	34	21	5.1
203	32	20	5.6
204	33	23	5.1
205	40	13	5.3
206	33	24	5.2
301	34	19	5.9
302	32	18	6
303	30	22	5.6
304	32	20	5.7
305	34	17	5.6
306	41	17	5.8
401	34	19	5.9
402	32	18	6
403	30	22	5.6
404	32	20	5.7
405	34	17	5.6
406	41	17	5.8
501	34	19	5.9
502	32	18	6
503	30	22	5.6
504	32	20	5.7
505	34	17	5.6
506	41	17	5.8
601	35	20	5.9
602	33	19	6
603	31	23	5.6
604	33	21	5.7
605	35	18	5.6
606	42	17	5.8
701	35	20	5.9
702	33	19	6
703	31	23	5.6
704	33	21	5.7
705	35	18	5.6
706	42	17	5.8
801	33	22	5.9
803	31	23	5.6
804	33	21	5.7
805	35	18	5.6
806	42	17	5.8
901	33	22	5.9
903	31	23	5.6
904	33	21	5.7
905	35	18	5.6
906	42	17	5.8
1001	34	23	5.9
1003	32	24	5.6
1004	34	22	5.7
1005	36	19	5.6
1006	43	18	5.8
1101	35	24	5.9
1103	33	25	5.6
1104	35	23	5.7
1105	37	20	5.6
1106	42	19	5.8
1201	35	24	5.9
1203	33	25	5.6
1204	35	23	5.7
1205	37	20	5.6
1206	42	19	5.8
1301	40	24	5.4
1303	38	25	5
1304	40	24	4.9
1305	40	23	5
1306	45	26	4.8
<b>Total(66)</b>	<b>2330</b>	<b>1351</b>	<b>372.4</b>

Building-B			
Assessor # BDAV/13/1521 Assessor's Cert # 15212568			
Thermal Load & NATHERS Spec			
Unit no.	Heating load MJ/m2/yr	Cooling load MJ/m2/yr	Star Rating
201	37	23	5.0
202	34	21	5.1
203	32	20	5.6
204	33	23	5.1
205	40	13	5.3
206	36	27	5.5
301	34	19	5.9
302	32	18	6
303	30	22	5.6
304	37	13	6.3
305	40	13	5.3
306	41	17	5.8
401	34	19	5.9
402	32	18	6
403	30	22	5.6
404	37	13	6.3
405	40	13	5.3
406	41	17	5.8
501	34	19	5.9
502	32	18	6
503	30	22	5.6
504	37	13	6.3
505	38	11	6.2
506	41	17	5.8
601	34	19	5.9
602	32	18	6
603	30	22	5.6
604	37	13	6.3
605	38	11	6.2
606	41	17	5.8
701	34	19	5.9
702	32	18	6
703	30	22	5.6
704	37	13	6.3
705	38	11	6.2
706	41	17	5.8
801	38	11	6.2
803	31	23	5.6
804	37	12	6.3
805	28	16	6.8
806	43	27	5.7
901	34	18	6.4
903	31	23	5.6
904	37	12	6.3
1001	34	18	6.4
1003	31	23	5.6
1004	37	12	6.3
1101	34	18	6.4
1103	33	25	5.6
1104	37	15	6.3
1201	38	11	6.2
1203	33	25	5.6
1204	33	26	6.5
1301	39	23	5
1303	45	27	4.2
1304	44	28	4.7
<b>Total (56)</b>	<b>1993</b>	<b>1024</b>	<b>326.5</b>
<b>Average</b>	<b>54.53</b>	<b>30.54</b>	<b>5.3</b>

**Energy Rating** Certificate Number 15212568

single-dwelling rating **5.7** stars

multi-unit development (attach listing of ratings) heating **35.5** MJ/m<sup>2</sup>/yr

cooling **19.5** MJ/m<sup>2</sup>/yr

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number Ved Baheti VIC/BDAV/13/1521

Assessor Signature *Ved Baheti* Date 28/08/2020

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**STATUS**  
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D	28.08.20	ISSUE FOR DRP 4
C	23.03.20	ISSUE FOR DRP 3
B	04.10.19	ISSUE FOR DA
A	30.09.19	ISSUE FOR DA

ISS DATE PURPOSE OF ISSUE

**NOTES**

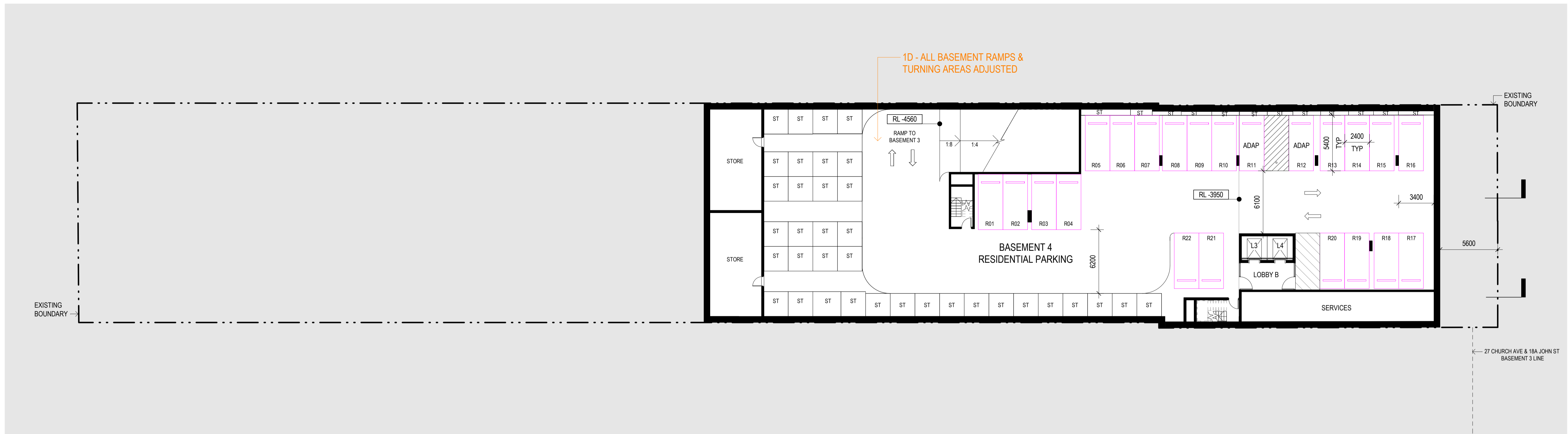
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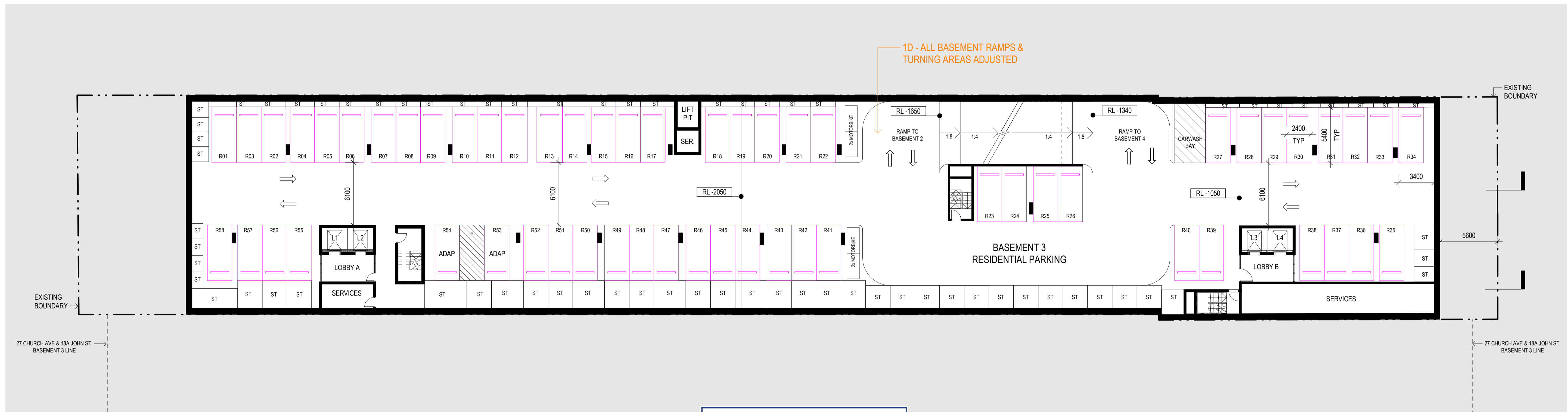
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NOMINATED ARCHITECT  
Vince Squillace Reg No. 6468 (NSW),  
17219 (VIC), 3677 (QLD)

DRAWING NO. **DA-002 D** ISSUE **D** JOB NO. **P1Z1807**  
DRAWN BY **FO** CHECKED BY **SC** SCALE **AS SHOWN** DATE **28.08.20**  
DRAWING TITLE **BASIX NOTES**





1 **BASEMENT 4**  
1 : 200 @ A1



2 **BASEMENT 3**  
1 : 200 @ A1

**Energy Rating** Certificate Number 15212568

single-dwelling rating **5.7** stars

multi-unit development (attach listing of ratings) heating **35.5** MJ/m<sup>2</sup>  
cooling **19.5** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number **Ved Baheti VIC/BDVA/13/1521**

Assessor Signature *Ved Baheti* Date **28/08/2020**

**PARKING SPACES CALCULATION**

**BASEMENT 4** RESIDENTIAL CAR SPACES = 22 (INCLUDING 2 ADAPTABLE SPACES)

**BASEMENT 3** RESIDENTIAL CAR SPACES = 59 (INCLUDING 2 ADAPTABLE SPACES)  
MOTORBIKES = 2 SPACES

**CAR PARKING LEGEND**

- RETAIL CAR PARKING SPACES
- VISITOR CAR PARKING SPACES
- RESIDENTIAL CAR PARKING SPACES

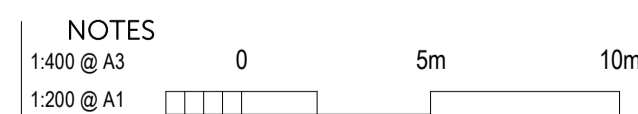
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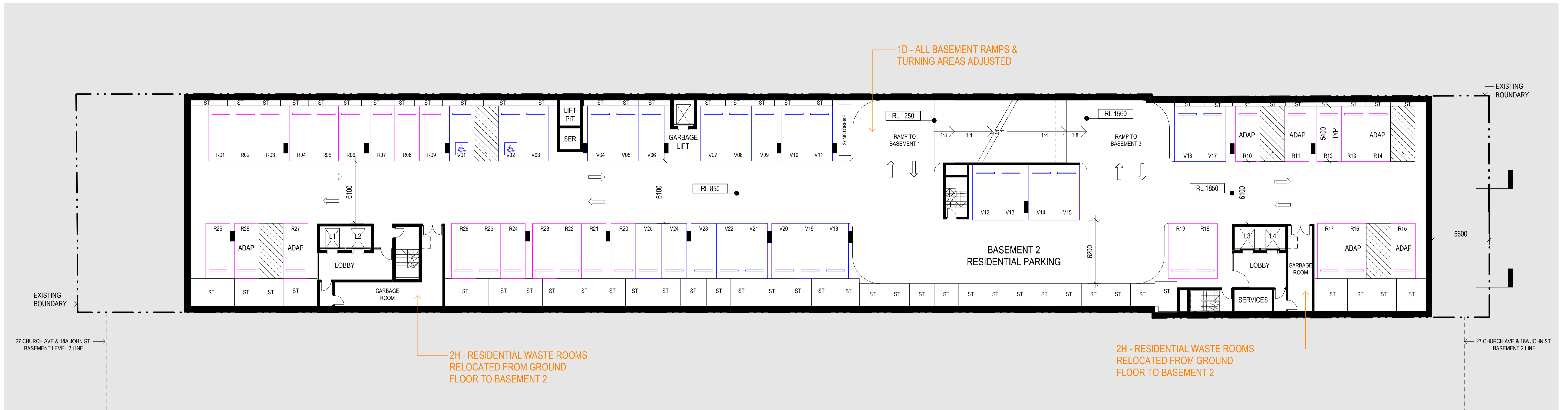
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DRAWING NO. **DA-098** ISSUE **F** JOB NO. **P121807**

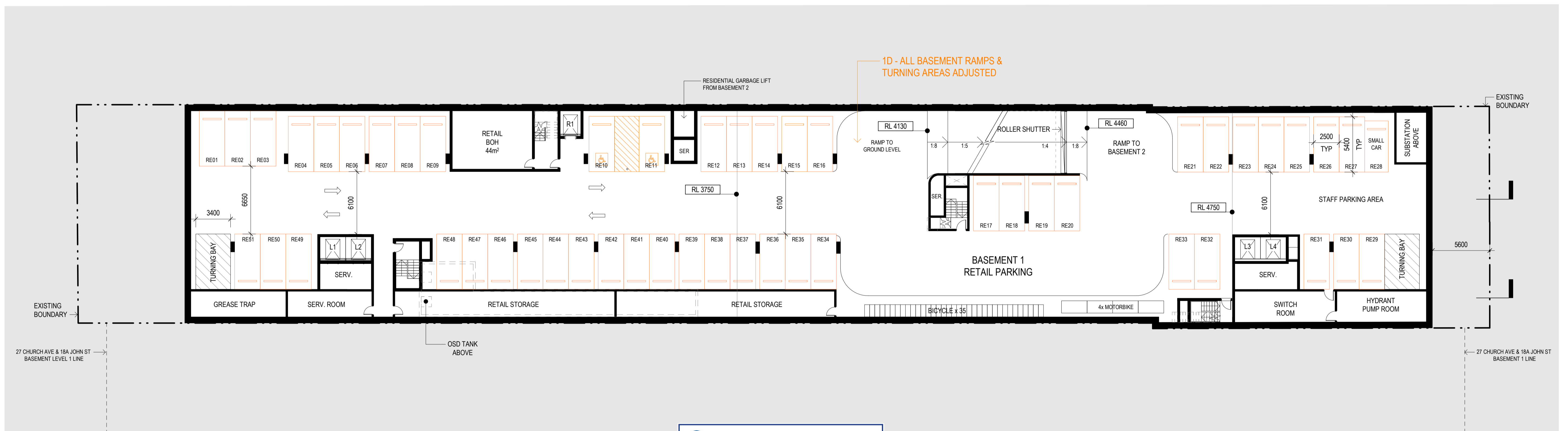
DRAWN BY **FO** CHECKED BY **SC** SCALE **1 : 200 @ A1** DATE **28.08.20**

DRAWING TITLE **FLOOR PLAN BASEMENT LEVEL 3 & 4**





2 **BASEMENT 2**  
1:200 @ A1



1 **BASEMENT 1**  
1:200 @ A1

**Energy Rating** Certificate Number 15212558

single-dwelling rating **5.7** stars

multi-unit development (attach listing of ratings) heating **35.5** MJ/m² cooling **19.5** MJ/m²

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number **Ved Baheti VIC/BDAA/13/1521**

Assessor Signature *Ved Baheti* Date **28/08/2020**

**PARKING SPACES CALCULATION**

**BASEMENT 2** VISITOR CAR SPACES = 25 (INCLUDING 2 ACCESSIBLE SPACES)  
RESIDENTIAL CAR SPACES = 29 (INCLUDING 7 ADAPTABLE SPACES)  
MOTORBIKES = 2 SPACES

**BASEMENT 1** RETAIL CAR SPACES = 51 (INCLUDING 2 ACCESSIBLE SPACES)  
BICYCLE SPACES = 35  
MOTORBIKES = 4 SPACES

**CAR PARKING LEGEND**

- RETAIL CAR PARKING SPACES
- VISITOR CAR PARKING SPACES
- RESIDENTIAL CAR PARKING SPACES

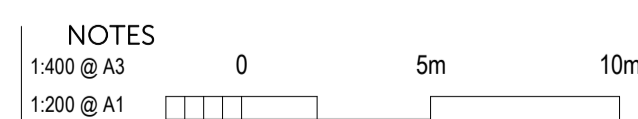
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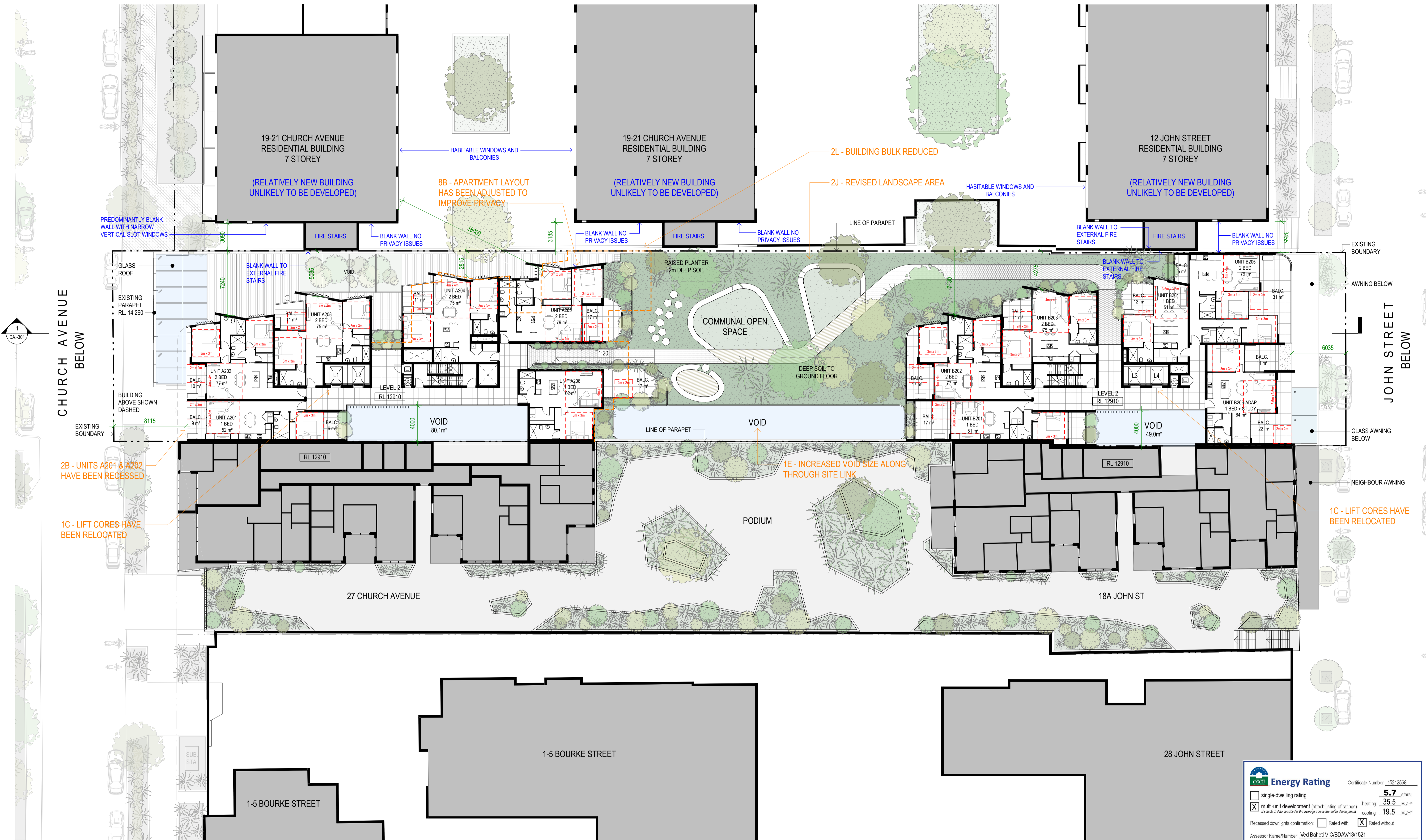
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DRAWING TITLE  
**FLOOR PLAN BASEMENT LEVEL 1 & 2**







**1 LEVEL 2 FLOOR PLAN**  
1 : 200 @ A1

**Energy Rating** Certificate Number 15212568

single-dwelling rating  
 multi-unit development (attach listing of ratings)

heating **5.7** stars  
 cooling **35.5** MJ/m<sup>2</sup>  
If heating data available in the average across the entire development

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number **Ved Baheti VIC/DAV/131521**  
 Assessor Signature *Ved Baheti* Date **28/08/2020**

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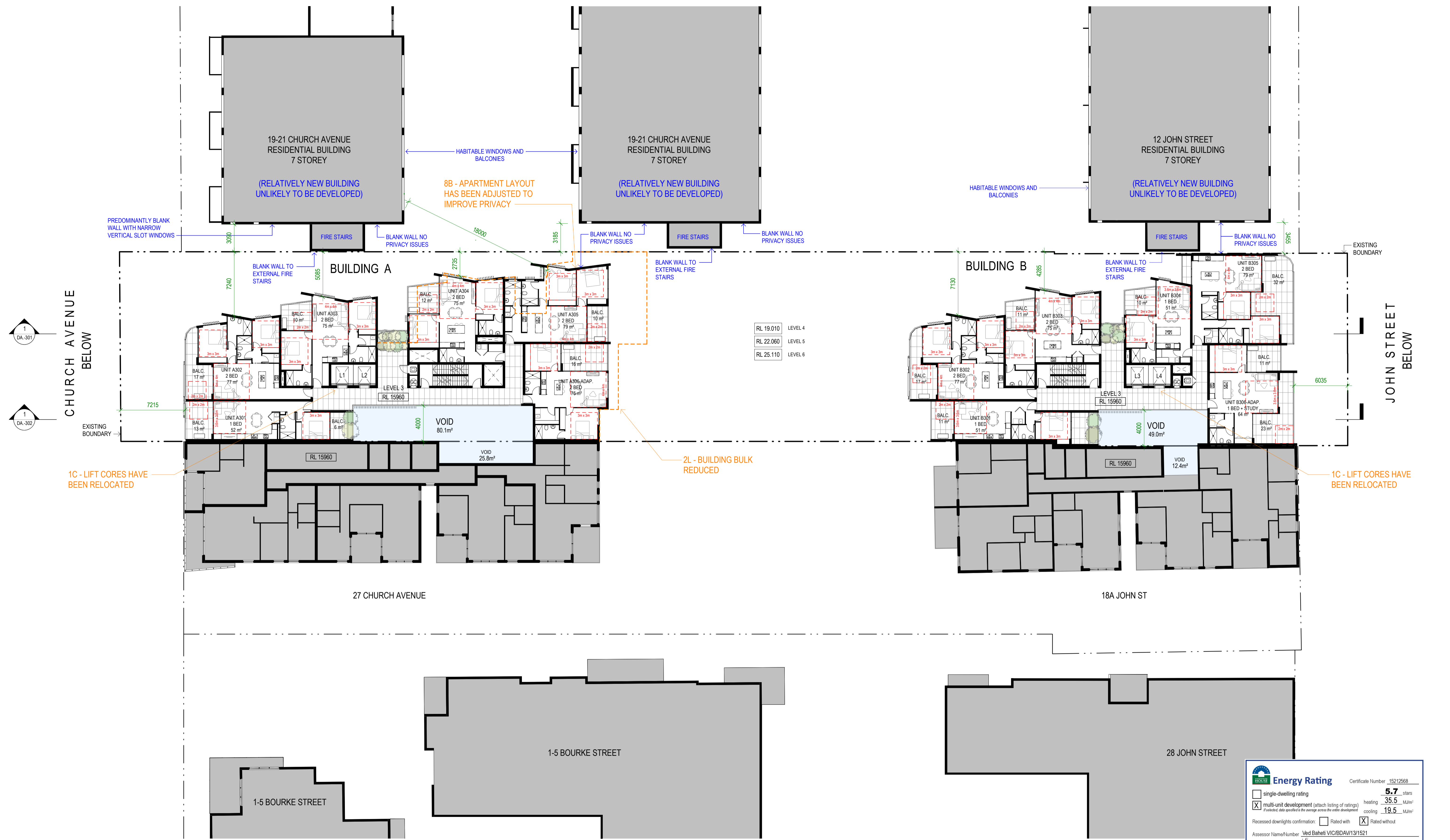
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**DRAWING NO.** DA-102 **ISSUE** F **JOB NO.** PIZ1807

**DRAWN BY** FO **CHECKED BY** SC **SCALE** 1 : 200 @ A1 **DATE** 28.08.20

**DRAWING TITLE** FLOOR PLAN LEVEL 2





**1 LEVEL 3-6 FLOOR PLAN**  
1 : 200 @ A1

<b>Energy Rating</b>		Certificate Number 15212568
<input type="checkbox"/> single-dwelling rating		5.7 stars
<input checked="" type="checkbox"/> multi-unit development (attach listing of ratings)	heating 35.5 MJ/m²	
	cooling 19.5 MJ/m²	
Recessed downlights confirmation: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without		
Assessor Name/Number Ved Baheti VIC/DAV/13/1521		
Assessor Signature <i>Ved Baheti</i>		Date 28/08/2020

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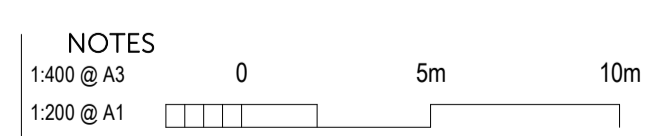
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**NOMINATED ARCHITECT**  
Vince Squillace Reg No. 6468 (NSW),  
17219 (VIC), 3677 (QLD)

**DRAWING NO.**  
DA-103

**ISSUE**  
F

**JOB NO.**  
PIZ1807

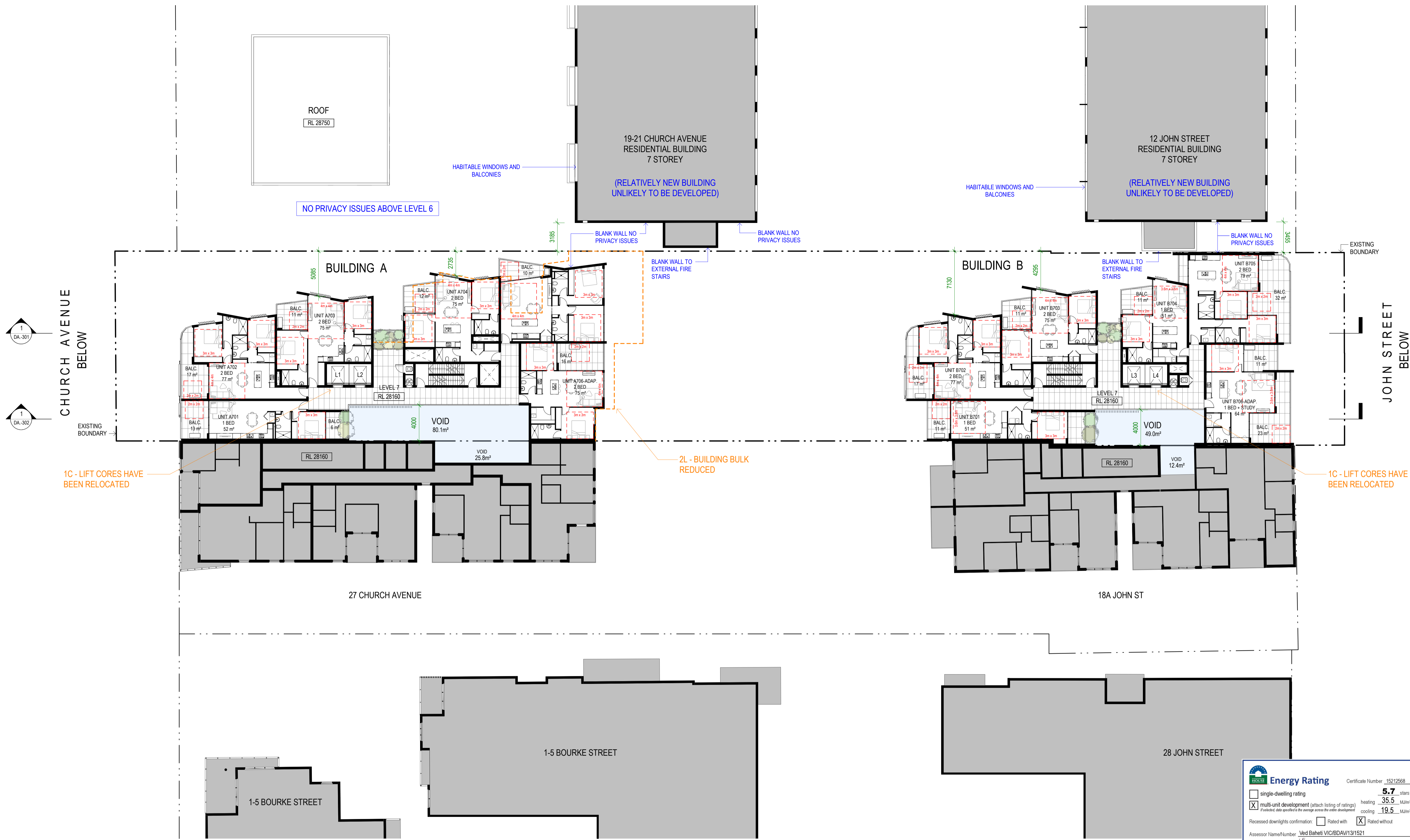
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FO

**CHECKED BY**  
SC

**SCALE**  
1 : 200 @ A1

**DATE**  
28.08.20

**DRAWING TITLE**  
FLOOR PLAN LEVEL 3-6



1 LEVEL 7 FLOOR PLAN  
1:200 @ A1

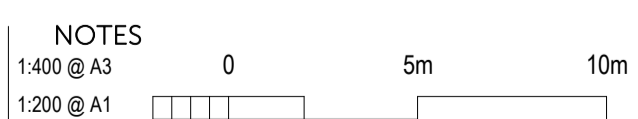
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ISS	DATE	PURPOSE OF ISSUE
B	28.08.20	ISSUE FOR DRP 4
A	11.08.20	ISSUE FOR CONSULTANT COORDINATION



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ABN: 34 137 620 538

NOMINATED ARCHITECT  
Vince Squillace Reg No. 6468 (NSW),  
17219 (VIC), 3677 (QLD)

**Energy Rating** Certificate Number 15212568

single-dwelling rating

multi-unit development (attach listing of ratings)

heating **5.7** stars  
cooling **35.5** MJ/m<sup>2</sup>  
cooling **19.5** MJ/m<sup>2</sup>

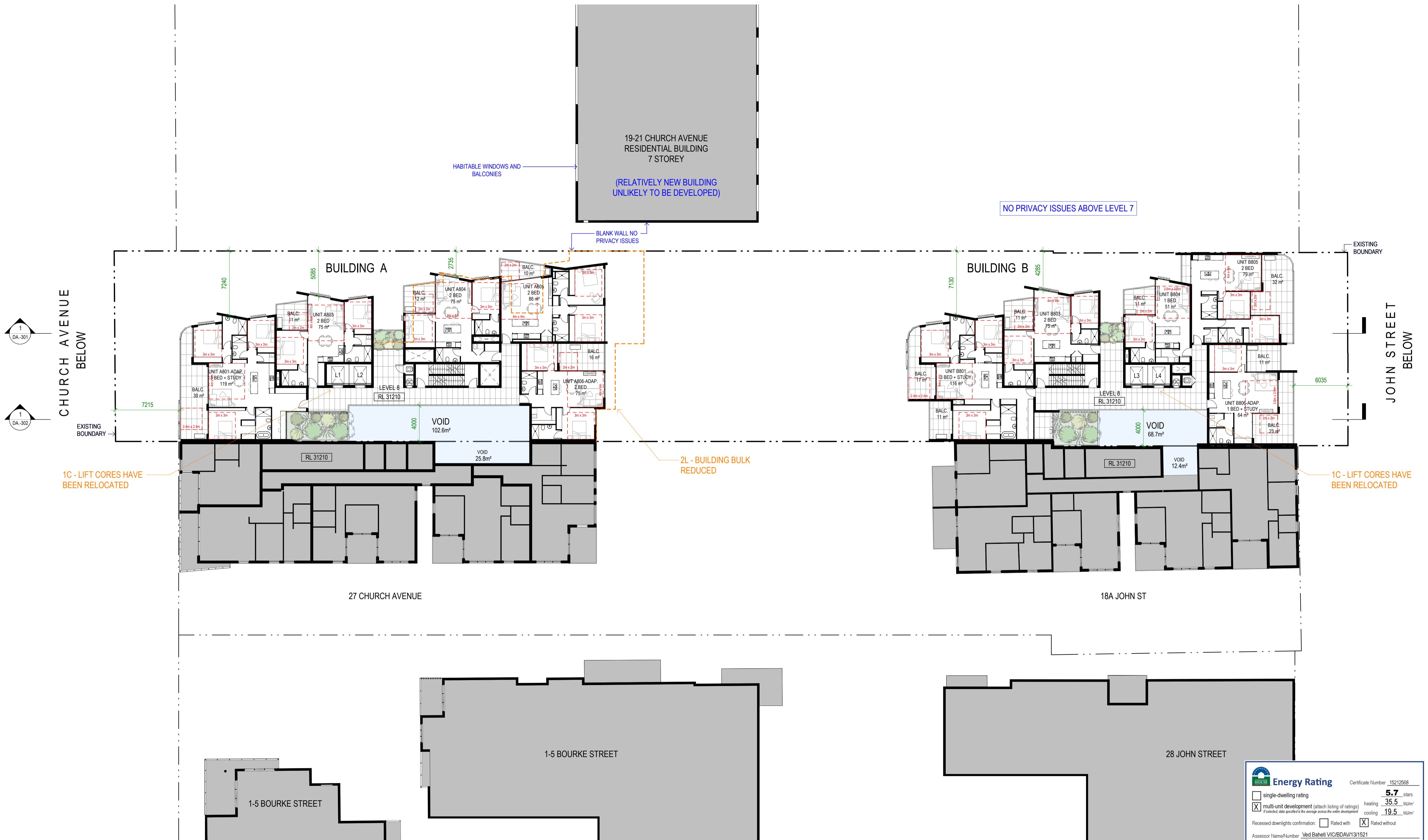
Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number **Ved Baheti VIC/DAV/131521**  
Assessor Signature *Ved Baheti* Date **28/08/2020**

DRAWING NO. **DA-107** ISSUE **B** JOB NO. **P1Z1807**

DRAWN BY **FO** CHECKED BY **SC** SCALE **1:200@A1** DATE **28.08.20**

DRAWING TITLE  
**FLOOR PLAN LEVEL 7**



**1 LEVEL 8 FLOOR PLAN**  
1 : 200 @ A1

**Energy Rating** Certificate Number 15212568

single-dwelling rating **5.7** stars

multi-unit development (attach listing of ratings) heating **35.5** MJ/m<sup>2</sup>

cooling **19.5** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number Ved Baheti VIC/DAV/13/1521

Assessor Signature *Ved Baheti* Date 28/08/2020

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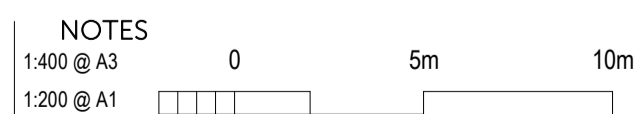
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ISS	DATE	PURPOSE OF ISSUE
F	28.08.20	ISSUE FOR DRP 4
E	11.08.20	ISSUE FOR CONSULTANT COORDINATION
D	23.03.20	ISSUE FOR DRP 3
C	20.03.20	ISSUE FOR DRP 3
B	04.10.19	ISSUE FOR DA
A	30.09.19	ISSUE FOR DA
P5	23.09.19	ISSUE FOR CONSULTANT COORDINATION
P4	19.09.19	ISSUE FOR CONSULTANT COORDINATION
P3	12.09.19	ISSUE FOR CONSULTANT COORDINATION
P2	02.09.19	ISSUE FOR CONSULTANT COORDINATION
P1	30.08.19	ISSUE FOR CONSULTANT COORDINATION



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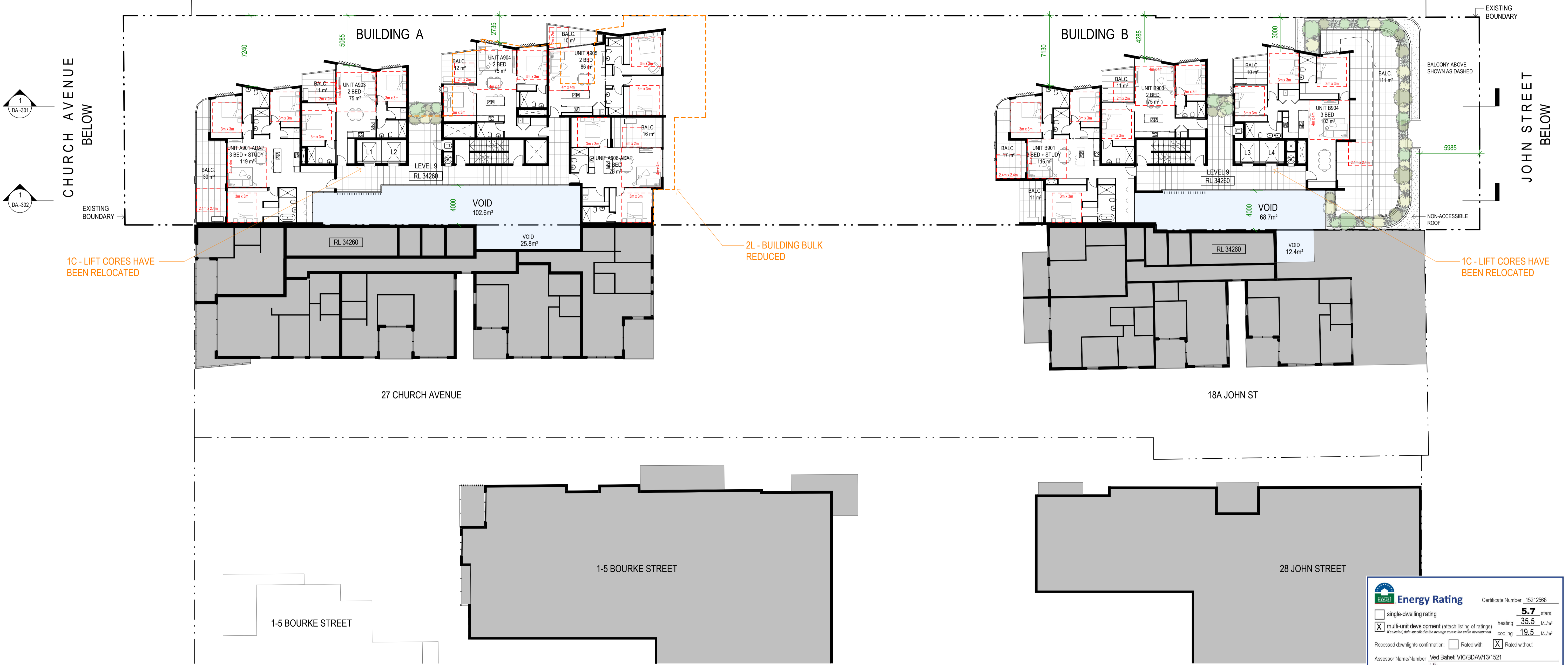
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17219 (VIC), 3677 (QLD)

DRAWING NO. **DA-108** ISSUE **F** JOB NO. **P1Z1807**

DRAWN BY **FO** CHECKED BY **SC** SCALE **1 : 200 @ A1** DATE **28.08.20**

DRAWING TITLE **FLOOR PLAN LEVEL 8**

ROOF  
RL 35100



1 LEVEL 9 FLOOR PLAN  
1 : 200 @ A1

**Energy Rating** Certificate Number 15212568

single-dwelling rating **5.7** stars

multi-unit development (attach listing of ratings) heating **35.5** MJ/m<sup>2</sup>

cooling **19.5** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number Ved Baheti VIC/DAV/13/1521

Assessor Signature *Ved Baheti* Date 28/08/2020

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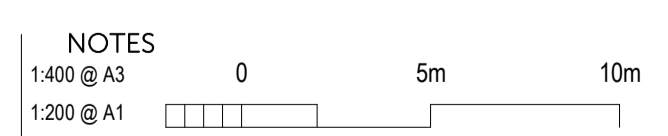
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C	11.08.20	ISSUE FOR CONSULTANT COORDINATION
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A	20.03.20	ISSUE FOR DRP 3



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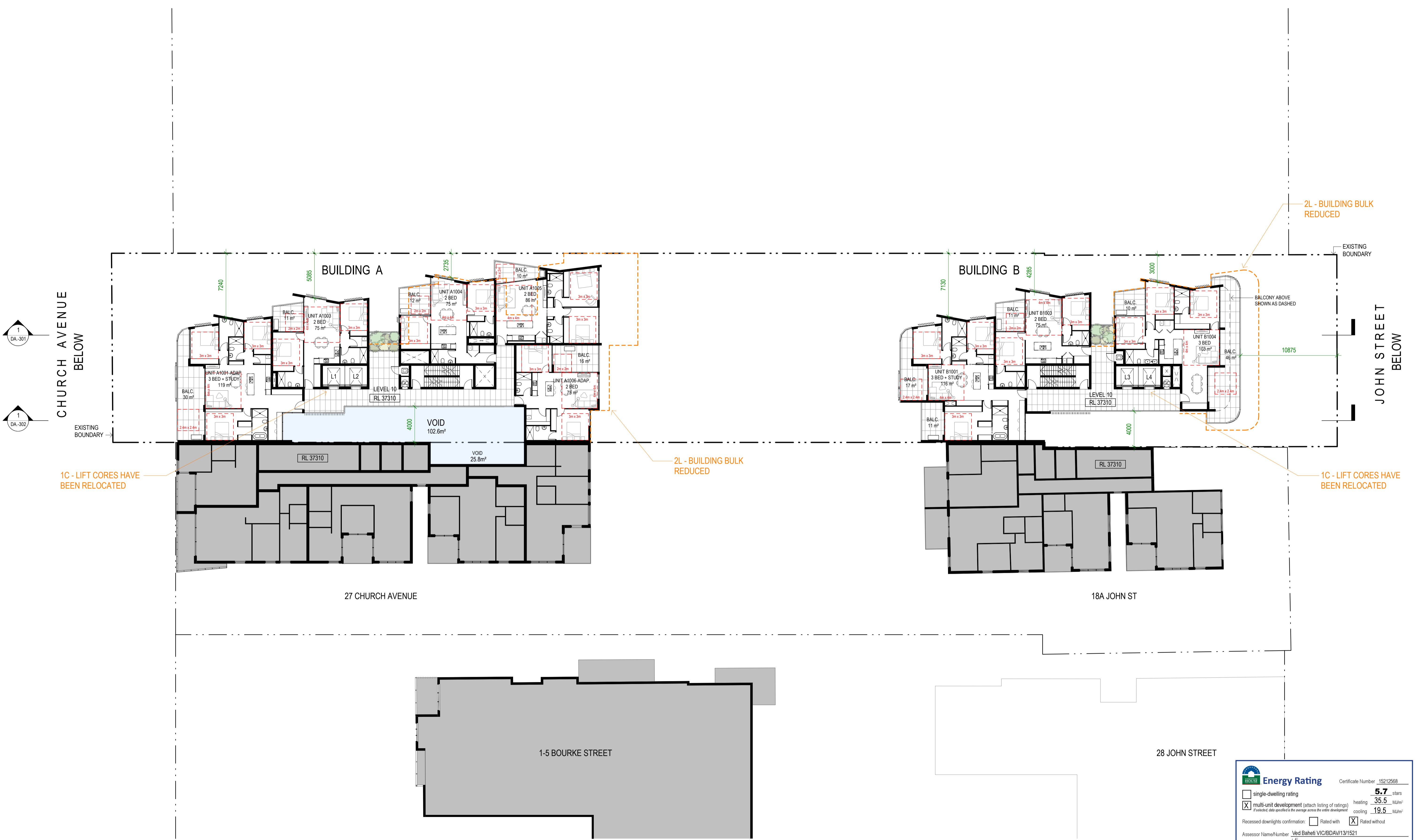
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DRAWING NO. **DA-109** ISSUE **D** JOB NO. **P1Z1807**

DRAWN BY **FO** CHECKED BY **SC** SCALE **1 : 200 @ A1** DATE **28.08.20**

DRAWING TITLE **FLOOR PLAN LEVEL 9**



**1 LEVEL 10 FLOOR PLAN**  
1 : 200 @ A1

**Energy Rating** Certificate Number 15212568

single-dwelling rating **5.7** stars

multi-unit development (attach listing of ratings) heating **35.5** MJ/m<sup>2</sup>

cooling **19.5** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number Ved Baheti VIC/DAV/131521

Assessor Signature *Ved Baheti* Date 28/08/2020

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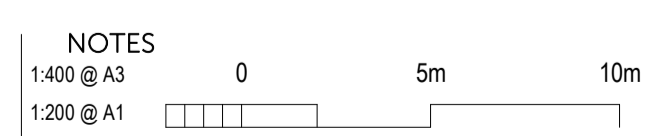
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A	20.03.20	ISSUE FOR DRP 3



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17219 (VIC), 3677 (QLD)

DRAWING NO. **DA-110** ISSUE **D** JOB NO. **P1Z1807**

DRAWN BY **FO** CHECKED BY **SC** SCALE **1 : 200 @ A1** DATE **28.08.20**

DRAWING TITLE  
**FLOOR PLAN LEVEL 10**

CHURCH AVENUE  
BELOW

JOHN STREET  
BELOW

1C - LIFT CORES HAVE BEEN RELOCATED

2L - BUILDING BULK REDUCED

2L - BUILDING BULK REDUCED

1C - LIFT CORES HAVE BEEN RELOCATED

**1 LEVEL 11 FLOOR PLAN**  
1:200 @ A1

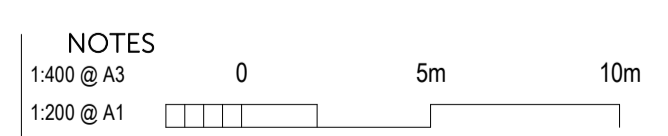
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P2	02.09.19	ISSUE FOR CONSULTANT COORDINATION
P1	30.08.19	ISSUE FOR CONSULTANT COORDINATION



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NOMINATED ARCHITECT  
Vince Squillace Reg No. 6468 (NSW),  
17219 (VIC), 3677 (QLD)

**Energy Rating** Certificate Number 15212568

single-dwelling rating

multi-unit development (attach listing of ratings)

heating **5.7** stars  
cooling **35.5** MJ/m<sup>2</sup>  
cooling **19.5** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number **Ved Baheti VIC/DAV/13/1521**

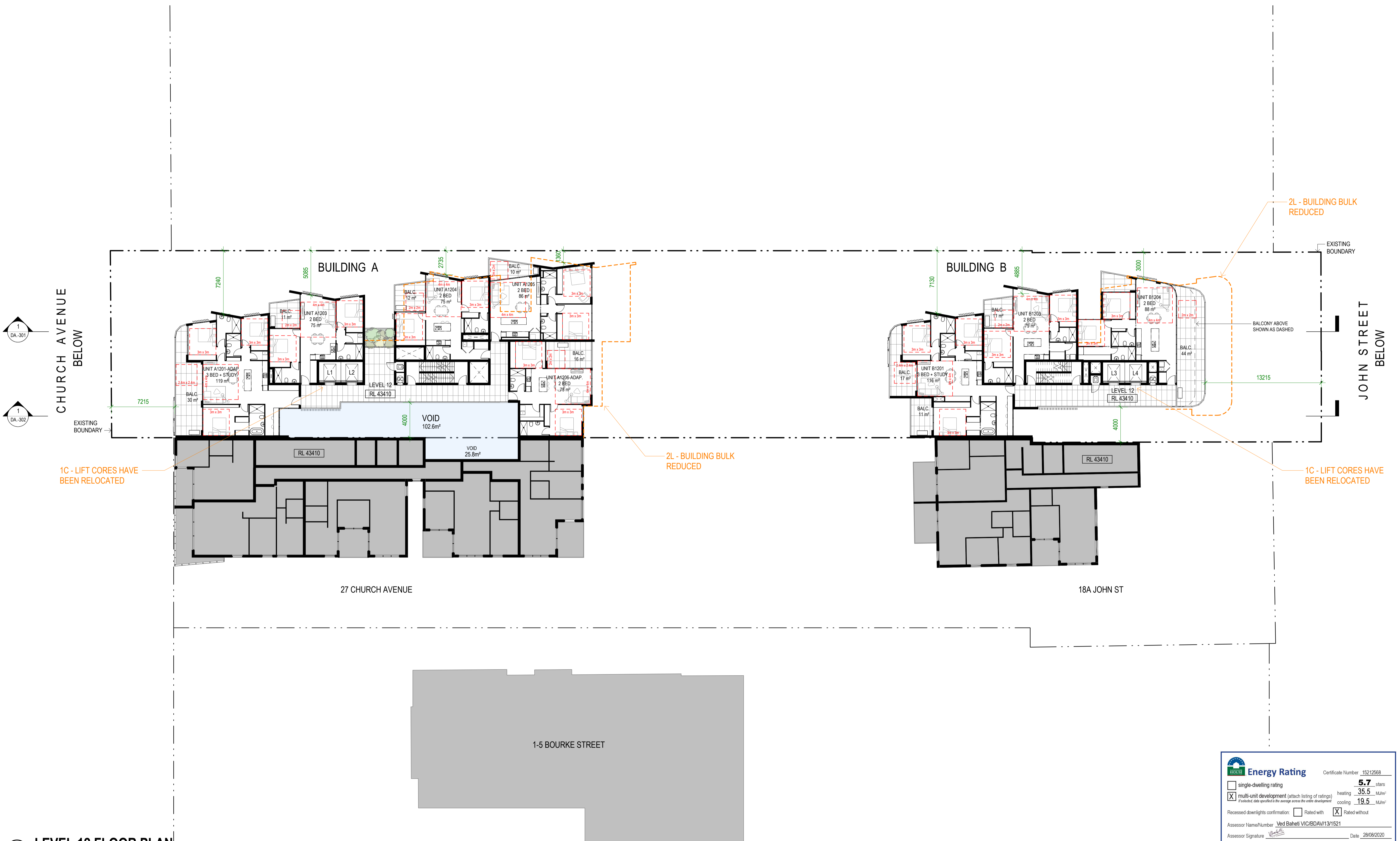
Assessor Signature *Ved Baheti* Date **28/08/2020**

DRAWING NO. **DA-111** ISSUE **F** JOB NO. **P1Z1807**

DRAWN BY **FO** CHECKED BY **SC** SCALE **1:200@A1** DATE **28.08.20**

DRAWING TITLE **FLOOR PLAN LEVEL 11**





1 LEVEL 12 FLOOR PLAN  
1:200 @ A1

**Energy Rating** Certificate Number 15212568

single-dwelling rating

multi-unit development (attach listing of ratings)

heating **5.7** stars  
cooling **35.5** MJ/m<sup>2</sup>  
cooling **19.5** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number **Ved Baheti VIC/BDV/131521**

Assessor Signature *Ved Baheti* Date **28/08/2020**

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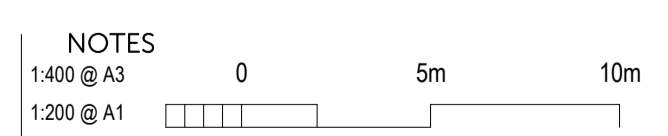
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E	11.08.20	ISSUE FOR CONSULTANT COORDINATION
D	23.03.20	ISSUE FOR DRP 3
C	20.03.20	ISSUE FOR DRP 3
B	04.10.19	ISSUE FOR DA
A	30.09.19	ISSUE FOR DA
P5	23.09.19	ISSUE FOR CONSULTANT COORDINATION
P4	19.09.19	ISSUE FOR CONSULTANT COORDINATION
P3	12.09.19	ISSUE FOR CONSULTANT COORDINATION
P2	02.09.19	ISSUE FOR CONSULTANT COORDINATION
P1	30.08.19	ISSUE FOR CONSULTANT COORDINATION



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**NOMINATED ARCHITECT**  
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DRAWING NO. **DA-112** ISSUE **F** JOB NO. **PIZ1807**

DRAWN BY **FO** CHECKED BY **SC** SCALE **1:200@A1** DATE **28.08.20**

DRAWING TITLE **FLOOR PLAN LEVEL 12**

1 DA-301  
1 DA-302

CHURCH AVENUE  
BELOW

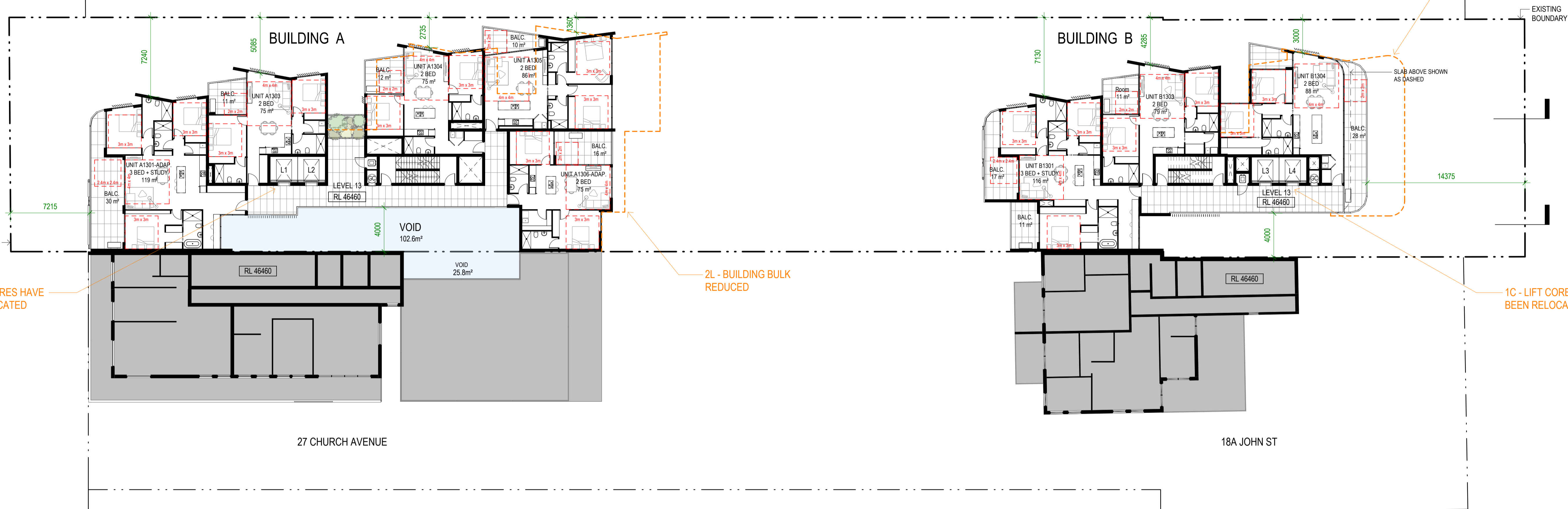
JOHN STREET  
BELOW

1C - LIFT CORES HAVE BEEN RELOCATED

2L - BUILDING BULK REDUCED

2L - BUILDING BULK REDUCED

1C - LIFT CORES HAVE BEEN RELOCATED



27 CHURCH AVENUE

18A JOHN ST

1 LEVEL 13 FLOOR PLAN  
1:200 @ A1

**Energy Rating** Certificate Number 15212568

single-dwelling rating **5.7** stars

multi-unit development (attach listing of ratings) heating **35.5** MJ/m<sup>2</sup> cooling **19.5** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number Ved Baheti VIC/DAV/13/1521

Assessor Signature *Ved Baheti* Date 28/08/2020

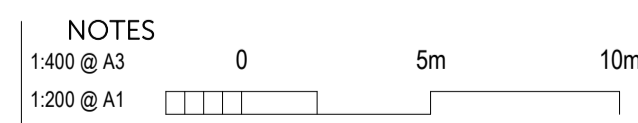
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A	30.09.19	ISSUE FOR DA
P5	23.09.19	ISSUE FOR CONSULTANT COORDINATION
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P3	12.09.19	ISSUE FOR CONSULTANT COORDINATION
P2	02.09.19	ISSUE FOR CONSULTANT COORDINATION
P1	30.08.19	ISSUE FOR CONSULTANT COORDINATION



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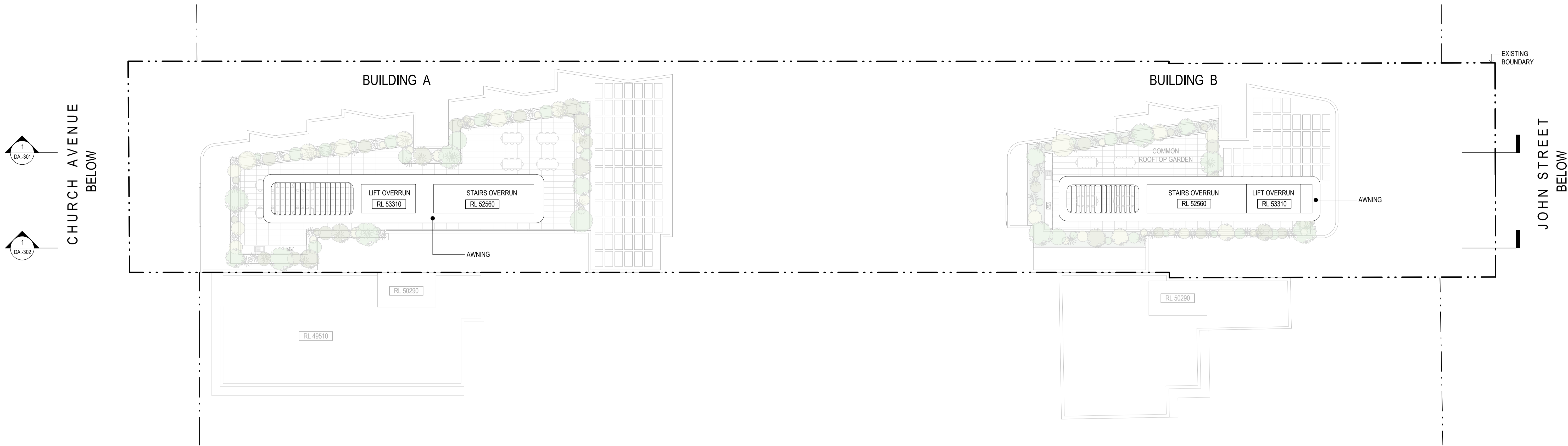
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DRAWING NO. **DA-113** ISSUE **F** JOB NO. **PIZ1807**

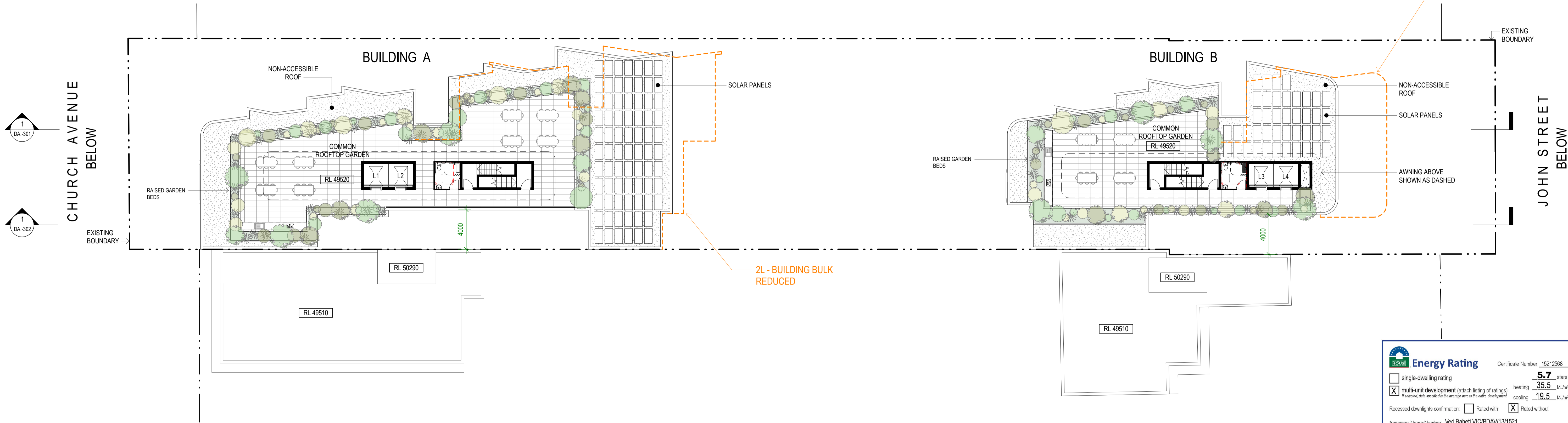
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DRAWING TITLE  
**FLOOR PLAN LEVEL 13**





**2 LIFT OVERRUN & AWNING**  
1 : 200 @ A1



**1 ROOF PLAN**  
1 : 200 @ A1

**Energy Rating** Certificate Number 15212568

single-dwelling rating **5.7** stars

multi-unit development (attach listing of ratings) heating **35.5** MJ/m<sup>2</sup> cooling **19.5** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number Ved Baheti VIC/DAV/131521

Assessor Signature *Ved Baheti* Date 28/08/2020

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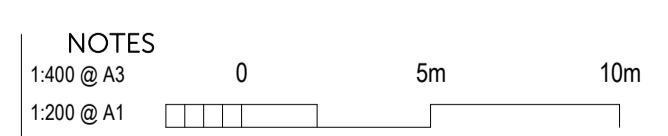
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P4	19.09.19	ISSUE FOR CONSULTANT COORDINATION
P3	12.09.19	ISSUE FOR CONSULTANT COORDINATION
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ABN: 34 137 620 538

NOMINATED ARCHITECT  
Vince Squillace Reg No. 6468 (NSW),  
17219 (VIC), 3677 (QLD)

DRAWING NO. **DA-114** ISSUE **F** JOB NO. **PIZ1807**

DRAWN BY **FO** CHECKED BY **SC** SCALE **1 : 200 @ A1** DATE **28.08.20**

DRAWING TITLE **ROOF PLAN**



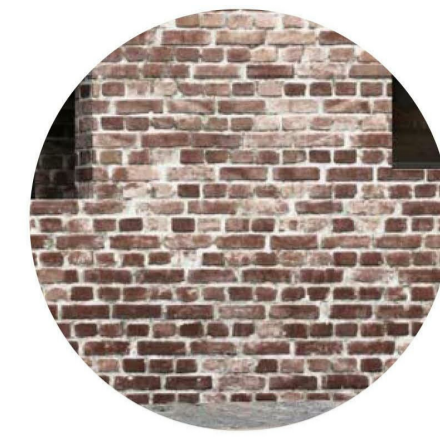
A- GLASS BALUSTRADE



B- WHITE STEEL STRUCTURE



C- WHITE WINDOW FRAMING



D- BRICK



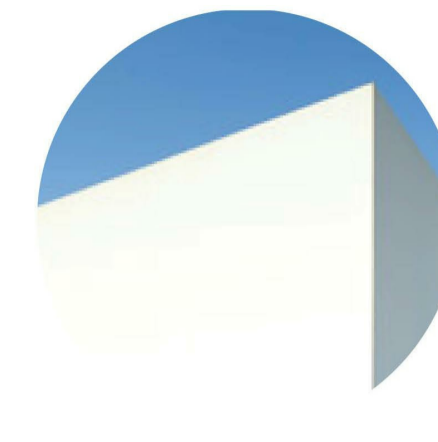
E- BLACK STEEL WINDOWS AND DOORS



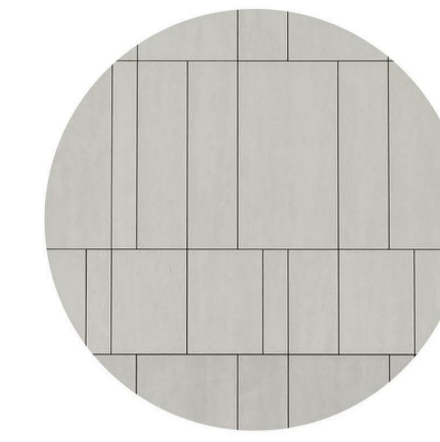
F- LANDSCAPE



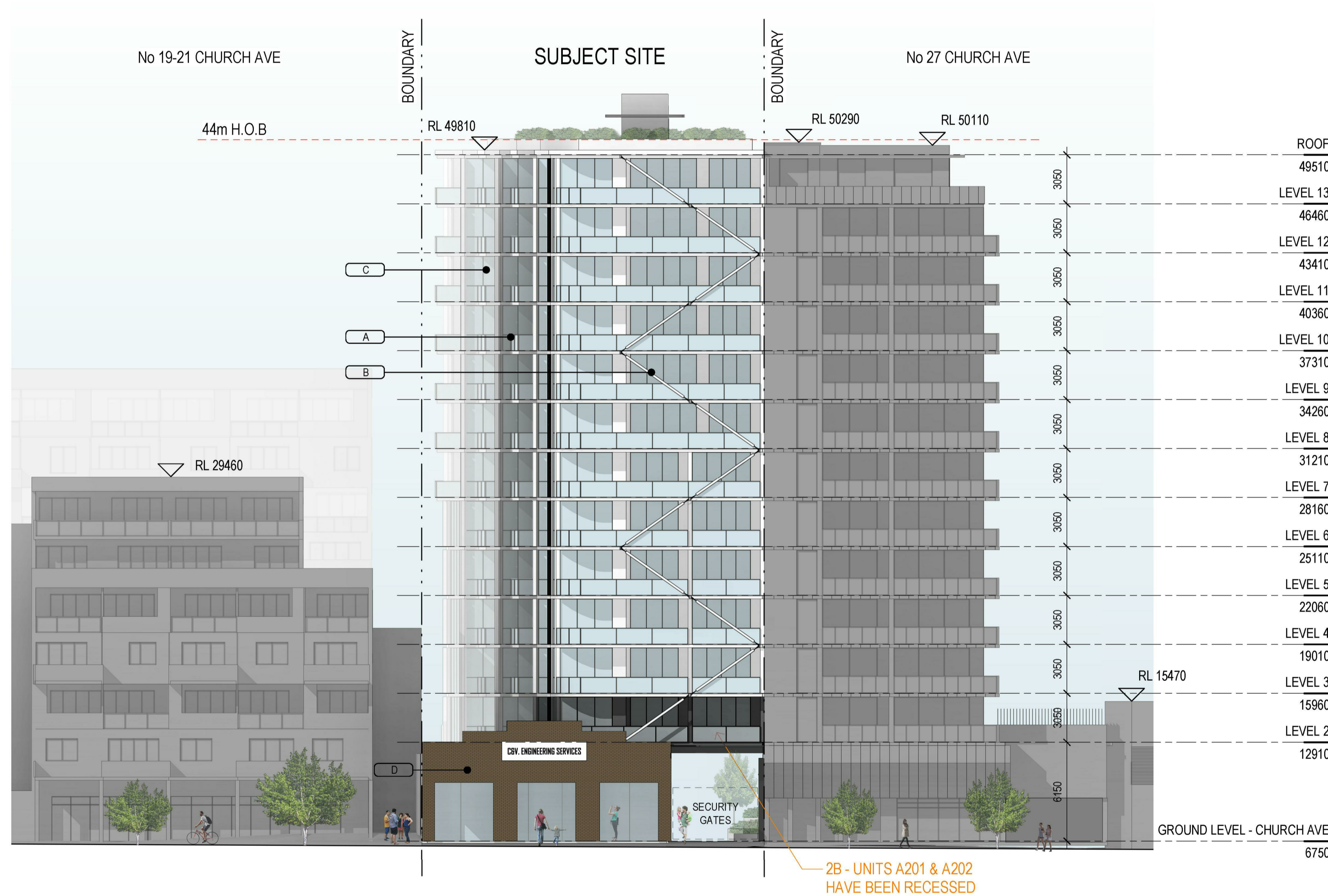
G- ALUMINIUM LOUVRES



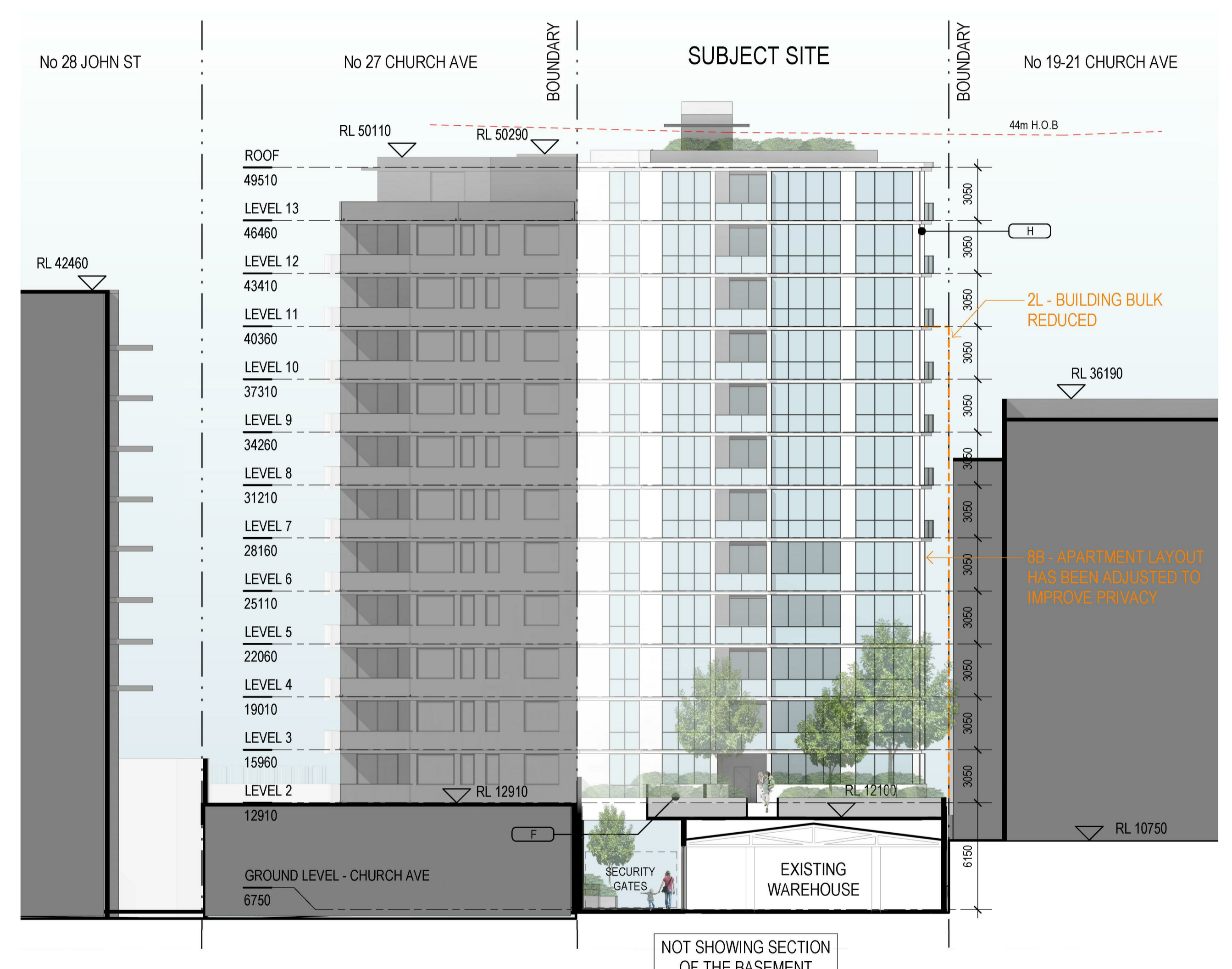
H- WHITE RENDER PAINT FINISH



I- WHITE PAINTED MASONRY FINISH WITH EXPRESSED GROOVES



1 NORTH ELEVATION - BLD A (CHURCH AVENUE ELEVATION)  
1:200 @ A1



2 SOUTH ELEVATION - BLD A  
1:200 @ A1

**Energy Rating** Certificate Number 15212568

single-dwelling rating **5.7** stars

multi-unit development (attach listing of ratings) heating **35.5** MJ/m<sup>2</sup>

cooling **19.5** MJ/m<sup>2</sup>

Recessed daylighting confirmation:  Rated with  Rated without

Assessor Name/Number Ved Baheti VIC/BDV/131521

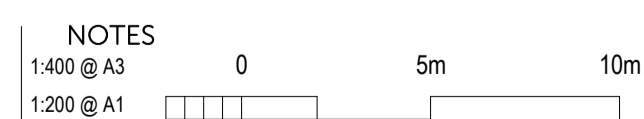
Assessor Signature *Ved Baheti* Date 28/08/2020

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**STATUS DEVELOPMENT APPLICATION**

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E	28.08.20	ISSUE FOR DRP 4
D	23.03.20	ISSUE FOR DRP 3
C	20.03.20	ISSUE FOR DRP 3
B	04.10.19	ISSUE FOR DA
A	30.09.19	ISSUE FOR DA
P3	12.09.19	ISSUE FOR CONSULTANT COORDINATION
P2	02.09.19	ISSUE FOR CONSULTANT COORDINATION
P1	30.08.19	ISSUE FOR CONSULTANT COORDINATION



PROJECT  
**CARMELA & VITO APARTMENTS**

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16-18 JOHN ST

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Level 2, 353 Flinders Lane, Melbourne VIC 3000  
Ph: +61 3 9629 4888 | Fax: +61 3 9649 7444  
ABN: 34 137 620 538

NOMINATED ARCHITECT  
Vince Squillace Reg No. 6468 (NSW),  
17219 (VIC), 3677 (QLD)

DRAWING NO. **DA-201** ISSUE **E** JOB NO. **PIZ1807**

DRAWN BY **FO** CHECKED BY **SC** SCALE **AS SHOWN** DATE **28.08.20**

DRAWING TITLE  
**NORTH & SOUTH ELEVATIONS - BLD A**





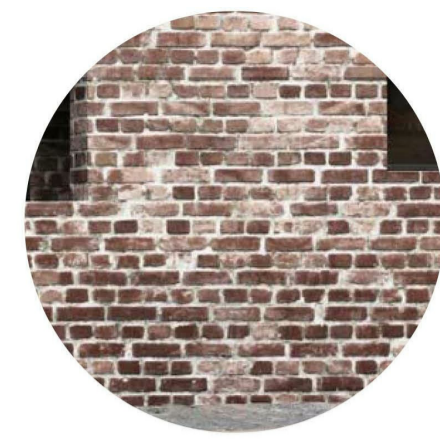
A- GLASS BALUSTRADE



B- WHITE STEEL STRUCTURE



C- WHITE WINDOW FRAMING



D- BRICK



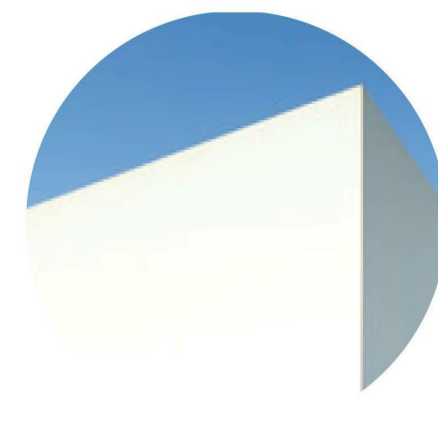
E- BLACK STEEL WINDOWS AND DOORS



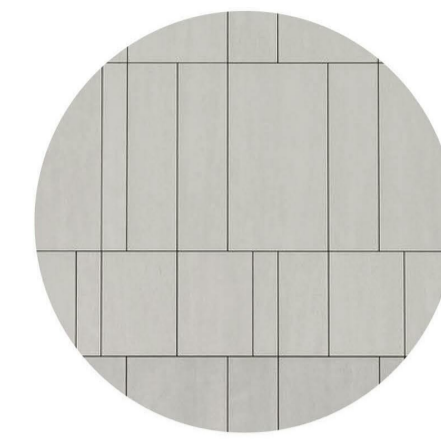
F- LANDSCAPE



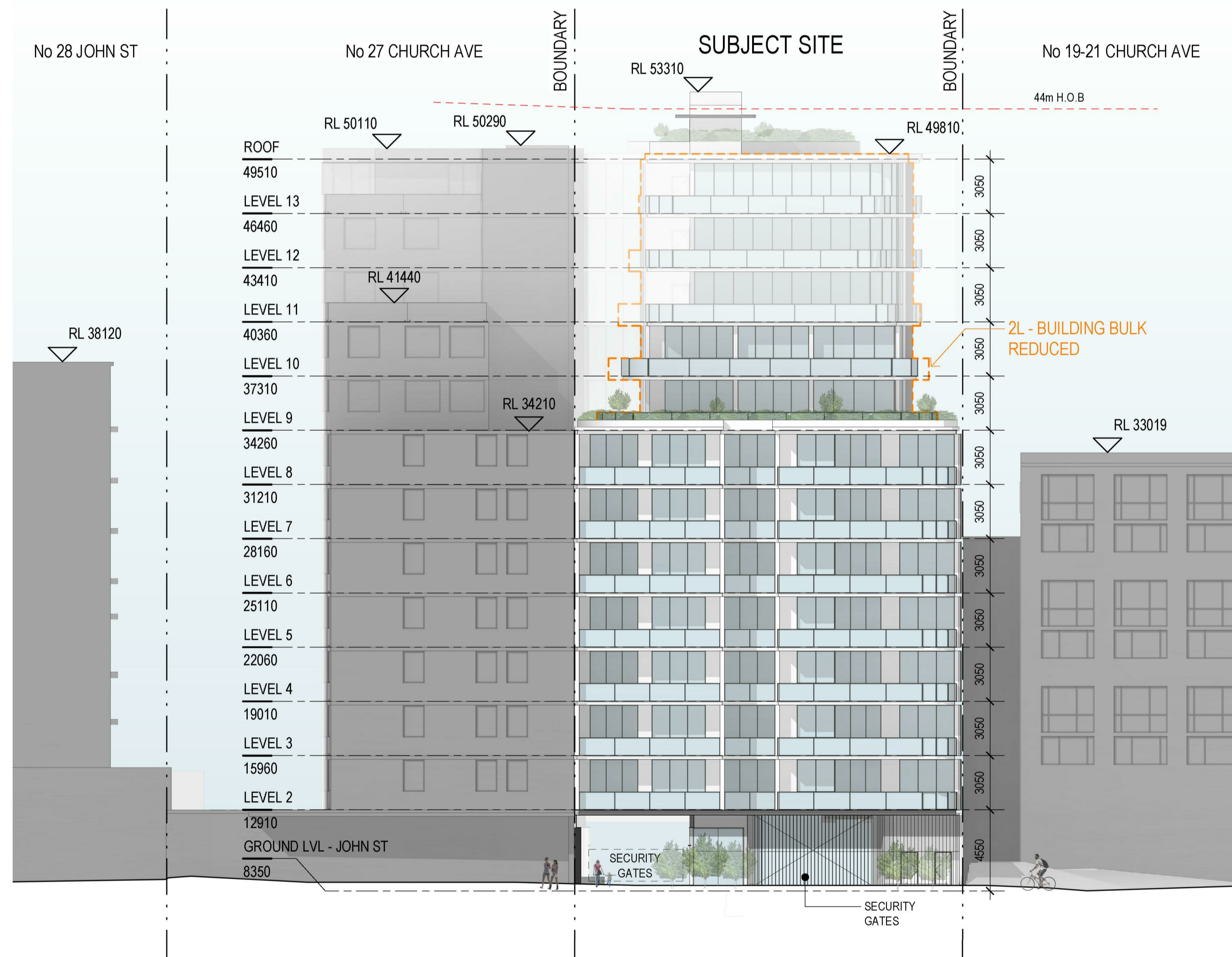
G- ALUMINIUM LOUVRES



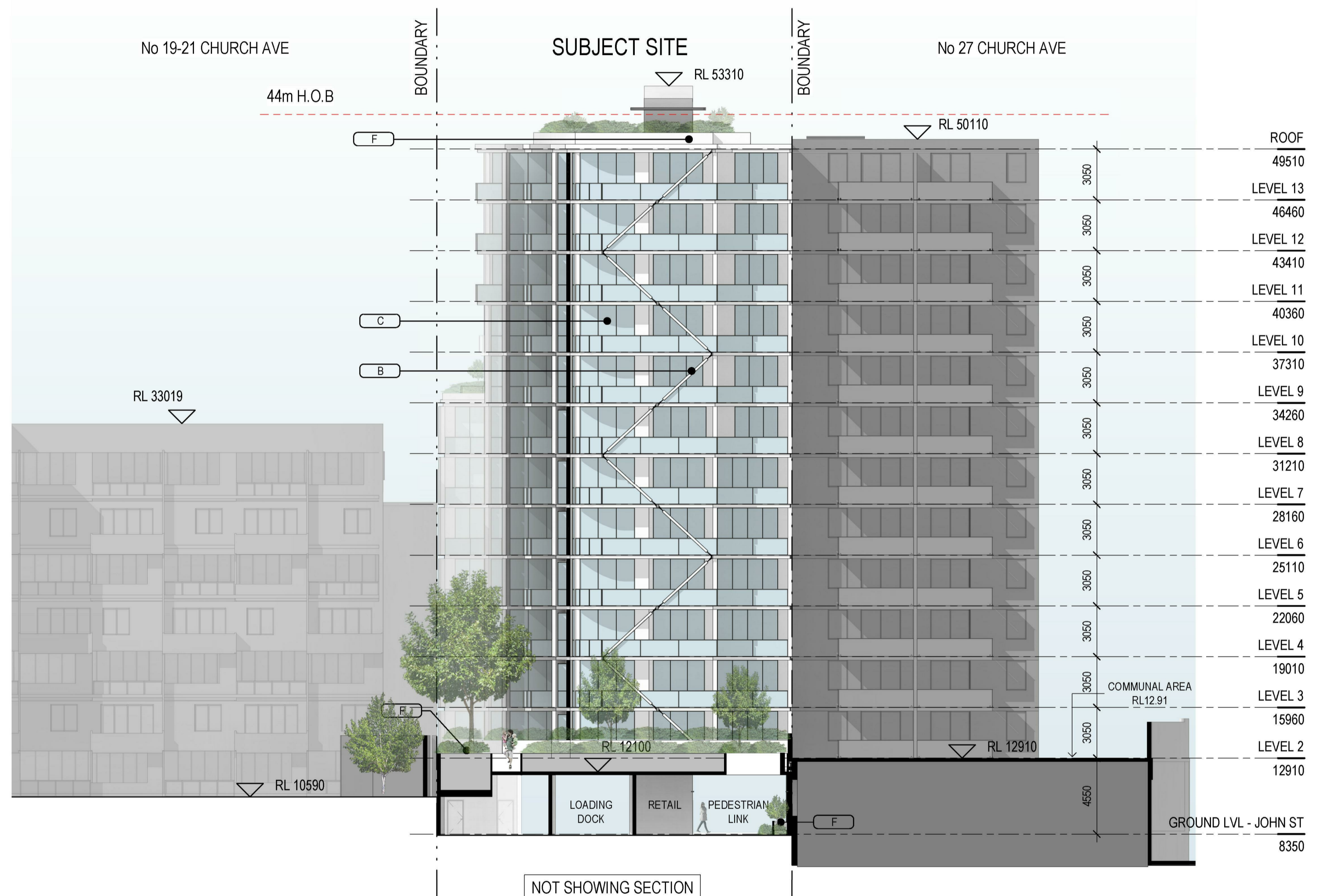
H- WHITE RENDER PAINT FINISH



I- WHITE PAINTED MASONRY FINISH WITH EXPRESSED GROOVES



1 SOUTH ELEVATION - BLD B (JOHN STREET ELEVATION)  
1:200 @ A1



2 NORTH ELEVATION - BLD B  
1:200 @ A1

**Energy Rating** Certificate Number 15212568

single-dwelling rating **5.7** stars

multi-unit development (attach listing of ratings) heating **35.5** MJ/m<sup>2</sup>

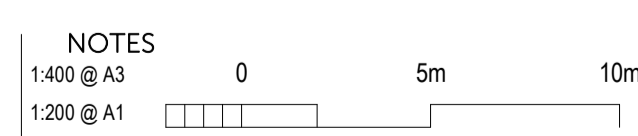
cooling **19.5** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number Ved Baheti VIC/BDV13/1521

Assessor Signature [Signature] Date 28/08/2020

ISS	DATE	PURPOSE OF ISSUE
E	28.08.20	ISSUE FOR DRP 4
D	23.03.20	ISSUE FOR DRP 3
C	20.03.20	ISSUE FOR DRP 3
B	04.10.19	ISSUE FOR DA
A	30.09.19	ISSUE FOR DA
P3	12.09.19	ISSUE FOR CONSULTANT COORDINATION
P2	02.09.19	ISSUE FOR CONSULTANT COORDINATION
P1	30.08.19	ISSUE FOR CONSULTANT COORDINATION





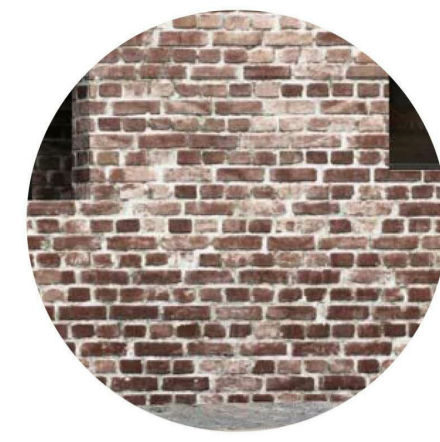
A- GLASS BALUSTRADE



B- WHITE STEEL STRUCTURE



C- WHITE WINDOW FRAMING



D- BRICK



E- BLACK STEEL WINDOWS AND DOORS



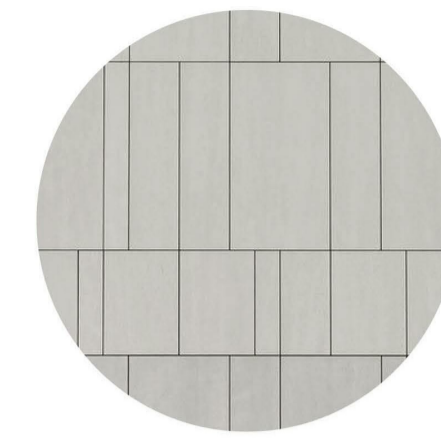
F- LANDSCAPE



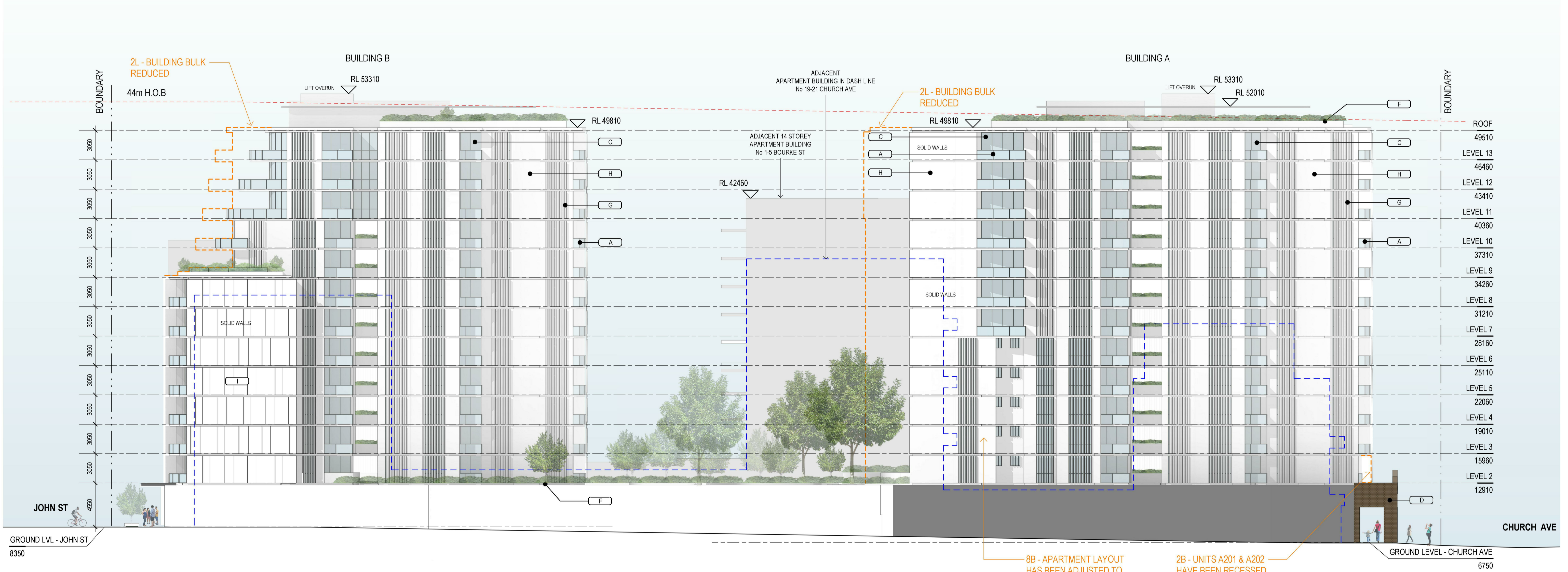
G- ALUMINIUM LOUVRES



H- WHITE RENDER PAINT FINISH



I- WHITE PAINTED MASONRY FINISH WITH EXPRESSED GROOVES



1 EAST ELEVATION.  
1:200 @ A1

**Energy Rating** Certificate Number 15212568

single-dwelling rating **5.7** stars

multi-unit development (attach listing of ratings) heating **35.5** MJ/m<sup>2</sup>

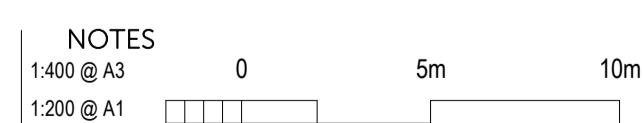
cooling **19.5** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number Ved Baheti VIC/BDV/131521

Assessor Signature *Ved Baheti* Date 28/08/2020

ISS	DATE	PURPOSE OF ISSUE
E	28.08.20	ISSUE FOR DRP 4
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C	20.03.20	ISSUE FOR DRP 3
B	04.10.19	ISSUE FOR DA
A	30.09.19	ISSUE FOR DA
P3	12.09.19	ISSUE FOR CONSULTANT COORDINATION
P2	02.09.19	ISSUE FOR CONSULTANT COORDINATION
P1	30.08.19	ISSUE FOR CONSULTANT COORDINATION





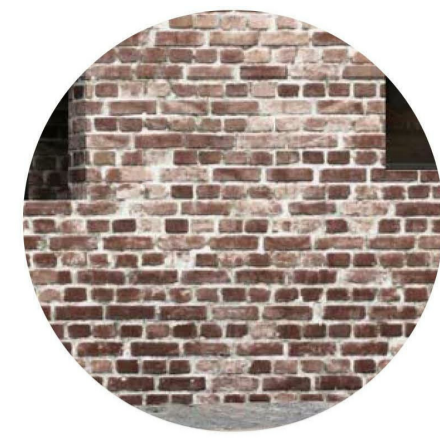
A- GLASS BALUSTRADE



B- WHITE STEEL STRUCTURE



C- WHITE WINDOW FRAMING



D- BRICK



E- BLACK STEEL WINDOWS AND DOORS



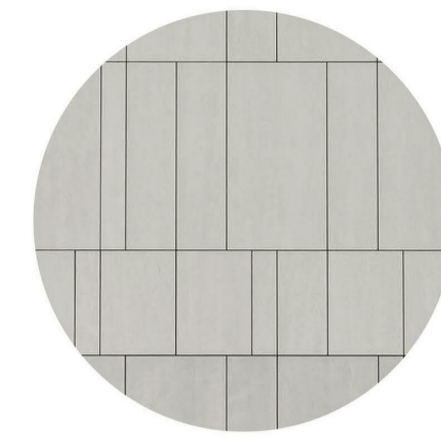
F- LANDSCAPE



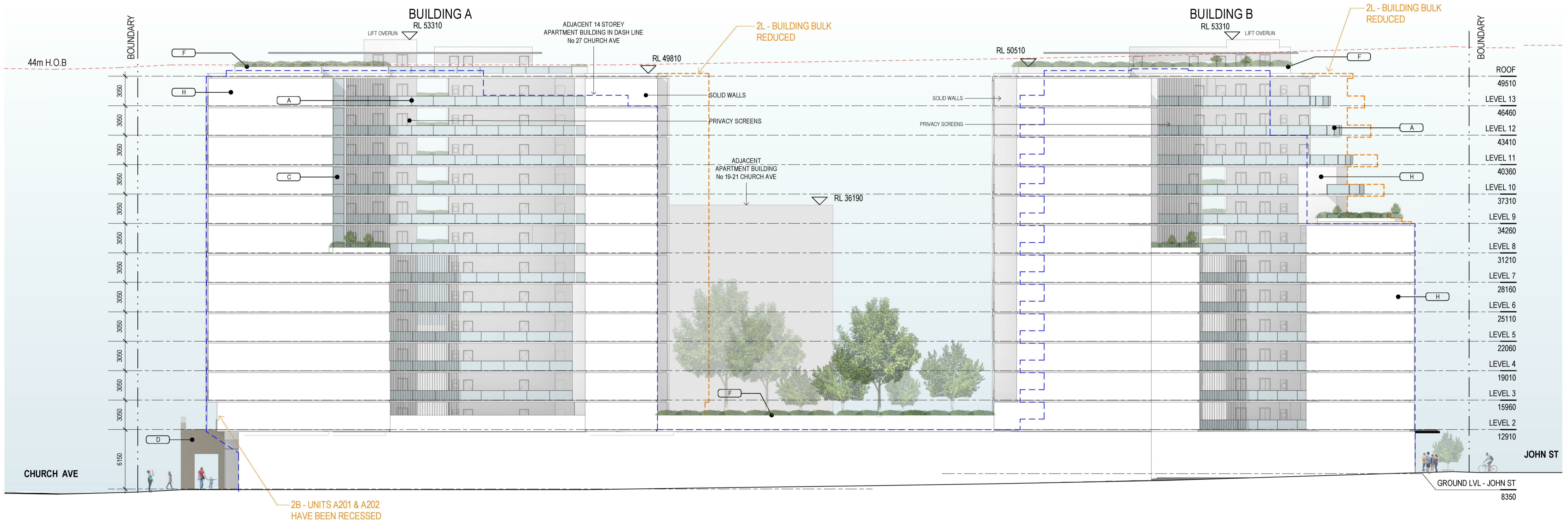
G- ALUMINIUM LOUVRES



H- WHITE RENDER PAINT FINISH



I- WHITE PAINTED MASONRY FINISH WITH EXPRESSED GROOVES



1 WEST ELEVATION.  
1:200 @ A1

**Energy Rating** Certificate Number 15212568

single-dwelling rating **5.7** stars

multi-unit development (attach listing of ratings) heating **35.5** MJ/m<sup>2</sup>

cooling **19.5** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number Ved Baheti VIC/BDV/131521

Assessor Signature *Ved Baheti* Date 28/08/2020

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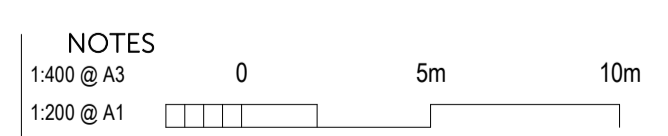
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E	28.08.20	ISSUE FOR DRP 4
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C	20.03.20	ISSUE FOR DRP 3
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A	30.09.19	ISSUE FOR DA
P2	12.09.19	ISSUE FOR CONSULTANT COORDINATION
P1	02.09.19	ISSUE FOR CONSULTANT COORDINATION



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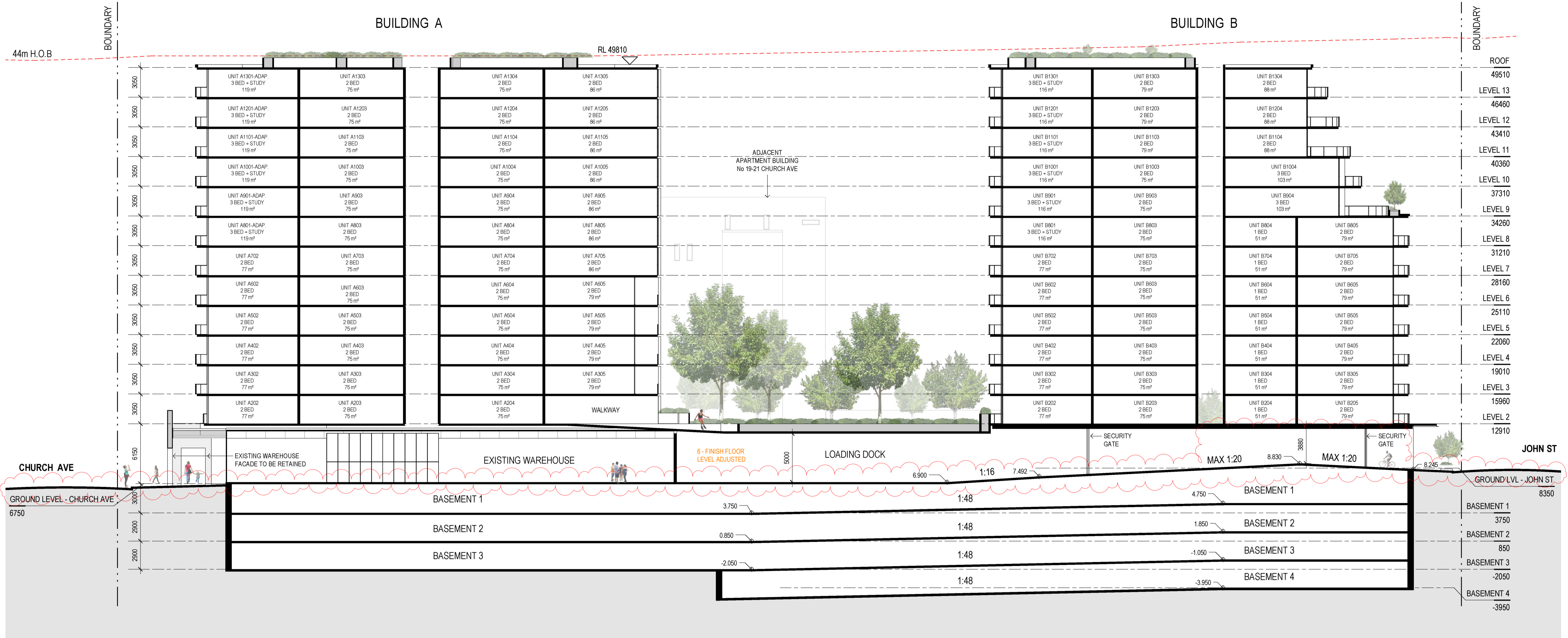
**MELBOURNE**  
Level 2, 333 Flinders Lane, Melbourne VIC 3000  
Ph: +61 3 9629 4888 | Fax: +61 3 9649 7444  
ABN: 34 137 620 538

**NOMINATED ARCHITECT**  
Vince Squillace Reg No. 6468 (NSW),  
17219 (VIC), 3677 (QLD)

DRAWING NO. **DA-204** ISSUE **E** JOB NO. **PIZ1807**

DRAWN BY **FO** CHECKED BY **SC** SCALE **AS SHOWN** DATE **28.08.20**

DRAWING TITLE **WEST ELEVATION**

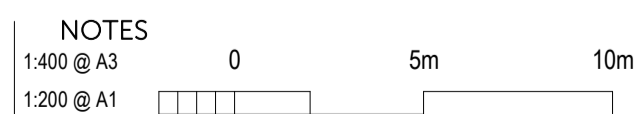


1 LONG SECTION 1  
1:200 @ A1

STATUS  
**DEVELOPMENT APPLICATION**

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ISS	DATE	PURPOSE OF ISSUE
F	25.11.20	ISSUE FOR REGIONAL PANEL
E	28.08.20	ISSUE FOR DRP 4
D	23.03.20	ISSUE FOR DRP 3
C	20.03.20	ISSUE FOR DRP 3
B	04.10.19	ISSUE FOR DA
A	30.09.19	ISSUE FOR DA
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PROJECT  
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NOMINATED ARCHITECT  
Vince Squillace Reg No. 6468 (NSW),  
17219 (VIC), 3677 (QLD)

DRAWING NO. **DA-301** ISSUE **F** JOB NO. **PIZ1807**

DRAWN BY **FO** CHECKED BY **SC** SCALE **AS SHOWN** DATE **25.11.20**

DRAWING TITLE  
**SECTION 1**



1 LONG SECTION 2  
1:200 @ A1

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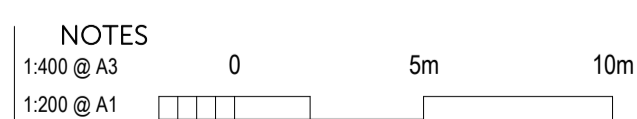
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STATUS  
**DEVELOPMENT APPLICATION**

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B	04.10.19	ISSUE FOR DA
A	30.09.19	ISSUE FOR DA
P2	02.09.19	ISSUE FOR CONSULTANT COORDINATION
P1	30.08.19	ISSUE FOR CONSULTANT COORDINATION



PROJECT  
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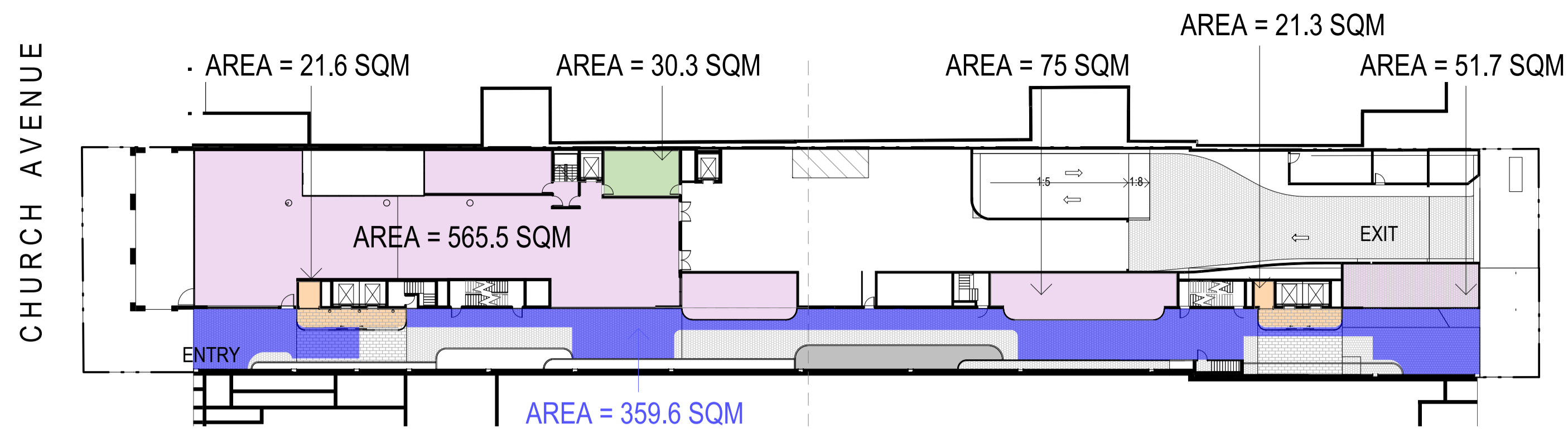
MELBOURNE  
Level 2, 333 Flinders Lane, Melbourne VIC 3000  
Ph: +61 3 9629 4888 | Fax: +61 3 9649 7444  
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NOMINATED ARCHITECT  
Vince Squillace Reg No. 6468 (NSW),  
17219 (VIC), 3677 (QLD)

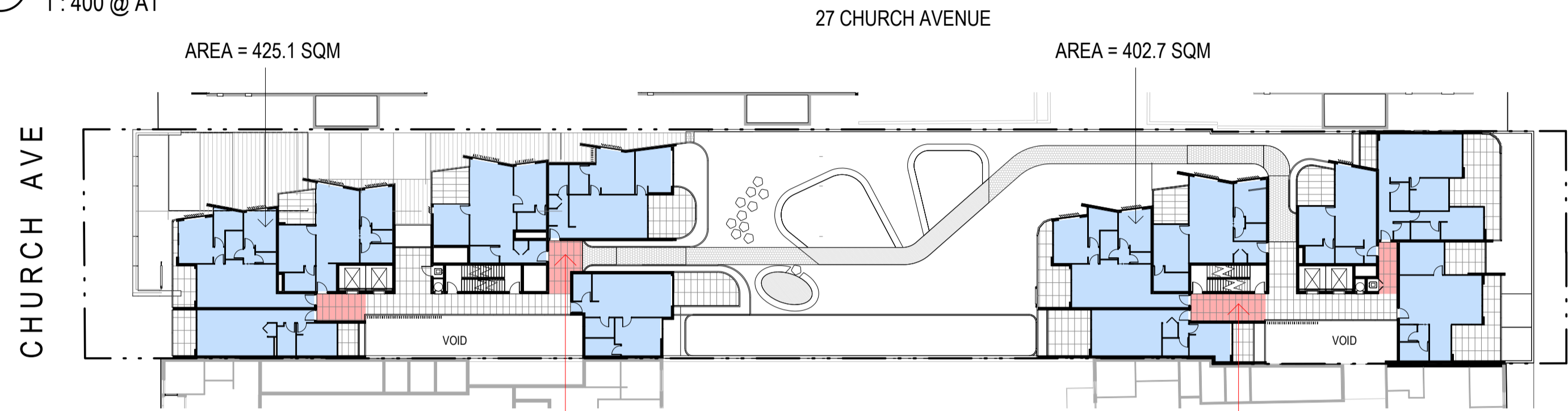
DRAWING NO. **DA-302** ISSUE **F** JOB NO. **PIZ1807**

DRAWN BY **FO** CHECKED BY **SC** SCALE **AS SHOWN** DATE **25.11.20**

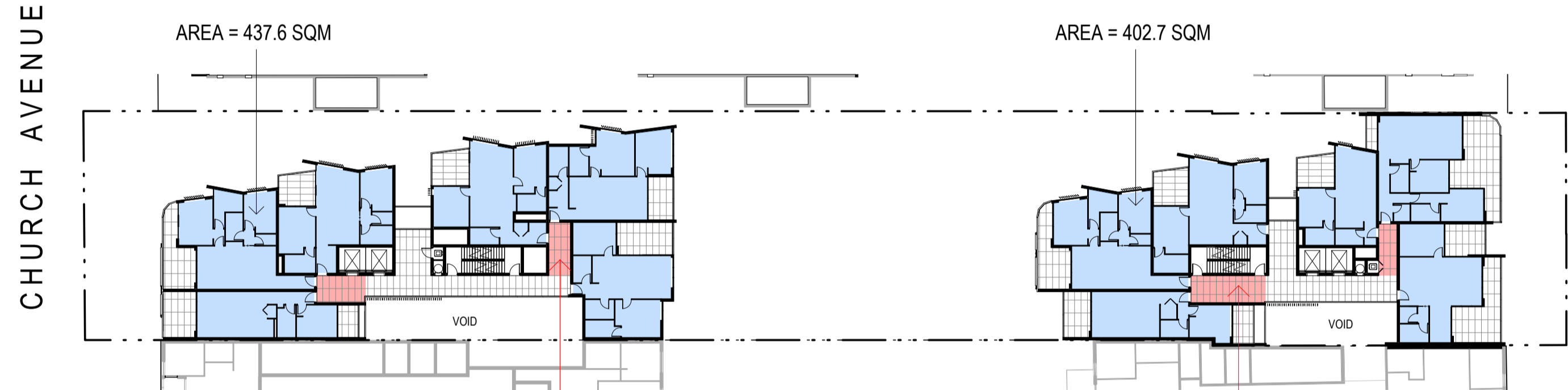
DRAWING TITLE  
**SECTION 2**



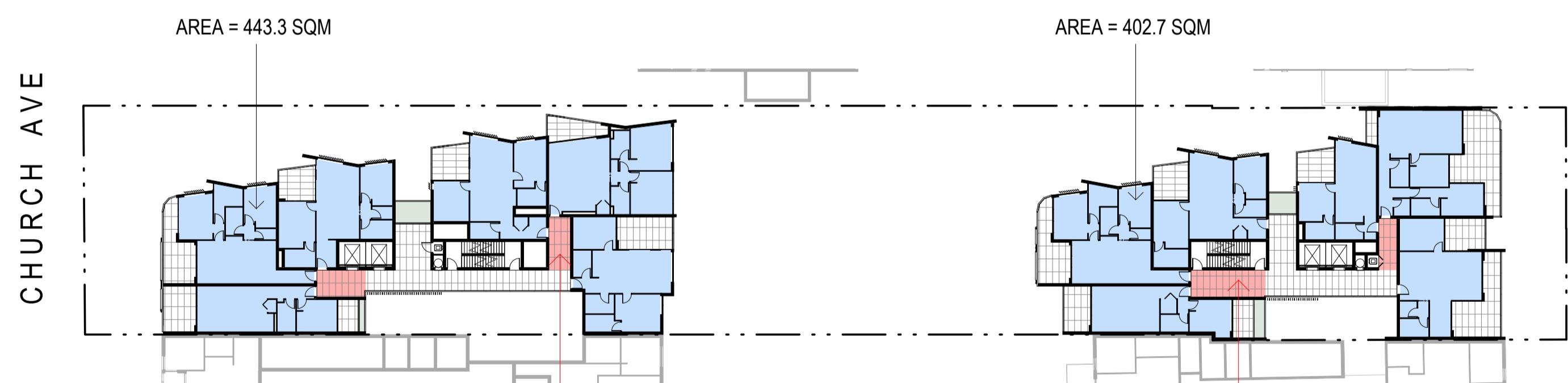
1 **GFA GROUND LEVEL - COUNCIL**  
1:400 @ A1



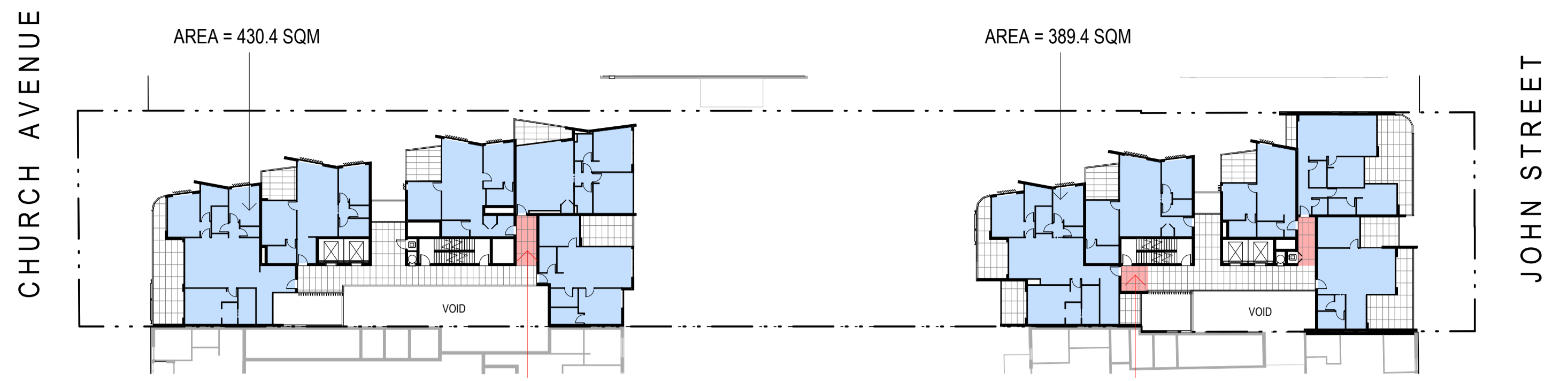
2 **GFA LEVEL 2 - COUNCIL**  
1:400 @ A1



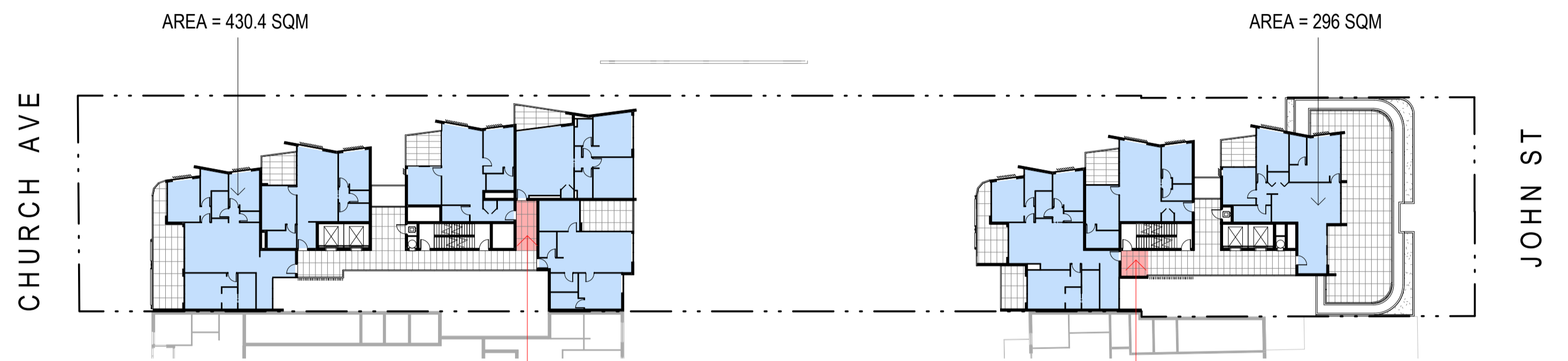
3 **GFA LEVEL 3-6 - COUNCIL**  
1:400 @ A1



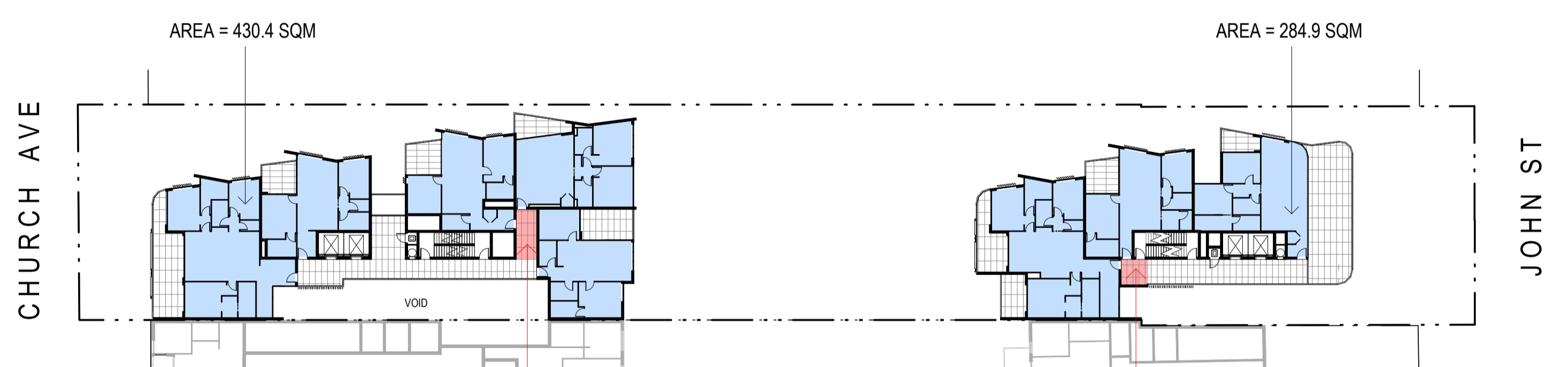
4 **GFA LEVEL 7 - COUNCIL**  
1:400 @ A1



5 **GFA LEVEL 8**  
1:400 @ A1



6 **GFA LEVEL 9 - 10 - COUNCIL**  
1:400 @ A1



7 **GFA LEVEL 11-13 - COUNCIL**  
1:400 @ A1

**OPTION A: GFA EXCLUDING WALKWAYS & UNDERCOVERED THROUGH SITE LINK**  
GFA = 10,218.9 m<sup>2</sup>  
FSR = 3.46:1

**OPTION B: GFA INCLUDING WALKWAYS**  
GFA = 10,212.5 + 391.2 = 10,610.1 m<sup>2</sup>  
FSR = 3.59:1

**OPTION C: GFA INCLUDING WALKWAYS & UNDERCOVERED THROUGH SITE LINK**  
GFA = 10,212.5 + 391.2 + 359.6 = 10,969.7 m<sup>2</sup>  
FSR = 3.71:1

**OUR PROPOSAL**

LEVEL	BUILDING A - GFA		BUILDING B - GFA		RETAIL	GARBAGE	WALKWAYS	UNDERCOVERED THROUGH SITE LINK (UTSL)
	RESIDENTIAL	CORRIDOR	RESIDENTIAL	CORRIDOR				
GROUND LEVEL	0 Sqm	21.6 Sqm	0 Sqm	21.3 Sqm	692.2Sqm	30.3 Sqm		359.6 Sqm
LEVEL 2	425.1 Sqm	0 Sqm	402.7 Sqm	0 Sqm			50.0 Sqm	
LEVEL 3-6 (4 LEVELS)	1,750.4 Sqm	0 Sqm	1,610.8 Sqm	0 Sqm			187.2 Sqm	
LEVEL 7	443.3 Sqm	0 Sqm	402.7 Sqm	0 Sqm			46.8 Sqm	
LEVEL 8	430.4 Sqm	0 Sqm	389.4 Sqm	0 Sqm			24.7 Sqm	
LEVEL 9 - 10 (2 LEVELS)	860.8 Sqm	0 Sqm	592.0 Sqm	0 Sqm			33.0 Sqm	
LEVEL 11-13 (3 LEVELS)	1,291.2 Sqm	0 Sqm	854.7 Sqm	0 Sqm			49.5 Sqm	
<b>TOTAL GFA =</b>	<b>5,201.2 sqm +</b>	<b>21.6 sqm +</b>	<b>4,252.3 sqm +</b>	<b>21.3 sqm +</b>	<b>692.2 sqm +</b>	<b>30.3 sqm +</b>	<b>391.2 sqm +</b>	<b>359.6 sqm +</b>

SITE AREA = 2,955 m<sup>2</sup>  
PERMISSIBLE FSR = 3.20:1

**B** 7 - GFA & FSR CALCULATIONS ADJUSTED

