

COMPLIANCE & SITE INFORMATION

LGA. CANTERBURY-BANKSTOWN
DA NO. DA-1109/2019

SITE DETAILS

STREET ADDRESS 26 NINTH AVENUE, CAMPSIE
LOT NUMBER 1
DP NUMBER DP326935
ZONING B2
BUILDING CLASS CLASS 3 + CLASS 6 + CLASS 7A
BUILDING HEIGHT LIMIT 21M
HERITAGE AREA N/A
ACID SULPHATE AREA CLASS 5
REQUIRED FLOOR SPACE RATIO N/A

SITE AREA (AS PER SURVEY) 311.0M²

PROJECT DETAILS

SINGLE BOARDING ROOMS 5
DOUBLE BOARDING ROOMS 11
MANAGERS ROOM 1
COMMUNAL ROOM 1
NUMBER OF DISABLED ROOMS 2
TOTAL NUMBER OF OCCUPANTS 27

TOTAL NUMBER OF BOARDING ROOMS 16

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER				
Fixtures	All Shower Heads 3 star(=6 bath=7.5L/min)	All toilet flushing systems 4 star	All kitchen taps 5 star	All bathroom taps 6 star
Appliances:	Clothes Washers - 2.5 star water rating			
ENERGY				
REFER TO APPROVED BASIX	Hot water system: Central Gas Instantaneous – Refer to approved BASIX			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 – refer to approved BASIX			
	Heating system: air-conditioning 1Phase – EER 3.0-3.5 – refer to approved BASIX			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances:			
	Electric cooktop & electric oven			
COMMON AREAS				
	Clothes Washers: 3 star energy rating			
	Clothes Dryers: 2 Star			
	Refrigerators: 2 Star			
	Refer to approved BASIX cert			

WASTE MANAGEMENT:

RESIDENTIAL WASTE REQUIREMENT:
As per Canterbury DCP 2012 Waste Generation Rates:

GENERAL WASTE:
REFER TO WASTE REPORT PREPARED BY DICKENS SOLUTIONS
REQUIRED NO. OF WASTE BINS = 2 x 660L
PROPOSED NO. OF WASTE BINS = 2 x 660L

RECYCLED WASTE:
REFER TO WASTE REPORT PREPARED BY DICKENS SOLUTIONS
REQUIRED NO. OF RECYCLE BINS = 3 x 240L
PROPOSED NO. OF RECYCLE BINS = 3 X 240L

GREEN WASTE:
REFER TO WASTE REPORT PREPARED BY DICKENS SOLUTIONS
REQUIRED NO. OF GREEN BINS = 2 x 240L
PROPOSED NO. OF GREEN BINS = 2 X 240L

COMMERICAL WASTE REQUIREMENT:
REFER TO WASTE REPORT PREPARED BY DICKENS SOLUTIONS

GENERAL WASTE:
REQUIRE NO. OF WASTE BINS = 1 X 240L
PROPOSED NO. OF WASTE BINS = 1 X 240L

RECYCLED WASTE:
REQUIRE NO. OF WASTE BINS = 1 X 240L
PROPOSED NO. OF WASTE BINS = 1 X 240L

CAR PARKING:

CAR PARKING REQUIREMENT:
As per Canterbury DCP Clause B1.3.1 :
COMMERICAL CAR SPACE:
1 space per 40m² GFA (120m² –1,000m²)

TOTAL NO. OF COMMERICAL CAR SPACE REQUIRED 1
TOTAL NO. OF COMMERICAL CAR SPACE PROVIDED 0

As per SEPP ARH 2009
REQUIRED CAR SPACES:
0.5 CAR SPACES PER ROOM

TOTAL NO. OF CAR SPACES REQ: 8
TOTAL NO. OF CAR SPACES PROVIDED 8 (COMPLIES)

REQUIRED MOTORCYCLE SPACES:
0.2 SPACES PER ROOM

TOTAL NO. OF MOTORCYCLE SPACES REQUIRED: 4
TOTAL NO. OF MOTORCYCLE SPACES PROVIDED: 4(COMPLIES)

REQUIRED BICYCLE SPACES:
0.2 SPACES PER ROOM

TOTAL NO. OF BICYCLE SPACES REQUIRED: 4
TOTAL NO. OF BICYCLE SPACES PROVIDED: 4 (COMPLIES)

ARCHITECTURAL DRAWING SCHEDULE

SHEET	DRAWING TITLE	ISSUE
100	TITLE	H
102	SITE PLAN	H
103	BASEMENT 1 & 2	H
103A	BASEMENT 3	H
104	GROUND FLOOR/SITE PLAN & LEVEL 1	H
105	LEVEL 2 & LEVEL 3	H
106	LEVEL 4 & LEVEL 5	H
107	ROOF PLAN	H
108	ELEVATIONS	H
108B	ELEVATIONS 2	H
109	STREETSCAPE ELEVATION	H
110	SECTIONS AA, BB & CC	H
110B	SECTIONS DD & EE	H
110C	SECTION FF	H
110D	SECTION GG	H
110E	SECTION DD & HH	H
111	MATERIAL & FINISHES SCHEDULE	H
116	EXISTING ELEVATIONAL SHADOWS - 17 - 21 CAMPSIE STREET	H
117	PROPOSAL ELEVATION SHADOWS - 17 - 21 CAMPSIE STREET	H

DEVELOPMENT APPLICATION

ISSUE H

Date 07.07.2021

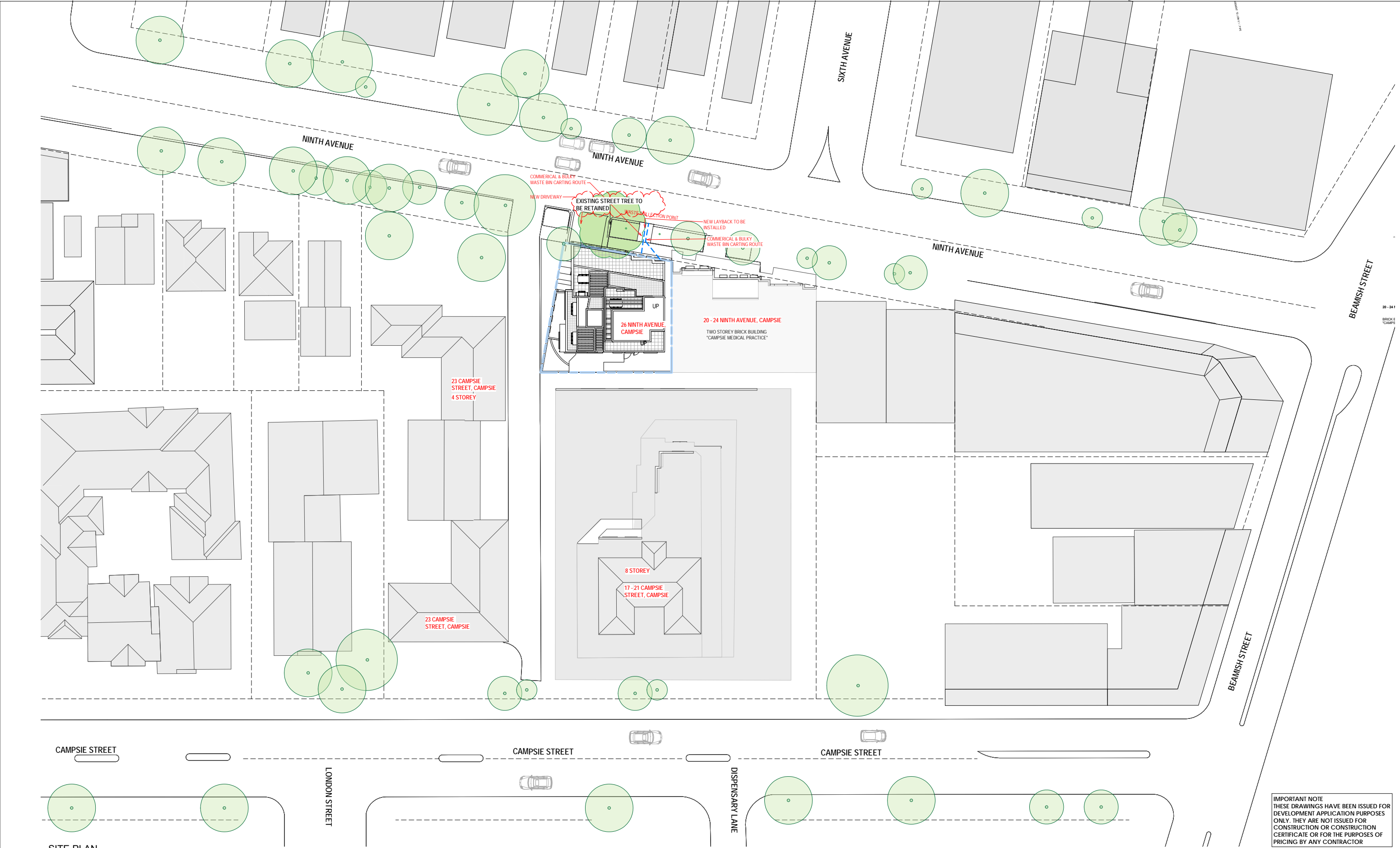
Project MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE, CAMPSIE

Client Campsie Ninth Avenue Development Pty Ltd



Katris architects pty ltd

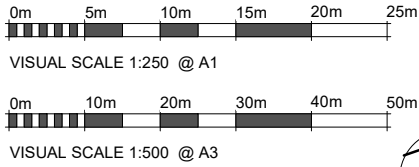
Nominated Architects Chris Katris (Reg 9724), Nick Katris (Reg 3878), Peter Katris (Reg 4569)
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1 SITE PLAN
1 : 250 @A1 1:500 @ A3

ARCHITECTURAL - GENERAL NOTES
A1 All dimensions are to be confirmed on site by the builder/subcontractor, any incongruities must be reported to the Architect before commencement of any work.
A2 The Builder/subcontractor will be held responsible for any construction details which have not been approved by the Architect.
A3 In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the Architect before proceeding further with any work.
A4 The Builder/Subcontractor will be held responsible for the watertightness of the whole building for a minimum period of two years after the date of practical completion.
A5 It is the contractor's responsibility to have all Architectural & Structural documentation, including all site instructions any details issued during the course of construction, approved by the relevant authorities including the local Council & the Water Board before any work may be proceeded with.
A6 All construction, control joints and expansion joints in the wall, floors, & other locations shall be in strict accordance with Architectural and/or Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Architect and/or Engineer.
A7 Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
A8 All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer, and those details from part of the total specification.
A9 All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.
A10 No construction work shall commence until a site survey has been completed. This work must be performed by a registered Surveyor.
A11 Foundation set-out, is to be performed by the Surveyor mentioned in A10 and recovery pegs must be protected during construction.
A12 All timber work is to comply with the requirements of the 'Light Timber Framing Code' S.A.A. Codes and Structural Engineer's details and specification.
A13 Copyrights of all documentation and designs relating to both Architectural and Structural Engineering, are retained by this office. Written authority is required for any reproduction.
A14 All Architectural documentation to be read in conjunction with the Structural Engineer's details and specification.
A15 Comply with the 'hazardous materials' clause of the specification.
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DRAWN	DATE	ISSUE	AMENDMENT
CT	24/05/2019	PRELIM A	FOR CLIENT PERUSAL
JT	25/09/2019	B	ISSUE FOR CONSULTANTS
JT	12/11/2019	C	ISSUE FOR DA
JT	03/06/2020	D	AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 05.05.2020
CK	25/09/2020	E	AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 31.07.2020
JT	05/11/2020	F	AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 03.11.2020
CK	19/06/2021	G	SECTION 34 CONFERENCE
CK	07/07/2021	H	SECTION 34 CONFERENCE



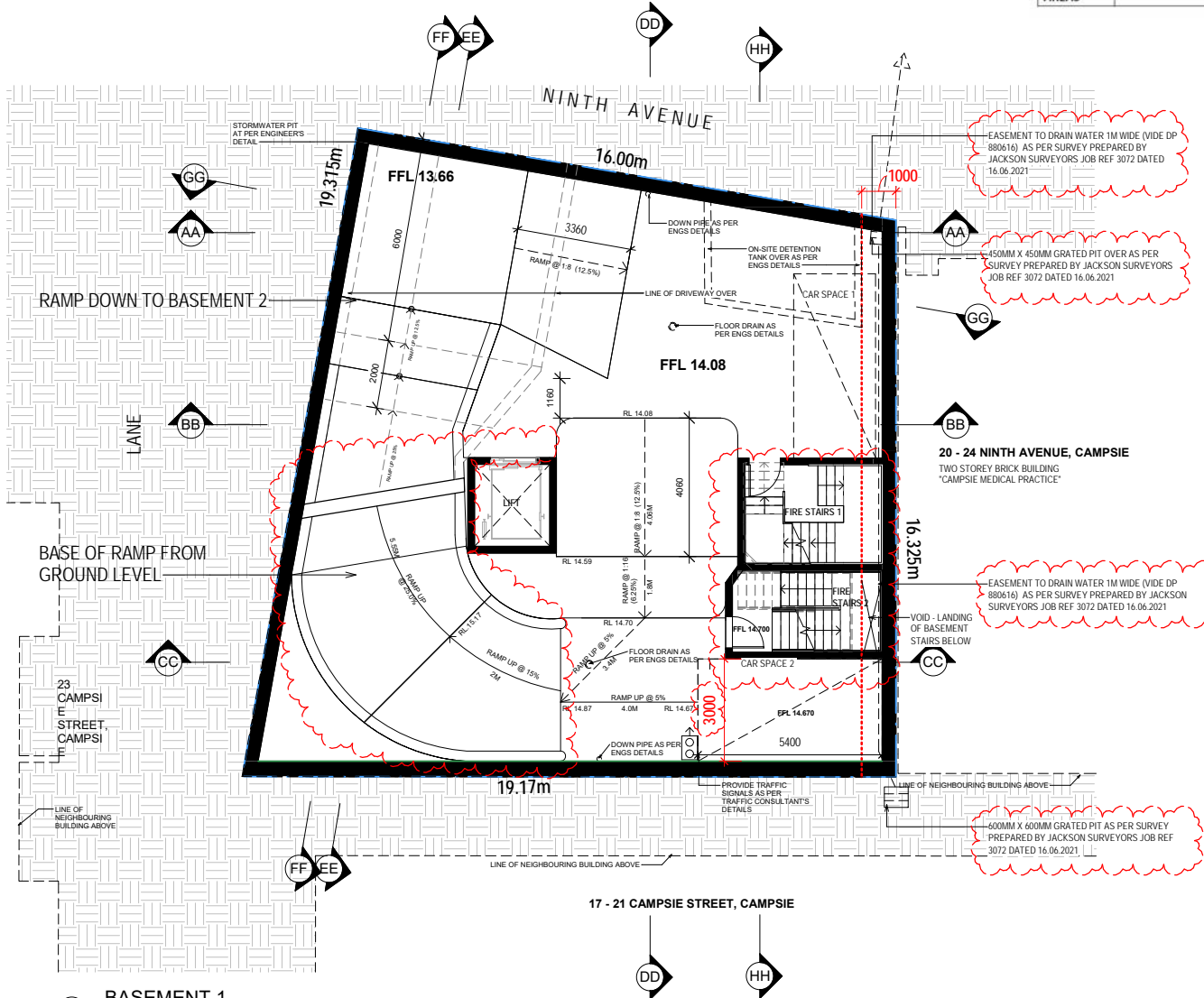


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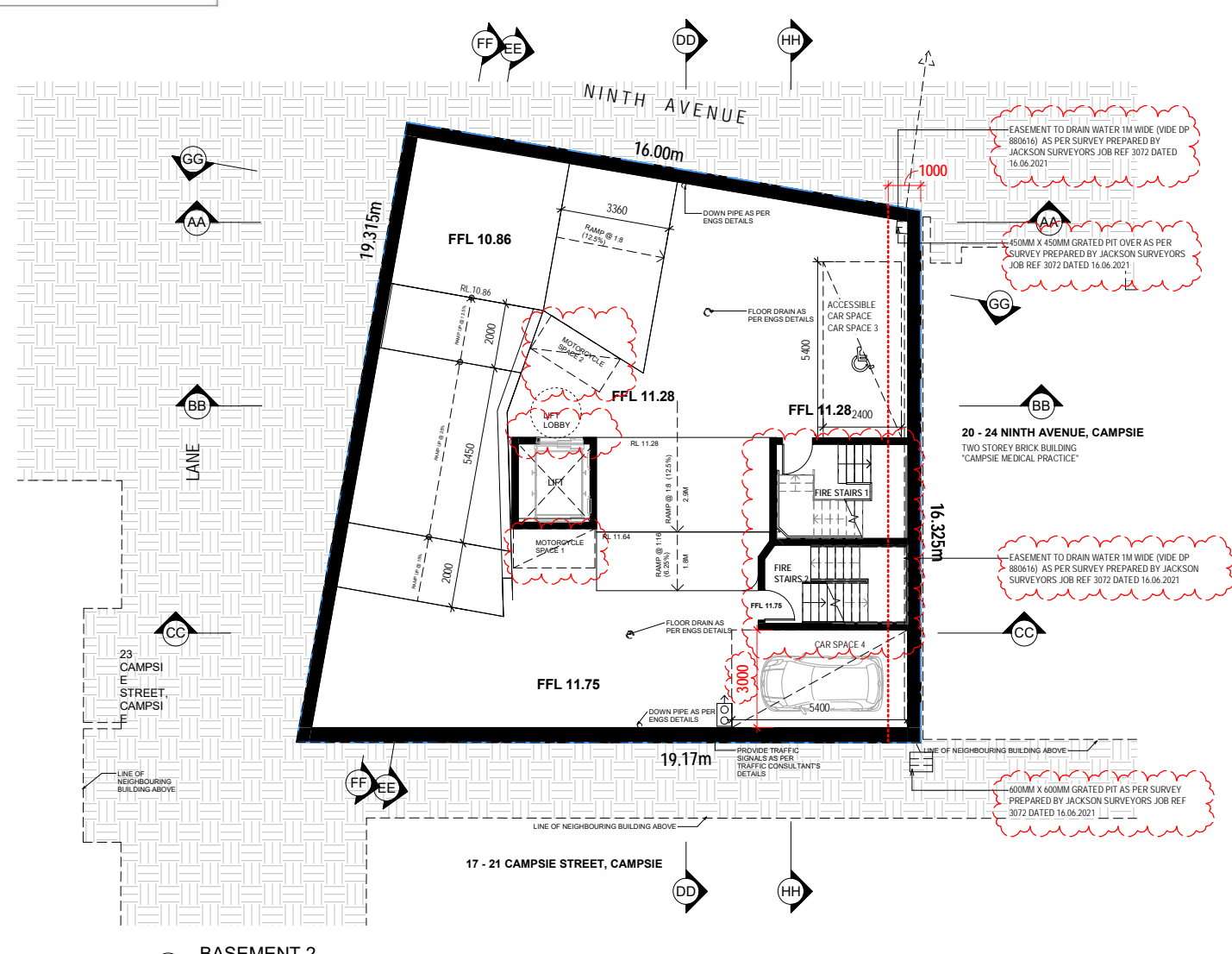
PROJECT MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE, CAMPSIE		CLIENT Campsie Ninth Avenue Development Pty Ltd	
DRAWN JT	ARCHITECTS APPROVAL CK	SCALE @ A1 1 : 250	JOB No. 1424-19
DATE 07/07/2021	SCALE @ A3 1:500	DRAWING No. 102	ISSUE H
TITLE SITE PLAN			

IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY. THEY ARE NOT ISSUED FOR CONSTRUCTION OR CONSTRUCTION CERTIFICATE OR FOR THE PURPOSES OF PRICING BY ANY CONTRACTOR

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(+6 hot+7.52/min)	4 star	5 star	6 star
Appliances:	Clothes Washers - 2.5 star water rating			
ENERGY	Hot water system: Central Gas Instantaneous – Refer to approved BASIX			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
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	Heating system: air-conditioning 1Phase – EER 3.0-3.5 – refer to approved BASIX			
	Artificial lighting: As per BASIX			
COMMON AREAS	Natural lighting: As per BASIX			
	Appliances:			
	Electric cooktop & electric oven			
	Clothes Washers: 3 star energy rating			
	Clothes Dryers: 2 Star			
COMMON AREAS	Refrigerators: 2 Star			
	Refer to approved BASIX cert			



1 BASEMENT 1
1: 100 @A1
1:200 @ A3



2 BASEMENT 2
1: 100 @A1
1:200 @ A3

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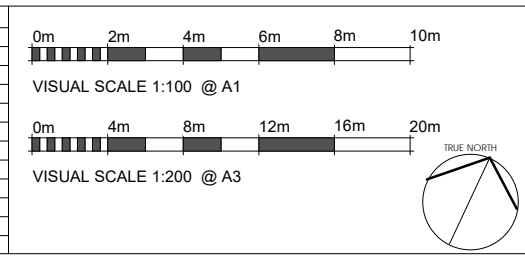
A14 All Architectural documentation to be read in conjunction with the Structural Engineer's details and specification.


A15 Comply with the hazardous materials clause of the specification.

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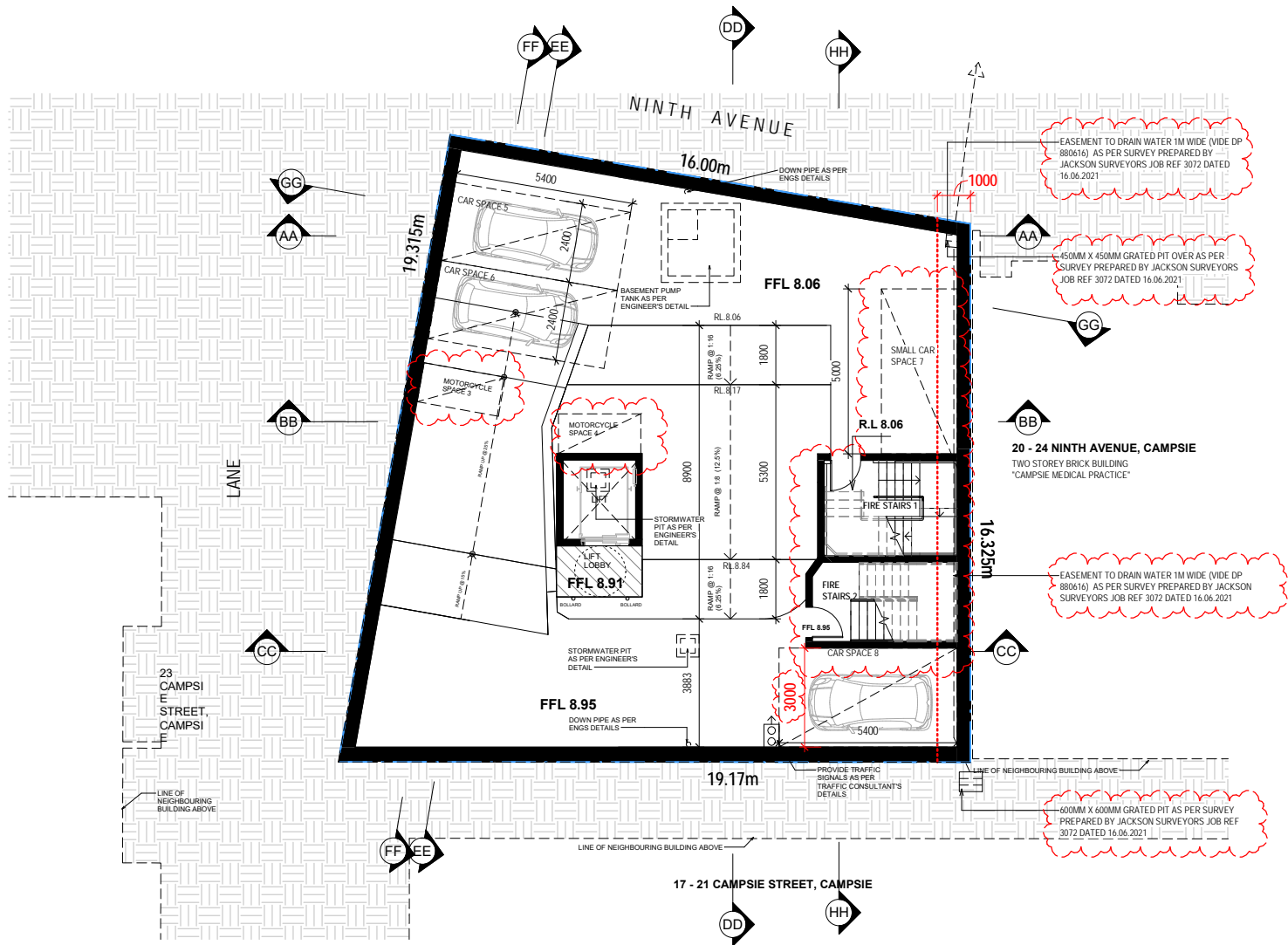




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PROJECT	MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE, CAMPSIE	CLIENT	Campsie Ninth Avenue Development Pty Ltd	ARCHITECTS APPROVAL	CK	JOB No.	1424-19				
TITLE	BASEMENT 1 & 2	DATE	07/07/2021	SCALE @ A3	1:200	SCALE @ A1	1:100	DRAWING No.	103	ISSUE	H

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star (+6.0 lps @ 0.2 MPa)	4 star	5 star	6 star
Appliances: Clothes Washers - 2.5 star water rating				
ENERGY				
REFER TO APPROVED BASIX	Hot water system: Central Gas Instantaneous – Refer to approved BASIX			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
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COMMON AREAS	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 – refer to approved BASIX			
	Artificial lighting: As per BASIX			
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	Appliances: Electric cooktop & electric oven			
	Clothes Washers: 3 star energy rating			
	Clothes Dryers: 2 Star			
	Refrigerators: 2 Star			
	Refer to approved BASIX cert			



1 BASEMENT 3
1 : 100 @ A1
1:200 @ A3

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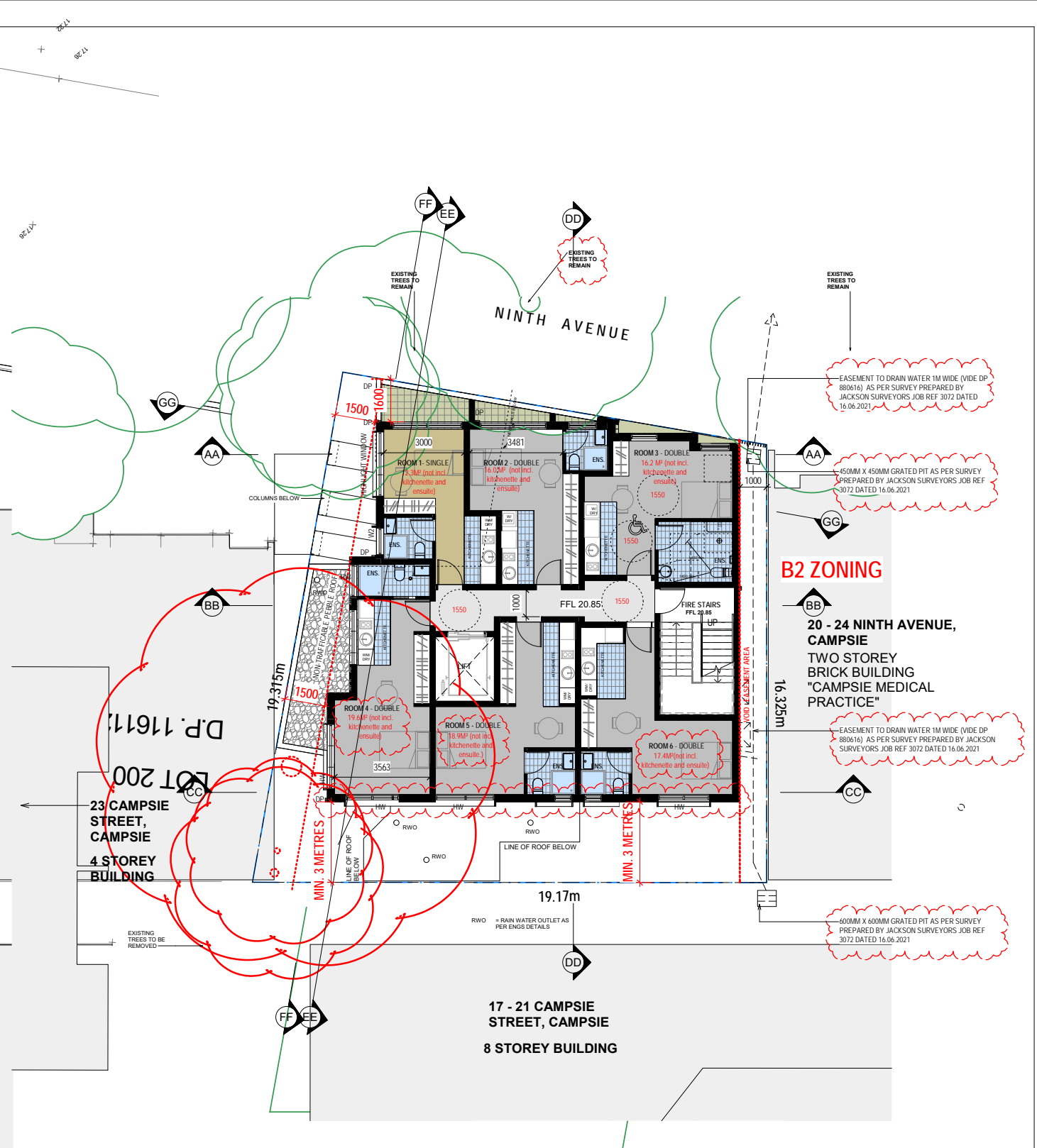
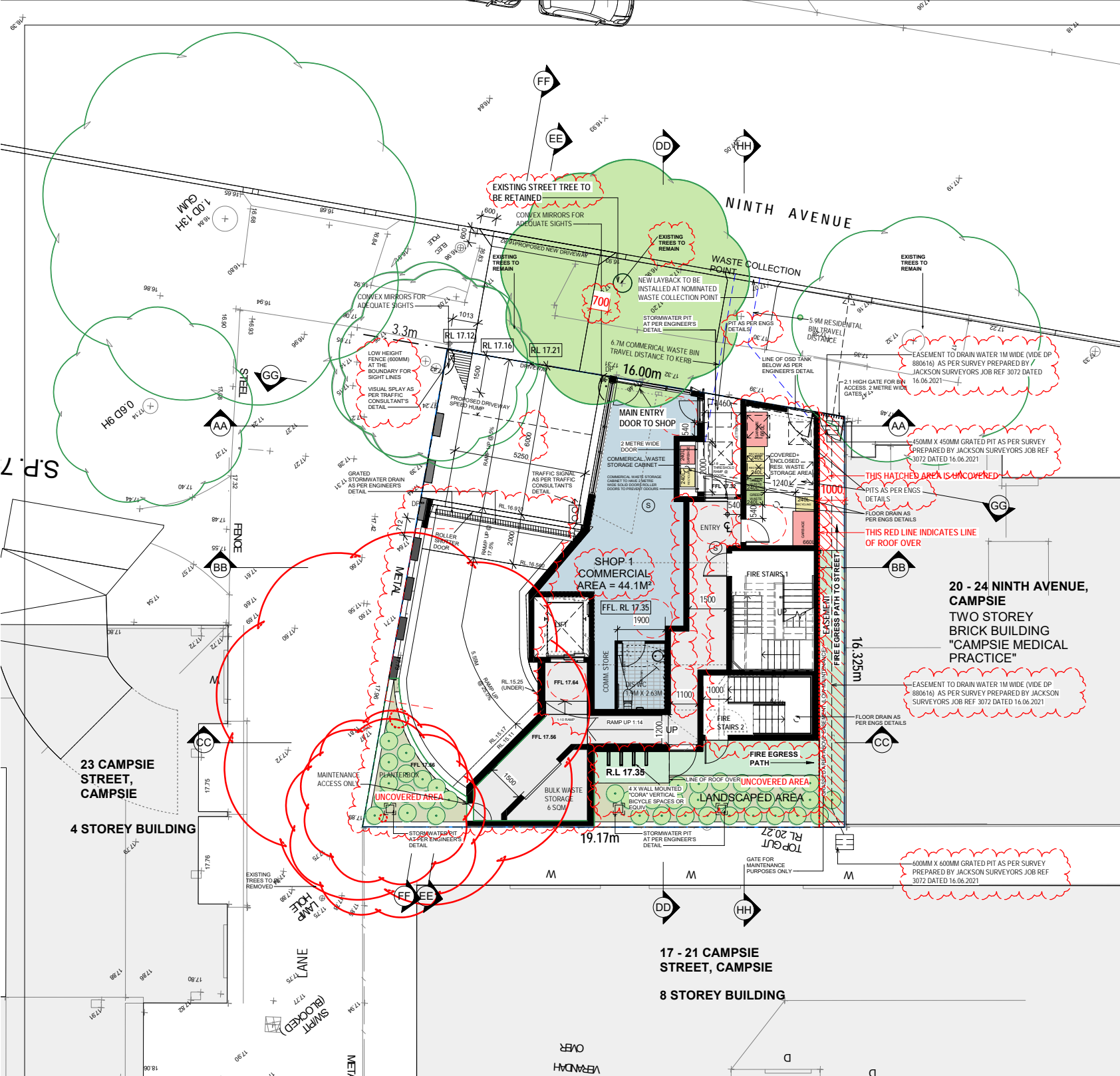
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PROJECT	MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE, CAMPSIE	CLIENT	Campsie Ninth Avenue Development Pty Ltd
DRAWN	JT	ARCHITECTS APPROVAL	CK
DATE	07/07/2021	SCALE @ A3	1:200
TITLE	BASEMENT 3	SCALE @ A1	1:100
		DRAWING No	103A
		JOB No.	1424-19
		ISSUE	H



1 LEVEL 1
1 : 100 @ A1
1:200 @ A3

ROOM AREA CALCULATIONS

SINGLE BOARDING ROOM:
DENOTES AREA INCLUDED IN SINGLE BOARDING ROOM AREA CALCULATIONS.
(AREA DOES NOT INCLUDE KITCHENETTE AREAS, ENSUITE & WASHING MACHINE AREAS)

DOUBLE BOARDING ROOM:
DENOTES AREA INCLUDED IN DOUBLE BOARDING ROOM AREA CALCULATIONS.
(AREA DOES NOT INCLUDE KITCHENETTE AREAS, ENSUITE & WASHING MACHINE AREAS)

LEGEND:
* - Denotes Floor wastes in wet areas
S - Denotes Smoke Detectors
DP - Denotes downpipes
HW - Denotes Highlight windows
POS - Denotes Private Open Space

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PROJECT
MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE, CAMPSIE

CLIENT
Campsie Ninth Avenue Development Pty Ltd

DRAWN
JT

ARCHITECTS APPROVAL
CK

JOB No.
1424-19

DATE
07/07/2021

SCALE @ A3
1:200

SCALE @ A1
1:100

DRAWING No.
104

ISSUE
H

2 GROUND FLOOR/ SITE PLAN
1 : 100 @ A1
1:200 @ A3

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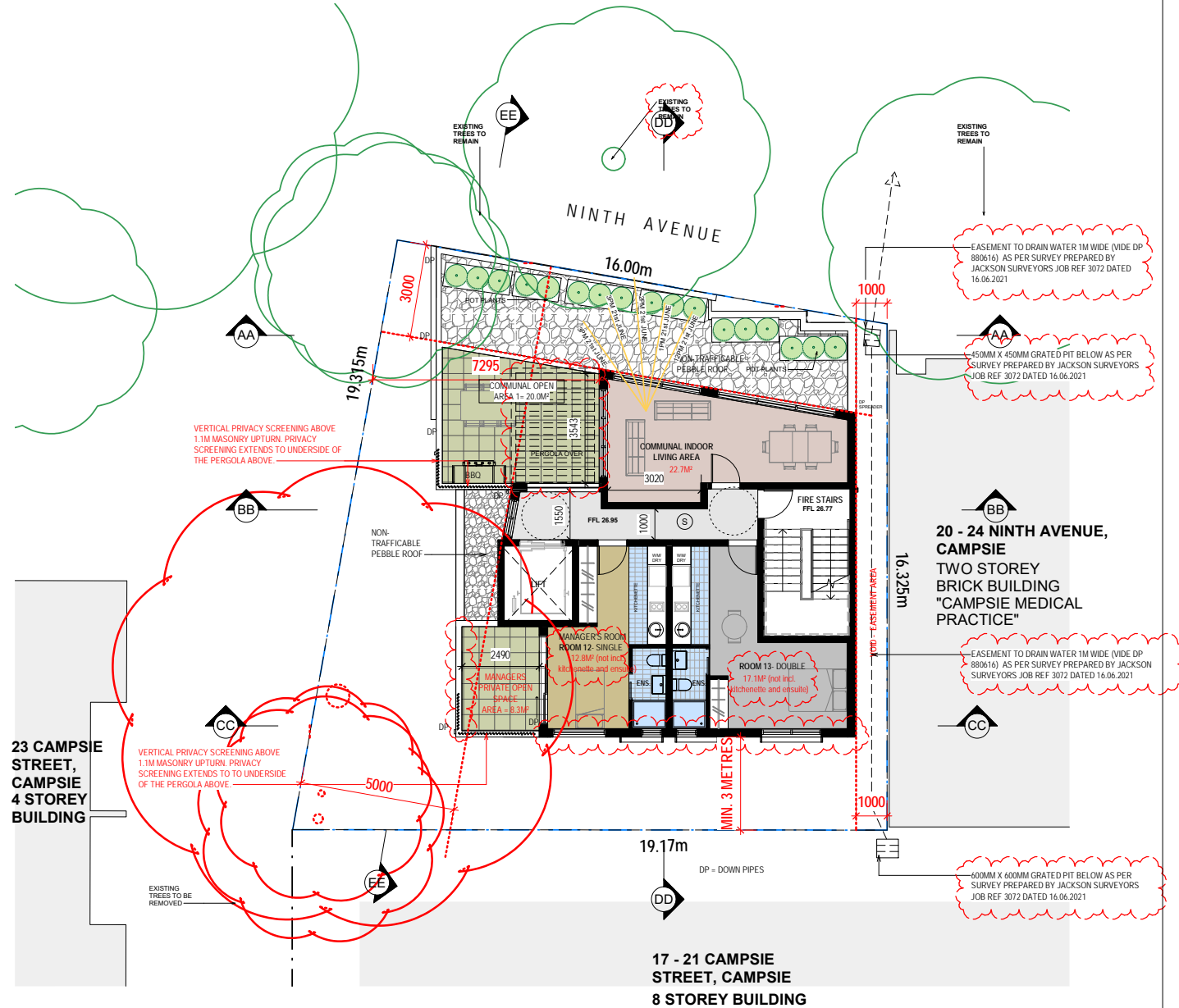
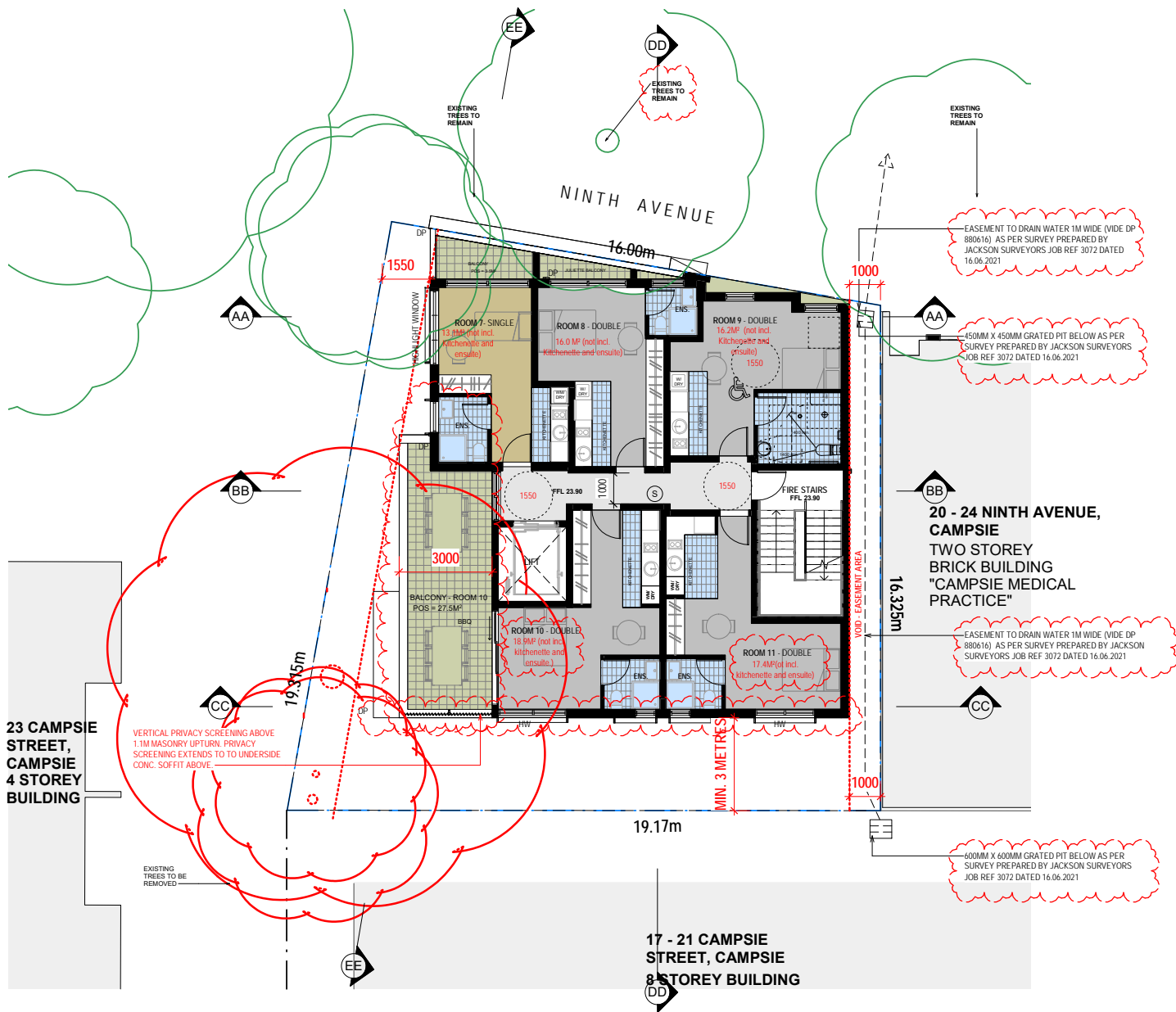
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CK	07/07/2021	H	SECTION 34 CONFERENCE



BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star (4 bath > 5L/min)	4 star	5 star	6 star
Appliances	Clothes Washers - 2.5 star water rating			
ENERGY	Hot water system: Central Gas Instantaneous – Refer to approved BASIX			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 – refer to approved BASIX			
	Heating system: air-conditioning 1Phase – EER 3.0-3.5 – refer to approved BASIX			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances:			
	Electric cooktop & electric oven			
	Clothes Washers: 3 star energy rating			
	Clothes Dryers: 2 Star			
	Refrigerators: 2 Star			
COMMON AREAS	Refer to approved BASIX cert			

LEGEND:

HW - Denotes Highlight Windows

LEGEND:

HW - Denotes Highlight Windows

ROOM AREA CALCULATIONS

SINGLE BOARDING ROOM:
DENOTES AREA INCLUDED IN SINGLE BOARDING ROOM AREA CALCULATIONS. (AREA DOES NOT INCLUDE KITCHENETTE AREAS, ENSUITE & WASHING MACHINE AREAS)

DOUBLE BOARDING ROOM:
DENOTES AREA INCLUDED IN DOUBLE BOARDING ROOM AREA CALCULATIONS. (AREA DOES NOT INCLUDE KITCHENETTE AREAS, ENSUITE & WASHING MACHINE AREAS)

IMPORTANT NOTE
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A6 All construction, control joints and expansion joints in the wall, floors, & other locations shall be in strict accordance with Architectural and/or Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Architect and/or Engineer.

A7 Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.

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A9 All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

A10 No construction work shall commence until a site survey has been completed. This work must be performed by a registered Surveyor.

A11 Foundation set-out, is to be performed by the Surveyor mentioned in A10 and recovery pegs must be protected during construction.

A12 All timber work is to comply with the requirements of the Uglu Timber Framing Code S.A.A. Codes and Structural Engineer's details and specification.

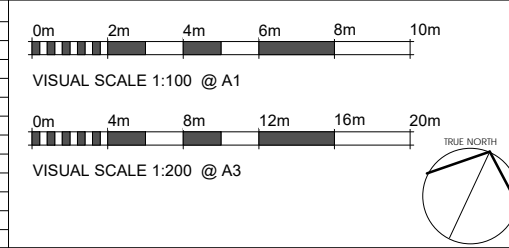
A13 Copyrights of all documentation and designs relating to both Architectural and Structural Engineering, are retained by this office. Written authority is required for any reproduction.

A14 All Architectural documentation to be read in conjunction with the Structural Engineer's details and specification.

A15 Comply with the hazardous materials clause of the specification.

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JT	25/09/2019	B	ISSUE FOR CONSULTANTS
JT	12/11/2019	C	ISSUE FOR DA
JT	03/06/2020	D	AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 05.05.2020
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CK	19/06/2021	G	SECTION 34 CONFERENCE
CK	07/07/2021	H	SECTION 34 CONFERENCE



Katris Architects Pty Ltd
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PO Box 703 Burwood 1805 NSW Australia
ABN 79 001 639 970

PROJECT
MIXED USED DEVELOPMENT AT NO. 26 NINTH AVENUE, CAMPSIE

CLIENT
Campsie Ninth Avenue Development Pty Ltd

ARCHITECTS APPROVAL
CK

JOB No.
1424-19

DATE
07/07/2021

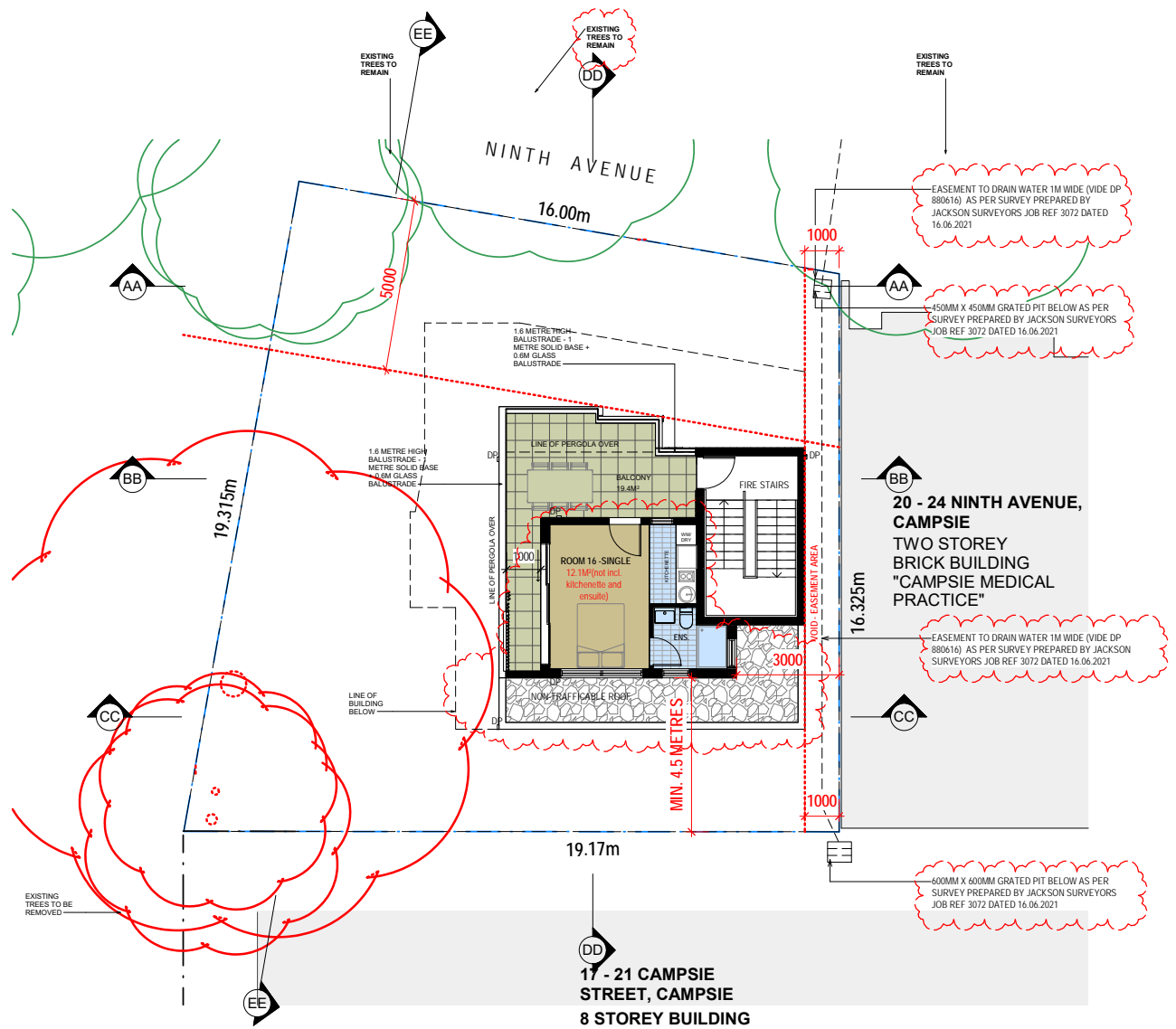
SCALE @ A3
1:200

SCALE @ A1
1:100

DRAWING No.
105


ISSUE
H

Nominated Architects Chris Katris (Reg 9724), Nick Katris (Reg 3878), Peter Katris (Reg 4569)



LEGEND:

HW - Denotes Highlight Windows



Katris Architects Pty Ltd

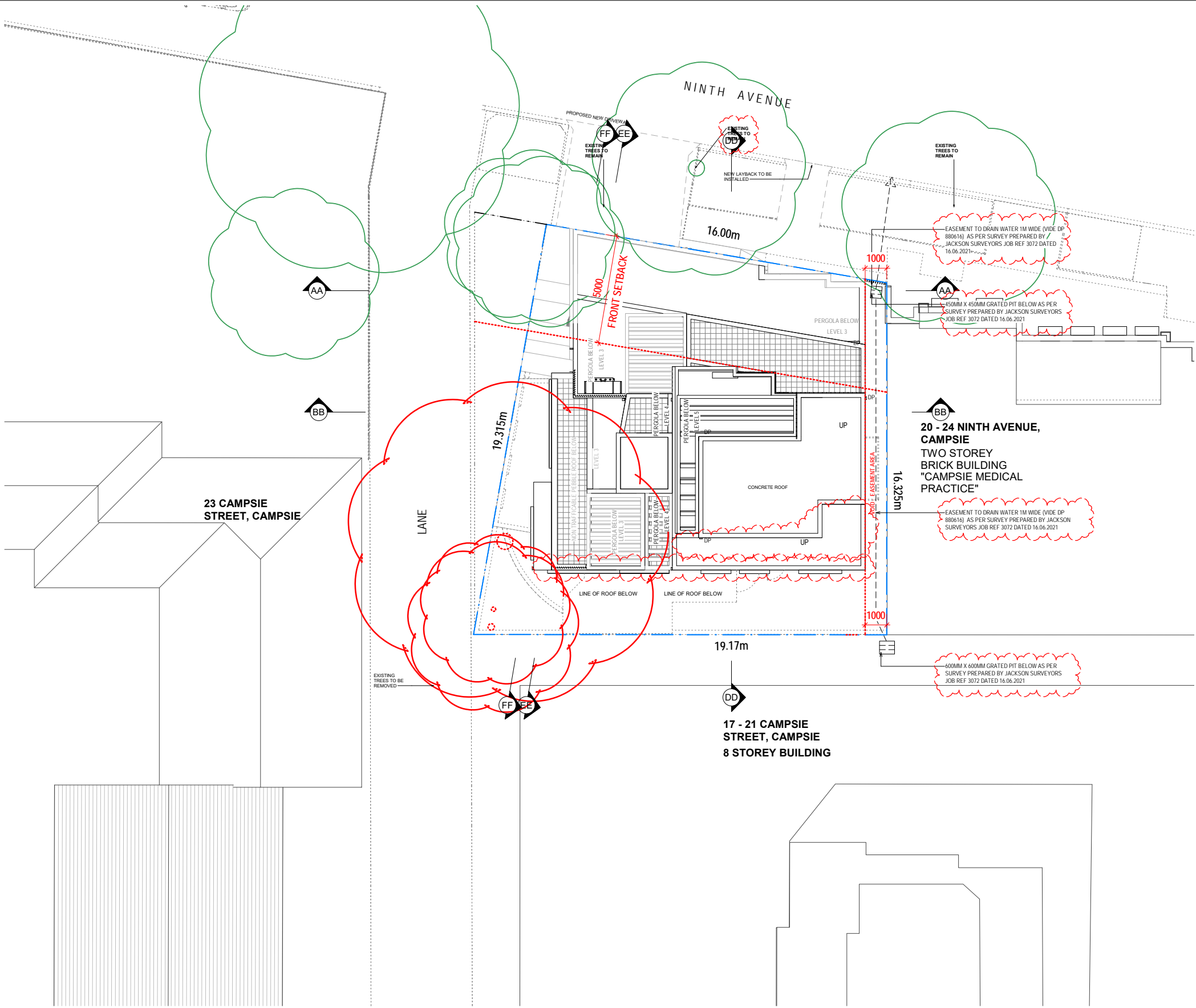
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 ABN 79 001 639 970

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 f 02 9747 5046
 www.katris.com.au



Nominated Architects Chris Katris (Reg 9724), Nick Katris (Reg 3878), Peter Katris (Reg 4569)

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(4 lites=7.5L/min)	4 star	5 star	6 star
Appliances: Clothes Washers - 2.5 star water rating				
ENERGY				
Hot water system: Central Gas Instantaneous – Refer to approved BASIX				
Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off				
Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 – refer to approved BASIX				
Heating system: air-conditioning 1Phase – EER 3.0-3.5 – refer to approved BASIX				
REFER TO APPROVED BASIX				
Artificial lighting: As per BASIX				
Natural lighting: As per BASIX				
Appliances:				
Electric cooktop & electric oven				
Clothes Washers: 3 star energy rating				
Clothes Dryers: 2 Star				
Refrigerators: 2 Star				
COMMON AREAS				
Refer to approved BASIX cert				

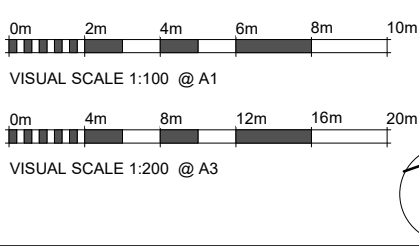



1 ROOF PLAN
1 : 100 @ A1
1:200 @ A3

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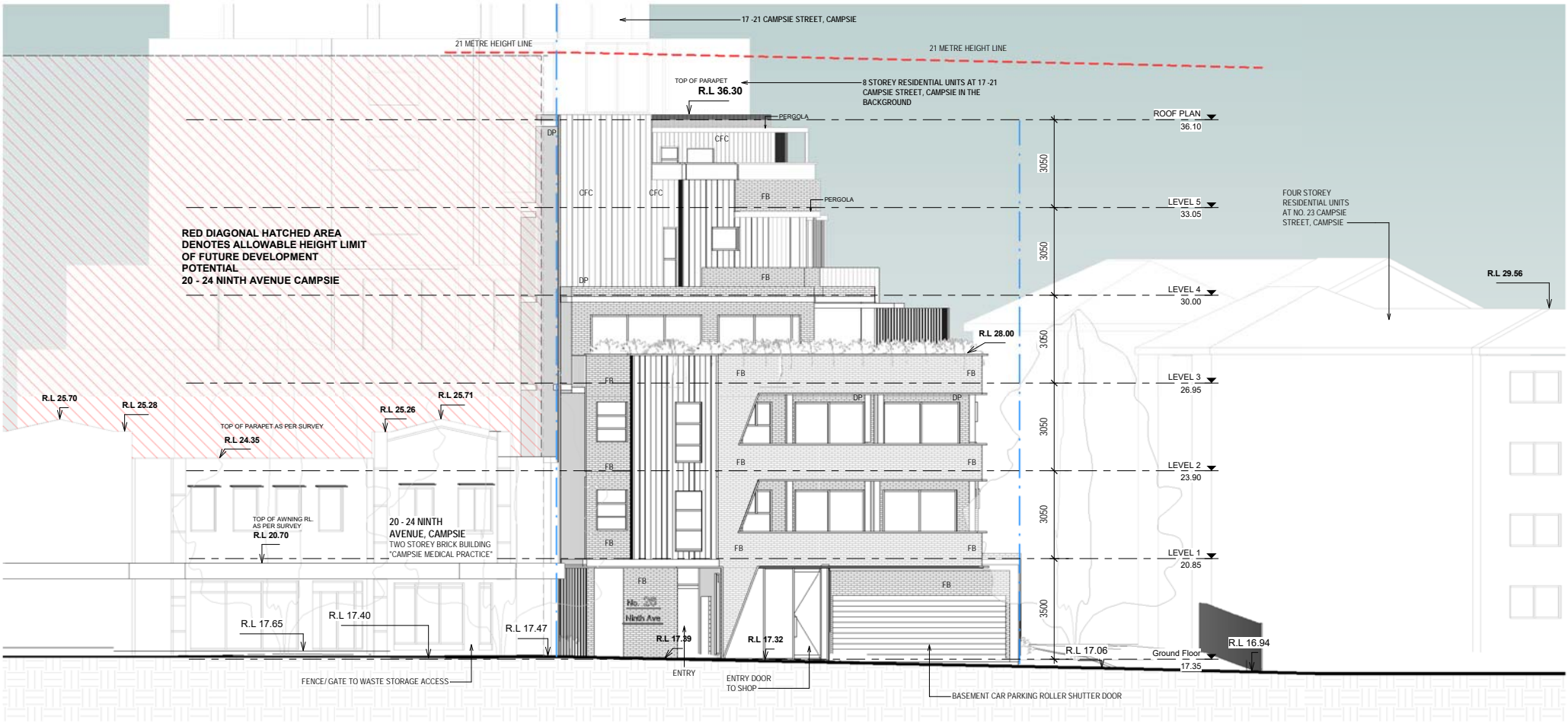




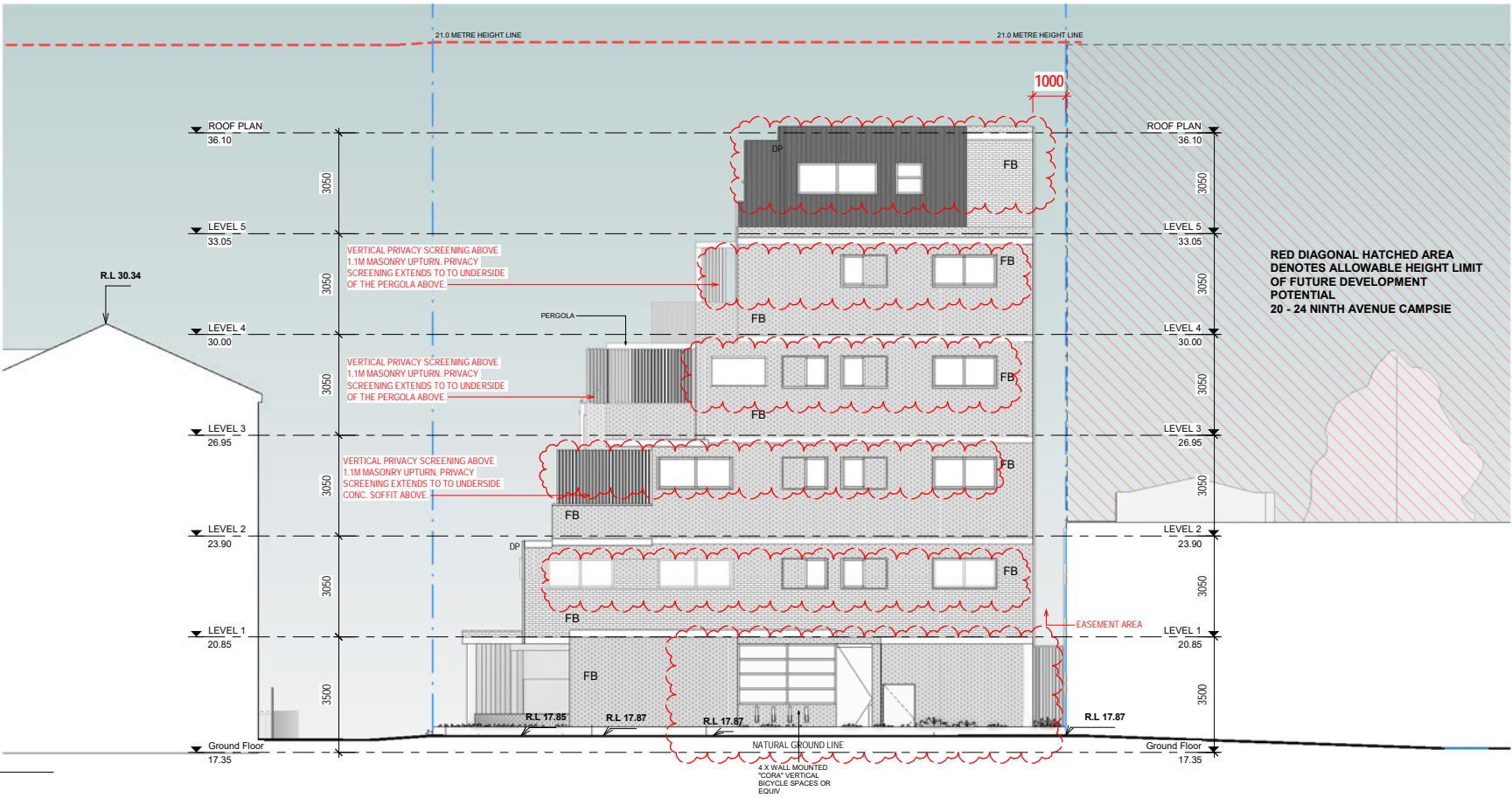
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www.katris.com.au
Nominated Architects Chris Katris (Reg 9724), Nick Katris (Reg 3878), Peter Katris (Reg 4569)

PROJECT		CLIENT	
MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE, CAMPSIE		Campsie Ninth Avenue Development Pty Ltd	
DRAWN	JT	ARCHITECTS APPROVAL	CK
JOB No.	1424-19		
TITLE	ROOF PLAN	SCALE @ A1	1 : 100
DATE	07/07/2021	SCALE @ A3	1:200
DRAWING No.	107	ISSUE	H

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER	Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps
		3 star (≥6 but <7.5L/min)	4 star	5 star
Appliances:		All bathroom taps		
		6 star		
ENERGY		Clothes Washers - 2.5 star water rating		
		Hot water system: Central Gas Instantaneous – Refer to approved BASIX		
REFER TO APPROVED BASIX		Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off		
		Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off		
REFER TO APPROVED BASIX		Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off		
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REFER TO APPROVED BASIX		Heating system: air-conditioning 1Phase – EER 3.0-3.5 – refer to approved BASIX		
		Artificial lighting: As per BASIX		
COMMON AREAS		Natural lighting: As per BASIX		
		Appliances:		
COMMON AREAS		Electric cooktop & electric oven		
		Clothes Washers: 3 star energy rating		
COMMON AREAS		Clothes Dryers: 2 Star		
		Refrigerators: 2 Star		
COMMON AREAS		Refer to approved BASIX cert		



① Northern Elevation (Ninth Avenue)
1:100 @ A1
1:200 @ A3



② Southern Elevation
1:100 @ A1
1:200 @ A3

LEGEND:

FB - FACE BRICK (REFER TO MATERIALS & FINISHES SCHEDULE)

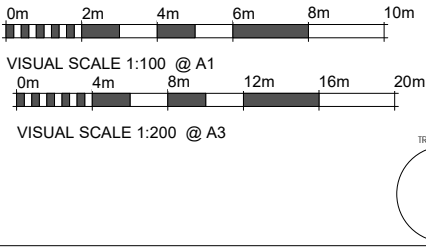
CFC - COMPRESSED FIBRE CEMENT SHEETINGS (REFER TO MATERIALS & FINISHES SCHEDULE)


DP - DENOTES DOWNPIPES AS PER STORMWATER ENGINEER'S DETAILS

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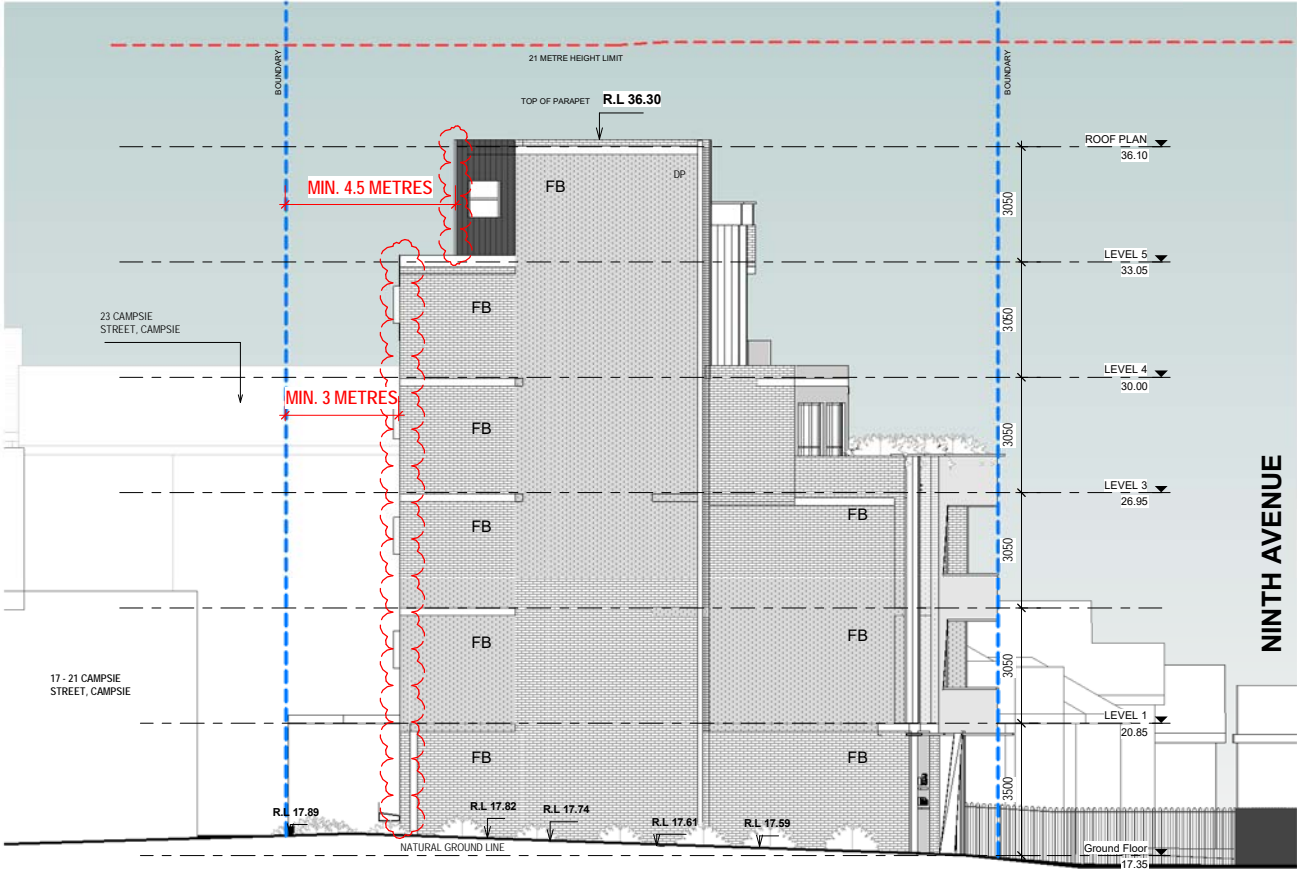




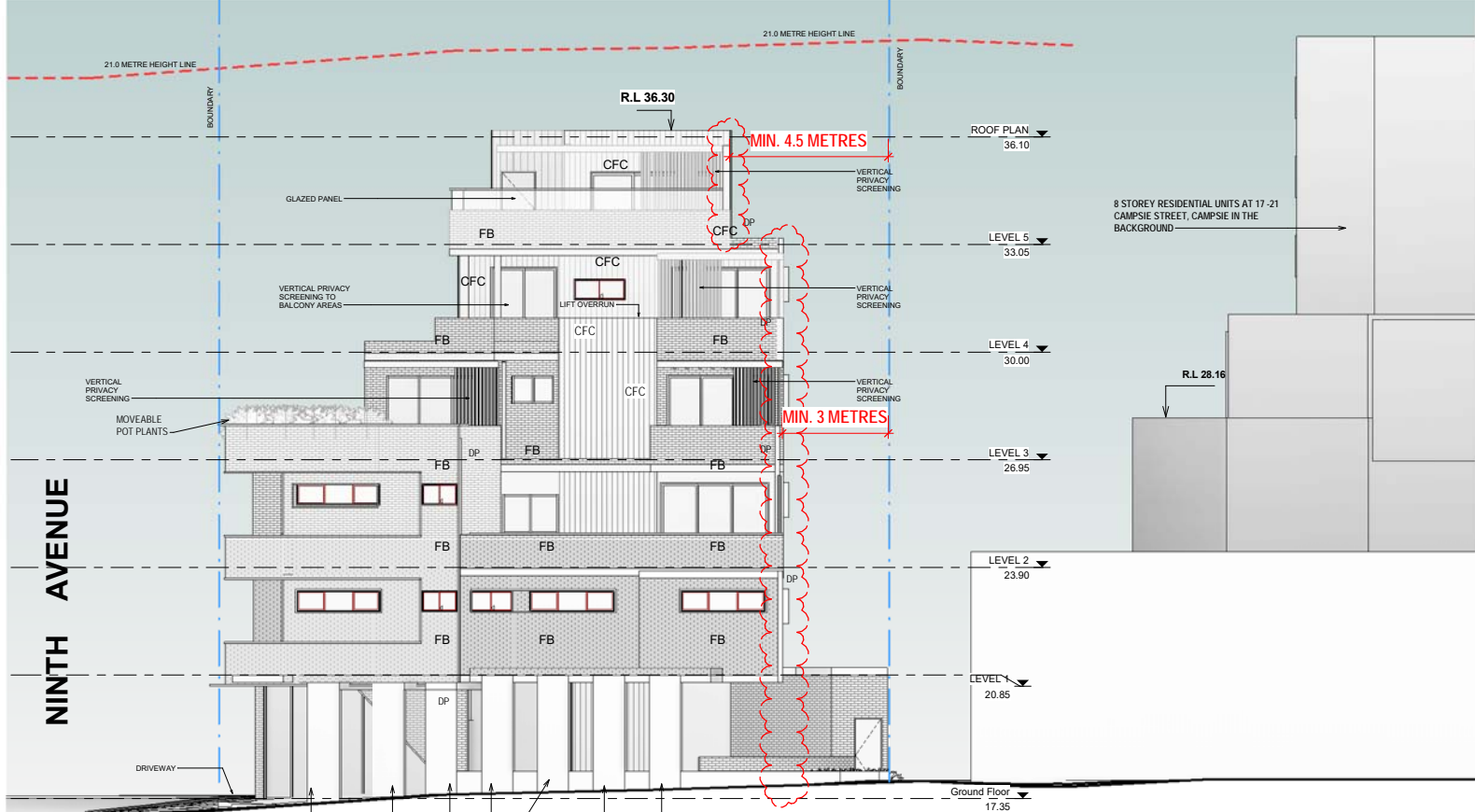
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Nominated Architects Chris Katris (Reg 9724), Nick Katris (Reg 3878), Peter Katris (Reg 4569)

PROJECT	MIXED USED DEVELOPMENT AT NO. 26 NINTH AVENUE, CAMPSIE	CLIENT	Campsie Ninth Avenue Development Pty Ltd	ARCHITECTS APPROVAL	CK	JOB No.	1424-19
TITLE	ELEVATIONS	DATE	07/07/2021	SCALE @ A3	1:200	SCALE @ A1	1:100
				DRAWING No.	108	ISSUE	H

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER				
Fixtures	All Shower Heads 3 star<=6 l/s/min	All toilet flushing systems 4 star	All kitchen taps 5 star	All bathroom taps 6 star
Appliances:	Clothes Washers - 2.5 star water rating			
ENERGY				
REFER TO APPROVED BASIX	Hot water system: Central Gas Instantaneous – Refer to approved BASIX			
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	Natural lighting: As per BASIX			
	Appliances:			
	Electric cooktop & electric oven			
Clothes Washers: 3 star energy rating				
Clothes Dryers: 2 Star				
Refrigerators: 2 Star				
COMMON AREAS	Refer to approved BASIX cert			



① Eastern Elevation
1 : 100 @ A1
1:200 @ A3



② Western Elevation
1 : 100 @ A1
1:200 @ A3

LEGEND:

FB - FACE BRICK (REFER TO MATERIALS & FINISHES SCHEDULE)

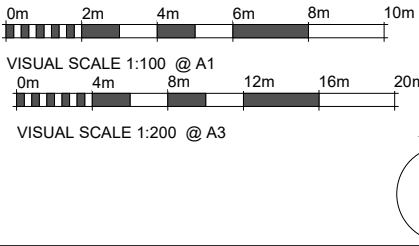
CFC - COMPRESSED FIBRE CEMENT SHEETINGS (REFER TO MATERIALS & FINISHES SCHEDULE)

DP - DENOTES DOWNPIPES AS PER STORMWATER ENGINEER'S DETAILS

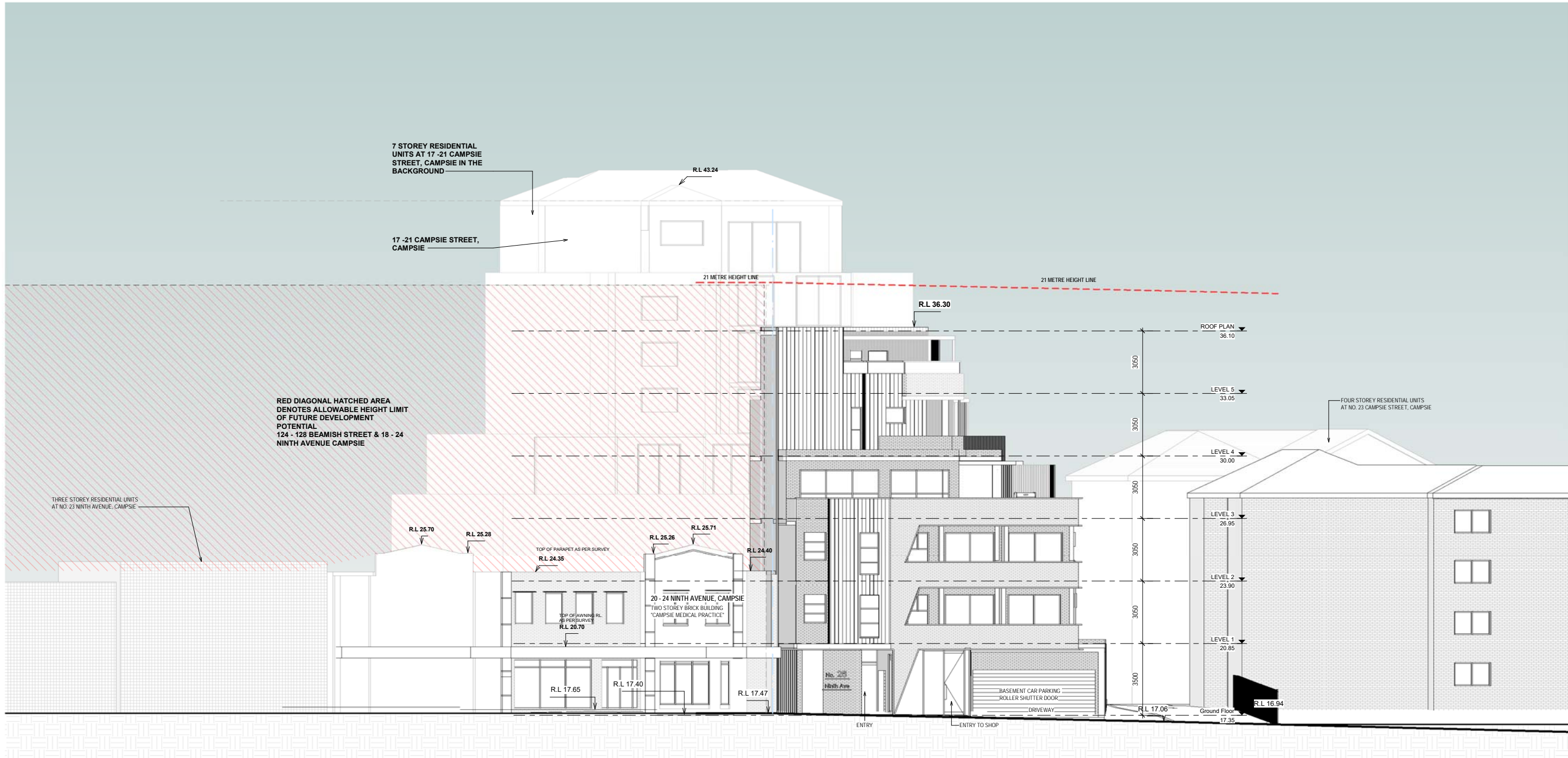
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Katris Architects Pty Ltd Suite 2, Level 1 28-30 Burwood Road, Burwood NSW 2134 PO Box 703 Burwood 1805 NSW Australia ABN 79 001 639 970 Nominated Architects Chris Katris (Reg 9724), Nick Katris (Reg 3878), Peter Katris (Reg 4569)		PROJECT MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE, CAMPSIE		CLIENT Campsie Ninth Avenue Development Pty Ltd	
DRAWN JT	ARCHITECTS APPROVAL CK	DATE 07/07/2021	SCALE @ A3 1:200	DRAWING No 1088	JOB No 1424-19
TITLE ELEVATIONS 2	SCALE @ A1 1:100	ISSUE H			



Streetscape Elevation (Ninth Avenue)

1 : 100 @ A1
1:200 @ A3

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER				
	Fixtures	All Shower Heads 3 star (≥ 6 but < 7 SL/min)	All toilet flushing systems 4 star	All kitchen taps 5 star
Appliances:	Clothes Washers - 2.5 star water rating			
ENERGY	Hot water system: Central Gas Instantaneous – Refer to approved BASIX			
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	Refrigerators: 2 Star			
	Refer to approved BASIX cert			

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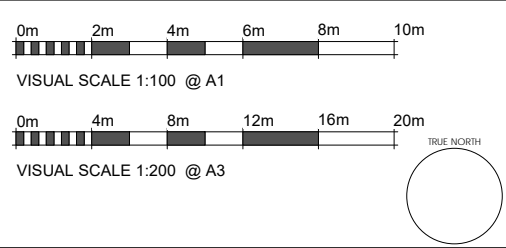
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DRAWN	DATE	ISSUE	AMENDMENT
CT	24/05/2019	PRELIM	FOR CLIENT PERUSAL
JT	25/09/2019	B	ISSUE FOR CONSULTANTS
JT	12/11/2019	C	ISSUE FOR DA
JT	03/06/2020	D	AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 05.05.2020
CK	25/09/2020	E	AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 31.07.2020
JT	05/11/2020	F	AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 03.11.2020
CK	19/06/2021	G	SECTION 34 CONFERENCE
CK	07/07/2021	H	SECTION 34 CONFERENCE





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PO Box 703 Burwood 1805 NSW Australia
ABN 79 001 639 970
Nominated Architects Chris Katris (Reg 9724), Nick Katris (Reg 3878), Peter Katris (Reg 4569)

PROJECT: MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE, CAMPSIE

CLIENT: Campsie Ninth Avenue Development Pty Ltd

DRAWN: JT

ARCHITECTS APPROVAL: CK

DATE: 07/07/2021

SCALE @ A3: 1:200

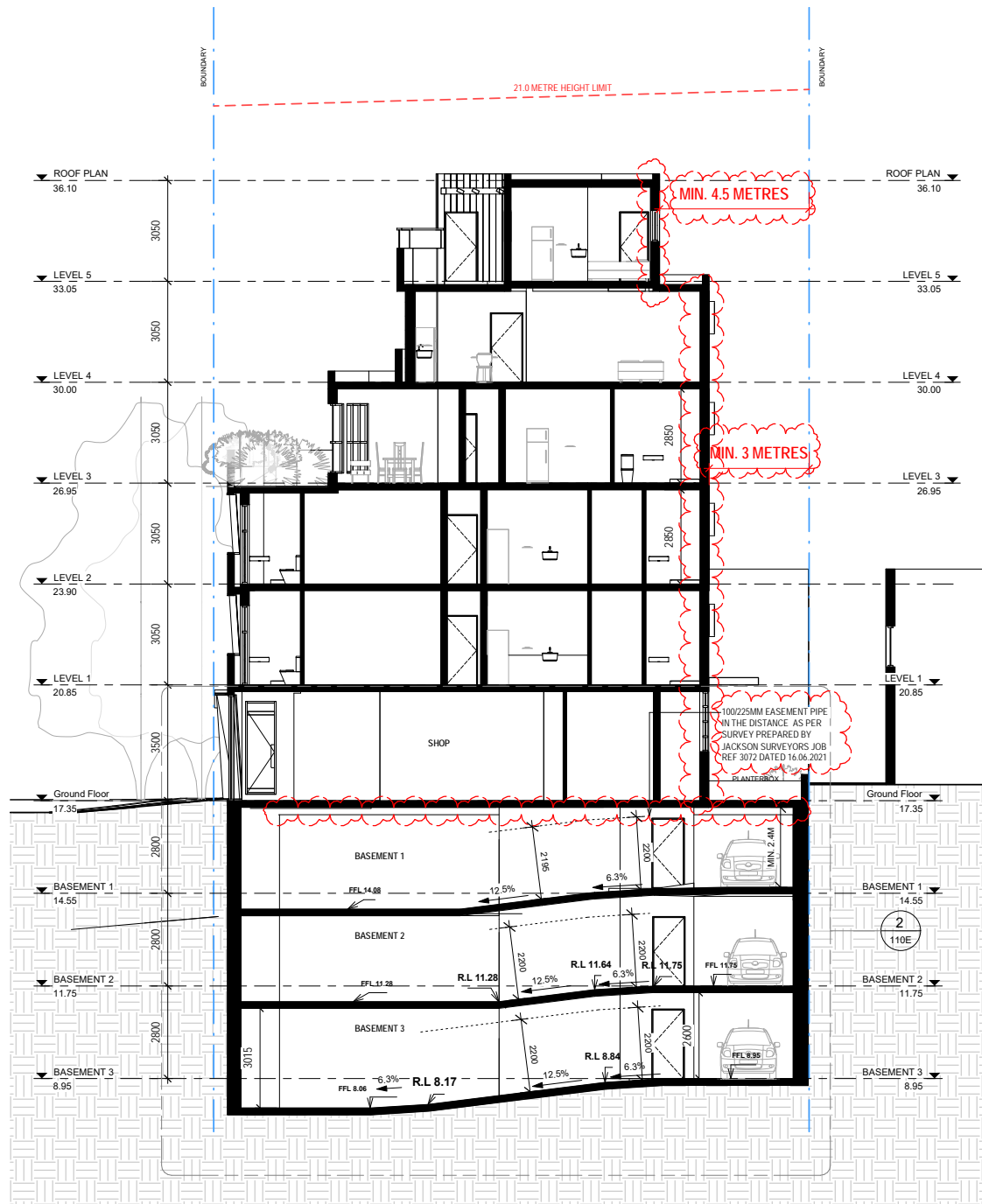
SCALE @ A1: 1:100

DRAWING NO: 109

JOB NO: 1424-19

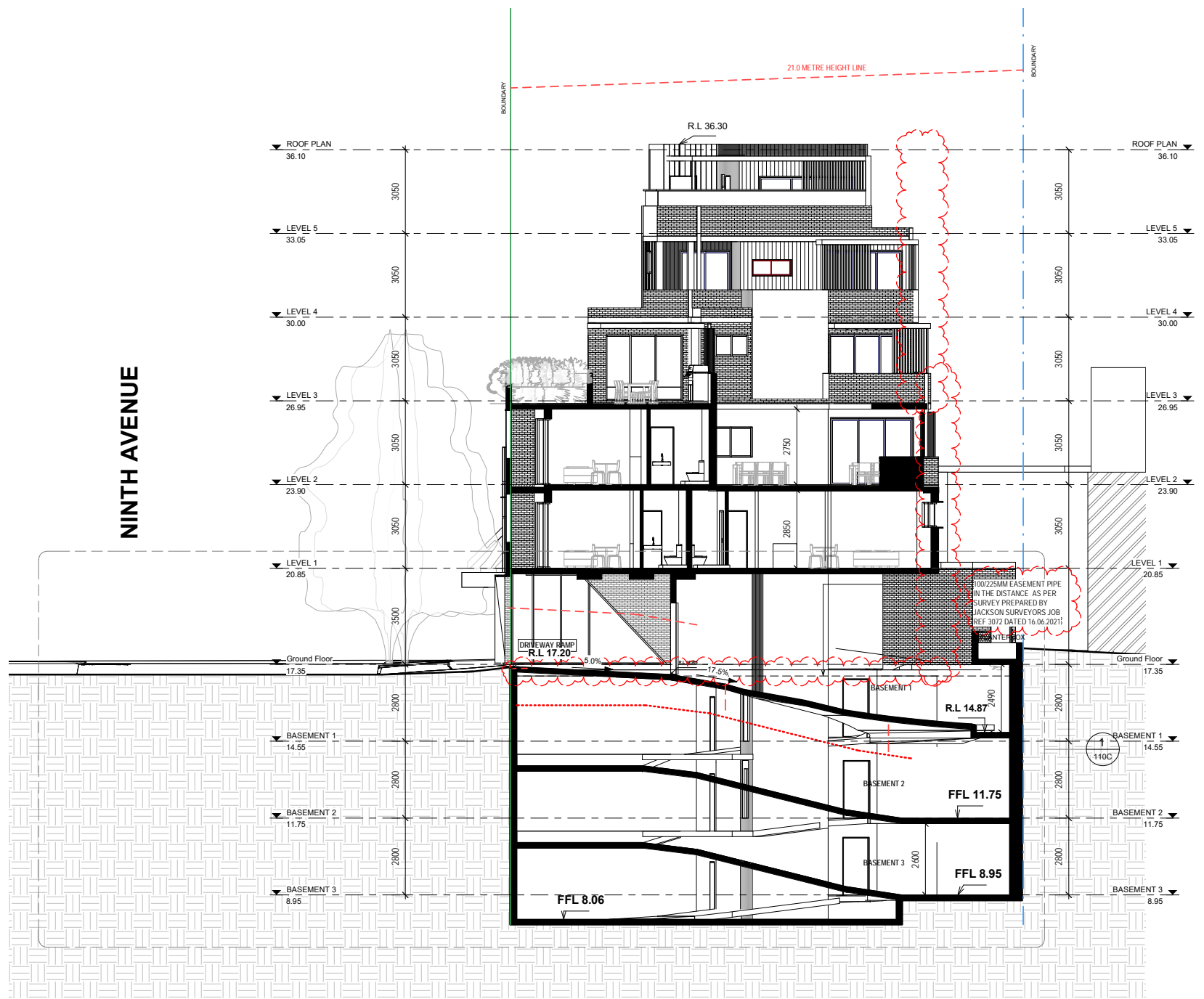
ISSUE: H

IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY. THEY ARE NOT ISSUED FOR CONSTRUCTION OR CONSTRUCTION CERTIFICATE OR FOR THE PURPOSES OF PRICING BY ANY CONTRACTOR



1 SECTION DD
1 : 100 @ A1
1:200 @ A3

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star (40 l/min) 5 L/min	4 star	5 star	6 star
Appliances:	Clothes Washers - 2.5 star water rating			
ENERGY	Hot water system: Central Gas Instantaneous – Refer to approved BASIX			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 – refer to approved BASIX			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 – refer to approved BASIX			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances:			
	Electric cooktop & electric oven			
	Clothes Washers: 3 star energy rating			
	Clothes Dryers: 2 Star			
	Refrigerators: 2 Star			
COMMON AREAS	Refer to approved BASIX cert			



2 SECTION EE
1 : 100 @ A1
1:200 @ A3

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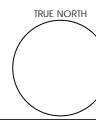
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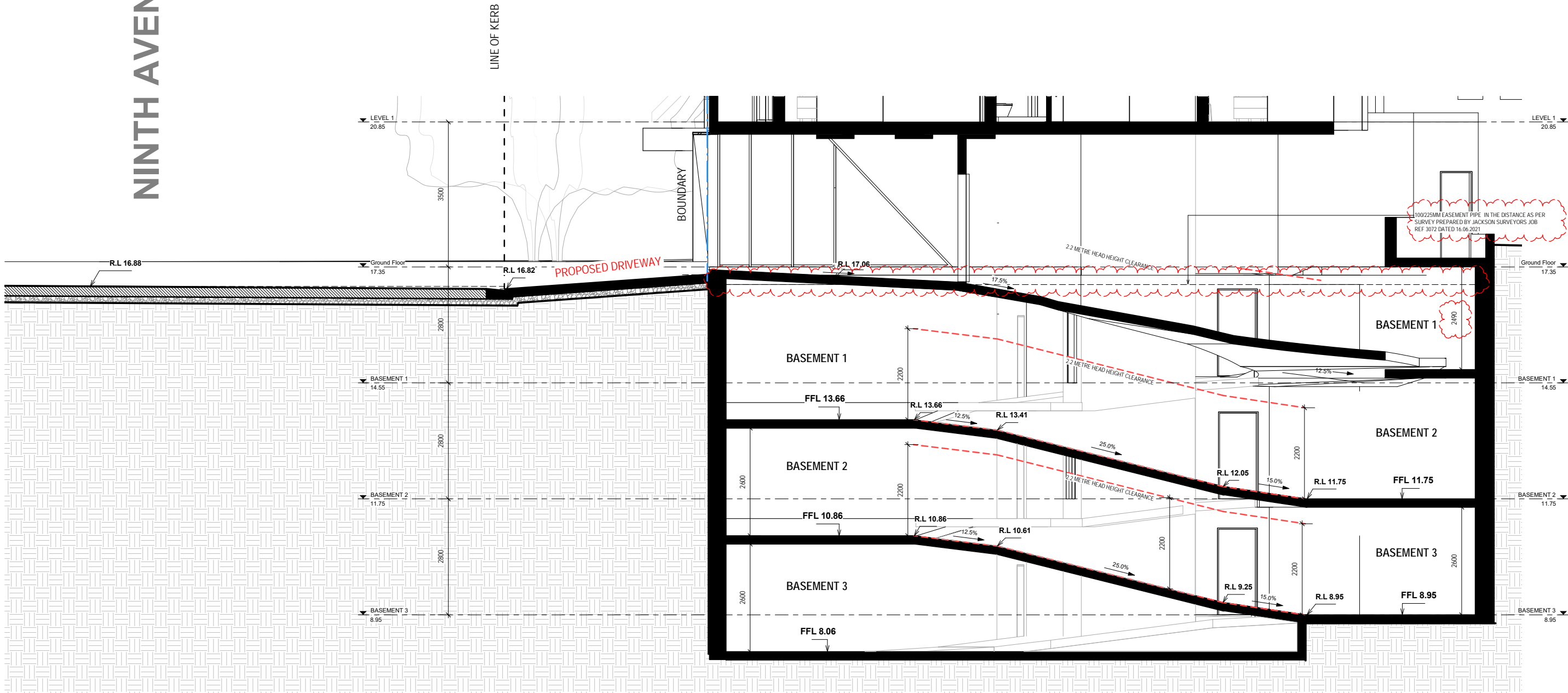
DRAWN	DATE	ISSUE	AMENDMENT
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 Nominated Architects Chris Katris (Reg 9724), Nick Katris (Reg 3878), Peter Katris (Reg 4569)

PROJECT	MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE, CAMPSIE	CLIENT	Campsie Ninth Avenue Development Pty Ltd
DRAWN	JT	ARCHITECTS APPROVAL	CK
DATE	07/07/2021	SCALE @ A3	1:200
TITLE	SECTIONS DD & EE	SCALE @ A1	1:100
		DRAWING No	110B
		JOB No.	1424-19
		ISSUE	H

NINTH AVENUE



1 SECTION FF
1 : 50 @ A1
1:100 @ A3

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER				
	Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps
	1 star (4 l/s/min)	4 star	5 star	6 star
Appliances:	Clothes Washers - 2.5 star water rating			
ENERGY	Hot water system: Central Gas Instantaneous – Refer to approved BASIX			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 – refer to approved BASIX			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 – refer to approved BASIX			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances:			
	Electric cooktop & electric oven			
REFER TO APPROVED BASIX	Clothes Washers: 3 star energy rating			
	Clothes Dryers: 2 Star			
	Refrigerators: 2 Star			
	Refer to approved BASIX cert			
COMMON AREAS				

ARCHITECTURAL - GENERAL NOTES

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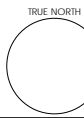
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Nominated Architects Chris Katris (Reg 9724), Nick Katris (Reg 3878), Peter Katris (Reg 4569)

PROJECT
MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE,
CAMPSIE

CLIENT
Campsie Ninth Avenue Development Pty Ltd

DRAWN
JT

ARCHITECTS APPROVAL
CK

JOB No.
1424-19

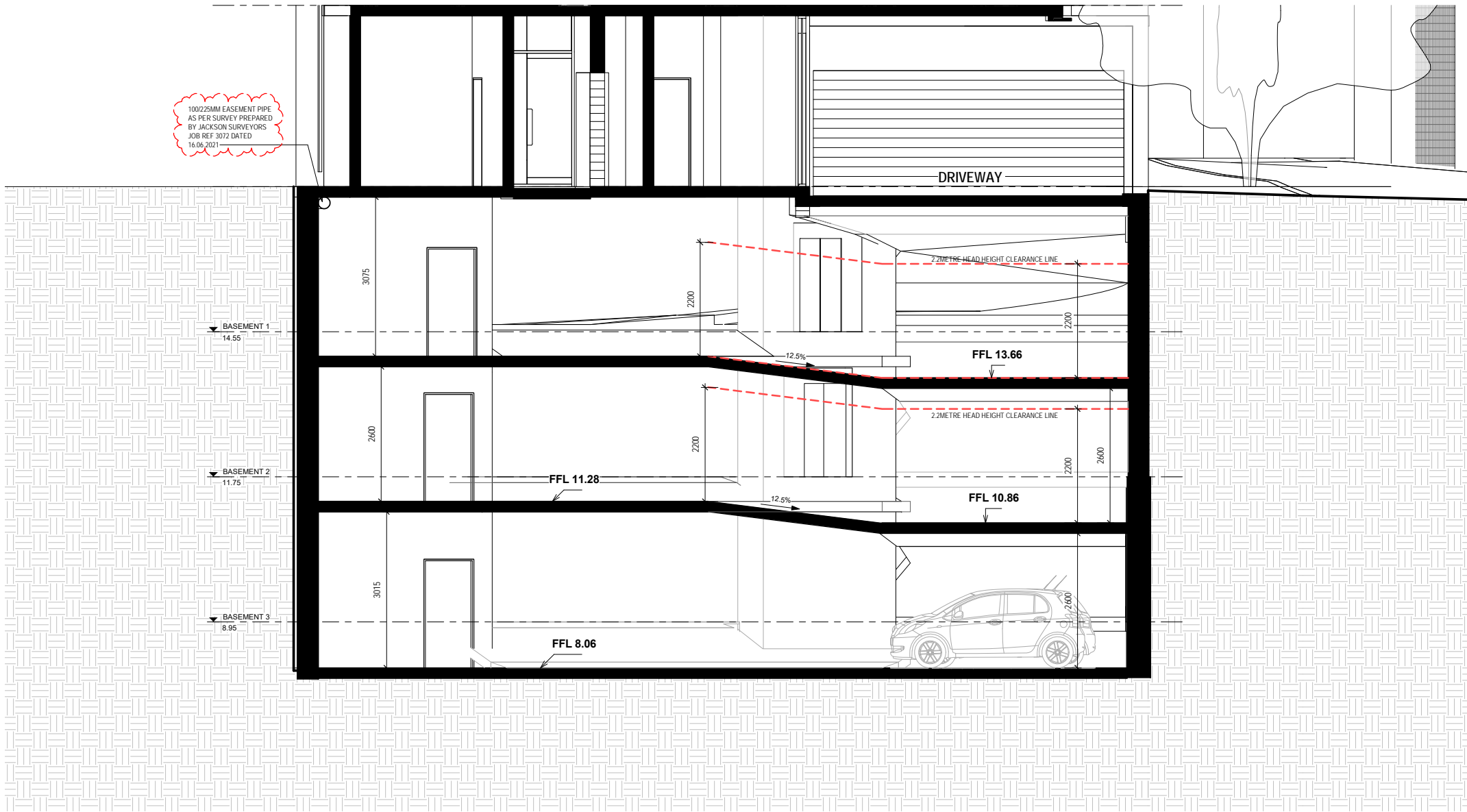
DATE
07/07/2021

SCALE @ A3
1:200

SCALE @ A1
1:50

DRAWING No.
110C

ISSUE
H



2 SECTION GG
1 : 50 @ A1
1:100 @ A3

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star (4.0 l/s @ 0.2 MPa)	4 star	5 star	6 star
Appliances:	Clothes Washers - 2.5 star water rating			
ENERGY	Hot water system: Central Gas Instantaneous – Refer to approved BASIX			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 – refer to approved BASIX			
	Heating system: air-conditioning 1 Phase – EER 3.0-3.5 – refer to approved BASIX			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances:			
	Electric cooktop & electric oven			
COMMON AREAS	Clothes Washers: 3 star energy rating			
	Clothes Dryers: 2 Star			
	Refrigerators: 2 Star			
	Refer to approved BASIX cert			

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CK	07/07/2021	H	SECTION 34 CONFERENCE

TRUE NORTH



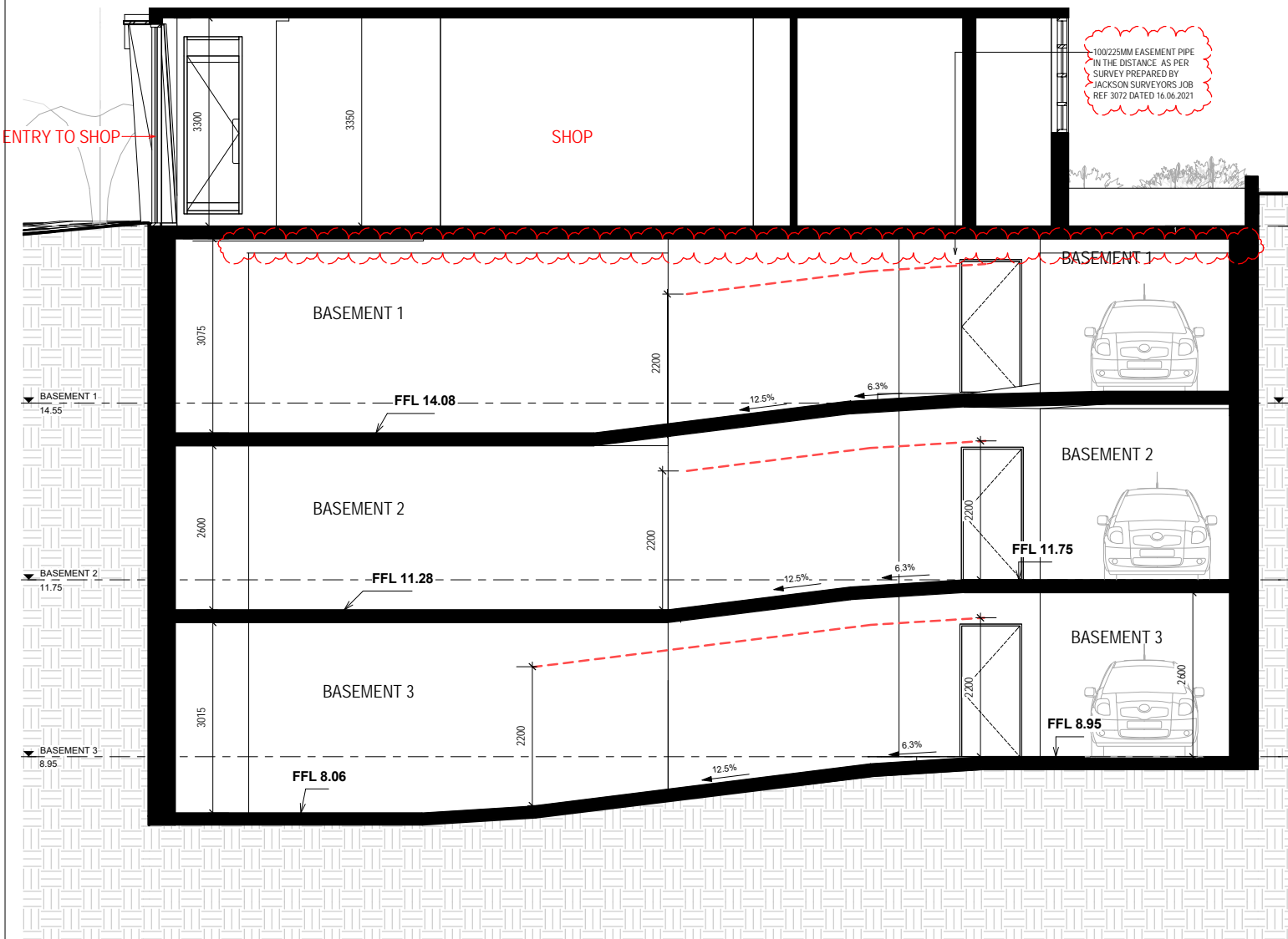
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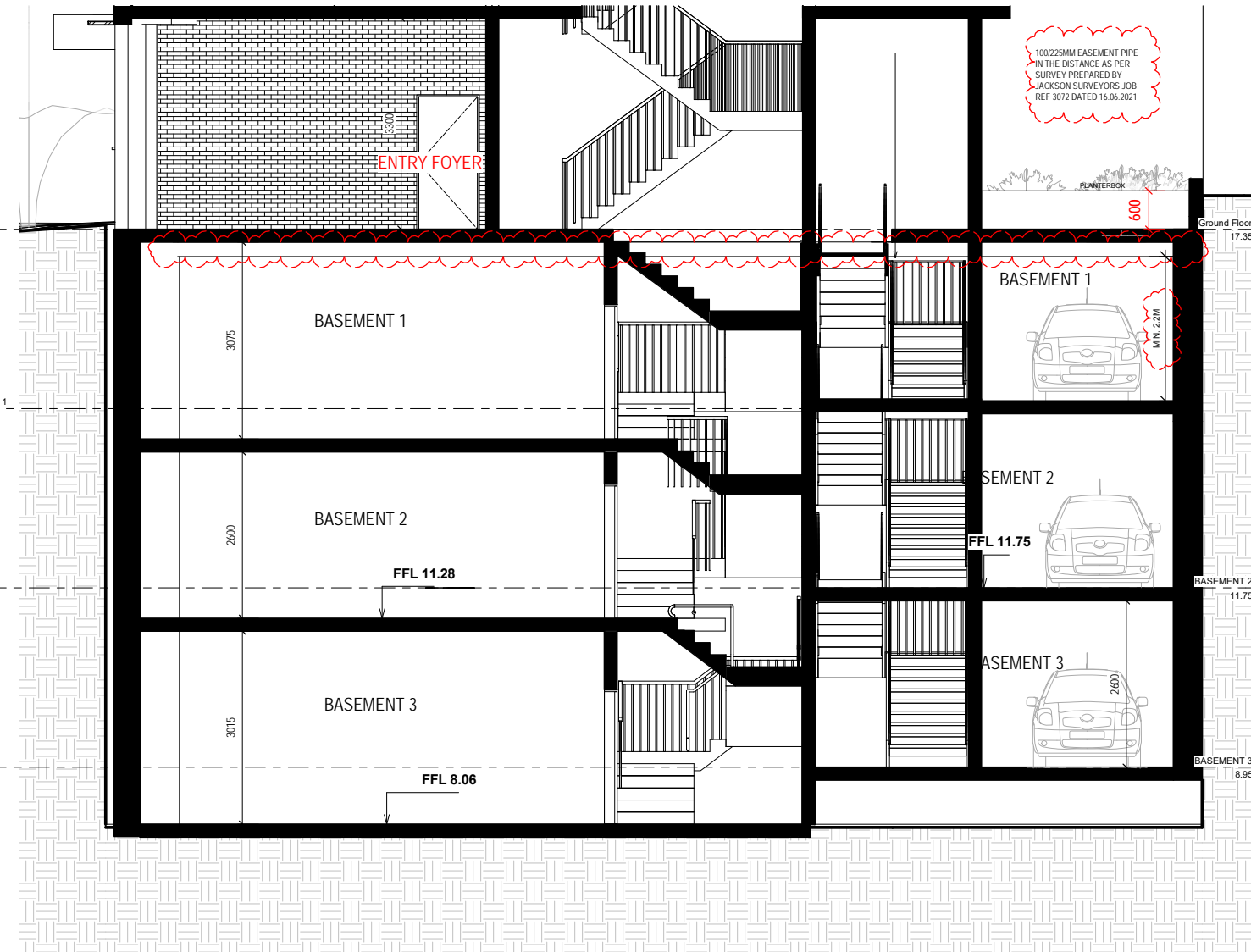


PROJECT		CLIENT	
MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE, CAMPSIE		Campsie Ninth Avenue Development Pty Ltd	
DRAWN	JT	ARCHITECTS APPROVAL	CK
DATE	07/07/2021	SCALE @ A3	1:200
TITLE	SECTION GG	SCALE @ A1	1:50
		DRAWING NO	110D
		ISSUE	H



2 SECTION DD - SECTION THROUGH SHOP ENTRY

1:50 @ A1
1:100 @ A3



1 SECTION HH - (SECTION THROUGH PEDESTRIAN ACCESS TO MAIN LOBBY)

1:50 @ A1
1:100 @ A3

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER	Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps
		3 star (e.g. 7.5L/min)	4 star	5 star
Appliances:		Clothes Washers - 2.5 star water rating		
		Hot water system: Central Gas Instantaneous – Refer to approved BASIX		
ENERGY		Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off		
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REFER TO APPROVED BASIX		Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off		
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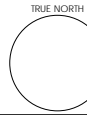
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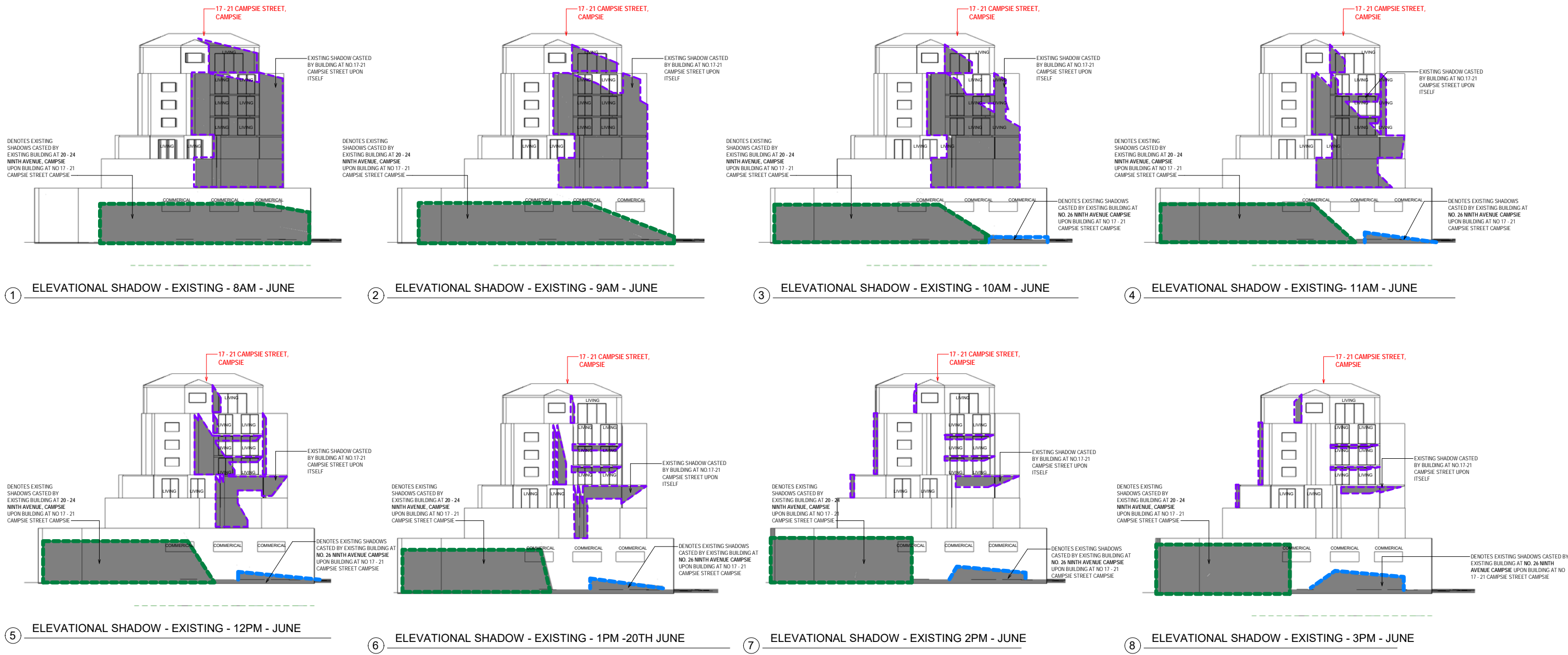
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Nominated Architects Chris Katris (Reg 9724), Nick Katris (Reg 3878), Peter Katris (Reg 4569)

PROJECT	MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE, CAMPSIE	CLIENT	Campsie Ninth Avenue Development Pty Ltd
DRAWN	JT	ARCHITECTS APPROVAL	CK
DATE	07/07/2021	SCALE @ A3	1:200
TITLE	SECTION DD & HH	SCALE @ A1	1:50
		DRAWING NO	110E
		JOB No.	1424-19
		ISSUE	H



LEGEND:


- DENOTES EXISTING SHADOWS CASTED BY EXISTING BUILDING AT NO. 17-21 CAMPSIE STREET CAMPSIE UPON BUILDING UPON ITSELF
- DENOTES EXISTING SHADOWS CASTED BY EXISTING BUILDING AT NO. 26 NINTH AVENUE CAMPSIE UPON BUILDING AT NO 17 - 21 CAMPSIE STREET CAMPSIE
- DENOTES EXISTING SHADOWS CASTED BY EXISTING BUILDING AT 20 - 24 NINTH AVENUE, CAMPSIE UPON BUILDING AT NO 17 - 21 CAMPSIE STREET CAMPSIE

IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY. THEY ARE NOT ISSUED FOR CONSTRUCTION OR CONSTRUCTION CERTIFICATE OR FOR THE PURPOSES OF PRICING BY ANY CONTRACTOR

ARCHITECTURAL - GENERAL NOTES
A1 All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Architect before commencement of any work
A2 The Builder/subcontractor will be held responsible for any construction details which have not been approved by the Architect
A3 In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the Architect before proceeding further with any work
A4 The Builder/Subcontractor will be held responsible for the watertightness of the whole building for a minimum period of two years after the date of practical completion
A5 It is the contractor's responsibility to have all Architectural & Structural documentation, including all site instructions any any details issued during the course of construction, approved by the relevant authorities including the local Council & the Water Board before any work may be proceeded with
A6 All construction, control joints and expansion joints in the wall, floors, & other locations shall be in strict accordance with Architectural and/or Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Architect and/or Engineer
A7 Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed
A8 All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer, and those details from part of the total specification
A9 All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work
A10 No construction work shall commence until a site survey has been completed. This work must be performed by a registered Surveyor
A11 Foundation set-out, is to be performed by the Surveyor mentioned in A10 and recovery pegs must be protected during construction
A12 All timber work is to comply with the requirements of the Light Timber Framing Code S.A.A. Codes and Structural Engineer's details and specification
A13 Copyrights of all documentation and designs relating to both Architectural and Structural Engineering, are retained by this office. Written authority is required for any reproduction
A14 All Architectural documentation to be read in conjunction with the Structural Engineer's details and specification
A15 Comply with the hazardous materials clause of the specification
IMPORTANT NOTE
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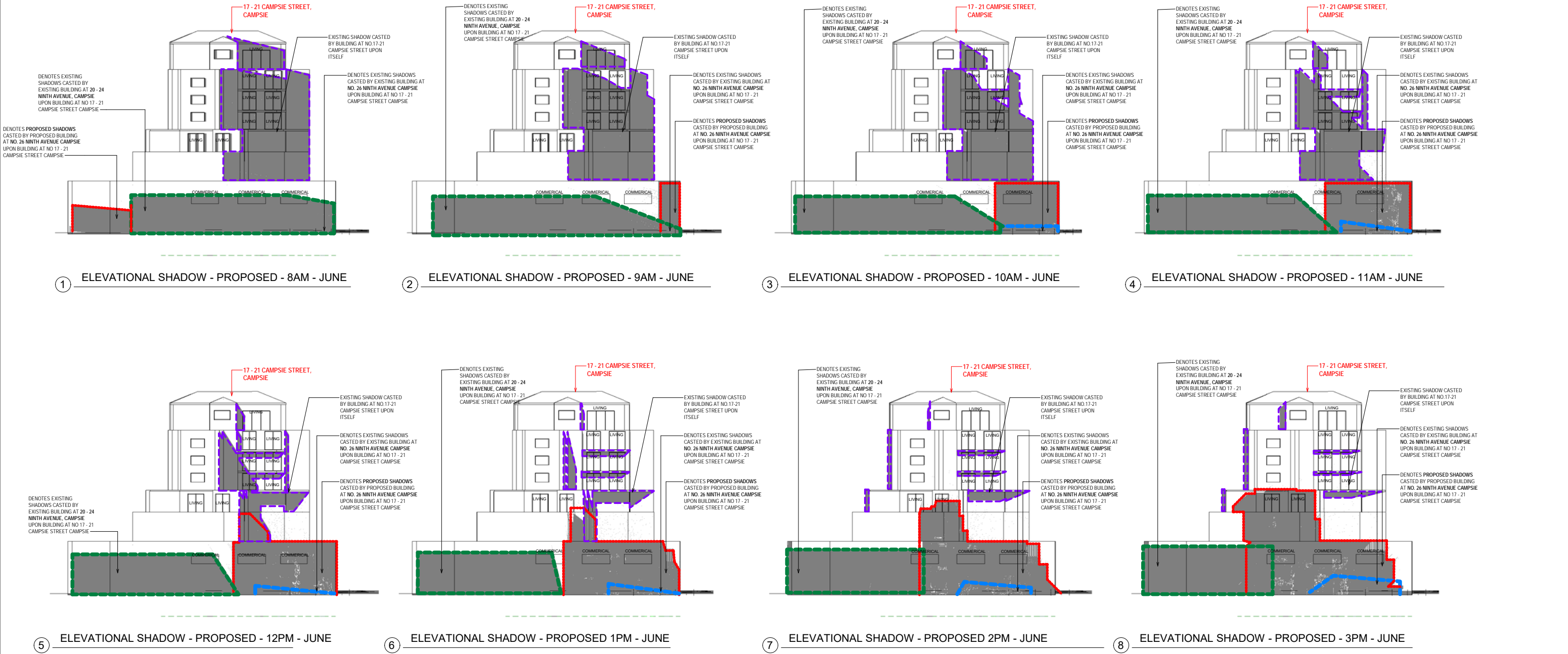
DRAWN	DATE	ISSUE	AMENDMENT
CT	24/05/2019	PRELIM	FOR CLIENT PERUSAL
JT	25/09/2019	B	ISSUE FOR CONSULTANTS
JT	12/11/2019	C	ISSUE FOR DA
JT	03/06/2020	D	AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 05.05.2020
CK	25/09/2020	E	AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 31.07.2020
JT	05/11/2020	F	AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 03.11.2020
CK	19/06/2021	G	SECTION 34 CONFERENCE
CK	07/07/2021	H	SECTION 34 CONFERENCE





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PO Box 703 Burwood 1805 NSW Australia
ABN 79 001 639 970
Nominated Architects Chris Katris (Reg 9724), Nick Katris (Reg 3878), Peter Katris (Reg 4569)

PROJECT	MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE, CAMPSIE	CLIENT	Campsie Ninth Avenue Development Pty Ltd	ARCHITECTS APPROVAL	DATE	07/07/2021	SCALE @ A3	1:250	DRAWING NO	116	JOB No	1424-19	ISSUE	H
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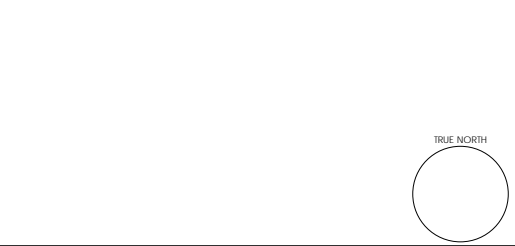
LEGEND:


- DENOTES EXISTING SHADOWS CASTED BY EXISTING BUILDING AT NO. 17-21 CAMPSIE STREET CAMPSIE UPON BUILDING UPON ITSELF
- DENOTES EXISTING SHADOWS CASTED BY EXISTING BUILDING AT 20 - 24 NINTH AVENUE, CAMPSIE UPON BUILDING AT NO 17 - 21 CAMPSIE STREET CAMPSIE
- DENOTES EXISTING SHADOWS CASTED BY EXISTING BUILDING AT NO. 26 NINTH AVENUE CAMPSIE UPON BUILDING AT NO 17 - 21 CAMPSIE STREET CAMPSIE
- DENOTES PROPOSED SHADOWS CASTED BY PROPOSED BUILDING AT NO. 26 NINTH AVENUE CAMPSIE UPON BUILDING AT NO 17 - 21 CAMPSIE STREET CAMPSIE

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PROJECT MIXED USED DEVELOPMENT AT NO. 26 NINTH AVENUE, CAMPSIE		CLIENT Campsie Ninth Avenue Development Pty Ltd	
DRAWN JT	ARCHITECTS APPROVAL CK	JOB No. 1424-19	ISSUE H
TITLE PROPOSAL ELEVATION SHADOWS - 17 - 21 CAMPSIE STREET		SCALE @ A3 1:250	DRAWING NO 117
DATE 07/07/2021		SCALE @ A1 1:250	