COMPLIANCE & SITE INFORMATION

				λ	RE
LGA.	CANTERBURY-BANKSTOWN	Sľ	TE AREA (AS PER SURVEY)	311.0M ²	As
DA NO.	DA-1109/2019	PF	ROJECT DETAILS	mmmm /{	<u>GE</u> RE
SITE DETAILS		3			RE0 PR0
STREET ADDRESS	26 NINTH AVENUE, CAMPSIE		IGLE BOARDING ROOMS UBLE BOARDING ROOMS	5	RE
LOT NUMBER	1	(· · ·	NAGERS ROOM		REO REO REO
DP NUMBER ZONING	DP326935 B2	(MMUNAL ROOM		PR
BUILDING CLASS	CLASS 3 + CLASS 6 + CLASS 7A	\[MBER OF DISABLED ROOMS	2	GR RE
BUILDING HEIGHT LIMIT	21M		TAL NUMBER OF OCCUPANTS	27	REI REI
HERITAGE AREA ACID SULPHATE AREA	N/A CLASS 5	(-			PR
REQUIRED FLOOR SPACE RATIO	N/A		OTAL NUMBER OF BOARDING ROOMS	27	~~~
		3	1		CO REI
		3	BASIX COMMITMENTS NOTES * TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*		<u>GE</u>
		Y	WATER	3(- RE(

Fixtures

Appliances: ENERGY

REFER TO APPROVED

BASIX

COMMON AREAS

All Shower Heads All toilet flushing systems All kitchen taps All bathro B star/>s6 but<-7.5L/min) 4 star 5 star 6 star

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

Hot water system: Central Gas Instantaneous - Refer to approved BASD

Clothes Washers - 2.5 star water rating

recting system: alr-conditioning 1Phas Artificial lighting: As per BASIX Notural lighting: As per BASIX Appliances: Electric cooktop & electric oven Clothes Washers: 3 tar energy rating Clothes Dryers: 2 Star Refrigerator: 2 Star Refer to approved BASIX cert

		2	
	WASTE MANAGEMENT:	$\left\{ \right.$	SHEET
	RESIDENTIAL WASTE REQUIREMENT:	Ç	UNEE
	As per Canterbury DCP 2012 Waste Generation Rates:	3	100
~~	GENERAL WASTE: REFER TO WASTE REPORT PREPARED BY DICKENS SOLUTIONS	β	100
Ś	REQUIRED NO. OF WASTE BINS = 2 x 660L	く	102
5	PROPOSED NO. OF WASTE BINS = 2 x 660L	$\left\{ \right.$	103
٢	RECYCLED WASTE: REFER TO WASTE REPORT PREPARED BY DICKENS SOLUTIONS		103A
۲	REQUIRED NO. OF RECYCLE BINS = 3 x 240L PROPOSED NO. OF RECYCLE BINS = 3 X 240L	$\left<\right>$	104
_ ۲	GREEN WASTE:	Ş	105
\leq	REFER TO WASTE REPORT PREPARED BY DICKENS SOLUTIONS	-5	106
S	REQUIRED NO. OF GREEN BINS = 2 x 240L PROPOSED NO. OF GREEN BINS = 2 X 240L	3	107
- J	> >	3	108
$\left\{ \right\}$	COMMERICAL WASTE REQUIREMENT: REFER TO WASTE REPORT PREPARED BY DICKENS SOLUTIONS	3	108B
	GENERAL WASTE:	3	109
5	REQUIRE NO. OF WASTE BINS = 1 X 240L	Ś	
3	PROPOSED NO. OF WASTE BINS = 1 X 240L	$\left<\right>$	110
- Z	RECYCLED WASTE: REQUIRE NO. OF WASTE BINS = 1 X 240L	5	110B
$\langle \cdot \rangle$	PROPOSED NO. OF WASTE BINS = 1 X 240L	3	110C
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	> \	3	110D
$\left\{ \right\}$	CAR PARKING:	z	110E
$\rightarrow$	CAR PARKING REQUIREMENT:		111
S	As per Canterbury DCP Clause B1.3.1 : <u>COMMERICAL CAR SPACE:</u>	$\left\{ \right\}$	116
Ľ	1 space per 40m ² GFA (120m ² -1,000m ² )	$\left\langle \right\rangle$	110
S	TOTAL NO. OF COMMERICAL CAR SPACE REQUIRED 1 TOTAL NO. OF COMMERICAL CAR SPACE PROVIDED 0	5	117
Z	As per SEPP ARH 2009	3	
- X	REQUIRED CAR SPACES: 0.5 CAR SPACES PER ROOM	3	
1	×	3	
أتمر	TOTAL NO. OF CAR SPACES REQ: 8 TOTAL NO. OF CAR SPACES PROVIDED 8 (COMPLIES)	3	
i	REQUIRED MOTORCYCLE SPACES:	3	
	>	$\mathbf{x}$	
	TOTAL NO. OF MOTORCYCLE SPACES REQUIRED: 4 TOTAL NO. OF MOTORCYCLE SPACES PROVIDED: 4(COMPLIES)	Ľ	
	REQUIRED BICYCLE SPACES:	$\left\{ \right.$	
	0.2 SPACES PER ROOM	$\left\{ \right\}$	
	TOTAL NO. OF BICYCLE SPACES REQUIRED: 4 TOTAL NO. OF BICYCLE SPACES PROVIDED: 4 (COMPLIES)	Ş	
i	ζ	3	
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## ARCHITECTURAL DRAWING SCHEDULE

### DRAWING TITLE ISSUE TITLE Н SITE PLAN Н BASEMENT 1 & 2 Н **BASEMENT 3** Н Н **GROUND FLOOR/SITE PLAN & LEVEL 1** LEVEL 2 & LEVEL 3 Н LEVEL 4 & LEVEL 5 Н ROOF PLAN Н ELEVATIONS Н **ELEVATIONS 2** Н STREETSCAPE ELEVATION Н SECTIONS AA, BB & CC Н SECTIONS DD & EE Н SECTION FF Н SECTION GG Н SECTION DD & HH Н MATERIAL & FINISHES SCHEDULE Н **EXISTING ELEVATIONAL SHADOWS - 17 - 21** Н CAMPSIE STREET PROPOSAL ELEVATION SHADOWS - 17 - 21 Н CAMPSIE STREET

# **DEVELOPMENT APPLICATION**

**ISSUE H** Date 07.07.2021 Project MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE, CAMPSIE

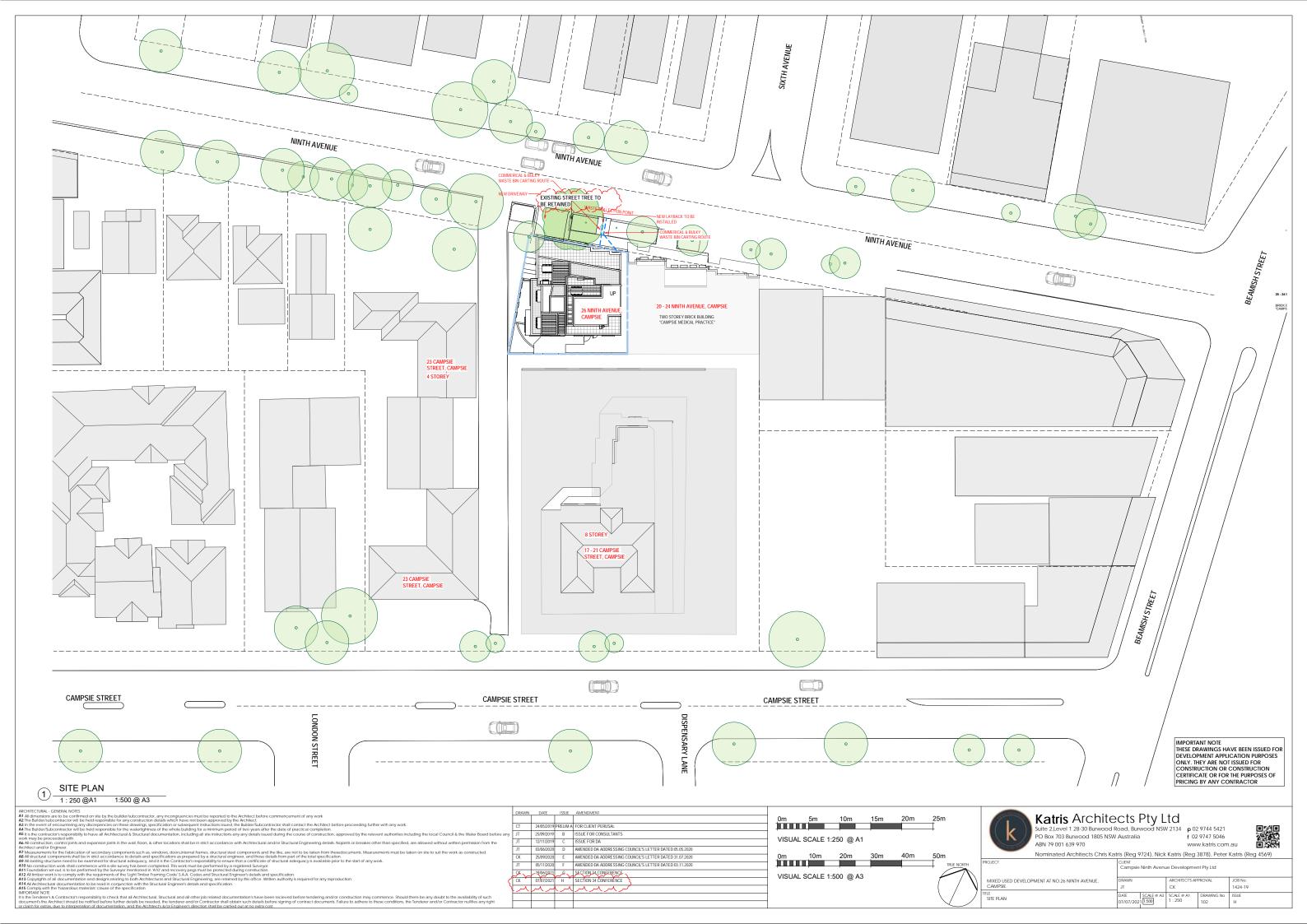
**Client** Campsie Ninth Avenue Development Pty Ltd

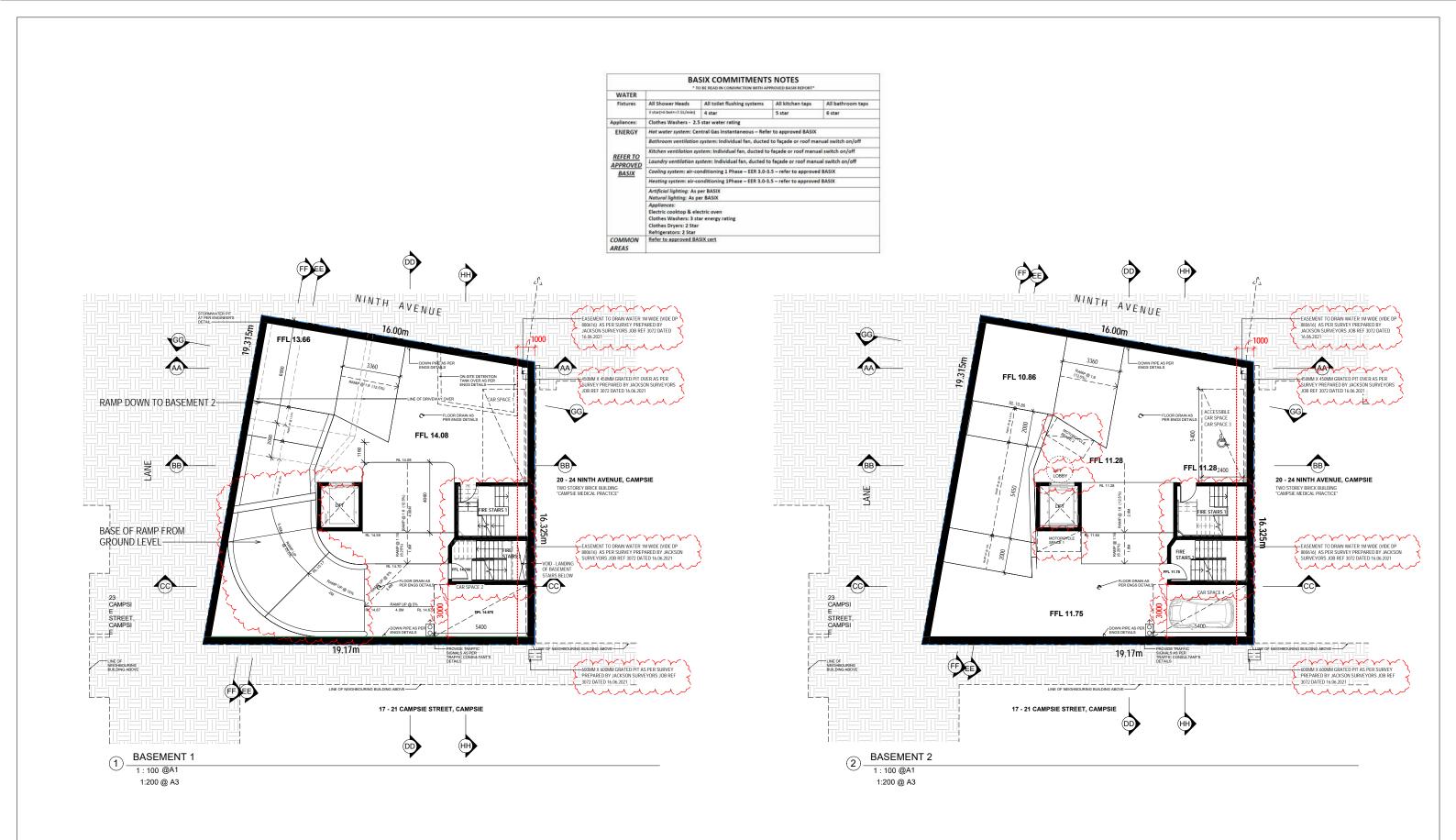


# Katris architects pty Itd

Nominated Architects Chris Katris (Reg 9724), Nick Katris (Reg 3878), Peter Katris (Reg 4569) Suite 2, level 1, 28-30 burwood road, burwood 2134 nsw australia po box 703 burwood 1805 nsw australia

**P** 02 9744 5421 F 02 9747 5046 www.katris.com.au admin@katris.com.au

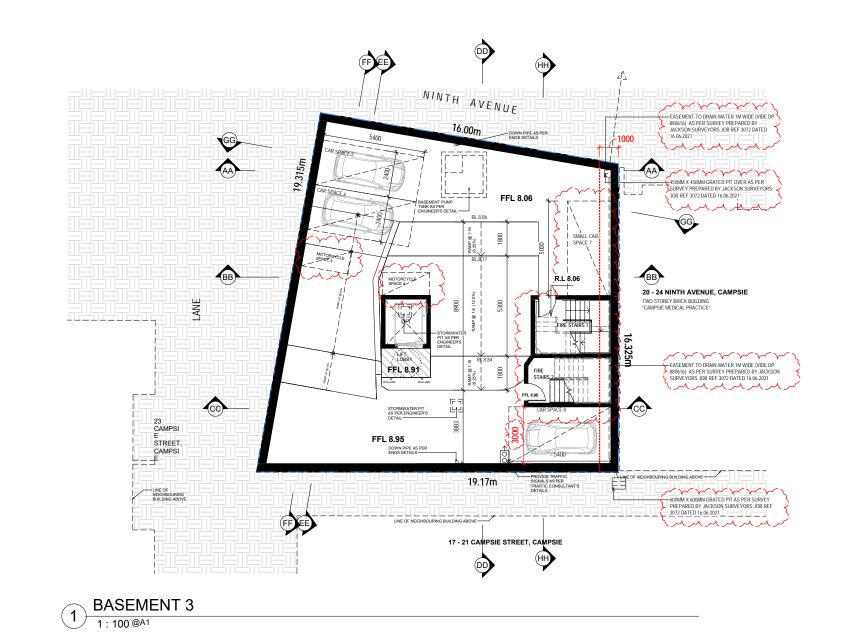




ARCHTECTURAL - GENERAL NOTES	DRAWN	DATE	ISSUE	AMENDMENT						
A1 All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Architect before commencement of any work A2 The Builder/subcontractor will be held responsible for any construction details within have not been approved by the Architect.					_0m	<u>2</u> m	4m	6m	8m	10m
As In the event of encountering any discrepencies on these drawings, specification or subsequent instructions issued, the Builder/Subcontactor shall contact the Architect before proceeding further with any work. At the Builder/Subcontactor will be held responsible for the variation helder building for an inninum period of two years after the date of practical completion.	CT	24/05/201	PRELIM-A	FOR CLIENT PERUSAL						ゴー
As it 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 relevent authorities including the local Council & the Water Board before any work may be proceeded with.	TL	25/09/201		ISSUE FOR CONSULTANTS	VIOLIA					
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. Nojoints or breakes other than specified, are allowed without written permission from the	JT	12/11/201	С	ISSUE FOR DA	VISUA	LSCALE	I:100 @ A1			
Architect and/or Engineer.	JT	03/06/202		AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 05.05.2020					10	
As 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. Ay All existing structures need to be examined for structural adequacy is available prior to the start of any work.	CK	25/09/202		AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 31.07.2020	0m	4m	8m	12m	16m	20m
A10 No construction work shall commence until a site survey has been completed. This work must be performed by a registered surveyor. A11 Foundation serveult, is to be performed by the Surveyor mentioned in AVI and recovery person surve be protected during construction.	JT	05/11/202		AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 03.11.2020					_	TRUE NORTH
A12 All timber work is to comply with the requirments of the 'Light Timber Framing Code' S.A.A. Codes and Structural Engineer's details and specification.	1 cr	19/06/202	$\sim \sim$	SECTION 34 CONFERENCE	VISUA	L SCALE 1	1:200 @ A3			
A13 Copyrights of all documentation and designs relating to both Architectural and Structural Engineering, are relatined by this office. Witten authority is required for any reproduction. A14 all Architectural documentation to be read in conjunction with the Structural Engineering. are relatined by	СК	07/07/202		SECTION 34 CONFERENCE						
ATS Comply with the hazardous materials' clause of the specification MPCRTANT NOTE	Y M	へん		MMMN						
It is the funders's & Contractor's reponsibility to check that all Architectural. Structural and all other job related documents have been received before tendering and/or construction may commence. Should there be any doubt to the availability of such documents the Architectstude the notified before funders and/or Contractor's all contract documents the Architectstude the notified before tenders and/or Contractor's all contracts the notified before there to these conditions, the Indeered endor and/or Contractor's all contractstude to the availability of such and/or Contractor's all contractstude to the availability of such and/or Contractor's all contractstude to an such details before signing of contract documents the new of these to these conditions, the Indeered endor and/or Contractor's all contractstude to an such details before signing of contract documents the inter of the availability					_					$\times$ / / [
or claim for sure Activities a subar pretention of documentation and the Achiever's direction shall be carried out to extra court of under to durine to durine to durine to durine to the court of documentation in the Achiever's direction shall be carried out to extra court of the courter of documentation and the Achiever's direction shall be carried out to extra court.										

k	Katris Archite Suite 2,Level 1 28-30 Burwood R PO Box 703 Burwood 1805 NSW ABN 79 001 639 970	V 2134	<b>p</b> 02 9744 5421 f 02 9747 5046 www.katris.com	au Daxy	
	Nominated Architects Chris Kat	ris (Reg 9724), Nick	Katris (I	Reg 3878), Peter	Katris (Reg 4569)
ROJECT		CLIENT Campsie Ninth Avenu	Je Develo	opment Pty Ltd	
MIXED USED DEVELOP	DRAWN	ARCHITEC	CT'S APPROVAL	JOB No.	

MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE, CAMPSIE	DRAWN CK		ARCHITECT'S AP	PROVAL	JOB No. 1424-19
BASEMENT 1 & 2		SCALE @ A3 1:200	SCALE @ A1 1:100	DRAWING No	ISSUE
	07/07/202	1.200	1.100	103	н



1:200 @ A3

RAL NOTES	DRAWN	DATE	ISSUE	AMENDMENT		
b be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Architect before commencement of any work ractor will be held responsible for any construction details which have not been approved by the Architect.						1
untering any discrepencies on these drawings, specification or subsequent instructions issued, the Builder/Subcontact shall contact the Architect before proceeding further with any work. Teator will be hidr deponsible for the watertightness of the whole building for a minimum period of two years after the date of practical completion.	CT	24/05/2019	PRELIM-A	FOR CLIENT PERUSAL	1	
responsibility to have all Architectural & Structural documentation, including all site instructions any any details issued during the course of construction, approved by the relevent authorities including the local Council & the Water Board before any end with.		25/09/2019		ISSUE FOR CONSULTANTS		$\mathbf{K}$
er winz:		12/11/2019		ISSUE FOR DA		
eer. e fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from thesedocuments. Mearurements must be taken on site to suit the work as constructed.	TL	03/06/2020		AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 05.05.2020		and the second se
nents shall be in stirct accordance to details and specifications as prepared by a structural engineer, and those details from part of the total specification. sneed 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.	CK	25/09/2020	E	AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 31.07.2020		ULCT.
ork shall commence until at the survey has been completed. This work must be performed by a registered Surveyor Is to be performed by the Surveyor menindent in AV and necovery performed by a registered during construction.		05/11/2020		AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 03.11.2020	TRUE NORTH	JECT
o comply with the requirments of the 'Light Timber Framing Code' SAA. Codes and Structural Engineer's details and specification.	LCK V	19/06/2021	Le V	SECTION 34 CONFERENCE SECTION 34 CONFERENCE		
ocumentation and designs relating to both Architectural and Structural Engineering, are retained by this office. Written authority is required for any reproduction.	СК	07/07/2021	н	SECTION 34 CONFERENCE		1IXED USED DEV
lazardous materials' clause of the specification	1	へん	くし	MMM/		AMPSIE
Intractor's responsibility to check that all Architectural. Structural and all other job related documentation's have been recieved before tendering and/or construction may commence. Should there be any doubt to the availability of such						ASEMENT 3
ct should be notified before further details be needed, the tenderer and/or Contractor shall obtain such details before signing of contract documents. Failure to athere to these conditions, the Tenderer and/or Contractor nullifies any right to interpretation of documentation, and the Architect Xo/Engineer Xo/Engineer Xo/Engineer Contract contract contract documents.	1					

		SIX COMMITMENTS						
WATER								
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps				
	3 star(>6 but<=7.5t/min) 4 star 5 star 6 star							
Appliances:	Clothes Washers - 2.5 star water rating							
ENERGY	Hot water system: Cer	ntral Gas Instantaneous – Refe	r to approved BASIX					
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off							
	Kitchen ventilation sy	tem: Individual fan, ducted to	façade or roof manu	al switch on/off				
REFER TO APPROVED	Laundry ventilation sy	stem: Individual fan, ducted to	o façade or roof mani	ual switch on/off				
BASIX	Cooling system: air-co	nditioning 1 Phase - EER 3.0-3	.5 - refer to approve	d BASIX				
Dribin	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 & ele Clothes Washers: 3 str Clothes Dryers: 2 Star Refrigerators: 2 Star							
COMMON AREAS	Refer to approved BA	SIX cert						

 Katris Architects Pty Ltd

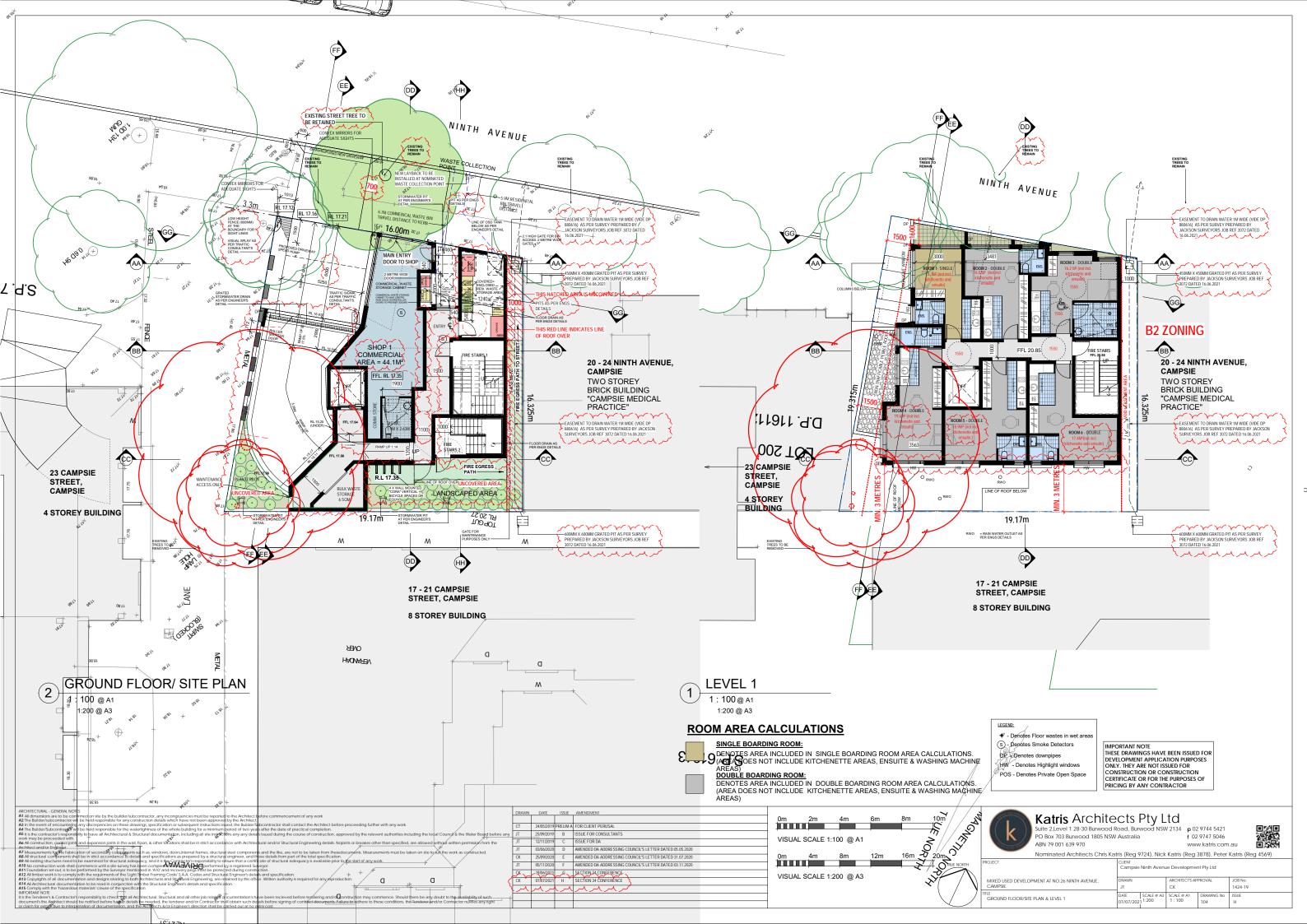
 Suite 2,Level 1 28-30 Burwood Road, Burwood NSW 2134

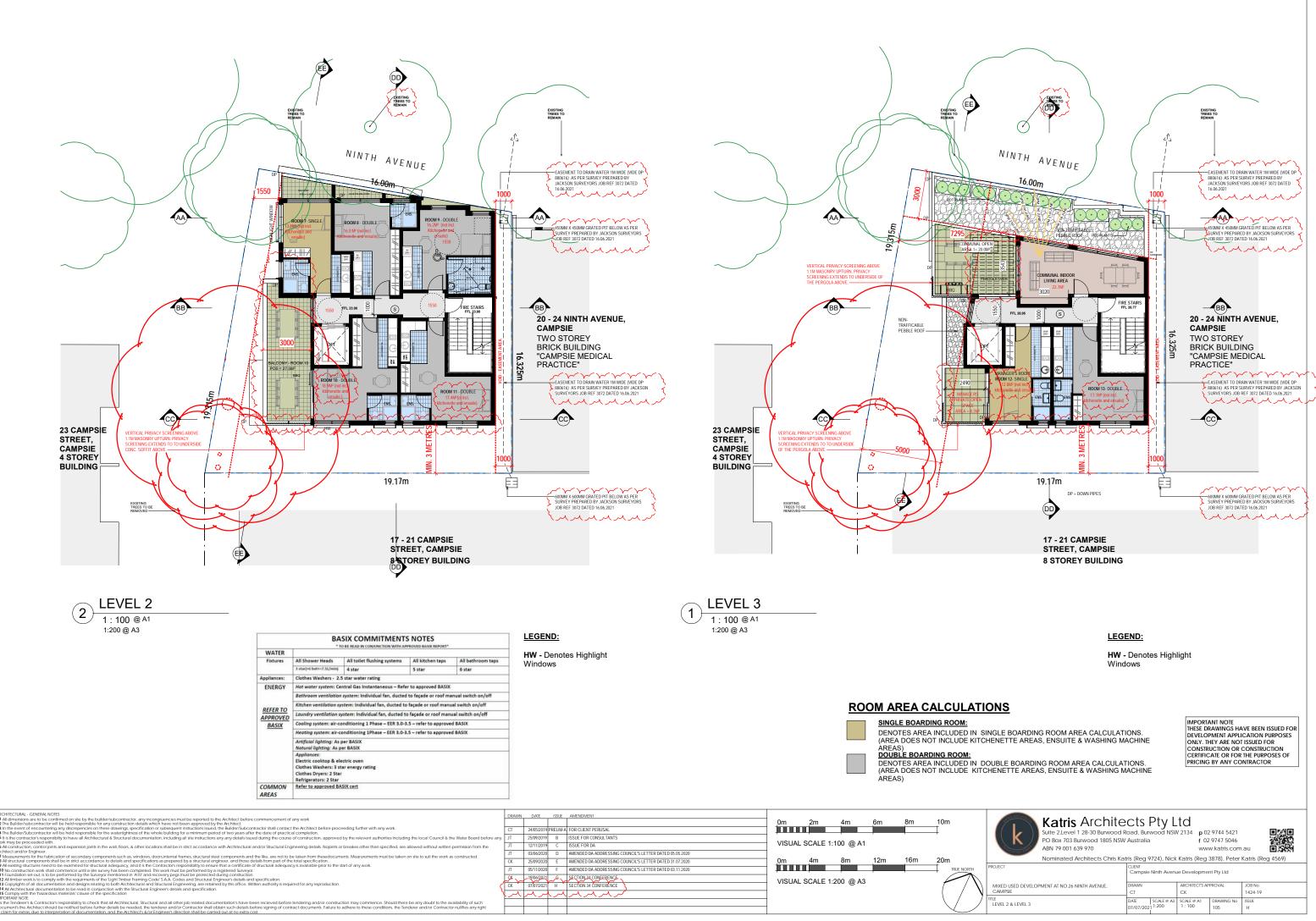
 PO Box 703 Burwood 1805 NSW Australia

 ABN 79 001 639 970



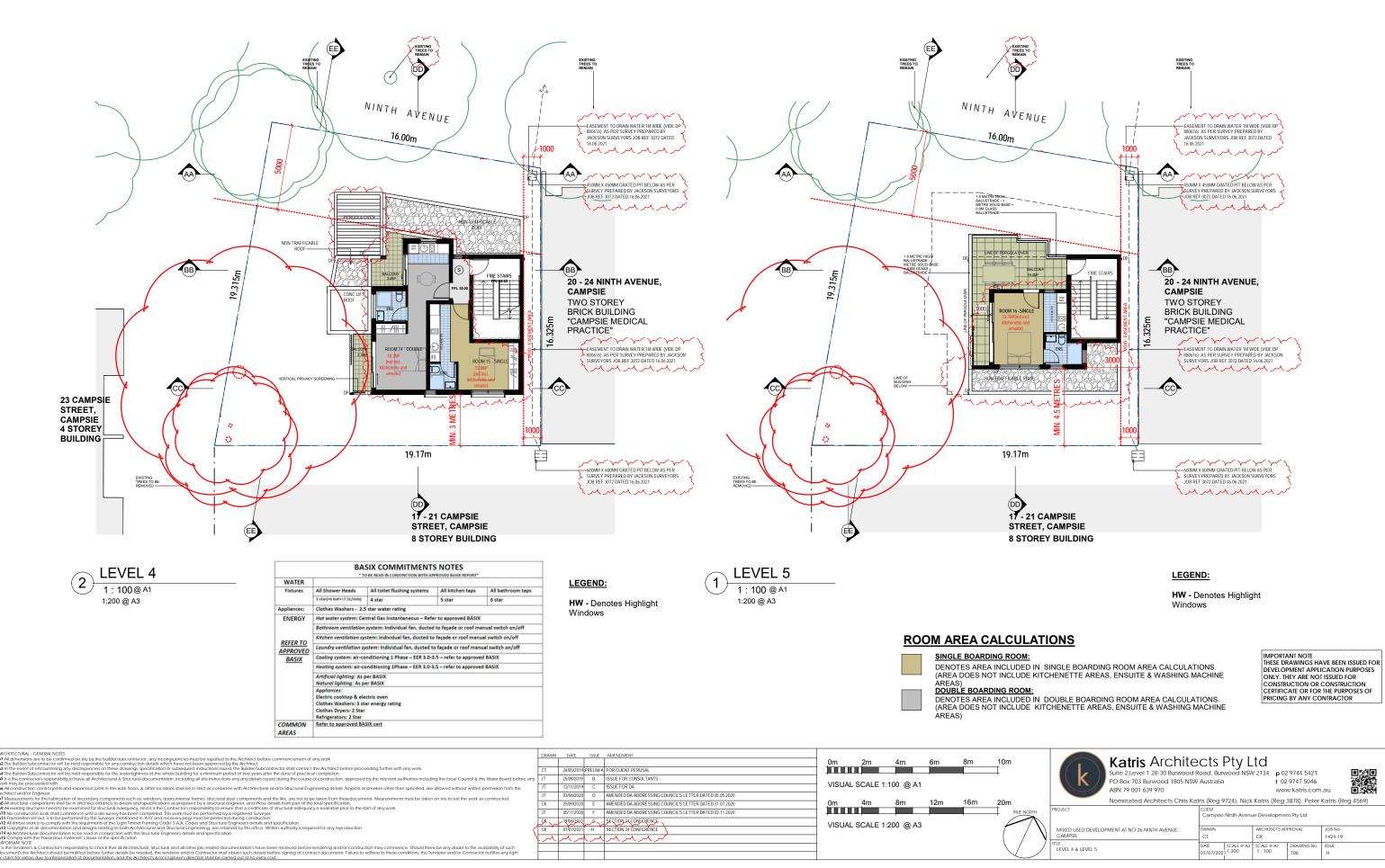
	Campsie	Ninth Avenu	ie Developmei	nt Pty Ltd	
MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE,	DRAWN		ARCHITECT'S AP	PROVAL	JOB No.
CAMPSIE	JT		СК		1424-19
ITLE BASEMENT 3	DATE	SCALE @ A3		DRAWING No	ISSUE
BASEMENT 3	07/07/202	1:200	1 : 100	103A	н





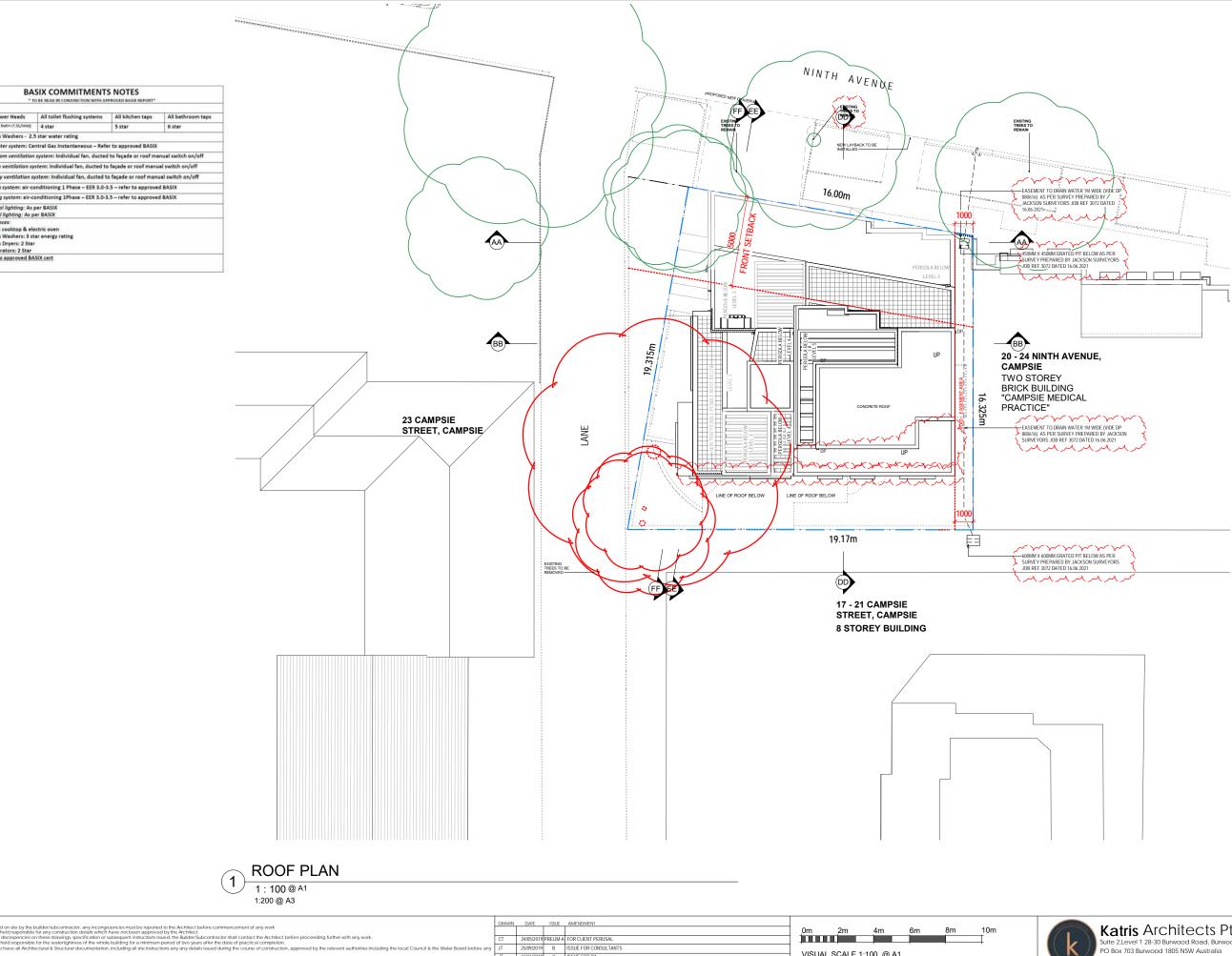
Nominated Architects	Chris Katris	(Reg 972	4) Nick Katris	(Reg 3878)	Peter Katris	(Reg 4	569
Norminated Architects	Chins Kaulis	(Keg 7/2	4), NICK Kaul	s (iteg 3070)	, reter katilis	(iteg 4	507

	DRAWN		ARCHITECT'S AP	PROVAL	JOB No.
CAMPSIE	CT		СК		1424-19
TLE LEVEL 2 & LEVEL 3	DATE	SCALE @ A3		DRAWING No	ISSUE
LEVEL 2 & LEVEL 3	07/07/202	1:200	1:100	105	н



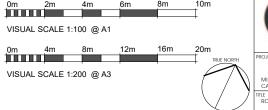
	Campsie	Ninth Avenu	ie Developmei	nt Pty Ltd	
MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE,	DRAWN		ARCHITECT'S AP	PROVAL	JOB No.
CAMPSIE	CT		СК		1424-19
ITLE LEVEL 4 & LEVEL 5	DATE	SCALE @ A3		DRAWING No	ISSUE
LEVEL 4 & LEVEL 5	07/07/202	1:200	1:100	106	н
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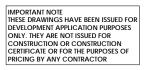




ORIANT NOTE the Tenders's & Contractor's responsibility to check that all Architectural. Structural and all other job related documentation's have been recieved before tendering and/or construction may commence. Should here be any doubt to the availability of such turnent's the Architect should be notified before turber details be needed. The tenders and/or Contractor shall be to registring of contract documents. Failure to adhere to these conditions, the Tenders and/or Contractor nullifies any right fail for exists adult to interpretation of documentation and the Architect's doc finding and out and ne architect.

CT	24/05/2019	PRELIM-A	FOR CLIENT PERUSAL
TL	25/09/2019	В	ISSUE FOR CONSULTANTS
JT	12/11/2019	С	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	~°~	SECTION 34 CONFERENCE
СК	07/07/2021	н	SECTION 34 CONFERENCE
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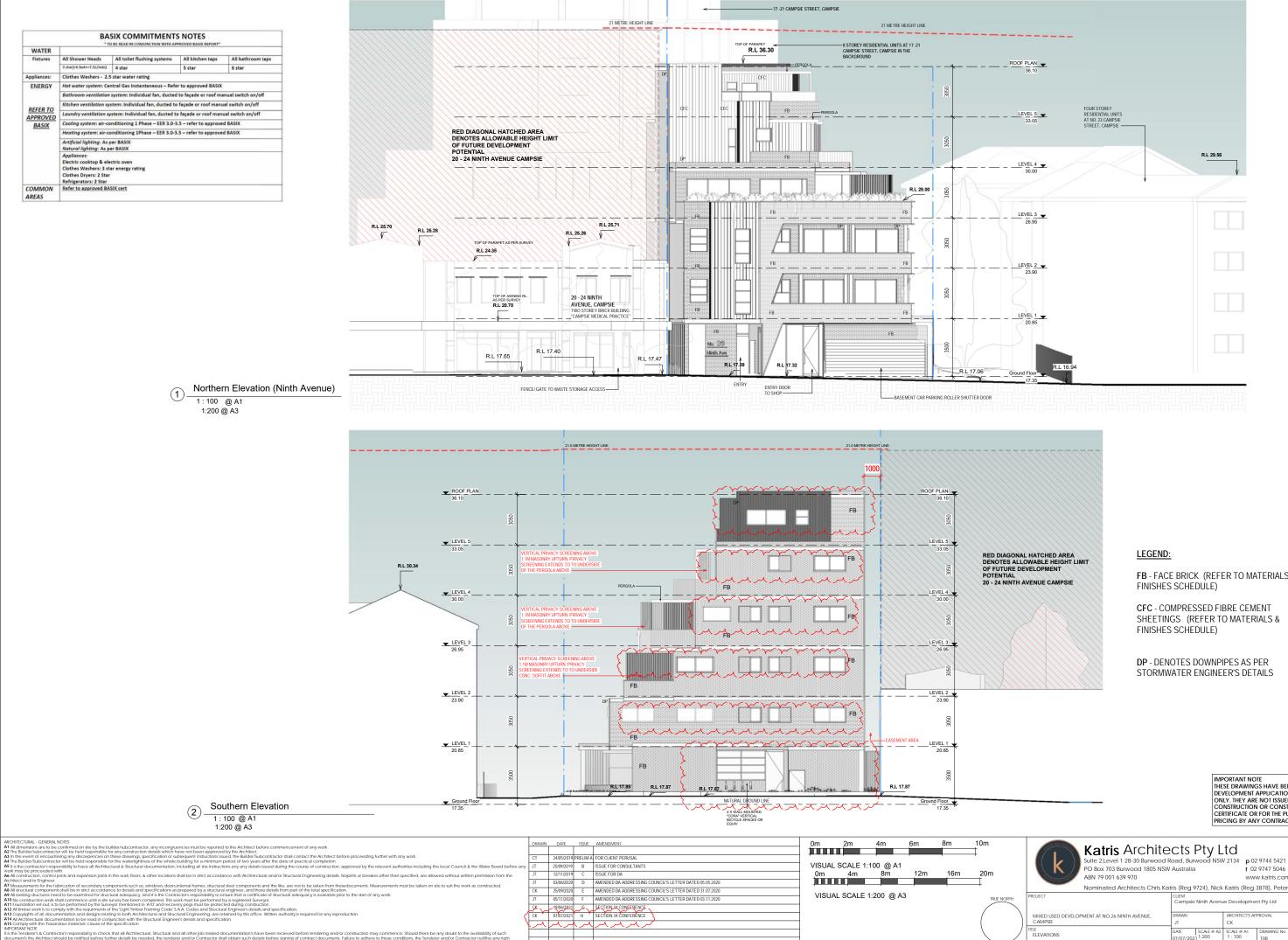
## Katris Architects Pty Ltd Suite 2,Level 1 28-30 Burwood Road, Burwood NSW 2134 p 02 9744 5421

PO Box 703 Burwood 1805 NSW Australia ABN 79 001 639 970

f 02 9747 5046 www.katris.com.au



	Campsie	Ninth Avenu	nt Pty Ltd		
MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE,	DRAWN JT		ARCHITECT'S AP	PROVAL	JOB No.
CAMPSIE			СК		1424-19
ROOF PLAN	DATE	SCALE @ A3		DRAWING No	ISSUE
ROOF PLAN	07/07/202	1:200	1:100	107	н



on of documentation, and the Architect's &/or Engineer's direction shall be carried out at no extra cos

aim for extras, due to inte

**FB** - FACE BRICK (REFER TO MATERIALS &

CFC - COMPRESSED FIBRE CEMENT SHEETINGS (REFER TO MATERIALS &

STORMWATER ENGINEER'S DETAILS

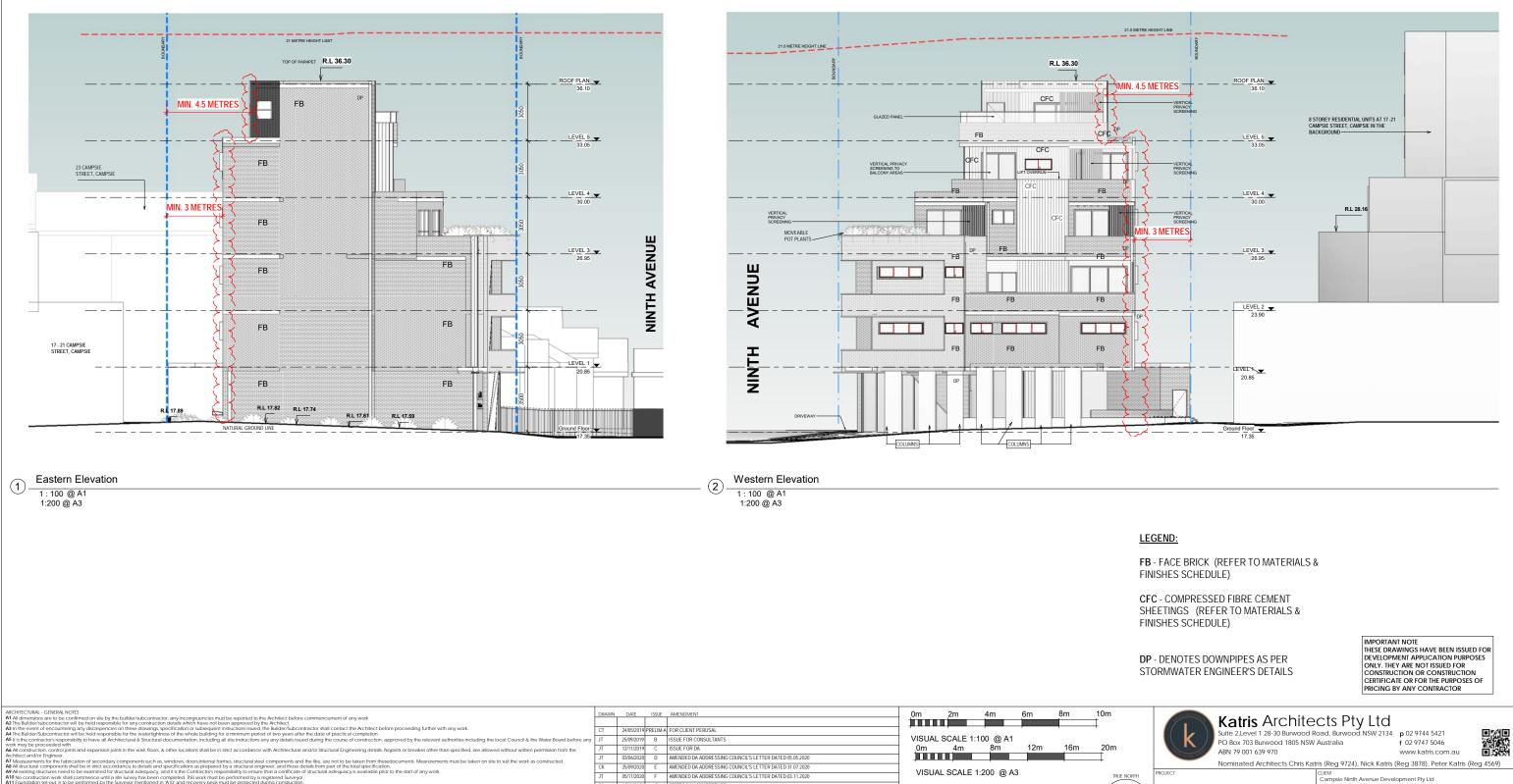
IMPORTANT NOTE THESE DRAWINGS HAVE BEEN ISSUED FOR DEVELOPMENT APPLICATION PURPOSES ONLY. THEY ARE NOT ISSUED FOR CONSTRUCTION OR CONSTRUCTION CERTIFICATE OR FOR THE PURPOSES OF PRICING BY ANY CONTRACTOR

f 02 9747 5046 www.katris.com.au



	Campsie Ninth Avenue Development Pty Ltd						
MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE,		DRAWN		PROVAL	JOB No.		
CAMPSIE	TL		CK		1424-19		
TLE FLEVATIONS	DATE	SCALE @ A3	SCALE @ A1	DRAWING No	ISSUE		
ELEVATIONS		1:200	1 : 100	108	н		
					,		

		SIX COMMITMENTS					
WATER		a consideration service and consider	2.542.2+3.5+73.4************************************				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps			
	3 star(>6 but<=7.5L/min)	4 star	5 star	6 star			
Appliances:	Clothes Washers - 2.5	star water rating	1	1			
ENERGY	Hot water system: Cer	ntral Gas Instantaneous – Refe	r to approved BASIX				
	Bathroom ventilation	system: Individual fan, ducted	to façade or roof ma	nual switch on/off			
	Kitchen ventilation sy	stem: Individual fan, ducted to	façade or roof manu	al switch on/off			
REFER TO	Laundry ventilation sy	stem: Individual fan, ducted to	o façade or roof man	ual switch on/off			
APPROVED BASIX	Cooling system: air-conditioning 1 Phase - EER 3.0-3.5 - refer to approved BASIX						
DAJIA	Heating system: air-conditioning 1Phase – EER 3.0-3.5 – refer to approved BASIX						
	Artificial lighting: As p Natural lighting: As p						
	Appliances: Electric cooktop & ele Clothes Washers: 3 str Clothes Dryers: 2 Star Refrigerators: 2 Star	ctric oven ar energy rating					
COMMON AREAS	Refer to approved BA	SIX cert					



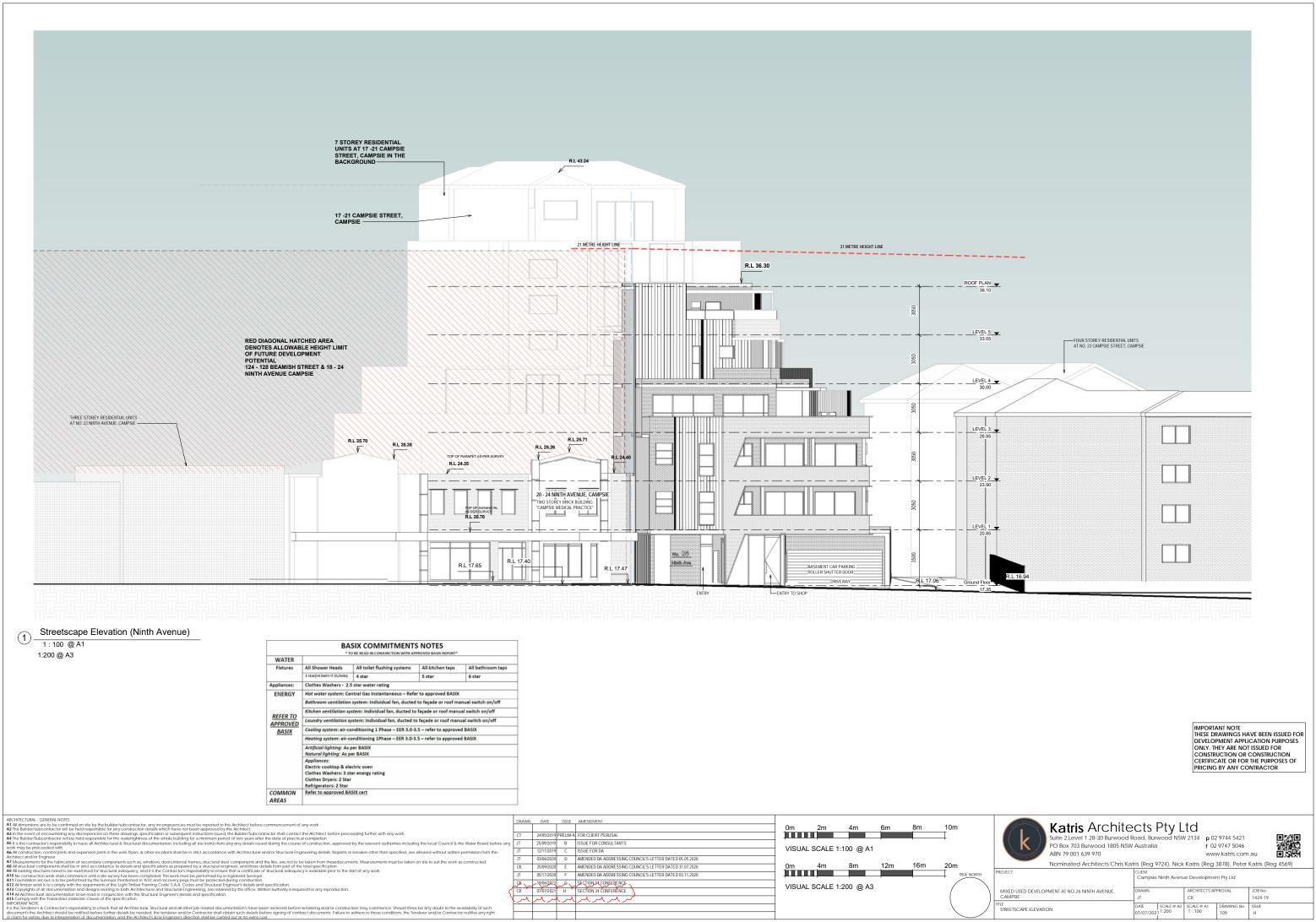
A10 No construction work shall commence until a site survey has been completed. This work must be performed by a registered Surveyor.
A11 Foundation set-out, is to be performed by the Surveyor mentioned in 'A10' and recovery pegs must be protected during construction.
A12 All timber work is to comply with the requirments of the 'Light Timber Framing Code' S.A.A. Codes and Structural Engineer's details and specification.

ov this office. Written authority is required for any reproduction

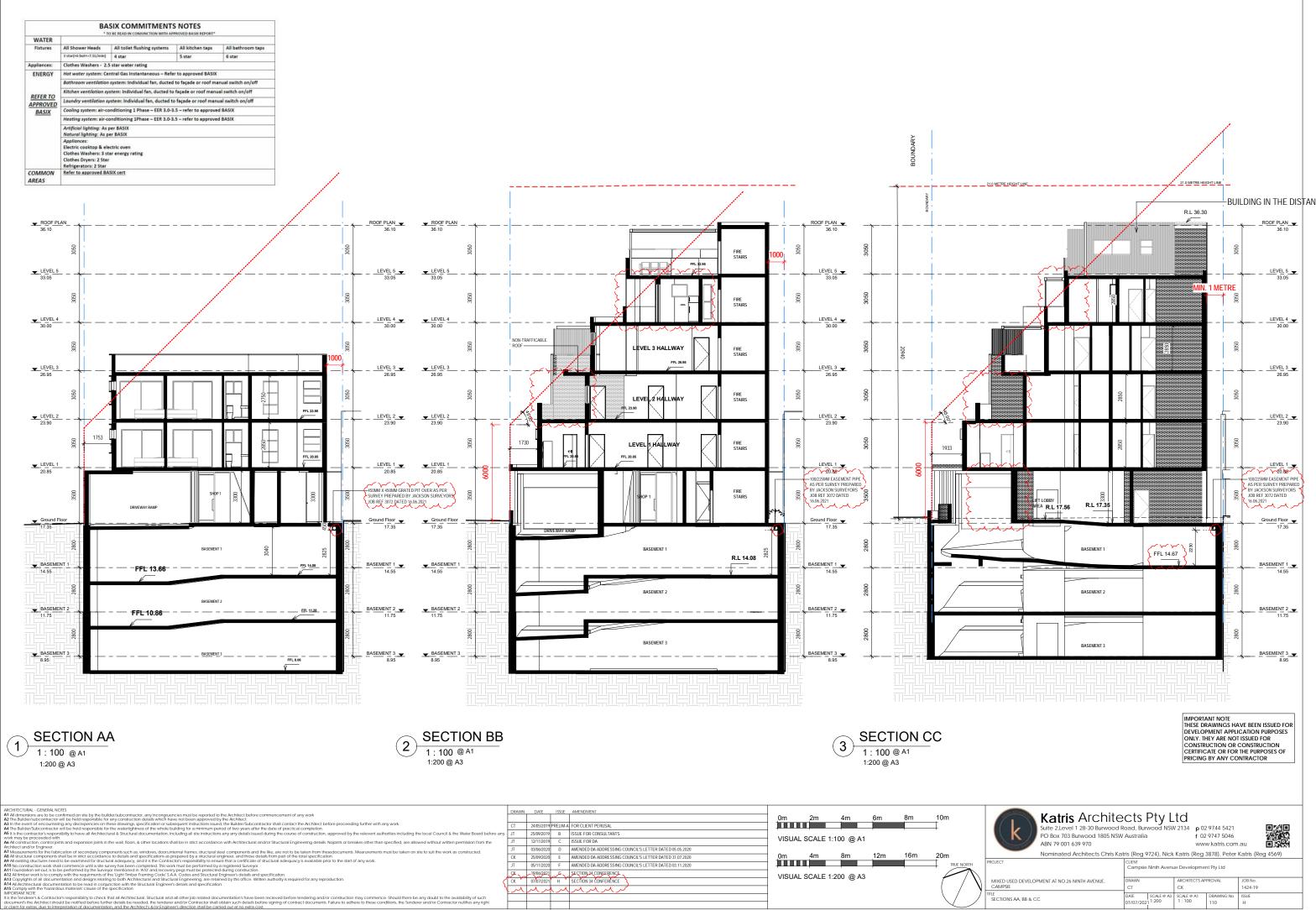
lity to check that all Architectural, Structural and all oth

ould there be any doubt to the availability of such as the Tenderer and/or Contractor nullifies any righ tion, and the Architect's &/or Engineer's direction shall be carried out at no extr

Campsie Ninth Avenue Development Pty Ltd						
DRAWN		ARCHITECT'S AP	PROVAL	JOB No.		
TL		СК		1424-19		
DATE			DRAWING No	ISSUE		
07/07/202	1:200	1:100	108B	н		
	DRAWN JT DATE	DRAWN JT	DRAWN         ARCHITECTS AP           JT         CK           DATE         SCALE @ A3         SCALE @ A1	DRAWN         ARCHITECTS APPROVAL           JT         CK           DATE         SCALE @ A3         SCALE @ A1		



	Campsie Ninth Avenue Development Pty Ltd						
MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE,		DRAWN		PROVAL	JOB No.		
CAMPSIE	TL		CK		1424-19		
STREETSCAPE ELEVATION	DATE	SCALE @ A3	SCALE @ A1	DRAWING No	ISSUE		
SIREEISCAPE ELEVATION	07/07/202	1:200	1:100	109	н		



MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE,	DRAWN		ARCHITECT'S AP	PROVAL	JOB No.		
CAMPSIE	CT		СК		1424-19		
SECTIONS AA BB & CC	DATE 07/07/202	1 000	SCALE @ A1 1 : 100	DRAWING No 110	ISSUE H		





## (1) 1:100@A1 1:200 @ A3

		SIX COMMITMENTS					
WATER							
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom tap:			
	3 star(>6 but<=7.5L/min)	4 star	5 star	6 star			
Appliances:	Clothes Washers - 2.5	star water rating	9	- 7			
ENERGY	Hot water system: Cer	ntral Gas Instantaneous – Refe	r to approved BASIX				
	Bathroom ventilation	system: Individual fan, ducted	to façade or roof ma	nual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off						
REFER TO APPROVED	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off						
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 p Natural lighting: As p						
	Appliances: Electric cooktop & ele Clothes Washers: 3 str Clothes Dryers: 2 Star	ar energy rating					
COMMON	Refrigerators: 2 Star Refer to approved BA	CIV cart					
COMMON AREAS	neier to approved BA	DIA CELL					

# SECTION EE (2)

CHITECTURAL - GENERAL NOTES	DRAWN	DATE	ISSUE	AMENDMENT
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 The Builder/subcontractor will be held responsible for any construction details which have not been approved by the Architect				
In the event of encountering any discrepencies on these drawings, specification or subsequent instructions issued; the Balider/Subcontractor shall contact the Architect before proceeding further with any work. The Balider/Subcontractor will be held responsible for the watertighteenes of the worke building for a minimum period of two years after the date of practical completion.	CT	24/05/2019	9 PRELIM-	A FOR CLIENT PERUSAL
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 relevent authorities including the local Council & the Water Board before any k may be proceeded with.	JT	25/09/2019	9 B	ISSUE FOR CONSULTANTS
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. Nojoints or breakes other than specified, are allowed without written permission from the	TL	12/11/2019	9 C	ISSUE FOR DA
titect and/or Engineer.	TL	03/06/2020	0 D	AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 05.05.2020
Is structural components shall be in stict accordance to details and specifications as prepared by a structural engineer, and the thors details from part of the total specification.	CK	25/09/2020	0 E	AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 31.07.2020
No construction work shall commence until a site survey has been completed. This work must be performed by a registered Surveyor.	TL	05/11/2020	0 F	AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 03.11.2020
Fundation set-out, is to be performed by the Surveyor mentioned in 'A10' and recovery pegs must be protected during construction. All index work is to comply with the requirements of the 'Link' Twing Tender's details and specification.	CK	19/06/2021	1-6-	SECTION 34 CONFERENCE
Copyrights of all documentation had design relating to both Architectural and Structural Engineering, are retained by this office. Written authority is required for any reproduction. All Architectural Engineering, are retained by this office. Written authority is required for any reproduction.	СК	07/07/2021	1 Н	SECTION 34 CONFERENCE
Comply with the hazardous materials' clause of the specification	~	ハハ	سر ا	
he Tenders & Contactor's reponsibility to check that all Architectural. Structural and all other job related documentation's have been received before tendering and/or construction may commence. Should there be any doubt to the availability of such unershift the structural and the tenders and/or contractor tanillability and the tenders and/or contractor tanillability of such unershift the chief tender structural and the tenders and/or contractor tanillability and taning the tenders and/or contractor tanillability and the tenders and/or contractor tanillability and tenders and/or contractor tanillability and taning the tenders and/or contractor tanillability and taning tenders and/or contractor tanin				

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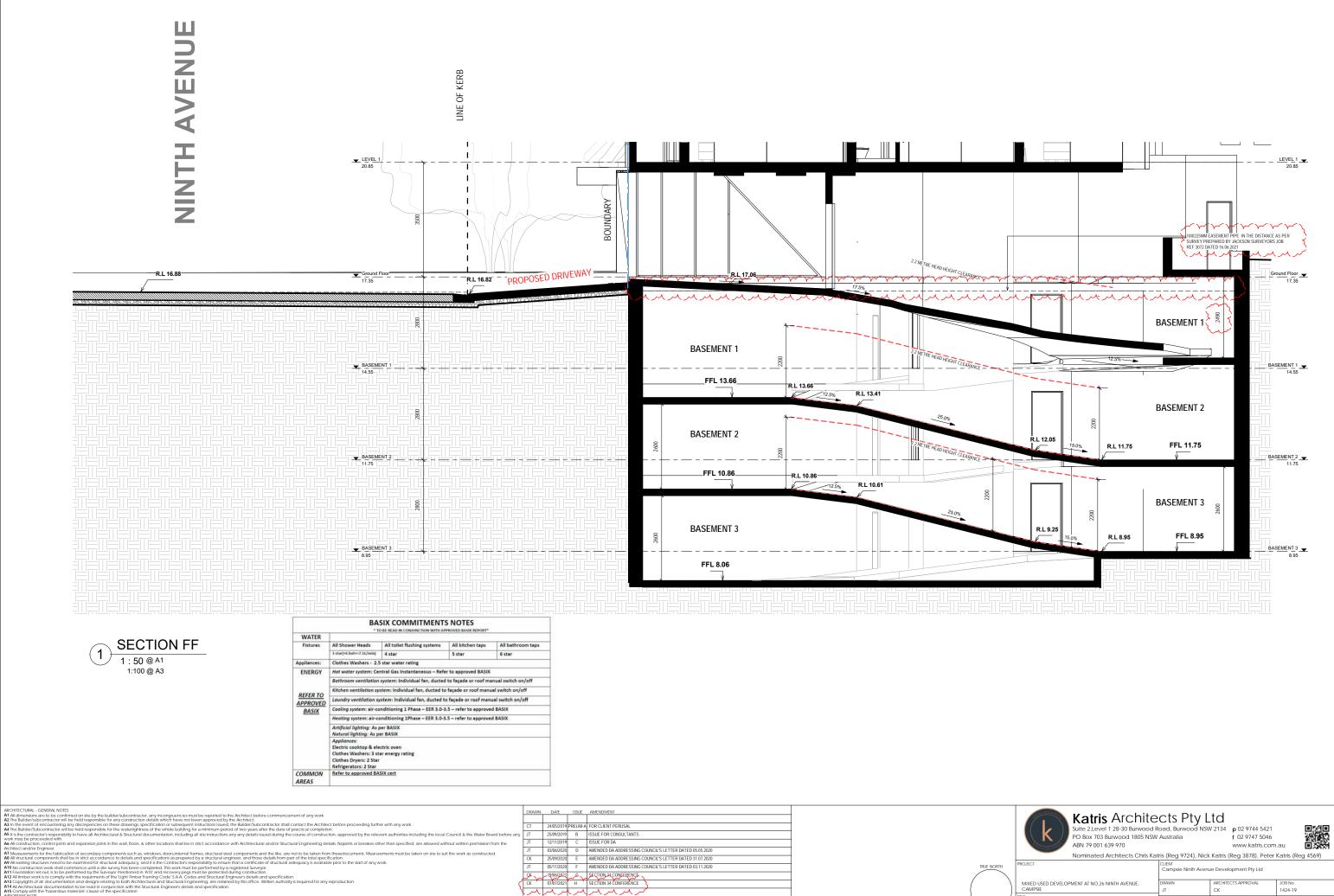
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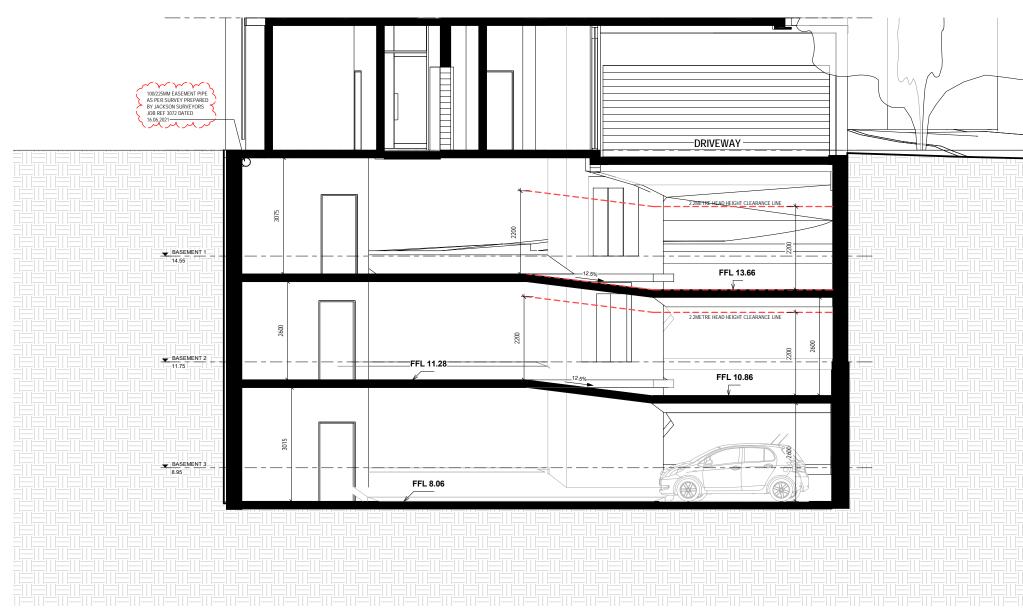
PROJECT	ue Development Pty Ltd				
MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE,	DRAWN		ARCHITECT'S AP	PROVAL	JOB No.
CAMPSIE	JT		CK		1424-19
	DATE SCALE @ A3		SCALE @ A1 DRAWING No		ISSUE
	07/07/2021 1:200		1:100 110B		H



rements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from thesedocuments. Mearurements must be taken on site
ctural 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.
ting 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.
onstruction work shall commence until a site survey has been completed. This work must be performed by a registered Surveyor.

- Architect a A7 Measur A8 All struc A9 All exist A10 No co A11 Found A12 All tim A13 Copyr A14 All Arc A15 Comp IMPORTAN by the Surveyor mentioned in 7 quirments of the 'Light Timber Fr designs relating to both Architec
  - ead in conjunction with the lause of the specification
- heck that all Arc hould there be any doubt to the availability of such n of documentation, and the Architect's &/or Engineer's direction shall be

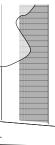
	Campsie Ninth Avenue Development Pty Ltd						
		DRAWN		PROVAL	JOB No.		
CAMPSIE	TL		СК		1424-19		
TLE SECTION FE	DATE	SCALE @ A3		DRAWING No	ISSUE		
SECTION FF	07/07/202	1:200	1:50	110C	Н		



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

## BASIX COMMITMENTS NOTES * TO BE READ IN CONJUNCTION WITH APPROVED BASIX WATER All Shower Heads All toilet flushing systems All kitchen taps All bathroom taps 3 star/>4 but 5 star 6 star 6 star Fixtures Clothes Washers - 2.5 star water rating Appliances: 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 Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off REFER TO APPROVED 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 BASIX Heating system: all-conditioning JPhas Artificial lighting: As per BASIX Natural lighting: As per BASIX Appliances: Electric cooktop & electric oven Clothes Washers: 3 tar energy rating Clothes Dryers: 2 Star Refrigerator: 2 Star Refres to approved BASIX cert COMMON AREAS

ARCHIECTURAL - GENERAL NOIES	DRAWN D	DATE	ISSUE AMENDMENT	
A1 Al 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.				
As 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. All The Builder/Subcontractor will be hidd responsible for the watering behaviored building for an inninum petiod of two years after the date of practical completion.	CT 24/	/05/2019 P	RELIM-A FOR CLIENT PERUSAL	
AS It is the contractor's reponsibility to have all Architectural & Structural documentation, including all site instructions any any details issued during the course of construction, approved by the relevent authorities including the local Council & the Water Board before any work may be proceeded with.	JT 25/	/09/2019	B ISSUE FOR CONSULTANTS	
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. Nojoints or breakes other than specified, are allowed without written permission from the	JT 12/	/11/2019	C ISSUE FOR DA	
Architect and/or Engineer. M	JT 03/	/06/2020	D AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 05.05.2020	
AS Al 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. AS Al existing subcurses need to be examined for structural adequacy is a variable prior to the start of any work.	CK 25/	/09/2020	E AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 31.07.2020	
A10 No construction work shall commence until a vite survey has been completed. This work must be performed by a registered Surveyor. A11 Foundation set-out, is to be performed by the Survey methoden of InVI and recovery performed to participate in a structure of the survey has been completed. This work must be performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery performed by the Survey methoden of InVI and recovery perfo	JT 05/	/11/2020	F AMENDED DA ADDRESSING COUNCIL'S LETTER DATED 03.11.2020	TRUE NORTH
A12 All timber work is to comply with the requirments of the 'Light Timber Framing Code'S.A.A. Codes and Structural Engineer's details and specification.	CK 19/	/06/2021	G SECTION 34 CONFERENCE	
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 the Structural Engineering association as execting and a second	CK 07/	/07/2021	H SECTION 34 CONFERENCE	
AIS Comply with the hazardous materials' clause of the specification IMPORIANT NOTE IMPORIANT NOTE	ノノレ	くし	M M M M M M M M M M M M M M M M M M M	
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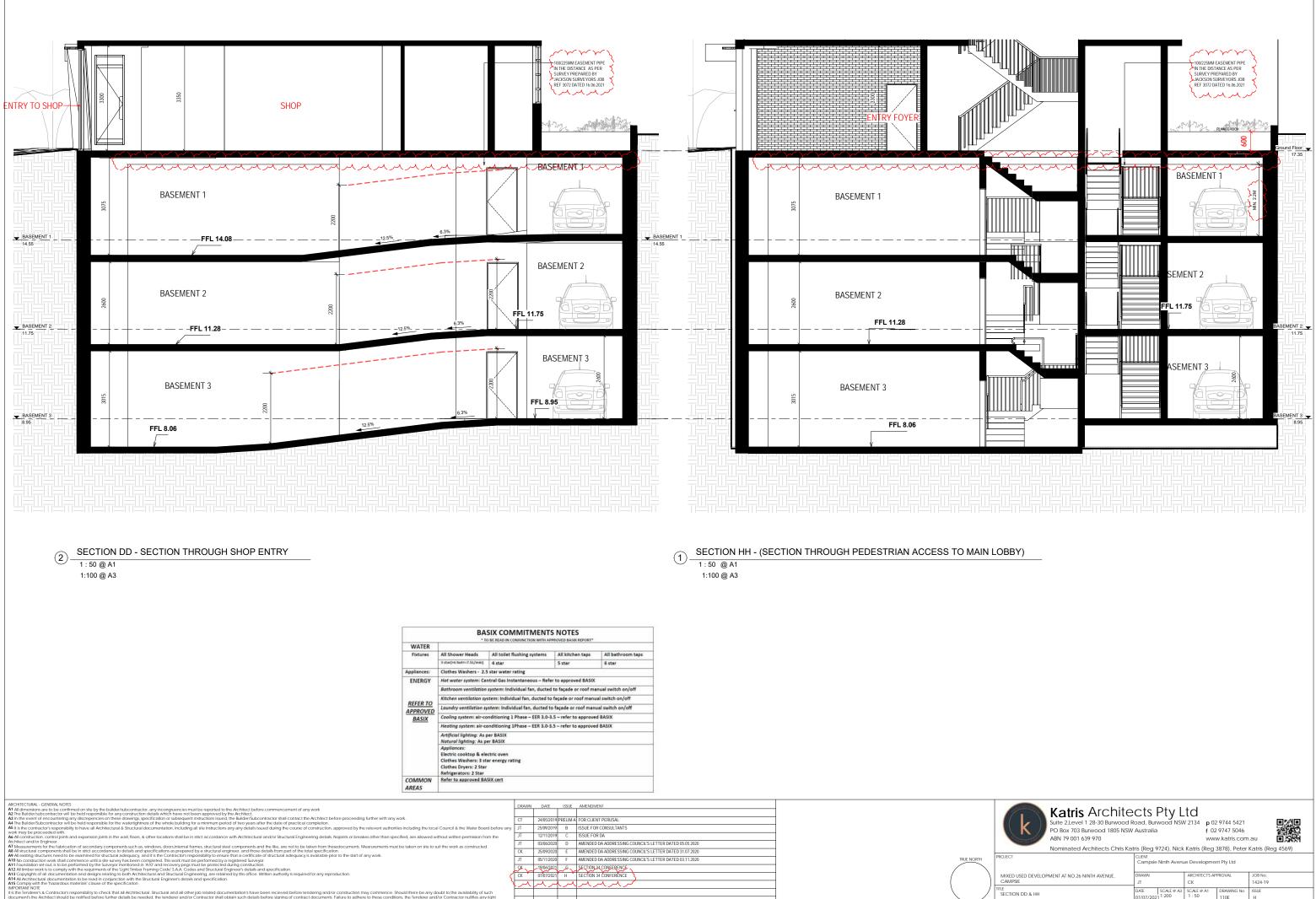
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ROJECT	CLIENT Campsie Ninth Avenue Development Pty Ltd					
CAMPSIE	DRAWN JT		ARCHITECT'S AP CK	PROVAL	JOB No. 1424-19	
SECTION GG	DATE 07/07/2021	SCALE @ A3 1:200	SCALE @ A1 1 : 50	DRAWING No 110D	ISSUE H	



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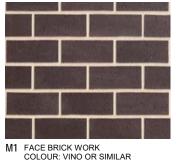
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SECTION DD & HH

ORIANI NOTE the fenders's Contractor's responsibility to check that all Architectural, Structural and all other job related documentation's have been recieved before tendering and/or construction may commence. Should there be any doubt to the availability of such current's the Architect should be notified before further details be needed, the tenderer and/or Contractor shall obtain such details before signing of contract documents. Failure to adhere to these conditions, the Tenderer and/or Contractor shall obtain such details before signing of contract documents. Failure to adhere to these conditions, the Tenderer and/or Contractor nullifies any right all mort exists, due to integretation of documentation, and the Architect's Afor fingers's relation to all the and the architect.



WATER						
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps		
	3 star(>6 but<=7.5L/min)	4 star	5 star	6 star		
Appliances:	Clothes Washers - 2.5	star water rating				
ENERGY	Hot water system: Cer	ntral Gas Instantaneous – Refe	r to approved BASIX			
	Bathroom ventilation	system: Individual fan, ducted	to façade or roof ma	nual switch on/off		
00000 70	Kitchen ventilation sy	stem: Individual fan, ducted to	façade or roof manu	al switch on/off		
REFER TO APPROVED	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off					
BASIX	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 – refer to approved BASIX					
	Heating system: air-co	onditioning 1Phase - EER 3.0-3	.5 - refer to approve	d BASIX		
	Artificial lighting: As p Natural lighting: As p					
	Appliances:					
	Electric cooktop & ele Clothes Washers: 3 st					
	Clothes Dryers: 2 Star					
	Refrigerators: 2 Star					
COMMON	Refer to approved BA	SIX cert				







M3 ALL EXTERNAL WINDOWS & DOOR FRAMING BANDING TO BE BLACK ANODISED OR SIMILAR



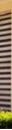
M4 FIBRE CEMEMT - SCYON AXON CLADDING OR SIMILAR



M5 GARAGE ROLLER DOOR - "STEEL-LINE" LOUVRED DOOR OR EQUIV.

ARCHIECTURAL - GENERAL NOIES	DRAWN	DATE	ISSUE	AMENDMENT
AT 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 AZ the Builder/subcontractor will be hold regording for any construction details within have not been approved by the Architect.				
A3 In the event of encountering any discrepencies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the Architect before proceeding further with any work. All The Builder/Subcontractor will be hold responsible for the varies inholes builden for an inhimum period of two weas after the date of practical completion.	CT	24/05/2019	PRELIM-A	FOR CLIENT P
As it is the contractor's reponsibility to have all Architectural & Structural documentation, including all site instructions any any details issued during the course of construction, approved by the relevent authorities including the local Council & the Water Board before any work may be proceeded with.	JT	25/09/2019	В	ISSUE FOR CO
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. Nojoints or breakes other than specified, are allowed without written permission from the	TL	12/11/2019		ISSUE FOR DA
Architect and/or Engineer. All Measurements for the fabrication of secondary components such as, windows, doorsinternal frames, structural steel components and the like, are not to be taken from thesedocuments. Mearurements must be taken on site to suit the work as constructed.	TL	03/06/2020	D	AMENDED DA
AB Al 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. AP Al existing structures need to be examined for structural adequacy: share constrained adequacy is available prior to the start of any work.	CK	25/09/2020	E	AMENDED DA
A10 No construction work shall commence until a site survey has been completed. This work must be performed by a registered Surveyor A11 Contaction exists that commence until a site survey has been completed. This work must be performed by the survey of	JT	05/11/2020	F	AMENDED DA
A12 All timber work is to comply with the requirments of the 'Light Timber Framing Code' SAA Codes and Structural Engineer's details and specification.	SK V	19/06/2021	$\sim^{\circ}$	SECTION 34 C
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 condunction with the Structural Engineering data and as exercised as the second as exercised as a second	СК	07/07/2021	н	SECTION 34 C
AIS Comply with the hazardous materials' clause of the specification IMPORTAIN TWO FF	$\cdot \sim$	イノ	くし	くと
It is the Tenderer's & Contractor's responsibility to check that all Architectural, Structural and all other job related documentation's have been recieved before tendering and/or construction may commence. Should there be any doubt to the availability of such				
documents the Architect should be notified before further details be needed, the tenderer and/or Contractor shall obtain such details before signing of contract documents. Failure to adhere to these conditions, the Tenderer and/or Contractor shall obtain such details before signing of contract documents. Failure to adhere to these conditions, the Tenderer and/or Contractor shall obtain such details before signing of contract documents. Failure to adhere to these conditions, the Tenderer and/or Contractor shall obtain such details before signing of contract documents. Failure to adhere to these conditions, the Tenderer and/or Contractor shall obtain any signing of contract documents. Failure to adhere to these conditions, the Tenderer and/or Contractor shall obtain any signing of contract documents. Failure to adhere to these conditions, the Tenderer and/or Contractor shall obtain any signing of contract documents. Failure to adhere to these conditions, the Tenderer and/or Contractor shall obtain any signing of contract documents. Failure to adhere to these conditions, the Tenderer and/or Contractor shall obtain any signing of contract documents. Failure to adhere to these conditions, the Tenderer and/or Contractor shall obtain any signing of contract documents. Failure to adhere to these conditions, the Tenderer and/or Contractor shall obtain any signing of contract documents. Failure to adhere to these conditions, the Tenderer and/or Contractor shall obtain any signing of contract to adhere to the condition of contractor shall obtain any signing of contractor shall obtain any signing of contractor shall obtain any signing of contract documents. Failure to adhere to these conditions, the Tenderer and/or Contractor shall obtain any signing of c				

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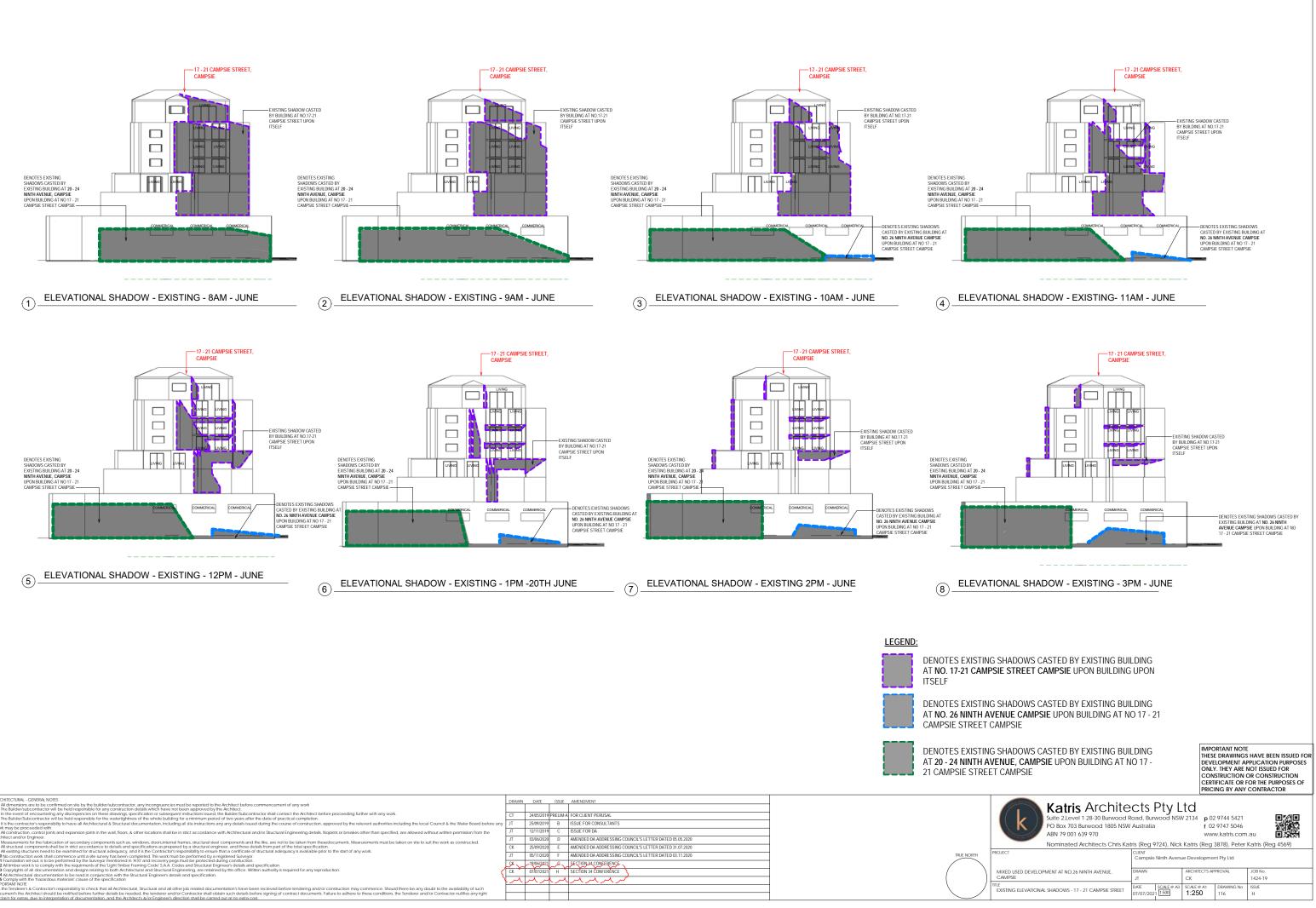
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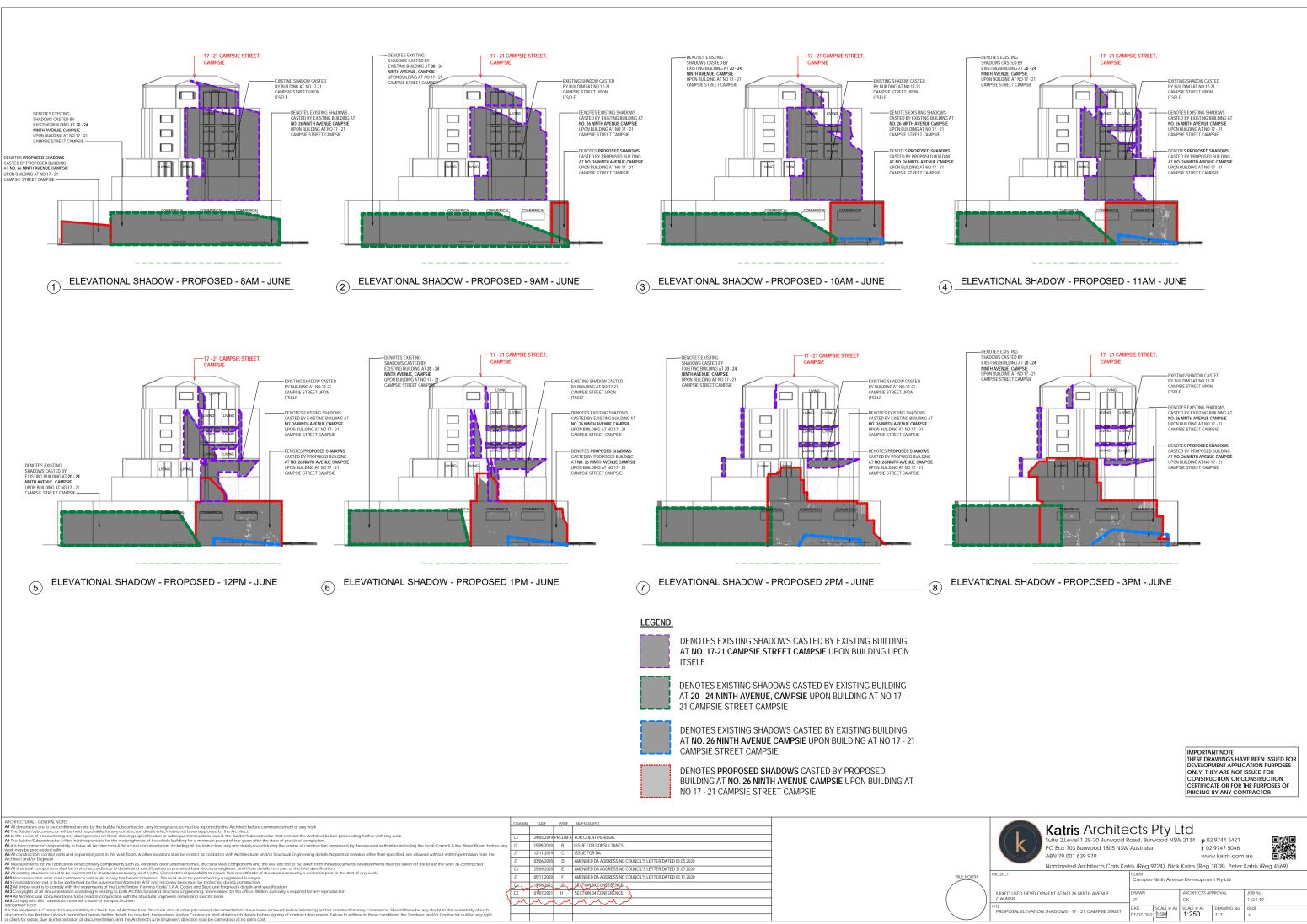
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KÖLCI	Campsie Ninth Avenue Development Pty Ltd					
MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE, CAMPSIE			ARCHITECT'S AP CK	PROVAL	JOB No. 1424-19	
ITLE MATERIAL & FINISHES SCHEDULE	DATE 07/07/202	SCALE @ A3 1:200	SCALE @ A1 1 : 100	DRAWING No 111	ISSUE H	



MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE, CAMPSIE			ARCHITECT'S APPROVAL		JOB No.
			СК		1424-19
EXISTING FLEVATIONAL SHADOWS . 17 . 21 CAMPSIE STREET	DATE 07/07/202	SCALE @ A3 1 1:500	SCALE @ A1 1:250	DRAWING No 116	ISSUE H



	Campsie Ninth Avenue Development Pty Ltd				
MIXED USED DEVELOPMENT AT NO.26 NINTH AVENUE,	DRAWN	ARCHITECT'S APPROVAL	JOB No.		
CAMPSIE	TL	СК	1424-19		
TITLE PROPOSAL ELEVATION SHADOWS - 17 - 21 CAMPSIE STREET		SCALE @ A1 DRAWING No	ISSUE		
PROPOSAL ELEVATION SHADOWS - 17 - 21 CAMPSIE STREET	07/07/2021 1:500	1:250 117	н		