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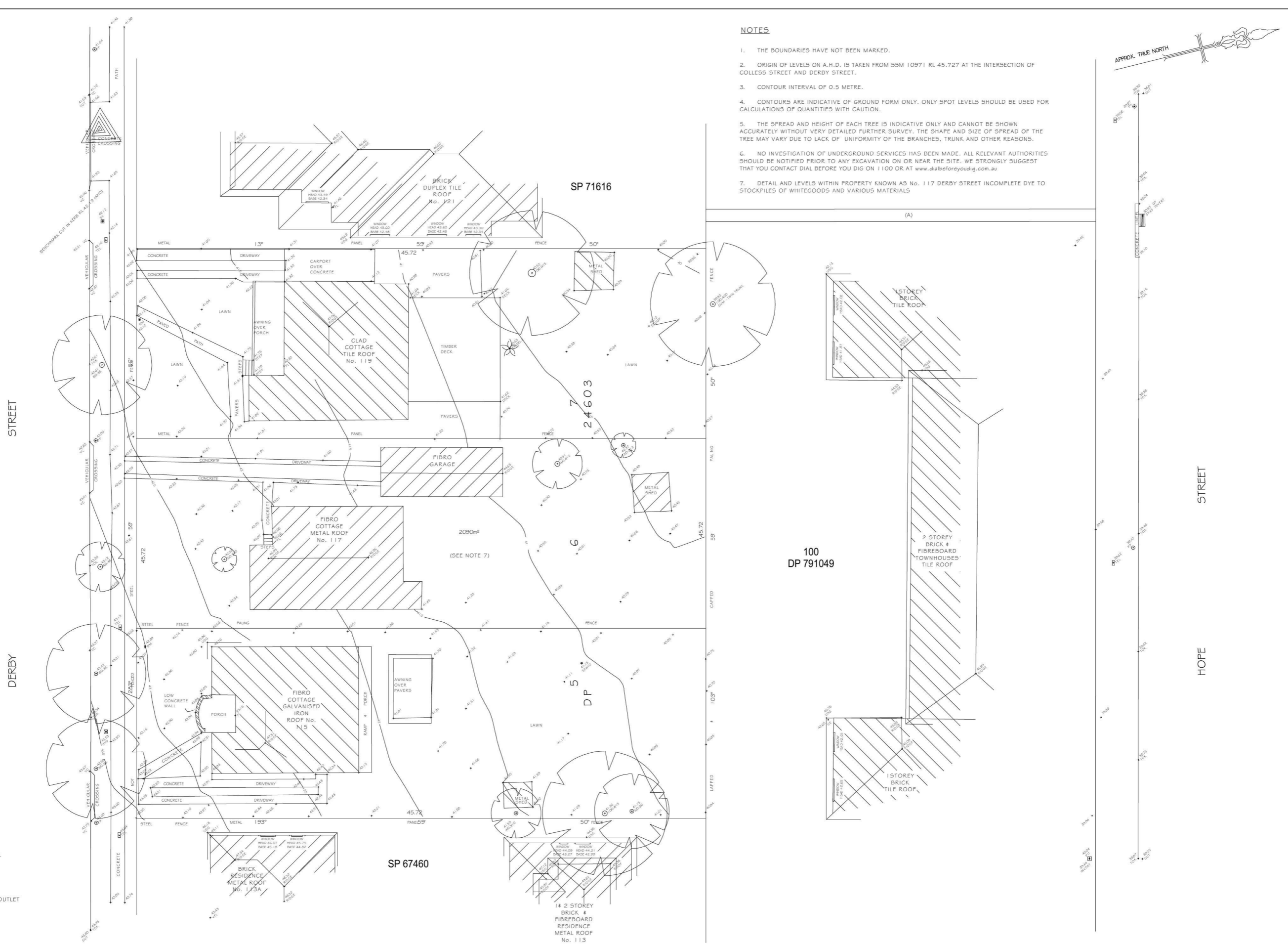
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Issue	Description	Date
A	ISSUED FOR DEVELOPMENT APPLICATION	23-12-2015
B	MODIFICATIONS AS PER COUNCILS LETTER DATED 29-03-2016	28-04-2016
C	SECTION 82A REVIEW	05/06/2016
D	MODIFICATIONS AS PER COUNCILS LETTER DATED 15-9-2016	4-10-2016
E	ISSUED FOR SECTION 4.55 MODIFICATION	21-08-2019

**SECTION 4.55**  
**PROPOSED UNIT DEVELOPMENT**

ADDRESS:  
**115-119 DERBY ST, PENRITH**  
CLIENT:  
ELCON PTY LTD



- NOTES**
1. THE BOUNDARIES HAVE NOT BEEN MARKED.
  2. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM 95M 10971 RL 45.727 AT THE INTERSECTION OF COLLESS STREET AND DERBY STREET.
  3. CONTOUR INTERVAL OF 0.5 METRE.
  4. CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
  5. THE SPREAD AND HEIGHT OF EACH TREE IS INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT VERY DETAILED FURTHER SURVEY. THE SHAPE AND SIZE OF SPREAD OF THE TREE MAY VARY DUE TO LACK OF UNIFORMITY OF THE BRANCHES, TRUNK AND OTHER REASONS.
  6. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE. WE STRONGLY SUGGEST THAT YOU CONTACT DIAL BEFORE YOU DIG ON 1100 OR AT [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au)
  7. DETAIL AND LEVELS WITHIN PROPERTY KNOWN AS No. 117 DERBY STREET INCOMPLETE DUE TO STOCKPILES OF WHITEGOODS AND VARIOUS MATERIALS

- LEGEND**
- FL ~ FLOOR LEVEL
  - VFL ~ VERANDAH FLOOR LEVEL
  - GP ~ GRATED PIT
  - GUT ~ BASE OF GUTTER
  - HYD ~ HYDRANT
  - PIT ~ LEVEL AT TOP OF PIT
  - PP ~ POWER POLE
  - SEWIO ~ SEWER INSPECTION OUTLET
  - SV ~ STOP VALVE
  - TEL ~ TELSTRA PIT
  - TOK ~ TOP OF KERB
  - UE ~ UNDERSIDE OF EAVE
  - USG ~ UNDERSIDE OF GUTTER
  - WM ~ WATER METER
  - VC ~ VEHICULAR CROSSING
  - B/.5/10 ~ TREE SPREAD/TRUNK DIAMETER/HEIGHT
  - PALMO.2 ~ PALM TREE/TRUNK DIAMETER
- (A) ~ EASEMENT TO DRAIN WATER 1 WIDE (DP 1049487)



SURVEY: M.C.	<b>Mark Castelletti Surveying</b> REGISTERED SURVEYOR 1 Mahony Road, Constitution Hill NSW 2145 Phone/Fax: (02) 9689 1592 Mobile: 0418 332 563 Email: <a href="mailto:mark@castelletti.com.au">mark@castelletti.com.au</a>	DATE: 23/04/15	CLIENT: SHOBHA DESIGNS
DESIGN: M.C.		R.R.: 1:100	PLAN SHOWING DETAIL AND LEVELS ON AHD OVER LOTS 5 TO 7 IN DP 24603 AT Nos. 115-119 DERBY STREET, PENRITH
DRAWN: M.L.		DATUM: AHD	
CHECKED: M.C.		REF: C5015	
		SHT. 1 OF 1 SHTS.	L.G.A.: PENRITH



# BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

## Multi Dwelling

Certificate number: 691478M\_03

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

This certificate is a revision of certificate number 691478M lodged with the consent authority or certifier on 23 December 2015 with application DA 16/0137.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000.

Secretary  
Date of issue: Wednesday, 30 October 2019  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Development @ 115-119 DERBY ST, PEN_03	
Street address	115-119 DERBY Street PENRITH 2750	
Local Government Area	Penrith City Council	
Plan type and plan number	deposited 24603	
Lot no.	4,5,6	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	62	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	40	Target 40
Thermal Comfort	Pass	Target Pass
Energy	31	Target 30

Certificate Prepared by		
Name / Company Name	Oursource Ideas P/L	
ABN (if applicable)	12 130 002 661	

Project address	
Project name	Development @ 115-119 DERBY ST, PEN_03
Street address	115-119 DERBY Street PENRITH 2750
Local Government Area	Penrith City Council
Plan type and plan number	deposited 24603
Lot no.	4,5,6
Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	62
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m <sup>2</sup> )	2090
Roof area (m <sup>2</sup> )	1065
Non-residential floor area (m <sup>2</sup> )	0.0
Residential car spaces	80
Non-residential car spaces	0

Common area landscape		
Common area lawn (m <sup>2</sup> )	154.0	
Common area garden (m <sup>2</sup> )	110.0	
Area of indigenous or low water use species (m <sup>2</sup> )	0.0	
Assessor details		
Assessor number	BDAV/13/1521	
Certificate number	15210347	
Climate zone	29	
Project score		
Water	40	Target 40
Thermal Comfort	Pass	Target Pass
Energy	31	Target 30

## Schedule of BASIX commitments

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

### 1. Commitments for Residential flat buildings - Building 1

#### (a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	✓
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ul style="list-style-type: none"> <li>(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and</li> <li>(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.</li> </ul>		✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	✓
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	✓
(h) The pool or spa must be located as specified in the table.	✓	✓	✓
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

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

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

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: <ul style="list-style-type: none"> <li>(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and</li> <li>(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.</li> </ul>		✓	✓
(h) The applicant must install in the dwelling: <ul style="list-style-type: none"> <li>(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances &amp; other efficiency measures" column of the table below;</li> <li>(bb) each appliance for which a rating is specified for that dwelling in the "Appliances &amp; other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and</li> <li>(cc) any clothes drying line specified for the dwelling in the "Appliances &amp; other efficiency measures" column of the table.</li> </ul>		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	✓

Dwelling no.	Hot water system		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	
All dwellings	gas instantaneous 6 star	individual fan, ducted to facade or roof	manual switch on/off	individual fan, not ducted	interlocked to light	individual fan, ducted to facade or roof	manual switch on/off	

Dwelling no.	Cooling		Heating		Artificial lighting					Natural lighting		
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
62	1-phase airconditioning 1 Star (new rating)	-	1-phase airconditioning 1 Star (new rating)	-	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
15, 21, 27, 35, 39, 45, 50, 51, 52, 55, 58, 59, 60, 61	1-phase airconditioning 1 Star (new rating)	-	1-phase airconditioning 1 Star (new rating)	-	0	0	no	yes	yes	yes	0	no
All other dwellings	1-phase airconditioning 1 Star (new rating)	-	1-phase airconditioning 1 Star (new rating)	-	0	0	no	yes	yes	yes	0	yes

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	4 star	-	-	no	yes

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	✓
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: <ul style="list-style-type: none"> <li>(aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or</li> <li>(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.</li> </ul>	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
1	58.0	40.0
2	65.0	17.0
3	50.0	33.0
4	51.0	32.0
5	20.0	40.0
6	68.0	22.0
7	38.0	39.0
8	39.0	40.0

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

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

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

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

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

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

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

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

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

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E	ISSUED FOR SECTION 4.55 MODIFICATION	21-08-2019

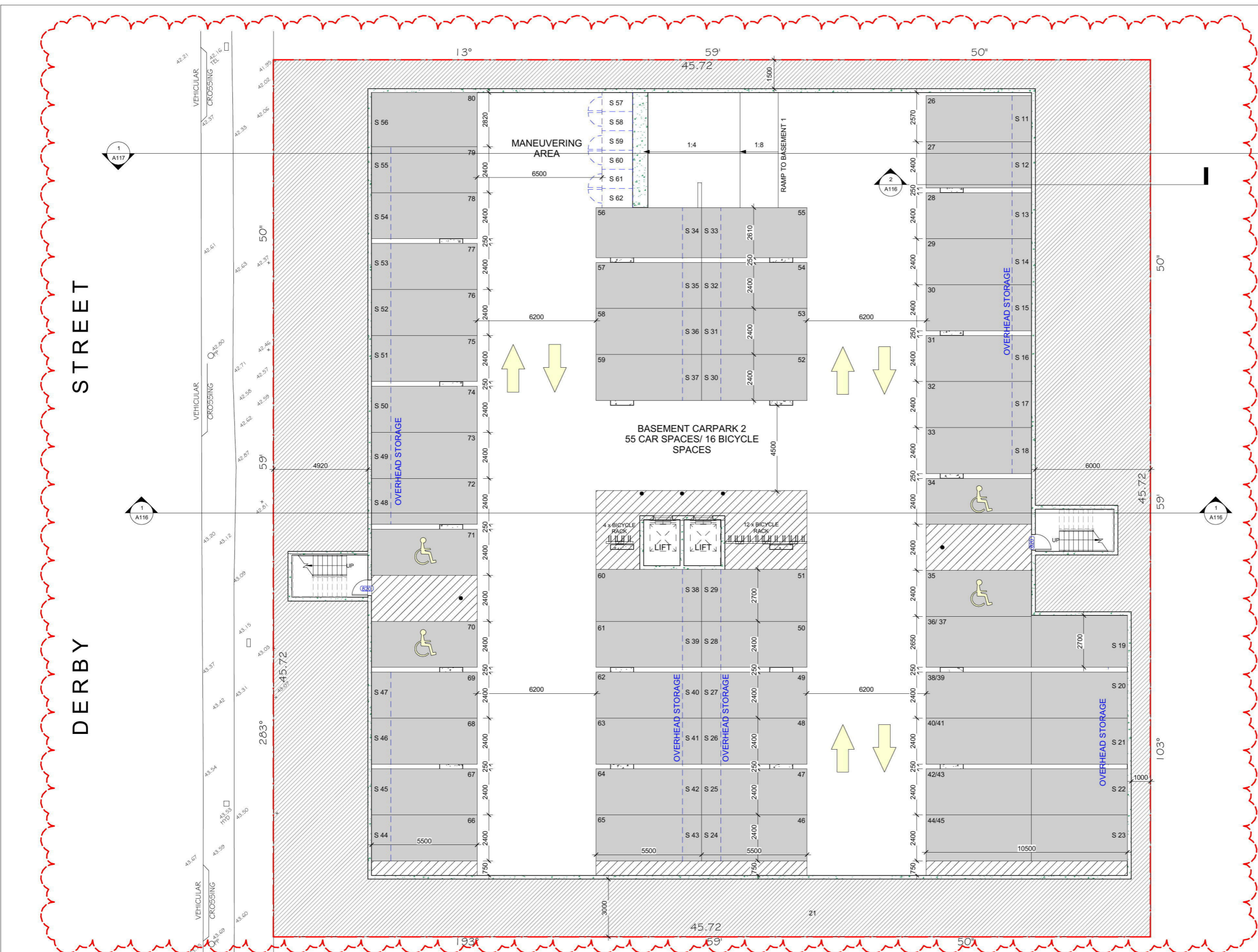
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## BASIX COMMITMENTS

SECTION 4.55 PROPOSED UNIT DEVELOPMENT			Scale
CLIENT: ELCON PTY LTD	Drawn by TA	Date OCT 19	
ADDRESS: 115-119 DERBY ST, PENRITH	Checked by CK	Sheet number	
	Project number SEC 4.55		A103



LEGEND	
	WALL TYPE A (200mm REINFORCED CONCRETE WALL)
	WALL TYPE B (150mm AFS WALL)
	WALL TYPE C (165mm AFS WALL)
	WALL TYPE E (100mm STEEL STUD WALL)
	300mm REINFORCED CONCRETE COLUMN
	DOOR OPENING SIZE
	DOOR NUMBER (REFER TO DOOR SCHEDULE)
	WINDOW NUMBER (REFER TO DOOR SCHEDULE)
	CARPET
	CERAMIC TILES
	POLISHED CONCRETE
	SCREEDED CONCRETE
	LANDSCAPE GARDEN AREAS
	ALUMINIUM WINDOWS & DOORS
	SELF CLOSING FIRE DOOR
	240V SMOKE ALARM
	GRATED DRAIN
	HOTWATER SYSTEM (TO BASIX SPECS)
	DOWNPIPE



STREET

DERBY



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BASEMENT 2



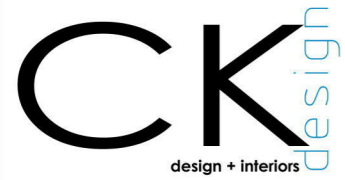
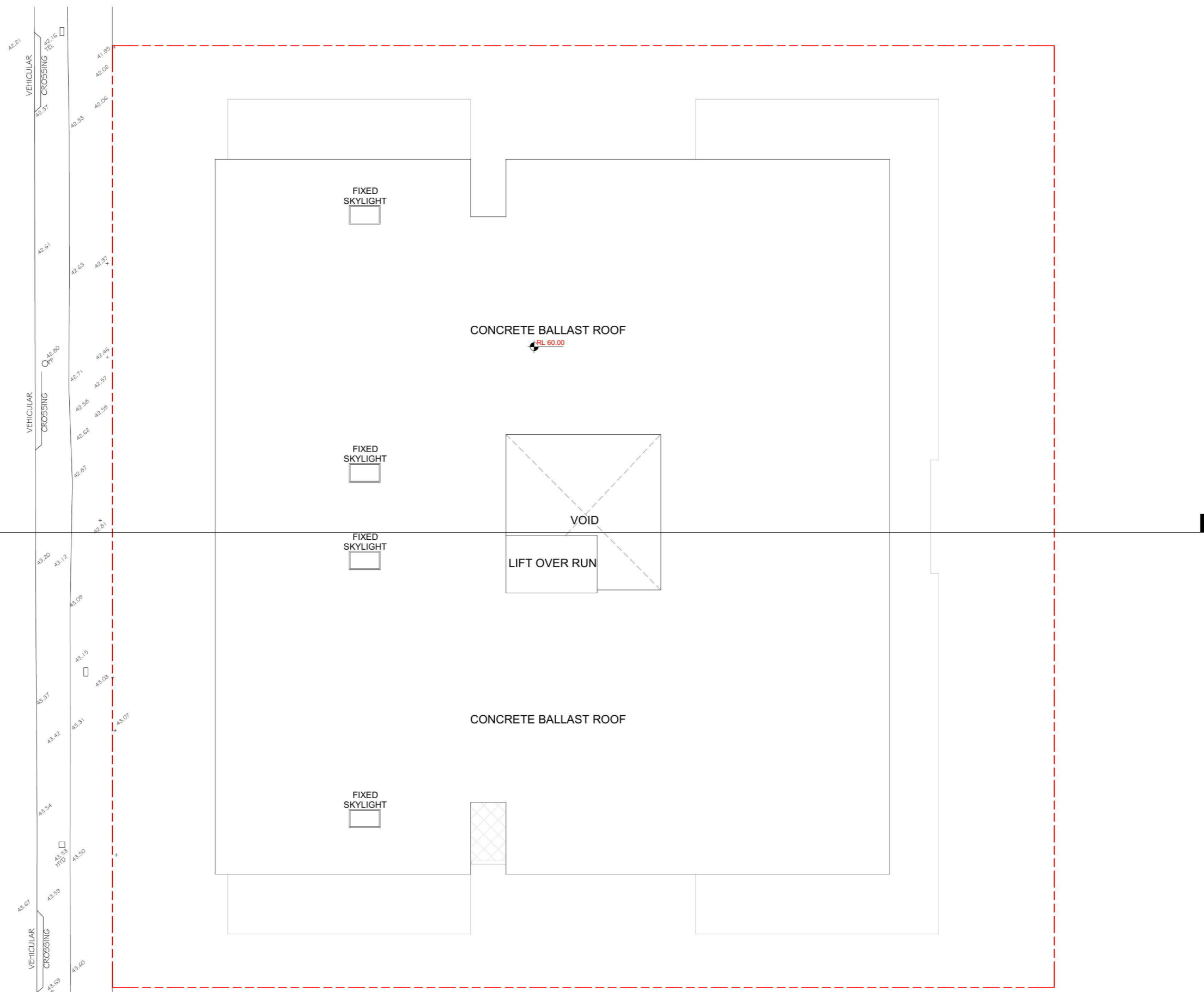
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Scale	1 : 100	
Drawn by	TA	Date OCT 19
Checked by	CK	Sheet number
Project number	SEC 4.55	A105



STREET

DERBY

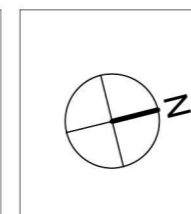


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No.	Description	Date
A	ISSUED FOR DEVELOPMENT APPLICATION	23-12-2015
B	MODIFICATIONS AS PER COUNCILS LETTER DATED 29-03-2016	28-04-2016
C	SECTION 82A REVIEW	05/06/2016

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**ROOF PLAN**



**SECTION 4.55**  
**PROPOSED UNIT DEVELOPMENT**

CLIENT:  
**ELCON PTY LTD**

ADDRESS:  
**115-119 DERBY ST, PENRITH**

Scale	1 : 100	
Drawn by	TA	Date OCT 19
Checked by	CK	Sheet number
Project number	SEC 4.55	A113





**1 EAST ELEVATION**

1 : 100



**2 WEST ELEVATION**

1 : 100

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No.	Description	Date
A	ISSUED FOR DEVELOPMENT APPLICATION	23-12-2015
B	MODIFICATIONS AS PER COUNCIL'S LETTER DATED 29-03-2016	28-04-2016
C	SECTION 82A REVIEW	05/06/2016
E	ISSUED FOR SECTION 4.55 MODIFICATION	21-08-2019

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**ELEVATIONS**

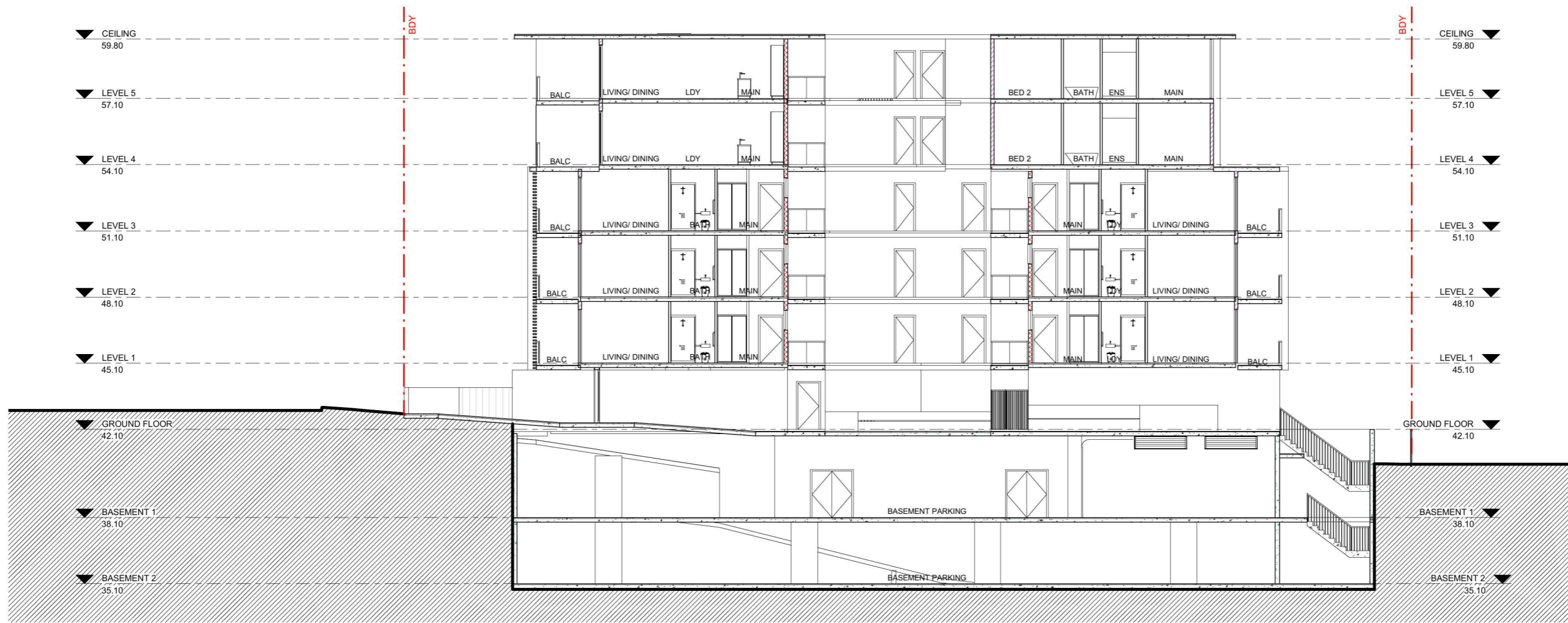
**SECTION 4.55**  
**PROPOSED UNIT DEVELOPMENT**

CLIENT:  
**ELCON PTY LTD**

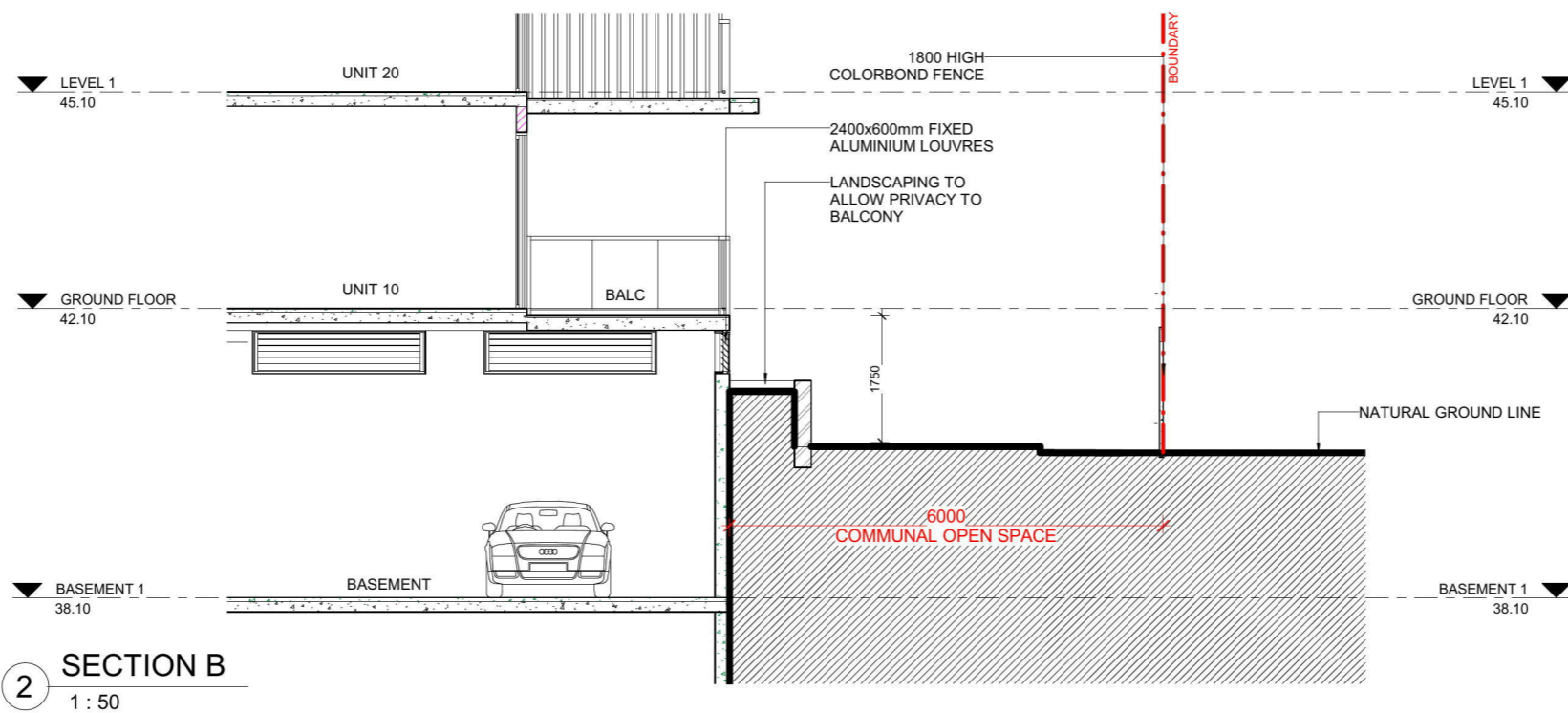
ADDRESS:  
**115-119 DERBY ST, PENRITH**

Scale	1 : 100	
Drawn by	TA	Date OCT 19
Checked by	CK	Sheet number
Project number	SEC 4.55	A115





1 SECTION A  
1 : 100



2 SECTION B  
1 : 50



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No.	Description	Date
A	ISSUED FOR DEVELOPMENT APPLICATION	23-12-2015
B	MODIFICATIONS AS PER COUNCIL'S LETTER DATED 29-03-2016	28-04-2016
C	SECTION 82A REVIEW	05/06/2016
E	ISSUED FOR SECTION 4.55 MODIFICATION	21-08-2019

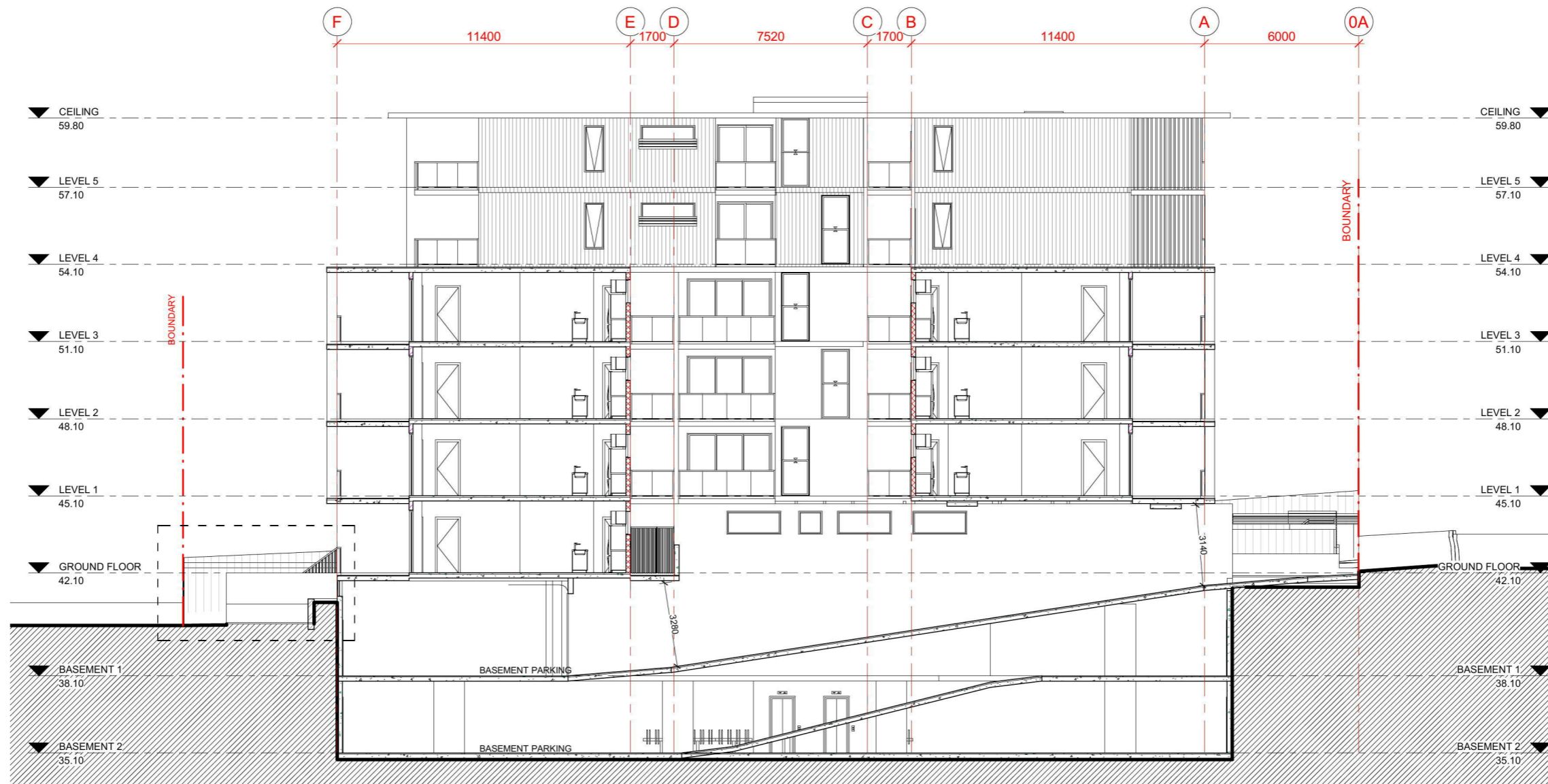
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SECTIONS

**SECTION 4.55**  
**PROPOSED UNIT DEVELOPMENT**  
CLIENT:  
**ELCON PTY LTD**  
ADDRESS:  
**115-119 DERBY ST, PENRITH**

Scale	As indicated	
Drawn by	TA	Date OCT 19
Checked by	CK	Sheet number
Project number	SEC 4.55	A116





1 SECTION C  
1 : 100



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SECTION

<b>SECTION 4.55</b>	
PROPOSED UNIT DEVELOPMENT	
CLIENT:	ELCON PTY LTD
ADDRESS:	115-119 DERBY ST, PENRITH

Scale	1 : 100	
Drawn by	TA	Date OCT 19
Checked by	CK	Sheet number
Project number	SEC 4.55	A117





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A	ISSUED FOR DEVELOPMENT APPLICATION	23-12-2015
E	ISSUED FOR SECTION 4.55 MODIFICATION	21-08-2019

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**3D PERSPECTIVE**

<b>SECTION 4.55</b>	
<b>PROPOSED UNIT DEVELOPMENT</b>	
CLIENT:	<b>ELCON PTY LTD</b>
ADDRESS:	<b>115-119 DERBY ST, PENRITH</b>

Scale		Date	<b>OCT 19</b>
Drawn by	<b>TA</b>	Sheet number	
Checked by	<b>CK</b>	Project number	<b>SEC 4.55</b>
			<b>A118</b>

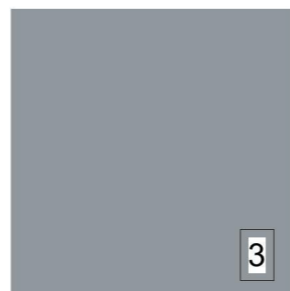




**1**  
 JAMES HARDIE AXON 133mm SMOOTH  
 CLADDING - PAINTED DULUX - DOMINO  
 NON-COMBUSTIBLE TO AS 1530.1



**2**  
 PAINTED RENDER  
 DULUX - LEXICON



**3**  
 PAINTED RENDER  
 DULUX - TIMELESS GREY



**4**  
 PAINTED RENDER  
 DULUX - DOMINO



**5**  
 WINDOW & DOOR FRAME  
 POWDERCOATED CHARCOAL



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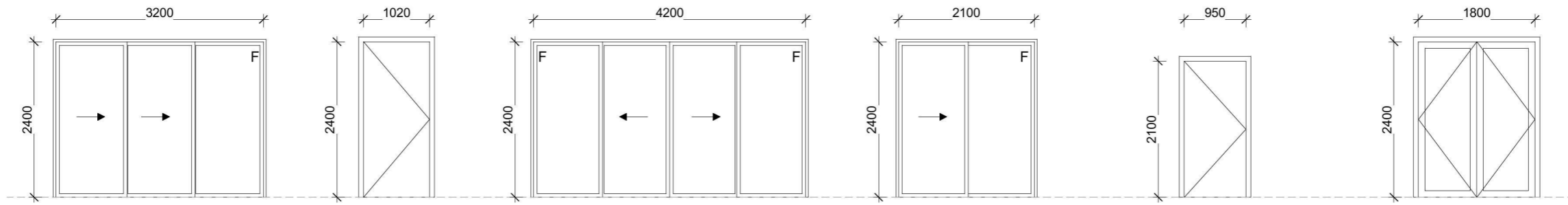
No.	Description	Date
E	ISSUED FOR SECTION 4.55 MODIFICATION	21-08-2019

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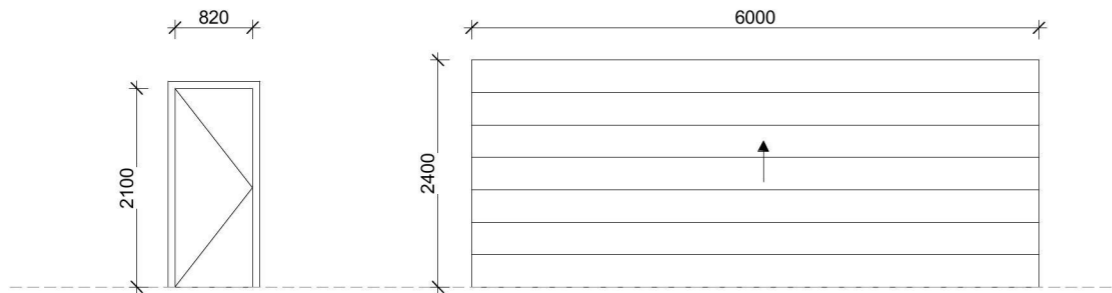
### SCHEDULE OF FINISHES

SECTION 4.55 PROPOSED UNIT DEVELOPMENT		Scale
CLIENT: ELCON PTY LTD	Drawn by TA	Date OCT 19
ADDRESS: 115-119 DERBY ST, PENRITH	Checked by CK	Sheet number
	Project number SEC 4.55	A120

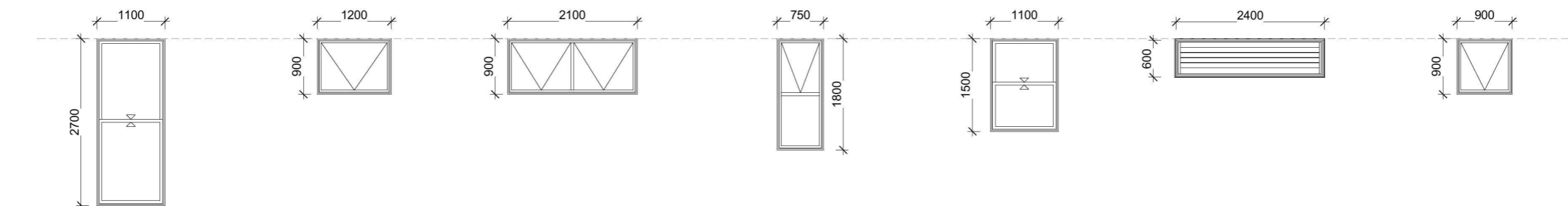




DOOR NUMBER	STYLE	GLASS	FRAME	QUANTITY
D01	3 PANEL STACKER GLASS DOOR	CLEAR GLASS TO BASIX + BCA REQUIREMENTS	CHARCOAL POWDERCOATED ALUMINIUM FRAME	49 OFF
D02	SINGLE HUNG GLASS DOOR	CLEAR GLASS TO BASIX + BCA REQUIREMENTS	POWDERCOATED MONUMENT	26 OFF
D03	4 PANEL SLIDING GLASS DOOR	CLEAR GLASS TO BASIX + BCA REQUIREMENTS	CHARCOAL POWDERCOATED ALUMINIUM FRAME	13 OFF
D04	SINGLE SLIDING GLASS DOOR	CLEAR GLASS TO BASIX + BCA REQUIREMENTS	CHARCOAL POWDERCOATED ALUMINIUM FRAME	15 OFF
D05	SINGLE HUNG DOOR	N/A	CHARCOAL POWDERCOATED ALUMINIUM FRAME	68 OFF
D06	DOUBLE HUNG GLASS ENTRY DOOR	CLEAR GLASS TO BASIX + BCA REQUIREMENTS	CHARCOAL POWDERCOATED ALUMINIUM FRAME	1 OFF



DOOR NUMBER	STYLE	GLASS	FRAME	QUANTITY
D07	SINGLE HUNG DOOR	N/A	CHARCOAL POWDERCOATED ALUMINIUM FRAME	12 OFF
GD1	GARAGE ROLLER DOOR	N/A	CHARCOAL POWDERCOATED	1 OFF



WINDOW NUMBER	STYLE	GLASS	FRAME	QUANTITY
W01	GLASS HUNG WINDOW	CLEAR GLASS TO BASIX + BCA REQUIREMENTS	CHARCOAL POWDERCOATED ALUMINIUM FRAME	48 OFF
W02	GLASS AWNING WINDOW	CLEAR GLASS TO BASIX + BCA REQUIREMENTS	CHARCOAL POWDERCOATED ALUMINIUM FRAME	49 OFF
W03	GLASS AWNING WINDOW	CLEAR GLASS TO BASIX + BCA REQUIREMENTS	CHARCOAL POWDERCOATED ALUMINIUM FRAME	17 OFF
W04	GLASS AWNING WINDOW	CLEAR GLASS TO BASIX + BCA REQUIREMENTS	CHARCOAL POWDERCOATED ALUMINIUM FRAME	16 OFF
W05	GLASS HUNG WINDOW	CLEAR GLASS TO BASIX + BCA REQUIREMENTS	CHARCOAL POWDERCOATED ALUMINIUM FRAME	12 OFF
W06	LOUVRES WINDOW	CLEAR GLASS TO BASIX + BCA REQUIREMENTS	CHARCOAL POWDERCOATED ALUMINIUM FRAME	11 OFF
W07	GLASS AWNING WINDOW	OPAQUE GLASS TO BASIX + BCA REQUIREMENTS	CHARCOAL POWDERCOATED ALUMINIUM FRAME	1 OFF

Mark	Width	Height	Function	Count
1	3200	2400	Exterior	49
2	1020	2400	Exterior	26
3	4200	2400	Exterior	13
4	2100	2400	Exterior	15
5	950	2100	Exterior	68
6	1800	2400	Exterior	1
7	820	2100	Exterior	12
GD1	6000	3200	Exterior	1
Grand total: 185				

NOTE:  
 1. ALL WINDOWS 2.0m ABOVE GROUND LEVEL ARE REQUIRED TO HAVE A BARRIER DEVICE TO LIMIT THE WINDOW OPENING TO NO MORE THAN 125mm IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF BCA  
 2. ALL WINDOWS AND DOOR SIZES TO BE CONFIRMED ONSITE PRIOR TO MANUFACTURING AND INSTALLATION  
 3. REFER TO BASIX FOR ALL WINDOW AND DOOR SPECIFICATION AND RATINGS  
 4. ALL STAIR TREADS AND NOSING STRIP TO COMPLY WITH AS 4586-2013 AND TABLE 3.9.1.1 OF BCA  
 5. ALL SMOKE ALARMS ARE TO BE INTERCONNECTED

Mark	Width	Height	Count
1	1100	2700	48
2	1200	900	49
3	2100	900	17
4	750	1800	16
5	1100	1500	12
6	2400	600	11
7	900	900	1
Grand total: 154			

NOTE:  
 \*MECHANICAL/ NATURAL VENTILATION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997 & RELEVANT AUSTRALIAN STANDARDS.  
 \*ACCESS FOR PEOPLE WITH DISABILITIES MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARDS & WITH REGARD TO THE DISABILITYDISCRIMINATION ACT 1992

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## DOOR & WINDOW DETAILS

**SECTION 4.55**  
**PROPOSED UNIT DEVELOPMENT**

CLIENT:  
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ADDRESS:  
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Scale	1 : 40	
Drawn by	JB	Date OCT 19
Checked by	CK	Sheet number
Project number	SEC 4.55 A121	





1 NORTH ELEVATION  
1 : 100



2 SOUTH ELEVATION  
1 : 100

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B	MODIFICATIONS AS PER COUNCIL'S LETTER DATED 29-03-2016	28-04-2016
C	SECTION 82A REVIEW	05/06/2016
E	ISSUED FOR SECTION 4.55 MODIFICATION	21-08-2019

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## ELEVATIONS

**SECTION 4.55**  
**PROPOSED UNIT DEVELOPMENT**

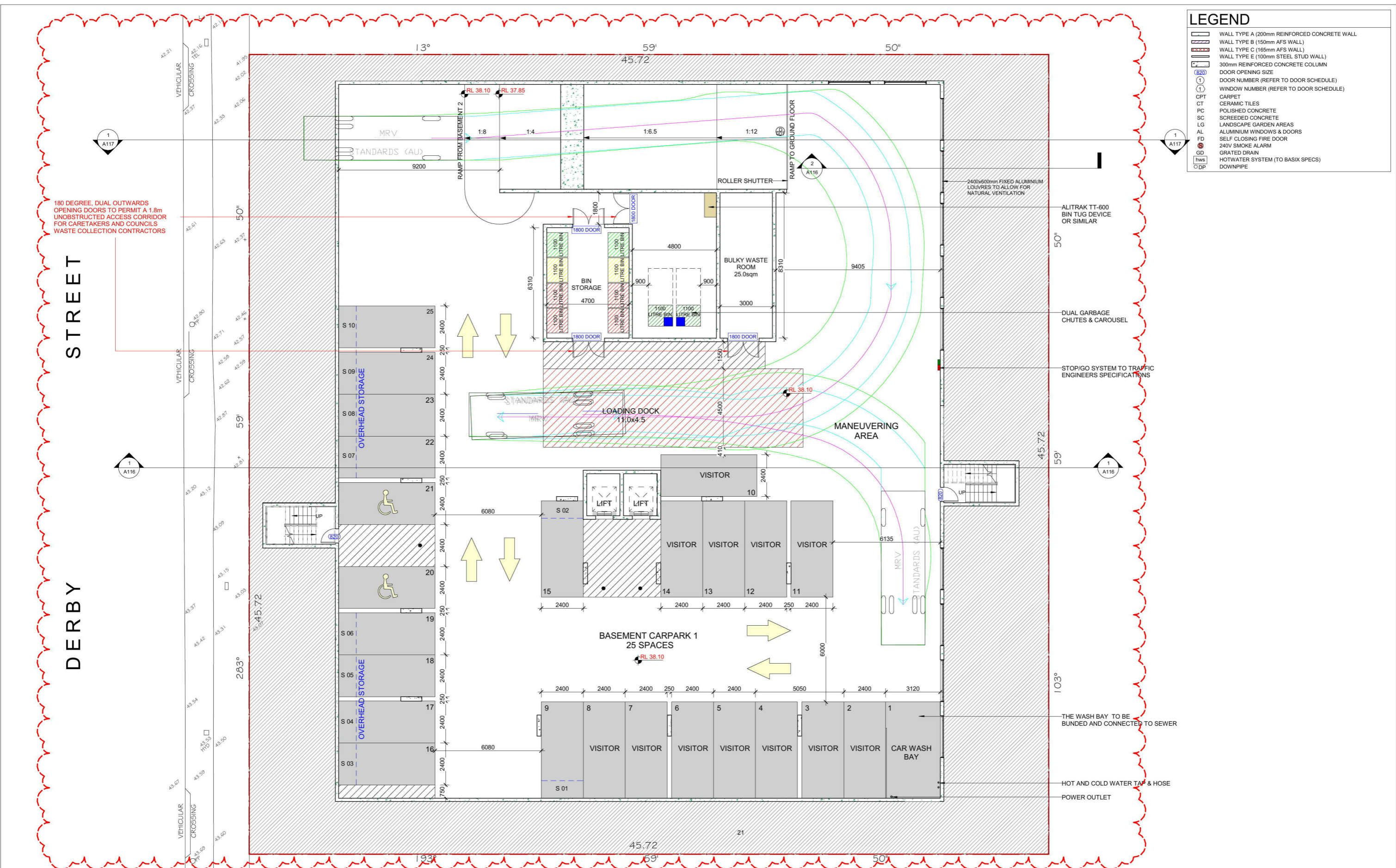
CLIENT:  
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ADDRESS:  
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Scale	1 : 100	
Drawn by	TA	Date OCT 19
Checked by	CK	Sheet number
Project number	SEC 4.55	A114



LEGEND	
	WALL TYPE A (200mm REINFORCED CONCRETE WALL)
	WALL TYPE B (150mm AFS WALL)
	WALL TYPE C (165mm AFS WALL)
	WALL TYPE E (100mm STEEL STUD WALL)
	300mm REINFORCED CONCRETE COLUMN
	DOOR OPENING SIZE
	DOOR NUMBER (REFER TO DOOR SCHEDULE)
	WINDOW NUMBER (REFER TO DOOR SCHEDULE)
	CARPET
	CERAMIC TILES
	POLISHED CONCRETE
	SCREEDED CONCRETE
	LANDSCAPE GARDEN AREAS
	ALUMINIUM WINDOWS & DOORS
	SELF-CLOSING FIRE DOOR
	240V SMOKE ALARM
	GRATED DRAIN
	HOTWATER SYSTEM (TO BASIX SPECS)
	DOWNPIPE



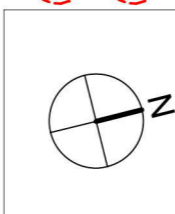
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No.	Description	Date
A	ISSUED FOR DEVELOPMENT APPLICATION	23-12-2015
B	MODIFICATIONS AS PER COUNCILS LETTER DATED 29-03-2016	28-04-2016
C	SECTION 82A REVIEW	05/06/2016
D	MODIFICATIONS AS PER COUNCILS LETTER DATED 15-9-2016	4-10-2016
E	ISSUED FOR SECTION 4.55 MODIFICATION	21-08-2019

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**BASEMENT 1**



**SECTION 4.55**

**PROPOSED UNIT DEVELOPMENT**

**CLIENT: ELCON PTY LTD**

**ADDRESS: 115-119 DERBY ST, PENRITH**

Scale	1 : 100	
Drawn by	TA	Date
Checked by	CK	Sheet number
Project number	SEC 4.55	A106