

11 September 2025

Xcommercial

Level 3, 17 Randle Street,  
Surry Hills NSW 2010

Justin Ross

[justin@xcommercial.com.au](mailto:justin@xcommercial.com.au)

Dear Justin,

**Re: NABERS exemption of Educational Facility - 29-37 Bellevue Street, Surry Hills**

Credwell has been engaged to provide a supporting NABERS energy office rating exemption statement for the above-mentioned address.

This building had strictly operated as Class 9(b) under the BCA since the *change of use* as per DA notice of determination for application number U00-00272, determined 13<sup>th</sup> June 2000. Refer to *Annexure – DA notice of determination*.

This proposed development, which is an educational establishment class 9(b) is considered an educational building, and as per the *NABERS Rules - Energy and Water for Offices v5.2* section 3.2.1, is not considered as an educational office facility. The attached drawings in *Annexure – Floorplans* detail building contains classrooms and lecture theaters and therefore the building is not assessable for a NABERS energy for offices rating.

Credwell have conducted a site visit to verify these floor plans and the operational Class 9(b) use case of the building.

If you have any queries, please feel free to contact the undersigned.

Regards,

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**Padraig Healy**

Director | NABERS | GSAP | NATHERS  
Credwell Energy Pty Ltd

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**Pariksheth Elete**

Senior ESD Consultant | NABERS | GSAP  
Credwell Energy Pty Ltd

## ANNEXURE – DA NOTICE OF DETERMINATION

13/06 '00 15:58 FAX 81 2 92585992

SSCC P&B DEPT

001

Shem Paul  
Canterbury Business College Pty Ltd  
PO Box 220  
Bankstown NSW 1885

**Notice of Determination  
of a Development Application**  
issued under the Environmental Planning and Assessment Act  
1979 Section 81 (1) (a)

Ref: U00-00272/AOW/FLW/104876

**Development Application  
Number**

U00-00272

**Development Application**

Applicant name

Canterbury Business College Pty Ltd

Applicant address

PO Box 220, Bankstown

Address of land to be  
Developed

29-35 Bellevue Street, Surry Hills

Proposed development

Change of use to educational establishment

**Building Code of Australia  
building classification**

Class 9(b)

**Determination Date**

13 JUN 2000

Determination

Consent granted subject to conditions

Details of conditions  
or reasons for refusal

See attached schedule

Note: (1) If approved, this consent becomes effective from the date of this notice to you.

(2) This consent will lapse 5 years after the date of the effective consent date, unless a specific condition of the consent stipulates a lesser period or the consent is subject to a "deferred commencement" consent.

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**Other approvals**

list Local Government Act 1993  
approvals granted under  
s78A (5)

Nil

general terms of other  
approvals integrated as  
part of the consent  
(list approvals)

Nil

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**Right of appeal**

If you are dissatisfied with this decision section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice

Section 97 of the Environmental Planning and Assessment Act 1979 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry


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For any further information regarding this matter, please contact Ms Aolfe Wynter, on 9288 5267.

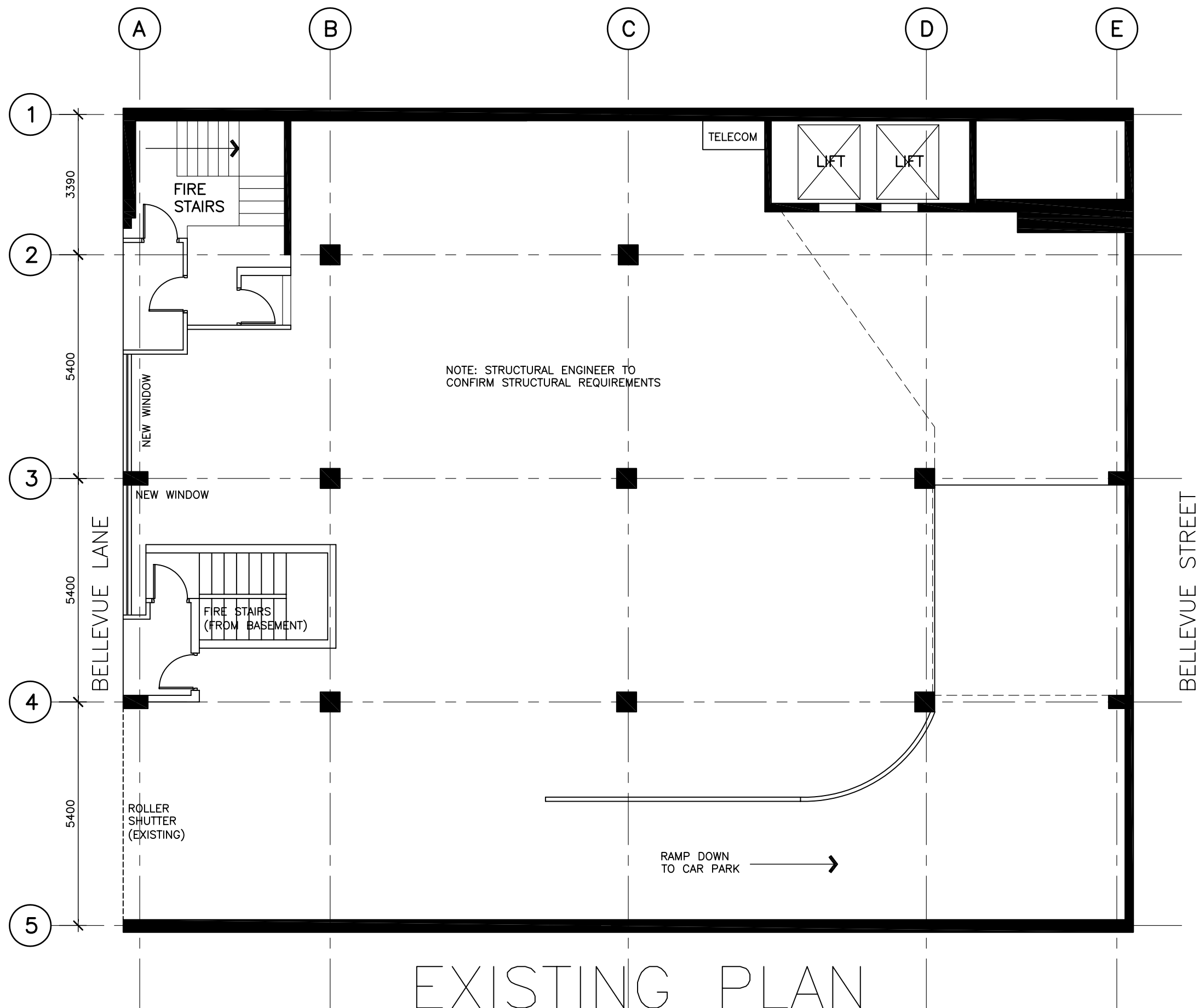
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**Signed**

on behalf of South Sydney City Council

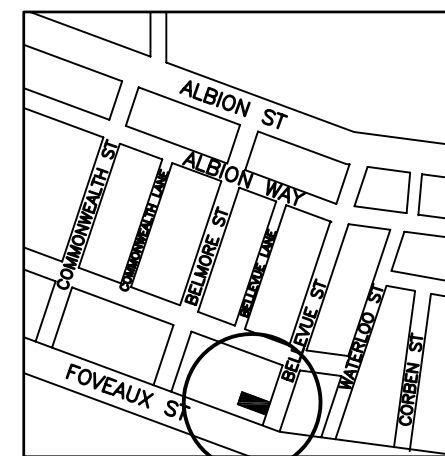
  
Nancy Godfrey  
Area Planning Manager

## ANNEXURE – FLOOR PLANS



## LEGEND

- ===== PLASTERBOARD PARTITIONS, FULL HEIGHT TO CEILING
- ===== FULL HEIGHT GLAZING
- EXISTING A/C DUCTWORK, TO BE EXTENDED ACCORDING TO MECH. ENGR. DETAILS.



LOCALITY PLAN

Notes:  
Use figured dimensions in preference to scale. All dimensions to be verified and checked on site.

ROSALIND FREEMAN  
"PARKVIEW"  
2/1B INNES ROAD  
GREENWICH, NSW, 2065  
PHONE: (02) 9390 7441

Project

UNIVERSITY OF  
SOUTHERN QUEENSLAND

Address

LEVEL 3,  
29-37 BELLEVUE STREET  
SURRY HILLS

Drawing Title

BASEMENT 1  
EXISTING FLOOR PLAN

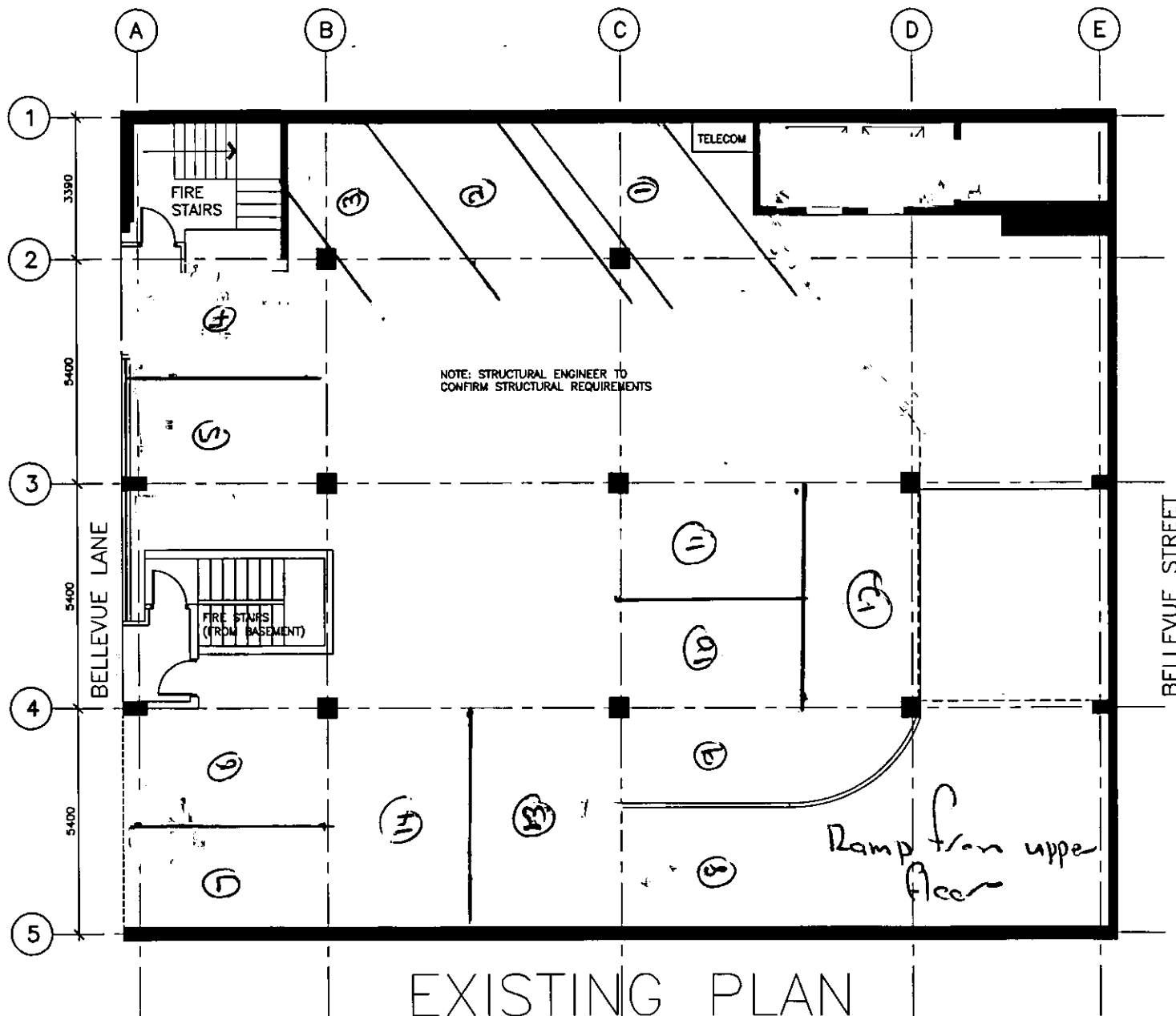
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Drawn By: ROS

Drawing No. CA-B1



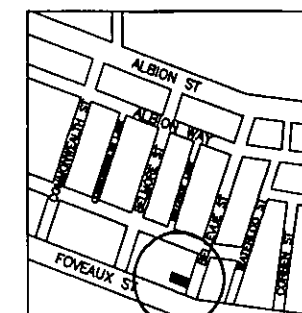


# LEGEND

PLASTERBOARD PARTITIONS,  
FULL HEIGHT TO CEILING

FULL HEIGHT GLAZING

EXISTING A/C DUCTWORK, TO  
BE EXTENDED ACCORDING TO  
MECH. ENGR. DETAILS.



LOCALITY PLAN

Notes:  
Use figured dimensions in preference to  
scale. All dimensions to be verified and  
checked on site.

ROSALIND FREEMAN  
"PARKVIEW"  
2/18 INNES ROAD  
GREENWICH, NSW, 2065  
PHONE: (02) 9390 7441

Project

UNIVERSITY OF  
SOUTHERN QUEENSLAND

Address

LEVEL 3,  
29-37 BELLEVUE STREET  
SURRY HILLS

Drawing Title

BASEMENT 1  
EXISTING FLOOR PLAN

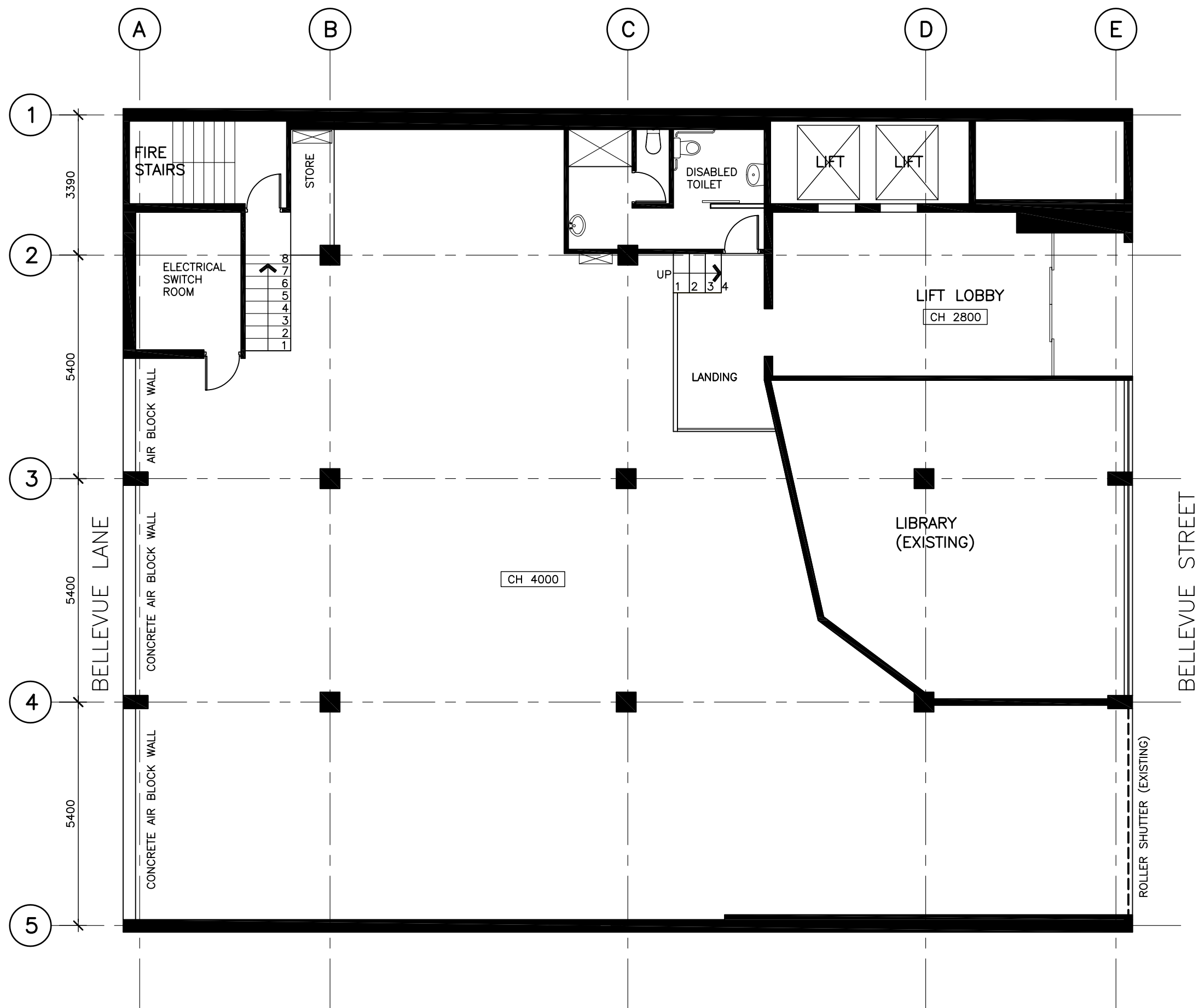
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Date: AUGUST, 2006

Drawn By: ROS

Drawing No. CA-B1

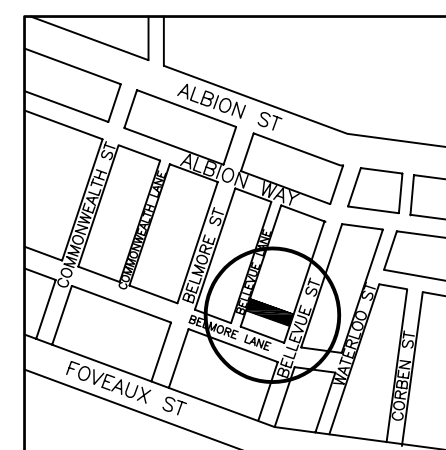




**02** EXISTING PLAN  
SCALE 1:100

LEGEND

- X 7300 SURVEY
- CH 4000 CEILING HEIGHT



LOCALITY PLAN

Notes:  
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ROSALIND FREEMAN  
31 WARK AVENUE  
PAGEWOOD NEW 2035  
PHONE: (02) 9390 7441

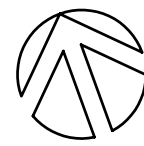
Project  
**CANTERBURY  
POLYTECHNIC INSTITUTE**

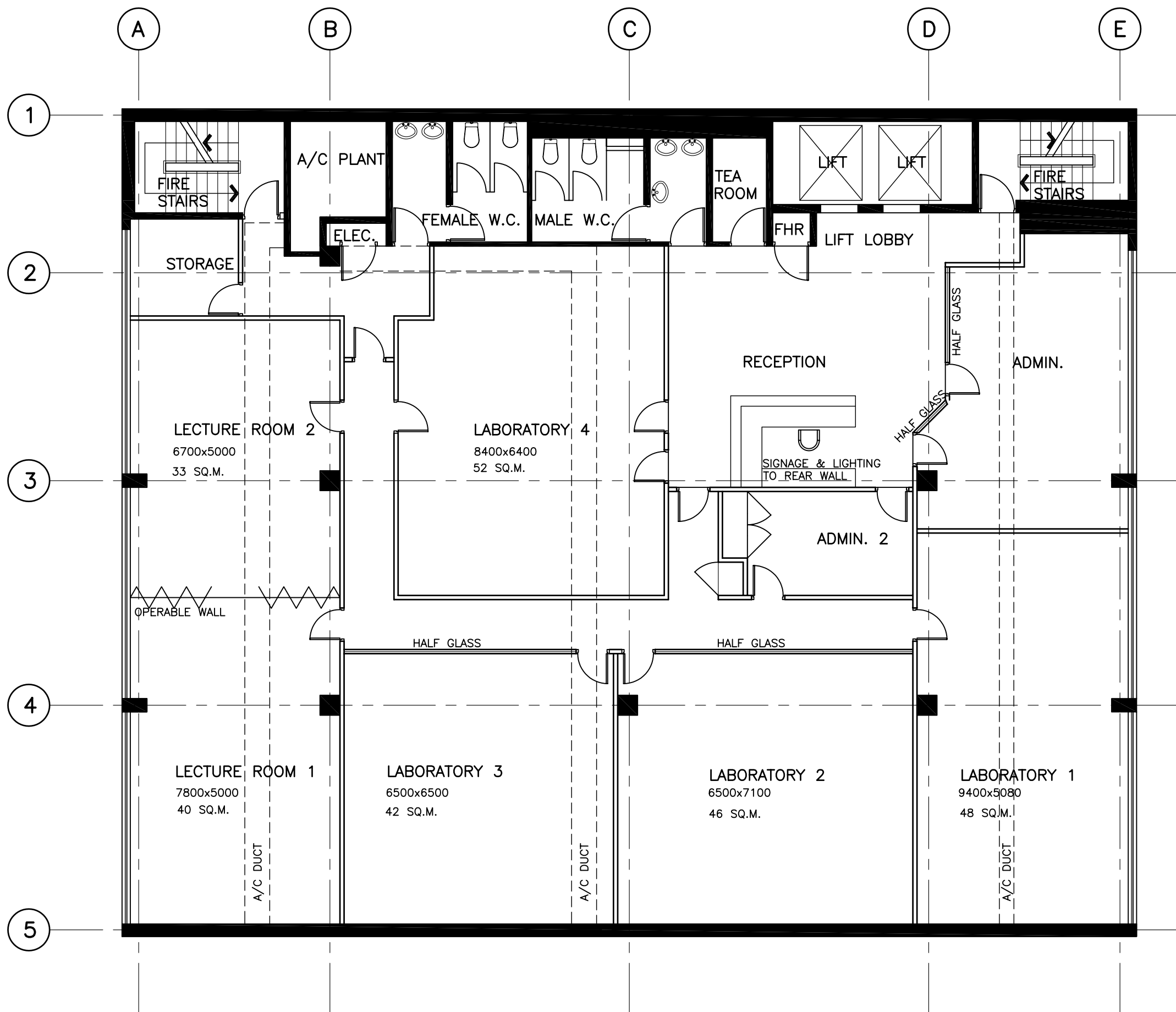
Address  
**29-37 BELLEVUE STREET  
SURRY HILLS**

Drawing Title  
**GROUND LEVEL  
EXISTING FLOOR PLAN**

Scale: 1:100 @ A3  
Date: AUGUST, 2006  
Drawn By: ROS

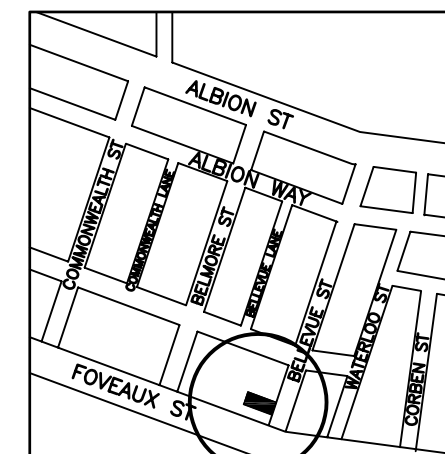
Drawing No. **CA-GR-02**





# LEGEND

- PLASTERBOARD PARTITIONS, FULL HEIGHT TO CEILING
- PLASTERBOARD PARTITION TO 1200mm AFFL, WITH GLASS OVER TO CEILING.
- EXISTING A/C DUCTWORK, TO BE EXTENDED ACCORDING TO MECH. ENGR. DETAILS.



LOCALITY PLAN

Notes:  
Use figured dimensions in preference to scale. All dimensions to be verified and checked on site.

ROSALIND FREEMAN  
"PARKVIEW"  
2/1B INNES ROAD  
GREENWICH, NSW, 2065  
PHONE: (02) 9390 7441

Project

UNIVERSITY OF  
SOUTHERN QUEENSLAND

Address

LEVEL 3,  
29-37 BELLEVUE STREET  
SURRY HILLS

Drawing Title

LEVEL 1  
EXISTING FLOOR PLAN

Scale: 1:100  
Date: NOVEMBER, 2004  
Drawn By: ROS

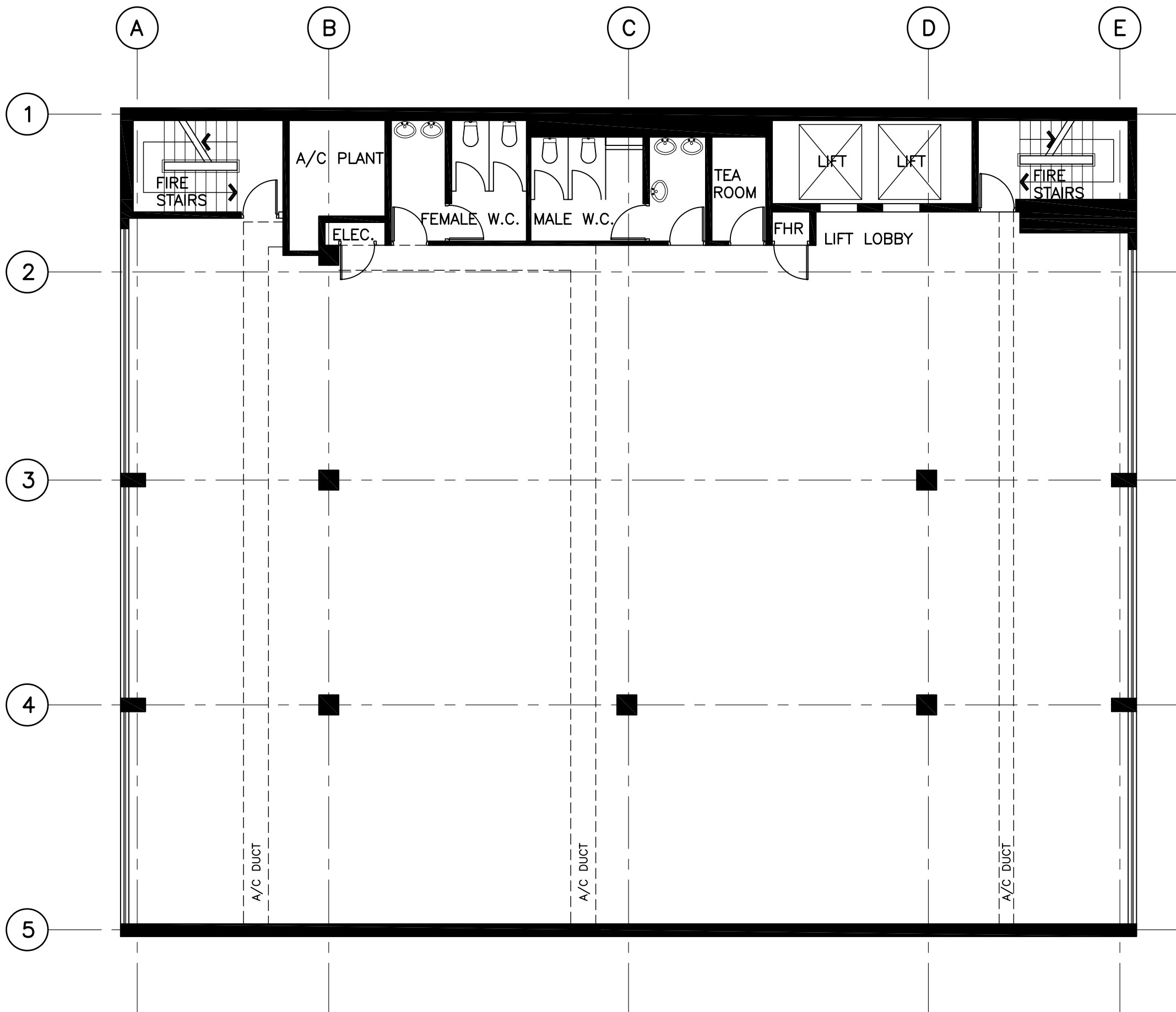
Drawing No. CA-01

## LEVEL 1

CLASSROOMS/LABS	AREA
LABORATORY 1	48 SQ.M.
LABORATORY 2	46 SQ.M.
LABORATORY 3	42 SQ.M.
LABORATORY 4	52 SQ.M.
LECTURE 1	40 SQ.M.
LECTURE 2	33 SQ.M.
TOTAL	345 SQ.M.

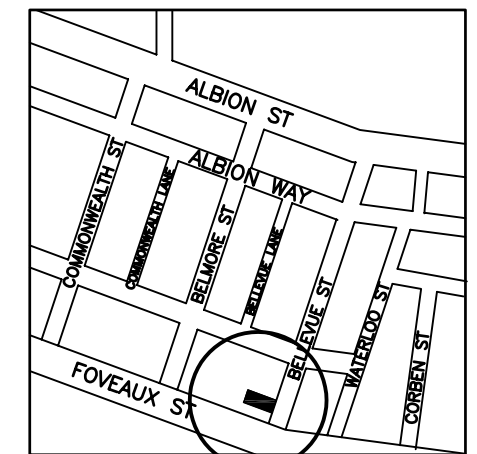






## LEGEND

- ===== PLASTERBOARD PARTITIONS, FULL HEIGHT TO CEILING
- ===== PLASTERBOARD PARTITION TO 1200mm AFFL, WITH GLASS OVER TO CEILING.
- EXISTING A/C DUCTWORK, TO BE EXTENDED ACCORDING TO MECH. ENGR. DETAILS.



LOCALITY PLAN

Notes:  
Use figured dimensions in preference to scale. All dimensions to be verified and checked on site.

ROSALIND FREEMAN  
31 WARK AVENUE  
PAGEWOOD NSW 2035  
PHONE: (02) 9390 7441

Project

UNIVERSITY OF  
SOUTHERN QUEENSLAND

Address

LEVEL 3,  
29-37 BELLEVUE STREET  
SURRY HILLS

Drawing Title

LEVEL 2  
EXISTING FLOOR PLAN

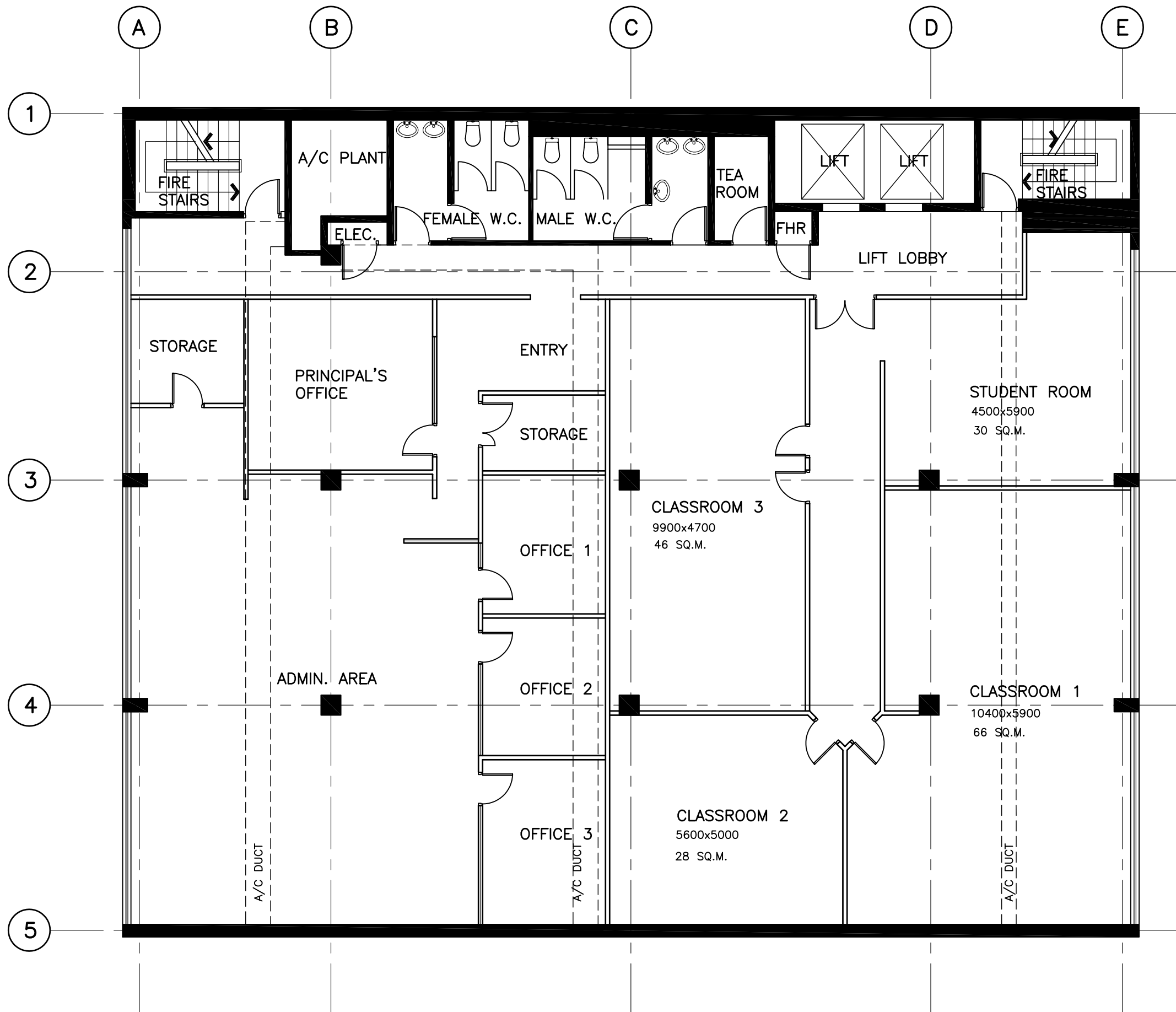
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Date: NOVEMBER, 2004

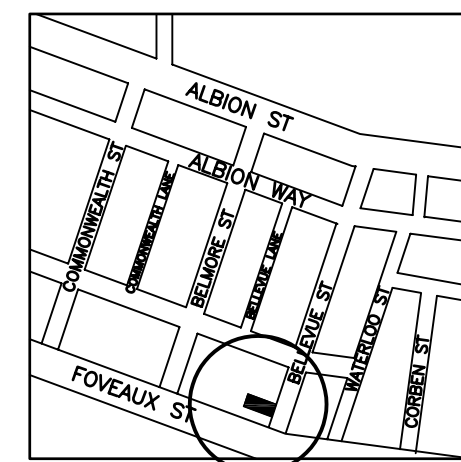
Drawn By: ROS

Drawing No. CA-02





- LEGEND**
- ===== PLASTERBOARD PARTITIONS, FULL HEIGHT TO CEILING
  - ===== FULL HEIGHT GLAZING.
  - EXISTING A/C DUCTWORK, TO BE EXTENDED ACCORDING TO MECH. ENGR. DETAILS.



**LOCALITY PLAN**

Notes:  
Use figured dimensions in preference to scale. All dimensions to be verified and checked on site.

ROSALIND FREEMAN  
"PARKVIEW"  
2/1B INNES ROAD  
GREENWICH, NSW, 2065  
PHONE: (02) 9390 7441

LEVEL 3

CLASSROOMS	AREA
CLASSROOM 1	66 SQ.M.
CLASSROOM 2	28 SQ.M.
CLASSROOM 3	46 SQ.M.
STUDENT ROOM	30 SQ.M.
TOTAL	170 SQ.M.

Project

**UNIVERSITY OF SOUTHERN QUEENSLAND**

Address

**LEVEL 3,  
29-37 BELLEVUE STREET  
SURRY HILLS**

Drawing Title

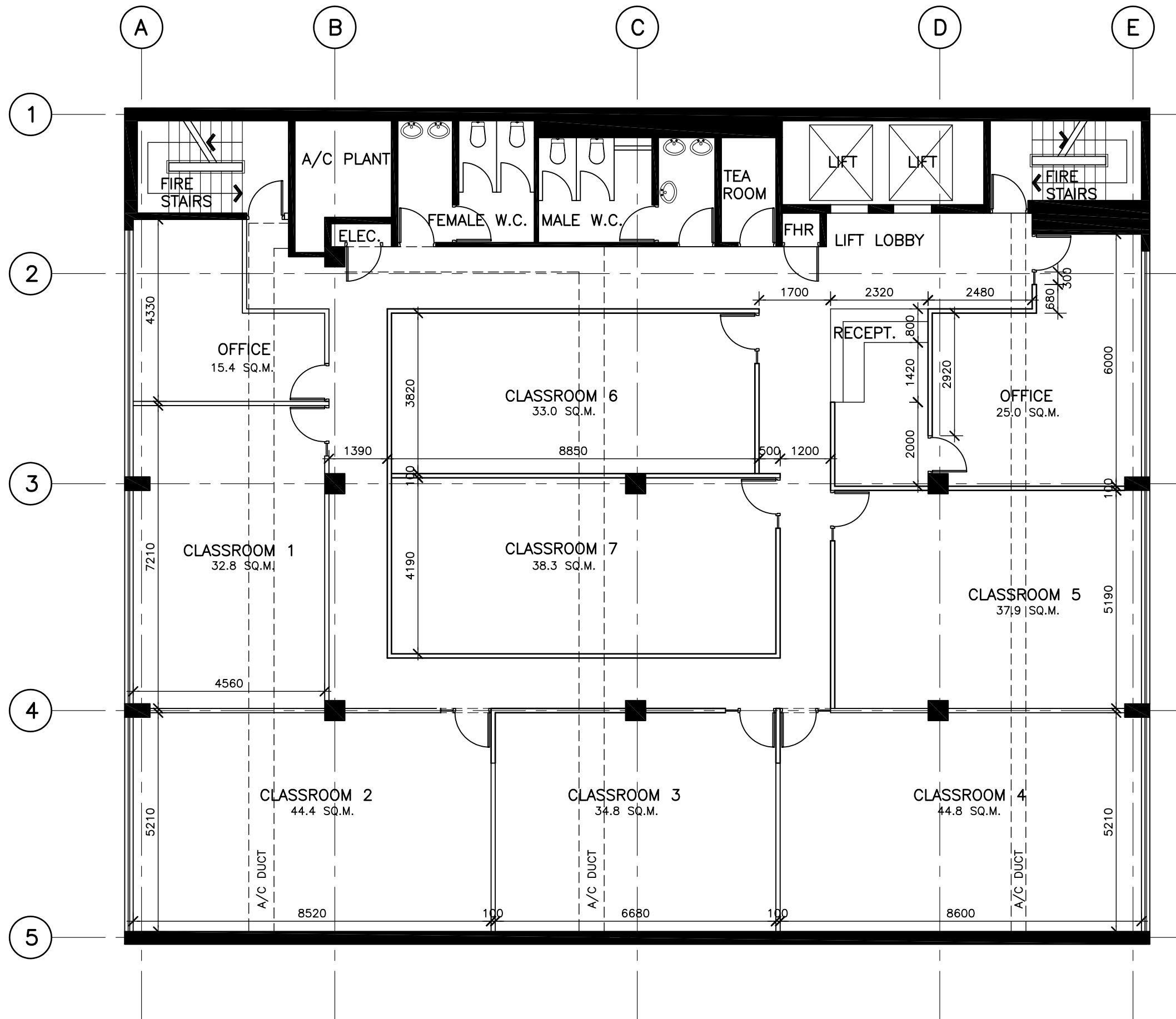
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EXISTING FLOOR PLAN**

Scale: 1:100

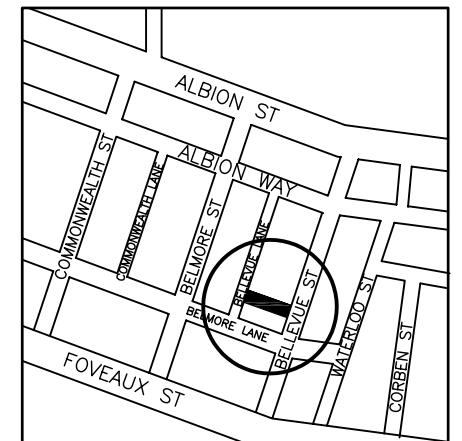
Date: NOVEMBER, 2004

Drawn By: ROS

Drawing No. **CA-03**



- LEGEND**
- ===== PLASTERBOARD PARTITIONS, FULL HEIGHT TO CEILING
  - ===== PLASTERBOARD PARTITIONS, TO BE DEMOLISHED
  - ===== FULL HEIGHT GLAZING
  - EXISTING A/C DUCTWORK, TO BE EXTENDED ACCORDING TO MECH. ENGR. DETAILS.



LOCALITY PLAN

Notes:  
Use figured dimensions in preference to scale. All dimensions to be verified and checked on site.

ROSALIND FREEMAN  
31 WARK AVENUE  
PAGEWOOD 2035

PHONE: (02) 9390 7441

Project

CANTERBURY  
POLYTECHNIC INSTITUTE

Address

29-37 BELLEVUE STREET  
SURRY HILLS

Drawing Title

LEVEL 4  
FPROPOSED LOOR PLAN

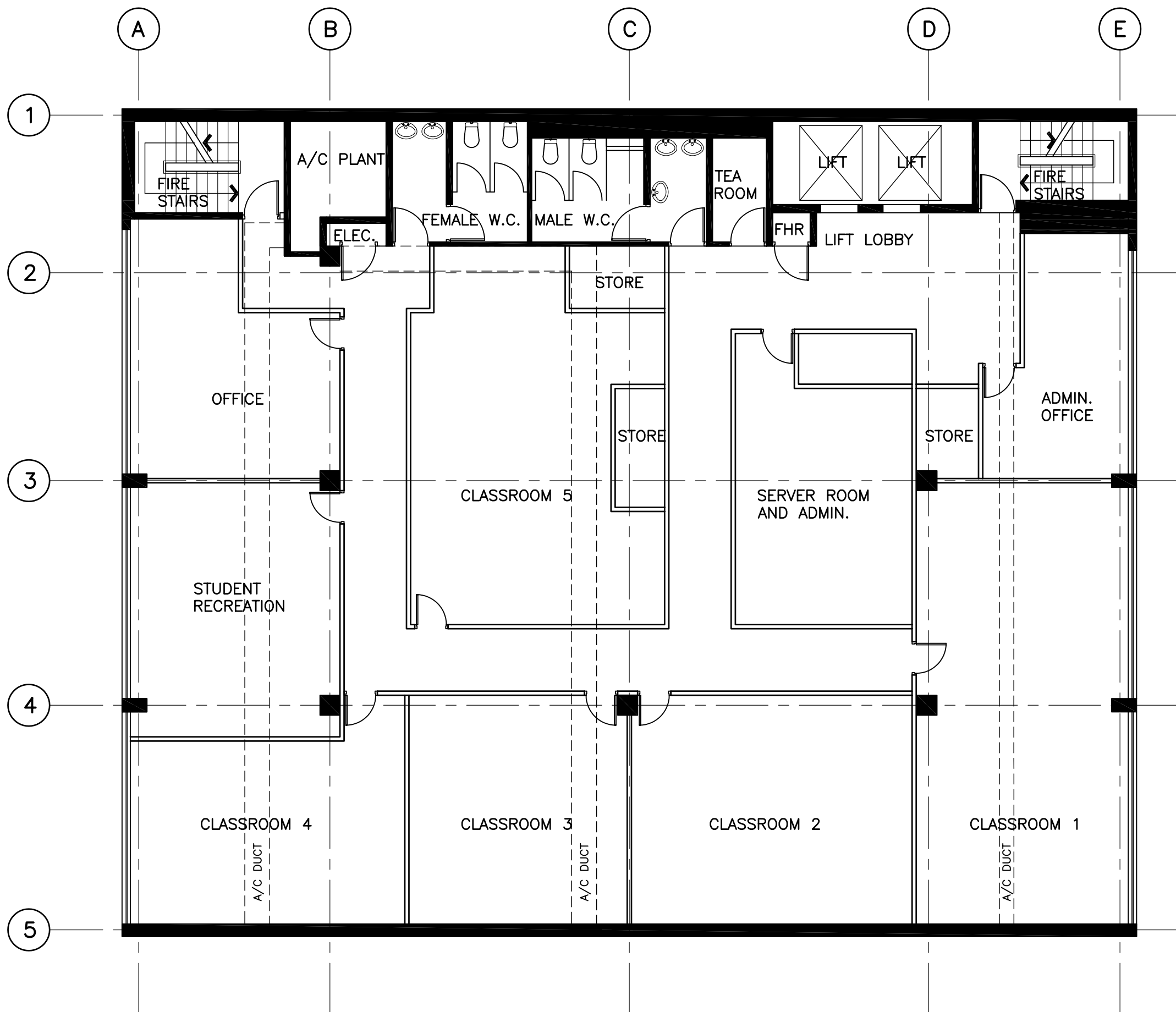
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Date: AUGUST, 2006

Drawn By: ROS

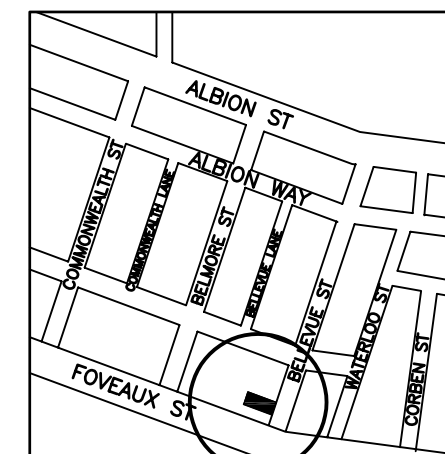
Drawing No. CA-04





## LEGEND

- ===== PLASTERBOARD PARTITIONS, FULL HEIGHT TO CEILING
- ===== PLASTERBOARD PARTITION TO 1200mm AFFL, WITH GLASS OVER TO CEILING.
- EXISTING A/C DUCTWORK, TO BE EXTENDED ACCORDING TO MECH. ENGR. DETAILS.



LOCALITY PLAN

Notes:  
Use figured dimensions in preference to scale. All dimensions to be verified and checked on site.

ROSALIND FREEMAN  
31 WARK AVENUE  
PAGEWOOD NSW 2035  
PHONE: (02) 9390 7441

Project

UNIVERSITY OF  
SOUTHERN QUEENSLAND

Address

LEVEL 3,  
29-37 BELLEVUE STREET  
SURRY HILLS

Drawing Title

LEVEL 6  
EXISTING FLOOR PLAN

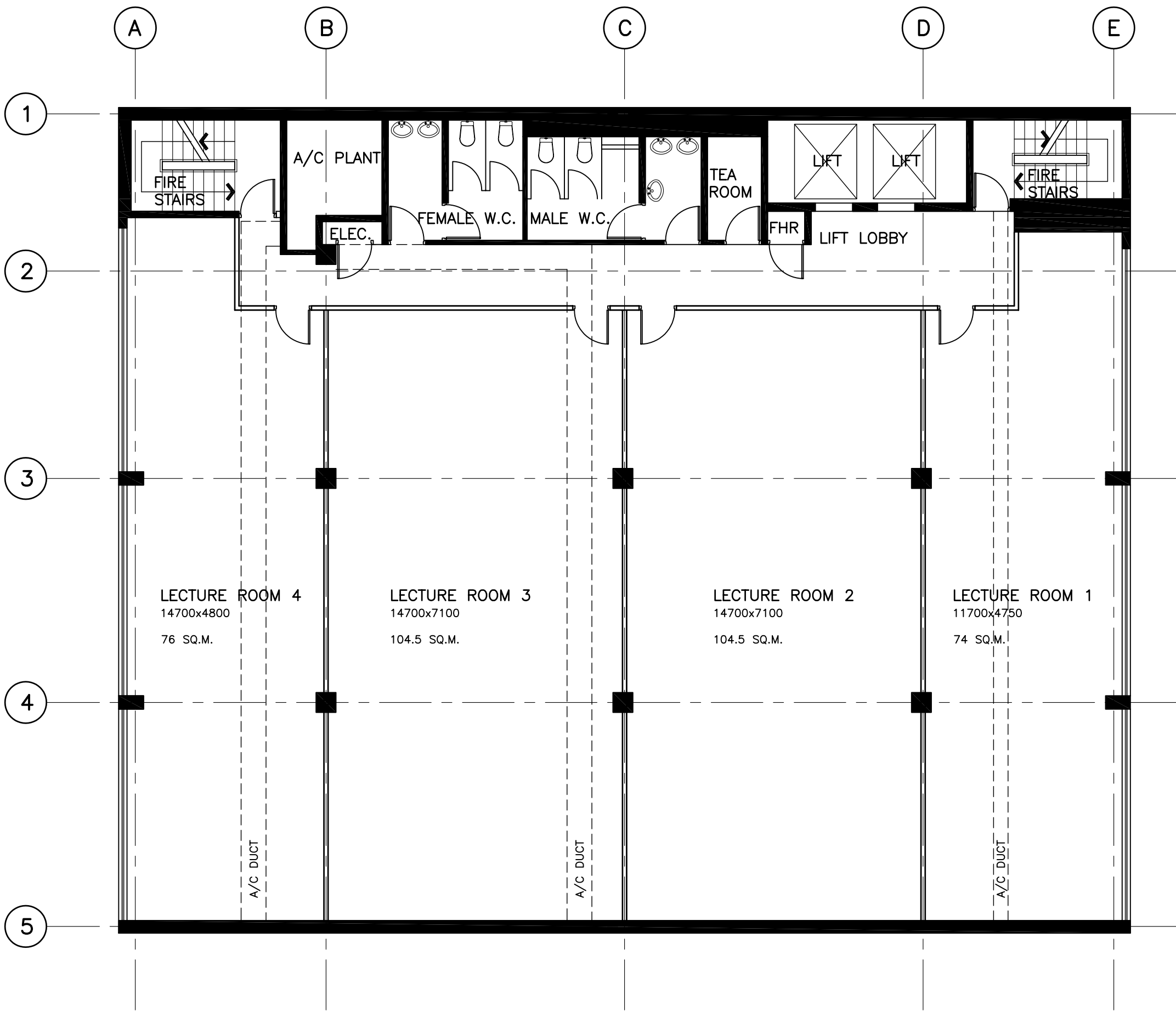
Scale: 1:100

Date: JULY, 2008

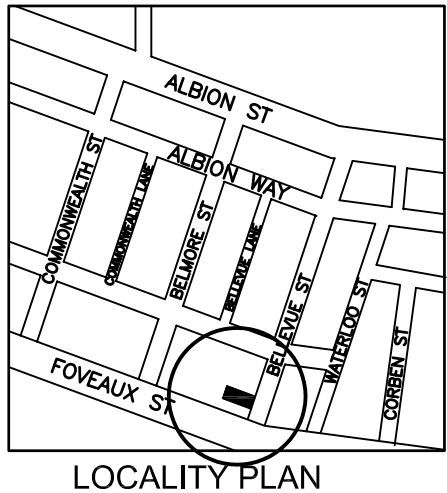
Drawn By: ROS

Drawing No. CA-06





- LEGEND**
- ===== PLASTERBOARD PARTITIONS, FULL HEIGHT TO CEILING
  - ===== PLASTERBOARD PARTITION TO 1200mm AFFL, WITH GLASS OVER TO CEILING.
  - EXISTING A/C DUCTWORK, TO BE EXTENDED ACCORDING TO MECH. ENGR. DETAILS.



Notes:  
Use figured dimensions in preference to scale. All dimensions to be verified and checked on site.

ROSALIND FREEMAN  
"PARKVIEW"  
2/1B INNES ROAD  
GREENWICH, NSW, 2065  
PHONE: (02) 9390 7441

Project

UNIVERSITY OF  
SOUTHERN QUEENSLAND

Address

LEVEL 3,  
29-37 BELLEVUE STREET  
SURRY HILLS

Drawing Title

LEVEL 7  
EXISTING FLOOR PLAN

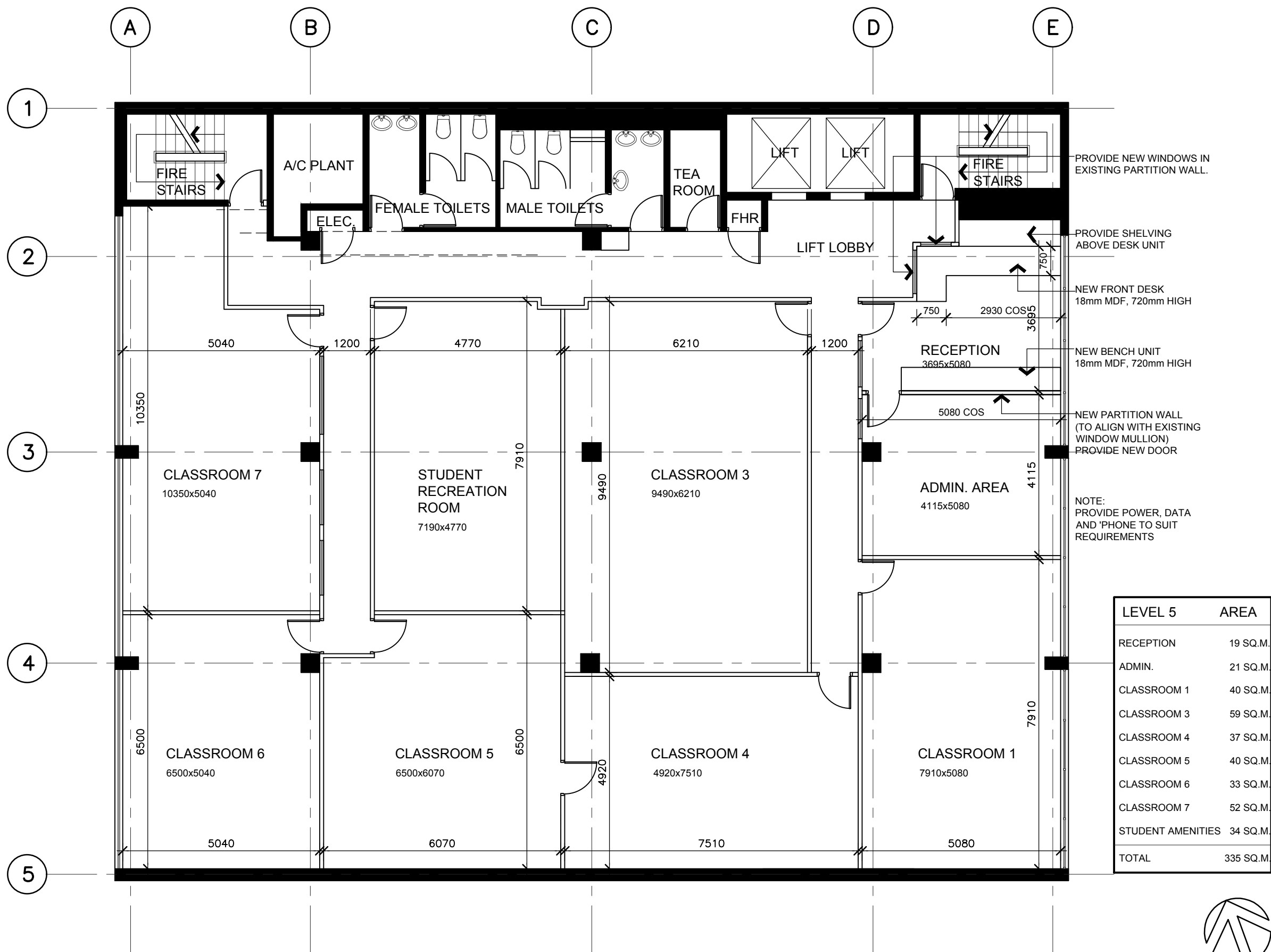
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Date: NOVEMBER, 2001  
Drawn By: ROS

Drawing No. CA-07

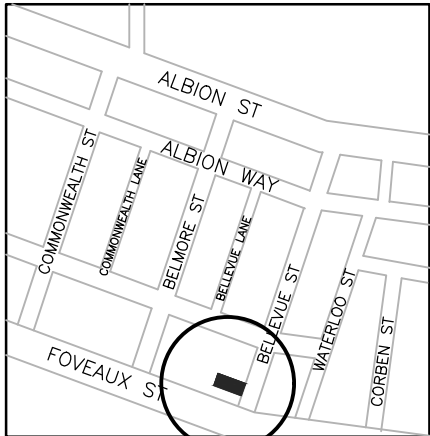
LEVEL 7

CLASSROOMS	AREA
LECTURE 1	74 SQ.M.
LECTURE 2	104.5 SQ.M.
LECTURE 3	104.5 SQ.M.
LECTURE 4	76 SQ.M.
TOTAL	359 SQ.M.





- LEGEND**
- PLASTERBOARD PARTITIONS, FULL HEIGHT TO CEILING
  - PLASTERBOARD PARTITION TO 1200mm AFFL, WITH GLASS OVER TO CEILING.



Notes:  
Use figured dimensions in preference to scale. All dimensions to be verified and checked on site.

ROSALIND FREEMAN  
31 WARK AVENUE  
PAGEWOOD NSW 2035  
PHONE: (02) 9390 7441

Project

UNIVERSITY OF  
SOUTHERN QUEENSLAND

Address

LEVEL 5,  
29-37 BELLEVUE STREET  
SURRY HILLS

Drawing Title

LEVEL 5  
FLOOR PLAN

Scale: 1:100  
Date: DECEMBER, 2015  
Drawn By: ROS

Drawing No. CA-05 Revision

LEVEL 5	AREA
RECEPTION	19 SQ.M.
ADMIN.	21 SQ.M.
CLASSROOM 1	40 SQ.M.
CLASSROOM 3	59 SQ.M.
CLASSROOM 4	37 SQ.M.
CLASSROOM 5	40 SQ.M.
CLASSROOM 6	33 SQ.M.
CLASSROOM 7	52 SQ.M.
STUDENT AMENITIES	34 SQ.M.
TOTAL	335 SQ.M.

