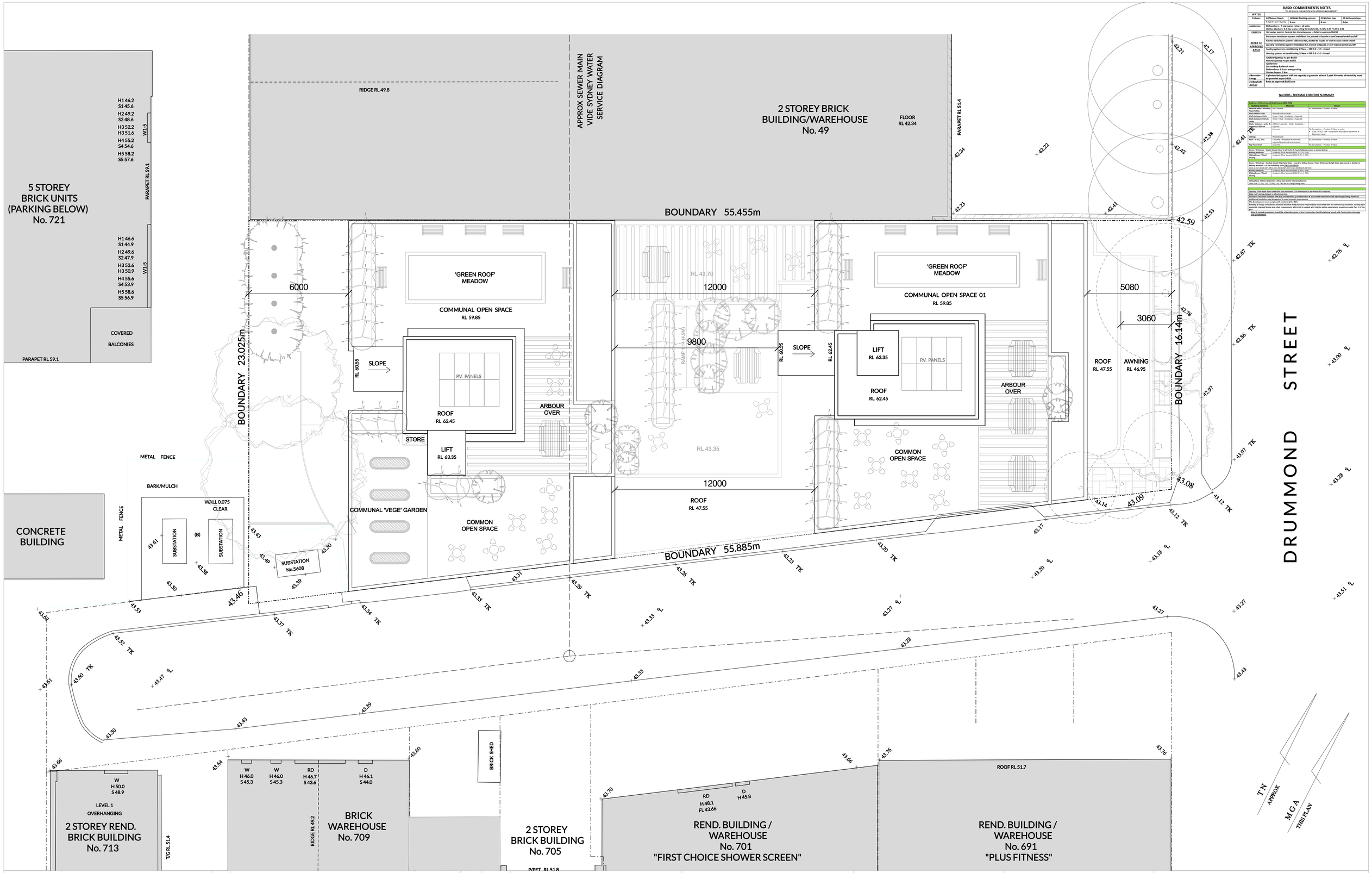

BASIX COMMITMENTS NOTES

"TO BE READ IN CONJUNCTION WITH THE APPROVED BASIX REPORT"

WATER			
Fixtures:	All Shower Heads: 4 star(6-7 liters/minute)	All toilet flushing systems: 4 star	All kitchen taps: All bathroom taps: 4 star
Appliances:	Dishwashers - 5 star water rating – all units		
	Clothes Washers: 5.5 star water rating to Units 4.01 / 6.00 / 1.04 / 1.05 / 1.06		
ENERGY	Hot water system: Central Gas Instantaneous – Refer to approved BASIX		
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off		
REFER TO APPROVED BASIX	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 - Zoned		
	Heating system: air-conditioning 1Phase – EER 3.0 – 3.5 - Zoned		
	Artificial lighting: As per BASIX		
	Natural lighting: As per BASIX		
	Appliances: Gas cooktop & electric oven		
	Dishwashers: 5.5 star energy rating		
Alternative Energy:	Refer to approved BASIX		
	A photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity must be provided as per BASIX		
COMMON AREAS	Refer to approved BASIX		

NatHERS - THERMAL COMFORT SUMMARY

Address: 51 Drummond St, Belmore NSW 2192		
Building Elements	Material	Detail
External Walls - Including Garage Walls	Brick Veneer	R2.5 insulation – Product R Value
Walls Within Units	Plasterboard on studs	
Walls between Units	Relief – Stud – Insulation – Gyprock	
Walls between Units & Lobby	Relief – Stud – Insulation – Gyprock	
Walls between units & Common Lobby/Hall	200mm Concrete + Stud + Insulation + Gyprock	
Ceilings	Plasterboard	R2.0 insulation – Product R Value to units: • 0.01 / 0.02 / 1.04 – suspended floor above basement & Basement ceiling
Roof – 0.01 / 2.02	Concrete + Insulation to concrete exposed to external environment	R2.0 insulation – Product R Value
Top Floor Roof	Concrete	R2.0 insulation – Product R Value
Doors / Windows – Single Glazed Clear to all Units (R Value/Shading Concept as stated below:		
Sliding Doors / Fixed Glazing	U value 5.70 or less and SHGC 0.70 +/- 10%	
Sliding Doors / Fixed Glazing	U value 6.70 or less and SHGC 0.70 +/- 10%	
Doors / Windows – Double Glazed High Solar Gain – Low E to Sliding Doors / Fixed Windows & High Solar Gain Low E or Similar to awning windows – to the following units (REFER BASIX):		
Units 1.01 / 1.02 / 1.03 / 1.04 / 1.05 / 1.06 / 1.07 / 1.08 / 1.09 / 1.10		
Sliding Doors / Fixed Glazing	U value 5.70 or less and SHGC 0.70 +/- 10%	
Sliding Doors / Fixed Glazing	U value 6.70 or less and SHGC 0.70 +/- 10%	
Ceiling Fans: 900mm Diameter Ceiling fans to the following Rooms:		
Units 1.04 / 1.05 / 1.07 / 1.08 / 1.09 / 1.10 – V2 fan to Living/Dining Area		

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.

Roof: Roof to be dark coloured as specified.

Insulation should be installed with due consideration of condensation & associated interactions with adjoining building materials

Additional insulation may be required to meet acoustic requirements

Thermal breaks should be installed as per NatHERS Certificate

Building & Energy Consultants Australia disclaim itself from any responsibility associated with the selection of insulation, wetting type materials, thermal breaks and other components which fail to comply with the fire safety requirement provisions under Part C of the BCA.

Note: A vented assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications

True North

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:
14/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
A	ISSUE TO CLIENT	TL	09.07.2021

H:\Pn_21010_51 Drummond St Belmore\Drawings\05 Microstation\01 DA\Plot\A-0700_Site plan.dgn

Client:
-

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Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect: Jim Apostolou 7490
LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
51 DRUMMOND STREET, BELMORE

Drawing Title:
ROOFTOP FLOOR PLAN

Project Number:
Pn-21010

Drawing Number:
A-1300

Drawing Status:
AUTHORITY APPROVAL

Issue:
B

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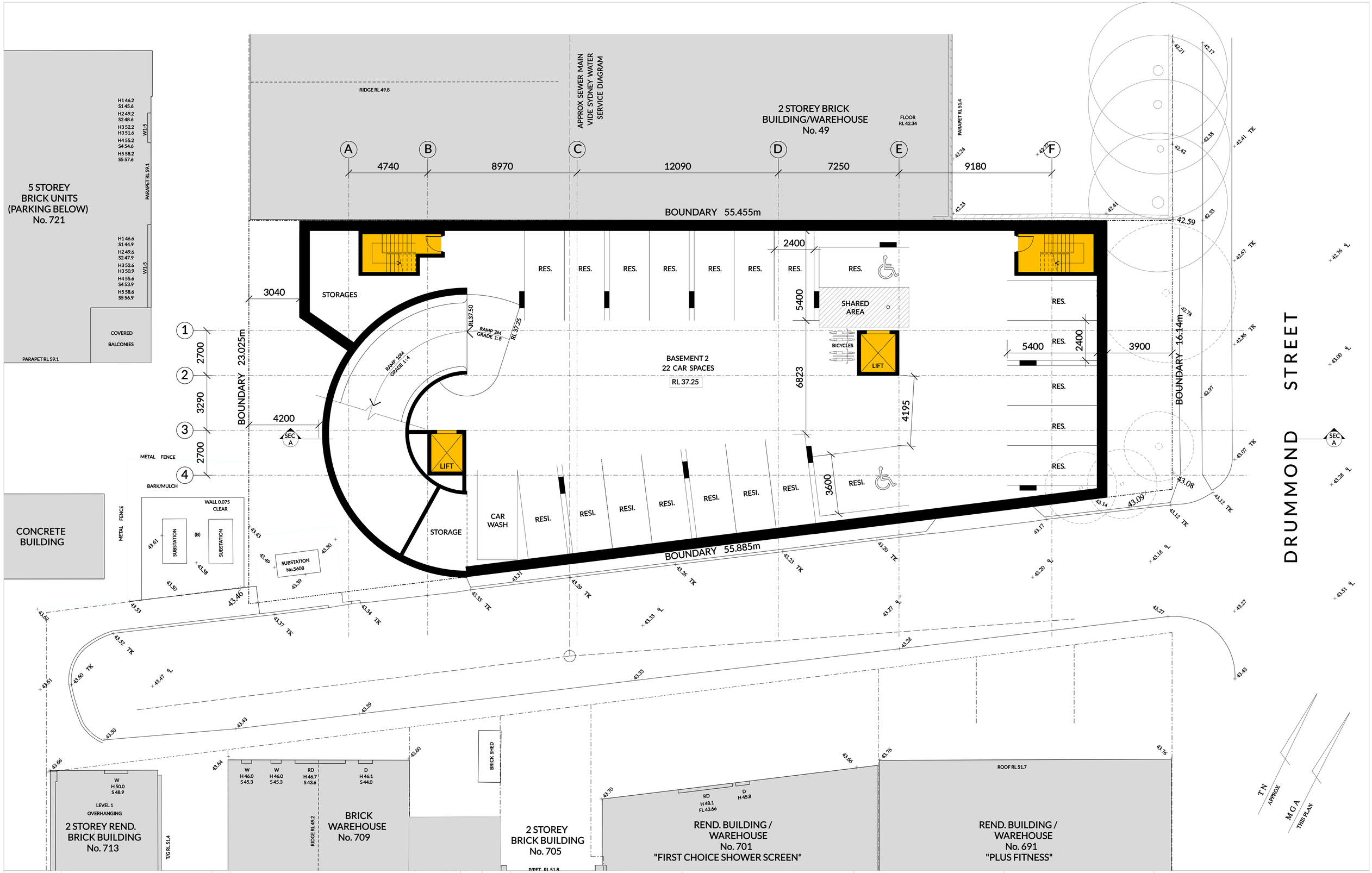

True North

Scale: 1:100 @A1 1:200 @A3

Date Printed:
15/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
A	ISSUE TO CLIENT	TL	09.07.2021

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Client:
-

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Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
51 DRUMMOND STREET, BELMORE

Drawing Title:
BASEMENT 2 FLOOR PLAN

Project Number:
Pn-21010

Drawing Number:
A-0800

Drawing Status:
AUTHORITY APPROVAL

Issue:
B

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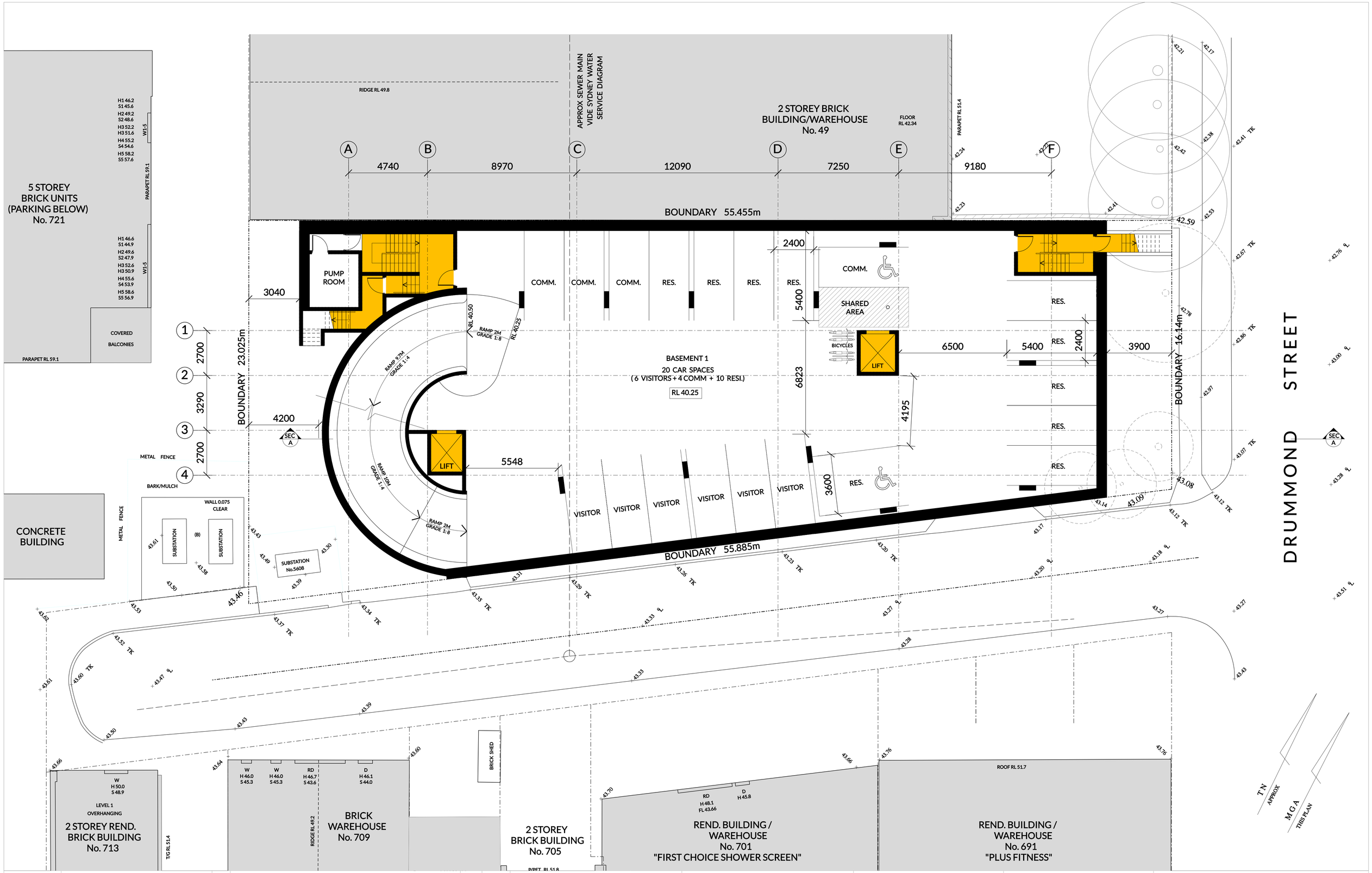

True North

Scale: 1:100 @A1 1:200 @A3

Date Printed: 15/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
A	ISSUE TO CLIENT	TL	09.07.2021

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Client:
-

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Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect: Jim Apostolou 7490

Project Details:
RESIDENTIAL DEVELOPMENT
Project Address:
51 DRUMMOND STREET, BELMORE

Drawing Title:
BASEMENT 1 FLOOR PLAN

Project Number: Pn-21010
Drawing Number: A-0900
Drawing Status: AUTHORITY APPROVAL
Issue: B

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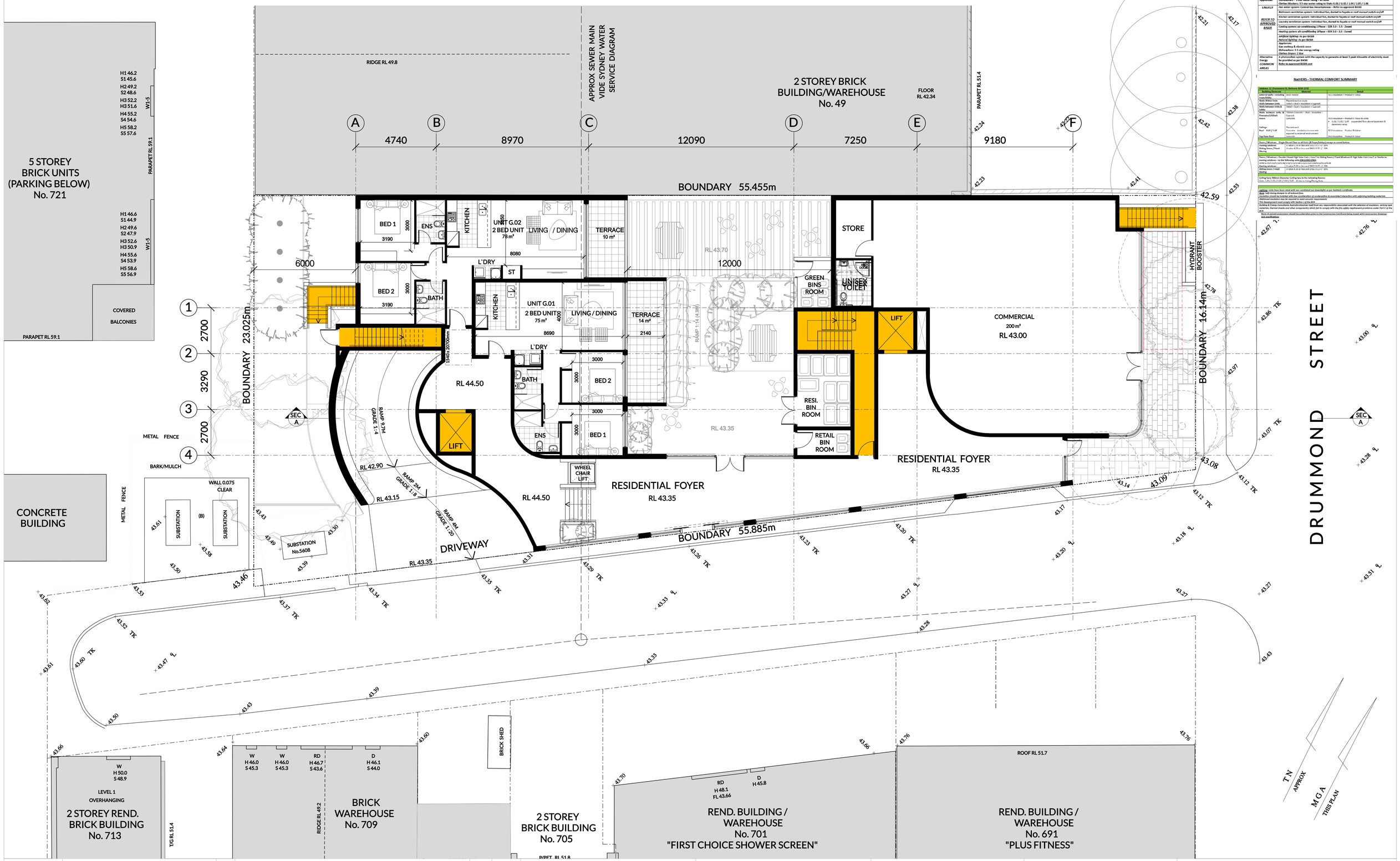

BASIX COMMITMENTS NOTES

- Refer BASIX for Complete Commitments - Extract Below Summary -

WATER Fixtures: (3 Star) (4 Star) (6 Star)	All Shower Heads	All toilet flushing systems	All kitchen taps 6 star	All bathroom taps 6 star
Appliances:	Dishwashers - 5 star water rating - all units Clothes Washers: 3.5 star water rating to Units G.01 / G.02 / 1.04 / 1.05 / 1.06			
ENERGY	Hot water system: Central Gas Instantaneous - Refer to approved BASIX			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase - EER 3.0 - 3.5 - Zoned			
	Heating system: air-conditioning 1Phase - EER 3.0 - 3.5 - Zoned			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX Appliances: Gas cooking & electric oven Dishwasher: 5.5 star energy rating Clothes Dryer: 3 Star			
Alternative Energy: COMMON AREAS	A photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity must be provided as per BASIX Refer to approved BASIX.com			

NatHERS - THERMAL COMFORT SUMMARY

Address: 51 Drummond St, Belmore NSW 2192		
Building Element	Material	Grade
Ceiling and external walls - including rooms/lofts	Brick veneer	R2.5 + Insulation + Product R value
Walls Within Units	Plasterboard on studs	
Walls between units	Solid + Stud + Insulation + Cogrock	
Walls between Units & Lifts	Solid + Stud + Insulation + Cogrock	
Walls between units & Firewall/Shaft.	200mm Concrete + Stud + Insulation + Cogrock	R2.5 Insulation + Product R Value to units
Floors	Concrete	• G.01 / G.02 / 1.01 suspended floor above basement & basement ramp Plasterboard • 1.02 - 1.06 Concrete in insulation to concrete exposed to external environment
Ceilings Roof - R.01 / 1.07	Plasterboard Concrete	R1.0 Insulation - Product R Value
Top Floor Roof	Concrete	R1.0 Insulation - Product R Value

Note: Windows - Single Glazed Clear in all Units (R Values/Shading Coverage as stated below:

Living Rooms / Bedrooms	U value: 6.70 or less and SHGC: 0.70 +/- 10%
Dining Rooms / Food Preparation	U value: 6.70 or less and SHGC: 0.70 +/- 10%

Note: Windows - Double Glazed High Solar Gain Low E Pvc Sliding Doors / Fixed Windows & High Solar Gain Low E Alu Similar to awning windows - to the following units (G01,G02,1.01):

Awning windows	U value: 5.00 or less and SHGC: 0.49 +/- 10%
Sliding doors / Fixed Glazing	U value: 4.20 or less and SHGC: 0.49 +/- 10%

Note:

Ceiling Fans: 900mm Diameter Ceiling fans to the following Rooms:
Units 1.04 / 1.05 / 1.06 / 1.07 / 1.08 / 1.09 - W1 Sec to Living/Dining Area

Note:
Lighting: Units have been rated with non ventilated LED downlights as per Nathlets Certificates.
Note: Self-closing mechanism for all exhaust fans.
Note: Hot water system to be installed in accordance of manufacturer & associated trade/trades with adjoining building contractor.
Additional insulation may be required to meet acoustic requirements.
This development must comply with Section J of the BCA.
Building & Energy Consultants Australia disclaim itself from any responsibility associated with the selection of insulation, various type of windows, thermal breaks and other components which fail to comply with the JHa ability requirement provisions under Part J of the BCA.
Note: A revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications.

True North

Scale: 1:100 @A1 1:200 @A3

Date Printed:
14/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
A	ISSUE TO CLIENT	TL	09.07.2021

H:\Pn_21010_51 Drummond St Belmore\Drawings\05 Microstation\01 DA\Plot\A-1000_Grd floor plan.dgnA

Client:
-

Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia
Tel: (02) 8052 9600
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Email: admin@loucasarc.com.au
Nominated Architect: Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT
Project Address:
51 DRUMMOND STREET, BELMORE

Drawing Title:
GROUND FLOOR PLAN

Project Number: Pn-21010
Drawing Number: A-1000
Drawing Status: AUTHORITY APPROVAL
Issue: B

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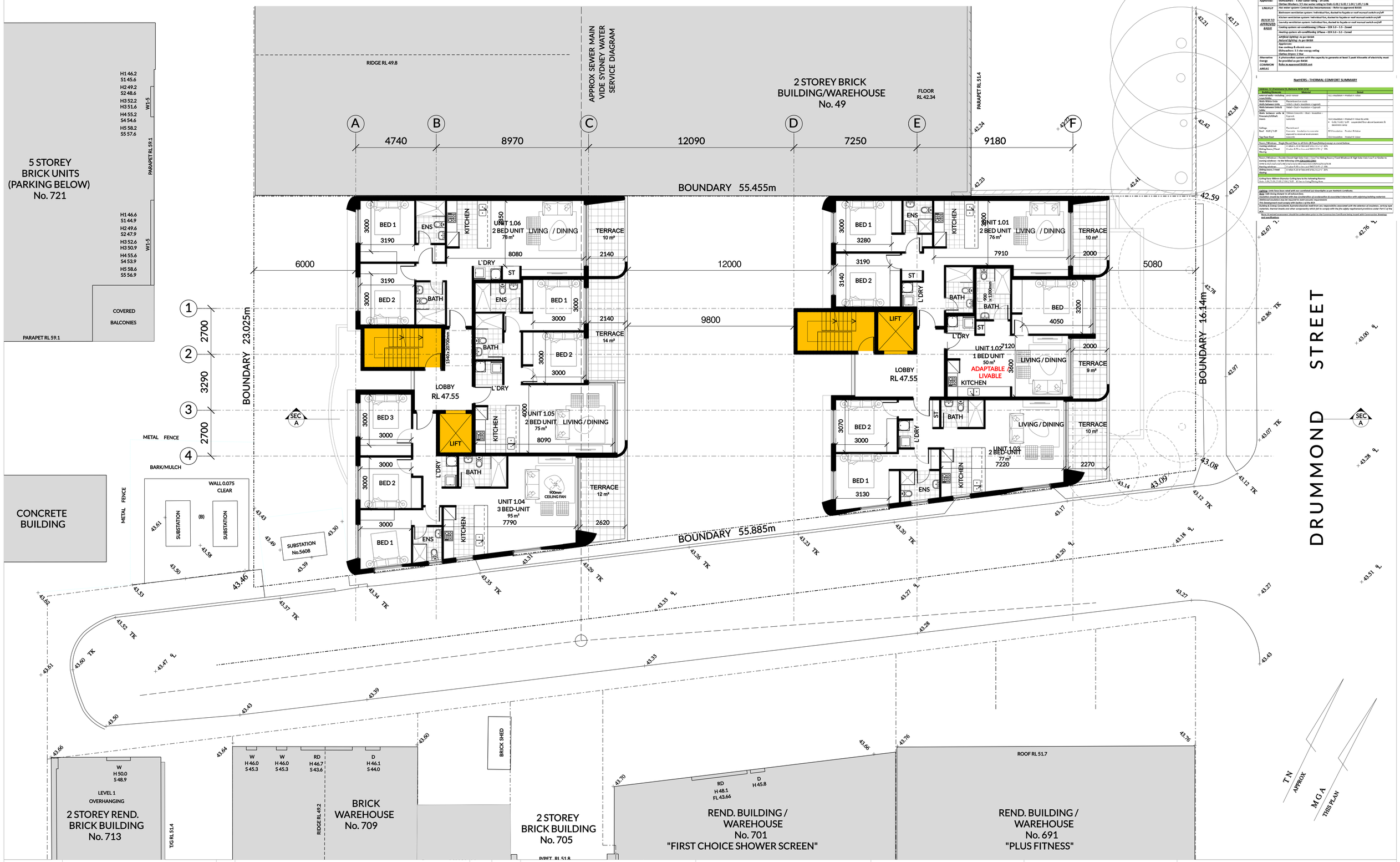

BASIX COMMITMENTS NOTES

- Refer BASIX Certificate/Report with - Construction Issue Version -

WATER Fixtures: (3 Star) (4 Star) (5 Star) (6 Star)	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	9 star	4 star	6 star	6 star

Appliances:	Dishwashers - 5 star water rating - all units Clothes Washers: 5.5 star water rating to Units 6.01 / 6.02 / 1.04 / 1.05 / 1.06
ENERGY	Hot water system: Central Gas Instantaneous - Refer to approved BASIX
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off
	Cooling system: ac-conditioning 1 Phase - EER 3.0 - 3.5 - Zoned
	Heating system: ah-conditioning: 1Phase - EER 3.0 - 3.5 - Zoned
	Artificial lighting: As per BASIX Natural lighting: As per BASIX Appliances: Gas cooking & electric oven Dishwashers: 3.5 star energy rating Clothes Dryers: 3 Star
Alternative Energy:	A photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity must be provided as per BASIX
COMMON AREAS	Refer to approved BASIX com

NatHERS - THERMAL COMFORT SUMMARY

Address: 51 Drummond St, Belmore NSW 2192

Material	Detail
External walls - including windows/doors	Brick veneer	R2.5 insulation + Product R value
Walls Within Units	Plasterboard on studs	
Walls between Units	Solid + Stud + Insulation + Lagoon	
Walls between Units & Lobby	Solid + Stud + Insulation + Lagoon	
Walls between units & Firewater/stairwell	Fibrous Concrete + Stud + Insulation + Lagoon	
Floors	Fibrous Concrete + Stud + Insulation + Lagoon Carpet & Laminate Plasterboard Carpet & Tile - insulation to concrete exposed to external environment Concrete	R2.5 insulation + Product R Value to units • G.01 / G.02 / 1.01 - suspended floor above basement & basement ramp R1.0 insulation - Product R Value R2.5 insulation - Product R Value
Ceilings: Roof - R1.89 / 1.69	Plasterboard	
Top Floor Roof	Colorbond	R5.0 insulation - Product R Value

Floors / Windows - Single Glazed Clear to all Units (R Foam/Dubbed Lounge as stated below:

Sliding Doors / Fixed Glazing	U value: 6.70 or less and SHGC:0.70 +/- 10%
Sliding Doors / Fixed Glazing	U value: 6.70 or less and SHGC:0.70 +/- 10%

Floors / Windows - Double Glazed High Solar Gain / Low Fire Rating Doors / Fixed Windows & High Solar Gain Low Fire Similar to awning windows - to the following units G.02,G.03,G.04:

G.04 to G.11 / G.12 / G.13 / G.14 / G.15 / G.16 / G.17 / G.18 / G.19 / G.20 / G.21 / G.22 / G.23 / G.24 / G.25 / G.26 / G.27 / G.28 / G.29 / G.30 / G.31 / G.32 / G.33 / G.34

Awning windows	U value: 5.85 or less and SHGC:0.49 +/- 10%
Sliding doors / Fixed Glazing	U value: 6.20 or less and SHGC:0.51 +/- 10%

Ceilings

Ceiling Fans: 900mm Diameter Ceiling fans to the following Rooms:

Units 1.04 / 1.05 / 1.06 / 1.07 / 1.08 / 1.09 - W1 bed to living/Dining Area

Lighting: Units have been rated with non ventilated LED downlights as per Nathlitz Certificates

Note: Self-shading must be included in calculations

Note: Thermal Breaks must be included in construction of condensation double & associated interfaces with adjoining building materials

Additional insulation may be required to meet acoustic requirements

This Development must comply with Section J of the BCA

Building & Energy Consultants Australia disclaim itself from any responsibility associated with the selection of insulation, various tape products, thermal breaks and other components which fail to comply with the the safety requirement provisions under Part F of the BCA

Note: A revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications

True North

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:

14/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
A	ISSUE TO CLIENT	TL	09.07.2021

H:\Pn_21010_51 Drummond St Belmore\Drawings\05 Microstation\01 DA\Plot\A-1100_L1 floor plan.dgn

Client:

-

Architect:

LOUCAS ARCHITECTS

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Nominated Architect: Jim Apostolou 7490

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LOUCAS ARCHITECTS

Project Details:

RESIDENTIAL DEVELOPMENT

Project Address:

51 DRUMMOND STREET, BELMORE

Drawing Title:

L1 FLOOR PLAN

Project Number: Pn-21010

Drawing Number: A-1100

Drawing Status: AUTHORITY APPROVAL

Issue: B

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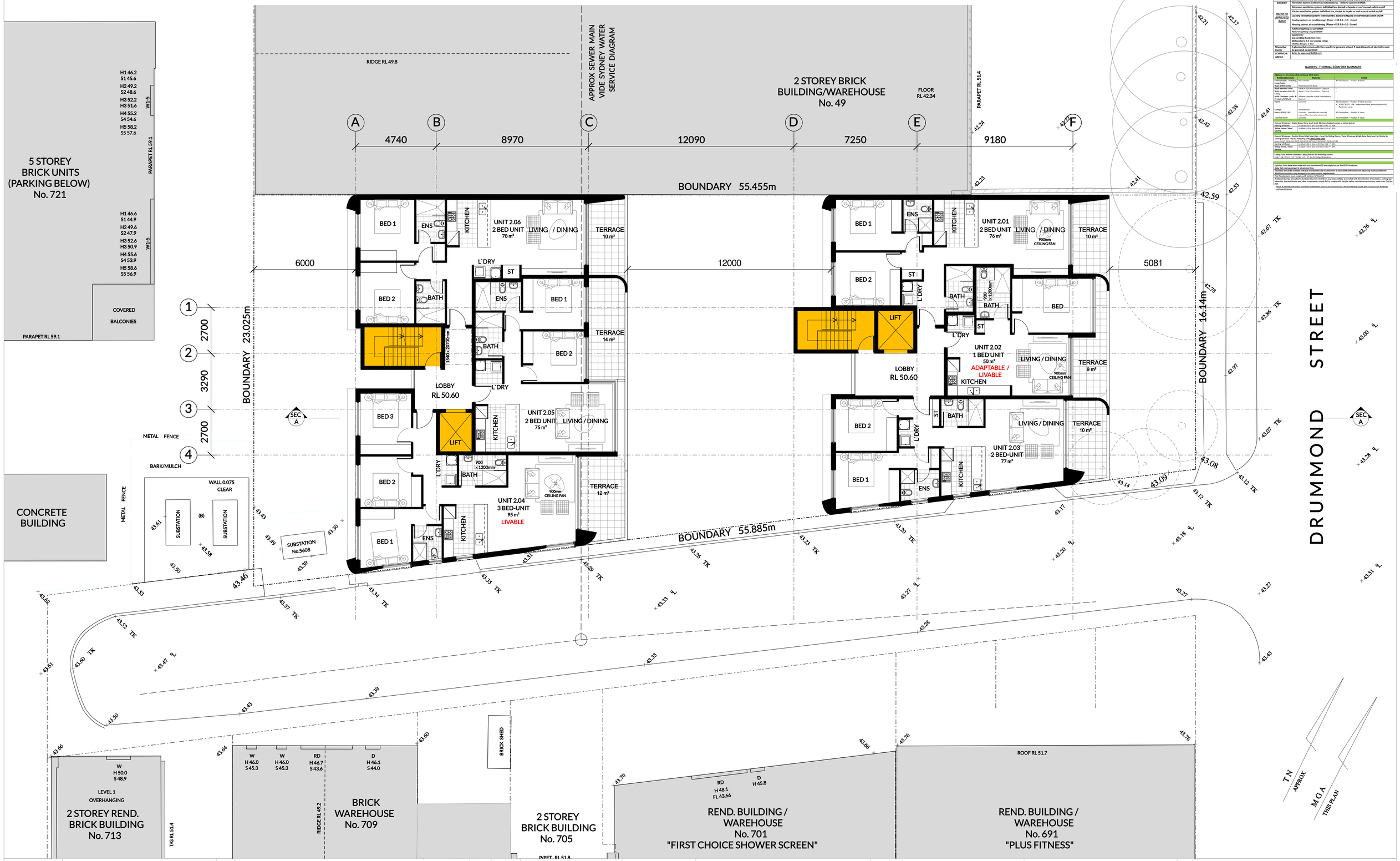

BASIX COMMITMENTS NOTES

WATER			
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>4.5 but <6.0 L/min)	4 star	4 star	4 star
Appliances	Dishwashers - 5 star water rating - all units			
	Clothes Washers: 5.5 star water rating to Units 6.01 / G.01 / 1.06 / 1.05 / 1.06			
ENERGY	Hot water system: Central Gas Instantaneous – Refer to approved BASIX			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	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 - Zoned			
	Heating system: air conditioning 1Phase – EER 3.0 – 3.5 - Zoned			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances: Gas cooktop & electric oven Dishwashers: 5.5 star energy rating Clothes Washer: 5 star			
Alternative Energy	A photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity must be provided as per BASIX			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Address: 51 Drummond St, Belmore NSW 2192		
Building Elements	Material	Detail
Floors/Ceilings: including Floor Finish	Rock Veneer	32 R Insulation - Foodsa & Gabar
Walls Within Units	Fibrehipsed sol Studs	-
Walls between Units	Metal + Stud + Insulation + Gypsum	-
Walls between Units & Lifts	Metal + Stud + Insulation + Gypsum	-
Walls between units & Corridor/Lobby	200mm Concrete + stud + Insulation + Gypsum	-
Ceilings	Gypsum	32 R Insulation + Foodsa & Gabar to units: • 6.01 / G.01 / 1.04 suspended floor above basement & Basement ceiling
Roof – G.02 / 1.03	Hardstandard Concrete - Insulation No concrete - Gypsum & underneath exposed	32 R Insulation - Foodsa & Gabar
Top Floor roof	Concrete	32 R Insulation + Foodsa & + colour

Doors / Windows – Single Glazed Clear to all Units (& Front/Sides/Lounge) as stated below	
Frame to Sliding Doors & Fixed Windows	Aluminium
Sliding Doors / Fixed Glazing	6 mm Clear to the West and SE/SE/E/E/N/N

Doors / Windows – Double Glazed High Solar Gain – Low E to Sliding Doors / Fixed Windows & High Solar Gain Low E or Similar to opening windows – to the following units (REFER BASIX)	
Units G.02 / 1.01 / 1.02 / 1.03 / 1.04 / 1.05 / 1.06 / 1.07 / 1.08 / 1.09 / 1.10 / 1.11 / 1.12 / 1.13 / 1.14	
Frame to Sliding Doors & Fixed Windows	Aluminium
Sliding Doors / Fixed Glazing	6 mm Low E Or Low Iron and SE/SE/E/E/E

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star(>4.5 but<=9 l/min)	4 star	6 star	6 star
Appliances:	Dishwashers - 5 star water rating – all units Clothes Washers: 3.5 star water rating to Units G.01 / G.02 / 1.04 / 1.05 / 1.06			
ENERGY REFER TO APPROVED BASIX	*Hot water system:* Central Gas Instantaneous – Refer to approved BASIX			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off *Cooling system:* air conditioning 1 Phase – EER 3.0 – 3.5 Zoned *Heating system:* air-conditioning 1Phase – EER 3.0 – 3.5 - Zoned			
	Artificial lighting: As per BASIX *Natural lighting:* As per BASIX			
	Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating Clothes Dryers: 2 Star			
Alternative Energy	A photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity must be provided as per BASIX			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Address: 51 Drummond St, Belmore NSW 2192		
Building Elements	Material	Detail
External walls Including Foyer/lobby	Brick Veneer	R2.5 insulation Product R-Value
Walls Within Units	Plasterboard on studs	
Walls between Units	Hebel + Stud + Insulation + Gyprock	-
Walls between Units & Lobby	Hebel + Stud + Insulation + Gyprock	-
Walls between units & Firestairs/LiftShaft	200mm Concrete + Stud + Insulation + Gyprock	
Floors	Concrete	R2.0 insulation – Product R-Value to units: • G.01 / G.02 / 1.04 suspended floor above basement & Basement ramp
Ceilings	Plasterboard	
Roof – G.01 / 1.02	Concrete Insulation to concrete exposed to external environment	R2.0 Insulation Product R Value
Top Floor Roof	Concrete	R3.0 insulation – Product R Value
Doors / Windows – Single Glazed Clear to all Units (& Foyer/lobbys) except as stated below:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Sliding Doors / Fixed Glazing	U value 6.70 or less and SHGC 0.70 +/- 10%	
Doors / Windows – Double Glazed High Solar Gain – Low E to Sliding Doors / Fixed Windows & High Solar Gain Low E or Similar to awning windows – to the following units (EXCLUDES ENS): Units G.01/1.02/1.03/1.04/2.02/2.03/2.04/3.02/3.03/3.04/4.02/4.03/4.04		
Awning windows	U value 5.40 or less and SHGC 0.49 +/- 10%	
Sliding Doors / Fixed Glazing	U value 4.30 or less and SHGC 0.53 +/- 10%	
Ceiling Fans: 900mm Diameter Ceiling fans to the following Rooms: Units 1.04 / 2.01 / 2.02 / 2.04 / 3.02 X1 fan to living/Dining Area		

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: Self-closing damper to all exhaust fans.
Insulation should be installed with due consideration of condensation & associated interaction with adjoining building materials
Additional Insulation may be required to meet acoustic requirements
This Development must comply with Section J of the BCA
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA

Note: A revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications

True North

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:
15/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
A	ISSUE TO CLIENT	TL	09.07.2021

Client:
-

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Email: admin@loucasarc.com.au

Architect:
LOUCAS ARCHITECTS
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Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
51 DRUMMOND STREET, BELMORE

Drawing Title:
L3 FLOOR PLAN

Project Number:
Pn-21010

Drawing Number:
A-1300

Drawing Status:
AUTHORITY APPROVAL

Issue:
B

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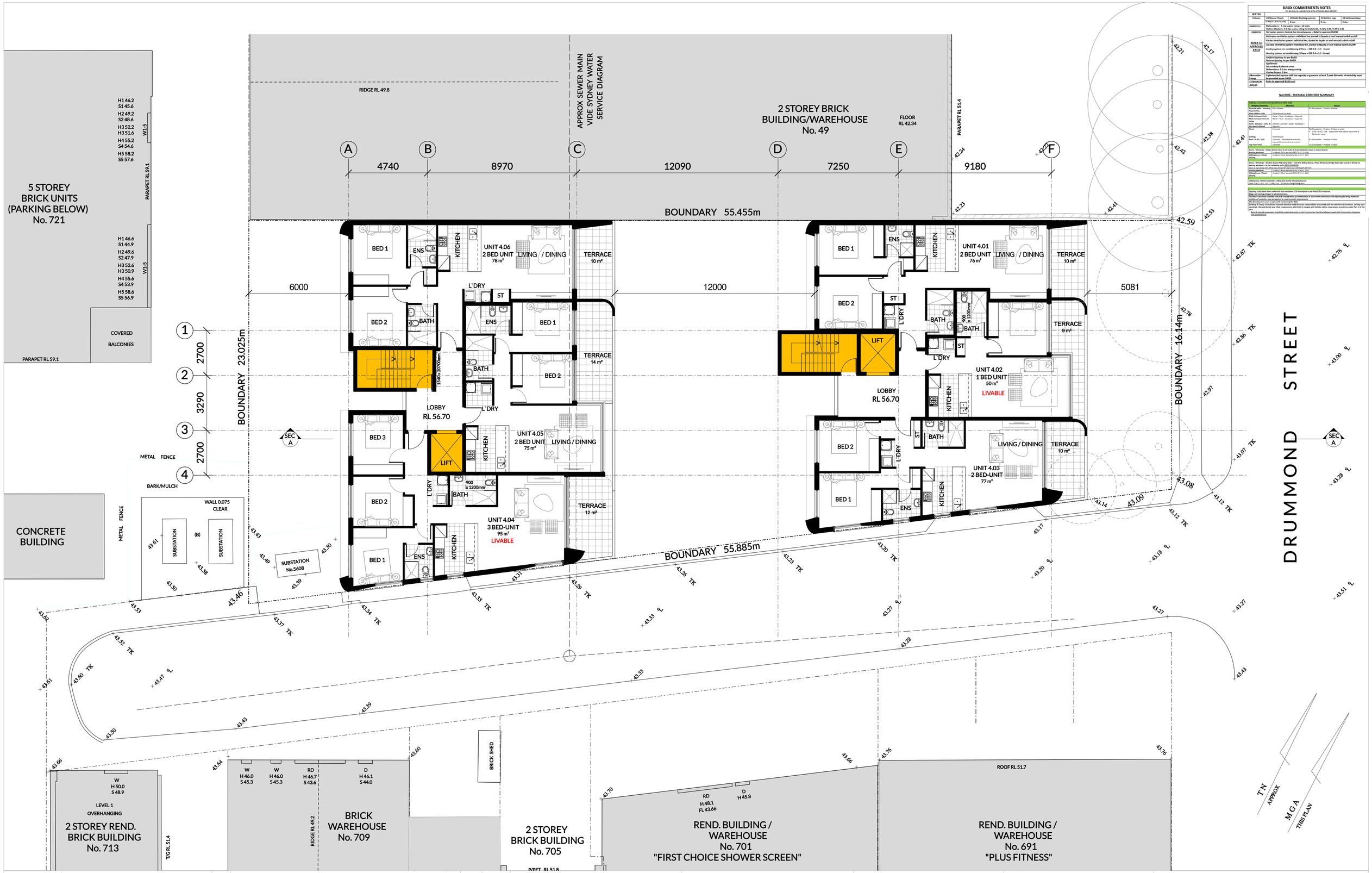

BASIX COMMITMENTS NOTES

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>4.5 but <=6.0 L/min)	4 star	5 star	5 star
Appliances	Dishwashers - 5 star water rating - all units			
	Clothes Washers: 5.5 star water rating to 5.0L-6.01 / 6.01 / 6.06 / 7.05 / 1.96			
ENERGY	Hot water system: Central Gas Instantaneous - Refer to approved BASIX			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	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 - Zoned			
	Heating system: air conditioning 1Phase - EER 3.0 - 3.5 - Zoned			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances: Gas cooktop & electric oven Dishwashers: 5.5 star energy rating			
Alternative Energy	A photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity must be provided as per BASIX			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Address: 51 Drummond St, Belmore NSW 2192

Building Elements	Material	Detail
Floors/Walls including Floors/Ceilings	Brick Veneer	87.5 Insulation - Foodsa & Gabar
Walls Within Units	Plasterboard on studs	-
Walls between Units	Solid + Stud + Insulation + Cornish	-
Walls between Units & Lifts	Metal + Stud + Insulation + Cornish	-
Walls between units & Corridor/Lobby	230mm Lancrete + stud + insulation + Cornish	-
Floors/Ceilings	Concrete	55.0 Insulation + Foodsa & Gabar to units: • 0.01 / 0.02 / 1.04 suspended floor above basement & Basement ceiling
Ceilings Roof – 0.02 / 1.03	Plasterboard Concrete - Insulation to concrete cryoroof & underside of concreted areas	87.5 Insulation - Foodsa & Gabar -
Low Slope roof	Concrete	55.0 Insulation + Insulfoam + Lattice

Doors / Windows – Single Glazed Clear to all Units (& Porch/Timber) Except as stated below

Frame to Suit Glass Type: Aluminium Powder Coated Finish

Sliding Doors / Fixed Glazing: U value 5.70 or less and SHGC 0.57 +/- 10%

Doors / Windows – Double Glazed High Solar Gain – Low E to Sliding Doors / Fixed Windows & High Solar Gain Low E or Similar to opening windows – to the following units (REFER BASIX)

Frame to Suit Glass Type: Aluminium Powder Coated Finish (Timber Frame to Suit Glass Type)

Sliding Doors / Fixed Glazing: U value 5.20 or less and SHGC 0.57 +/- 10%

Sliding Doors / Fixed Glazing: U value 5.20 or less and SHGC 0.57 +/- 10%

Ceiling

Ceiling Fans: 400mm diameter Ceiling fans to the following Rooms:

Units 1.06 / 2.05 / 3.04 / 3.06 / 4.01 All bedrooms living/dining rooms

Lighting

Lighting: Units have been rated with non-contained LED downlights as per NatHERS Certificates

Illuminant Type: Fluorescent Lamp Fittings

Illuminant should be provided with due consideration of ventilation & associated air-tightness and enjoyment heating materials

Additional insulation may be required to meet acoustic requirements

Refer to Acoustic Consultant's Report for Acoustic Requirements

Building & Energy Consultants, Architects and Builders shall from any responsibility associated with the selection of insulation, working hard payments, thermal breaks and other components which fail to comply with the Eco rating requirement provisions under Part C of the BCA.

Note: A varied assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications

True North

Scale: 1:100 @A1 1:200 @A3

Date Printed:
15/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
A	ISSUE TO CLIENT	TL	09.07.2021

H:\Pn_21010_51 Drummond St Belmore\Drawings\05 Microstation\01 DA\Plot\A-1400_L4 floor plan.dgn

Client:
-

Architect:
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ABN 92 626 290 122
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Email: admin@loucasarc.com.au
Nominated Architect: Jim Apostolou 7490

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
51 DRUMMOND STREET, BELMORE

Drawing Title:
L4 FLOOR PLAN

Project Number: Pn-21010

Drawing Number: A-1400

Drawing Status: AUTHORITY APPROVAL

Issue: B

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BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star(>4.5 but<=6L/min)	4 star	6 star	6 star
Appliances:	Dishwashers - 5 star water rating – all units Clothes Washers: 3.5 star water rating to Units G.01 / G.02 / 1.04 / 1.05 / 1.06			
ENERGY	*Hot water system*: Central Gas Instantaneous – Refer to approved BASIX			
REFER TO APPROVED BASIX	*Bathroom ventilation system*: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0 – 3.5 - Zoned			
	Heating system: air-conditioning 1Phase – EER 3.0 – 3.5 - Zoned			
	Artificial lighting: As per BASIX *Natural lighting:* As per BASIX			
	Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating Clothes Dryers: 2 Star			
Alternative Energy	A photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity must be provided as per BASIX			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Address: *51 Drummond St, Belmore NSW 2192*		
Building Elements	**Material**	**Detail**
External walls – Including Foyer/lobby	Brick Veneer	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	-
Walls between Units	Hebel + Stud + Insulation + Gyprock	-
Walls between Units & Lobby	Hebel + Stud + Insulation + Gyprock	-
Walls between units & Firestairs/LiftShaft	200mm Concrete + Stud + Insulation + Gyprock	-
[illegible]	Concrete	R2.0 insulation – Product R-Value to units: • G.01 / G.02 / 1.04 – suspended floor above basement & Basement ramp
Ceilings	Plasterboard	-
Roof – G.01 / 1.02	Concrete – Insulation to concrete exposed to external environment	R2.0 insulation – Product R-Value
Top Floor Roof	Concrete	R3.0 insulation – Product R-Value
Doors / Windows – Single Glazed Clear to all Units (& Foyer/lobbys) except as stated below:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Sliding Doors / Fixed Glazing	U value 6.70 or less and SHGC 0.70 +/- 10%	
Doors / Windows – Double Glazed High Solar Gain – Low E to Sliding Doors / Fixed Windows & High Solar Gain Low E or Similar to awning windows – to the following units (EXCLUDES ENS): Units G.01/1.02/1.03/1.04/2.02/2.03/2.04/3.02/3.03/3.04/4.02/4.03/4.04		
Awning windows	U value 5.40 or less and SHGC 0.49 +/- 10%	
Sliding Doors / Fixed Glazing	U value 4.30 or less and SHGC 0.53 +/- 10%	
Ceiling Fans: 900mm Diameter Ceiling fans to the following Rooms: Units 1.04 / 2.01 / 2.02 / 2.04 / 3.02 – X1 fan to Living/Dining Area		

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: Self-closing damper to all exhaust fans.
Insulation should be installed with due consideration of condensation & associated interaction with adjoining building materials
Additional insulation may be required to meet acoustic requirements
This Development must comply with Section J of the BCA
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA

Note: A revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications

True North

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:
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ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
A	ISSUE TO CLIENT	TL	09.07.2021

Client:
-

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Architect:
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Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490
LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
51 DRUMMOND STREET, BELMORE

Drawing Title:
ROOFTOP FLOOR PLAN

Project Number:
Pn-21010

Drawing Number:
A-1300

Drawing Status:
AUTHORITY APPROVAL

Issue:
B

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BASIX COMMITMENTS NOTES * TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star(4.5 litre/min)	4 star	6 star	6 star
Appliances:	Dishwashers - 5 star water rating – all units Clothes Washers: 3.5 star water rating to Units G.01 / G.02 / 1.04 / 1.05 / 1.06			
ENERGY	Hot water system: Central Gas instantaneous - Refer to approved BASIX			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0 – 3.5 - Zoned			
	Heating system: air-conditioning 1Phase – EER 3.0 – 3.5 - Zoned			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX			
	Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating Clothes Dryers: 2 Star			
Alternative Energy	A photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity must be provided as per BASIX			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Address: 51 Drummond St, Belmore NSW 2192		
Building Elements	Material	Detail
External walls – including Foyer/lobby	Brick Veneer	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	-
Walls between Units	Hebel + Stud + Insulation + Gyprock	-
Walls between Units & Lobby	Hebel + Stud + Insulation + Gyprock	-
Walls between units & Firestairs/Liftshaft	200mm Concrete + Stud + Insulation + Gyprock	-
Floors	Concrete	R2.0 insulation – Product R-Value to units: • G.01 / G.02 / 1.04 – suspended floor above basement & Basement ramp
Ceilings	Plasterboard	
Roof – G.01 / 1.02	Concrete + Insulation to concrete exposed to external environment	R2.0 insulation – Product R-Value
Top Floor Roof	Concrete	R3.0 insulation – Product R-Value
Doors / Windows – Single Glazed Clear to all Units (& Foyer/lobby) except as stated below:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Sliding Doors / Fixed Glazing	U value 6.70 or less and SHGC 0.70 +/- 10%	
Doors / Windows – Double Glazed High Solar Gain – Low E to Sliding Doors / Fixed Windows & High Solar Gain Low E or Similar to awning windows – to the following units: (REFER TO PLANS FOR REF)		
Units G.01/1.01/1.03/1.04/1.02/1.05/1.06/1.02/1.03/1.04/G.02/G.03/G.04		
Awning windows	U value 5.40 or less and SHGC 0.48 +/- 10%	
Sliding Doors / Fixed Glazing	U value 4.30 or less and SHGC 0.53 +/- 10%	
Ceiling Fans: 900mm Diameter Ceiling fans to the following Rooms:		
Units 1.04 / 1.01 / 1.02 / 1.04 / 1.02 – X1 fan to Living/Dining Area		

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: Self-closing damper to all exhaust fans.
Insulation should be installed with due consideration of condensation & associated interaction with adjoining building materials
Additional insulation may be required to meet acoustic requirements
This Development must comply with Section J of the BCA
Building & Energy Consultants Australia disclaim itself from any responsibility associated with the selection of insulation, sarking tape materials, thermal breaks and other components which fail to comply with the fire safety requirement provisions under Part C of the BCA

Note: A revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications

AW	Awning / Sliding
0000	Width
0000	Hight
F	Fixed
D	Door
H	Hinged
L	Louvered Win
ST	Sliding
BF	Bi-Fold

01 EAST ELEVATION - DRUMMOND STREET

Scale 1 : 200 @ A3

SCHEDULE OF COLOURS & FINISHES:

R1
RENDER & PAINT
WHITE COLOUR

R3
RENDER & PAINT
DULUX TIMELESS GREY

FB1
AUSTRAL BRICKS
URBAN ONE PEPPER
OR SIMILAR

FB2
AUSTRAL BRICKS
CASTELLANA (WHITE)
OR SIMILAR

FW1
FEATURE WALL 1
DARK GREY METAL CLADDING

CG
CLEAR GLASS GLAZING / BALUSTRADE

PG
PRIVACY GLASS GLAZING

AF1
ALUMINIUM FRAME POWDERCOAT FINISH
CHARCOAL GREY COLOUR

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:
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ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
A	ISSUE TO CLIENT	TL	09.07.2021

H:\Pn_21010_51 Drummond St Belmore\Drawings\05 Microstation\01 DA\Plot\A-2000_Elevations 01.dgn

Client:
-

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Architect:
LOUCAS ARCHITECTS
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Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490
LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT
Project Address:
51 DRUMMOND STREET, BELMORE

Drawing Title:
ELEVATIONS 01

Project Number: Pn-21010
Drawing Number: A-2000
Drawing Status: AUTHORITY APPROVAL
Issue: B

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BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star(4.5 litre/min)	4 star	6 star	6 star
Appliances:	Dishwashers - 5 star water rating – all units			
	Clothes Washers: 3.5 star water rating to Units G.01 / G.02 / 1.04 / 1.05 / 1.06			
ENERGY	Hot water system: Central Gas instantaneous – Refer to approved BASIX			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	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 - Zoned			
	Heating system: air-conditioning 1Phase – EER 3.0 – 3.5 - Zoned			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX			
	Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating Clothes Dryers: 2 Star			
Alternative Energy	A photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity must be provided as per BASIX			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Address: 51 Drummond St, Belmore NSW 2192		
Building Elements	Material	Detail
External walls – including Foyer/Lobby	Brick Veneer	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	-
Walls between Units	Hebel + Stud + Insulation + Gyprock	-
Walls between Units & Lobby	Hebel + Stud + Insulation + Gyprock	-
Walls between units & Firestairs/Liftshaft	200mm Concrete + Stud + Insulation + Gyprock	-
Floors	Concrete	R2.0 insulation – Product R-Value to units: • G.01 / G.02 / 1.04 – suspended floor above basement & Basement ramp
Ceilings	Plasterboard	
Roof – G.01 / 1.02	Concrete – Insulation to concrete exposed to external environment	R2.0 insulation – Product R-Value
Top Floor Roof	Concrete	R3.0 insulation – Product R-Value
Doors / Windows – Single Glazed Clear to all Units (& Foyer/lobbys) except as stated below:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Sliding Doors / Fixed Glazing	U value 6.70 or less and SHGC 0.70 +/- 10%	
Doors / Windows – Double Glazed High Solar Gain – Low E to Sliding Doors / Fixed Windows & High Solar Gain Low E or Similar to awning windows - to the following units (EXCLUDES END):		
Units G.03/ G.07/ G.05/ 1.08/ 1.02/ 1.03/ 1.07/ 1.10/ 1.13/ 1.16/ 1.19/ 1.22/ 1.25/ 1.04		
Awning windows	U value 5.40 or less and SHGC 0.49 +/- 10%	
Sliding Doors / Fixed Glazing	U value 4.30 or less and SHGC 0.53 +/- 10%	
Ceiling Fans: 900mm Diameter Ceiling fans to the following Rooms:		
Units 1.04 / 1.01 / 1.02 / 1.04 / 1.05 / 1.06 - ALL fan to Living/Dining Area		

Lighting: Units have been rated with non ventilated LED downlights as per NatHERS Certificate.
Note: Self-closing damper to all exhaust fans.
Insulation should be installed with due consideration of condensation & associated interaction with adjoining building materials
Additional insulation may be required to meet acoustic requirements
This Development must comply with Section J of the BCA
Building & Energy Consultants Australia disclaim itself from any responsibility associated with the selection of insulation, sarking tape materials, thermal breaks and other components which fail to comply with the fire safety requirement provisions under Part C of the BCA

Note: A revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications

AW	Awning / Sliding
0000	Width
0000	Hight
F	Fixed
D	Door
H	Hinged
L	Louvered Win
ST	Sliding
BF	Bi-Fold

SCHEDULE OF COLOURS & FINISHES:

- R1 — RENDER & PAINT WHITE COLOUR
- R3 — RENDER & PAINT DULUX TIMELESS GREY
- FB1 — AUSTRAL BRICKS URBAN ONE PEPPER OR SIMILAR
- FB2 — AUSTRAL BRICKS CASTELLANA (WHITE) OR SIMILAR
- FW1 — FEATURE WALL 1 DARK GREY METAL CLADDING
- CG — CLEAR GLASS GLAZING / BALUSTRADE
- PG — PRIVACY GLASS GLAZING
- AF1 — ALUMINIUM FRAME POWDERCOAT FINISH CHARCOAL GREY COLOUR

01 SOUTH ELEVATION - DRUMMOND LANE

Scale 1 : 200 @ A3

Scale: 1:100 @A1 1:200 @A3

Date Printed: 23/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
A	ISSUE TO CLIENT	TL	09.07.2021

H:\Pn_21010_51 Drummond St Belmore\Drawings\05 Microstation\01 DA\Plot\A-2100_Elevations 02.dgn

Client: -

Architect:
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Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect: Jim Apostolou 7490

Project Details: RESIDENTIAL DEVELOPMENT
Project Address: 51 DRUMMOND STREET, BELMORE

Drawing Title: ELEVATIONS 02

Project Number: Pn-21010
Drawing Number: A-2100
Drawing Status: AUTHORITY APPROVAL
Issue: B

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BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *

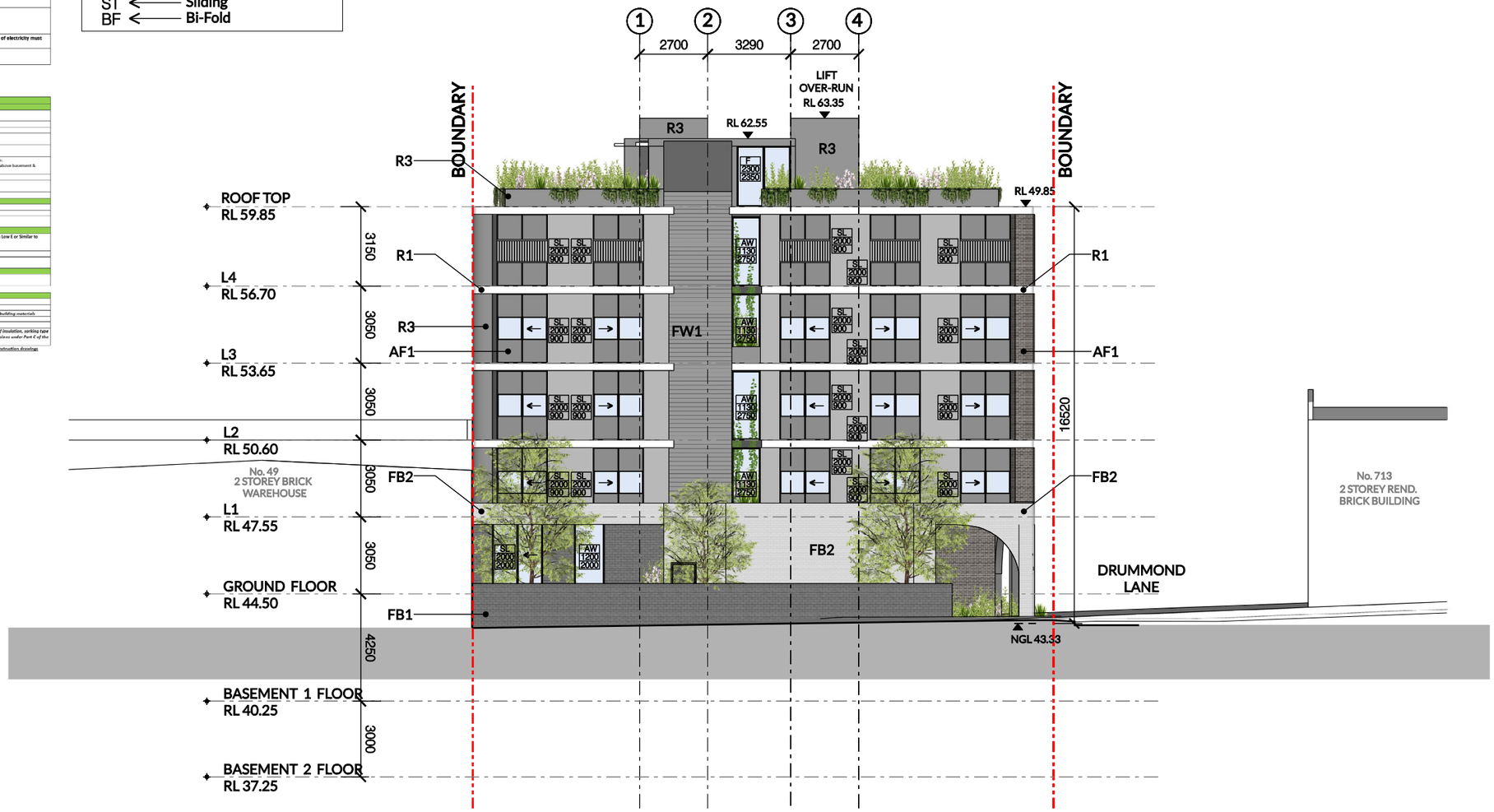
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star(4.5 ltr/min)	4 star	6 star	6 star
Appliances:	Dishwashers – 5 star water rating – all units Clothes Washers: 3.5 star water rating to Units G.01 / G.02 / 1.04 / 1.05 / 1.06			
ENERGY	Hot water system: Central Gas instantaneous – Refer to approved BASIX			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0 – 3.5 - Zoned			
	Heating system: air-conditioning 1Phase – EER 3.0 – 3.5 - Zoned			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX			
	Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating Clothes Dryers: 2 Star			
Alternative Energy	A photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity must be provided as per BASIX			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Address: 51 Drummond St, Belmore NSW 2192		
Building Elements	Material	Detail
External walls – including Foyer/lobby	Brick Veneer	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	-
Walls between Units	Metal + Stud + Insulation + Gyprock	-
Walls between Units & Lobby	Metal + Stud + Insulation + Gyprock	-
Walls between units & Firestairs/Liftshaft	200mm Concrete + Stud + Insulation + Gyprock	-
Floors	Concrete	R2.0 insulation – Product R-Value to units: • G.01 / G.02 / 1.04 – suspended floor above basement & basement ramp
Ceilings	Plasterboard	
Roof – G.01 / 1.02	Concrete – Insulation to concrete exposed to external environment	R2.0 insulation – Product R-Value
Top Floor Roof	Concrete	R3.0 insulation – Product R-Value
Doors / Windows – Single Glazed Clear to all Units (& Foyer/lobbys) except as stated below:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Sliding Doors / Fixed Glazing	U value 6.70 or less and SHGC 0.70 +/- 10%	
Doors / Windows – Double Glazed High Solar Gain – Low E to Sliding Doors / Fixed Windows & High Solar Gain Low E or Similar to awning windows – to the following units: (REQUIRED ONLY)		
Units G.01/1.01/1.02/1.03/1.04/1.07/2.01/2.04/2.11/2.12/3.04/4.01/4.03/4.04		
Awning windows	U value 5.40 or less and SHGC 0.48 +/- 10%	
Sliding Doors / Fixed Glazing	U value 4.30 or less and SHGC 0.53 +/- 10%	
Ceiling Fans: 900mm Diameter Ceiling fans to the following Rooms:		
Units 1.04 / 2.01 / 2.02 / 2.04 / 3.02 – A1 fan to Living/Dining Area		

Lighting: Units have been rated with non ventilated LED downlights as per NatHERS Certificate.
Note: Self-closing damper to all exhaust fans.
Insulation should be installed with due consideration of condensation & associated interaction with adjoining building materials
Additional insulation may be required to meet acoustic requirements
This Development must comply with Section J of the BCA
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other components which fail to comply with the fire safety requirement provisions under Part C of the BCA
Note: A revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications

AW	Awning / Sliding
0000	Width
0000	Hight
F	Fixed
D	Door
H	Hinged
L	Louvered Win
ST	Sliding
BF	Bi-Fold



SCHEDULE OF COLOURS & FINISHES:

R1
RENDER & PAINT
WHITE COLOUR

R3
RENDER & PAINT
DULUX TIMELESS GREY

FB1
AUSTRAL BRICKS
URBAN ONE PEPPER
OR SIMILAR

FB2
AUSTRAL BRICKS
CASTELLANA (WHITE)
OR SIMILAR

FW1
FEATURE WALL 1
DARK GREY METAL CLADDING

CG
CLEAR GLASS GLAZING / BALUSTRADE

PG
PRIVACY GLASS GLAZING

AF1
ALUMINIUM FRAME POWDERCOAT FINISH
CHARCOAL GREY COLOUR

01 WEST ELEVATION

Scale 1 : 200 @ A3

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:
23/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
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Client:
-

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Email: admin@loucasarc.com.au
Nominated Architect:
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Project Details:
RESIDENTIAL DEVELOPMENT
Project Address:
51 DRUMMOND STREET, BELMORE

Drawing Title:
ELEVATIONS 03

Project Number: Pn-21010
Drawing Number: A-2200
Drawing Status: AUTHORITY APPROVAL
Issue: B

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BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star(>4.5 but<=6/min)	4 star	6 star	6 star
Appliances:	Dishwashers - 5 star water rating – all units Clothes Washers: 3.5 star water rating to Units G.01 / G.02 / 1.04 / 1.05 / 1.06			
ENERGY	Hot water system: Central gas instantaneous – Refer to approved BASIX			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0 – 3.5 - Zoned			
	Heating system: air-conditioning 1Phase – EER 3.0 – 3.5 - Zoned Artificial lighting: As per BASIX Natural lighting: As per BASIX			
	Appliances: Gas cooktop & electric oven Dishwasher: 3.5 star energy rating Clothes Dryers: 2 Star			
Alternative Energy	A photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity must be provided as per BASIX			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Address: 51 Drummond St, Belmore NSW 2192

Building Elements	Material	Detail
External walls – including Foyer/lobby	Brick Veneer	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	-
Walls between Units	Hebel + Stud + Insulation + Gyprock	-
Walls between Units & Lobby	Hebel + Stud + Insulation + Gyprock	-
Walls between units & Firestairs/Liftshaft	200mm Concrete + Stud + Insulation + Gyprock	-
Floors	Concrete	R2.0 insulation – Product R-Value to units: • G.01 / G.02 / 1.04 – suspended floor above basement & Basement ramp
Ceilings	Plasterboard	-
Roof – G.01 / 1.02	Concrete – Insulation to concrete exposed to external environment	R2.0 insulation – Product R-Value
Top Floor Roof	Concrete	R3.0 insulation – Product R-Value

Doors / Windows – Single Glazed Clear to all Units (B Foyer/lobbys) except as stated below:

Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%
Sliding Doors / Fixed Glazing	U value 6.70 or less and SHGC 0.70 +/- 10%

Doors / Windows – Double Glazed High Solar Gain – Low E to Sliding Doors / Fixed Windows & High Solar Gain Low E or Similar to awning windows - to the following units: (BASIX/JADE RNEP)
Units G.01/1.02/1.03/1.04/1.02/2.02/2.04/3.02/3.03/3.04/4.02/4.03/4.04

Awning windows	U value 6.40 or less and SHGC 0.48 +/- 10%
Sliding Doors / Fixed Glazing	U value 4.30 or less and SHGC 0.53 +/- 10%

Ceiling Fans: 900mm Diameter Ceiling fans to the following Rooms:
Units 1.04 / 2.03 / 2.02 / 2.04 / 3.02 – R1 fan to Living/Dining Area

Lighting: Units have been rated with non ventilated LED downlights as per NatHERS Certificate.
Note: Self-closing damper to all exhaust fans.
Insulation should be installed with due consideration of condensation & associated interaction with adjoining building materials
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Note: A revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications

AW	Awning / Sliding
0000	Width
0000	Hight
F	Fixed
D	Door
H	Hinged
L	Louvered Win
ST	Sliding
BF	Bi-Fold

SCHEDULE OF COLOURS & FINISHES:

R1
RENDER & PAINT
WHITE COLOUR

R3
RENDER & PAINT
DULUX TIMELESS GREY

FB1
AUSTRAL BRICKS
URBAN ONE PEPPER
OR SIMILAR

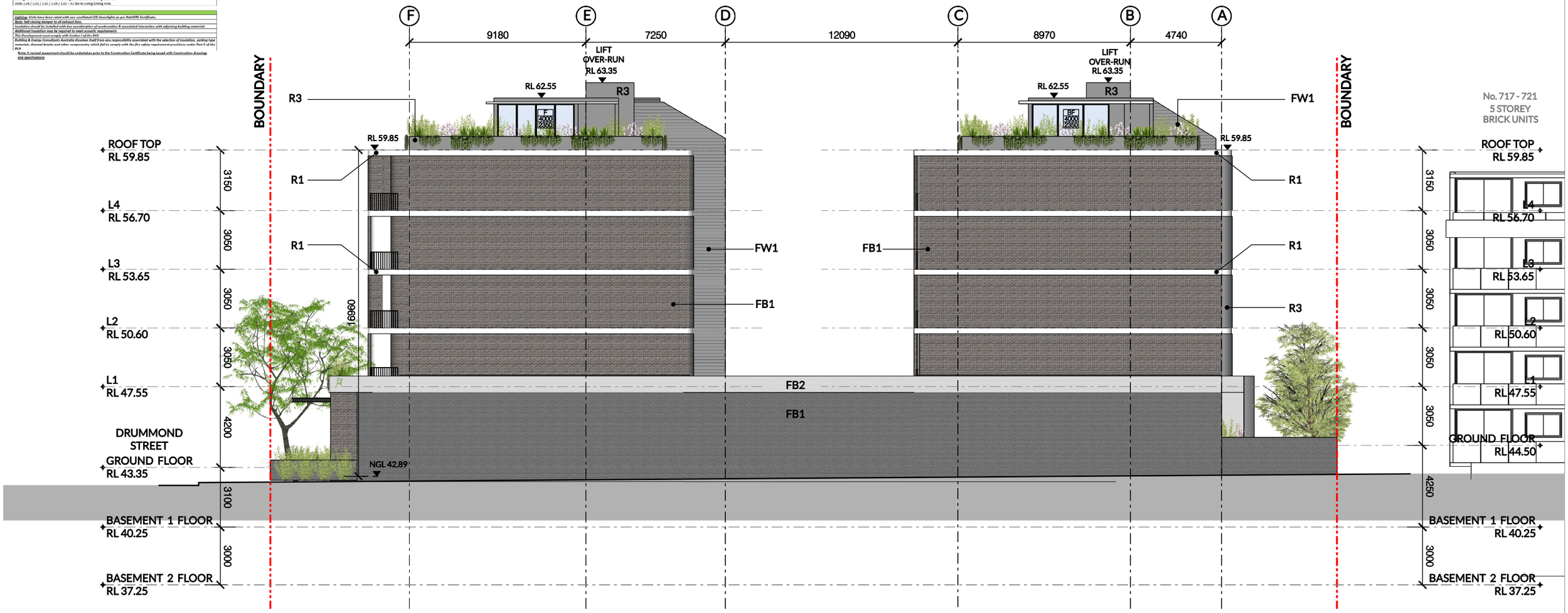
FB2
AUSTRAL BRICKS
CASTELLANA (WHTE)
OR SIMILAR

FW1
FEATURE WALL 1
DARK GREY METAL CLADDING

CG
CLEAR GLASS GLAZING / BALUSTRADE

PG
PRIVACY GLASS GLAZING

AF1
ALUMINIUM FRAME POWDERCOAT FINISH
CHARCOAL GREY COLOUR



01 NORTH ELEVATION
Scale 1 : 200 @ A3

Scale: 1:100 @A1 1:200 @A3

Date Printed:
23/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
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Client:
-

Level 3, Suite 309, 7-9 Gibbons St,
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Project Details:
RESIDENTIAL DEVELOPMENT
Project Address:
51 DRUMMOND STREET, BELMORE

Drawing Title:
ELEVATIONS 04

Project Number: Pn-21010
Drawing Number: A-2300
Drawing Status: AUTHORITY APPROVAL
Issue: B

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01 STREETSCAPE ELEVATION - DRUMMOND STREET

Scale 1 : 200 @ A3

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:

15/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
A	ISSUE TO CLIENT	TL	09.07.2021

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Client:

-

Level 3, Suite 309, 7-9 Gibbons St,
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LOUCAS ARCHITECTS

Project Details:

RESIDENTIAL DEVELOPMENT

Project Address:

51 DRUMMOND STREET, BELMORE

Drawing Title:

STREETSCAPE ELEVATION

Project Number: Pn-21010

Drawing Number: A-2400

Drawing Status: AUTHORITY APPROVAL

Issue: B

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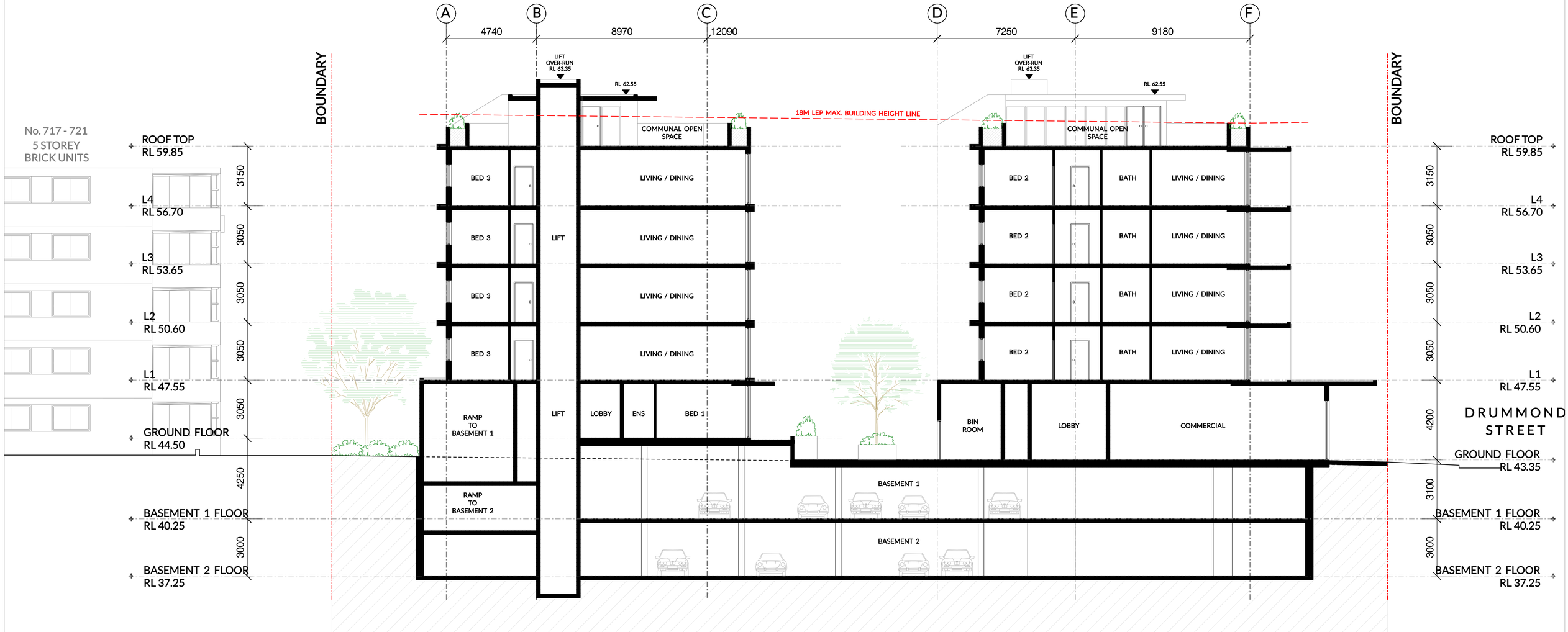

01 SECTION A - A
Scale 1 : 200 @ A3

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:
14/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
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Client:
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Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
51 DRUMMOND STREET, BELMORE

Drawing Title:
SECTION A - A

Project Number:
Pn-21010

Drawing Number:
A-2500

Drawing Status:
AUTHORITY APPROVAL

Issue:
B

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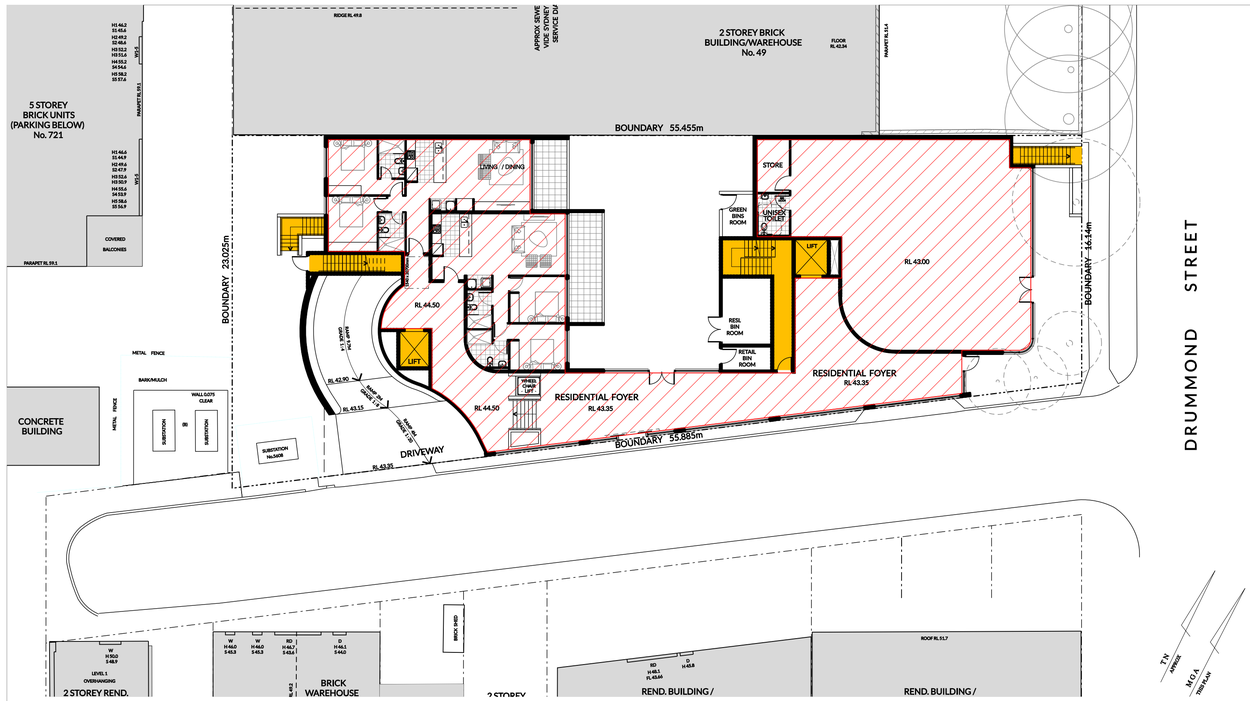


01 GROUND FLOOR PLAN

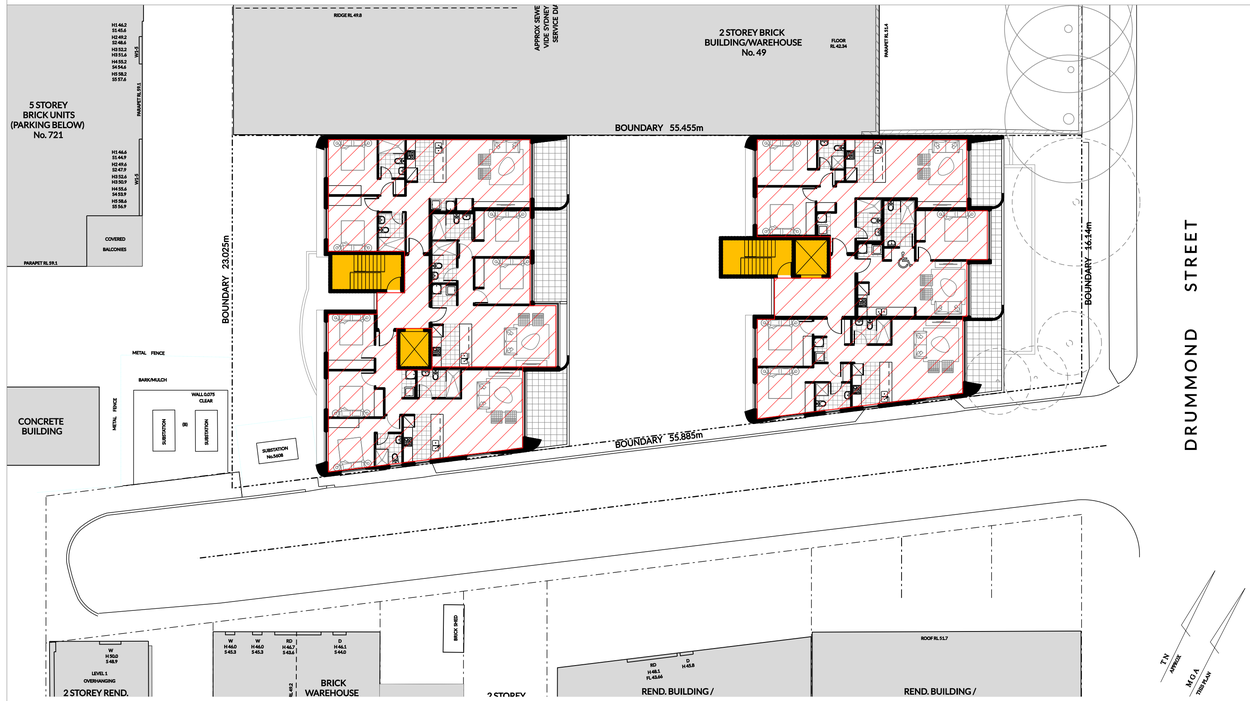
Scale 1:200 @ A1

GROSS FLOOR AREA = 525 m²

03 SECOND FLOOR PLAN

Scale 1:200 @ A1

GROSS FLOOR AREA = 480 m²



02 FIRST FLOOR PLAN

Scale 1:200 @ A1

GROSS FLOOR AREA = 480 m²

04 THIRD FLOOR PLAN

Scale 1:200 @ A1

GROSS FLOOR AREA = 480 m²

True North

Scale: 1:200 @A1 1:400 @A3

0 2 4 6 8 10

Date Printed:

14/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
A	ISSUE TO CLIENT	TL	09.07.2021

h:\pn_21010_51 drummond st belmore\drawings\05 microstation\01 da\plot\A-4000_GFA Calculation 01.dgn

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-

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Nominated Architect:
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LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
51 DRUMMOND STREET, BELMORE

Drawing Title:
GFA CALCULATION 01

Project Number:
Pn-21010

Drawing Number:
A-4000

Drawing Status:
AUTHORITY APPROVAL

Issue:
B

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01 FOURTH FLOOR PLAN

Scale 1:200 @ A1

GROSS FLOOR AREA = 480 m²

GFA BREAK-DOWN

LEVEL	AREA
GROUND FLOOR	525 m²
L1	480 m²
L2	480 m²
L3	480 m²
L4	480 m²
TOTAL GFA	4410 m²

True North

Scale: 1:200 @A1 1:400 @A3

0 2 4 6 8 10

Date Printed:

14/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
A	ISSUE TO CLIENT	TL	09.07.2021

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Client:

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Email: admin@loucasarc.com.au

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Email: admin@loucasarc.com.au

Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:

RESIDENTIAL DEVELOPMENT

Project Address:

51 DRUMMOND STREET, BELMORE

Drawing Title:

GFA CALCULATION 02

Project Number: Pn-21010

Drawing Number: A-4010

Drawing Status: AUTHORITY APPROVAL

Issue: B

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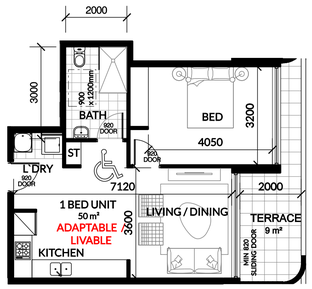
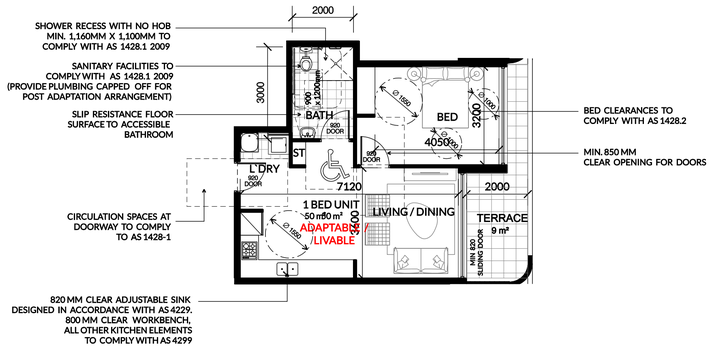
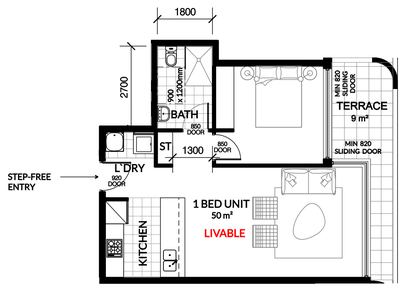


02 TYPE 1 - PRE ADAPTABLE UNIT PLAN DETAIL



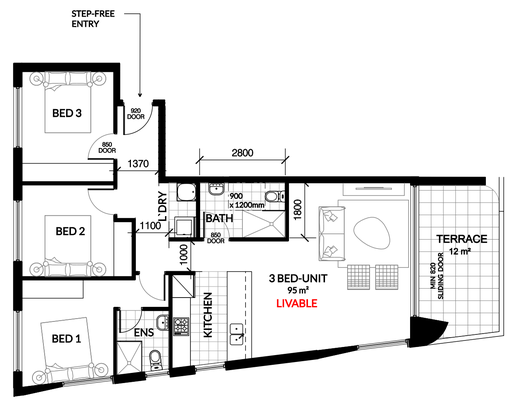
03 TYPE 1 - POST ADAPTABLE UNIT PLAN DETAIL

NO. OF UNITS = 3 (1.02 , 2.02 & 3.02)
UNIT AREA : 50 m² 1 BEDROOM UNIT
TERRACE AREA : 9 m²



04 TYPE 2 - LIVABLE UNIT PLAN DETAIL

NO. OF UNITS = 1 (4.02)
UNIT AREA : 50 m² 1 BEDROOM UNIT
TERRACE AREA : 9 m²



05 TYPE 3 - LIVABLE UNIT PLAN DETAIL

NO. OF UNITS = 3 (2.04, 3.04, 4.04)
UNIT AREA : 91 m² 3 BEDROOM UNIT
TERRACE AREA : 12 m²

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:
15/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
A	ISSUE TO CLIENT	TL	09.07.2021

H:\Pn_21010_51 Drummond St Belmore\Drawings\05 Microstation\01 DA\Plot\A-5000_Adaptable unit details 01.dgn

Client:
-

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Email: admin@loucasarc.com.au

Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
51 DRUMMOND STREET, BELMORE

Drawing Title:
ADAPTABLE / LIVABLE
UNIT DETAILS

Project Number: Pn-21010

Drawing Number: A-5000

Drawing Status: AUTHORITY APPROVAL

Issue: B

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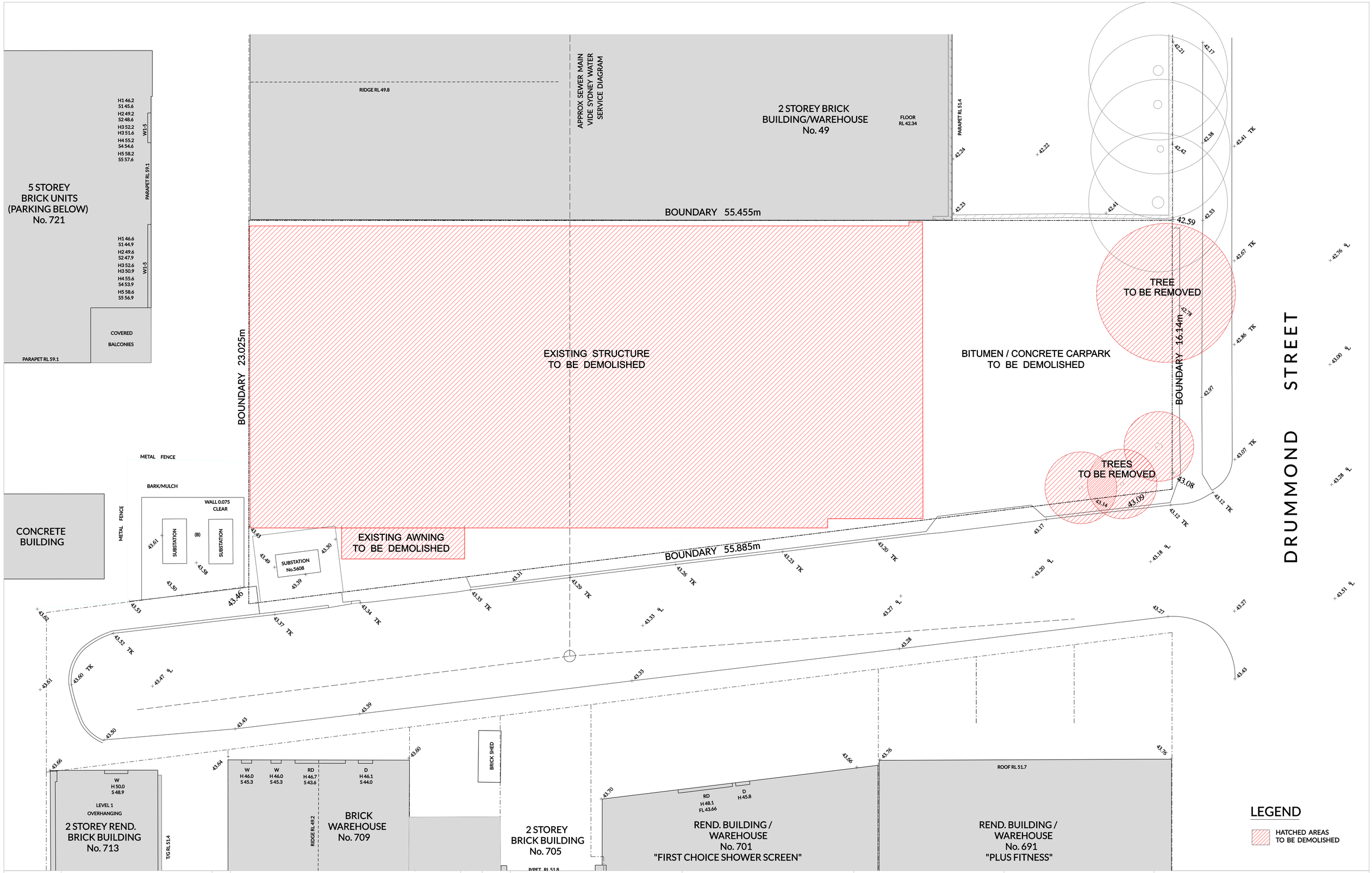

True North

Scale: 1:100 @A1 1:200 @A3

Date Printed:
23/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
A	ISSUE TO CLIENT	TL	09.07.2021

H:\Pn_21010_51 Drummond St Belmore\Drawings\05 Microstation\01 DA\Plot\A-6000_Demolition plan.dgn

Client:
-

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Architect:
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Tel: (02) 8052 9600
Email: admin@loucasarc.com.au

Nominated Architect:
Jim Apostolou 7490

LOUCAS
ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
51 DRUMMOND STREET, BELMORE

Drawing Title:
DEMOLITION PLAN

Project Number:
Pn-21010

Drawing Number:
A-6000

Drawing Status:
AUTHORITY APPROVAL

Issue:
B

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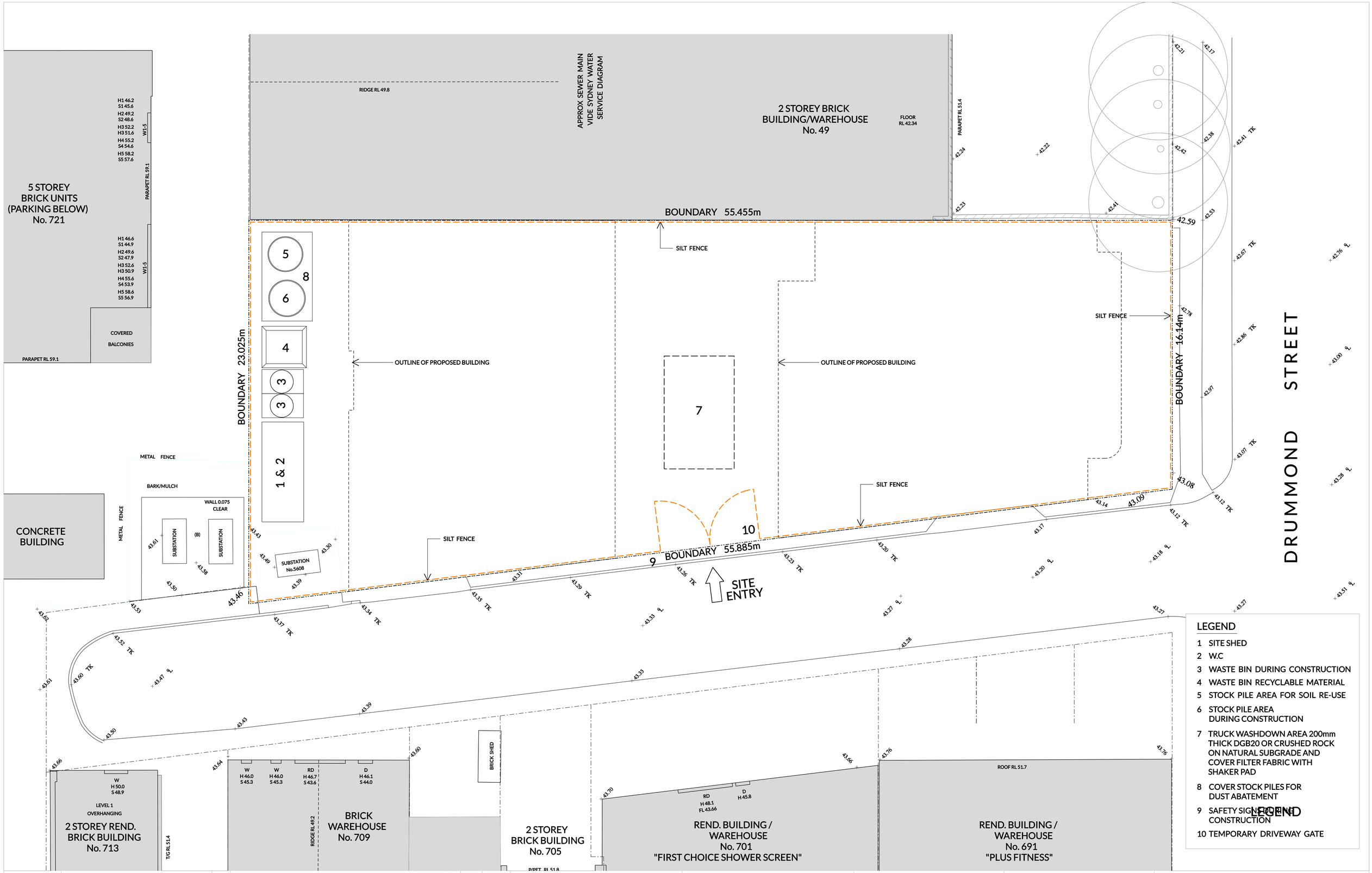

LEGEND

1 SITE SHED
2 W.C
3 WASTE BIN DURING CONSTRUCTION
4 WASTE BIN RECYCLABLE MATERIAL
5 STOCK PILE AREA FOR SOIL RE-USE
6 STOCK PILE AREA DURING CONSTRUCTION
7 TRUCK WASHDOWN AREA 200mm THICK DGB20 OR CRUSHED ROCK ON NATURAL SUBGRADE AND COVER FILTER FABRIC WITH SHAKER PAD
8 COVER STOCK PILES FOR DUST ABATEMENT
9 SAFETY SIGNAGE DURING CONSTRUCTION
10 TEMPORARY DRIVEWAY GATE

LEGEND

True North

Scale: 1:100 @A1 1:200 @A3

Date Printed:
23/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
B	ISSUE TO COUNCIL (DA SUBMISSION)	HE	28.01.2022
A	ISSUE TO CLIENT	TL	09.07.2021

H:\Pn_21010_51 Drummond St Belmore\Drawings\05 Microstation\01 DA\Plot\A-6100_Construction Management plan.dgn

Client:
-

Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia
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Project Details:
RESIDENTIAL DEVELOPMENT
Project Address:
51 DRUMMOND STREET, BELMORE

Drawing Title:
CONSTRUCTION MANAGEMENT PLAN

Project Number: Pn-21010
Drawing Number: A-6100
Drawing Status: AUTHORITY APPROVAL
Issue: B

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