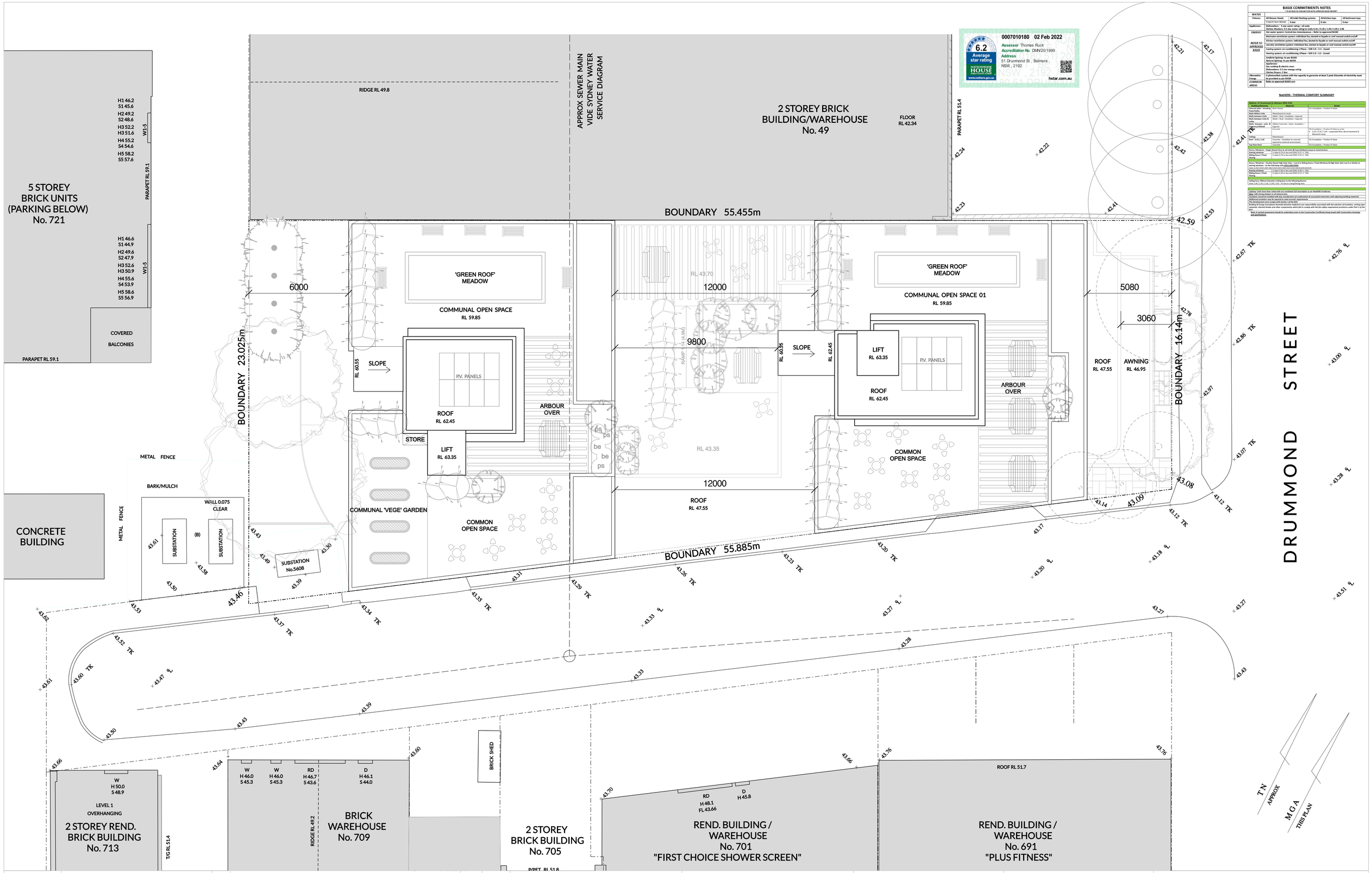

0007010180 02 Feb 2022
Assessor Thomas Ruck
Accreditation No. DMN/20/1999
Address 51 Drummond St , Belmore , NSW , 2192
6.2 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
hstar.com.au

BASIX COMMITMENTS NOTES

WATER				
Fixtures:	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star(6.5 liters/minute)	4 star	4 star	4 star
Appliances:	Dishwashers - 5 star water rating – all units			
	Clothes Washers: 5.5 star water rating to Units 4.01 / 6.00 / 6.04 / 3.05 / 3.06			
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:	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 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 & Corridor/Lift Shaft	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 / 1.02	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) except as stated below:		
Sliding Doors / Fixed Glazing	U value 5.70 or less and SHGC 0.70 +/- 10%	
Fixed Windows / 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: 1.01/1.02/1.03/1.04/1.05/1.06/1.07/1.08/1.09/1.10/1.11/1.12/1.13/1.14/1.15/1.16/1.17/1.18/1.19/1.20/1.21/1.22/1.23/1.24/1.25/1.26/1.27/1.28/1.29/1.30/1.31/1.32/1.33/1.34/1.35/1.36/1.37/1.38/1.39/1.40/1.41/1.42/1.43/1.44/1.45/1.46/1.47/1.48/1.49/1.50/1.51/1.52/1.53/1.54/1.55/1.56/1.57/1.58/1.59/1.60/1.61/1.62/1.63/1.64/1.65/1.66/1.67/1.68/1.69/1.70/1.71/1.72/1.73/1.74/1.75/1.76/1.77/1.78/1.79/1.80/1.81/1.82/1.83/1.84/1.85/1.86/1.87/1.88/1.89/1.90/1.91/1.92/1.93/1.94/1.95/1.96/1.97/1.98/1.99/1.100/1.101/1.102/1.103/1.104/1.105/1.106/1.107/1.108/1.109/1.110/1.111/1.112/1.113/1.114/1.115/1.116/1.117/1.118/1.119/1.120/1.121/1.122/1.123/1.124/1.125/1.126/1.127/1.128/1.129/1.130/1.131/1.132/1.133/1.134/1.135/1.136/1.137/1.138/1.139/1.140/1.141/1.142/1.143/1.144/1.145/1.146/1.147/1.148/1.149/1.150/1.151/1.152/1.153/1.154/1.155/1.156/1.157/1.158/1.159/1.160/1.161/1.162/1.163/1.164/1.165/1.166/1.167/1.168/1.169/1.170/1.171/1.172/1.173/1.174/1.175/1.176/1.177/1.178/1.179/1.180/1.181/1.182/1.183/1.184/1.185/1.186/1.187/1.188/1.189/1.190/1.191/1.192/1.193/1.194/1.195/1.196/1.197/1.198/1.199/1.200/1.201/1.202/1.203/1.204/1.205/1.206/1.207/1.208/1.209/1.210/1.211/1.212/1.213/1.214/1.215/1.216/1.217/1.218/1.219/1.220/1.221/1.222/1.223/1.224/1.225/1.226/1.227/1.228/1.229/1.230/1.231/1.232/1.233/1.234/1.235/1.236/1.237/1.238/1.239/1.240/1.241/1.242/1.243/1.244/1.245/1.246/1.247/1.248/1.249/1.250/1.251/1.252/1.253/1.254/1.255/1.256/1.257/1.258/1.259/1.260/1.261/1.262/1.263/1.264/1.265/1.266/1.267/1.268/1.269/1.270/1.271/1.272/1.273/1.274/1.275/1.276/1.277/1.278/1.279/1.280/1.281/1.282/1.283/1.284/1.285/1.286/1.287/1.288/1.289/1.290/1.291/1.292/1.293/1.294/1.295/1.296/1.297/1.298/1.299/1.300/1.301/1.302/1.303/1.304/1.305/1.306/1.307/1.308/1.309/1.310/1.311/1.312/1.313/1.314/1.315/1.316/1.317/1.318/1.319/1.320/1.321/1.322/1.323/1.324/1.325/1.326/1.327/1.328/1.329/1.330/1.331/1.332/1.333/1.334/1.335/1.336/1.337/1.338/1.339/1.340/1.341/1.342/1.343/1.344/1.345/1.346/1.347/1.348/1.349/1.350/1.351/1.352/1.353/1.354/1.355/1.356/1.357/1.358/1.359/1.360/1.361/1.362/1.363/1.364/1.365/1.366/1.367/1.368/1.369/1.370/1.371/1.372/1.373/1.374/1.375/1.376/1.377/1.378/1.379/1.380/1.381/1.382/1.383/1.384/1.385/1.386/1.387/1.388/1.389/1.390/1.391/1.392/1.393/1.394/1.395/1.396/1.397/1.398/1.399/1.400/1.401/1.402/1.403/1.404/1.405/1.406/1.407/1.408/1.409/1.410/1.411/1.412/1.413/1.414/1.415/1.416/1.417/1.418/1.419/1.420/1.421/1.422/1.423/1.424/1.425/1.426/1.427/1.428/1.429/1.430/1.431/1.432/1.433/1.434/1.435/1.436/1.437/1.438/1.439/1.440/1.441/1.442/1.443/1.444/1.445/1.446/1.447/1.448/1.449/1.450/1.451/1.452/1.453/1.454/1.455/1.456/1.457/1.458/1.459/1.460/1.461/1.462/1.463/1.464/1.465/1.466/1.467/1.468/1.469/1.470/1.471/1.472/1.473/1.474/1.475/1.476/1.477/1.478/1.479/1.480/1.481/1.482/1.483/1.484/1.485/1.486/1.487/1.488/1.489/1.490/1.491/1.492/1.493/1.494/1.495/1.496/1.497/1.498/1.499/1.500/1.501/1.502/1.503/1.504/1.505/1.506/1.507/1.508/1.509/1.510/1.511/1.512/1.513/1.514/1.515/1.516/1.517/1.518/1.519/1.520/1.521/1.522/1.523/1.524/1.525/1.526/1.527/1.528/1.529/1.530/1.531/1.532/1.533/1.534/1.535/1.536/1.537/1.538/1.539/1.540/1.541/1.542/1.543/1.544/1.545/1.546/1.547/1.548/1.549/1.550/1.551/1.552/1.553/1.554/1.555/1.556/1.557/1.558/1.559/1.560/1.561/1.562/1.563/1.564/1.565/1.566/1.567/1.568/1.569/1.570/1.571/1.572/1.573/1.574/1.575/1.576/1.577/1.578/1.579/1.580/1.581/1.582/1.583/1.584/1.585/1.586/1.587/1.588/1.589/1.590/1.591/1.592/1.593/1.594/1.595/1.596/1.597/1.598/1.599/1.600/1.601/1.602/1.603/1.604/1.605/1.606/1.607/1.608/1.609/1.610/1.611/1.612/1.613/1.614/1.615/1.616/1.617/1.618/1.619/1.620/1.621/1.622/1.623/1.624/1.625/1.626/1.627/1.628/1.629/1.630/1.631/1.632/1.633/1.634/1.635/1.636/1.637/1.638/1.639/1.640/1.641/1.642/1.643/1.644/1.645/1.646/1.647/1.648/1.649/1.650/1.651/1.652/1.653/1.654/1.655/1.656/1.657/1.658/1.659/1.660/1.661/1.662/1.663/1.664/1.665/1.666/1.667/1.668/1.669/1.670/1.671/1.672/1.673/1.674/1.675/1.676/1.677/1.678/1.679/1.680/1.681/1.682/1.683/1.684/1.685/1.686/1.687/1.688/1.689/1.690/1.691/1.692/1.693/1.694/1.695/1.696/1.697/1.698/1.699/1.700/1.701/1.702/1.703/1.704/1.705/1.706/1.707/1.708/1.709/1.710/1.711/1.712/1.713/1.714/1.715/1.716/1.717/1.718/1.719/1.720/1.721/1.722/1.723/1.724/1.725/1.726/1.727/1.728/1.729/1.730/1.731/1.732/1.733/1.734/1.735/1.736/1.737/1.738/1.739/1.740/1.741/1.742/1.743/1.744/1.745/1.746/1.747/1.748/1.749/1.750/1.751/1.752/1.753/1.754/1.755/1.756/1.757/1.758/1.759/1.760/1.761/1.762/1.763/1.764/1.765/1.766/1.767/1.768/1.769/1.770/1.771/1.772/1.773/1.774/1.775/1.776/1.777/1.778/1.779/1.780/1.781/1.782/1.783/1.784/1.785/1.786/1.787/1.788/1.789/1.790/1.791/1.792/1.793/1.794/1.795/1.796/1.797/1.798/1.799/1.800/1.801/1.802/1.803/1.804/1.805/1.806/1.807/1.808/1.809/1.810/1.811/1.812/1.813/1.814/1.815/1.816/1.817/1.818/1.819/1.820/1.821/1.822/1.823/1.824/1.825/1.826/1.827/1.828/1.829/1.830/1.831/1.832/1.833/1.834/1.835/1.836/1.837/1.838/1.839/1.840/1.841/1.842/1.843/1.844/1.845/1.846/1.847/1.848/1.849/1.850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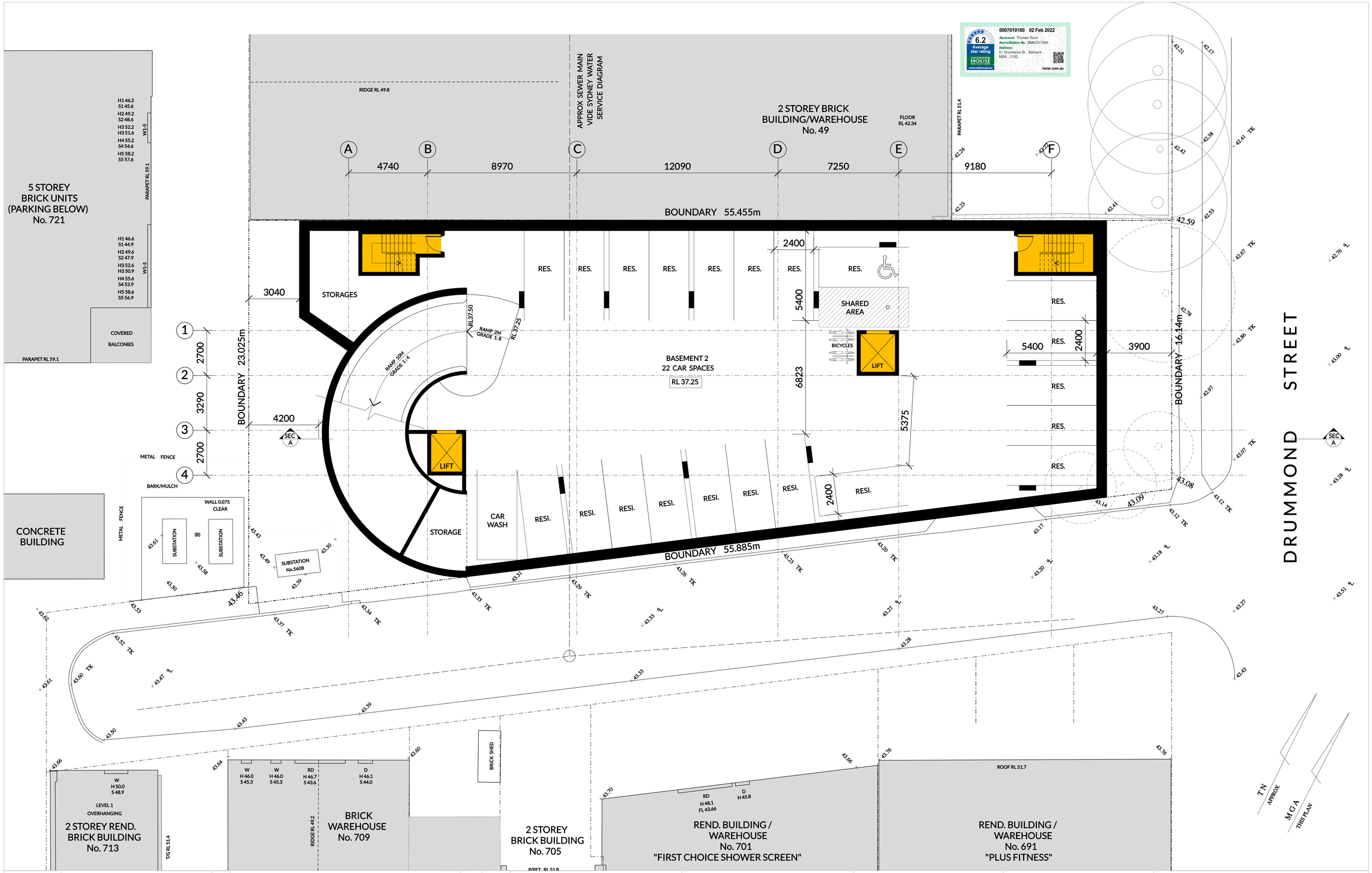

0007010180 02 Feb 2022
6.2 Average star rating
Assessor Thomas Ruck
Accreditation No. DMN/20/1999
Address 51 Drummond St , Belmore , NSW , 2192
hstar.com.au

True North

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

Date Printed:
2/02/2022

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-0800_Basement 2 floor plan.dgn

Client:
-

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

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
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

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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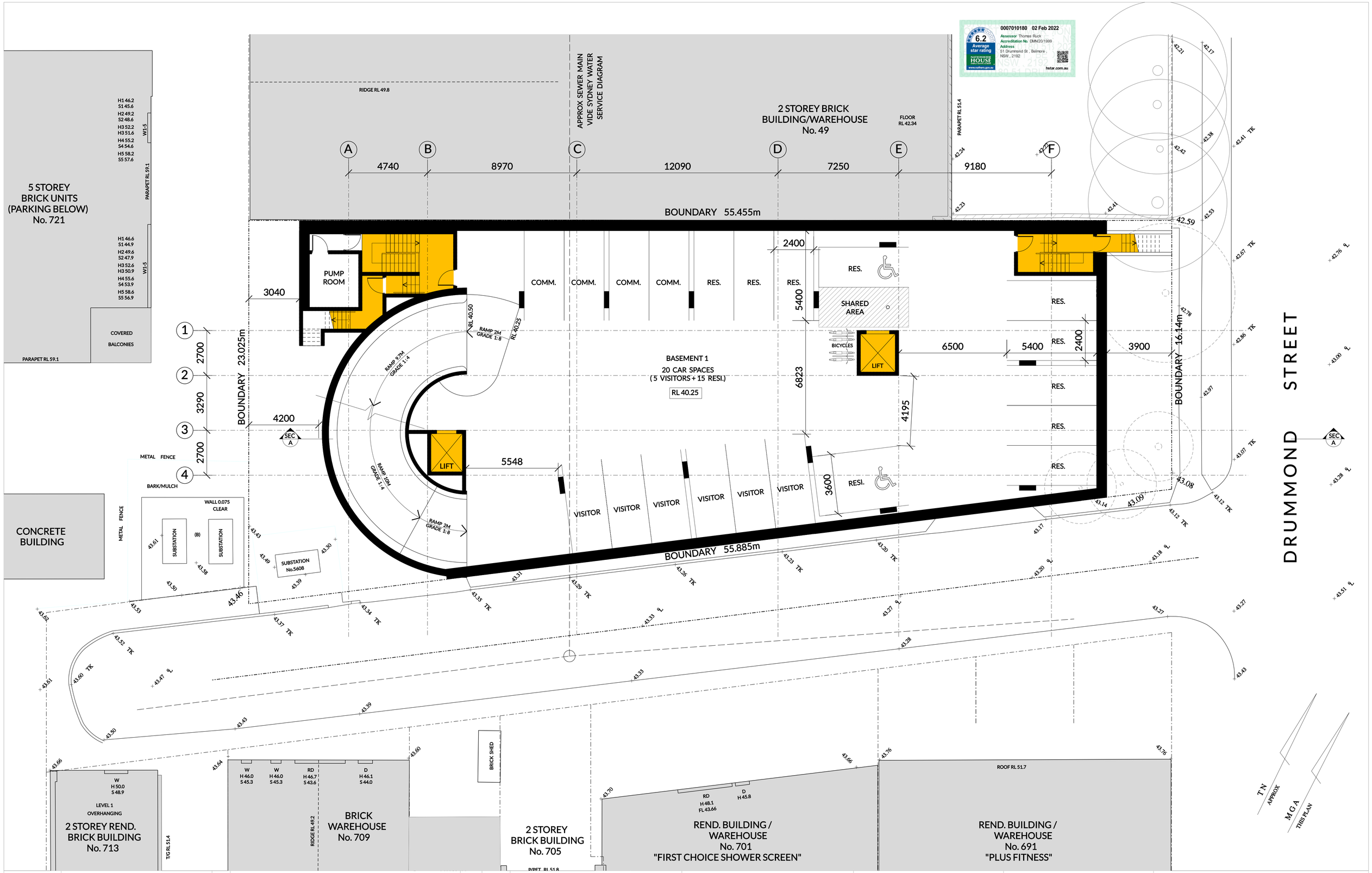

True North

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

Date Printed:
2/02/2022

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-0900_Basement floor plan.dgn|

Client:
-

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

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122

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:
BASEMENT 1 FLOOR PLAN

Project Number:
Pn-21010

Drawing Number:
A-0900

Drawing Status:
AUTHORITY APPROVAL

Issue:
B

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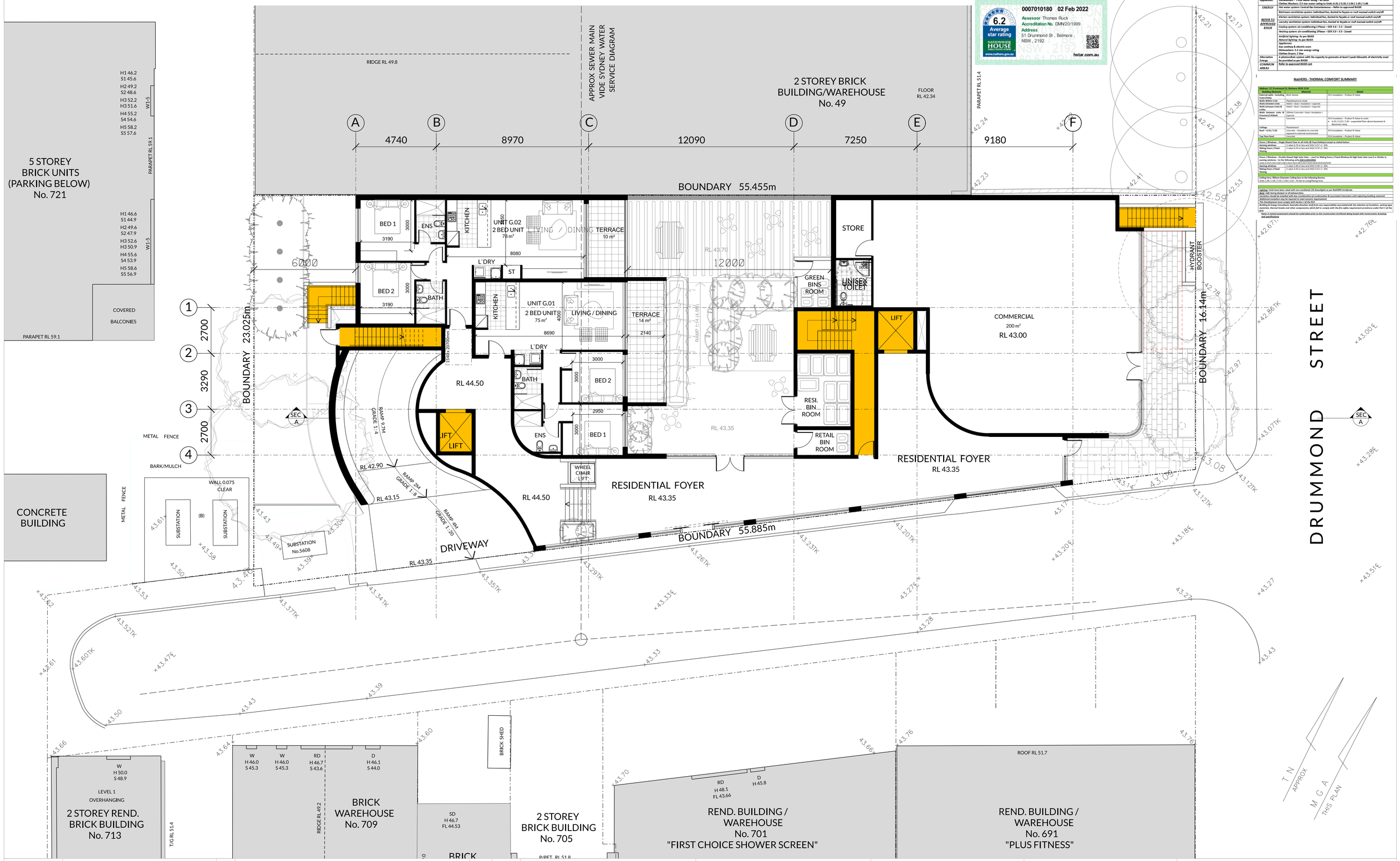


0007010180 02 Feb 2022

6.2 Average star rating — NATIONWIDE HOUSE ENERGY RATINGS — www.nathers.gov.au

Assessor Thomas Ruck
Accreditation No. DMN/20/1999
Address 51 Drummond St , Belmore , NSW , 2192

hstar.com.au

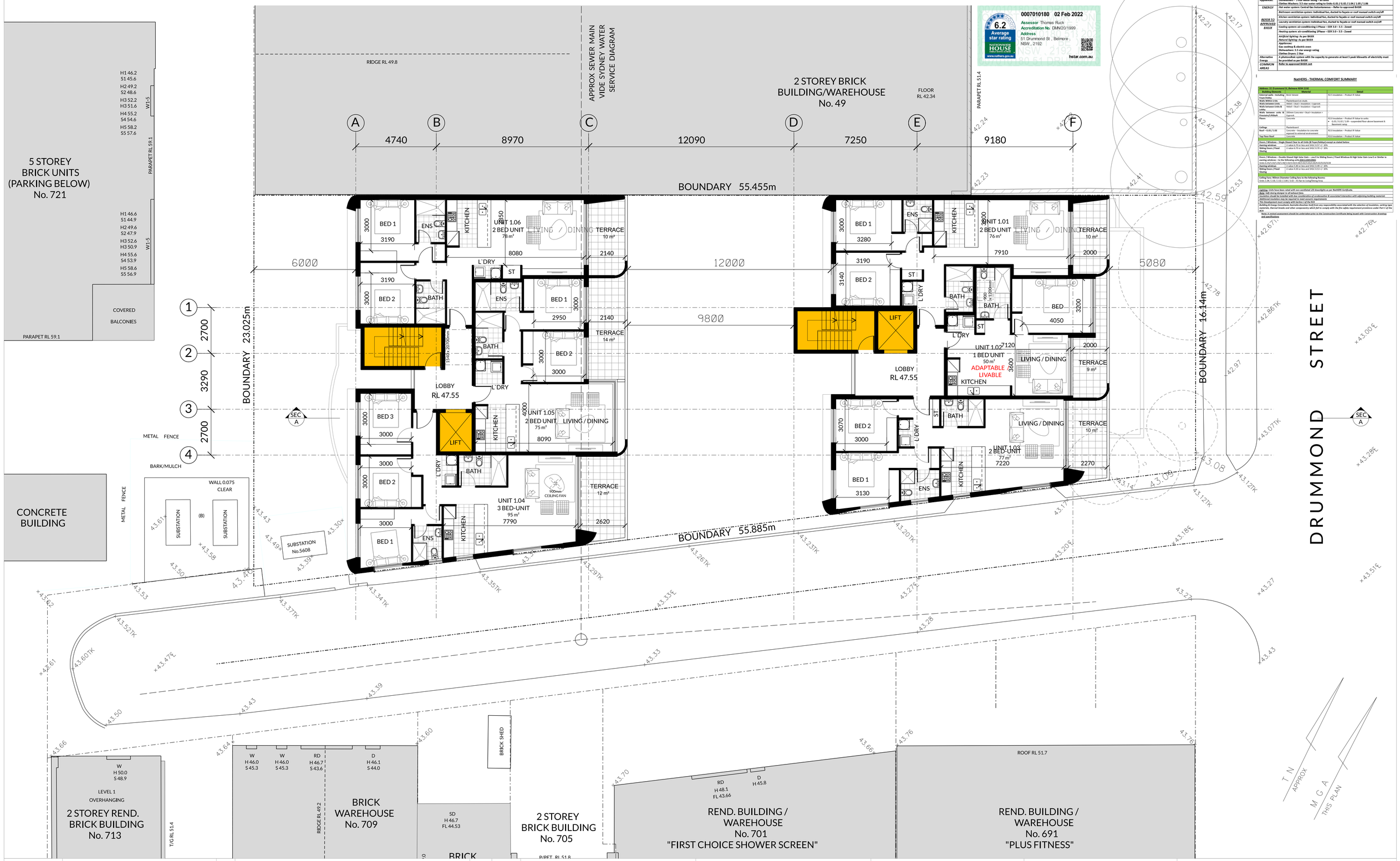
BASIX COMMITMENTS NOTES

*** TO BE BUILT IN CONJUNCTION WITH APPROVED BASIX REPORT***

WATER				
Fixtures	All Shower Heads 9 star(>6.5 but<=9L/min)	All toilet flushing systems 4 star	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 0.01 / 0.02 / 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 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 cert			

NatHERS – THERMAL COMFORT SUMMARY

Address: 51 Drummond St, Belmore NSW 2192		
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 & Firewaxx/Firebreak	200mm Concrete + Stud + Insulation + Gyprock	
Floors	Concrete	R2.0 Insulation – Product R Value to units: • G.01 / G.02 / 1.06 – suspended floor above basement & Basement ramp
Ceilings	Plasterboard + Insulation + insulation to concrete exposed to external environment	R2.0 Insulation – Product R Value
Roof – G.01 / 1.02	Concrete	R2.0 Insulation – Product R Value
Top Floor Roof	Concrete	R2.0 Insulation – Product R Value
Doors / Windows – Single Glazed Clear to all Units (& Foyer/Lobby) except as stated below:		
Sliding Doors / Fixed Glazing	U value 5.70 or less and SHGC 0.70 +/- 10%	
Sliding Doors / Fixed Glazing	U value 5.70 or less and SHGC 0.49 +/- 10%	
Doors / Windows – Double Glazed High Solar Gain – use 6 Pa Sliding Doors / Fixed Windows & High Solar Gain Low E or Similar in awning windows – to the following units 202U,U203,U202		
Units G.01/ 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/ 1.15/ 1.16/ 1.17/ 1.18/ 1.19/ 1.20/ 1.21/ 1.22/ 1.23/ 1.24/ 1.25/ 1.26/ 1.27/ 1.28/ 1.29/ 1.30/ 1.31/ 1.32/ 1.33/ 1.34/ 1.35/ 1.36/ 1.37/ 1.38/ 1.39/ 1.40/



0007010180 02 Feb 2022
Assessor Thomas Ruck
Accreditation No. DMN/20/1999
Address 51 Drummond St , Belmore , NSW , 2192
6.2 Average star rating NATIONWIDE HOUSE ENERGY RATING www.nathers.gov.au
hstar.com.au

BASIX COMMITMENTS NOTES

"TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT"

WATER				
Fixtures	All Shower Heads 9 L/min@3.5 bar(+0/-0.5L/min)	All toilet flushing systems 4 star	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 0.01 / 0.02 / 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 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

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 & Firewaxx/Firebreak	200mm Concrete + Stud + Insulation + Gyprock	
Floors	Concrete	R2.0 insulation – Product R Value to units • 6.01 / 6.02 / 1.06 – suspended floor above basement & Basement ramp
Ceilings: Roof – 6.01 / 1.02	Plasterboard + Insulation + insulation to concrete exposed to external environment	R2.0 insulation – Product R Value
Top Floor Roof	Concrete	R2.5 insulation – Product R Value

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

Sliding Doors / Fixed Glazing	U value 5.70 or less and SHGC 0.70 +/- 10%
Sliding Doors / Fixed Glazing	U value 5.30 or less and SHGC 0.70 +/- 10%

Doors / Windows – Double Glazed High Solar Gain – use 6 Pc Sliding Doors / Fixed Windows & High Solar Gain Low E or Similar to awning windows – to the following units (NOH/GREEN):

Units 0.01/ 0.02 / 0.03 / 1.04 / 1.05 / 1.06 / 1.01 / 1.02 / 1.03 / 0.04 / 0.05 / 0.06 / 0.07 / 0.08 / 0.09 / 0.10 / 0.11 / 0.12 / 0.13 / 0.14

Awning windows	U value 5.40 or less and SHGC 0.49 +/- 10%
Sliding Doors / Fixed Glazing	U value 5.30 or less and SHGC 0.51 +/- 10%

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

Units 1.04 / 1.05 / 1.02 / 1.04 / 1.10 – X1 fan to Living/Dining Area

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: Self-shading by eaves or overhangs.
Note: Glazing to be in accordance with specification of ventilation & associated information 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, ceiling type and ceiling fans, 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

True North

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

Date Printed:
$DATE$

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:
-

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

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
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

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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0007010180 02 Feb 2022
Assessor Thomas Rusk
Accreditation No. DMN20/1999
Address 51 Drummond St , Belmore , NSW , 2192
6.2 Average star rating
hstar.com.au

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
	9 stars(6-9 Stars) Multi Head	4 star	5 star	5 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			
	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: airconditioning 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 Refer to BASIX report			
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			

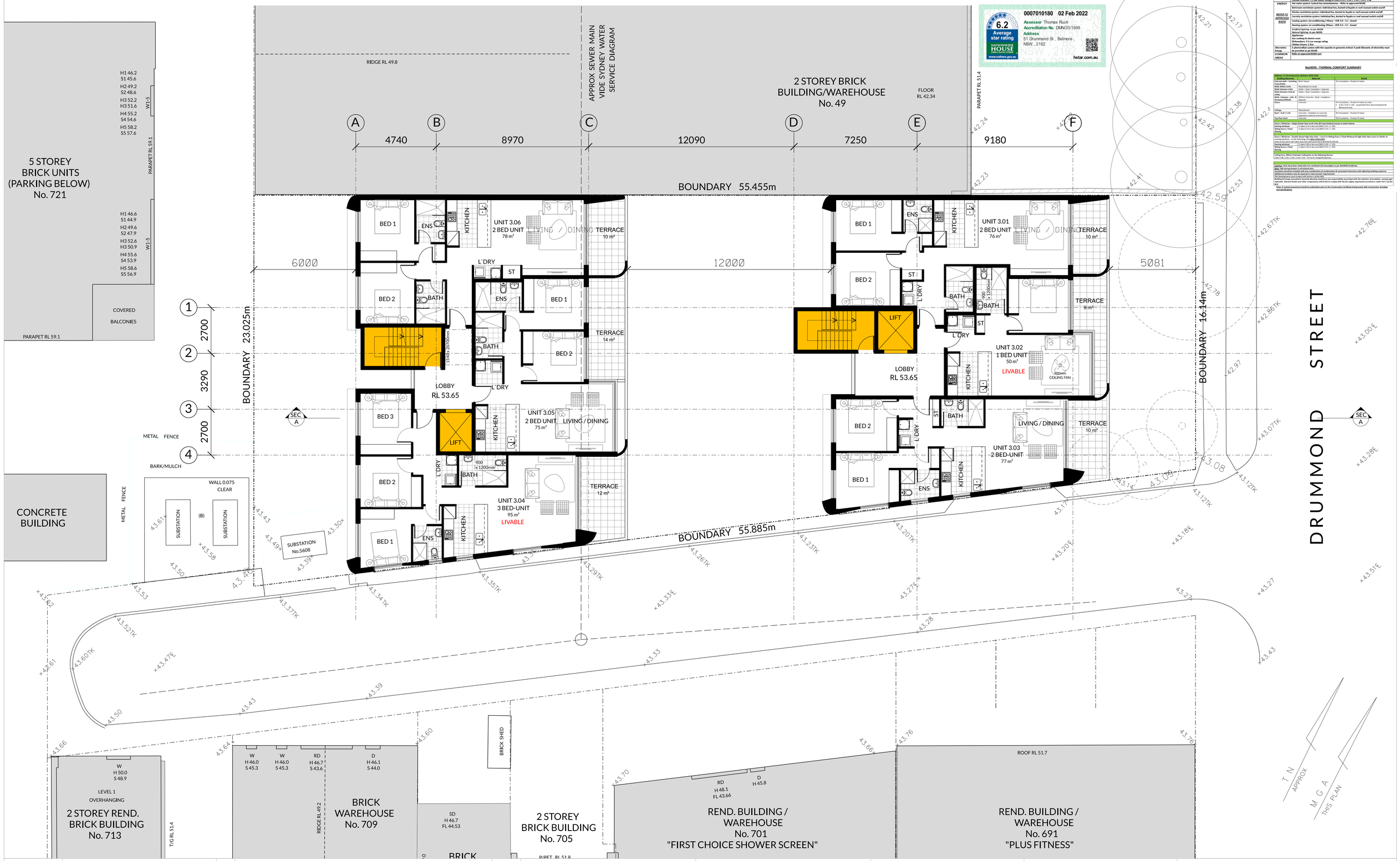
NatHERS - THERMAL COMFORT SUMMARY

Address: 51 Drummond St, Belmore NSW 2192

Building Elements	Material	Detail
External walls - including Garage walls	Brick Veneer	R2.5 insulation + Product R-Value
Walls Within Units	Plasterboard on studs	
Walls between Units	Solid – Stud + Insulation + Gyprock	
Walls between Units & Lobby	Solid – Stud + Insulation + Gyprock	
Walls between units & Stairwell/Lift Shaft	200mm Concrete + Stud + Insulation + Gyprock	
Ceilings	Plasterboard	R1.0 insulation + Product R-Value to units: • 0.01 / 0.07 / 1.04 – suspended floor above basement & Basement entry
Roof – 0.07 / 1.01	Concrete + Insulation to concrete (exposed to external environment)	R2.0 insulation + Product R-Value
Top Floor Roof	Concrete	R1.0 insulation + Product R-Value

Doors / Windows – Single Glazed Clear Aluf Units (& Frame/Sides) except as shown below:
Sliding Windows / Doors: U value 6.70 to 6.90 and SHGC 0.61 +/- 10%
Fixed Windows / Fixed Glazing: U value 5.70 to 6.40 and SHGC 0.52 +/- 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 (BELOW LEVEL):
Units 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 / 1.15 / 1.16 / 1.17 / 1.18 / 1.19 / 1.20 /



0007010180 02 Feb 2022
Assessor Thomas Ruck
Accreditation No. DMN20/1999
Address 51 Drummond St , Belmore , NSW , 2192
6.2 Average star rating
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hstar.com.au

BASIX COMMITMENTS NOTES

* TO BE PLACE IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER			
Fixtures:	All Shower Heads:	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 Star(6-7.5 litres/Minute)	4 star	5 star	5 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			
	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: airconditioning 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 Washers: 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
External walls - including Garage walls	Brick Veneer	R2.5 insulation + Product R-Value
Walls Within Units	Plasterboard on studs	
Walls between Units	Solid – Stud + Insulation + Gyprock	
Walls between Units & Lifts	Solid – Stud + Insulation + Gyprock	
Walls between units & Stairwell/Lift/Hall	200mm Concrete + Stud + Insulation + Gyprock	
Ceilings	Plasterboard	R1.0 insulation + Product R-Value to units: • 0.01 / 0.07 / 1.04 – suspended floor above basement & Basement entry
Roof – 0.07 / 1.01	Concrete + Insulation to concrete (exposed to external environment)	R2.0 insulation + Product R-Value
Top Floor Roof	Concrete	R1.0 insulation + Product R-Value

Doors / Windows – Single Glazed Clear Aluf Units (& Frame/Sides) except as shown below:

Sliding Windows / Doors	U value 6.7 to 6.9 and SHGC 0.57 – 0.59
Fixed Windows / Fixed Glazing	U value 5.34 low and SHGC 0.57 – 0.59

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 (BELOW GROUND):

Units 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 / 1.15 / 1.16 / 1.17 / 1.18 / 1.19 / 1.20 /

0007010180 02 Feb 2022
Assessor Thomas Ruck
Accreditation No. DMN/20/1999
Address 51 Drummond St , Belmore , NSW , 2192
6.2 Average star rating NATIONWIDE HOUSE ENERGY RATING www.nathers.gov.au
hstar.com.au

BASIX COMMITMENTS NOTES

* TO BE PLACED IN CONSTRUCTION CERTIFICATE APPROVED BASIX REPORT *

WATER			
Fixtures:	All Shower Heads: 6 Star(3-4 Stars) Multi-Head	All toilet flushing systems: 4 star	All kitchen taps: 5 star	All bathroom taps: 6 star
Appliances:	Dishwashers - 3 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			
	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: airconditioning 1 Phase – EER 3.0 – 3.5 : 2cmed			
	Heating system: air conditioning 1Phase – EER 3.0 – 3.5 : 2cmed			
	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 rmt			

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	Solid – Stud + Insulation + Gyprock	
Walls between Units & Lifts	Solid – Stud + Insulation + Gyprock	
Walls between units & Stairwell/Lobbies	200mm Concrete + Stud + Insulation + Gyprock	
Ceilings	Plasterboard	R1.0 insulation + Product R-Value to units: • 0.01 / 0.02 / 1.04 – suspended floor above basement & Basement ceiling
Roof – 0.01 / 1.02	Concrete + Insulation to concrete (exposed to external environment)	R2.0 insulation + Product R-Value
Top Floor Roof	Concrete + Insulation	R4.0 insulation + Product R-Value

Doors / Windows – Single Glazed Clear Aluf Units (& Frame/Sides) except as shown below:
Sliding Windows / Doors: U value 6.7 to 6.9 and SHGC 0.61 +/- 10%
Fixed Windows / Fixed Glazing: U value 5.34 to 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 awning windows – to the following units (BELOW GRADE):
Units 1.01 / 1.02 / 1.03 / 1.04 / 1.05 / 1.06 / 2.01 / 2.02 / 2.03 / 2.04 / 2.05 / 2.06 / 3.01 / 3.02 / 3.03 / 3.04 / 3.05 / 3.06
Sliding Doors / Fixed Glazing: U value 4.35 to and SHGC 0.51 +/- 10%
Sliding Doors / Fixed Glazing: U value 4.35 to and SHGC 0.51 +/- 10%
Ceiling Fans: 900mm Diameter Ceiling fans to the following Rooms:
Units 1.04 / 1.05 / 2.04 / 2.05 / 3.04 / 3.05 – to be in Living/Dining Area

Lighting: Units have been rated with non-ventilated LED downlights as per BASIX/BCA requirements.
Ventilation: Refer to Mechanical Engineer.
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 Performance Calculations: Prepared by Thomas Ruck
Building & Energy Consultants Australia disclaim itself from any responsibility associated with the selection of insulation, serving tape 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

Date Printed:
$DATE$

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

$FILE$

Client:
-

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

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
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:
L4 FLOOR PLAN

Project Number: Pn-21010
Drawing Number: A-1400
Drawing Status: AUTHORITY APPROVAL
Issue: B

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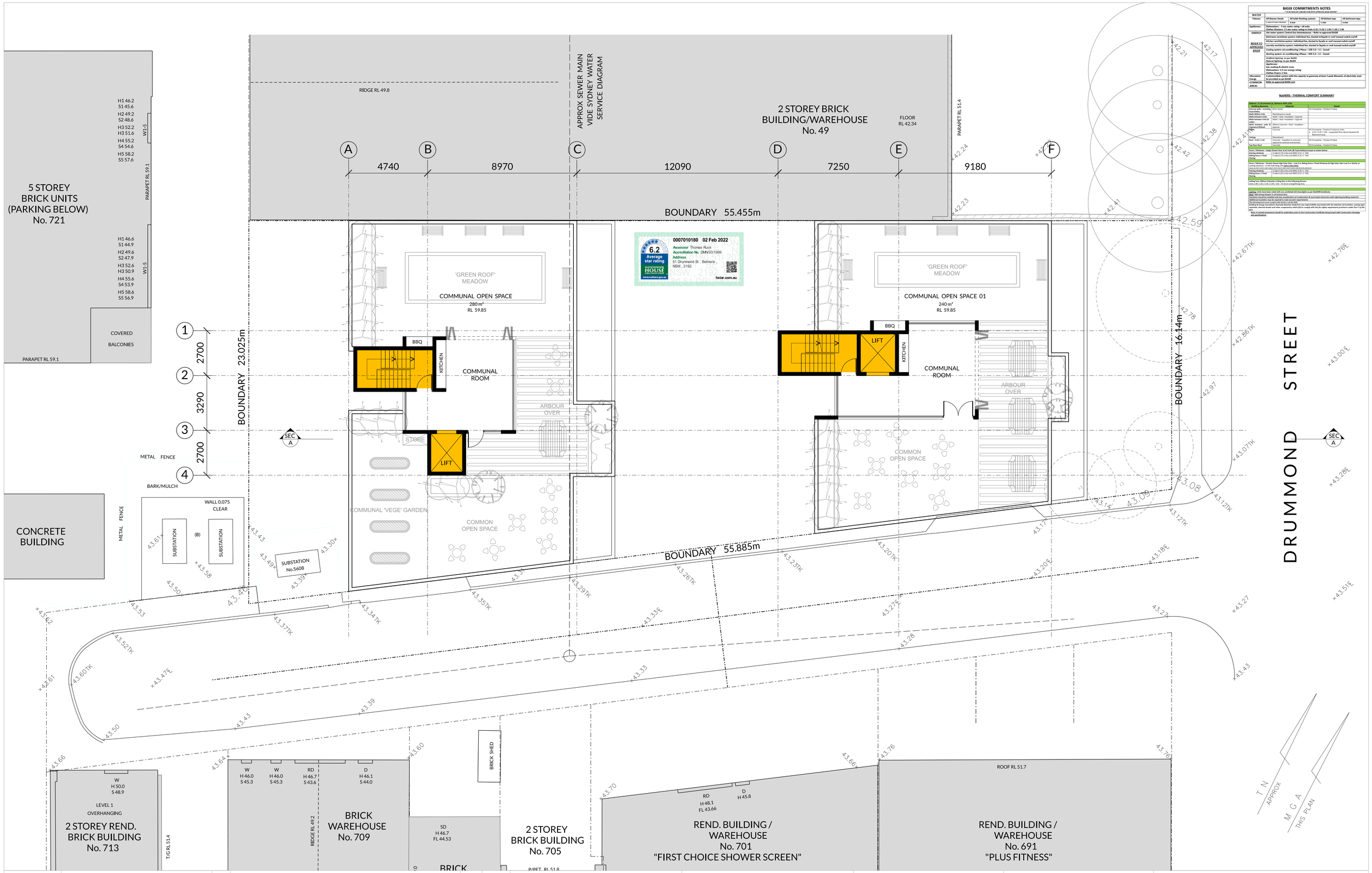

0007010180 02 Feb 2022
Assessor Thomas Ruck
Accreditation No. DMN/20/1999
Address 51 Drummond St , Belmore , NSW , 2192
6.2 Average star rating
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BASIX COMMITMENTS NOTES

"TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT"

WATER				
Fixtures:	All Shower Heads:	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 Star(6.0 L/min) Multi-head	4 star	5 star	5 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			
	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: airconditioning 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: (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 cert			

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	Solid – Stud + Insulation + Gyprock	
Walls between Units & Lifts	Solid – Stud + Insulation + Gyprock	
Walls between units & Corridors/Lobbies	200mm Concrete + Stud + Insulation + Gyprock	
Ceilings	Plasterboard	R2.0 insulation + Product R-Value to units: • 0.01 / 0.07 / 1.04 – suspended floor above basement & Recess areas
Roof – 0.07 / 1.03	Concrete + Insulation to concrete (optional) to external environment areas only	R2.0 insulation + Product R-Value
Top Floor Roof	Concrete	R2.0 insulation + Product R-Value

Doors / Windows – Single Glazed Clear Aluf Units (& Frame/Sides) except as shown below:	
Sliding Windows / Doors	U value 6.70 to 6.9 and SHGC 0.61 – 0.64
Fixed Windows / Fixed Glazing	U value 5.34 low and SHGC 0.52 – 0.55

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 (BELOW LINE):	
Units 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 / 1.15 / 1.16 / 1.17 / 1.18 / 1.19 / 1.20 / 1.21 / 1.22 / 1.23 / 1.24 / 1.25 / 1.26 / 1.27 / 1.28 / 1.29 / 1.30 / 1.31 / 1.32	
Sliding Doors / Fixed Glazing	U value 4.35 low and SHGC 0.51 – 0.55
Sliding Doors / Fixed Glazing	U value 4.35 low and SHGC 0.51 – 0.55

Ceiling Fans: 900mm Diameter Ceiling fans to the following Rooms:
Units 1.04 / 1.05 / 1.08 / 1.04 / 1.05 – 1.12 fan to Living/Dining Area

Lighting: Units have been rated with non-ventilated LED downlights as per BASIX/BCA Certificate.
Downlights to be sealed to ceiling/roof
Insulation should be installed with due consideration of condensation & associated interactions with adjoining building materials
Additional insulation may be required to meet acoustic requirements
Refer to Acoustic Consultants Report for Acoustic Requirements
Building & Energy Consultants Australia disclaim itself from any responsibility associated with the selection of insulation, serving tape 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

Date Printed:
$DATE$

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

$FILE$

Client:
-

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

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
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:
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 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**			
	***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 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.01/1.03/1.05/1.04/2.03/2.04/3.03/3.04/1.01/1.04/4.02/4.03/4.04		
Awning windows	U value 5.80 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 – - 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
Additional insulation may be required to meet acoustic requirements
This Development must comply with Section f 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

0007010180 02 Feb 2022
Assessor Thomas Ruck
Accreditation No. DMN/20/1999
Address
51 Drummond St , Belmore , NSW , 2192

6.2 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au — hstar.com.au

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 EAST ELEVATION - DRUMMOND STREET

Scale 1 : 200 @ A3

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

Date Printed:
$DATE$

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

$FILE$

Client:
-

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

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
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

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**
	6 stars(>6.5 but<=9L/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 5 peak kilowatts of electricity must be provided as per BASIX**			
COMMON AREAS	**Refer to approved BASIX cert**			

0007010180 02 Feb 2022
Assessor Thomas Ruck
Accreditation No. DMN/20/1999
Address
51 Drummond St , Belmore ,
NSW , 2192

6.2 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
hstar.com.au

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/Lift/shaft	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/ G.02 / G.05 / G.06/ G.07/ G.09/ G.10/ G.11/ G.12/ G.13/ G.14/ 1.02/ 1.03/ 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 / 2.03 / 2.02 / 1.04 / 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

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 SOUTH ELEVATION - DRUMMOND LANE
Scale 1 : 200 @ A3

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

Date Printed:
$DATE$

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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ABN 92 626 290 122

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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:
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 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			
	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 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 / L.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 LIFT):		
Units G.01/1.01/1.02/1.03/1.04/2.02/2.03/2.04/3.02/3.03/3.04/4.02/4.03/4.04		
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 enhaust 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

0007010180 02 Feb 2022
6.2 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
Assessor Thomas Ruck
Accreditation No. DMN/20/1999
Address
51 Drummond St , Belmore ,
NSW , 2192
hstar.com.au

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 **WEST ELEVATION**
Scale 1 : 200 @ A3

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

Date Printed:
$DATE$

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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ABN 92 626 290 122

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:
ELEVATIONS 03

Project Number:
Pn-21010

Drawing Number:
A-2200

Drawing Status:
AUTHORITY APPROVAL

Issue:
B

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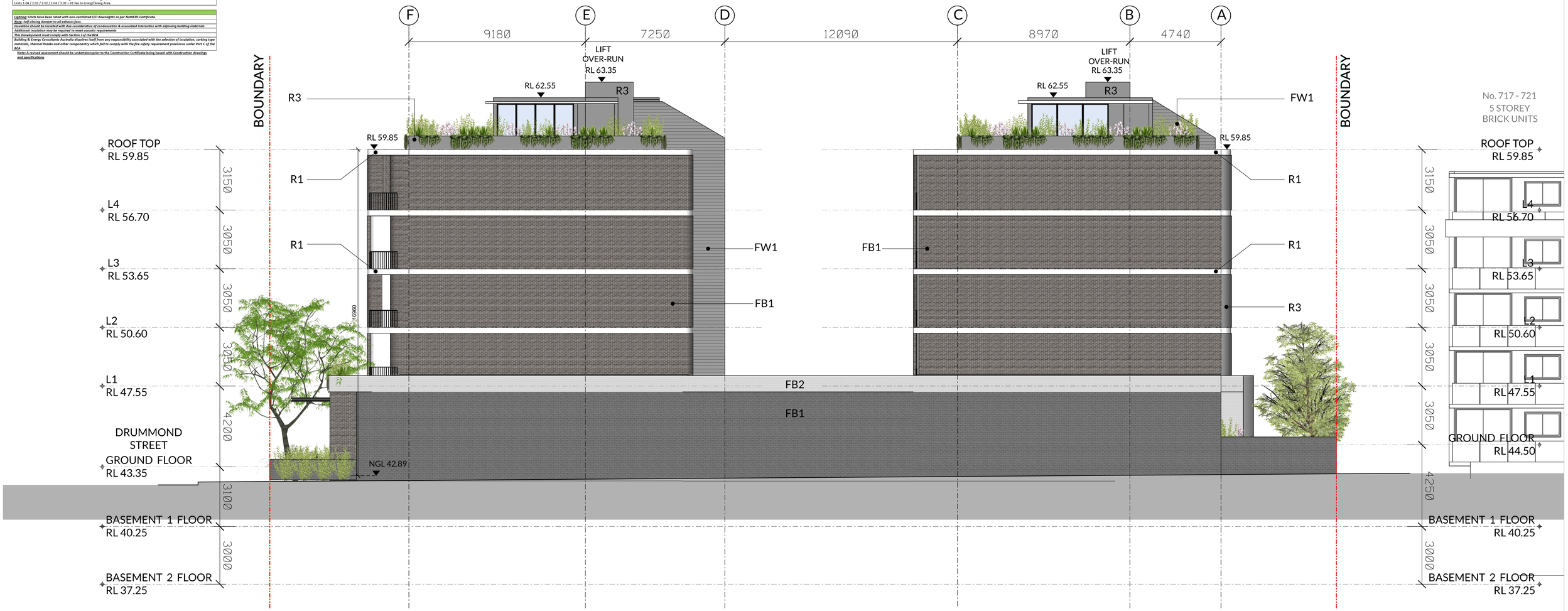
BASIX COMMITMENTS NOTES * TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star(>4.5 but<=6L/min)	4 star	6 star	6 star
Appliances:	Dishwashers - 5 star water rating – all units Clothes Washers: 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			
	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 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/Lift Shaft	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 +/- 30%	
Sliding Doors / Fixed Glazing	U value 6.70 or less and SHGC 0.70 +/- 30%	
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 FIRE): Units G.01/1.01/1.02/1.03/1.04/2.02/2.03/2.04/3.02/3.03/3.04/4.02/4.03/4.04		
Awning windows	U value 5.40 or less and SHGC 0.49 +/- 30%	
Sliding Doors / Fixed Glazing	U value 4.30 or less and SHGC 0.53 +/- 30%	
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 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		

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:
$DATE$

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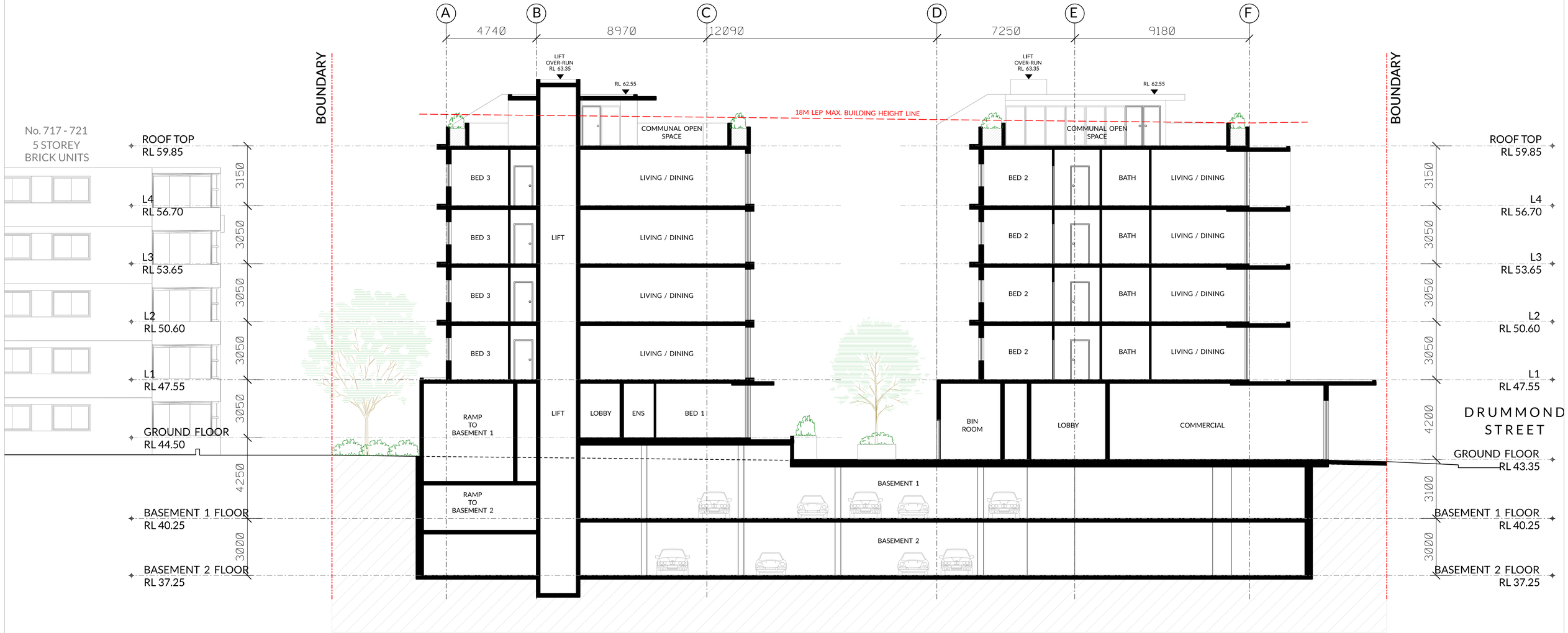
Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

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



01 SECTION A - A
Scale 1 : 200 @ A3

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:
LOUCAS ARCHITECTS
ABN 92 626 290 122

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:
SECTION A - A

Project Number:
Pn-21010

Drawing Number:
A-2500

Drawing Status:
AUTHORITY APPROVAL

Issue:
B

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