

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 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 Hot water system: Central Gas instantaneous - Refer to approved BASIX			
ENERGY	Bathroom ventilation system: Individual fan, ducted to facade or roof manual switch on/off Kitchen ventilation system: Individual fan, ducted to facade or roof manual switch on/off Laundry ventilation system: Individual fan, ducted to facade or roof manual switch on/off Cooling system: air-conditioning 1 Phase - EER 3.0 - 3.5 - Zoned Heating system: air-conditioning 1 Phase - EER 3.0 - 3.5 - Zoned Artificial lighting: As per BASIX Natural lighting: As per BASIX			
DEER TO APPROVED BASIX	Appliances: Gas cooktop & electric oven Dishwashers 3.5 star energy rating Clothes Dryers: 5 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 cert			

NATHERS - THERMAL COMFORT SUMMARY		
Address: 51 Drummond St, Belmore NSW 2161		
Building Elements	Material	Detail
External walls - including foyer/lobby	Brick Veneer	R2.0 insulation - Product F-Value
Walls Within Units	Plasterboard on studs	
Walls between Units	Refrat + Stud + Insulation + Gypsum	
Walls between Units & Lobby	Refrat + Stud + Insulation + Gypsum	
Walls between units & Foyers/Lobby	200mm Concrete + Stud + Insulation + Gypsum	
Floors	Concrete	R2.0 insulation - Product F-Value to units: • 0.05 / 0.02 / 0.04 - suspended floor above basement & basement ramp
Ceilings	Plasterboard	
Roof - G.04 / 1.02	Concrete - Insulation to concrete exposed to external environment	R2.0 insulation - Product F-Value
Top Floor Roof	Concrete	R2.0 insulation - Product F-Value
Doors / Windows - Single Glazed Clear to all units (R Foyer/Lobby) except as stated below:		
Awning windows	U value 6.20 or less and SHGC 0.70 +/- 30%	
Sliding Doors / Fixed Glazing	U value 6.20 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 existing windows - to the following units: (EXCLUDED UNITS)		
Awning windows	U value 6.20 or less and SHGC 0.70 +/- 30%	
Sliding Doors / Fixed Glazing	U value 6.20 or less and SHGC 0.70 +/- 30%	
Ceiling Fans: 900mm Diameter Ceiling fans to the following Rooms:		
Units: 1.04 / 1.05 / 1.06 / 1.08 / 1.09 - 8.5 km to living/working zone		
Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.		
Note: Self-cleaning damper to all exhaust fans.		
Insulation should be installed with due consideration of condensation & associated interactions with adjoining building materials.		
Additional insulation may be required to meet acoustic requirements.		
This development must comply with Section 4.6 of the BCA.		
Building & Energy Consultants Australia disclaims liability from any responsibility associated with the selection of insulation, marking type materials, thermal breaks and other components which fail to comply with the pre-verified requirements provisions under Part 4 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 (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






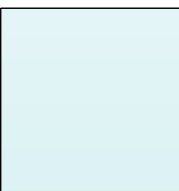
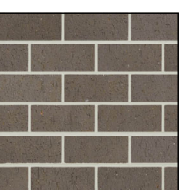



01 EAST ELEVATION - DRUMMOND STREET
Scale 1:200 @ A3

Scale: 1:100 @A1 1:200 @A3						Client: -	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 Status: AUTHORITY APPROVAL	Drawing Number: A-2000 Issue: B
Date Printed: 15/02/2022	B A ISSUE	ISSUE TO COUNCIL (DA SUBMISSION) ISSUE TO CLIENT REVISION DESCRIPTION	HE TL APPD	28.01.2022 09.07.2021 DATE		Tel: (02) 8052 9600 Email: admin@loucasarc.com.au					PLOT GENERATED BY LOUCAS ARCHITECTS THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORTS AND DRAWINGS COPYRIGHT OF THIS DRAWING IS VESTED IN LOUCAS ARCHITECTS

BASIX COMMITMENTS NOTES				
To be shown in consultation with approved BASIX report				
WATER	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	7 star/3 star/2 star	4 star	6 star	6 star
Appliances:	Dishwashers - 5 star water rating - all units			
	Clothes Washers - 3.5 star water rating to units 6.02 / 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 terrace or roof manual switch on/off			
REFER TO APPROVED BASIX	Kitchen ventilation system: Individual fan, ducted to terrace or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to terrace or roof manual switch on/off			
Cooling system: air-conditioning 1 Phase - EER 3.0 - 3.5 - Zoned				
	Heating system: air-conditioning 1 Phase - 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				
	A photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity must be provided as per BASIX			
Alternative Energy COMMON AREAS	Refer to approved BASIX cert			

NATHERS - THERMAL COMFORT SUMMARY		
Address: 51 Drummond St, Belmore NSW 2192		
Building Elements	Material	Detail
Internal walls - including type/density	Brick Veneer	R2.0 insulation - Product R Value
Walls Within Units	Plasterboard on studs	-
Walls between Units	Rebar + Stud + Insulation + Gypsum	-
Walls between Units & Lobby	Rebar + Stud + Insulation + Gypsum	-
Walls between units & Freeland Liftshaft	200mm Concrete + Stud + Insulation + Gypsum	-
Floors	Concrete	R2.0 insulation - Product R-Value to units: 0.12 / 0.12 / 1.04 - suspended floor above basement & basement ramp
Ceilings	Plasterboard	-
Roof - G.O.I / L.O.I	Concrete	R2.0 insulation - Product R-Value exposed to external environment
Top Floor Roof	Concrete	R2.0 insulation - Product R-Value
Doors / Windows - Single Glazed Clear for all Units (B. Flyer/Units) except as stated below.		
Awning windows	U value 0.10 or less and SHGC 0.52 or less	-
Sliding Doors / Fixed Glazing	U value 0.10 or less and SHGC 0.52 or less	-
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 (B. Flyer/Units) except as stated below.		
Awning windows	U value 0.10 or less and SHGC 0.52 or less	-
Sliding Doors / Fixed Glazing	U value 0.10 or less and SHGC 0.52 or less	-
Ceiling Fans: 900mm Diameter Ceiling Fans to the following Rooms:		
Units 1, 04, 7, 05, 7, 06, 7, 07, 7, 08, 7, 09, 7, 10, 7, 11, 7, 12, 7, 13, 7, 14, 7, 15, 7, 16, 7, 17, 7, 18, 7, 19, 7, 20, 7, 21, 7, 22, 7, 23, 7, 24, 7, 25, 7, 26, 7, 27, 7, 28, 7, 29, 7, 30, 7, 31, 7, 32, 7, 33, 7, 34, 7, 35, 7, 36, 7, 37, 7, 38, 7, 39, 7, 40, 7, 41, 7, 42, 7, 43, 7, 44, 7, 45, 7, 46, 7, 47, 7, 48, 7, 49, 7, 50, 7, 51, 7, 52, 7, 53, 7, 54, 7, 55, 7, 56, 7, 57, 7, 58, 7, 59, 7, 60, 7, 61, 7, 62, 7, 63, 7, 64, 7, 65, 7, 66, 7, 67, 7, 68, 7, 69, 7, 70, 7, 71, 7, 72, 7, 73, 7, 74, 7, 75, 7, 76, 7, 77, 7, 78, 7, 79, 7, 80, 7, 81, 7, 82, 7, 83, 7, 84, 7, 85, 7, 86, 7, 87, 7, 88, 7, 89, 7, 90, 7, 91, 7, 92, 7, 93, 7, 94, 7, 95, 7, 96, 7, 97, 7, 98, 7, 99, 7, 100		
Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.		
Note: Self-closing dampers to all exhaust fans.		
Insulation should be installed with the appropriate orientation & associated interaction with adjoining building materials.		
Additional insulation may be required to meet acoustic requirements.		
This Development must comply with Section 7 of the BCS.		
Building & Energy Consultants Australia disclaimer: We/We are any responsibility associated with the selection of insulation, varying type materials, thermal breaks and other components which fail to comply with the fire safety requirements provisions under Part C of the BCS.		
Note: A detailed 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		FW1 FEATURE WALL 1 DARK GREY METAL CLADDING
	R3 RENDER & PAINT DULUX TIMELESS GREY		CG CLEAR GLASS GLAZING / BALUSTRADE
	FB1 AUSTRAL BRICKS URBAN ONE PEPPER OR SIMILAR		PG PRIVACY GLASS GLAZING
	FB2 AUSTRAL BRICKS CASTELLANA (WHITE) OR SIMILAR		AF1 ALUMINIUM FRAME POWDERCOAT FINISH CHARCOAL GREY COLOUR



01 SOUTH ELEVATION - DRUMMOND LANE
Scale 1 : 200 @ A3

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

0 1 2 3 4 5

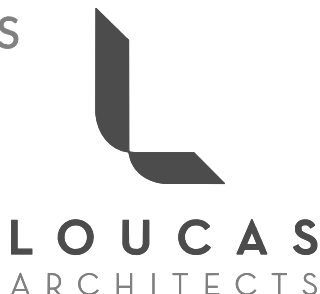
Date Printed:
15/02/2022

B ISSUE TO COUNCIL (DA SUBMISSION)
A ISSUE TO CLIENT
ISSUE REVISION DESCRIPTION

HE 28.01.2022
TL 09.07.2021
APPD DATE

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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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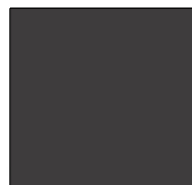
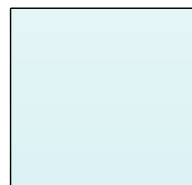




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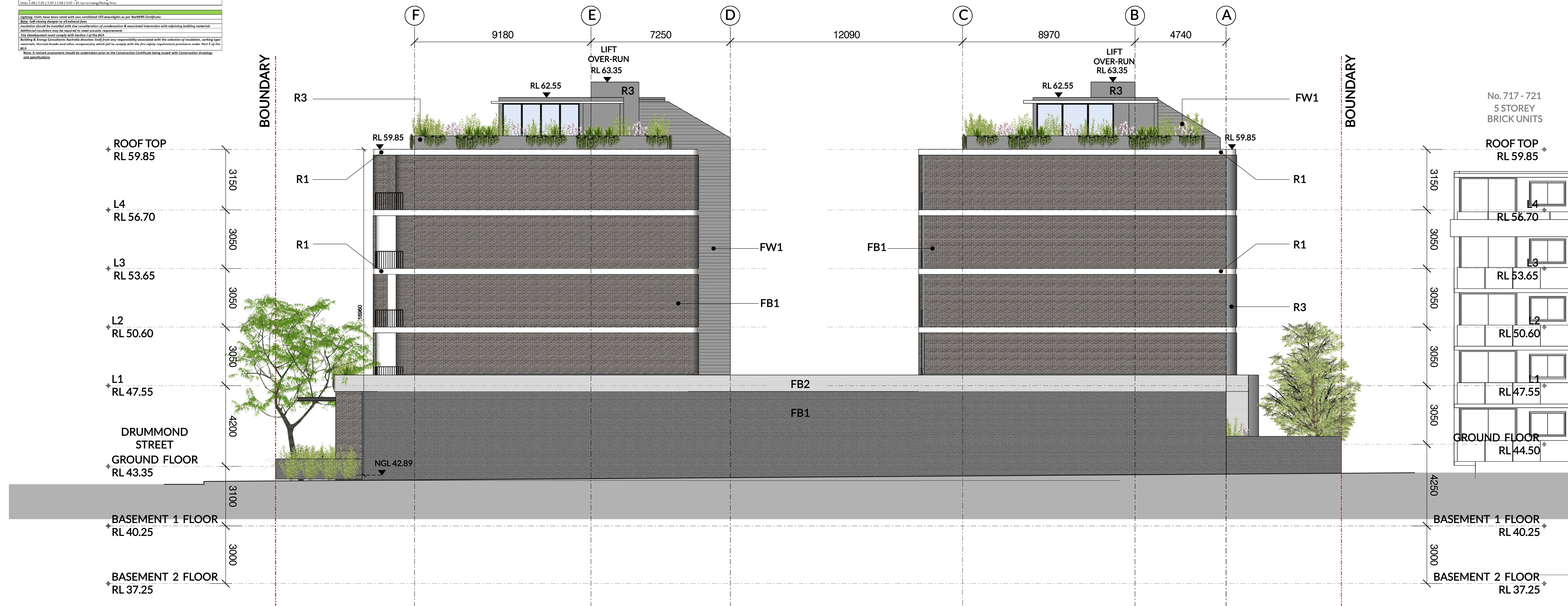
BASIX COMMITMENTS NOTES				
"TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT"				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	1 star (4.3 to 6.0 litres/min)	4 star	6 star	6 star
Appliances:	Dishwashers – 5 star water rating – all units			
	Cupboard Dishwashers – 5 star water rating (to be 6.0 / 6.0 / 6.0 / 6.0 / 6.0 / 6.0)			
ENERGY	Hot water system: Central Gas instantaneous – Refer to approved BASIX			
	Kitchen ventilation system: individual fan, ducted to facade or roof manual switch on/off			
	Bathroom ventilation system: Individual fan, ducted to facade or roof manual switch on/off			
	Ceiling ventilation system: individual fan, ducted to facade or roof manual switch on/off			
REFER TO APPROVED BASIX	Heating system: air-conditioning 1 Phase – EER 3.0 – 3.5 – 3.5			
	Cooling system: air-conditioning 1 Phase – EER 3.0 – 3.5 – 3.5 – Zoned			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances:			
	Gas cooktop & electric oven			
	Dishwashers: 6 star energy rating			
	Clothes Dryer: 2 star			
Thermally 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

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SCHEDULE OF COLOURS & FINISHES:

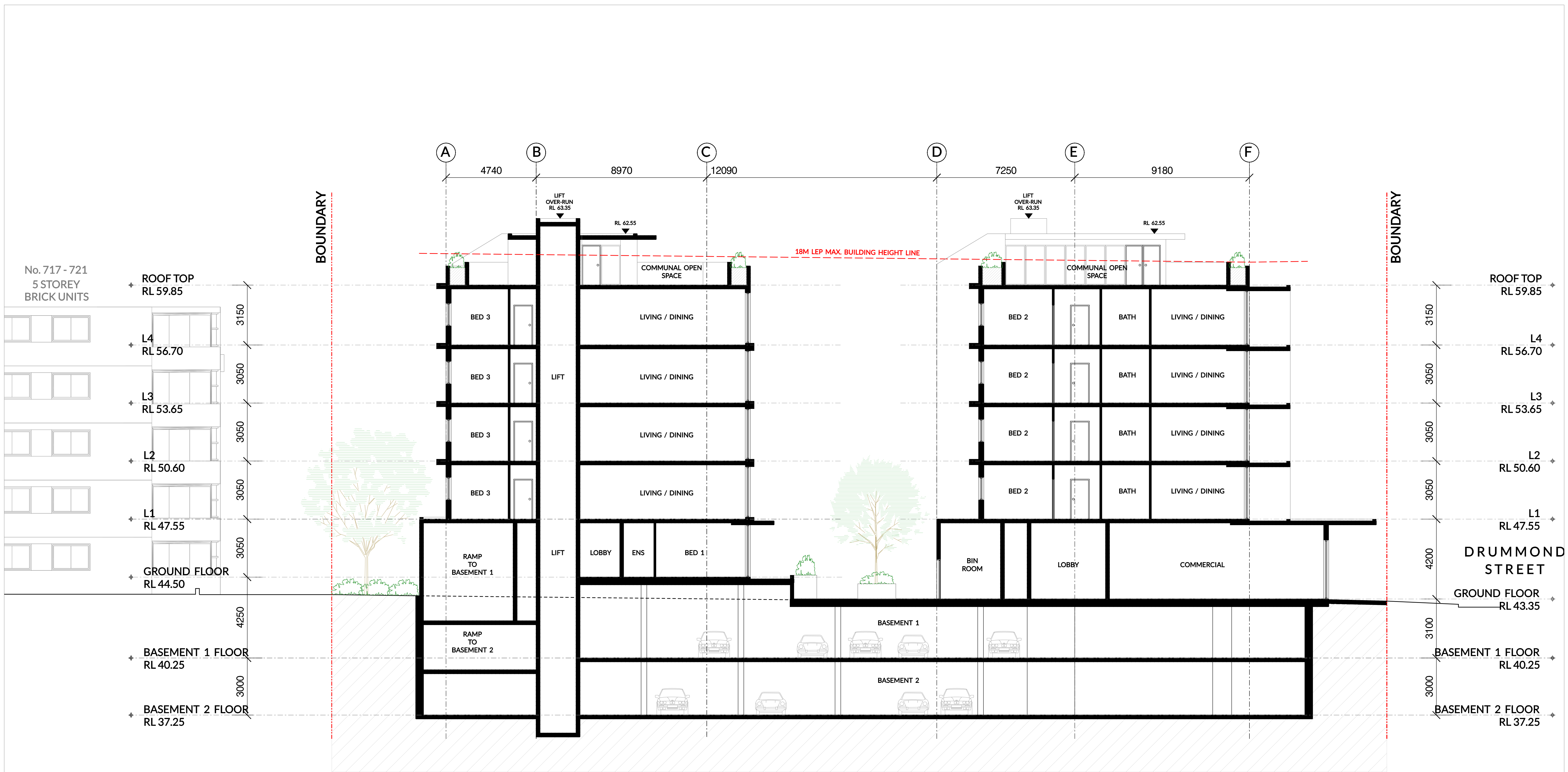
	<p>R1 RENDER & PAINT WHITE COLOUR</p>		<p>FW1 FEATURE WALL 1 DARK GREY METAL CLADDING</p>
	<p>R3 RENDER & PAINT DULUX TIMELESS GREY</p>		<p>CG CLEAR GLASS GLAZING / BALUSTRADE</p>
	<p>FB1 AUSTRAL BRICKS URBAN ONE PEPPER OR SIMILAR</p>		<p>PG PRIVACY GLASS GLAZING</p>
	<p>FB2 AUSTRAL BRICKS CASTELLANA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



NORTH ELEVATION

Scale 1:200 @ A3

<p>Scale: 1:100 @A1 1:200 @A3</p> 						<p>Client:</p> <p>-</p> <p>Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia</p> <p>Tel: (02) 8052 9600 Email: admin@loucasarc.com.au</p>		<p>Architect:</p> <p>LOUCAS ARCHITECTS</p> <p>ABN 92 626 290 122</p> <p>Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia</p> <p>Tel: (02) 8052 9600 Email: admin@loucasarc.com.au</p> <p>Nominated Architect: Jim Apostolou 7490</p> 		<p>Project Details:</p> <p>RESIDENTIAL DEVELOPMENT</p> <p>Project Address:</p> <p>51 DRUMMOND STREET, BELMORE</p>		<p>Drawing Title:</p> <p>ELEVATIONS 04</p>		<p>Project Number:</p> <p>Pn-21010</p> <p>Drawing Status:</p> <p>AUTHORITY APPROVAL</p> <p>Issue:</p> <p>B</p>		<p>Project Number:</p> <p>Pn-21010</p> <p>Drawing Number:</p> <p>A-2300</p>	
<p>Date Printed:</p> <p>14/02/2022</p>		<p>B ISSUE TO COUNCIL (DA SUBMISSION)</p> <p>A ISSUE TO CLIENT</p> <p>ISSUE REVISION DESCRIPTION</p>		<p>HE 28.01.2022</p> <p>TL 09.07.2021</p> <p>APP'D DATE</p>												<p>PLOT GENERATED BY LOUCAS ARCHITECTS THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORTS AND DRAWINGS COPYRIGHT OF THIS DRAWING IS VESTED IN LOUCAS ARCHITECTS</p>	



01 SECTION A - A
Scale 1:200 @ A3

Scale: 1:100 @A1 1:200 @A3 				Client: -		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: SECTION A - A		Project Number: Pn-21010		Drawing Number: A-2500	
Date Printed: 14/02/2022		B A ISSUE		ISSUE TO COUNCIL (DA SUBMISSION) ISSUE TO CLIENT REVISION DESCRIPTION		HE TL APP'D		28.01.2022 09.07.2021 DATE				Drawing Status: AUTHORITY APPROVAL		Issue: B	
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