

	R1 RENDER & PAINT DULUX - DOMINO
	BR BRICK WALL
	MC METAL CLADDING MINI ORB CLADDING CONCRETE FINISH WALL
	GB FROSTED GLASS BALUSTRADE
	TL METAL CLADDING TIMBER FINISH LINING/LOUVERS
	R2 RENDER & PAINT DULUX - BROWN
	AF1 ALUMINIUM FRAME POWDER COAT FINISH CHARCOAL GREY WINDOWS AND DOORS



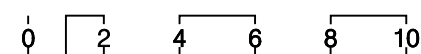
1 SOUTH-EAST ELEVATION-HOMER ST
SCALE 1:200 @ A1



2 NORTH-WEST ELEVATION- WARDELL RD
SCALE 1:200 @ A1

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 litre/0.675 l/min/10	4 star	4 star	5 star
Appliances:	Dishwashers - 5.0 star energy rating			
Alternative water source	Central rainwater tank - size 5000L to collect run-off from at least 262m ² of roof area and connection to allow for irrigation of 200m ² of common landscape area			
Fire sprinklers	Fire sprinklers are to be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.			
ENERGY	Hot water system: Central hot water system - gas instantaneous			
	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			
REFER TO APPROVED BASIX	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 living/bed (zoned)			
	Heating system: air-conditioning 1 Phase - EER 3.0-3.5 living/bed (zoned)			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances:			
	Gas cooktop & electric oven in the kitchen of the dwellings			
	Dishwashers: 3.5 star energy rating			
	Alternative energy supply: Photovoltaic system - Rated electrical output (min): 21.0 peak kW			
COMMON AREAS	Refer to approved BASIX cert			

NATHERS summary for 221-235 & 241 Homer Street Earlwood 2206			
Building Elements	Material		Detail
External walls – Levels 1 & 2	Brick veneer		R2.5 insulation (product value)
External walls – Levels 3 to 6	Lightweight metal clad steel walls		R2.5 insulation (product value)
Internal walls within units	Plasterboard on studs		-
Common walls between units & corridors	Hebel + stud + Plasterboard		-
Common walls between units	Hebel + stud + Plasterboard		-
Common walls between units and lift/shaft/stair stairs	200mm concrete		-
Ceilings to nominated units	Plasterboard		R1.5 insulation (product value) to ceilings with roof to exclude air units – A2.01, A2.07, A3.02, R2.01, B2.02, R2.03, C1.02, C1.03, C1.04, C1.05
Ceilings to top floor units	Plasterboard		R2.5 insulation (product value) to ceiling with roof above – B5.04, B5.05, C3.03, C3.04, C3.05 & Level 6 units
Floors	Concrete		
Floors	Concrete roof		
Windows/Doors to all units except as stated below	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 or < 10%	
	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 or < 10%	
Windows/Doors to Units – A3.01, A3.07, A4.01, A4.05, A5.01, A5.06, A6.01, A6.02, A8.01, B3.05, B4.02, B3.06, B3.07, B3.08, B3.09, B3.10, B3.11, B3.12, B3.13, B3.14, B3.15, B3.16, B3.17, B3.18, B3.19, B3.20, B3.21, B3.22, B3.23, B3.24, B3.25, B3.26, B3.27, B3.28, B3.29, B3.30, B3.31, B3.32, B3.33, B3.34, B3.35, B3.36, B3.37, B3.38, B3.39, B3.40, B3.41, B3.42, B3.43, B3.44, B3.45, B3.46, B3.47, B3.48, B3.49, B3.50, B3.51, B3.52, B3.53, B3.54, B3.55, B3.56, B3.57, B3.58, B3.59, B3.60, B3.61, B3.62, B3.63, B3.64, B3.65, B3.66, B3.67, B3.68, B3.69, B3.70, B3.71, B3.72, B3.73, B3.74, B3.75, B3.76, B3.77, B3.78, B3.79, B3.80, B3.81, B3.82, B3.83, B3.84, B3.85, B3.86, B3.87, B3.88, B3.89, B3.90, B3.91, B3.92, B3.93, B3.94, B3.95, B3.96, B3.97, B3.98, B3.99, B3.100, B3.101, B3.102, B3.103, B3.104, B3.105, B3.106, B3.107, B3.108, B3.109, B3.110, B3.111, B3.112, B3.113, B3.114, B3.115, B3.116, B3.117, B3.118, B3.119, B3.120, B3.121, B3.122, B3.123, B3.124, B3.125, B3.126, B3.127, B3.128, B3.129, 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B6.91, B6.92, B6.93, B6.94, B6.95, B6.96, B6.97, B6.98, B6.99, B7.00, B7.01, B7.02, B7.03, B7.04, B7.05, B7.06, B7.07, B7.08, B7.09, B7.10, B7.11, B7.12, B7.13, B7.14, B7.15, B7.16, B7.17, B7.18, B7.19, B7.20, B7.21, B7.22, B7.23, B7.24, B7.25, B7.26, B7.27, B7.28, B7.29, B7.30, B7.31, B7.32, B7.33, B7.34, B7.35, B7.36, B7.37, B7.38, B7.39, B7.40, B7.41, B7.42, B7.43, B7.44, B7.45, B7.46, B7.47, B7.48, B7.49, B7.50, B7.51, B7.52, B7.53, B7.54, B7.55, B7.56, B7.57, B7.58, B7.59, B7.60, B7.61, B7.62, B7.63, B7.64, B7.65, B7.66, B7.67, B7.68, B7.69, B7.70, B7.71, B7.72, B7.73, B7.74, B7.75, B7.76, B7.77, B7.78, B7.79, B7.80, B7.81, B7.82, B7.83, B7.84, B7.85, B7.86, B7.87, B7.88, B7.89, B7.90, B7.91, B7.92, B7.93, B7.94, B7.95, B7.96, B7.97, B7.98, B7.99, B8.00, B8.01, B8.02, B8.03, B8.04, B8.05, B8.06, B8.07, B8.08, B8.09, B8.10, B8.11, B8.12, B8.13, B8.14, B8.15, B8.16, B8.17, B8.18, B8.19, B8.20, B8.21, B8.22, B8.23, B8.24, B8.25, B8.26, B8.27, B8.28, B8.29, B8.30, B8.31, B8.32, B8.33, 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B11.05, B11.06, B11.07, B11.08, B11.09, B11.10, B11.11, B11.12, B11.13, B11.14, B11.15, B11.16, B11.17, B11.18, B11.19, B11.20, B11.21, B11.22, B11.23, B11.24, B11.25, B11.26, B11.27, B11.28, B11.29, B11.30, B11.31, B11.32, B11.33, B11.34, B11.35, B11.36, B11.37, B11.38, B11.39, B11.40, B11.41, B11.42, B11.43, B11.44, B11.45, B11.46, B11.47, B11.48, B11.49, B11.50, B11.51, B11.52, B11.53, B11.54, B11.55, B11.56, B11.57, B11.58, B11.59, B11.60, B11.61, B11.62, B11.63, B11.64, B11.65, B11.66, B11.67, B11.			



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25/10/2024

H	ISSUE FOR DA AMENDMENTS
G	AMENDMENTS TO COUNCIL
F	AMENDMENTS TO COUNCIL
E	AMENDED DA SUBMISSION
D	AMENDED DA SUBMISSION
C	ISSUE TO CONSULTANTS
B	DA AMENDMENTS FOR COUNCIL REVIEW
A	ISSUE FOR DEVELOPMENT APPROVAL
ISSUE	REVISION DESCRIPTION

HE	26.09.24
HE	13.01.23
HE	24.11.22
MA	23.09.22
MA	22.12.21
MA	29.11.21
MA	28.06.21
JA	21.08.20
APP'D	DATE

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Nominated Architect:
Jim Apostolou 7490

Project Details:

MIXED USE DEVELOPMENT
221-235 & 241 HOMER ST
& 208 WARDELL RD
EARLWOOD

Drawing Title:

ELEVATIONS

Project Number:
Pn-24006

Drawing Status:

AUTHORITY APPROVAL

Drawing Number:

A-020

Issue:

4

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SCHEDULE OF COLOURS & FINISHES:

R1
RENDER & PAINT
DULUX - DOMINO

BR
BRICK WALL

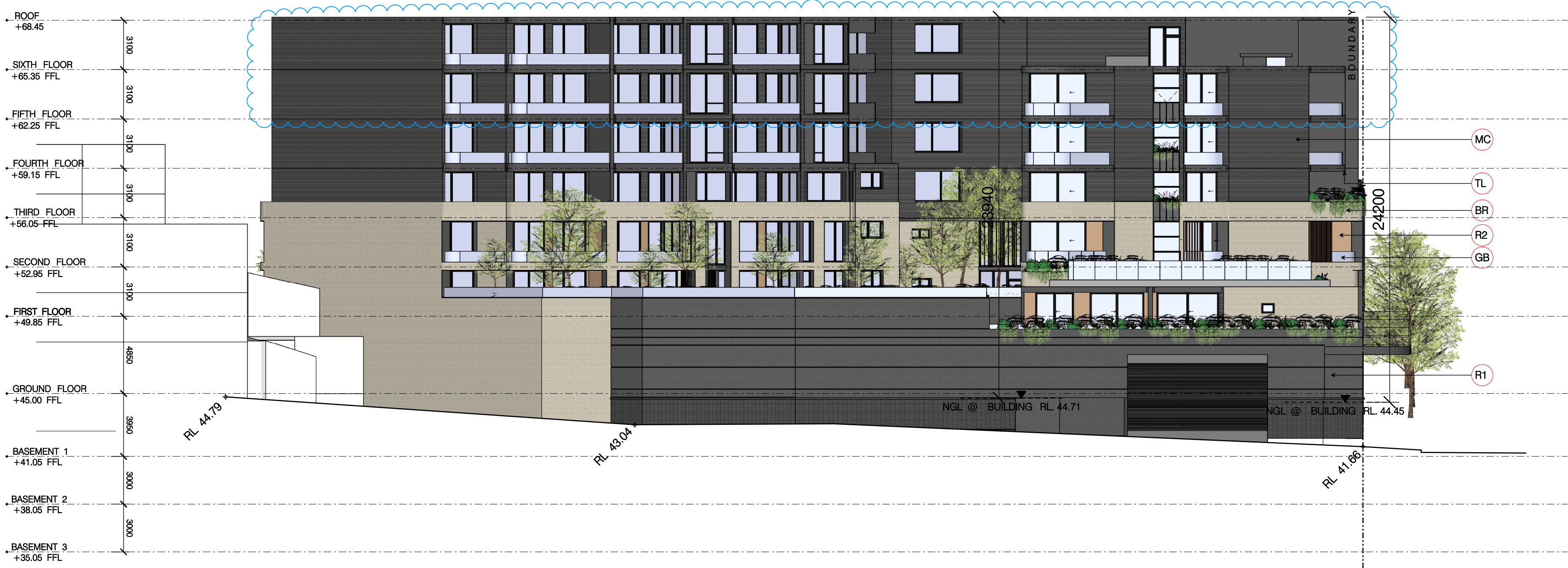
MC
METAL CLADDING
MINI ORB CLADDING
CONCRETE FINISH WALL

GB
FROSTED GLASS BALUSTRADE

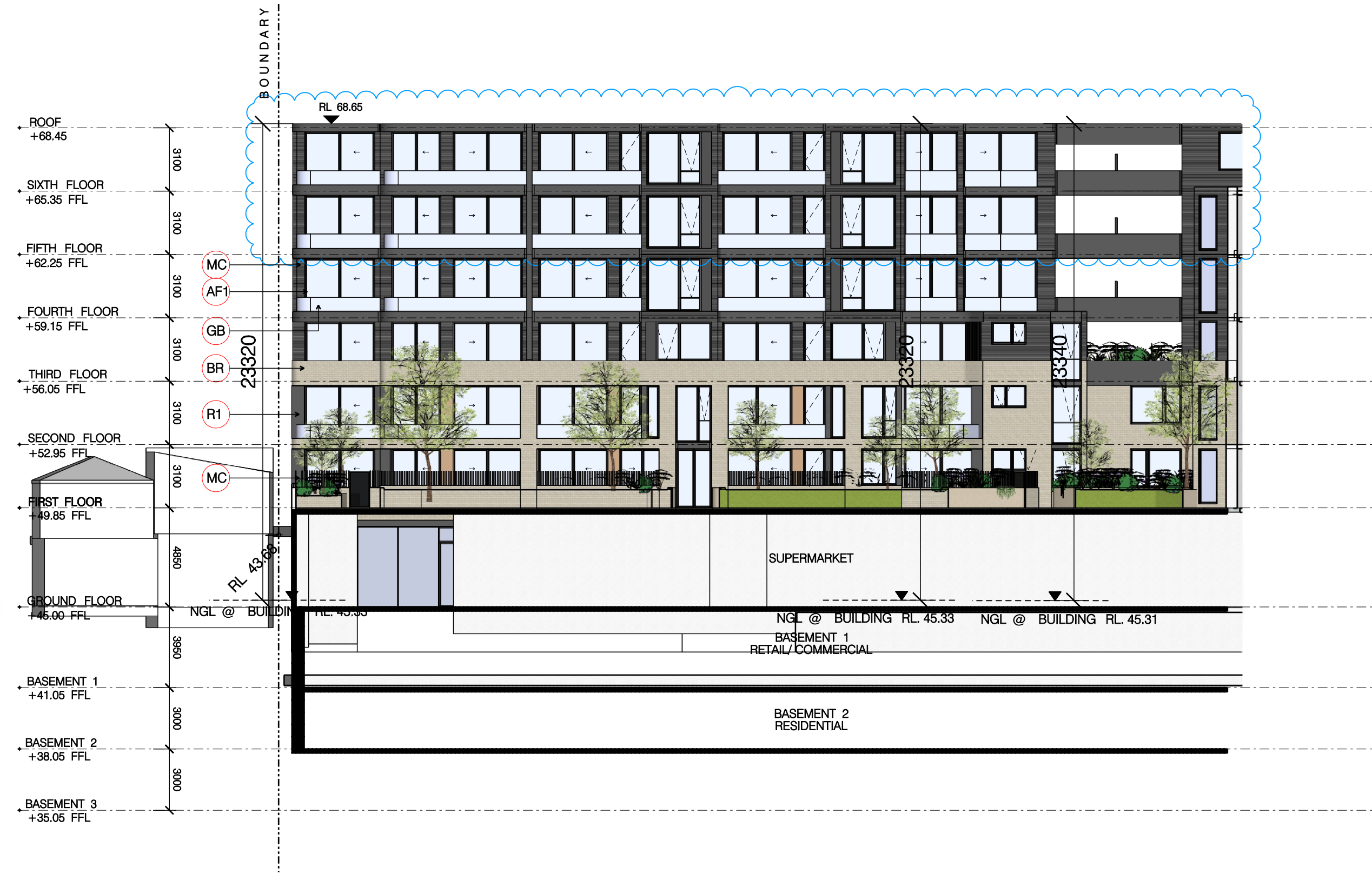
TL
METAL CLADDING
TIMBER FINISH
LINING/LOUVERS

R2
RENDER & PAINT
DULUX - BROWN

AF1
ALUMINIUM FRAME
POWDER COAT FINISH
CHARCOAL GREY
WINDOWS AND DOORS



1 NORTH-WEST ELEVATION-LANE
SCALE 1:200 @ A1



2 NORTH-WEST ELEVATION-CUT THROUGH PODIUM
SCALE 1:200 @ A1

LEGEND

PROPOSED DA
AMENDMENTS
SHOWN IN BLUE

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER				
Pictures	All Shower Heads 4 star(>6luc=7.5l/min)	All toilet flushing systems 4 star	All kitchen taps 4 star	All bathroom taps 5 star
Appliances:	Dishwashers - 5.0 star water rating			
Alternative water source	Central rainwater tank - size 5000L to collect run-off from at least 269m2 of roof area and connection to allow for irrigation of 200m2 of common landscape area			
Fire	Fire sprinklers are to be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.			
ENERGY	Hot water system: Central hot water system - gas instantaneous			
	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			
REFER TO APPROVED BASIX	Cooling system: air-conditioning 1 Phase - EER 3.0-3.5 living/bed (zoned)			
	Heating system: air-conditioning 1 Phase - EER 3.0-3.5 living/bed (zoned)			
	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances: Gas cooktop & electric oven in the kitchen of the dwellings			
	Dishwashers: 3.5 star energy rating			
	Alternative energy supply: Photovoltaic system - Rated electrical output (min): 21.0 peak kW			
COMMON AREAS	Refer to approved BASIX report			

NATHERS summary for 221-235 & 241 Homer Street Earlwood 2206			
Building Elements	Material	Detail	
External walls - Levels 1 & 2	Brick veneer	R2.5 insulation (product value)	
External walls - Levels 3 to 6	Lightweight metal clad steel walls	R2.5 insulation (product value)	
Internal walls within units	Plasterboard on studs	-	
Common walls between units & Corridors	Hobel + stud + Plasterboard	-	
Common walls between units	Hobel + stud + Plasterboard	-	
Common walls between units and lift shaft/fire stairs	200mm concrete	-	
Ceilings to nominated units	Plasterboard	R1.5 insulation (product value) to ceilings with roof to outside air units - A2.01, A2.07, A3.02, B2.01, B2.02, B2.03, C1.02, C1.03, C1.04, C1.05	
Ceilings to top floor units	Plasterboard	R2.5 insulation (product value) to ceilings with roof above - B5.04, B5.05, C3.01, C3.02, C3.03 & Level 6 units	
Floors	Concrete	-	
Roof	Concrete roof	-	
Windows/Doors to all units except as stated below	Sliding windows/doors, fixed & double windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%	
	Awing windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%	
Windows/Doors to units - A3.01, A3.07, A4.01, A4.06, A5.01, A5.06, A6.01, A6.06, B1.03, B1.05, B2.02, B2.03, B2.05, B2.01, B3.02, B3.04, B4.02, B4.04, B5.02, B5.04, B6.01, B 6.02, C1.02, C1.03	Sliding windows/doors, fixed windows: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%	
	Awing windows: Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%	
Ceiling fans	1200mm ceiling fans to Living and bedrooms - Units B1.03, 2.03		
	1200mm ceiling fans to Living only - Units B3.02, B4.02, B5.02, B6.02		
Lighting: Units have been rated with non-ventilated LED downlights as per NATHERS coefficients.			
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			
Note: Self-closing door to bedroom and ensuite exhaust fans.			
Note: Additional insulation may be required to meet acoustic requirements			
Building & Energy Consultants Australia disclaims liability 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			

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

0 2 4 6 8 10

Date Printed:

H ISSUE FOR DA AMENDMENTS
G AMENDMENTS TO COUNCIL
F AMENDMENTS TO COUNCIL
E AMENDED DA SUBMISSION
D AMENDED DA SUBMISSION
C ISSUE TO CONSULTANTS
B DA AMENDMENTS FOR COUNCIL REVIEW
A ISSUE FOR DEVELOPMENT APPROVAL
ISSUE REVISION DESCRIPTION

HE 26.09.24
HE 24.11.22
HE 21.10.22
MA 23.09.22
MA 22.12.21
MA 29.11.21
MA 28.06.21
JA 21.08.20
APPD DATE

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ABN 92 626 290 122

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Nominated Architect:
Jim Apostolou 7490

Project Details:
MIXED USE DEVELOPMENT
221-235 & 241 HOMER ST
& 208 WARDELL RD
EARLWOOD

Drawing Title:
ELEVATIONS

Project Number:
Pn-24006

Drawing Status:
AUTHORITY APPROVAL

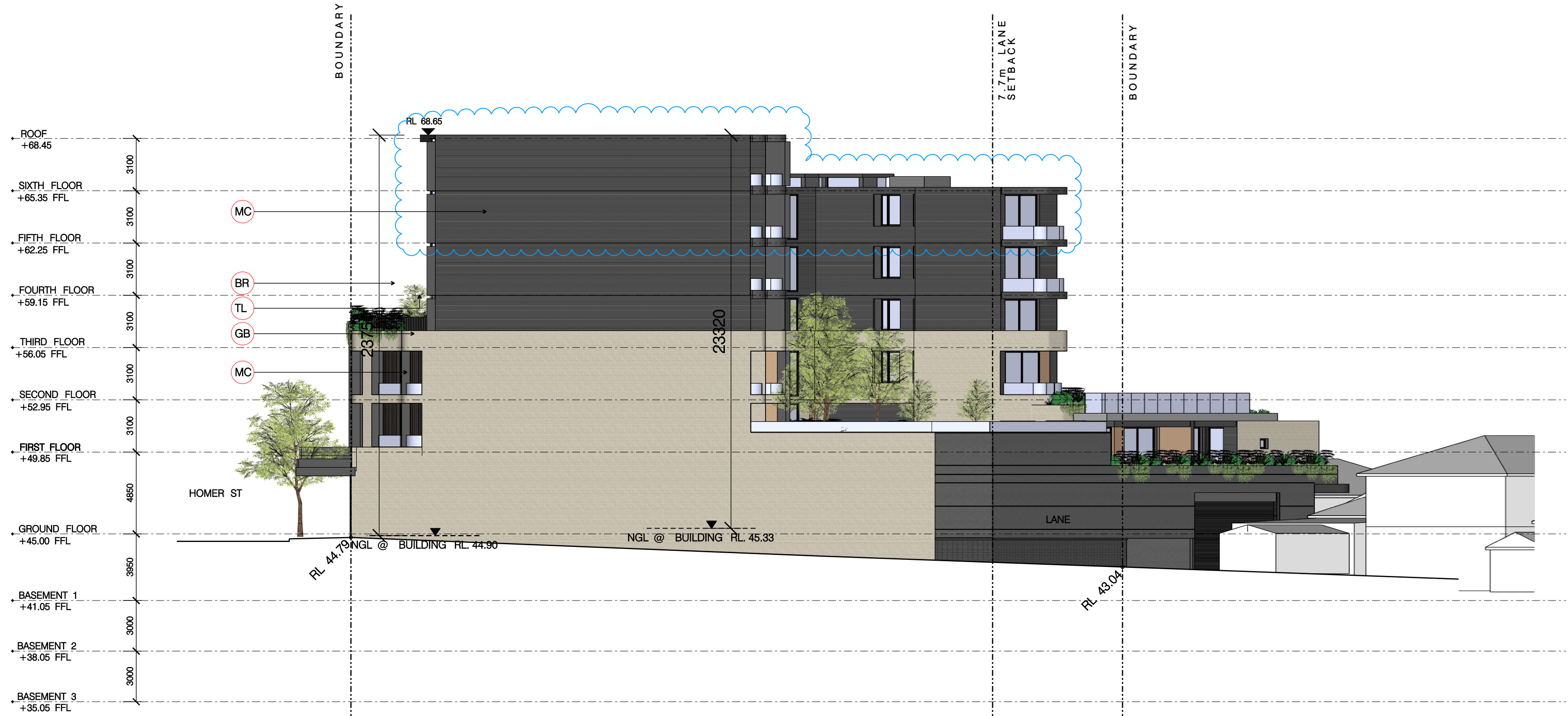
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Drawing Number:
A-021

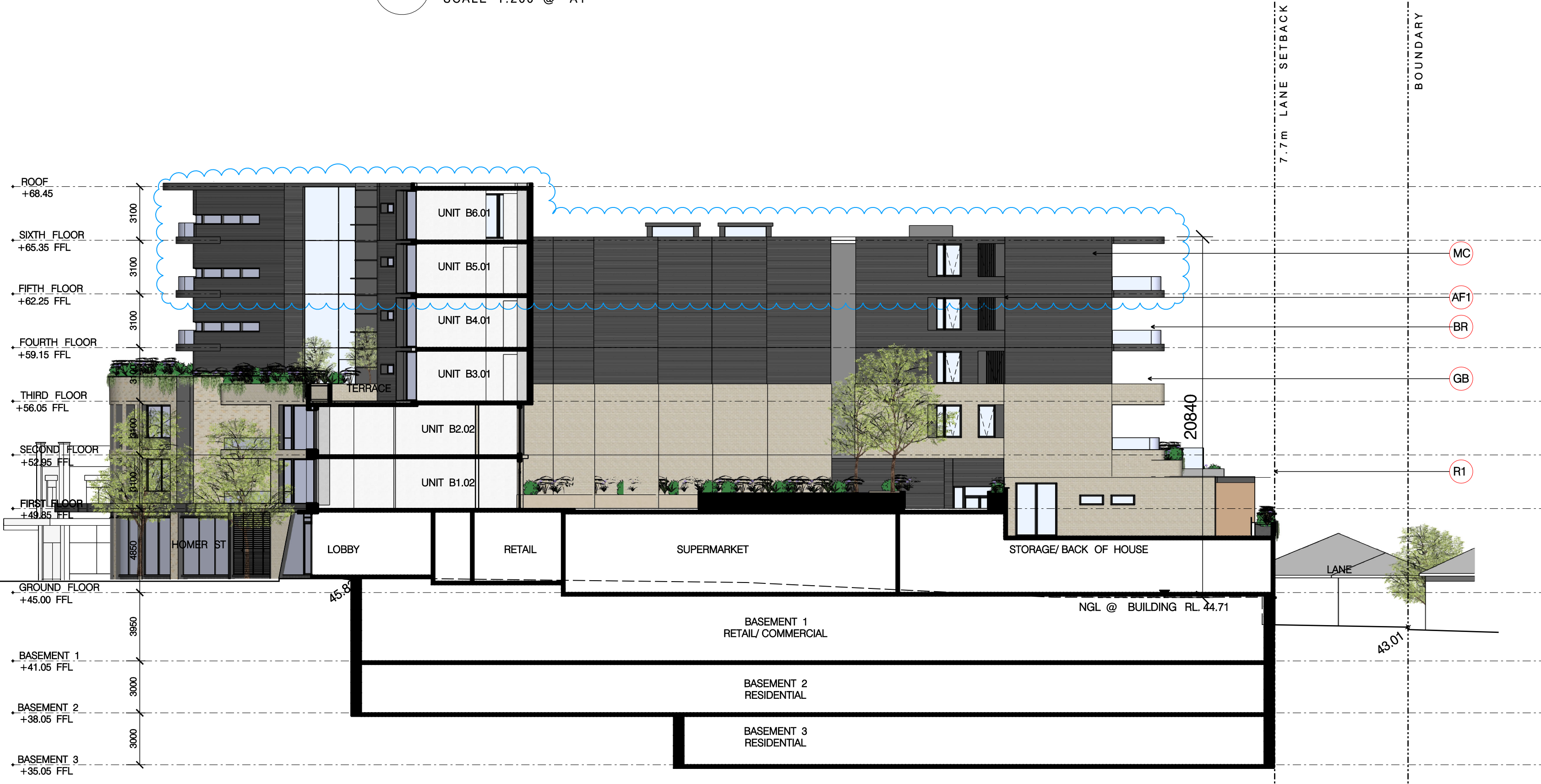
Issue:
H

SCHEDULE OF COLOURS & FINISHES:

	R1 RENDER & PAINT DULUX - DOMINO
	BR BRICK WALL
	MC METAL CLADDING MINI ORB CLADDING CONCRETE FINISH WALL
	GB FROSTED GLASS BALUSTRADE
	TL METAL CLADDING TIMBER FINISH LINING/LOUVERS
	R2 RENDER & PAINT DULUX - BROWN
	AF1 ALUMINIUM FRAME POWDER COAT FINISH CHARCOAL GREY WINDOWS AND DOORS



1 NORTH-EAST ELEVATION
SCALE 1:200 @ A1



2 EAST ELEVATION-CUT THROUGH PODIUM
SCALE 1:200 @ A1

LEGEND

PROPOSED DA
AMENDMENTS
SHOWN IN BLUE

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER	Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps
		4 star	4 star	4 star
Appliances:	Dishwashers	5.0 star water rating		
	Central rainwater tank	size 5000L to collect run-off from at least 269m ² of roof area and connection to allow for irrigation of 200m ² of common landscape area		
Fire	Fire sprinklers	Fire sprinklers are to be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.		
	Hot water system	Central hot water system – gas instantaneous		
ENERGY	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		
REFER TO APPROVED BASIX	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 living/bed (zoned)		
COMMON AREAS	Heating system	air-conditioning 1 Phase – EER 3.0-3.5 living/bed (zoned)		
	Artificial lighting	As per BASIX		
COMMON AREAS	Natural lighting	As per BASIX		
	Appliances:	Gas cooktop & electric oven in the kitchen of the dwellings		
COMMON AREAS	Dishwashers	3.5 star energy rating		
	Alternative energy supply	Photovoltaic system - Rated electrical output (min): 21.0 peak kW		
Refer to approved BASIX cert				

NatHERS summary for 221-235 & 241 Homer Street Earwood 2206		
Building Elements	Material	Detail
External walls – Levels 1 & 2	Brick veneer	R2.5 insulation (product value)
External walls – Levels 3 to 6	Lightweight metal clad/deed walls	R2.5 insulation (product value)
Internal walls within units	Plasterboard on studs	-
Common walls between units & Corridors	Hobbit + stud + Plasterboard	-
Common walls between units	Hobbit + stud + Plasterboard	-
Common walls between units and lift shaft/fire stairs	200mm concrete	-
Ceilings to nominated units	Plasterboard	R1.5 insulation (product value) to ceilings with roof to outside air units – A2.01, A2.02, A3.02, B2.01, B2.02, C1.02, C1.03, C1.04, C1.05
Ceilings to top floor units	Plasterboard	R2.5 insulation (product value) to ceilings with roof above – B3.04, B5.05, C5.01, C5.02, C5.03 & Level 6 units
Floors	Concrete	-
Roof	Concrete roof	-
Windows/Doors to all units except as stated below	Sliding windows/doors, fixed & louvre windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%
Windows/Doors to units – A3.01, A3.02, A4.01, A4.02, A5.01, A5.02, A6.01, A6.02, B1.01, B1.02, B2.01, B2.02, B3.01, B3.02, B4.01, B4.02, B5.01, B5.02, B6.01, B6.02, C1.01, C1.02, C1.03	Sliding windows/doors, fixed windows: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Windows/Doors to units – A3.01, A3.02, A4.01, A4.02, A5.01, A5.02, A6.01, A6.02, B1.01, B1.02, B2.01, B2.02, B3.01, B3.02, B4.01, B4.02, B5.01, B5.02, B6.01, B6.02, C1.01, C1.02, C1.03	Sliding windows/doors, fixed windows: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%
Ceiling fans	1200mm ceiling fans to Living and bedrooms – Units B1.03, B2.03, B3.03, B4.03, B5.03, B6.03	U value 5.40 or less and SHGC 0.48 +/- 10%
Note: In some climate zones, evaluation should be included with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing dampers to bathroom and ensuite exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements.		
Building & Energy Consultants Australia disclaims liability 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		

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

0 2 4 6 8 10

Date Printed:
25/10/2024

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ISSUE
REVISION DESCRIPTION

HE
MA
MA
MA
JA
APPD
DATE

26.09.24
23.09.22
22.12.21
29.11.21
28.06.21
21.08.20

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SITEX PTY LTD

Architect:

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Nominated Architect:
Jim Apostolou 7490

LOUCAS
ARCHITECTS

Project Details:

MIXED USE DEVELOPMENT
221-235 & 241 HOMER ST
& 208 WARDELL RD
EARLWOOD

Drawing Title:

ELEVATIONS

Project Number:

Pn-24006

Drawing Status:

AUTHORITY APPROVAL

Drawing Number:

A-022

Issue:

F

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Scale: 1:250 @A1 1:500 @A3

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Date Printed:
25/10/2024

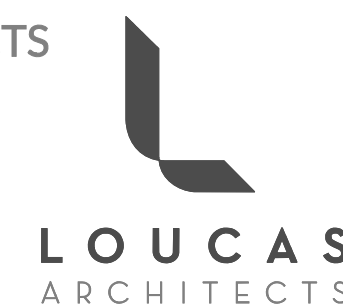
ISSUE FOR DA AMENDMENTS
AMENDED DA SUBMISSION
AMENDED DA SUBMISSION
ISSUE TO CONSULTANTS
DA AMENDMENTS FOR COUNCIL REVIEW
ISSUE FOR DEVELOPMENT APPROVAL
ISSUE REVISION DESCRIPTION

HE 26.09.24
MA 23.09.22
MA 22.12.21
MA 29.11.21
MA 28.06.21
JA 21.08.20
APPD DATE

Client:
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Project Details:
MIXED USE DEVELOPMENT
221-235 & 241 HOMER ST
& 208 WARDELL RD
EARLWOOD

Drawing Title:
STREETSCAPE ELEVATIONS

Project Number:
Pn-24006

Drawing Status:
AUTHORITY APPROVAL

Drawing Number:
A-023

Issue:
F

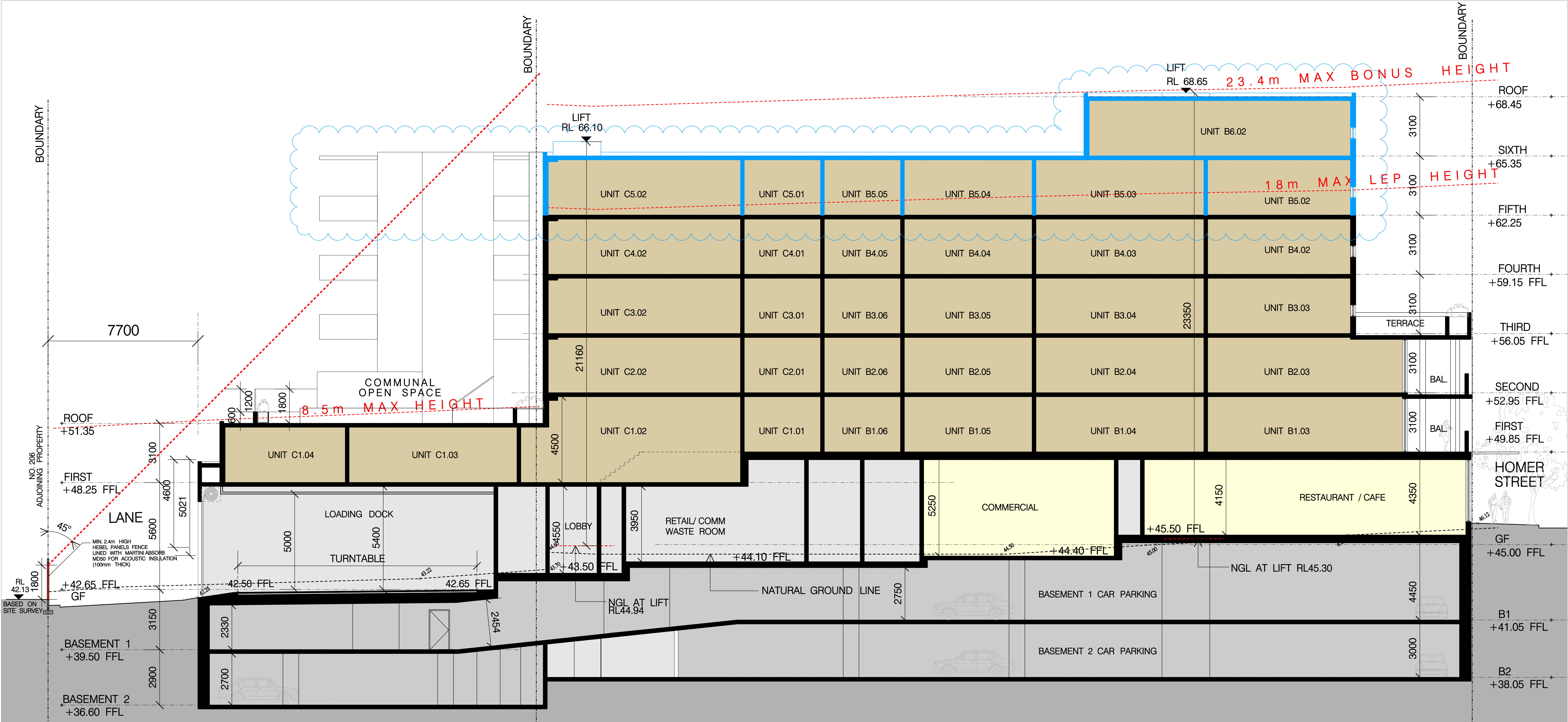
PLOT GENERATED BY LOUCAS ARCHITECTS | THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE | THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORTS AND DRAWINGS | COPYRIGHT OF THIS DRAWING IS VESTED IN LOUCAS ARCHITECTS



PROPOSED DA
AMENDMENTS
SHOWN IN BLUE

Northern Summers from 221-235 & 241 Homer Street Earlwood 2206			
Building Elements	Material	Detail	
External walls – Levels 1 & 2	Brick veneer	R2.5 insulation (product value)	
External walls – Levels 3 to 6	Lightweight metal cladded walls	R2.5 insulation (product value)	
Internal walls within units	Plasterboard on studs	-	
Common walls between units & Corridors	Hobel + stud = Plasterboard	-	
Common walls between units	Hobel + stud + Plasterboard	-	
Common walls between units and Lift shaft/ fire stairs	200mm concrete	-	
Ceilings to nominated units	Plasterboard	R2.5 insulation (product value) to ceilings with roof to outside air units A1.0, A2.0, A3.0, B2.0, B2.0, B2.0, C1.0, C1.0, C1.0, C1.0, C1.0, C1.0	
Ceilings to top floor units	Plasterboard	R2.5 insulation (product value) to ceilings with roof above – B5.0, B5.0, C5.0, C5.0, D5.0 & Level 6 areas	
Floors	Concrete		
Roof	Concrete		
Windows/Doors to all units except as stated below	Sliding windows/doors, fixed & fourse windows: Aluminium Frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%	
	Aiming windows: Aluminium Frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%	
Windows/Doors to units – A3.02, A3.07, A4.01, A4.06, A5.01, A5.06, A6.01, A6.06, B1.01, B1.02, B2.02, B2.05, B3.01, B3.02, B3.04, B4.01, B4.02, B5.01, B5.04, B6.01, B6.02, C1.02, C1.03	Sliding windows/doors, fixed windows: Aluminium Frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.57 +/- 10%	
	Aiming windows: Aluminium Frame, single glazed low e or similar	U value 4.50 or less and SHGC 0.49 +/- 10%	
Ceiling Tiles	1200mm ceiling fans for Living and Bedrooms – Units B1.03, 2.03 1200mm ceiling fans for Living only – Units B3.02, B4.02, B5.02, B6.02		
Lifting Units Have been rated with maximum LFL as required by our Northern Customers.			
Note: To ensure climate control, installer should be involved with the construction of underment and associated interlocking with adjoining building materials.			
Note: Self-closing door must be installed and escape exhaust fans.			
Note: Additional insulation may be required to meet acoustic requirements			
Building & Energy Consultants Australia disavows itself from any responsibility associated with the selection of insulation, marking type material, thermal breaks and other competency which fail to comply with the fire safety standards outlined under Part 9 of the BCA			





LEGEND

PROPOSED DA
AMENDMENTS
SHOWN IN BLUE

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 (6bu<=7.5l/min)	4 star	4 star	5 star
Appliances:	Dishwashers - 5.0 star water rating			
Alternative water source	Central rainwater tank - size 5000l to collect run-off from at least 259m2 of roof area and connection to allow for irrigation of 200m2 of common landscape area			
Fire sprinklers	Fire sprinklers are to be configured so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.			
ENERGY	Hot water system: Central hot water system - 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 living/bed (zoned)			
	Heating system: air-conditioning 1 Phase - EER 3.0-3.5 living/bed (zoned)			
COMMON AREAS	Artificial lighting: As per BASIX			
	Natural lighting: As per BASIX			
	Appliances:			
	Gas cooktop & electric oven in the kitchen of the dwellings			
	Dishwashers: 3.5 star energy rating			
COMMON AREAS	Alternative energy supply: Photovoltaic system - Rated electrical output (min): 21.0 peak kW			
	Refer to approved BASIX report			

Nothers summary for 221-235 & 241 Homer Street Earldwood 2206			
Building Elements	Material	Detail	
External walls - Levels 1 & 2	Brick veneer	R2.5 insulation (product value)	
External walls - Levels 3 to 6	Lightweight metal clad walls	R2.5 insulation (product value)	
Internal walls within units	Plasterboard on studs	-	
Common walls between units & Corridors	Hebel + stud + Plasterboard	-	
Common walls between units	Hebel + stud + Plasterboard	-	
Common walls between units and lift shaft/fire stairs	200mm concrete	-	
Ceilings to nominated units	Plasterboard	R1.5 insulation (product value) to ceilings with roof to outside air units - A2.01, A2.02, A3.02, B2.01, B2.02, B2.03, C1.02, C1.03, C1.04, C1.05	
Ceilings to top floor units	Plasterboard	R2.5 insulation (product value) to ceilings with roof above - B5.04, B5.05, C5.03, C5.02, C5.03 & Level 6 units	
Floors	Concrete	-	
Roof	Concrete roof	-	
Windows/Doors to all units except as stated below	Sliding windows/doors, fixed & square windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%	
Awning windows:	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%	
Windows/Doors to units - A3.01, A3.02, A4.01, A4.02, A5.01, A5.02, A6.01, A6.02, B1.03, B1.05, B2.02, B2.03, B2.05, B3.01, B3.02, B3.04, B4.02, B4.04, B5.02, B5.04, B6.01, B6.02, C1.02, C1.03	Sliding windows/doors, fixed windows: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53 +/- 10%	
Awning windows:	Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%	
Ceiling fans	1200mm ceiling fans to living and bedrooms - Units B1.03, 2.03	U value 5.40 or less and SHGC 0.49 +/- 10%	
Lighting: Units have been rated with non-ventilated LED downlights as per Nothers Certificate.			
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			
Note: Self-closing dampers to bathroom and ensuite exhaust fans.			
Note: Additional insulation may be required to meet acoustic requirements.			
Building & Energy Consultants Australia discloses 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 5 of the BCA.			

