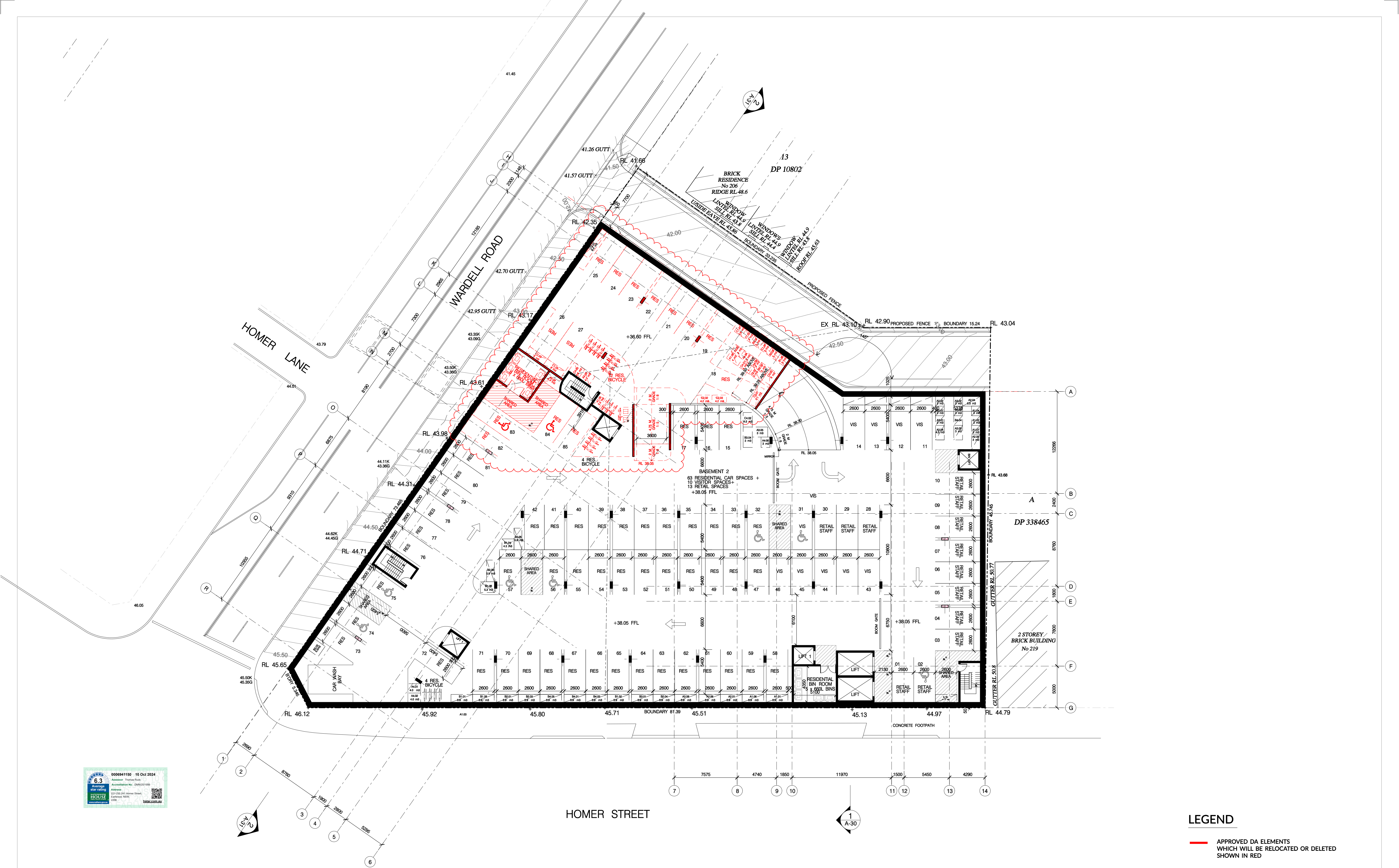




LEGEND

APPROVED DA ELEMENTS
WHICH WILL BE RELOCATED OR DELETED
SHOWN IN RED

True North

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

0 2 4 6 8 10

Date Printed:
09/10/2024

A	ISSUE FOR DA AMENDMENTS
ISSUE	REVISION DESCRIPTION
TL	26.09.24
APPD	DATE

Client:
SITEX PTY LTD

Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia

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

Nominated Architect:
Jim Apostolou 7490

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

Drawing Title:
BASEMENT 2 DEMOLITION PLAN

Project Number:
Pn-24006

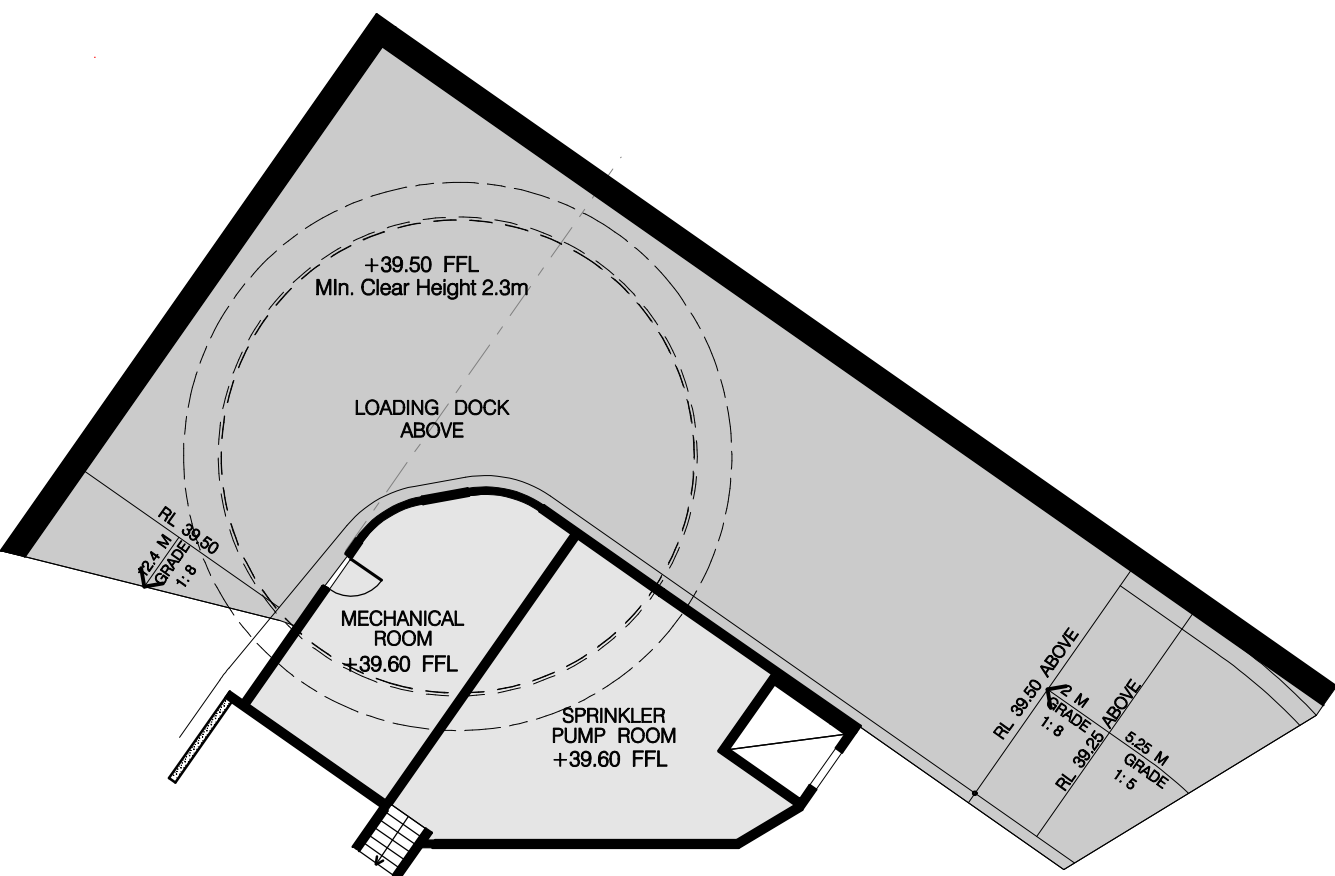
Drawing Status:
AUTHORITY APPROVAL

Drawing Number:
A-005A

Issue:
A

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

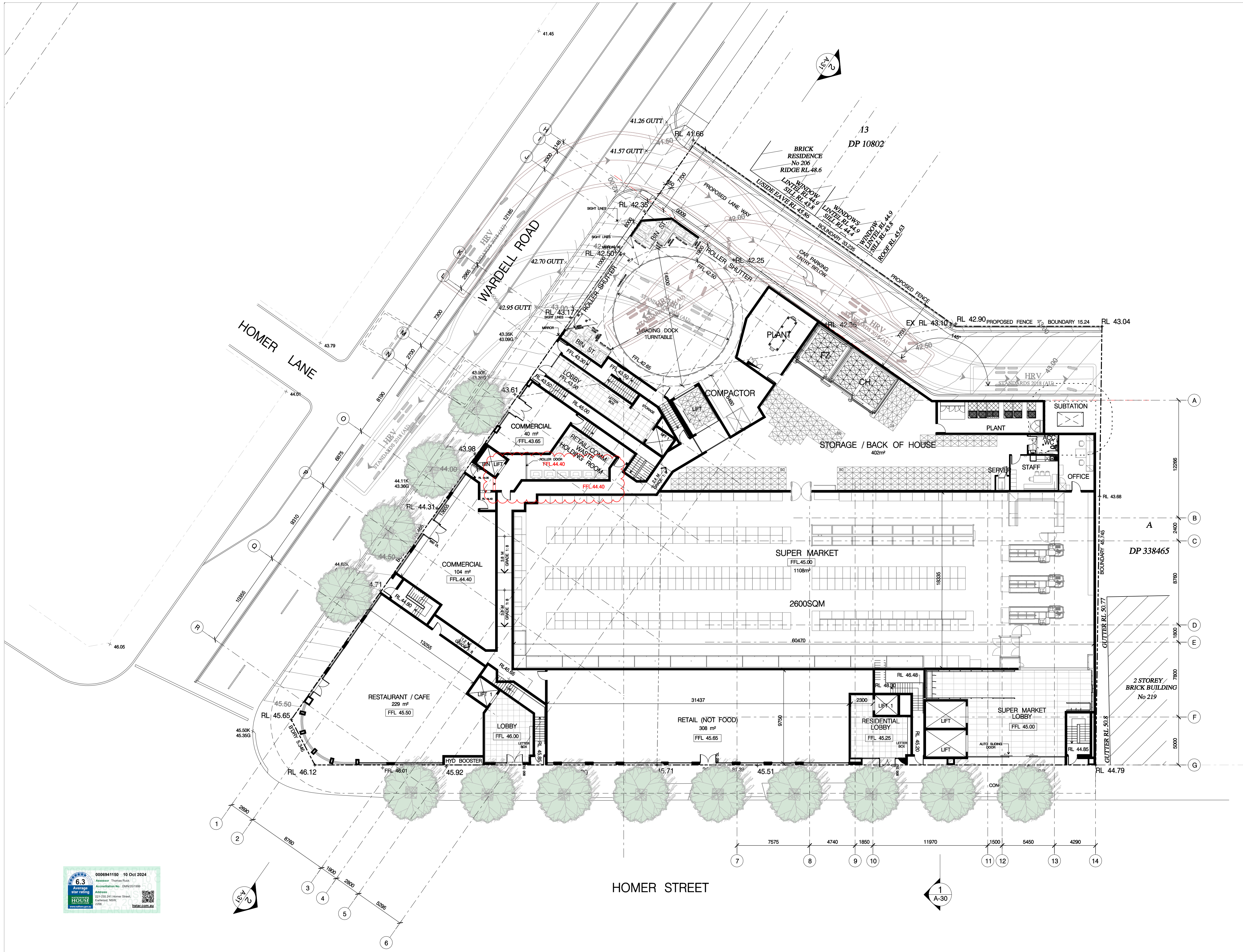




1 BASEMENT 1 PLAN

**APPROVED DA ELEMENTS
WHICH WILL BE RELOCATED OR DELETED
SHOWN IN RED**

True North		Scale: 1:200 @A1 1:400 @A3		Client: SITEX PTY LTD		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: MIXED USE DEVELOPMENT 221-235 & 241 HOMER ST & 208 WARDELL RD EARLWOOD		Drawing Title: BASEMENT 1 DEMOLITION PLAN		Project Number: Pn-24006		Drawing Number: A-005B	
Date Printed: 09/10/2024		A ISSUE FOR DA AMENDMENTS		TL 26.09.24		Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia Tel: (02) 8052 9600 Email: admin@loucasarc.com.au		LOUCAS ARCHITECTS		Issue: A		Authority Approval			
ISSUE		REVISION DESCRIPTION		APP'D DATE						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					



LEGEND

APPROVED DA ELEMENTS
WHICH WILL BE RELOCATED OR DELETED
SHOWN IN RED

True North		Scale: 1:200 @A1 1:400 @A3		Date Printed: 09/10/2024		A ISSUE		ISSUE FOR DA AMENDMENTS REVISION DESCRIPTION		TL APP'D		DATE 26.09.24		Client: SITEX PTY LTD 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: MIXED USE DEVELOPMENT 221-235 & 241 HOMER ST & 208 WARDELL RD EARLWOOD		Drawing Title: GROUND FLOOR DEMOLITION PLAN		Project Number: Pn-24006		Drawing Number: A-005C		Drawing Status: AUTHORITY APPROVAL		Issue: A		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	
-------------------	--	-----------------------------------	--	-------------------------------------	--	--------------------	--	---	--	---------------------	--	--------------------------	--	--	--	---	--	---	--	---	--	--	--	--	--	--	--	----------------------------	--	--	--



LEGEND :

- 3 BED
- 2 BED
- 1 BED
- CEILING FAN
- APPROVED DA ELEMENTS WHICH WILL BE RELOCATED OR DELETED SHOWN IN RED

True North		Scale: 1:200 @A1 1:400 @A3		Date Printed: 09/10/2024		Client: SITEX PTY LTD 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: MIXED USE DEVELOPMENT 221-235 & 241 HOMER ST & 208 WARDELL RD EARLWOOD		Drawing Title: FIRST FLOOR DEMOLITION PLAN		Project Number: Pn-24006 Drawing Status: AUTHORITY APPROVAL		Drawing Number: A-005D Issue: A		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	
-------------------	--	-----------------------------------	--	---------------------------------	--	--	--	--	--	---	--	---	--	---	--	---	--	---	--



LEGEND :

3 BED

2 BED

1 BED

CEILING FAN

APPROVED DA ELEMENTS WHICH WILL BE RELOCATED OR DELETED SHOWN IN RED

True North		Scale: 1:200 @A1 1:400 @A3				Client: SITEX PTY LTD		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: MIXED USE DEVELOPMENT 221-235 & 241 HOMER ST & 208 WARDELL RD EARLWOOD		Drawing Title: SECOND FLOOR DEMOLITION PLAN		Project Number: Pn-24006		Drawing Number: A-005E	
Date Printed: 09/10/2024		A		ISSUE FOR DA AMENDMENTS		JA		26.09.24									
		A		ISSUE		APP'D		DATE									
h:\projects\2024\pn_24006_221-241 homer st & 208 wardell rd earlwood\drawings\04 microstation\01 da\plot\A-005E_Second Floor Demolition Plan.dgn																	
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																	



LEGEND :

3 BED

2 BED

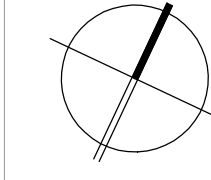
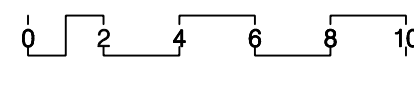
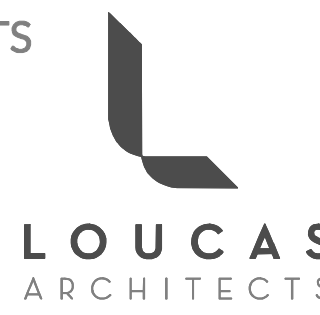
1 BED

CEILING FAN

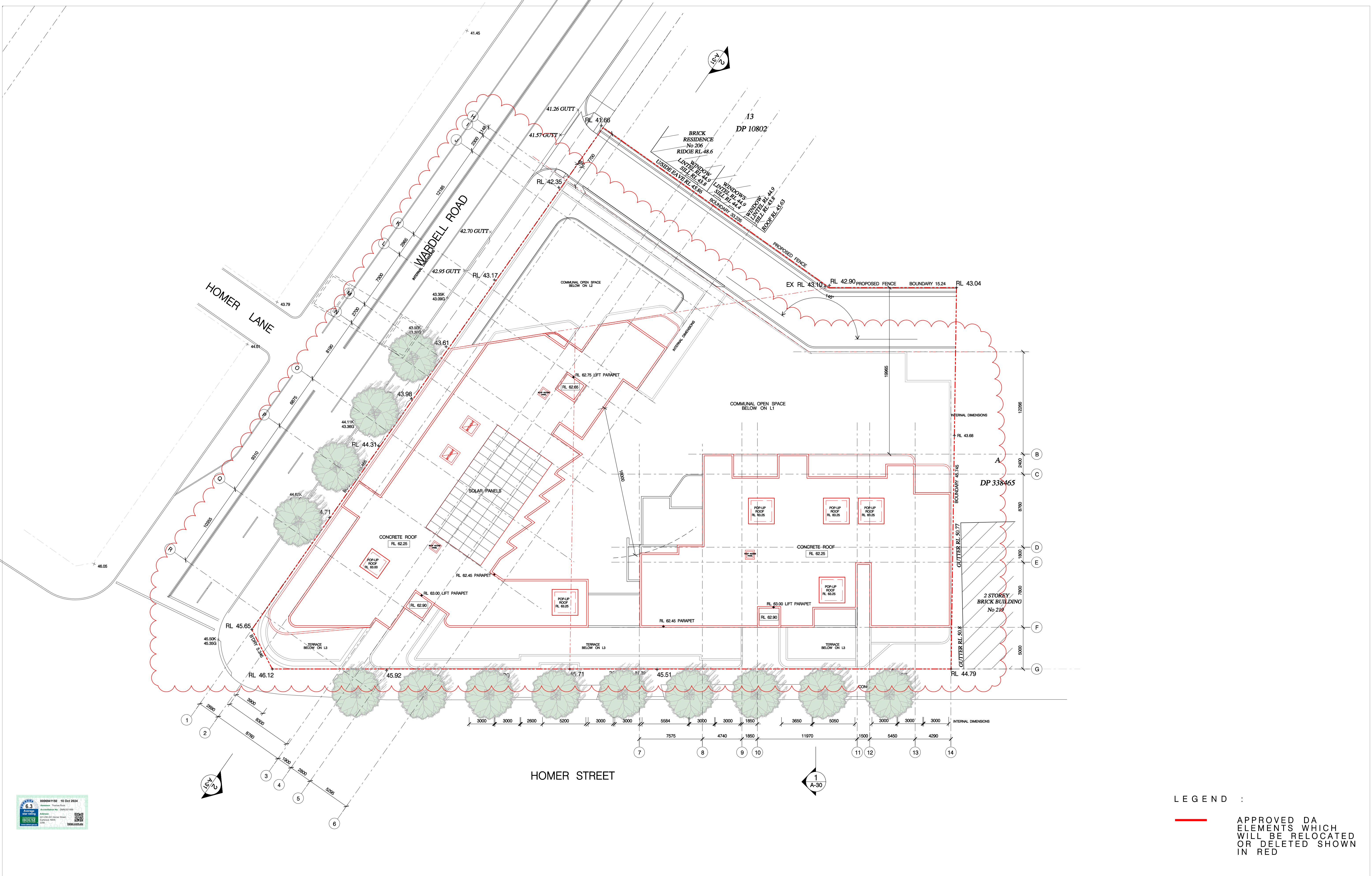
APPROVED DA ELEMENTS WHICH WILL BE RELOCATED OR DELETED SHOWN IN RED

True North	Scale: 1:200 @A1 1:400 @A3				Client: SITEX PTY LTD		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: MIXED USE DEVELOPMENT 221-235 & 241 HOMER ST & 208 WARDELL RD EARLWOOD		Drawing Title: THIRD FLOOR DEMOLITION PLAN		Project Number: Pn-24006		Drawing Number: A-005F		
											Drawing Status: AUTHORITY APPROVAL		Issue: A				
Date Printed: 09/10/2024		A ISSUE		ISSUE FOR DA AMENDMENTS REVISION DESCRIPTION		JA APPD		26.09.24 DATE								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	



True North 		Scale: 1:200 @A1 1:400 @A3 		Date Printed: 09/10/2024		A ISSUE		ISSUE FOR DA AMENDMENTS REVISION DESCRIPTION		TL APPD		26.09.24 DATE		Client: SITEX PTY LTD 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: MIXED USE DEVELOPMENT 221-235 & 241 HOMER ST & 208 WARDELL RD EARLWOOD		Drawing Title: FOURTH FLOOR DEMOLITION PLAN		Project Number: Pn-24006		Drawing Number: A-005G		Drawing Status: AUTHORITY APPROVAL		Issue: A		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	
--	--	---	--	-------------------------------------	--	--------------------	--	---	--	--------------------	--	--------------------------	--	--	--	---	--	---	--	---	--	--	--	--	--	--	--	----------------------------	--	--	--

h:\projects\2024\pn_24006_221-241 homer st & 208 wardell rd earlwood\drawings\04 microstation\01 da\plot\A-005G_Fourth Floor Demolition Plan.dgn



LEGEND :

— APPROVED DA ELEMENTS WHICH WILL BE RELOCATED OR DELETED SHOWN IN RED

True North		Scale: 1:200 @A1 1:400 @A3		Client:		Architect:		Project Details:		Drawing Title:		Project Number:		Drawing Number:	
				SITEX PTY LTD		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		MIXED USE DEVELOPMENT 221-235 & 241 HOMER ST & 208 WARDELL RD EARLWOOD		ROOF FLOOR DEMOLITION PLAN		Pn-24006		A-005H	
Date Printed: 09/10/2024		ISSUE FOR DA AMENDMENTS REVISION DESCRIPTION		Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia Tel: (02) 8052 9600 Email: admin@loucasarc.com.au								Authority Approval		A	
h:\projects\2024\pn_24006_221-241 homer st & 208 wardell rd earlwood\drawings\04 microstation\01 da\plot\A-005H_Roof Floor Demolition Plan.dgn				TL APPD DATE								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 READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER				
Fixtures	All Shower Heads: 4 star (6litres/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 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 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 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			
	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/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, A2.07, 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, 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%	
	Awning windows/ Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%	
	Sliding windows/doors, fixed windows/ Aluminium frame, fixed windows	U value 6.70 or less and SHGC 0.53 +/- 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, B3.01, B3.02, B3.04, B4.01, B4.04, B5.02, B5.04, B6.01, B6.02, C1.02, C1.03	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 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 Certificate.			
Note: In some climate zones, insulation should be installed with the consideration of condensation and associated interaction with adjoining building materials.			
Note: Self-closing door to bathroom and ensuite exhaust fans.			
Note: Additional insulation may be required to meet acoustic requirements			
Building & Energy Consultants Australia discloses that 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			



LEGEND :

PROPOSED DA AMENDMENTS SHOWN IN BLUE

BASEMENT 2 SCHEDULE	
DESCRIPTION	COUNT
Residential Visitor Parking	
Residential Visitor Accessible Parking	4
Staff Parking	
Retail Parking	
Residential Parking	42
Residential Adaptable Parking	
Residential Bicycle Racks	20

TOTAL - BASEMENT 2 CAR SPACES	46
TOTAL - BUILDING CAR SPACES	200

True North

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

Date Printed:
09/10/2024

A ISSUE

ISSUE FOR DA AMENDMENTS
REVISION DESCRIPTION

HE 26.09.24
APPD DATE

Client:
SITEX PTY LTD

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

Drawing Title:
BASEMENT 3 PLAN

Project Number:
Pn-24006

Drawing Status:
AUTHORITY APPROVAL

Drawing Number:
A-007

Issue:
A

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

h:\projects\2024\pn_24006_221-241 homer st & 208 wardell rd earwood\drawings\04 microstation\01 da\plot\A-007_Base ment 3 Plan.dgn

BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER				
Fixtures	All Shower Heads: 4 star(6.0lit=>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 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 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 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			
	Alternative energy supply: Photovoltaic system - Rated electrical output (min): 21.0 peak kW			
	Refer to approved BASIX report			

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/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, A2.07, 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, 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%	
	Awning windows/ Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%	
	Sliding windows/doors, fixed windows/ Aluminium frame, double glazed clear	U value 4.30 or less and SHGC 0.53 +/- 10%	
Awning windows 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, B3.01, B3.02, B3.04, B4.01, B4.04, B5.02, B5.04, B6.01, B6.02, C1.02, C1.03	Aluminium frame, double glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%	
Ceiling fans	Aluminium frame, single glazed low e or similar	-	
	1200mm ceiling fans to Living and bedrooms – Units B1.03, B2.01	-	
	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 Certificate.			
Note: In some climate zones, insulation should be installed with the consideration of condensation and associated interaction with adjoining building materials.			
Note: Self-closing door to bathroom and ensuite exhaust fans.			
Note: Additional insulation may be required to meet acoustic requirements			
Building & Energy Consultants Australia disclaims third party 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			



LEGEND :

PROPOSED DA AMENDMENTS SHOWN IN BLUE

BASEMENT 2 SCHEDULE	
DESCRIPTION	COUNT
Residential Visitor Parking	13
Residential Visitor Accessible Parking	1
Staff Parking	14
Retail Parking	0
Residential Parking	51
Residential Adaptable Parking	7
Residential Bicycle Racks	4

TOTAL - BASEMENT 2 CAR SPACES	86
TOTAL - BUILDING CAR SPACES	200

True North

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

Date Printed:
09/10/2024

ISSUE FOR DA AMENDMENTS
AMENDMENTS TO COUNCIL
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
HE 24.11.22
MA 23.09.22
MA 22.12.21
MA 29.11.21
MA 28.06.21
JA 21.08.20
APPD DATE

Client:
SITEX PTY LTD

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

Drawing Title:
BASEMENT 2 PLAN

Project Number:
Pn-24006

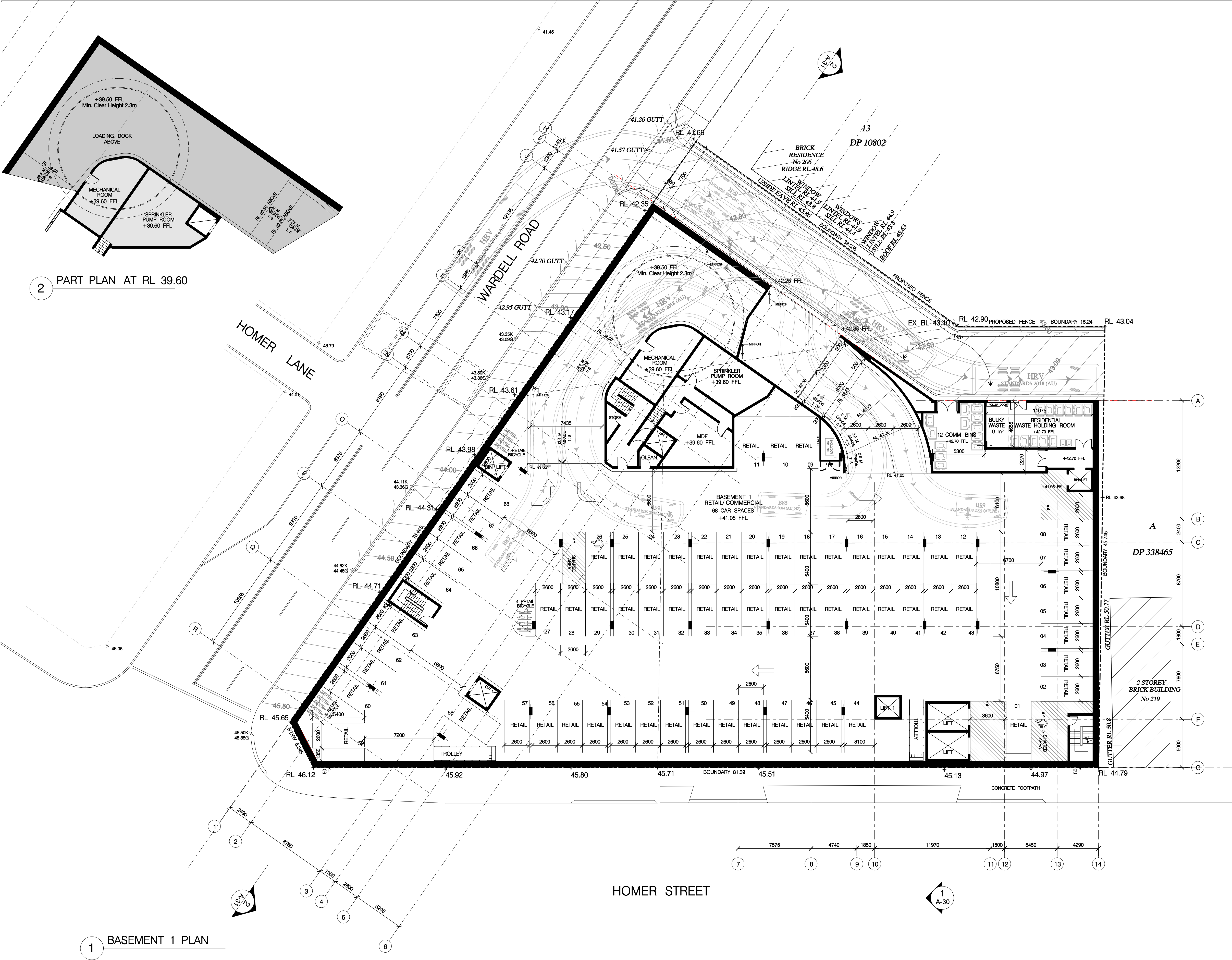
Drawing Status:
AUTHORITY APPROVAL

Drawing Number:
A-008

Issue:
G

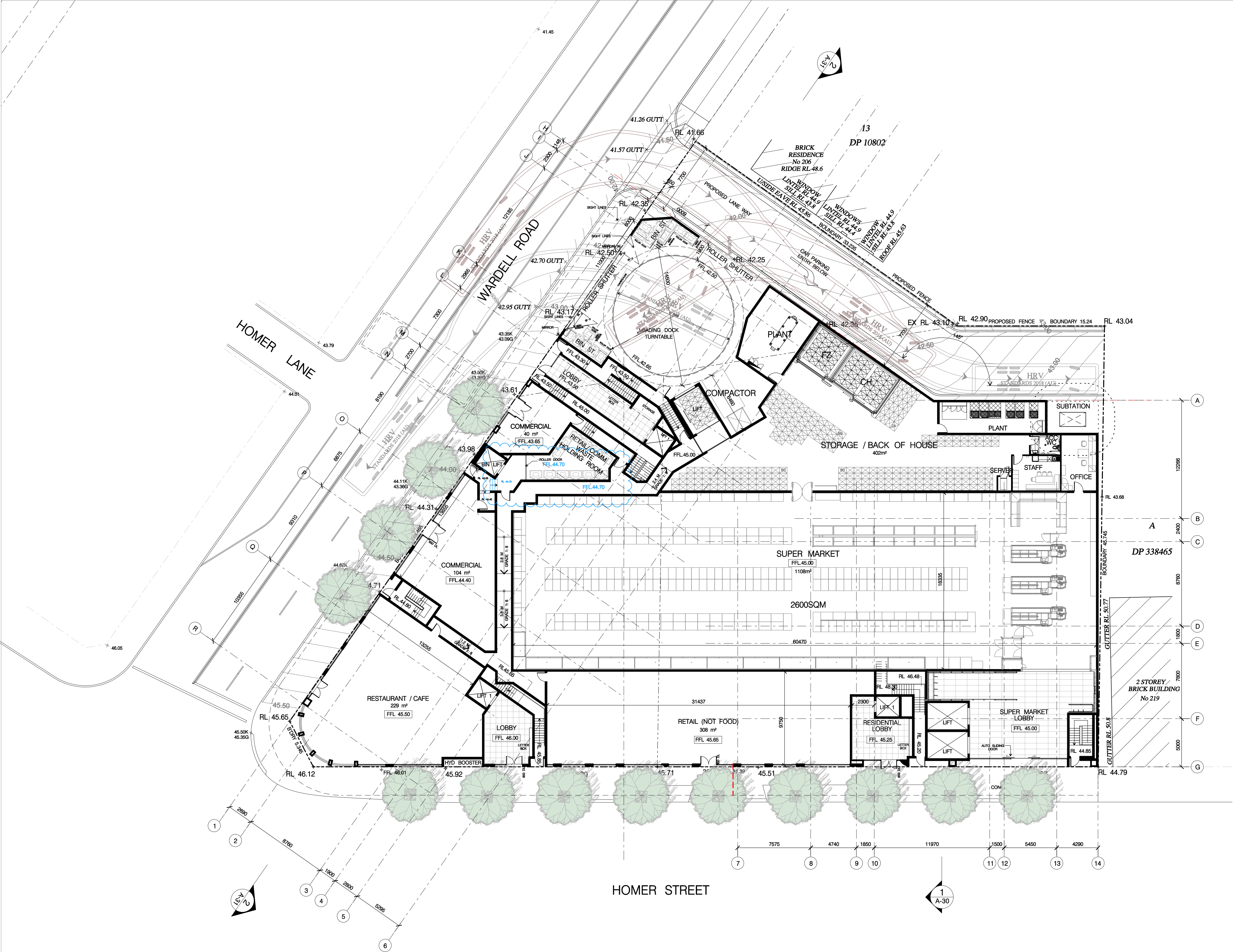
PLOT GENERATED BY LOUCAS ARCHITECTS | THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE | THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORTS AND DRAWINGS | COPYRIGHT OF THIS DRAWING IS VESTED IN LOUCAS ARCHITECTS

h:\projects\2024\pn_24006_221-241 homer st & 208 wardell rd earwood\drawings\04 microstation\01 da\plot\A-008_Baseament 2 Plan.dgn



BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER				
Fixtures	All Shower Heads 4 star(4.5out<=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 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 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 living/bed (zoned)			
	Heating system: air-conditioning 1 Phase - EER 3.0-3.5 living/bed (zoned)			
COMMON AREAS	Artificial 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 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/d walls	R2.5 insulation (product value)
Internal walls within units		Plasterboard on studs	
Common walls between units & Corridors		Hiebel + stud + Plasterboard	
Common walls between units		Hiebel + 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 -
Ceilings to top floor units		Plasterboard	A2.01, A2.07, A3.02, B2.01, B2.02, B2.03, C1.02, C1.03, C1.04, C1.05
Floors		Concrete	R2.5 insulation (product value) to floors with roof above - B5.04, B5.05, C5.01, C5.02, C5.03 & Level 4 units
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%
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, A3.03, A3.04, A3.05, A3.06, A3.07, A3.08, A3.09, A3.10, A3.11, A3.12, A3.13, A3.14, A3.15, A3.16, A3.17, A3.18, A3.19, A3.20, A3.21, A3.22, A3.23, A3.24, A3.25, A3.26, A3.27, A3.28, A3.29, A3.30, A3.31, A3.32, A3.33, A3.34, A3.35, A3.36, A3.37, A3.38, A3.39, A3.40, A3.41, A3.42, A3.43, A3.44, A3.45, A3.46, A3.47, A3.48, A3.49, A3.50, A3.51, A3.52, A3.53, A3.54, A3.55, A3.56, A3.57, A3.58, A3.59, A3.60, A3.61, A3.62, A3.63, A3.64, A3.65, A3.66, A3.67, A3.68, A3.69, A3.70, A3.71, A3.72, A3.73, A3.74, A3.75, A3.76, A3.77, A3.78, A3.79, A3.80, A3.81, A3.82, A3.83, A3.84, A3.85, A3.86, A3.87, A3.88, A3.89, A3.90, A3.91, A3.92, A3.93, A3.94, A3.95, A3.96, A3.97, A3.98, A3.99, A4.00, A4.01, A4.02, A4.03, A4.04, A4.05, A4.06, A4.07, A4.08, A4.09, A4.10, A4.11, A4.12, A4.13, A4.14, A4.15, A4.16, A4.17, A4.18, A4.19, A4.20, A4.21, A4.22, A4.23, A4.24, A4.25, A4.26, A4.27, A4.28, A4.29, A4.30, A4.31, A4.32, A4.33, A4.34, A4.35, A4.36, A4.37, A4.38, A4.39, A4.40, A4.41, A4.42, A4.43, A4.44, A4.45, A4.46, A4.47, A4.48, A4.49, A4.50, A4.51, A4.52, A4.53, A4.54, A4.55, A4.56, A4.57, A4.58, A4.59, A4.60, A4.61, A4.62, A4.63, A4.64, A4.65, A4.66, A4.67, A4.68, A4.69, A4.70, A4.71, A4.72, A4.73, A4.74, A4.75, A4.76, A4.77, A4.78, A4.79, A4.80, A4.81, A4.82, A4.83, A4.84, A4.85, A4.86, A4.87, A4.88, A4.89, A4.90, A4.91, A4.92, A4.93, A4.94, A4.95, A4.96, A4.97, A4.98, A4.99, A5.00, A5.01, A5.02, A5.03, A5.04, A5.05, A5.06, A5.07, A5.08, A5.09, A5.10, A5.11, A5.12, A5.13, A5.14, A5.15, A5.16, A5.17, A5.18, A5.19, A5.20, A5.21, A5.22, A5.23, A5.24, A5.25, A5.26, A5.27, A5.28, A5.29, A5.30, A5.31, A5.32, A5.33, A5.34, A5.35, A5.36, A5.37, A5.38, A5.39, A5.40, A5.41, A5.42, A5.43, A5.44, A5.45, A5.46, A5.47, A5.48, A5.49, A5.50, A5.51, A5.52, A5.53, A5.54, A5.55, A5.56, A5.57, A5.58, A5.59, A5.60, A5.61, A5.62, A5.63, A5.64, A5.65, A5.66, A5.67, A5.68, A5.69, A5.70, A5.71, A5.72, A5.73, A5.74, A5.75, A5.76, A5.77, A5.78, A5.79, A5.80, A5.81, A5.82, A5.83, A5.84, A5.85, A5.86, A5.87, A5.88, A5.89, A5.90, A5.91, A5.92, A5.93, A5.94, A5.95, A5.96, A5.97, A5.98, A5.99, A6.00, A6.01, A6.02, A6.03, A6.04, A6.05, A6.06, A6.07, A6.08, A6.09, A6.10, A6.11, A6.12, A6.13, A6.14, A6.15, A6.16, A6.17, A6.18, A6.19, A6.20, A6.21, A6.22, A6.23, A6.24, A6.25, A6.26, A6.27, A6.28, A6.29, A6.30, A6.31, A6.32, A6.33, A6.34, A6.35, A6.36, A6.37, A6.38, A6.39, A6.40, A6.41, A6.42, A6.43, A6.44, A6.45, A6.46, A6.47, A6.48, A6.49, A6.50, A6.51, A6.52, A6.53, A6.54, A6.55, A6.56, A6.57, A6.58, A6.59, A6.60, A6.61, A6.62, A6.63, A6.64, A6.65, A6.66, A6.67, A6.68, A6.69, A6.70, A6.71, A6.72, A6.73, A6.74, A6.75, A6.76, A6.77, A6.78, A6.79, A6.80, A6.81, A6.82, A6.83, A6.84, A6.85, A6.86, A6.87, A6.88, A6.89, A6.90, A6.91, A6.92, A6.93, A6.94, A6.95, A6.96, A6.97, A6.98, A6.99, A7.00, A7.01, A7.02, A7.03, A7.04, A7.05, A7.06, A7.07, A7.08, A7.09, A7.10, A7.11, A7.12, A7.13, A7.14, A7.15, A7.16, A7.17, A7.18, A7.19, A7.20, A7.21, A7.22, A7.23, A7.24, A7.25, A7.26, A7.27, A7.28, A7.29, A7.30, A7.31, A7.32, A7.33, A7.34, A7.35, A7.36, A7.37, A7.38, A7.39, A7.40, A7.41, A7.42, A7.43, A7.44, A7.45, A7.46, A7.47, A7.48, A7.49, A7.50, A7.51, A7.52, A7.53, A7.54, A7.55, A7.56, A7.57, A7.58, A7.59, A7.60, A7.61, A7.62, A7.63, A7.64, A7.65, A7.66, A7.67, A7.68, A7.69, A7.70, A7.71, A7.72, A7.73, A7.74, A7.75, A7.76, A7.77, A7.78, A7.79, A7.80, A7.81, A7.82, A7.83, A7.84, A7.85, A7.86, A7.87, A7.88, A7.89, A7.90, A7.91, A7.92, A7.93, A7.94, A7.95, A7.96, A7.97, A7.98, A7.99, A8.00, A8.01, A8.02, A8.03, A8.04, A8.05, A8.06, A8.07, A8.08, A8.09, A8.10, A8.11, A8.12, A8.13, A8.14, A8.15, A8.16, A8.17, A8.18, A8.19, A8.20, A8.21, A8.22, A8.23, A8.24, A8.25, A8.26, A8.27, A8.28, A8.29, A8.30, A8.31, A8.32, A8.33, A8.34, A8.35, A8.36, A8.37, A8.38, A8.39, A8.40, A8.41, A8.42, A8.43, A8.44, A8.45, A8.46, A8.47, A8.48, A8.49, A8.50, A8.51, A8.52, A8.53, A8.54, A8.55, A8.56, A8.57, A8.58, A8.59, A8.60, A8.61, A8.62, A8.63, A8.64, A8.65, A8.66, A8.67, A8.68, A8.69, A8.70, A8.71, A8.72, A8.73, A8.74, A8.75, A8.76, A8.77, A8.78, A8.79, A8.80, A8.81, A8.82, A8.83, A8.84, A8.85, A8.86, A8.87, A8.88, A8.89, A8.90, A8.91, A8.92, A8.93, A8.94, A8.95, A8.96, A8.97, A8.98, A8.99, A9.00, A9.01, A9.02, A9.03, A9.04, A9.05, A9.06, A9.07, A9.08, A9.09, A9.10, A9.11, A9.12, A9.13, A9.14, A9.15, A9.16, A9.17, A9.18, A9.19, A9.20, A9.21, A9.22, A9.23, A9.24, A9.25, A9.26, A9.27, A9.28, A9.29, A9.30, A9.31, A9.32, A9.33, A9.34, A9.35, A9.36, A9.37, A9.38, A9.39, A9.40, A9.41, A9.42, A9.43, A9.44, A9.45, A9.46, A9.47, A9.48, A9.49, A9.50, A9.51, A9.52, A9.53, A9.54, A9.55, A9.56, A9.57, A9.58, A9.59, A9.60, A9.61, A9.62, A9.63, A9.64, A9.65, A9.66, A9.67, A9.68, A9.69, A9.70, A9.71, A9.72, A9.73, A9.74, A9.75, A9.76, A9.77, A9.78, A9.79, A9.80, A9.81, A9.82, A9.83, A9.84, A9.85, A9.86, A9.87, A9.88, A9.89, A9.90, A9.91, A9.92, A9.93, A9.94, A9.95, A9.96, A9.97, A9.98, A9.99, A10.00, A10.01, A10.02, A10.03, A10.04, A10.05, A10.06, A10.07, A10.08, A10.09, A10.10, A10.11, A10.12, A10.13, A10.14, A10.15, A10.16, A10.17, A10.18, A10.19, A10.20, A10.21, A10.22, A10.23, A10.24, A10.25, A10.26, A10.27, A10.28, A10.29, A10.30, A10.31, A10.32, A10.33, A10.34, A10.35, A10.36, A10.37, A10.38, A10.39, A10.40, A10.41, A10.42, A10.43, A10.44, A10.45, A10.46, A10.47, A10.48, A10.49, A10.50, A10.51, A10.52, A10.53, A10.54, A10.55, A10.56, A10.57, A10.58, A10.59, A10.60, A10.61, A10.62, A10.63, A10.64, A10.65, A10.66, A10.67, A10.68, A10.69, A10.70, A10.71, A10.72, A10.73, A10.74, A10.75, A10.76, A10.77, A10.78, A10.79, A10.80, A10.81, A10.82, A10.83, A10.84, A10.85, A10.86, A10.87, A10.88, A10.89, A10.90, A10.91, A10.92, A10.93, A10.94, A10.95, A10.96, A10.97, A10.98, A10.99, A11.00, A11.01, A11.02, A11.03, A11.04, A11.05, A11.06, A11.07, A11.08, A11.09, A11.10, A11.11, A11.12, A11.13, A11.14, A11.15, A11.16, A11.17, A11.18, A11.19, A11.20, A11.21, A11.22, A11.23, A11.24, A11.25, A11.26, A11.27, A11.28, A11.29, A11.30, A11.31, A11.32, A11.33, A11.34, A11.35, A11.36, A11.37, A11.38, A11.39, A11.40, A11.41, A11.42, A11.43, A11.44, A11.45, A11.46, A11.47, A11.48, A11.49, A11.50, A11.51, A11.52, A11.53, A11.54, A11.55, A11.56, A11.57, A11.58, A11.59, A11.60, A11.61, A11.62, A11.63, A11.64, A11.65, A11.66, A11.67, A11.68, A11.69, A11.70, A11.71, A11.72, A11.73, A11.74, A11.75, A11.76, A11.77, A11.78, A11.79, A11.80, A11.81, A11.82, A11.83, A11.84, A11.85, A11.86, A11.87, A11.88, A11.89, A11.90, A11.91, A11.92, A11.93, A11.94, A11.95, A11.96, A11.97, A11.98, A11.99, A12.00, A12.01, A12.02, A12.03, A12.04, A12.05, A12.06, A12.07, A12.08, A12.09, A12.10, A12.11, A12.12, A12.13, A12.14, A12.15, A12.16, A12.17, A12.18, A12.19, A12.20, A12.21, A12.22, A12.23, A12.24, A12.25, A12.26, A12.27, A12.28, A12.29, A12.30, A12.31, A12.32, A12.33, A12.34, A12.35, A12.36, A12.37, A12.38, A12.39, A12.40, A12.41, A12.42, A12.43, A12.44, A12.45, A12.46, A12.47, A12.48, A12.49, A12.50, A12.51, A12.52, A12.53, A12.54, A12.55, A12.56, A12.57, A12.58, A12.59, A12.60, A12.61, A12.62, A12.63, A12.64, A12.65, A12.66, A12.67, A12.68, A12.69, A12.70, A12.71, A12.72, A12.73, A12.74, A12.75, A12.76, A12.77, A12.78, A12.79, A12.80, A12.81, A12.82, A12.83, A12.84, A12.85, A12.86, A12.87, A12.88, A12.89, A12.90, A12.91, A12.92, A12.93, A12.94, A12.95, A12.96, A12.97, A12.98, A12.99, A13.00, A13.01, A13.02, A13.03, A13.04, A13.05, A13.06, A13.07, A13.08, A13.09, A13.10, A13.11, A13.12, A13.13, A13.14, A13.15, A13.16, A13.17, A13.18, A13.19, A13.20, A13.21, A13.22, A13.23, A13.24, A13.25, A13.26, A13.27, A13.28, A13.29, A13.30, A13.31, A13.32, A13.33, A13.34, A13.35, A13.36, A13.37, A13.38, A13.39, A13.40, A13.41, A13.42, A13.43, A13.44, A13.45, A13.46, A13.47, A13.48, A13.49, A13.50, A13.51, A13.52, A13.53, A13.54, A13.55, A13.56, A13.57, A13.58, A13.59, A13.60, A13.61, A13.62, A13.63, A13.64, A13.65, A13.66, A13.67, A13.68, A13.69, A13.70, A13.71, A13.72, A13.73, A13.74, A13.75, A13.76, A13.77, A13.78, A13.79, A13.80, A13.81, A13.82, A13.83, A13.84, A13.85, A13.86, A13.87, A13.88, A13.89, A13.90, A13.91, A13.92, A13.93, A13.94, A13.95, A13.96, A13.97, A13.98, A13.99, A14.00, A14.01, A14.02, A14.03, A14.04, A14.05, A14.06, A14.07, A14.08, A14.09, A14.10, A14.11, A14.12, A14.13, A14.14, A14.15, A14.16, A14.17, A14.18, A14.19, A14.20, A14.21, A14.22, A14.23, A14.24, A14.25, A14.26, A14.27, A14.28, A14.29, A14.30, A14.31, A14.32, A14.33, A14.34, A14.35, A14.36, A14.37, A14.38, A14.39, A14.40, A14.41, A14.42, A14.43, A14.44, A14.45, A14.46, A14.47, A14.48, A14.49, A14.50, A14.51, A14.52, A14.53, A14.54, A14.55, A14.56, A14.57, A14.58, A14.59, A14.60, A14.61, A14.62, A14.63, A14.64, A14.65, A14.66, A14.67, A14.68, A14.69, A14.70, A14.71, A14.72, A14.73, A14.74, A14.75, A14.76, A14.77, A14.78, A14.79, A14.80, A14.81, A14.82, A14.83, A14.84, A14.85, A14.86, A14.87, A14.88, A14.89, A14.90, A14.91, A14.92, A14.93, A14.94, A14.95, A14.96, A14.97, A14.98, A14.99, A15.00, A15.01, A15.02, A15.03, A15.04, A15.05, A15.06, A15.07, A15.08, A15.09, A15.10, A15.11, A15.12, A15.13, A15.14, A15.15, A15.16, A15.17, A15.18, A15.19, A15.20, A15.21, A15.22, A15.23, A15.24, A15.25, A15.26, A15.27, A15.28, A15.29, A15.30, A15.31, A15.32, A15.33, A15.34, A15.35, A15.36, A15.37, A15.38, A15.39, A15.40, A15.41, A15.42, A15.43, A15.44, A15.45, A15.46, A15.47, A15.48, A15.49, A15.50, A15.51, A15.52, A15.53, A15.54, A15.55, A15.56, A15.57, A15.58, A15.59, A15.60, A15.61, A15.62, A15.63, A15.64, A15.65, A15.66, A15.67, A15.68, A15.69, A15.70, A15.71, A15.72, A15.73, A15.74, A15.75, A15.76, A15.77, A15.78, A15.79, A15.80, A15.81, A15.82, A15.83, A15.84, A15.85, A15.86, A15.87, A15.88, A15.89, A15.90, A15.91, A15.92, A15.93, A15.94, A15.95, A15.96, A15.97, A15.98, A15.99, A16.00, A16.01, A16.02, A16.03, A16.04, A16.05, A16.06, A16.07, A16.08, A16.09, A16.10, A16.11, A16.12, A16.13, A16.14, A16.15, A16.16, A16.17, A16.18, A16.19, A16.20, A16.21, A16.22, A16.23, A16.24, A16.25, A16.26, A16.27, A16.28, A16.29, A16.30, A16.31, A16.32, A16.33, A16.34, A16.35, A16.36, A16.37, A16.38, A16.39, A16.40, A16.41, A16.42, A16.43, A16.44, A16.45, A16.46, A16.47, A16.48, A16.49, A16.50, A16.51, A16.52, A16.53, A16.54, A16.55, A16.56, A16.57, A16.58, A16.59, A16.60, A16.61, A16.62, A16.63, A16.64, A16.65, A16.66, A16.67, A16.68, A16.69, A16.70, A16.71, A16.72, A16.73, A16.74, A16.75, A16.76, A16.77, A16.78, A16.79, A16.80, A16.81, A16.82, A16.83, A16.84, A16.85, A16.86, A16.87, A16.88, A16.89, A16.90, A16.91, A16.92, A16.93, A16.94, A16.95, A16.96, A16.97, A16.98, A16.99, A17.00, A17.01, A17.02, A17.03, A17.04, A17.05, A17.06, A17.07, A17.08, A17.09, A17.10, A17.11, A17.12, A17.13, A17.14, A17.15, A17.16, A17.17, A17.18, A17.19, A17.20, A17.21, A17.22, A17.23, A17.24, A17.25, A17.26, A17.27, A17.28, A17.29, A17.30, A17.31, A17.32, A17.33, A17.34, A17.35, A17.36, A17.37, A17.38, A17.39, A17.40, A17.41, A17.42, A17.43, A17.44, A17.45, A17.46, A17.47, A17.48, A17.49, A17.50, A17.51, A17.52, A17.53, A17.54, A17.55, A17.56, A17.57, A17.58, A17.59, A17.60, A17.61, A17.62, A17.63, A17.64, A17.65, A17.66, A17.67, A17.68, A17.69, A17.70, A17.71, A17.72, A17.73, A17.74, A17.75, A17.76, A17.77, A17.78, A17.79, A17.80, A17.81, A17.82, A17.83, A17.84, A17.85, A17.86, A17.87, A17.88, A17.89, A17.90, A17.91, A17.92, A17.93, A17.94, A17.95, A17.96, A17.97, A17.98, A17.99, A18.00, A18.01, A18.02, A18.03, A18.04, A18.05, A18.06, A18.07, A18.08, A18.09, A18.10, A18.11, A18.12, A18.13, A18.14, A18.15, A18.16, A18.17, A18.18, A18.19, A18.20, A18.21, A18.22, A18.23, A18.24, A18.25, A18.26, A18.27, A18.28, A18.29, A18.30, A18.31, A18.32, A18.33, A18.34, A18.35, A18.36, A18.37, A18.38, A18.39, A18.40, A18.41, A18.42, A18.43, A18.44, A18.45, A18.46, A18.47, A18.48, A18.49, A18.50, A18.51, A18.52, A18.53, A18.54, A18.55, A18.56, A18.57, A18.58, A18.59, A18.60, A18.61, A18.62, A18.63, A18.64, A18.65, A18.66, A18.67, A18.68, A18.69, A18.70, A18.71, A18.72, A18.73, A18.74, A18.75, A18.76, A18.77, A18.78, A18.79, A18.80, A18.81, A18.82, A18.83, A18.84, A18.85, A18.86, A18.87, A18.88, A18.89, A18.90, A18.91, A18.92, A18.93, A18.94, A18.95, A18.96, A18.97, A18.98, A18.99, A19.00, A19.01, A19.02, A19.03, A19.04, A19.05, A19.06, A19.07, A19.08, A19.09, A19.10, A19.11, A19.12, A19.13, A19.14, A19.15, A19.16, A19.17, A19.18, A19.19, A19.20, A19.21, A19.22, A19.23, A19.24, A19.25, A19.26, A19.27, A19.28, A19.29, A19.30, A19.31, A19.32, A19.33, A19.34, A19.35, A19.36, A19.37, A19.38, A19.39, A19.40, A19.41, A19.42, A19.43, A19.44, A19.45, A19.46, A19.47, A19.48, A19.49, A19.50, A19.51, A19.52, A19.53, A19.54, A19.55, A19.56, A19.57, A19.58, A19.59, A19.60, A19.61, A19.62, A19.63, A19.64, A19.65, A19.66, A19.67, A19.68, A19.69, A19.70, A19.71, A19.72, A19.73, A19.74, A19.75, A19.76, A19.77, A19.78, A19.79, A19.80, A19.81, A19.82, A19.83, A19.84, A19.85, A19.86, A19.87, A19.88, A19.89, A19.90, A19.91, A19.92, A19.93, A19.94, A19.95, A19.96, A19.97, A19.98, A19.99, A20.00, A20.01, A20.02, A20.03, A20.04, A20.05, A20.06, A20.07, A20.08, A20.09, A20.10, A20.11, A20.12, A20.13, A20.14, A20.15, A20.16, A20.17, A20.18, A20.19, A20.20, A20.21, A20.22, A20.23, A20.24, A20.25, A20.26, A20.27, A20.28, A20.29, A20.30, A20.31, A20.32, A20.33, A20.34, A20.35, A20.36, A20.37, A20.38, A20.39, A20.40, A20.41, A20.42, A20.43, A20.44, A20.45, A20.46, A20.47, A20.48, A20.49, A20.50, A20.51, A20.52, A20.53, A20.54, A20.55, A20.56, A20.57, A20.58, A20.59, A20.60, A20.61, A20.62, A20.63, A20.64, A20.65, A20.66, A20.67, A20.68, A20.69, A20.70, A20.71, A20.72, A20.73			



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 (p6) < 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 269m2 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 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 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			
	Alternative energy supply: Photovoltaic system - Rated electrical output (min): 21.0 peak kW			

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 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 - A1.01, A2.07, A3.02, B2.01, B2.02, B2.03, C1.01, 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, C5.01, 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%	
	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, A4.03, A4.04, A4.05, A4.06, A4.07, A4.08, A4.09, A4.10, A4.11, A4.12, A4.13, A4.14, A4.15, A4.16, A4.17, A4.18, A4.19, A4.20, A4.21, A4.22, A4.23, A4.24, A4.25, A4.26, A4.27, A4.28, A4.29, A4.30, A4.31, A4.32, A4.33, A4.34, A4.35, A4.36, A4.37, A4.38, A4.39, A4.40, A4.41, A4.42, A4.43, A4.44, A4.45, A4.46, A4.47, A4.48, A4.49, A4.50, A4.51, A4.52, A4.53, A4.54, A4.55, A4.56, A4.57, A4.58, A4.59, A4.60, A4.61, A4.62, A4.63, A4.64, A4.65, A4.66, A4.67, A4.68, A4.69, A4.70, A4.71, A4.72, A4.73, A4.74, A4.75, A4.76, A4.77, A4.78, A4.79, A4.80, A4.81, A4.82, A4.83, A4.84, A4.85, A4.86, A4.87, A4.88, A4.89, A4.90, A4.91, A4.92, A4.93, A4.94, A4.95, A4.96, A4.97, A4.98, A4.99, A5.00, A5.01, A5.02, A5.03, A5.04, A5.05, A5.06, A5.07, A5.08, A5.09, A5.10, A5.11, A5.12, A5.13, A5.14, A5.15, A5.16, A5.17, A5.18, A5.19, A5.20, A5.21, A5.22, A5.23, A5.24, A5.25, A5.26, A5.27, A5.28, A5.29, A5.30, A5.31, A5.32, A5.33, A5.34, A5.35, A5.36, A5.37, A5.38, A5.39, A5.40, A5.41, A5.42, A5.43, A5.44, A5.45, A5.46, A5.47, A5.48, A5.49, A5.50, A5.51, A5.52, A5.53, A5.54, A5.55, A5.56, A5.57, A5.58, A5.59, A5.60, A5.61, A5.62, A5.63, A5.64, A5.65, A5.66, A5.67, A5.68, A5.69, A5.70, A5.71, A5.72, A5.73, A5.74, A5.75, A5.76, A5.77, A5.78, A5.79, A5.80, A5.81, A5.82, A5.83, A5.84, A5.85, A5.86, A5.87, A5.88, A5.89, A5.90, A5.91, A5.92, A5.93, A5.94, A5.95, A5.96, A5.97, A5.98, A5.99, A6.00, A6.01, A6.02, A6.03, A6.04, A6.05, A6.06, A6.07, A6.08, A6.09, A6.10, A6.11, A6.12, A6.13, A6.14, A6.15, A6.16, A6.17, A6.18, A6.19, A6.20, A6.21, A6.22, A6.23, A6.24, A6.25, A6.26, A6.27, A6.28, A6.29, A6.30, A6.31, A6.32, A6.33, A6.34, A6.35, A6.36, A6.37, A6.38, A6.39, A6.40, A6.41, A6.42, A6.43, A6.44, A6.45, A6.46, A6.47, A6.48, A6.49, A6.50, A6.51, A6.52, A6.53, A6.54, A6.55, A6.56, A6.57, A6.58, A6.59, A6.60, A6.61, A6.62, A6.63, A6.64, A6.65, A6.66, A6.67, A6.68, A6.69, A6.70, A6.71, A6.72, A6.73, A6.74, A6.75, A6.76, A6.77, A6.78, A6.79, A6.80, A6.81, A6.82, A6.83, A6.84, A6.85, A6.86, A6.87, A6.88, A6.89, A6.90, A6.91, A6.92, A6.93, A6.94, A6.95, A6.96, A6.97, A6.98, A6.99, A7.00, A7.01, A7.02, A7.03, A7.04, A7.05, A7.06, A7.07, A7.08, A7.09, A7.10, A7.11, A7.12, A7.13, A7.14, A7.15, A7.16, A7.17, A7.18, A7.19, A7.20, A7.21, A7.22, A7.23, A7.24, A7.25, A7.26, A7.27, A7.28, A7.29, A7.30, A7.31, A7.32, A7.33, A7.34, A7.35, A7.36, A7.37, A7.38, A7.39, A7.40, A7.41, A7.42, A7.43, A7.44, A7.45, A7.46, A7.47, A7.48, A7.49, A7.50, A7.51, A7.52, A7.53, A7.54, A7.55, A7.56, A7.57, A7.58, A7.59, A7.60, A7.61, A7.62, A7.63, A7.64, A7.65, A7.66, A7.67, A7.68, A7.69, A7.70, A7.71, A7.72, A7.73, A7.74, A7.75, A7.76, A7.77, A7.78, A7.79, A7.80, A7.81, A7.82, A7.83, A7.84, A7.85, A7.86, A7.87, A7.88, A7.89, A7.90, A7.91, A7.92, A7.93, A7.94, A7.95, A7.96, A7.97, A7.98, A7.99, A8.00, A8.01, A8.02, A8.03, A8.04, A8.05, A8.06, A8.07, A8.08, A8.09, A8.10, A8.11, A8.12, A8.13, A8.14, A8.15, A8.16, A8.17, A8.18, A8.19, A8.20, A8.21, A8.22, A8.23, A8.24, A8.25, A8.26, A8.27, A8.28, A8.29, A8.30, A8.31, A8.32, A8.33, A8.34, A8.35, A8.36, A8.37, A8.38, A8.39, A8.40, A8.41, A8.42, A8.43, A8.44, A8.45, A8.46, A8.47, A8.48, A8.49, A8.50, A8.51, A8.52, A8.53, A8.54, A8.55, A8.56, A8.57, A8.58, A8.59, A8.60, A8.61, A8.62, A8.63, A8.64, A8.65, A8.66, A8.67, A8.68, A8.69, A8.70, A8.71, A8.72, A8.73, A8.74, A8.75, A8.76, A8.77, A8.78, A8.79, A8.80, A8.81, A8.82, A8.83, A8.84, A8.85, A8.86, A8.87, A8.88, A8.89, A8.90, A8.91, A8.92, A8.93, A8.94, A8.95, A8.96, A8.97, A8.98, A8.99, A9.00, A9.01, A9.02, A9.03, A9.04, A9.05, A9.06, A9.07, A9.08, A9.09, A9.10, A9.11, A9.12, A9.13, A9.14, A9.15, A9.16, A9.17, A9.18, A9.19, A9.20, A9.21, A9.22, A9.23, A9.24, A9.25, A9.26, A9.27, A9.28, A9.29, A9.30, A9.31, A9.32, A9.33, A9.34, A9.35, A9.36, A9.37, A9.38, A9.39, A9.40, A9.41, A9.42, A9.43, A9.44, A9.45, A9.46, A9.47, A9.48, A9.49, A9.50, A9.51, A9.52, A9.53, A9.54, A9.55, A9.56, A9.57, A9.58, A9.59, A9.60, A9.61, A9.62, A9.63, A9.64, A9.65, A9.66, A9.67, A9.68, A9.69, A9.70, A9.71, A9.72, A9.73, A9.74, A9.75, A9.76, A9.77, A9.78, A9.79, A9.80, A9.81, A9.82, A9.83, A9.84, A9.85, A9.86, A9.87, A9.88, A9.89, A9.90, A9.91, A9.92, A9.93, A9.94, A9.95, A9.96, A9.97, A9.98, A9.99, A10.00, A10.01, A10.02, A10.03, A10.04, A10.05, A10.06, A10.07, A10.08, A10.09, A10.10, A10.11, A10.12, A10.13, A10.14, A10.15, A10.16, A10.17, A10.18, A10.19, A10.20, A10.21, A10.22, A10.23, A10.24, A10.25, A10.26, A10.27, A10.28, A10.29, A10.30, A10.31, A10.32, A10.33, A10.34, A10.35, A10.36, A10.37, A10.38, A10.39, A10.40, A10.41, A10.42, A10.43, A10.44, A10.45, A10.46, A10.47, A10.48, A10.49, A10.50, A10.51, A10.52, A10.53, A10.54, A10.55, A10.56, A10.57, A10.58, A10.59, A10.60, A10.61, A10.62, A10.63, A10.64, A10.65, A10.66, A10.67, A10.68, A10.69, A10.70, A10.71, A10.72, A10.73, A10.74, A10.75, A10.76, A10.77, A10.78, A10.79, A10.80, A10.81, A10.82, A10.83, A10.84, A10.85, A10.86, A10.87, A10.88, A10.89, A10.90, A10.91, A10.92, A10.93, A10.94, A10.95, A10.96, A10.97, A10.98, A10.99, A11.00, A11.01, A11.02, A11.03, A11.04, A11.05, A11.06, A11.07, A11.08, A11.09, A11.10, A11.11, A11.12, A11.13, A11.14, A11.15, A11.16, A11.17, A11.18, A11.19, A11.20, A11.21, A11.22, A11.23, A11.24, A11.25, A11.26, A11.27, A11.28, A11.29, A11.30, A11.31, A11.32, A11.33, A11.34, A11.35, A11.36, A11.37, A11.38, A11.39, A11.40, A11.41, A11.42, A11.43, A11.44, A11.45, A11.46, A11.47, A11.48, A11.49, A11.50, A11.51, A11.52, A11.53, A11.54, A11.55, A11.56, A11.57, A11.58, A11.59, A11.60, A11.61, A11.62, A11.63, A11.64, A11.65, A11.66, A11.67, A11.68, A11.69, A11.70, A11.71, A11.72, A11.73, A11.74, A11.75, A11.76, A11.77, A11.78, A11.79, A11.80, A11.81, A11.82, A11.83, A11.84, A11.85, A11.86, A11.87, A11.88, A11.89, A11.90, A11.91, A11.92, A11.93, A11.94, A11.95, A11.96, A11.97, A11.98, A11.99, A12.00, A12.01, A12.02, A12.03, A12.04, A12.05, A12.06, A12.07, A12.08, A12.09, A12.10, A12.11, A12.12, A12.13, A12.14, A12.15, A12.16, A12.17, A12.18, A12.19, A12.20, A12.21, A12.22, A12.23, A12.24, A12.25, A12.26, A12.27, A12.28, A12.29, A12.30, A12.31, A12.32, A12.33, A12.34, A12.35, A12.36, A12.37, A12.38, A12.39, A12.40, A12.41, A12.42, A12.43, A12.44, A12.45, A12.46, A12.47, A12.48, A12.49, A12.50, A12.51, A12.52, A12.53, A12.54, A12.55, A12.56, A12.57, A12.58, A12.59, A12.60, A12.61, A12.62, A12.63, A12.64, A12.65, A12.66, A12.67, A12.68, A12.69, A12.70, A12.71, A12.72, A12.73, A12.74, A12.75, A12.76, A12.77, A12.78, A12.79, A12.80, A12.81, A12.82, A12.83, A12.84, A12.85, A12.86, A12.87, A12.88, A12.89, A12.90, A12.91, A12.92, A12.93, A12.94, A12.95, A12.96, A12.97, A12.98, A12.99, A13.00, A13.01, A13.02, A13.03, A13.04, A13.05, A13.06, A13.07, A13.08, A13.09, A13.10, A13.11, A13.12, A13.13, A13.14, A13.15, A13.16, A13.17, A13.18, A13.19, A13.20, A13.21, A13.22, A13.23, A13.24, A13.25, A13.26, A13.27, A13.28, A13.29, A13.30, A13.31, A13.32, A13.33, A13.34, A13.35, A13.36, A13.37, A13.38, A13.39, A13.40, A13.41, A13.42, A13.43, A13.44, A13.45, A13.46, A13.47, A13.48, A13.49, A13.50, A13.51, A13.52, A13.53, A13.54, A13.55, A13.56, A13.57, A13.58, A13.59, A13.60, A13.61, A13.62, A13.63, A13.64, A13.65, A13.66, A13.67, A13.68, A13.69, A13.70, A13.71, A13.72, A13.73, A13.74, A13.75, A13.76, A13.77, A13.78, A13.79, A13.80, A13.81, A13.82, A13.83, A13.84, A13.85, A13.86, A13.87, A13.88, A13.89, A13.90, A13.91, A13.92, A13.93, A13.94, A13.95, A13.96, A13.97, A13.98, A13.99, A14.00, A14.01, A14.02, A14.03, A14.04, A14.05, A14.06, A14.07, A14.08, A14.09, A14.10, A14.11, A14.12, A14.13, A14.14, A14.15, A14.16, A14.17, A14.18, A14.19, A14.20, A14.21, A14.22, A14.23, A14.24, A14.25, A14.26, A14.27, A14.28, A14.29, A14.30, A14.31, A14.32, A14.33, A14.34, A14.35, A14.36, A14.37, A14.38, A14.39, A14.40, A14.41, A14.42, A14.43, A14.44, A14.45, A14.46, A14.47, A14.48, A14.49, A14.50, A14.51, A14.52, A14.53, A14.54, A14.55, A14.56, A14.57, A14.58, A14.59, A14.60, A14.61, A14.62, A14.63, A14.64, A14.65, A14.66, A14.67, A14.68, A14.69, A14.70, A14.71, A14.72, A14.73, A14.74, A14.75, A14.76, A14.77, A14.78, A14.79, A14.80, A14.81, A14.82, A14.83, A14.84, A14.85, A14.86, A14.87, A14.88, A14.89, A14.90, A14.91, A14.92, A14.93, A14.94, A14.95, A14.96, A14.97, A14.98, A14.99, A15.00, A15.01, A15.02, A15.03, A15.04, A15.05, A15.06, A15.07, A15.08, A15.09, A15.10, A15.11, A15.12, A15.13, A15.14, A15.15, A15.16, A15.17, A15.18, A15.19, A15.20, A15.21, A15.22, A15.23, A15.24, A15.25, A15.26, A15.27, A15.28, A15.29, A15.30, A15.31, A15.32, A15.33, A15.34, A15.35, A15.36, A15.37, A15.38, A15.39, A15.40, A15.41, A15.42, A15.43, A15.44, A15.45, A15.46, A15.47, A15.48, A15.49, A15.50, A15.51, A15.52, A15.53, A15.54, A15.55, A15.56, A15.57, A15.58, A15.59, A15.60, A15.61, A15.62, A15.63, A15.64, A15.65, A15.66, A15.67, A15.68, A15.69, A15.70, A15.71, A15.72, A15.73, A15.74, A15.75, A15.76, A15.77, A15.78, A15.79, A15.80, A15.81, A15.82, A15.83, A15.84, A15.85, A15.86, A15.87, A15.88, A15.89, A15.90, A15.91, A15.92, A15.93, A15.94, A15.95, A15.96, A15.97, A15.98, A15.99, A16.00, A16.01, A16.02, A16.03, A16.04, A16.05, A16.06, A16.07, A16.08, A16.09, A16.10, A16.11, A16.12, A16.13, A16.14, A16.15, A16.16, A16.17, A16.18, A16.19, A16.20, A16.21, A16.22, A16.23, A16.24, A16.25, A16.26, A16.27, A16.28, A16.29, A16.30, A16.31, A16.32, A16.33, A16.34, A16.35, A16.36, A16.37, A16.38, A16.39, A16.40, A16.41, A16.42, A16.43, A16.44, A16.45, A16.46, A16.47, A16.48, A16.49, A16.50, A16.51, A16.52, A16.53, A16.54, A16.55, A16.56, A16.57, A16.58, A16.59, A16.60, A16.61, A16.62, A16.63, A16.64, A16.65, A16.66, A16.67, A16.68, A16.69, A16.70, A16.71, A16.72, A16.73, A16.74, A16.75, A16.76, A16.77, A16.78, A16.79, A16.80, A16.81, A16.82, A16.83, A16.84, A16.85, A16.86, A16.87, A16.88, A16.89, A16.90, A16.91, A16.92, A16.93, A16.94, A16.95, A16.96, A16.97, A16.98, A16.99, A17.00, A17.01, A17.02, A17.03, A17.04, A17.05, A17.06, A17.07, A17.08, A17.09, A17.10, A17.11, A17.12, A17.13, A17.14, A17.15, A17.16, A17.17, A17.18, A17.19, A17.20, A17.21, A17.22, A17.23, A17.24, A17.25, A17.26, A17.27, A17.28, A17.29, A17.30, A17.31, A17.32, A17.33, A17.34, A17.35, A17.36, A17.37, A17.38, A17.39, A17.40, A17.41, A17.42, A17.43, A17.44, A17.45, A17.46, A17.47, A17.48, A17.49, A17.50, A17.51, A17.52, A17.53, A17.54, A17.55, A17.56, A17.57, A17.58, A17.59, A17.60, A17.61, A17.62, A17.63, A17.64, A17.65, A17.66, A17.67, A17.68, A17.69, A17.70, A17.71, A17.72, A17.73, A17.74, A17.75, A17.76, A17.77, A17.78, A17.79, A17.80, A17.81, A17.82, A17.83, A17.84, A17.85, A17.86, A17.87, A17.88, A17.89, A17.90, A17.91, A17.92, A17.93, A17.94, A17.95, A17.96, A17.97, A17.98, A17.99, A18.00, A18.01, A18.02, A18.03, A18.04, A18.05, A18.06, A18.07, A18.08, A18.09, A18.10, A18.11, A18.12, A18.13, A18.14, A18.15, A18.16, A18.17, A18.18, A18.19, A18.20, A18.21, A18.22, A18.23, A18.24, A18.25, A18.26, A18.27, A18.28, A18.29, A18.30, A18.31, A18.32, A18.33, A18.34, A18.35, A18.36, A18.37, A18.38, A18.39, A18.40, A18.41, A18.42, A18.43, A18.44, A18.45, A18.46, A18.47, A18.48, A18.49, A18.50, A18.51, A18.52, A18.53, A18.54, A18.55, A18.56, A18.57, A18.58, A18.59, A18.60, A18.61, A18.62, A18.63, A18.64, A18.65, A18.66, A18.67, A18.68, A18.69, A18.70, A18.71, A18.72, A18.73, A18.74, A18.75, A18.76, A18.77, A18.78, A18.79, A18.80, A18.81, A18.82, A18.83, A18.84, A18.85, A18.86, A18.87, A18.88, A18.89, A18.90, A18.91, A18.92, A18.93, A18.94, A18.95, A18.96, A18.97, A18.98, A18.99, A19.00, A19.01, A19.02, A19.03, A19.04, A19.05, A19.06, A19.07, A19.08, A19.09, A19.10, A19.11, A19.12, A19.13, A19.14, A19.15, A19.16, A19.17, A19.18, A19.19, A19.20, A19.21, A19.22, A19.23, A19.24, A19.25, A19.26, A19.27, A19.28, A19.29, A19.30, A19.31, A19.32, A19.33, A19.34, A19.35, A19.36, A19.37, A19.38, A19.39, A19.40, A19.41, A19.42, A19.43, A19.44, A19.45, A19.46, A19.47, A19.48, A19.49, A19.50, A19.51, A19.52, A19.53, A19.54, A19.55, A19.56, A19.57, A19.58, A19.59, A19.60, A19.61, A19.62, A19.63, A19.64, A19.65, A19.66, A19.67, A19.68, A19.69, A19.70, A19.71, A19.72, A19.73, A19.74, A19.75, A19.76, A19.77, A19.78, A19.79, A19.80, A19.81, A19.82, A19.83, A19.84, A19.85, A19.86, A19.87, A19.88, A19.89, A19.90, A19.91, A19.92, A19.93, A19.94, A19.95, A19.96, A19.97, A19.98, A19.99, A20.00, A20.01, A20.02, A20.03, A20.04, A20.05, A20.06, A20.07, A20.08, A20.09, A20.10, A20.11, A20.12, A20.13, A20.14, A20.15, A20.16, A20.17, A20.18, A20.19, A20.20, A20.21, A20.22, A20.23, A20.24, A20.25, A20.26, A20.27, A20.28, A20.29, A20.30, A20.31, A20.32, A20.33, A20.34, A20.35, A20.36, A20.37, A20.38, A20.39, A20.40, A20.41, A20.42, A20.43, A20.44, A20.45, A20.46, A20.47, A20.48, A20.49, A20.50, A20.51, A20.52, A20.53, A20.54, A20.55, A20.56, A20.57, A20.58, A20.59, A20.60, A20.61, A20.62, A20.63, A20.64, A20.65, A20.66, A20.67, A20.68, A20.69, A20.70, A20.71, A20.72, A20.73, A20.74, A20.75, A20.76, A20.77, A20.78, A20.79, A20.80, A20.81, A20.82, A20.83, A20.84, A20.85, A20.86, A20.87, A20.88, A20.89, A20.90, A20.91, A20.92, A20.93, A20.94, A20.95, A20.96, A20.97, A20.98, A20.99, A21.00, A21.01, A21.02, A21.03, A21.04, A21.05, A21.06, A21.07, A21.08, A21.09, A21.10, A21.11, A21.12, A21.13, A21.14, A21.15, A21.16, A21.17, A21.18, A21.19, A21.20, A21.21, A21.22, A21.23, A21.24, A21.25, A21.26, A21.27, A21.28, A21.29, A21.30, A21.31, A21.32, A21.33, A21.34, A21.35, A21.36, A21.37, A21.38, A21.39, A21.40, A21.41, A21.42, A21.43, A21.44, A21.45, A21.46, A21.47, A21.48, A21.49, A21.50, A21.51, A21.52, A21.53, A21.54, A21.55, A21.56,			



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
Fixtures	4 star/but<=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 268m2 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 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 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, A2.07, 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, 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%
Awning windows:	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
Windows/Doors to units - A3.01, A3.07, A4.01, A4.06, A5.01, A5.06, A6.01, A6.06, B1.01, B1.05, B2.02, B2.03, B3.01, B3.02, B3.04, B4.02, B4.04, B5.02, B5.04, B5.01, B.602, 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	
	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 Certificates.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to bathroom and ensuite exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements.		
Building & Energy Consultants Australia disclaims itself from any responsibility associated with the selection of insulation, marking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		



True North

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

Date Printed: 09/10/2024

G	ISSUE FOR DA AMENDMENTS	HE	26.09.24
F	AMENDMENTS TO COUNCIL	MA	24.11.22
E	AMENDED DA SUBMISSION	MA	23.09.22
D	AMENDED DA SUBMISSION	MA	22.12.21
C	ISSUE TO CONSULTANTS	MA	29.11.21
B	DA AMENDMENTS FOR COUNCIL REVIEW	MA	28.06.21
A	ISSUE FOR DEVELOPMENT APPROVAL	JA	21.08.20
ISSUE	REVISION DESCRIPTION	APPD	DATE

Client: SITEX PTY LTD

Address: Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia

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

Architect: LOUCAS ARCHITECTS

Address: Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia

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

Nominated Architect: Jim Apostolou 7490

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

Drawing Title: FIRST FLOOR PLAN

Project Number: Pn-24006

Drawing Status: AUTHORITY APPROVAL

Drawing Number: A-011

Issue: G

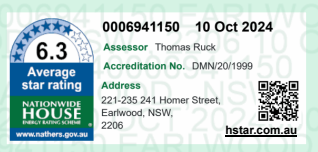
PLOT GENERATED BY LOUCAS ARCHITECTS | THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE | THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION REPORTS AND DRAWINGS | COPYRIGHT OF THIS DRAWING IS VESTED IN LOUCAS ARCHITECTS

h:\projects\2024\pn_24006_221-241 homer st & 208 wardell rd earwood\drawings\04 microstation\01 da\plot\A-011_First Floor Plan.dgn



BASIS COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIS REPORT*				
WATER	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
Fixtures	4 star/6litre/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 269m2 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			
	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 BASIS	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 BASIS			
	Natural lighting: As per BASIS			
	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 BASIS cert			

NathERS summary for 221-235 & 241 Homer Street Earlowood 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	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, 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%
	Awning windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
Windows/doors to units - A2.01, A2.07, A3.02, B2.01, B2.02, B2.03, B3.02, B3.03, 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 B3.03, 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 Certificates.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to bathroom and ensuite exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements.		
Building & Energy Consultants Australia disclaims 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		



LEGEND :

- 3 BED
- 2 BED
- 1 BED

CEILING FAN

PROPOSED DA AMENDMENTS SHOWN IN BLUE

True North

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

Date Printed: 09/10/2024

H	ISSUE FOR DA AMENDMENTS	HE	26.09.24
G	AMENDMENTS TO COUNCIL	HE	23.01.23
E	AMENDMENTS TO COUNCIL	MA	24.11.22
D	AMENDED DA SUBMISSION	MA	23.09.22
C	AMENDED DA SUBMISSION	MA	22.12.21
B	ISSUE TO CONSULTANTS	MA	29.11.21
A	DA AMENDMENTS FOR COUNCIL REVIEW	MA	28.06.21
	ISSUE FOR DEVELOPMENT APPROVAL	MA	21.08.20
	ISSUE REVISION DESCRIPTION	APPD	DATE

Client: SITEX PTY LTD

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: MIXED USE DEVELOPMENT

221-235 & 241 HOMER ST & 208 WARDELL RD EARLOWOOD

Drawing Title: SECOND FLOOR PLAN

Project Number: Pn-24006

Drawing Status: AUTHORITY APPROVAL

Drawing Number: A-012

Issue: H

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 READ IN CONJUNCTION WITH APPROVED BASIX REPORT *				
WATER	Fixtures:		All Shower Heads	All kitchen taps
			4 star/6bar<=7.5l/min	4 star
Appliances:			Dishwashers - 5.0 star water rating	All kitchen taps
			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	5 star
Alternative water source			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	Hot water system: Central hot water system - gas instantaneous
ENERGY			Bathroom 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
			Kitchen 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			Cooling system: air-conditioning 1 Phase - EER 3.0-3.5 living/bed (zoned)	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)	Heating system: air-conditioning 1 Phase - EER 3.0-3.5 living/bed (zoned)
COMMON AREAS			Artificial lighting: As per BASIX	Artificial lighting: As per BASIX
			Natural lighting: As per BASIX	Natural lighting: As per BASIX
Appliances:			Gas cooktop & electric oven in the kitchen of the dwellings	Gas cooktop & electric oven in the kitchen of the dwellings
			Dishwashers: 3.5 star energy rating	Dishwashers: 3.5 star energy rating
Alternative energy supply: Photovoltaic system - Rated electrical output (min): 21.0 peak kW			Refer to approved BASIX report	Refer to approved BASIX report

NathERS summary for 221-235 & 241 Homer Street Earlowood 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, A2.07, 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 - B5.04, 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%
Awning windows:	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
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, double glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
Ceiling fans	Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
Lighting: Units have been rated with non-ventilated LED downlights as per NathERS Certificates.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to bathroom and ensuite exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements.		
Building & Energy Consultants Australia disclaims all responsibility associated with the selection of insulation, sealing type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA.		



LEGEND :

- 3 BED
- 2 BED
- 1 BED

CEILING FAN

PROPOSED DA AMENDMENTS SHOWN IN BLUE

True North

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

Date Printed: 09/10/2024

ISSUE FOR DA AMENDMENTS

AMENDMENTS TO COUNCIL

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

HE 24.11.22

HE 23.09.22

MA 22.12.21

MA 29.11.21

MA 28.06.21

MA 21.08.20

APPD DATE

Client: SITEX PTY LTD

Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia

Tel: (02) 8052 9600

Email: admin@loucasarch.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@loucasarch.com.au

Nominated Architect: Jim Apostolou 7490

Project Details: MIXED USE DEVELOPMENT

221-235 & 241 HOMER ST & 208 WARDELL RD EARLOWOOD

Drawing Title: THIRD FLOOR PLAN

Project Number: Pn-24006

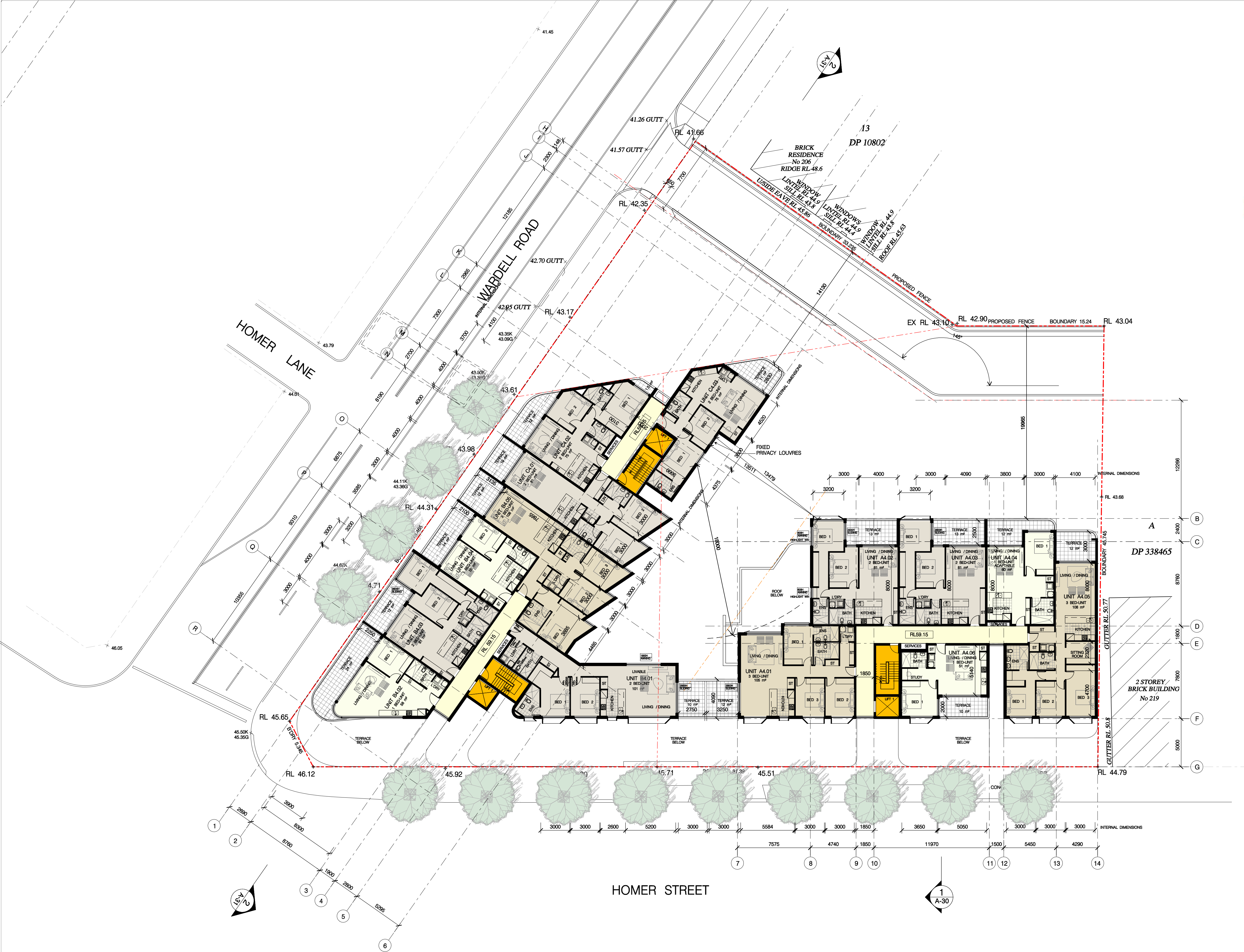
Drawing Status: AUTHORITY APPROVAL

Drawing Number: A-013

Issue: G

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

h:\projects\2024\pn_24006_221-241 homer st & 208 wardell rd earlowood\drawings\04 microstation\01 da\plot\A-013_Third Floor Plan.dgn



BASIX COMMITMENTS NOTES				
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER	Fixtures		All Shower Heads	
	4 star(6litre<7.5l/min)		All kitchen taps	
Appliances:	Dishwashers - 5.0 star water rating		All bathroom taps	
	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		4 star	
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.		5 star	
	Hot water system: Central hot water system - gas instantaneous		Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off	
ENERGY	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)	
REFER TO APPROVED BASIX	Artificial lighting: As per BASIX		Appliances:	
	Natural lighting: As per BASIX		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 Earlowood 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	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, A2.07, 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, 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	U value 6.70 or less and SHGC 0.70 +/- 10%
	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
	Awning windows:	Aluminium frame, single glazed clear
	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
	Aluminium frame, double 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, 2.01
		• 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 Certificates.		
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 bathroom and ensuite exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements.		
Building & Energy Consultants Australia disclaims 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		



LEGEND :

- 3 BED
- 2 BED
- 1 BED
- CEILING FAN

PROPOSED DA AMENDMENTS SHOWN IN BLUE

True North

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

Date Printed: 09/10/2024

ISSUE FOR DA AMENDMENTS

AMENDMENTS TO COUNCIL

AMENDED DA SUBMISSION

AMENDED DA SUBMISSION

ISSUE TO CONSULTANTS

DA AMENDMENTS FOR COUNCIL REVIEW

ISSUE FOR DEVELOPMENT APPROVAL

ISSUE

REVISION DESCRIPTION

HE 08.08.24

MA 24.11.22

MA 23.09.22

MA 22.12.21

MA 29.11.21

MA 28.06.21

JA 21.08.20

APPD DATE

Client:

SITEX PTY LTD

Project Details:

MIXED USE DEVELOPMENT

221-235 & 241 HOMER ST

& 208 WARDELL RD

EARLOWOOD

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

Drawing Title:

FOURTH FLOOR PLAN

Drawing Number:

A-014

Project Number:

Pn-24006

Drawing Status:

AUTHORITY APPROVAL

Project Number:

Pn-24006

Drawing Status:

AUTHORITY APPROVAL

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 READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
Fixtures	4 star/6 shut<=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 269m2 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			
	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 cert			

NathERS summary for 221-235 & 241 Homer Street Earlowood 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	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, A2.07, 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, 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%
Awning windows:	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
Windows/Doors to units - A3.01, A3.07, A4.01, A4.06, A5.01, A5.06, A6.01, A6.06, B1.01, B1.05, B2.02, B2.03, 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%
Ceiling fans	Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.49 +/- 10%
• 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 Certificates.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to bathroom and ensuite exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements.		
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, marking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		



LEGEND :

- 3 BED
- 2 BED
- 1 BED

CEILING FAN

PROPOSED DA AMENDMENTS SHOWN IN BLUE

True North

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

Date Printed: 09/10/2024

A

ISSUE FOR DA AMENDMENTS

REVISION DESCRIPTION

HE

26.09.24

APPD DATE

Cilent:

SITEX PTY LTD

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:

MIXED USE DEVELOPMENT

221-235 & 241 HOMER ST & 208 WARDELL RD EARLOWOOD

Drawing Title:

FIFTH FLOOR PLAN

Project Number:

Pn-24006

Drawing Number:

A-015

Drawing Status:

AUTHORITY APPROVAL

Issue:

A

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 READ IN CONJUNCTION WITH APPROVED BASIX REPORT*				
WATER				
Fixtures	All Shower Heads 4 star(6litre<=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 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)			
COMMON AREAS	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 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 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, A2.07, 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, 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%
Awning windows:	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%
Windows/Doors to units - A3.01, A3.07, A4.01, A4.06, A5.01, A5.06, A6.01, A6.06, B1.01, B1.05, B2.02, B2.03, 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 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 Certificates.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to bathroom and ensuite exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements.		
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, marking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		



LEGEND :

- 3 BED
- 2 BED
- 1 BED

CEILING FAN

PROPOSED DA AMENDMENTS SHOWN IN BLUE

True North

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

Date Printed:
09/10/2024

A ISSUE

ISSUE FOR DA AMENDMENTS
REVISION DESCRIPTION

HE 26.09.24
APP'D DATE

Cilent:
SITEX PTY LTD

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

Drawing Title:
SIXTH FLOOR PLAN

Project Number:
Pn-24006

Drawing Status:
AUTHORITY APPROVAL

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

Drawing Number:
A-016

Issue:
A

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

LEGEND
PROPOSED DA
AMENDMENTS
SHOWN IN BLUE



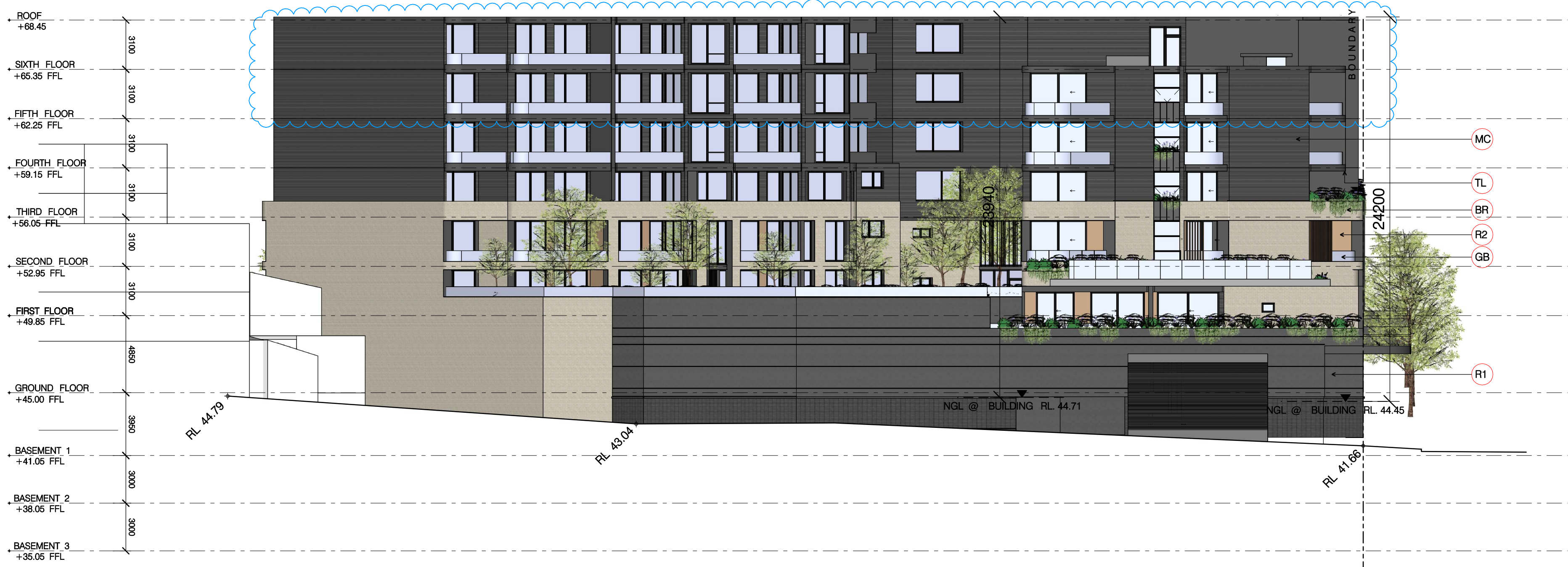
2 NORTH-WEST ELEVATION- WARDELL RD
SCALE 1:200 @ A1

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 star(6buc<=7.5l/min)	4 star	4 star	5 star
Appliances:				
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				
Alternative water source				
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				
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				
Refer to approved BASIX cert				
COMMON AREAS				

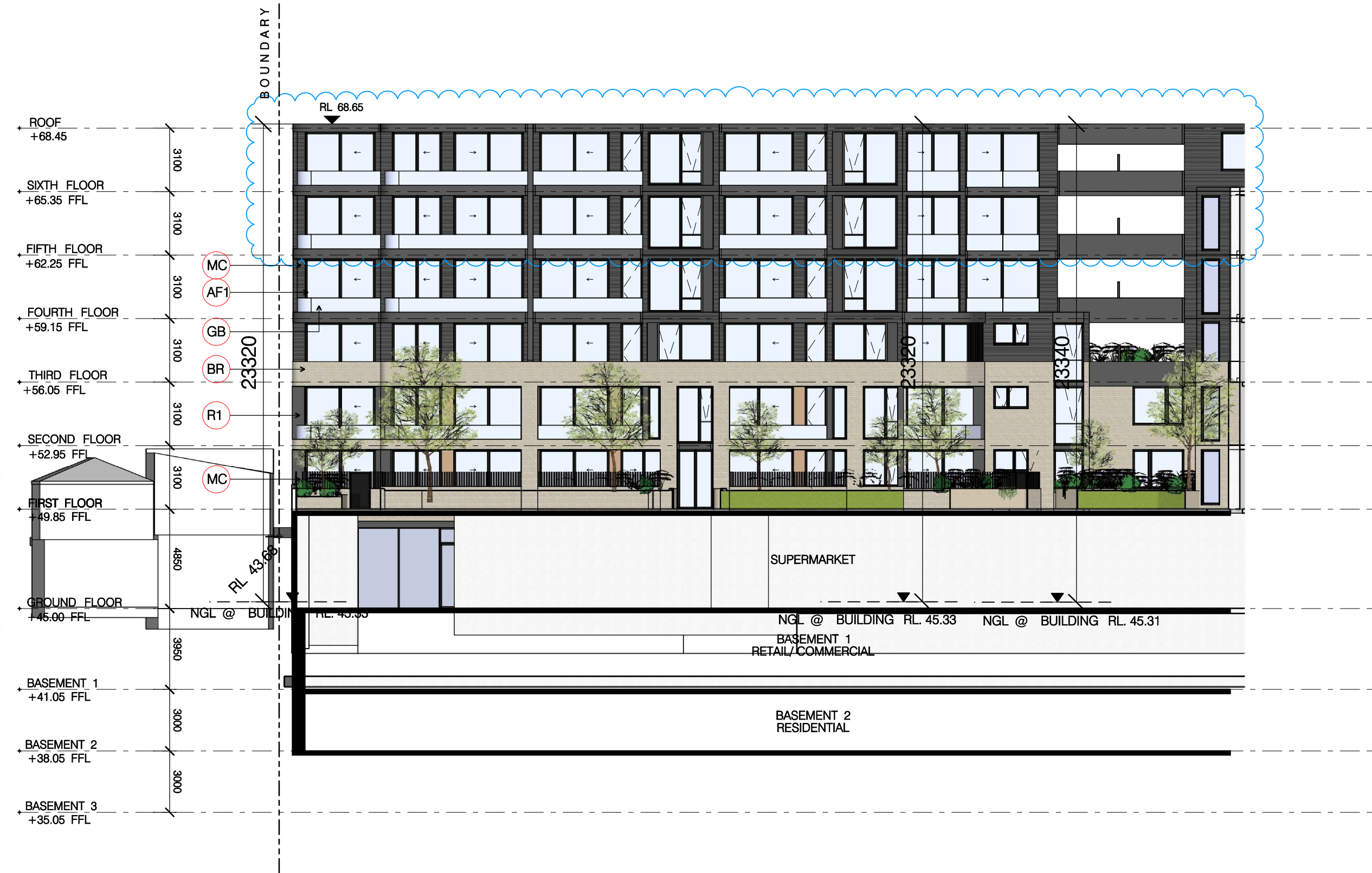
NATHERS summary for 221-235 & 241 Homer Street Earlwood 2206		
Building Elements	Material	Detail
External walls – Levels 1 & 2	Brick veneer	R2.5 insulation (product value)
External walls – Levels 3 to 6	Lightweight metal claded walls	R2.5 insulation (product value)
Internal walls within units	Plasterboard 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, A2.03, A2.04, B2.01, B2.02, B2.03, C1.01, C1.02, C1.03, C1.04, C1.05, B5.01, C5.01, C5.02, C5.03 & Level 6 units
Ceilings to top floor units	Plasterboard	R2.5 insulation (product value) to ceilings with roof above – B5.04, 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%
	Aermiting 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, A4.03, A4.04, A4.05, A4.06, A4.07, A4.08, A4.09, A4.10, A4.11, A4.12, A4.13, A4.14, A4.15, A4.16, A4.17, A4.18, A4.19, A4.20, A4.21, A4.22, A4.23, A4.24, A4.25, A4.26, A4.27, A4.28, A4.29, A4.30, A4.31, A4.32, A4.33, A4.34, A4.35, A4.36, A4.37, A4.38, A4.39, A4.40, A4.41, A4.42, A4.43, A4.44, A4.45, A4.46, A4.47, A4.48, A4.49, A4.50, A4.51, A4.52, A4.53, A4.54, A4.55, A4.56, A4.57, A4.58, A4.59, A4.60, A4.61, A4.62, A4.63, A4.64, A4.65, A4.66, A4.67, A4.68, A4.69, A4.70, A4.71, A4.72, A4.73, A4.74, A4.75, A4.76, A4.77, A4.78, A4.79, A4.80, A4.81, A4.82, A4.83, A4.84, A4.85, A4.86, A4.87, A4.88, A4.89, A4.90, A4.91, A4.92, A4.93, A4.94, A4.95, A4.96, A4.97, A4.98, A4.99, A5.00, A5.01, A5.02, A5.03, A5.04, A5.05, A5.06, A5.07, A5.08, A5.09, A5.10, A5.11, A5.12, A5.13, A5.14, A5.15, A5.16, A5.17, A5.18, A5.19, A5.20, A5.21, A5.22, A5.23, A5.24, A5.25, A5.26, A5.27, A5.28, A5.29, A5.30, A5.31, A5.32, A5.33, A5.34, A5.35, A5.36, A5.37, A5.38, A5.39, A5.40, A5.41, A5.42, A5.43, A5.44, A5.45, A5.46, A5.47, A5.48, A5.49, A5.50, A5.51, A5.52, A5.53, A5.54, A5.55, A5.56, A5.57, A5.58, A5.59, A5.60, A5.61, A5.62, A5.63, A5.64, A5.65, A5.66, A5.67, A5.68, A5.69, A5.70, A5.71, A5.72, A5.73, A5.74, A5.75, A5.76, A5.77, A5.78, A5.79, A5.80, A5.81, A5.82, A5.83, A5.84, A5.85, A5.86, A5.87, A5.88, A5.89, A5.90, A5.91, A5.92, A5.93, A5.94, A5.95, A5.96, A5.97, A5.98, A5.99, A6.00, A6.01, A6.02, A6.03, A6.04, A6.05, A6.06, A6.07, A6.08, A6.09, A6.10, A6.11, A6.12, A6.13, A6.14, A6.15, A6.16, A6.17, A6.18, A6.19, A6.20, A6.21, A6.22, A6.23, A6.24, A6.25, A6.26, A6.27, A6.28, A6.29, A6.30, A6.31, A6.32, A6.33, A6.34, A6.35, A6.36, A6.37, A6.38, A6.39, A6.40, A6.41, A6.42, A6.43, A6.44, A6.45, A6.46, A6.47, A6.48, A6.49, A6.50, A6.51, A6.52, A6.53, A6.54, A6.55, A6.56, A6.57, A6.58, A6.59, A6.60, A6.61, A6.62, A6.63, A6.64, A6.65, A6.66, A6.67, A6.68, A6.69, A6.70, A6.71, A6.72, A6.73, A6.74, A6.75, A6.76, A6.77, A6.78, A6.79, A6.80, A6.81, A6.82, A6.83, A6.84, A6.85, A6.86, A6.87, A6.88, A6.89, A6.90, A6.91, A6.92, A6.93, A6.94, A6.95, A6.96, A6.97, A6.98, A6.99, A7.00, A7.01, A7.02, A7.03, A7.04, A7.05, A7.06, A7.07, A7.08, A7.09, A7.10, A7.11, A7.12, A7.13, A7.14, A7.15, A7.16, A7.17, A7.18, A7.19, A7.20, A7.21, A7.22, A7.23, A7.24, A7.25, A7.26, A7.27, A7.28, A7.29, A7.30, A7.31, A7.32, A7.33, A7.34, A7.35, A7.36, A7.37, A7.38, A7.39, A7.40, A7.41, A7.42, A7.43, A7.44, A7.45, A7.46, A7.47, A7.48, A7.49, A7.50, A7.51, A7.52, A7.53, A7.54, A7.55, A7.56, A7.57, A7.58, A7.59, A7.60, A7.61, A7.62, A7.63, A7.64, A7.65, A7.66, A7.67, A7.68, A7.69, A7.70, A7.71, A7.72, A7.73, A7.74, A7.75, A7.76, A7.77, A7.78, A7.79, A7.80, A7.81, A7.82, A7.83, A7.84, A7.85, A7.86, A7.87, A7.88, A7.89, A7.90, A7.91, A7.92, A7.93, A7.94, A7.95, A7.96, A7.97, A7.98, A7.99, A8.00, A8.01, A8.02, A8.03, A8.04, A8.05, A8.06, A8.07, A8.08, A8.09, A8.10, A8.11, A8.12, A8.13, A8.14, A8.15, A8.16, A8.17, A8.18, A8.19, A8.20, A8.21, A8.22, A8.23, A8.24, A8.25, A8.26, A8.27, A8.28, A8.29, A8.30, A8.31, A8.32, A8.33, A8.34, A8.35, A8.36, A8.37, A8.38, A8.39, A8.40, A8.41, A8.42, A8.43, A8.44, A8.45, A8.46, A8.47, A8.48, A8.49, A8.50, A8.51, A8.52, A8.53, A8.54, A8.55, A8.56, A8.57, A8.58, A8.59, A8.60, A8.61, A8.62, A8.63, A8.64, A8.65, A8.66, A8.67, A8.68, A8.69, A8.70, A8.71, A8.72, A8.73, A8.74, A8.75, A8.76, A8.77, A8.78, A8.79, A8.80, A8.81, A8.82, A8.83, A8.84, A8.85, A8.86, A8.87, A8.88, A8.89, A8.90, A8.91, A8.92, A8.93, A8.94, A8.95, A8.96, A8.97, A8.98, A8.99, A9.00, A9.01, A9.02, A9.03, A9.04, A9.05, A9.06, A9.07, A9.08, A9.09, A9.10, A9.11, A9.12, A9.13, A9.14, A9.15, A9.16, A9.17, A9.18, A9.19, A9.20, A9.21, A9.22, A9.23, A9.24, A9.25, A9.26, A9.27, A9.28, A9.29, A9.30, A9.31, A9.32, A9.33, A9.34, A9.35, A9.36, A9.37, A9.38, A9.39, A9.40, A9.41, A9.42, A9.43, A9.44, A9.45, A9.46, A9.47, A9.48, A9.49, A9.50, A9.51, A9.52, A9.53, A9.54, A9.55, A9.56, A9.57, A9.58, A9.59, A9.60, A9.61, A9.62, A9.63, A9.64, A9.65, A9.66, A9.67, A9.68, A9.69, A9.70, A9.71, A9.72, A9.73, A9.74, A9.75, A9.76, A9.77, A9.78, A9.79, A9.80, A9.81, A9.82, A9.83, A9.84, A9.85, A9.86, A9.87, A9.88, A9.89, A9.90, A9.91, A9.92, A9.93, A9.94, A9.95, A9.96, A9.97, A9.98, A9.99, A10.00, A10.01, A10.02, A10.03, A10.04, A10.05, A10.06, A10.07, A10.08, A10.09, A10.10, A10.11, A10.12, A10.13, A10.14, A10.15, A10.16, A10.17, A10.18, A10.19, A10.20, A10.21, A10.22, A10.23, A10.24, A10.25, A10.26, A10.27, A10.28, A10.29, A10.30, A10.31, A10.32, A10.33, A10.34, A10.35, A10.36, A10.37, A10.38, A10.39, A10.40, A10.41, A10.42, A10.43, A10.44, A10.45, A10.46, A10.47, A10.48, A10.49, A10.50, A10.51, A10.52, A10.53, A10.54, A10.55, A10.56, A10.57, A10.58, A10.59, A10.60, A10.61, A10.62, A10.63, A10.64, A10.65, A10.66, A10.67, A10.68, A10.69, A10.70, A10.71, A10.72, A10.73, A10.74, A10.75, A10.76, A10.77, A10.78, A10.79, A10.80, A10.81, A10.82, A10.83, A10.84, A10.85, A10.86, A10.87, A10.88, A10.89, A10.90, A10.91, A10.92, A10.93, A10.94, A10.95, A10.96, A10.97, A10.98, A10.99, A11.00, A11.01, A11.02, A11.03, A11.04, A11.05, A11.06, A11.07, A11.08, A11.09, A11.10, A11.11, A11.12, A11.13, A11.14, A11.15, A11.16, A11.17, A11.18, A11.19, A11.20, A11.21, A11.22, A11.23, A11.24, A11.25, A11.26, A11.27, A11.28, A11.29, A11.30, A11.31, A11.32, A11.33, A11.34, A11.35, A11.36, A11.37, A11.38, A11.39, A11.40, A11.41, A11.42, A11.43, A11.44, A11.45, A11.46, A11.47, A11.48, A11.49, A11.50, A11.51, A11.52, A11.53, A11.54, A11.55, A11.56, A11.57, A11.58, A11.59, A11.60, A11.61, A11.62, A11.63, A11.64, A11.65, A11.66, A11.67, A11.68, A11.69, A11.70, A11.71, A11.72, A11.73, A11.74, A11.75, A11.76, A11.77, A11.78, A11.79, A11.80, A11.81, A11.82, A11.83, A11.84, A11.85, A11.86, A11.87, A11.88, A11.89, A11.90, A11.91, A11.92, A11.93, A11.94, A11.95, A11.96, A11.97, A11.98, A11.99, A12.00, A12.01, A12.02, A12.03, A12.04, A12.05, A12.06, A12.07, A12.08, A12.09, A12.10, A12.11, A12.12, A12.13, A12.14, A12.15, A12.16, A12.17, A12.18, A12.19, A12.20, A12.21, A12.22, A12.23, A12.24, A12.25, A12.26, A12.27, A12.28, A12.29, A12.30, A12.31, A12.32, A12.33, A12.34, A12.35, A12.36, A12.37, A12.38, A12.39, A12.40, A12.41, A12.42, A12.43, A12.44, A12.45, A12.46, A12.47, A12.48, A12.49, A12.50, A12.51, A12.52, A12.53, A12.54, A12.55, A12.56, A12.57, A12.58, A12.59, A12.60, A12.61, A12.62, A12.63, A12.64, A12.65, A12.66, A12.67, A12.68, A12.69, A12.70, A12.71, A12.72, A12.73, A12.74, A12.75, A12.76, A12.77, A12.78, A12.79, A12.80, A12.81, A12.82, A12.83, A12.84, A12.85, A12.86, A12.87, A12.88, A12.89, A12.90, A12.91, A12.92, A12.93, A12.94, A12.95, A12.96, A12.97, A12.98, A12.99, A13.00, A13.01, A13.02, A13.03, A13.04, A13.05, A13.06, A13.07, A13.08, A13.09, A13.10, A13.11, A13.12, A13.13, A13.14, A13.15, A13.16, A13.17, A13.18, A13.19, A13.20, A13.21, A13.22, A13.23, A13.24, A13.25, A13.26, A13.27, A13.28, A13.29, A13.30, A13.31, A13.32, A13.33, A13.34, A13.35, A13.36, A13.37, A13.38, A13.39, A13.40, A13.41, A13.42, A13.43, A13.44, A13.45, A13.46, A13.47, A13.48, A13.49, A13.50, A13.51, A13.52, A13.53, A13.54, A13.55, A13.56, A13.57, A13.58, A13.59, A13.60, A13.61, A13.62, A13.63, A13.64, A13.65, A13.66, A13.67, A13.68, A13.69, A13.70, A13.71, A13.72, A13.73, A13.74, A13.75, A13.76, A13.77, A13.78, A13.79, A13.80, A13.81, A13.82, A13.83, A13.84, A13.85, A13.86, A13.87, A13.88, A13.89, A13.90, A13.91, A13.92, A13.93, A13.94, A13.95, A13.96, A13.97, A13.98, A13.99, A14.00, A14.01, A14.02, A14.03, A14.04, A14.05, A14.06, A14.07, A14.08, A14.09, A14.10, A14.11, A14.12, A14.13, A14.14, A14.15, A14.16, A14.17, A14.18, A14.19, A14.20, A14.21, A14.22, A14.23, A14.24, A14.25, A14.26, A14.27, A14.28, A14.29, A14.30, A14.31, A14.32, A14.33, A14.34, A14.35, A14.36, A14.37, A14.38, A14.39, A14.40, A14.41, A14.42, A14.43, A14.44, A14.45, A14.46, A14.47, A14.48, A14.49, A14.50, A14.51, A14.52, A14.53, A14.54, A14.55, A14.56, A14.57, A14.58, A14.59, A14.60, A14.61, A14.62, A14.63, A14.64, A14.65, A14.66, A14.67, A14.68, A14.69, A14.70, A14.71, A14.72, A14.73, A14.74, A14.75, A14.76, A14.77, A14.78, A14.79, A14.80, A14.81, A14.82, A14.83, A14.84, A14.85, A14.86, A14.87, A14.88, A14.89, A14.90, A14.91, A14.92, A14.93, A14.94, A14.95, A14.96, A14.97, A14.98, A14.99, A15.00, A15.01, A15.02, A15.03, A15.04, A15.05, A15.06, A15.07, A15.08, A15.09, A15.10, A15.11, A15.12, A15.13, A15.14, A15.15, A15.16, A15.17, A15.18, A15.19, A15.20, A15.21, A15.22, A15.23, A15.24, A15.25, A15.26, A15.27, A15.28, A15.29, A15.30, A15.31, A15.32, A15.33, A15.34, A15.35, A15.36, A15.37, A15.38, A15.39, A15.40, A15.41, A15.42, A15.43, A15.44, A15.45, A15.46, A15.47, A15.48, A15.49, A15.50, A15.51, A15.52, A15.53, A15.54, A15.55, A15.56, A15.57, A15.58, A15.59, A15.60, A15.61, A15.62, A15.63, A15.64, A15.65, A15.66, A15.67, A15.68, A15.69, A15.70, A15.71, A15.72, A15.73, A15.74, A15.75, A15.76, A15.77, A15.78, A15.79, A15.80, A15.81, A15.82, A15.83, A15.84, A15.85, A15.86, A15.87, A15.88, A15.89, A15.90, A15.91, A15.92, A15.93, A15.94, A15.95, A15.96, A15.97, A15.98, A15.99, A16.00, A16.01, A16.02, A16.03, A16.04, A16.05, A16.06, A16.07, A16.08, A16.09, A16.10, A16.11, A16.12, A16.13, A16.14, A16.15, A16.16, A16.17, A16.18, A16.19, A16.20, A16.21, A16.22, A16.23, A16.24, A16.25, A16.26, A16.27, A16.28, A16.29, A16.30, A16.31, A16.32, A16.33, A16.34, A16.35, A16.36, A16.37, A16.38, A16.39, A16.40, A16.41, A16.42, A16.43, A16.44, A16.45, A16.46, A16.47, A16.48, A16.49, A16.50, A16.51, A16.52, A16.53, A16.54, A16.55, A16.56, A16.57, A16.58, A16.59, A16.60, A16.61, A16.62, A16.63, A16.64, A16.65, A16.66, A16.67, A16.68, A16.69, A16.70, A16.71, A16.72, A16.73, A16.74, A16.75, A16.76, A16.77, A16.78, A16.79, A16.80, A16.81, A16.82, A16.83, A16.84, A16.85, A16.86, A16.87, A16.88, A16.89, A16.90, A16.91, A16.92, A16.93, A16.94, A16.95, A16.96, A16.97, A16.98, A16.99, A17.00, A17.01, A17.02, A17.03, A17.04, A17.05, A17.06, A17.07, A17.08, A17.09, A17.10, A17.11, A17.12, A17.13, A17.14, A17.15, A17.16, A17.17, A17.18, A17.19, A17.20, A17.21, A17.22, A17.23, A17.24, A17.25, A17.26, A17.27, A17.28, A17.29, A17.30, A17.31, A17.32, A17.33, A17.34, A17.35, A17.36, A17.37, A17.38, A17.39, A17.40, A17.41, A17.42, A17.43, A17.44, A17.45, A17.46, A17.47, A17.48, A17.49, A17.50, A17.51, A17.52, A17.53, A17.54, A17.55, A17.56, A17.57, A17.58, A17.59, A17.60, A17.61, A17.62, A17.63, A17.64, A17.65, A17.66, A17.67, A17.68, A17.69, A17.70, A17.71, A17.72, A17.73, A17.74, A17.75, A17.76, A17.77, A17.78, A17.79, A17.80, A17.81, A17.82, A17.83, A17.84, A17.85, A17.86, A17.87, A17.88, A17.89, A17.90, A17.91, A17.92, A17.93, A17.94, A17.95, A17.96, A17.97, A17.98, A17.99, A18.00, A18.01, A18.02, A18.03, A18.04, A18.05, A18.06, A18.07, A18.08, A18.09, A18.10, A18.11, A18.12, A18.13, A18.14, A18.15, A18.16, A18.17, A18.18, A18.19, A18.20, A18.21, A18.22, A18.23, A18.24, A18.25, A18.26, A18.27, A18.28, A18.29, A18.30, A18.31, A18.32, A18.33, A18.34, A18.35, A18.36, A18.37, A18.38, A18.39, A18.40, A18.41, A18.42, A18.43, A18.44, A18.45, A18.46, A18.47, A18.48, A18.49, A18.50, A18.51, A18.52, A18.53, A18.54, A18.55, A18.56, A18.57, A18.58, A18.59, A18.60, A18.61, A18.62, A18.63, A18.64, A18.65, A18.66, A18.67, A18.68, A18.69, A18.70, A18.71, A18.72, A18.73, A18.74, A18.75, A18.76, A18.77, A18.78, A18.79, A18.80, A18.81, A18.82, A18.83, A18.84, A18.85, A18.86, A18.87, A18.88, A18.89, A18.90, A18.91, A18.92, A18.93, A18.94, A18.95, A18.96, A18.97, A18.98, A18.99, A19.00, A19.01, A19.02, A19.03, A19.04, A19.05, A19.06, A19.07, A19.08, A19.09, A19.10, A19.11, A19.12, A19.13, A19.14, A19.15, A19.16, A19.17, A19.18, A19.19, A19.20, A19.21, A19.22, A19.23, A19.24, A19.25, A19.26, A19.27, A19.28, A19.29, A19.30, A19.31, A19.32, A19.33, A19.34, A19.35, A19.36, A19.37, A19.38, A19.39, A19.40, A19.41, A19.42, A19.43, A19.44, A19.45, A19.46, A19.47, A19.48, A19.49, A19.50, A19.51, A19.52, A19.53, A19.54, A19.55, A19.56, A19.57, A19.58, A19.59, A19.60, A19.61, A19.62, A19.63, A19.64, A19.65, A19.66, A19.67, A19.68, A19.69, A19.70, A19.71, A19.72, A19.73, A19.74, A19.75, A19.76, A19.77, A19.78, A19.79, A19.80, A19.81, A19.82, A19.83, A19.84, A19.85, A19.86, A19.87, A19.88, A19.89, A19.90, A19.91, A19.92, A19.93, A19.94, A19.95, A19.96, A19.97, A19.98, A19.99, A20.00, A20.01, A20.02, A20.03, A20.04, A20.05, A20.06, A20.07, A20.08, A20.09, A20.10, A20.11, A20.12, A20.13, A20.14, A20.15, A20.16, A20.17, A20.18, A20.19, A20.20, A20.21, A20.22, A20.23, A20.24, A20.25, A20.26, A20.27, A20.28, A20.29, A20.30, A20.31, A20.32, A20.33, A20.34, A20.35, A20.36, A20.37, A20.38, A20.39, A20.40, A20.41, A20.42, A20.43, A20.44, A20.45, A20.46, A20.47, A20.48, A20.49, A20.50, A20.51, A20.52, A20.53, A20.54, A20.55, A20.56, A20.57, A20.58, A20.59, A20.60, A20.61, A20.62, A20.63, A20.64, A20.65, A20.66, A20.67, A20.68, A20.69, A20.70, A20.71, A20.72, A20.73, A20.74, A20.75, A20.76, A20.77, A20.78, A20.79, A20.80, A20.81, A20.82, A20.83, A20.84, A20.85, A20.86, A20.87, A20.88, A20.89, A20.90, A20.91, A20.92, A20.93, A20.94, A20.95, A20.96, A20.97, A20.98, A20.99, A21.00, A21.01, A21.02, A21.03, A21.04, A21.05, A21.06, A21.07, A21.08, A21.09, A21.10, A21.11, A21.12, A21.13, A21.14, A21.15, A21.16, A21.17, A21.18, A21.19, A21.20, A21.21, A21.22, A21.23, A21.24, A21.25, A21.26, A21.27, A21.28, A21.29, A21.30, A21.31, A21.32, A21.33, A21.34, A21.35, A21.36, A21.37, A21.38, A21.39, A21.40, A21.41, A21.42, A21.43, A21.44, A21.45, A21.46, A21.47, A21.48, A21.49, A21.50, A21.51, A21.52, A21.53, A21.54, A21.55, A21.56, A21		

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	Fixtures	All Shower Heads 4 star(>6but<=7.5L/min)	All toilet flushing systems 4 star	All kitchen taps 4 star
	Appliances:	Dishwashers - 5.0 star water rating		All bathroom taps 5 star
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 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 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 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		
		Refer to approved BASIX cert		
COMMON AREAS				

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 cladded walls	R2.5 insulation (product value)	
Internal walls within units	Plasterboard on studs	-	
Common walls between units & Corridors	Hibbel + stud + Plasterboard	-	
Common walls between units	Hibbel + 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, B9.05, C5.05, C5.07, C5.09 & Level 6 units	
Floors	Concrete	-	
Roof	Concrete roof	-	
Windows/Doors to all units except as stated below	Sliding windows/doors, fixed & lounge windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/- 10%	
Awing windows:	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.57 +/- 10%	
Sliding windows/doors, fixed windows:	Aluminium frame, double glazed clear	U value 4.30 or less and SHGC 0.53 +/- 10%	
Awing windows:	Aluminium frame, double 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		
Lighting:	Units have been rated with non-ventilated LED downlights as per NATHERS Composites.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			
Note: Self-closing danger to bathroom and ensuite 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, 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

Client:
SITEX PTY LTD

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

Drawing Title:
ELEVATIONS

Project Number:
Pn-24006

Drawing Status:
AUTHORITY APPROVAL

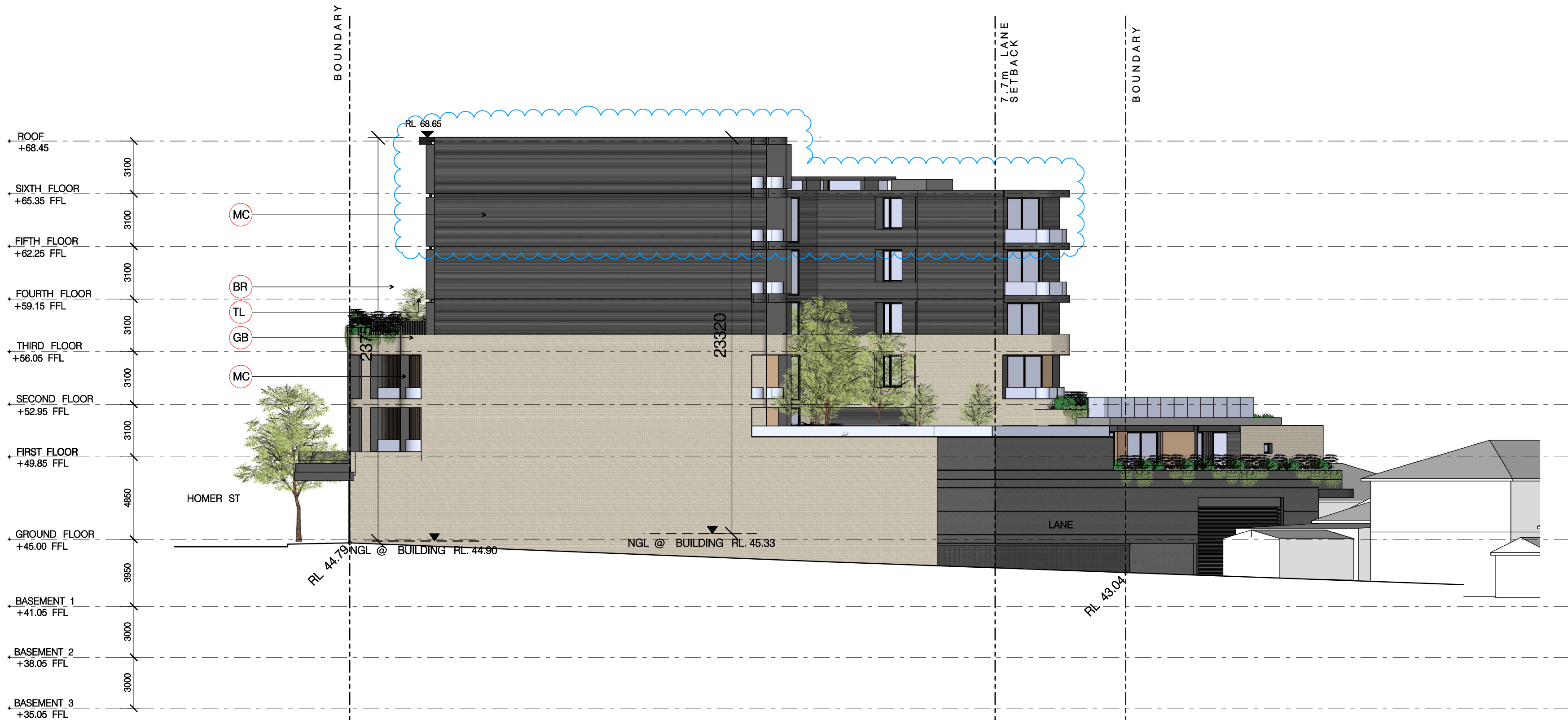
PLOT GENERATED BY LOUCAS ARCHITECTS | THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE | THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION REPORTS AND DRAWINGS | COPYRIGHT OF THIS DRAWING IS VESTED IN LOUCAS ARCHITECTS

Drawing Number:
A-021

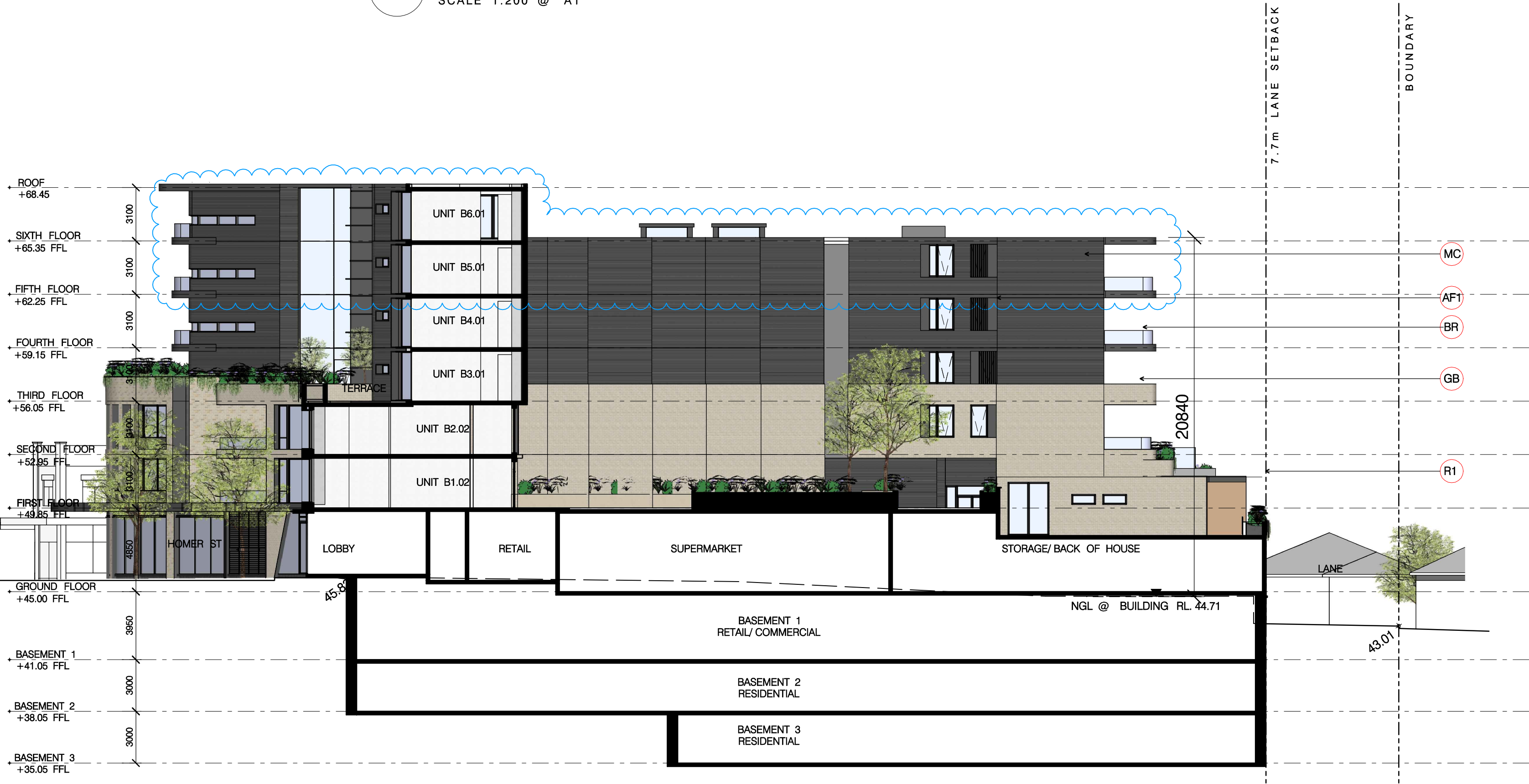
Issue:
H

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 4 star (400L/7.5L/min)	All toilet flushing systems 4 star	All kitchen taps 4 star
	Appliances:	Dishwashers - 5.0 star water rating		All bathroom taps 5 star
ENERGY	Alternative water source	Central rainwater tank - size 5000L to collect run-off from at least 250m 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.		
REFER TO APPROVED BASIX	ENERGY	Hot water system: Central hot water system - gas instantaneous		
		Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off		
COMMON AREAS		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)		
		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		
		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 walls	R2.5 insulation (product value)
Internal walls within units	Plasterboard on studs	-
Common walls between units & Corridors	Hipol + stud + Plasterboard	-
Common walls between units	Hipol + 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, 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, C5.01, 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%
	Arming 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, B1.01, B1.05, B2.01, B2.02, B2.05, B3.01, B3.02, B3.04, B4.01, B4.06, B5.01, B5.02, B5.04, B5.05, 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%
	Arming windows: Aluminium frame, single glazed low e or similar	U value 5.40 or less and SHGC 0.45 +/- 10%
	1200mm ceiling fans to Living and bedrooms - Units B1.01, 2.01	
	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 Certificates.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing doors to bedrooms and ensuite exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements.		
Building & Energy Consultants: Australia declares itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other complementary 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:
09/10/2024

F
E
D
C
B
A
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

Client:
SITEX PTY LTD
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:
MIXED USE DEVELOPMENT
221-235 & 241 HOMER ST
& 208 WARDELL RD
EARLWOOD

Drawing Title:
ELEVATIONS

Project Number:
Pn-24006

Drawing Status:
AUTHORITY APPROVAL

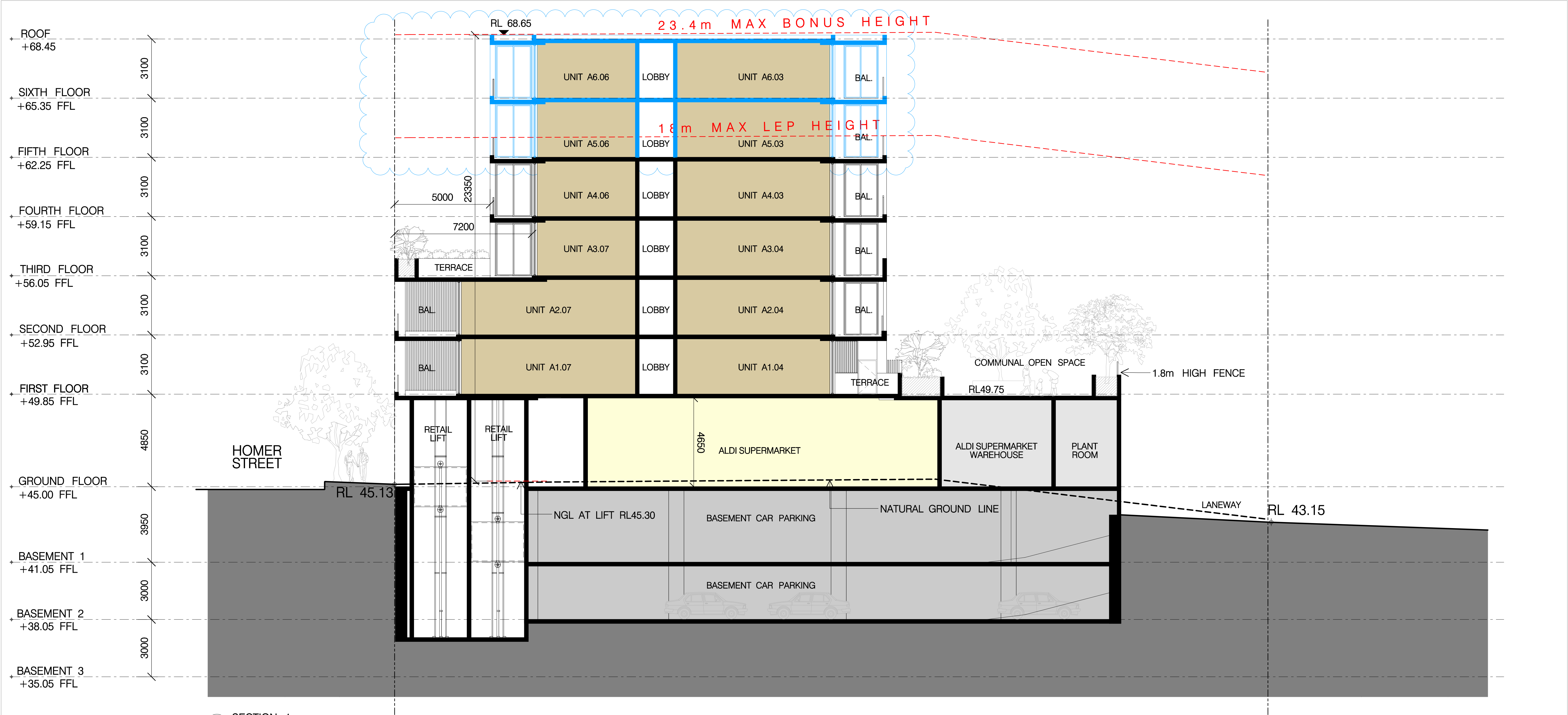
Drawing Number:
A-022

Issue:
F

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

h:\projects\2024\pn_24006_221-241 homer st & 208 wardell rd earwood\drawings\04 microstation\01 da\plot\A-022_Elevations.dgn





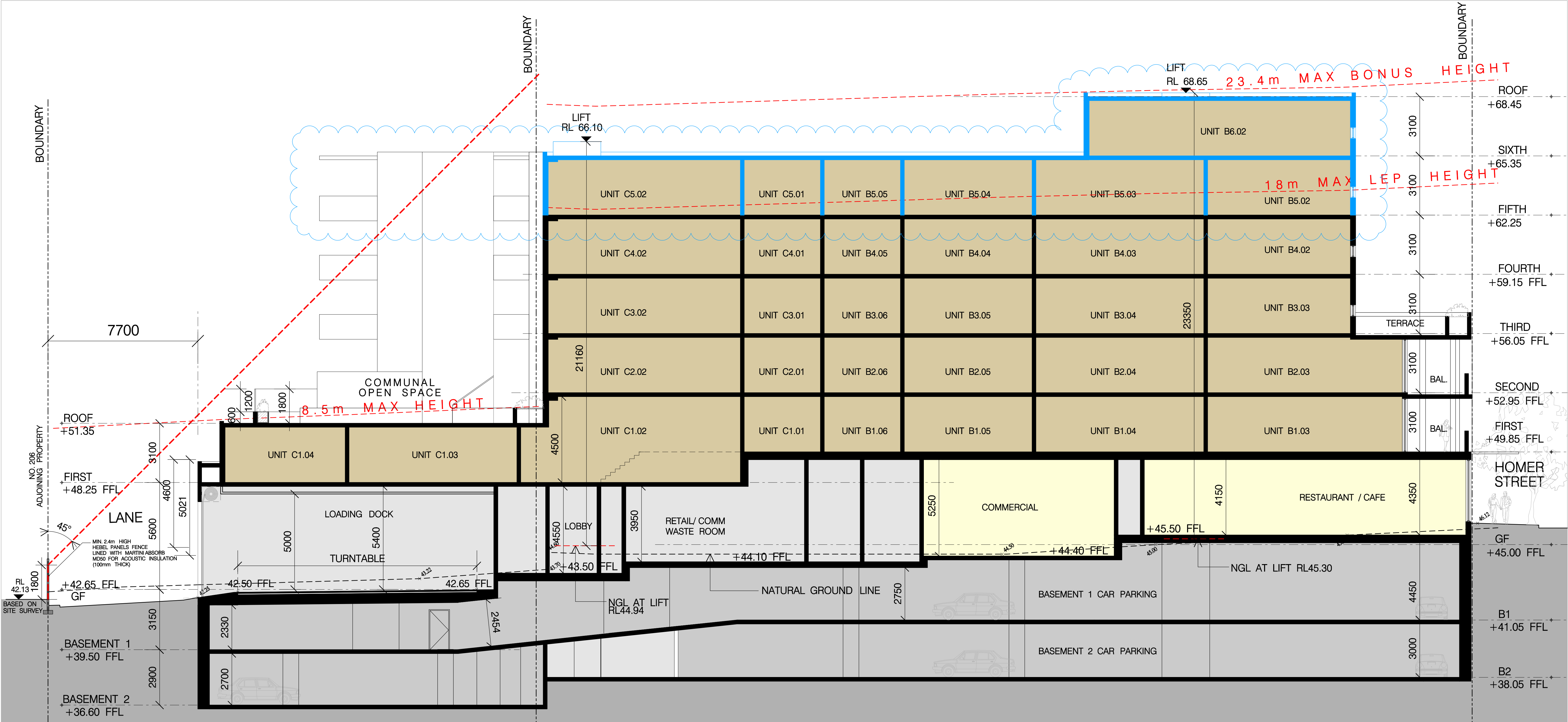
1 SECTION 1

LEGEND

PROPOSED DA
AMENDMENTS
SHOWN IN BLUE

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 (4.0-4.9 L/min)	4 star	4 star	5 star
Appliances: Alternative water sources	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 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)			
	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			
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 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 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 -
Ceilings to top floor units	Plasterboard	R2.5 insulation (product value) to ceilings with roof above -
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, A3.07, A4.01, A4.06, A5.01, A5.06, A6.01, A6.06, B1.03, B1.05, B2.02, 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 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, B2.05, B3.01, B3.02, B3.04, B4.02, B4.04, B5.02, B5.04, B6.01, B6.02, C1.02, C1.03	Awning windows: Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.53 +/- 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, B2.05, B3.01, B3.02, B3.04, B4.02, B4.04, B5.02, B5.04, B6.01, B6.02, C1.02, C1.03	Awning windows: Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.49 +/- 10%
Ceiling fans	1200mm ceiling fans to living and bedrooms	Units B1.03, B1.05, B2.02, B2.05, B3.01, B3.02, B3.04, B4.02, B4.04, B5.02, B5.04, B6.01, B6.02
Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificates.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing doors to bedrooms and ensuite exhaust fans.		
Note: Additional insulation may be required to meet acoustic requirements.		
Building & Energy Consultants: Australia disclaims 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.		



LEGEND

PROPOSED DA
AMENDMENTS
SHOWN IN BLUE

BASIX COMMITMENTS NOTES			
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *			
WATER			
Fixtures	All Shower Heads 4 star (6luc<=7.5l/min)	All toilet flushing systems 4 star	All kitchen taps 4 star
Appliances:	Dishwashers: 5.0 star water rating		5 star
Alternative water source	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 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 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 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 water rating		
	Alternative energy supply: Photovoltaic system - Rated electrical output (min): 21.0 peak kW		
	Refer to approved BASIX cert		

Nothers summary for 221-235 & 241 Homer Street Earlowood 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, double glazed low e or similar	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, B1.01, 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	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		
	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 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 door 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 requirements provisions under Part 5 of the BCA			

1 FIRST FLOOR



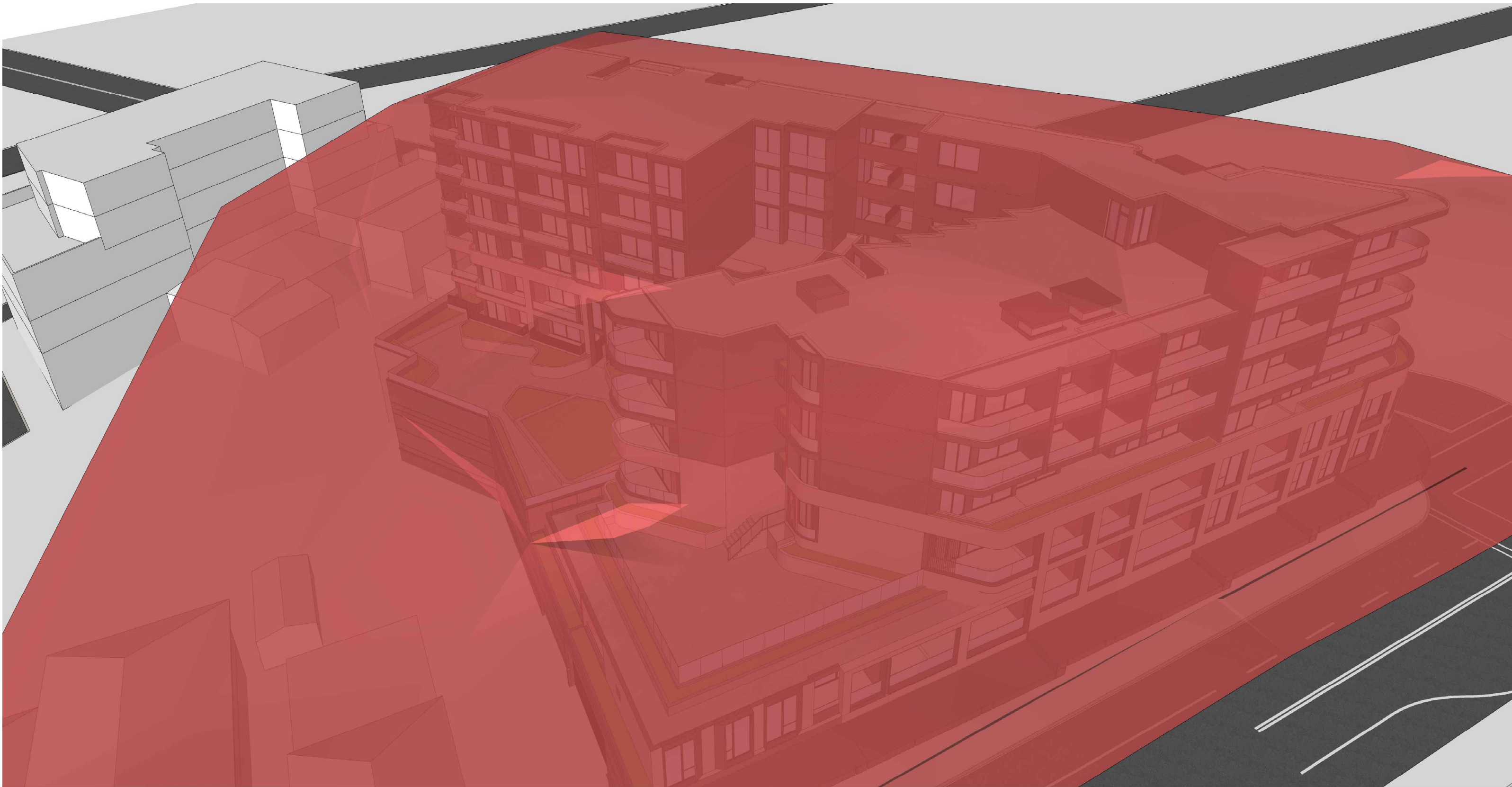
2 SECOND FLOOR



Communal open space

COMMUNAL OPEN SPACE CALCULATIONS

- SITE AREA = 3645 m²
- COMMUNAL OPEN SPACE REQUIRED (25%) = 911.3 m²
- PROPOSED COMMUNAL OPEN SPACE = 934 m² (25.6%)

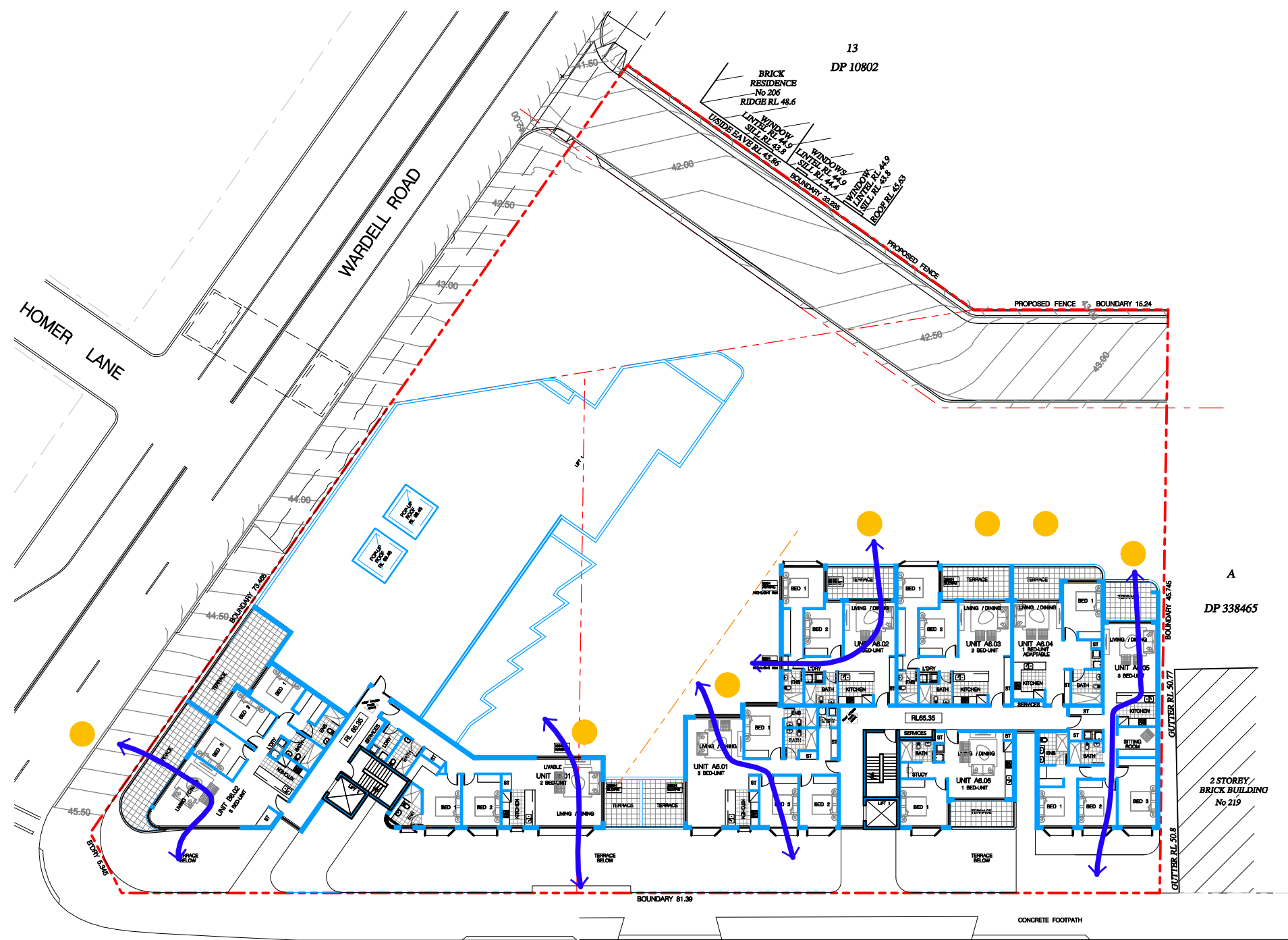


Maximum 23.4m Bonus Height (Affordable Scheme)



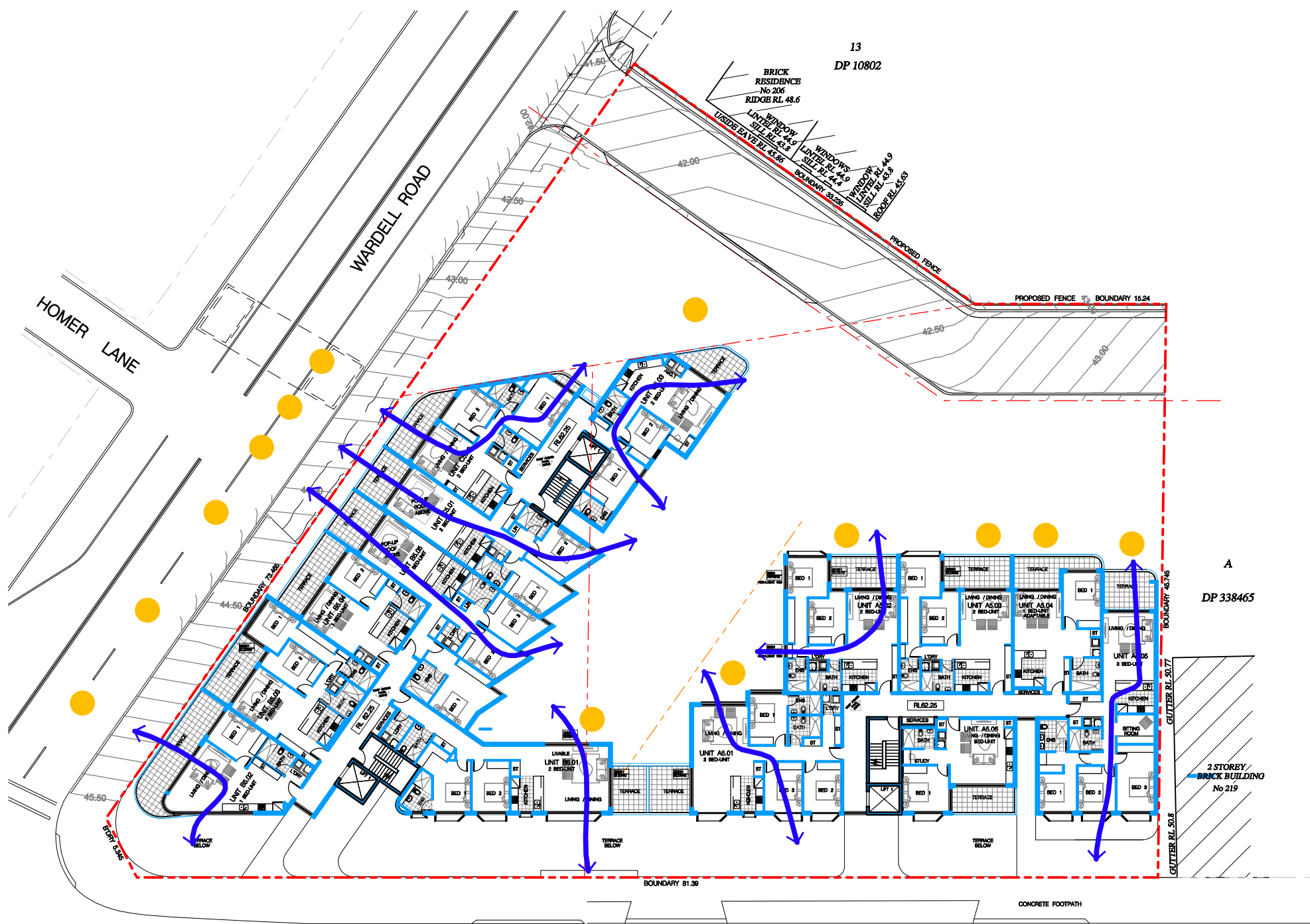
Maximum LEP 11.05m Bonus Height (Affordable Scheme)

Scale: NTS	ISSUE FOR DA AMENDMENTS AMENDED DA SUBMISSION ISSUE TO CONSULTANTS DA AMENDMENTS FOR COUNCIL REVIEW ISSUE FOR DEVELOPMENT APPROVAL		HE 15.08.24 HE 24.11.22 MA 22.12.21 MA 29.11.21 MA 28.06.21 JA 21.08.20		Client: SITEX PTY LTD 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: MIXED USE DEVELOPMENT 221-235 & 241 HOMER ST & 208 WARDELL RD EARLWOOD	Drawing Title: MAX. HEIGHT PLANE DIAGRAM	Project Number: Pn-24006	Drawing Number: A-041
									Drawing Status: AUTHORITY APPROVAL	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	



2 SIXTH FLOOR
1:400 @ A3

● 7 units
↔ 5 units



1 FIFTH FLOOR
1:400 @ A3

● 13 units
↔ 9 units

CALCULATION

TOTAL UNITS: 85
SOLAR ACCESS: 65 (76.4%)

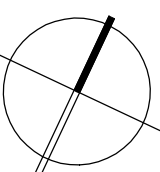
● APARTMENTS WHICH RECEIVES
2H SUN TO LIVING ROOM AND
BALCONY AT MID WINTER

NO. OF UNITS
RECEIVE NO SUN : 8 (9.4%)

TOTAL UNITS : 85
CROSS VENTILATION: 51 (60%)

↔ APARTMENTS WHICH ARE CORNER
OR CROSS VENTILATED

True North



Scale: 1:400 @A1 1:800 @A3

0 4 8 12 16 20

Date Printed:
26/09/2024

F ISSUE FOR DA AMENDMENTS
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 14.08.24
MA 23.09.22
MA 22.12.21
MA 29.11.21
MA 28.06.21
JA 21.08.20
APPD DATE

Client:
SITEX PTY LTD

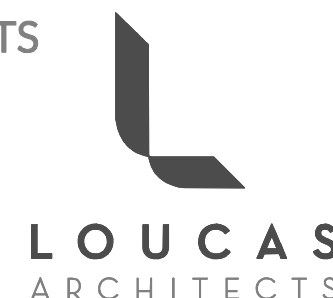
Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia

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

Drawing Title:
**SOLAR ACCESS &
CROSS VENTILATION**

Project Number:
Pn-24006

Drawing Status:
AUTHORITY APPROVAL

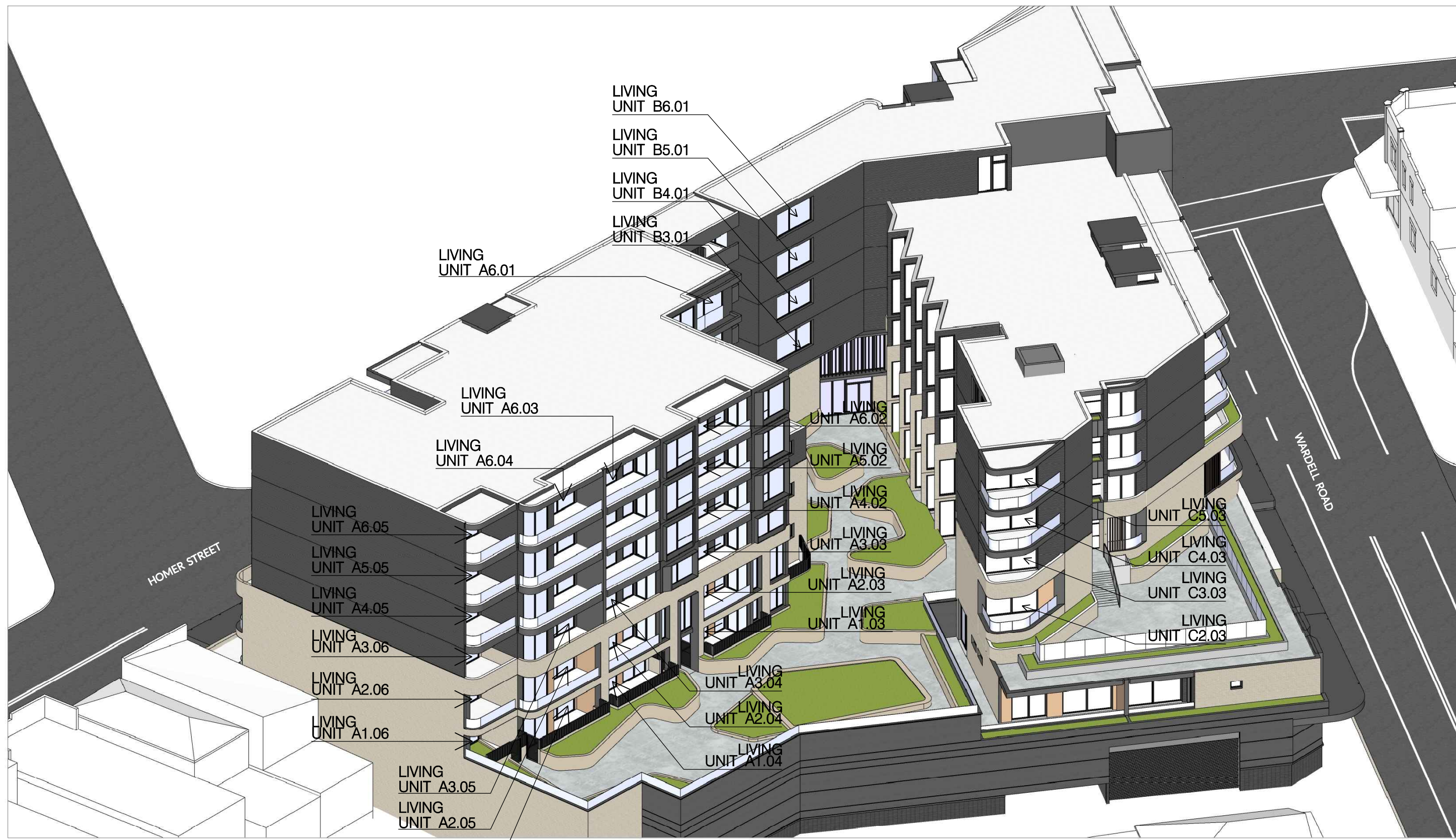
PLOT GENERATED BY LOUCAS ARCHITECTS | THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE |
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORTS AND
DRAWINGS | COPYRIGHT OF THIS DRAWING IS VESTED IN LOUCAS ARCHITECTS

Drawing Number:
A-050b

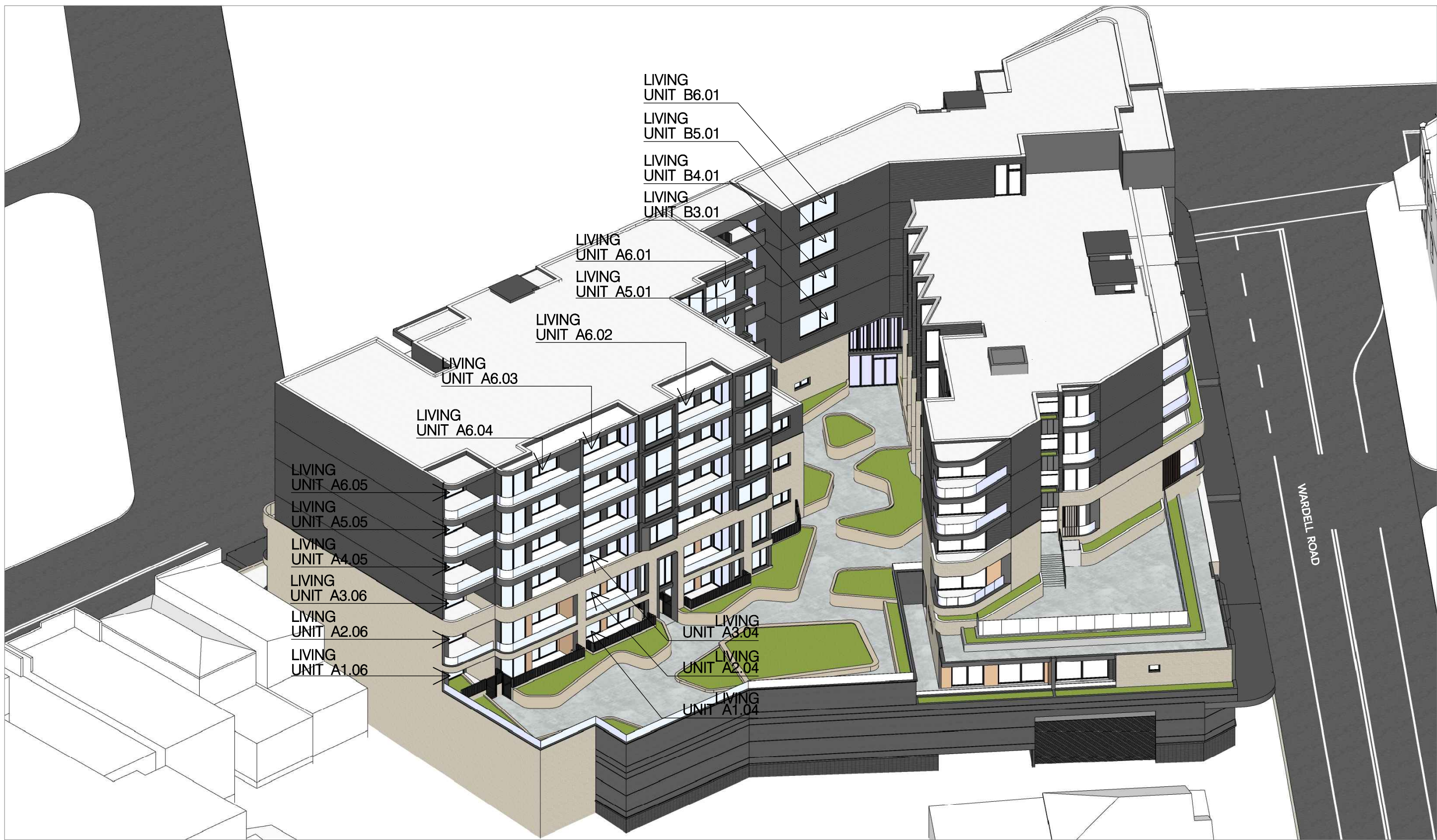
Issue:
F



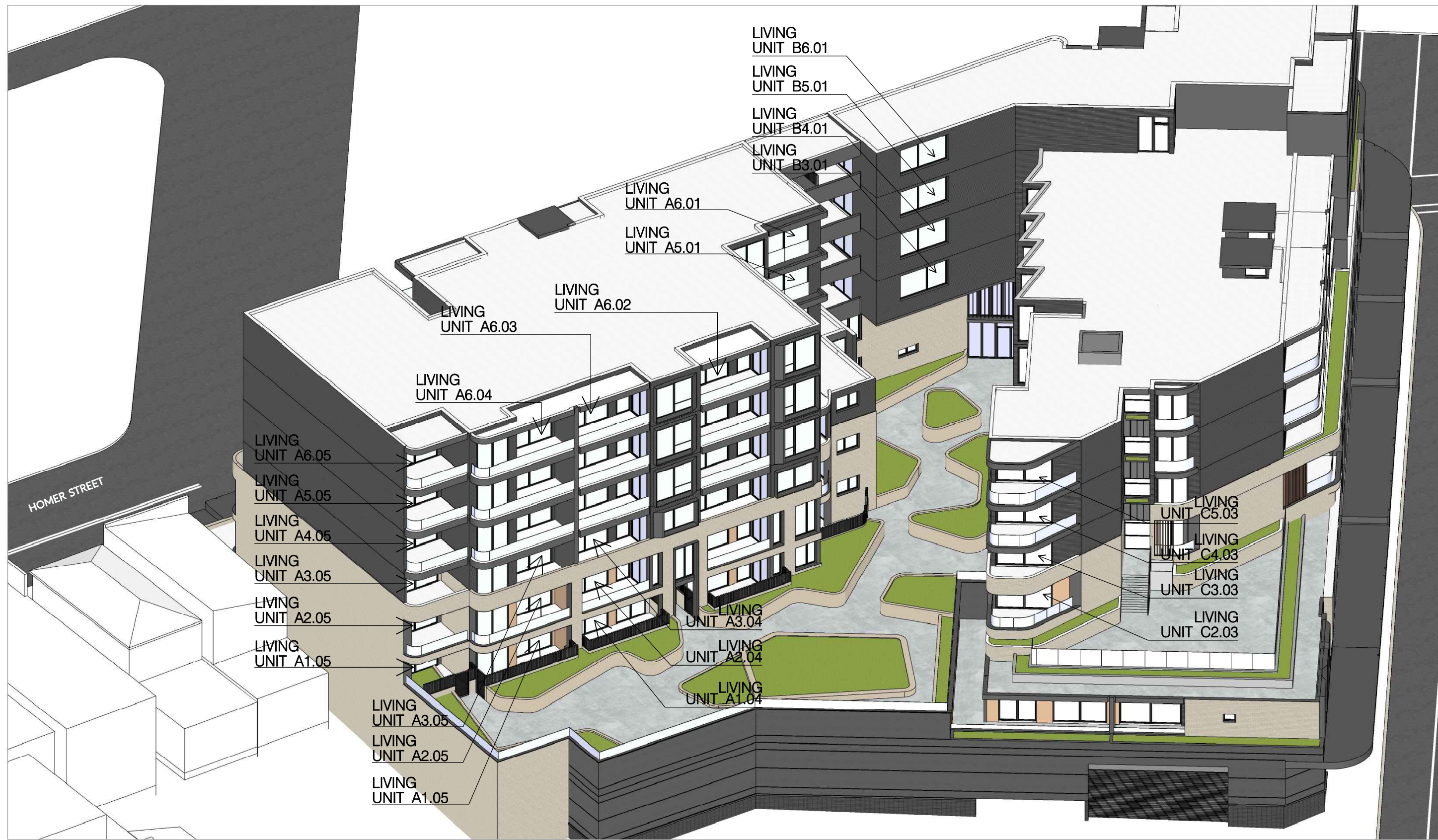
1 SUN EYE VIEW - 9 AM
SCALE : NTS



2 SUN EYE VIEW - 9:30 AM
SCALE : NTS



3 SUN EYE VIEW - 10:00 AM
SCALE : NTS



4 SUN EYE VIEW - 10:30 AM
SCALE : NTS

Date Printed:
26/09/2024

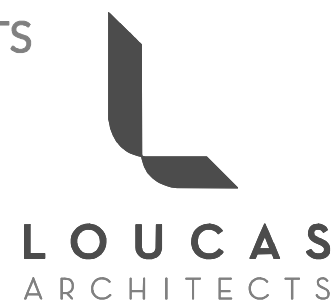
ISSUE FOR DA AMENDMENTS
AMENDED DA SUBMISSION
AMENDED DA SUBMISSION
ISSUE TO CONSULTANTS
DA AMENDMENTS FOR COUNCIL REVIEW
ISSUE FOR DEVELOPMENT APPROVAL
REVISION DESCRIPTION

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:
SITEX PTY LTD

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

Drawing Title:
SUN VIEW DIAGRAMS 1

Project Number:
Pn-24006

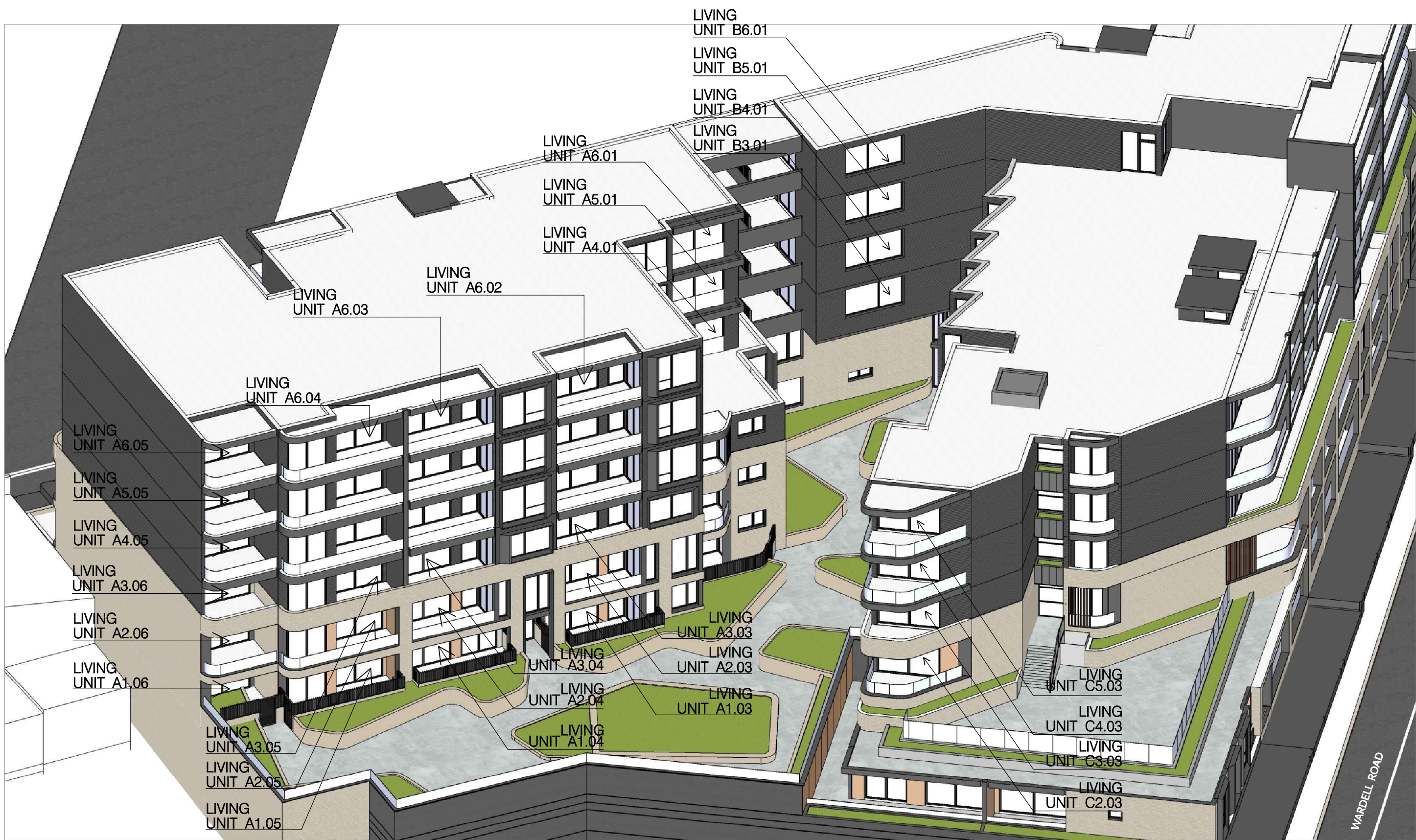
Drawing Status:

Drawing Number:
A-051

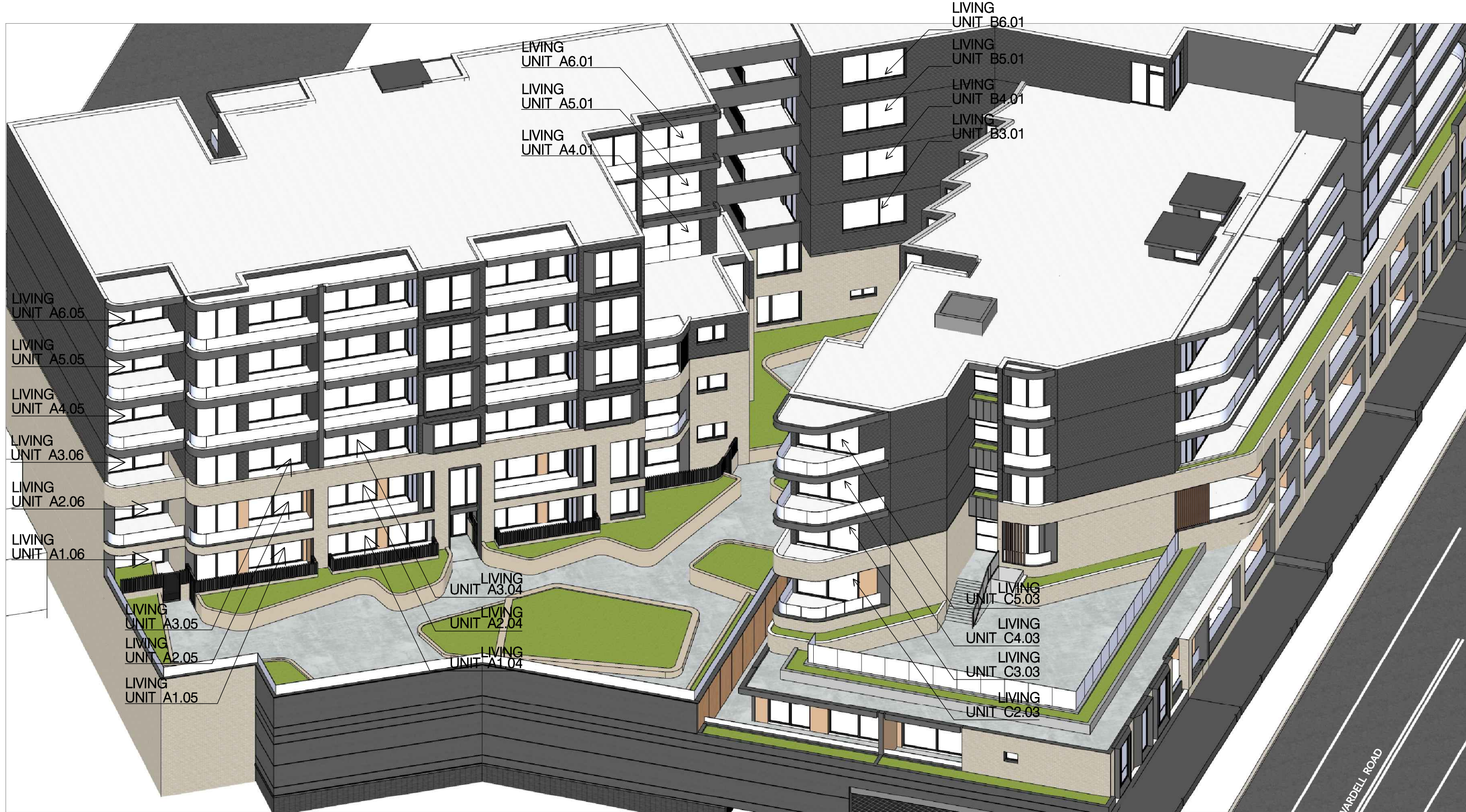
Issue:
F

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

h:\projects\2024\pn_24006_221-241 homer st & 208 wardell rd earlwood\drawings\04 microstation\01 da\plot\A-051_Sun View Diagrams 01.dgn



1 SUN EYE VIEW - 11 AM
SCALE : NTS



3 SUN EYE VIEW - 11:30 PM
SCALE : NTS



2 SUN EYE VIEW - 12:00 AM
SCALE : NTS



4 SUN EYE VIEW - 12:30 PM
SCALE : NTS

Date Printed:
26/09/2024

F
E
D
C
B
A
ISSUE
REVISION DESCRIPTION

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

HE
MA
MA
MA
MA
APPD
DATE

15.08.24
23.09.22
22.12.21
29.11.21
28.06.21
21.08.20

Client:
SITEX PTY LTD

Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia

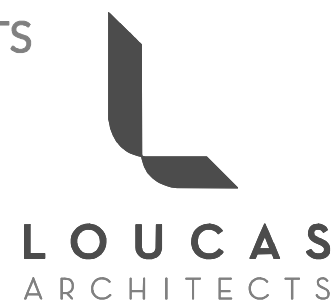
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au

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

Drawing Title:
SUN VIEW DIAGRAMS 2

Project Number:
Pn-24006

Drawing Status:

Drawing Number:
A-052

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



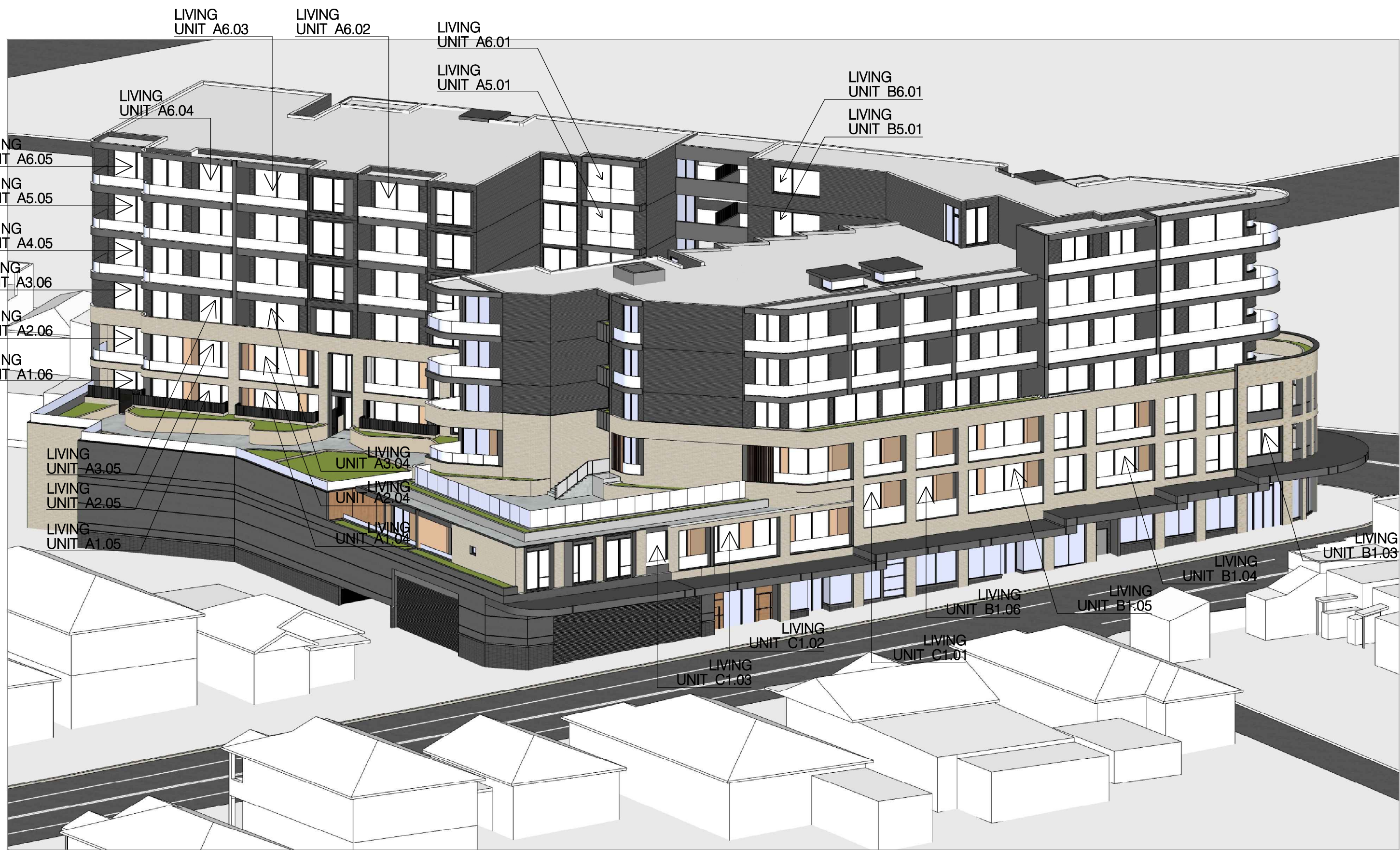
1 SUN EYE VIEW - 1 PM
SCALE : NTS



2 SUN EYE VIEW - 1:30 PM
SCALE : NTS



3 SUN EYE VIEW - 2:00 PM
SCALE : NTS



4 SUN EYE VIEW - 2:30 PM
SCALE : NTS

Date Printed:
26/09/2024

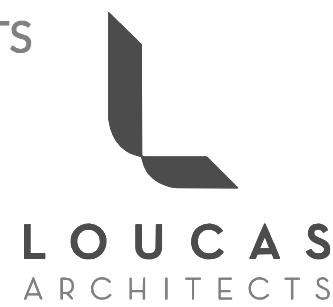
ISSUE FOR DA AMENDMENTS
AMENDED DA SUBMISSION
AMENDED DA SUBMISSION
ISSUE TO CONSULTANTS
DA AMENDMENTS FOR COUNCIL REVIEW
ISSUE FOR DEVELOPMENT APPROVAL
ISSUE
REVISION DESCRIPTION

HE
MA
D
C
B
MA
MA
JA
APPD
DATE

15.08.24
23.09.22
22.12.21
29.11.21
28.06.21
21.08.20

Client:
SITEX PTY LTD
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:
MIXED USE DEVELOPMENT
221-235 & 241 HOMER ST
& 208 WARDELL RD
EARLWOOD

Drawing Title:
SUN VIEW DIAGRAMS 3

Project Number:
Pn-24006

Drawing Status:

Drawing Number:
A-053

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



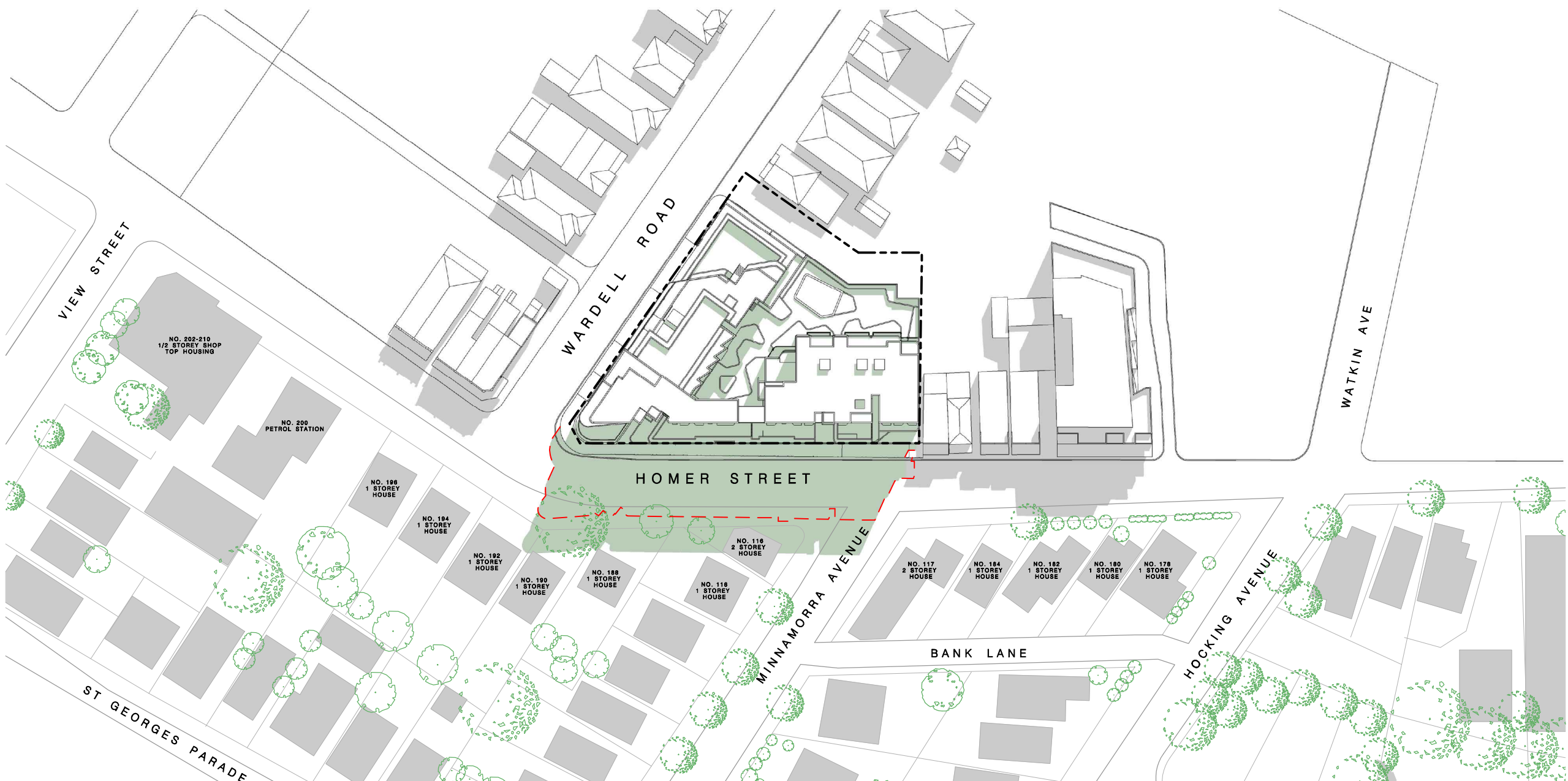
h:\projects\2024\pn_24006_221-241 homer st & 208 wardell rd earlwood\drawings\04 microstation\01 da\plot\A-054_Sun View Diagrams 04.dgn



Winter Solstice _ 8am



Winter Solstice _ 4pm



Winter Solstice _ 12 noon

LEGEND

PROPOSED SHADOWS

EXISTING SHADOWS

DA APPROVED SHADOWS

True North

Date Printed:
26/09/2024

h:\projects\2024\pn_24006_221-241 homer st & 208 wardell rd earlwood\drawings\04 microstation\01 da\plot\A-056_Shadow Diagrams 01.dgn

E
D
C
B
A
ISSUE

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

HE
MA
MA
MA
JA
APPD

15.18.24
22.12.21
29.11.21
28.06.21
21.08.20
DATE

Client:
SITEX PTY LTD

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

Drawing Title:
SHADOW DIAGRAMS 01
WINTER SOLSTICE

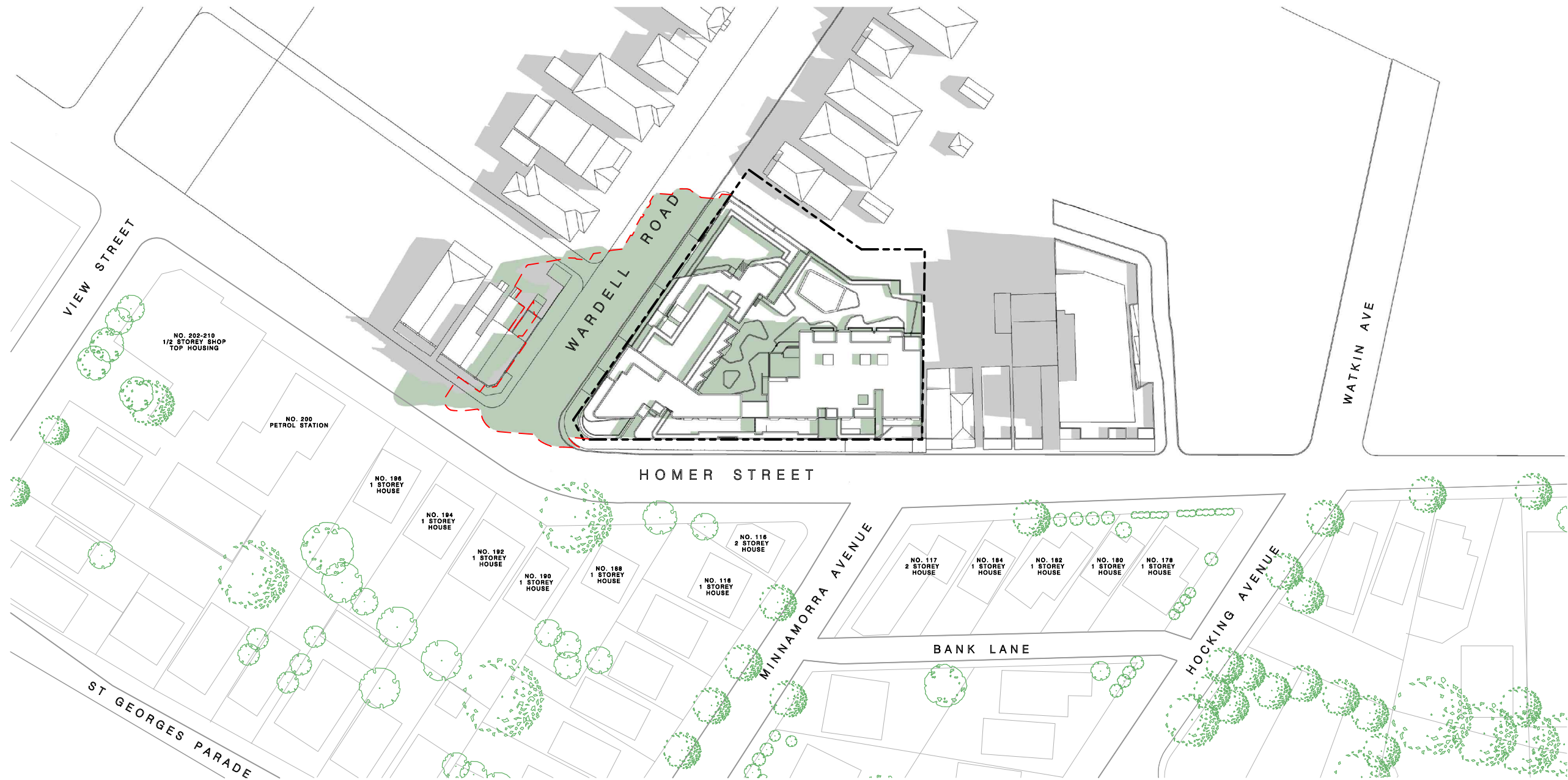
Project Number:
Pn-24006

Drawing Status:
AUTHORITY APPROVAL

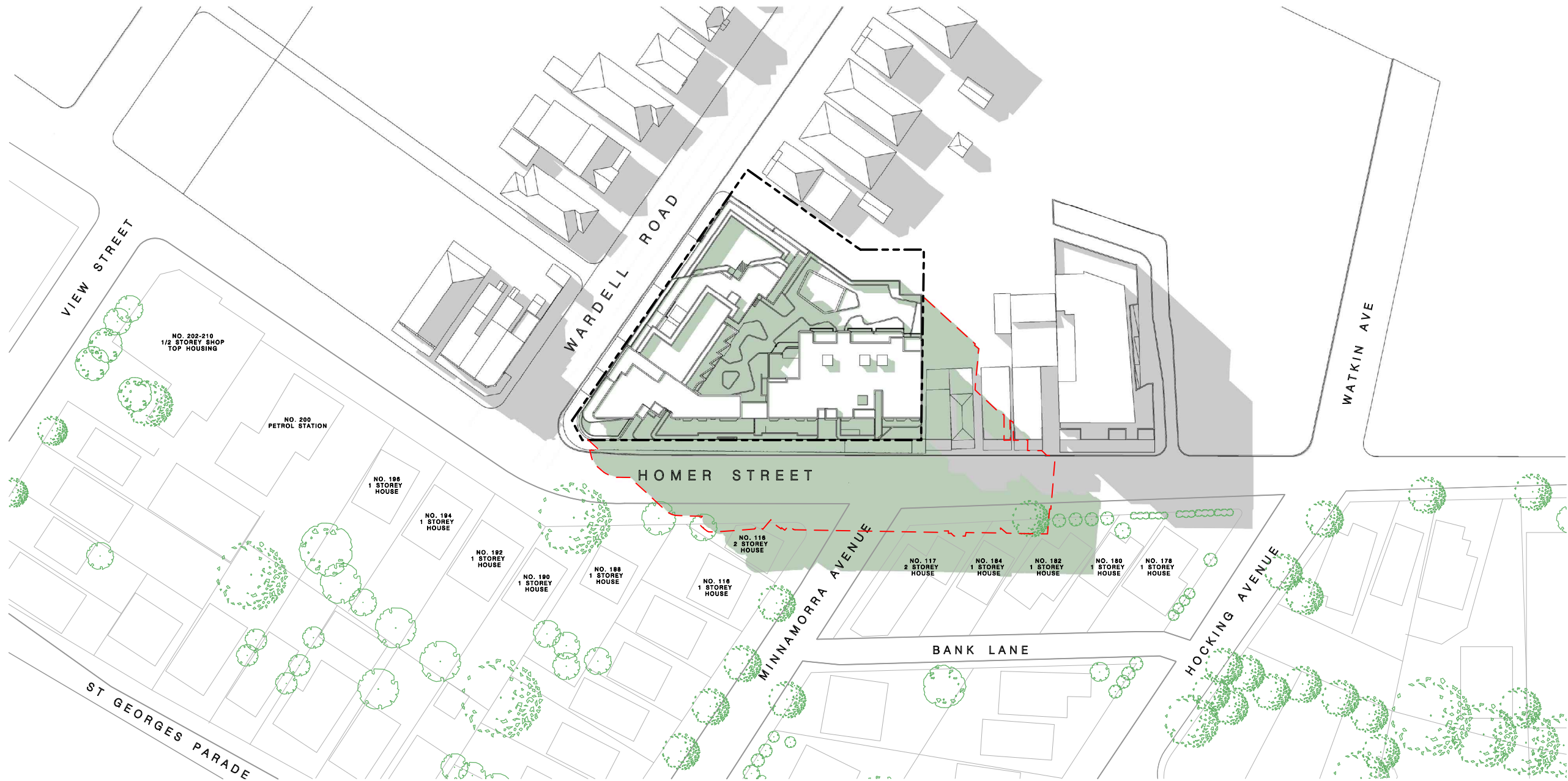
PLOT GENERATED BY LOUCAS ARCHITECTS | THIS DRAWING IS AN UNCONTROLLED COPY UNLESS STAMPED OTHERWISE | THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORTS AND DRAWINGS | COPYRIGHT OF THIS DRAWING IS VESTED IN LOUCAS ARCHITECTS

Drawing Number:
A-056

Issue:
E



Equinox _ 8am



Equinox _ 4pm



Equinox _ 12 noon

LEGEND

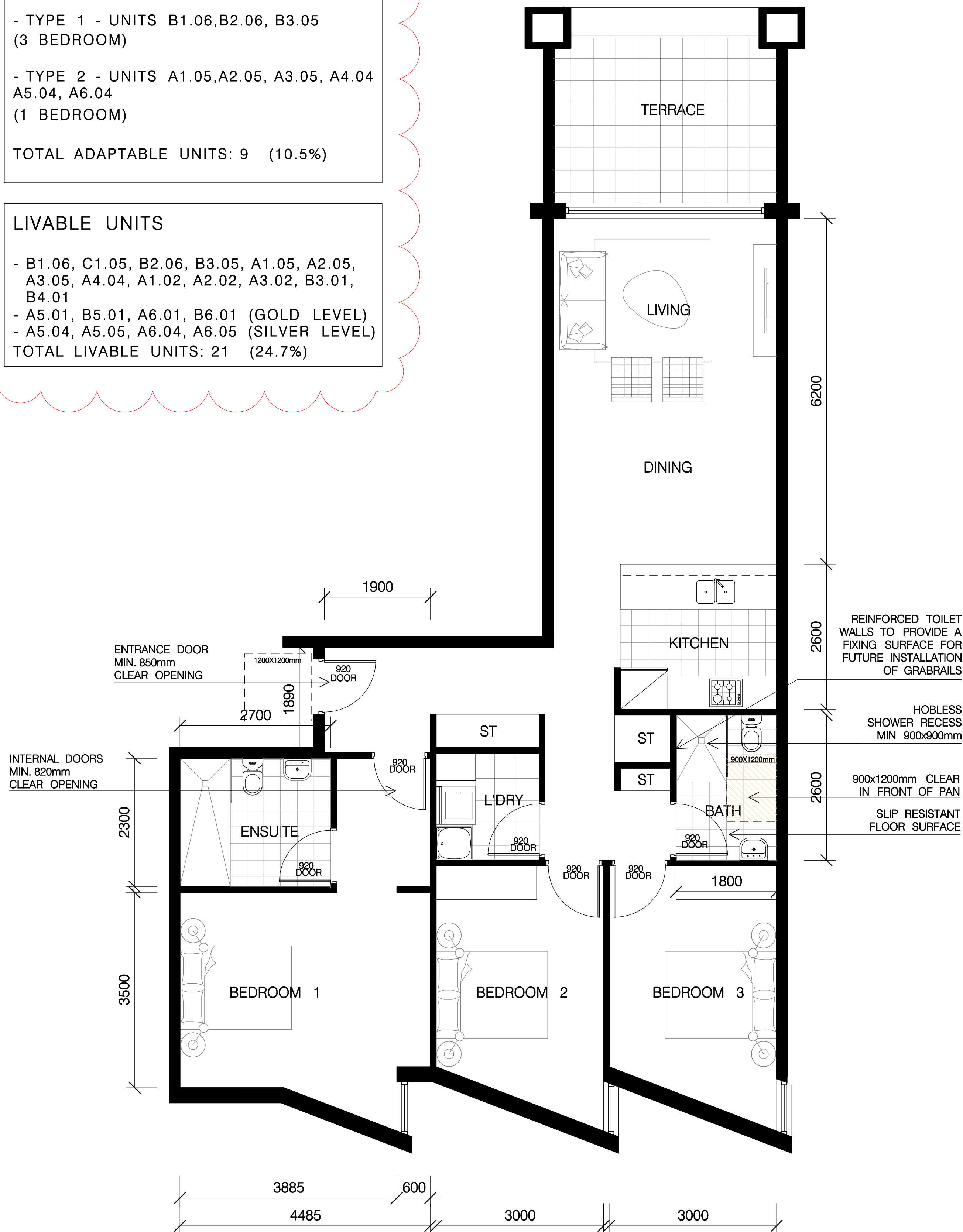
- PROPOSED SHADOWS
- EXISTING SHADOWS
- DA APPROVED SHADOWS

- TYPE 1 - UNITS B1.06,B2.06, B3.05
(3 BEDROOM)

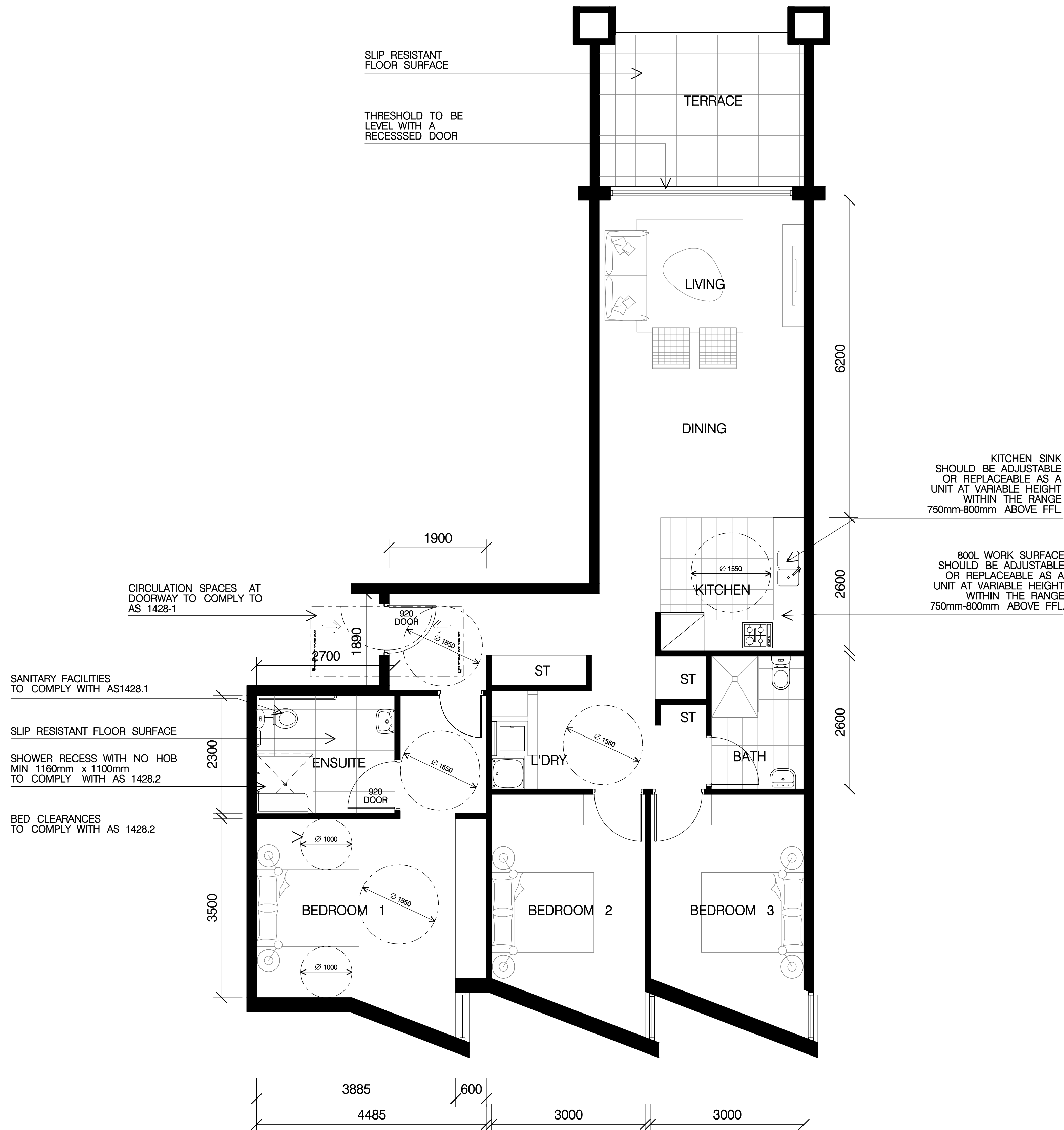
- TYPE 2 - UNITS A1.05,A2.05, A3.05, A4.04
A5.04, A6.04
(1 BEDROOM)

TOTAL ADAPTABLE UNITS: 9 (10.5%)

- B1.06, C1.05, B2.06, B3.05, A1.05, A2.05,
A3.05, A4.04, A1.02, A2.02, A3.02, B3.01,
B4.01
- A5.01, B5.01, A6.01, B6.01 (GOLD LEVEL)
- A5.04, A5.05, A6.04, A6.05 (SILVER LEVEL)
TOTAL LIVABLE UNITS: 21 (24.7%)



01 TYPE 1 - ADAPTABLE & LIVABLE UNIT PLAN - PRE
SCALE 1:50 @ A1 UNIT B1.06; B2.06; B3.05



02 TYPE 1 - ADAPTABLE & LIVABLE UNIT PLAN - POST
SCALE 1:50 @ A1

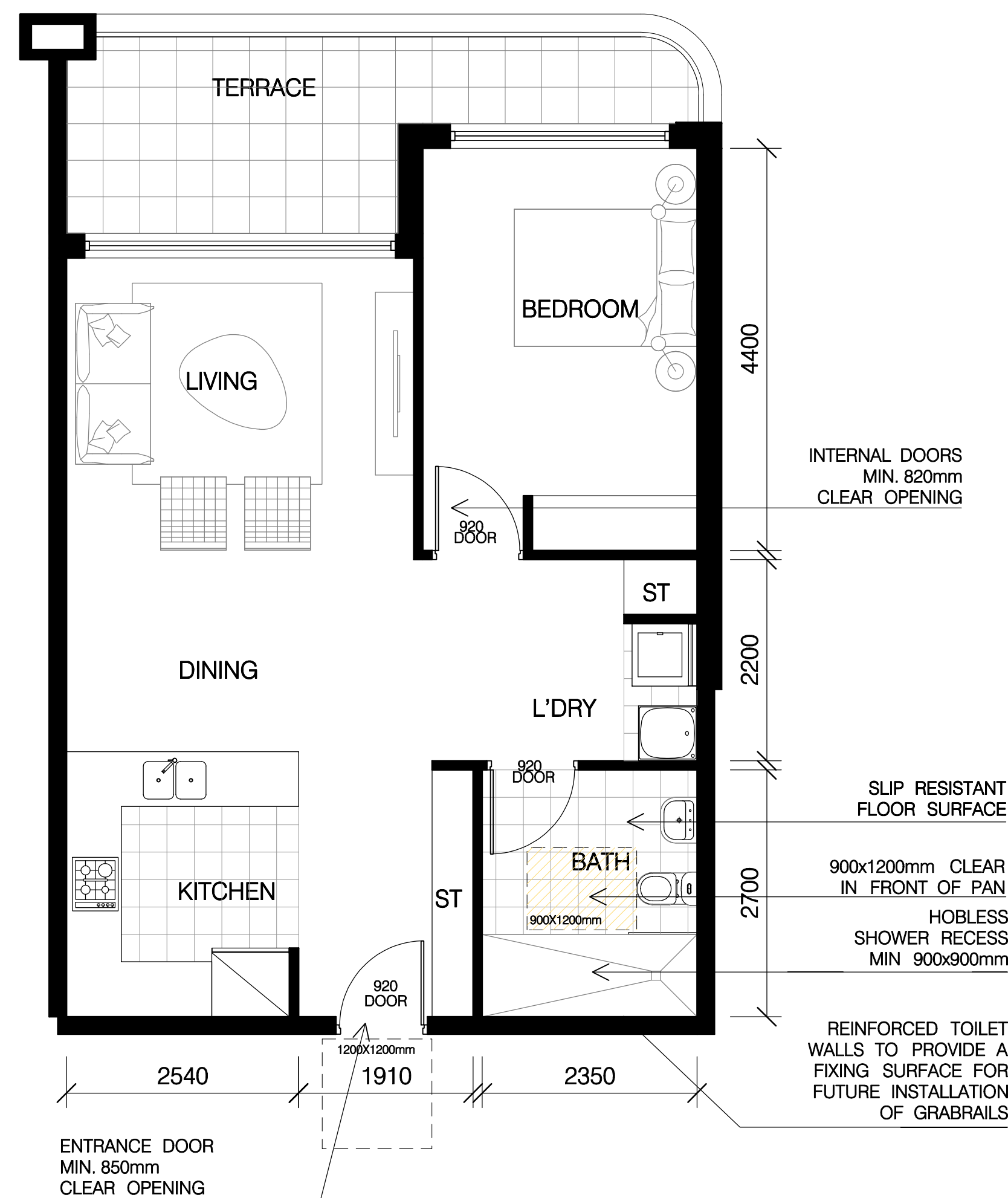
True North  Scale: 1:50 @A1 1:100 @A3  Date Printed: 09/10/2024	E D C B A ISSUE ISSUE FOR DA AMENDMENTS AMENDED DA SUBMISSION ISSUE TO CONSULTANTS DA AMENDMENTS FOR COUNCIL REVIEW ISSUE FOR DEVELOPMENT APPROVAL REVISION DESCRIPTION	HE MA MA MA JA APPD 15.08.24 22.12.21 29.11.21 28.06.21 21.08.20 DATE	Client: SITEX PTY LTD Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia 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: MIXED USE DEVELOPMENT 221-235 & 241 HOMER ST & 208 WARDELL RD EARLWOOD	Drawing Title: ADAPTABLE & LIVABLE UNIT DETAILS - 01	Project Number: Pn-24006 Drawing Status: AUTHORITY APPROVAL	Drawing Number: A-060 Issue: E
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								

ADAPTABLE UNITS

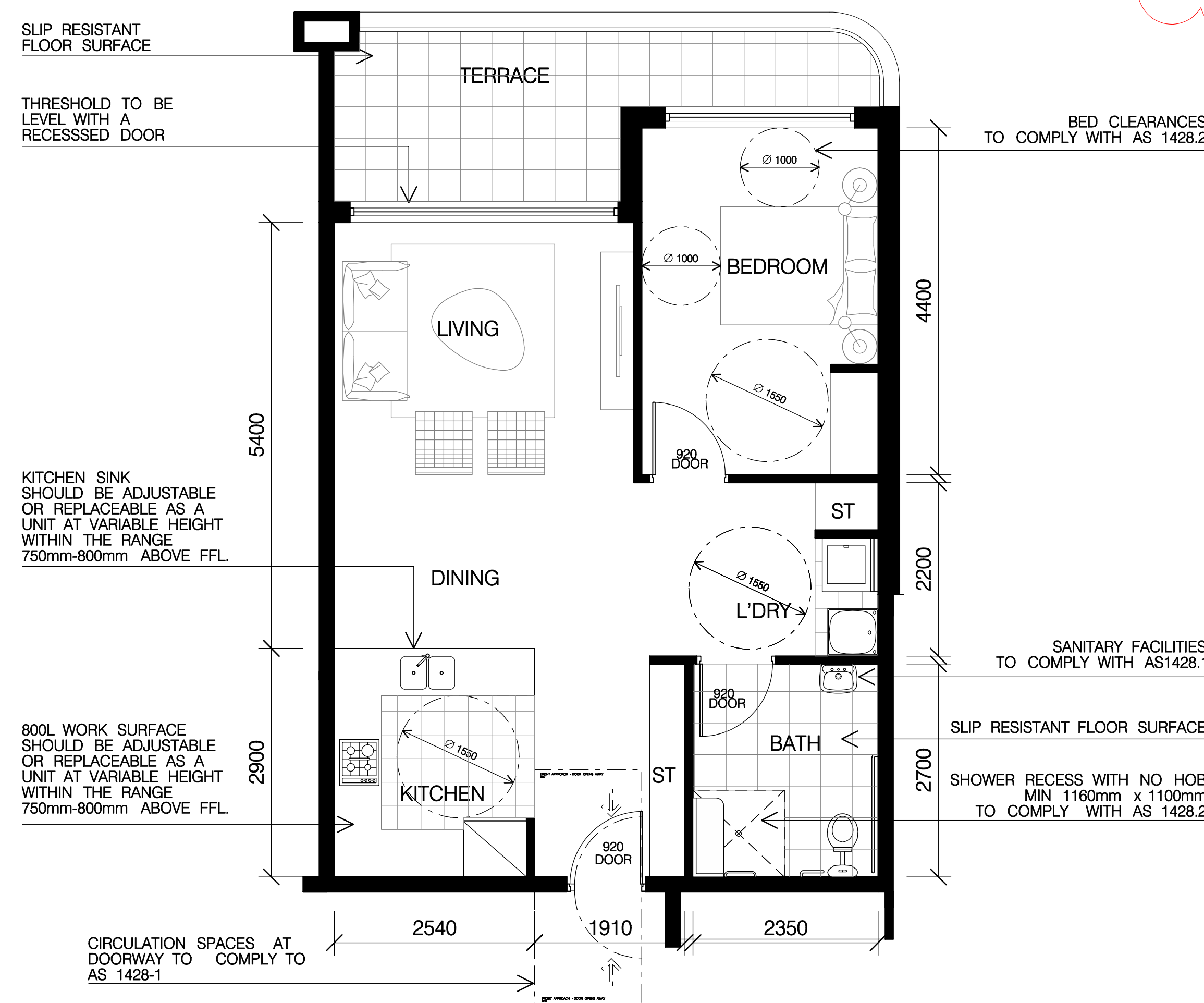
- TYPE 1 - UNITS B1.06,B2.06, B3.05 (3 BEDROOM)
- TYPE 2 - UNITS A1.05,A2.05, A3.05, A4.04 A5.04, A6.04 (1 BEDROOM)
- TOTAL ADAPTABLE UNITS: 9 (10.5%)

LIVABLE UNITS

- B1.06, C1.05, B2.06, B3.05, A1.05, A2.05, A3.05, A4.04, A1.02, A2.02, A3.02, B3.01, B4.01
- A5.01, B5.01, A6.01, B6.01 (GOLD LEVEL)
- A5.04, A5.05, A6.04, A6.05 (SILVER LEVEL)
- TOTAL LIVABLE UNITS: 21 (24.7%)



01 TYPE 2 - ADAPTABLE UNIT PLAN - PRE
SCALE 1:50 @ A1 UNIT A1.05; A2.05; A3.05; A4.04



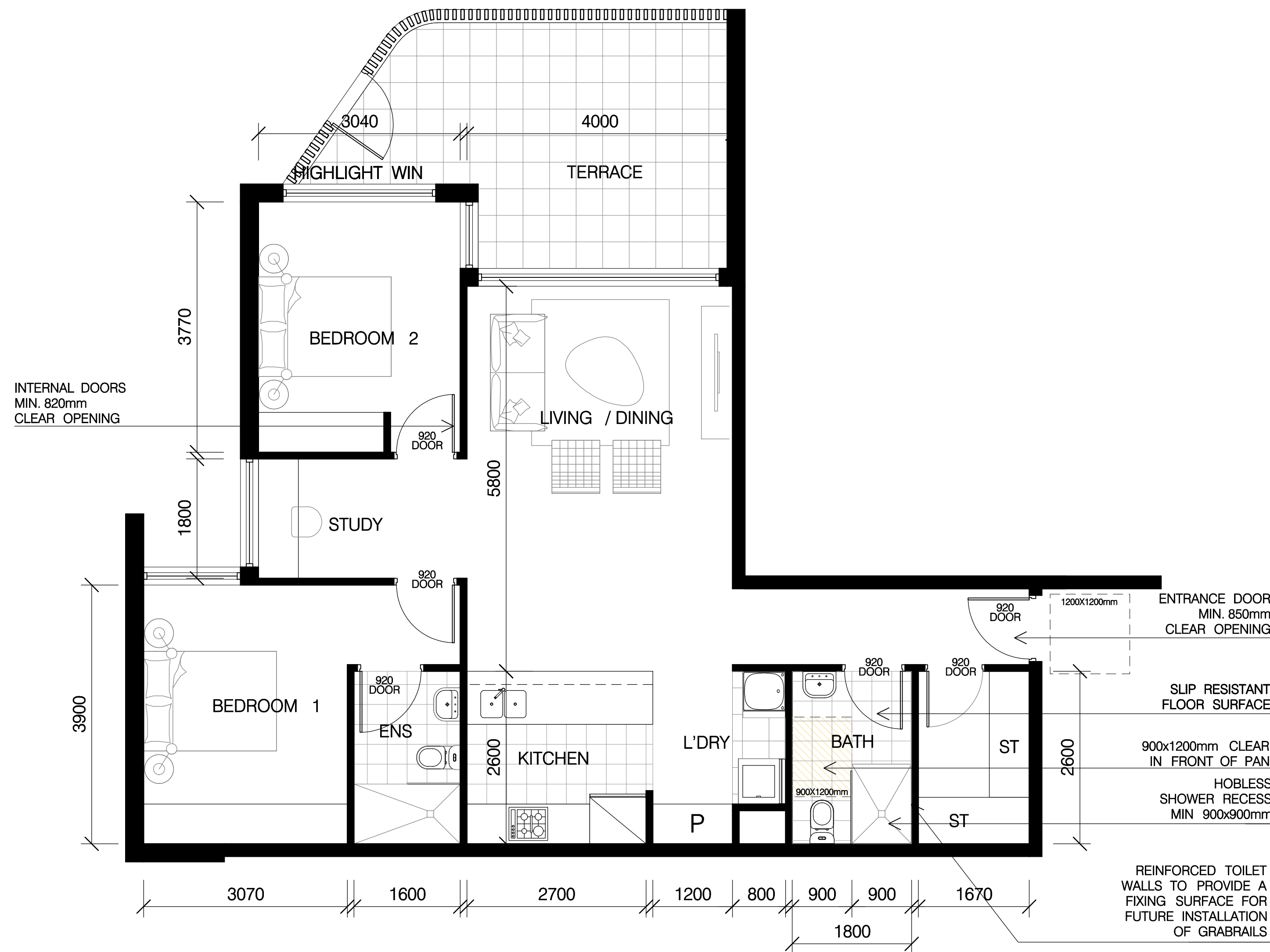
02 TYPE 2 - ADAPTABLE UNIT PLAN - POST
SCALE 1:50 @ A1

ADAPTABLE UNITS

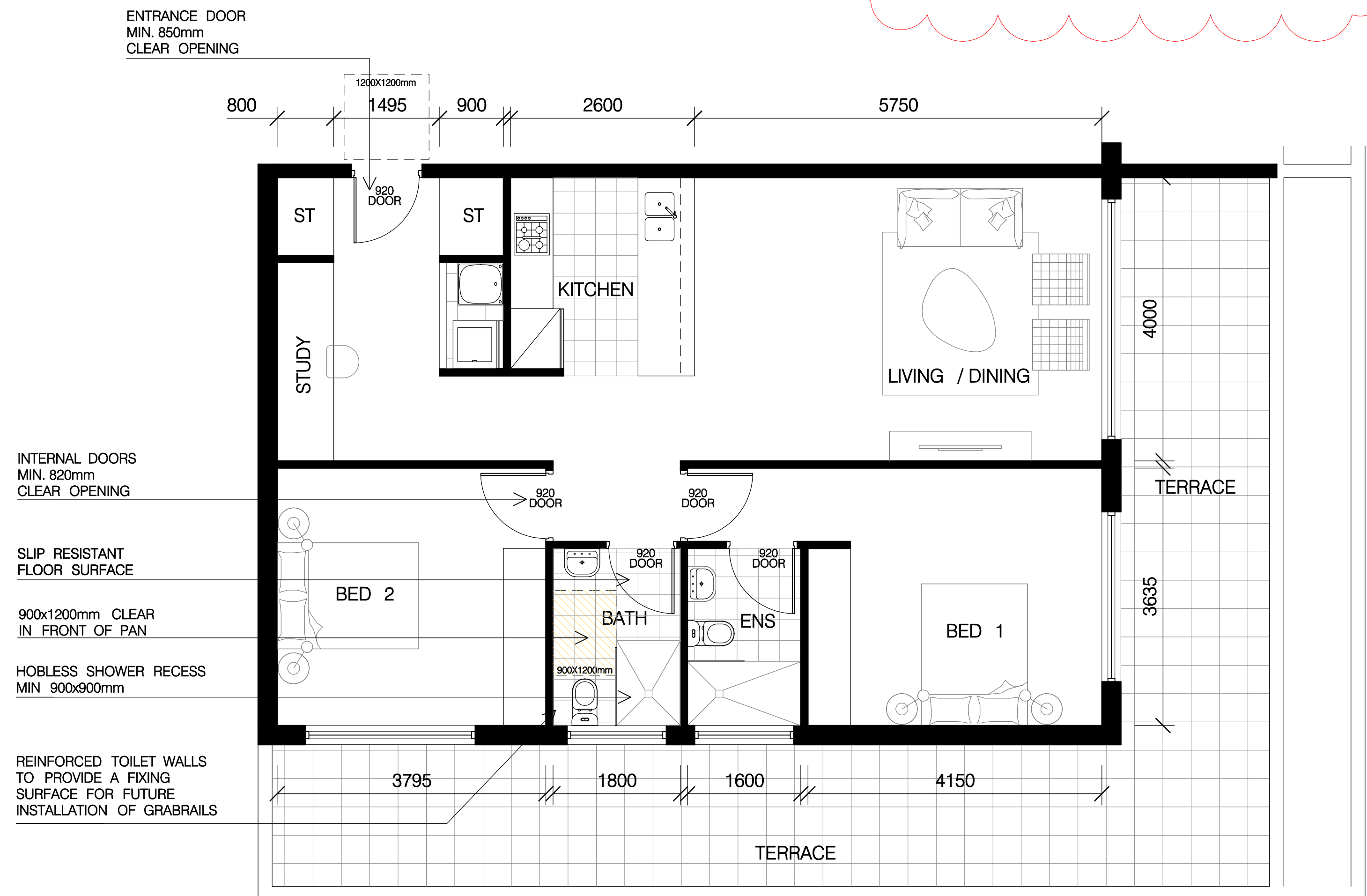
- TYPE 1 - UNITS B1.06,B2.06, B3.05 (3 BEDROOM)
- TYPE 2 - UNITS A1.05,A2.05, A3.05, A4.04 A5.04, A6.04 (1 BEDROOM)
- TOTAL ADAPTABLE UNITS: 9 (10.5%)

LIVABLE UNITS

- B1.06, C1.05, B2.06, B3.05, A1.05, A2.05, A3.05, A4.04, A1.02, A2.02, A3.02, B3.01, B4.01
- A5.01, B5.01, A6.01, B6.01 (GOLD LEVEL)
- A5.04, A5.05, A6.04, A6.05 (SILVER LEVEL)
- TOTAL LIVABLE UNITS: 21 (24.7%)



01 LIVABLE UNIT PLAN
SCALE 1:50 @ A1 UNIT A1.02; A2.02; A3.02



02 LIVABLE UNIT PLAN
SCALE 1:50 @ A1 UNIT C1.05

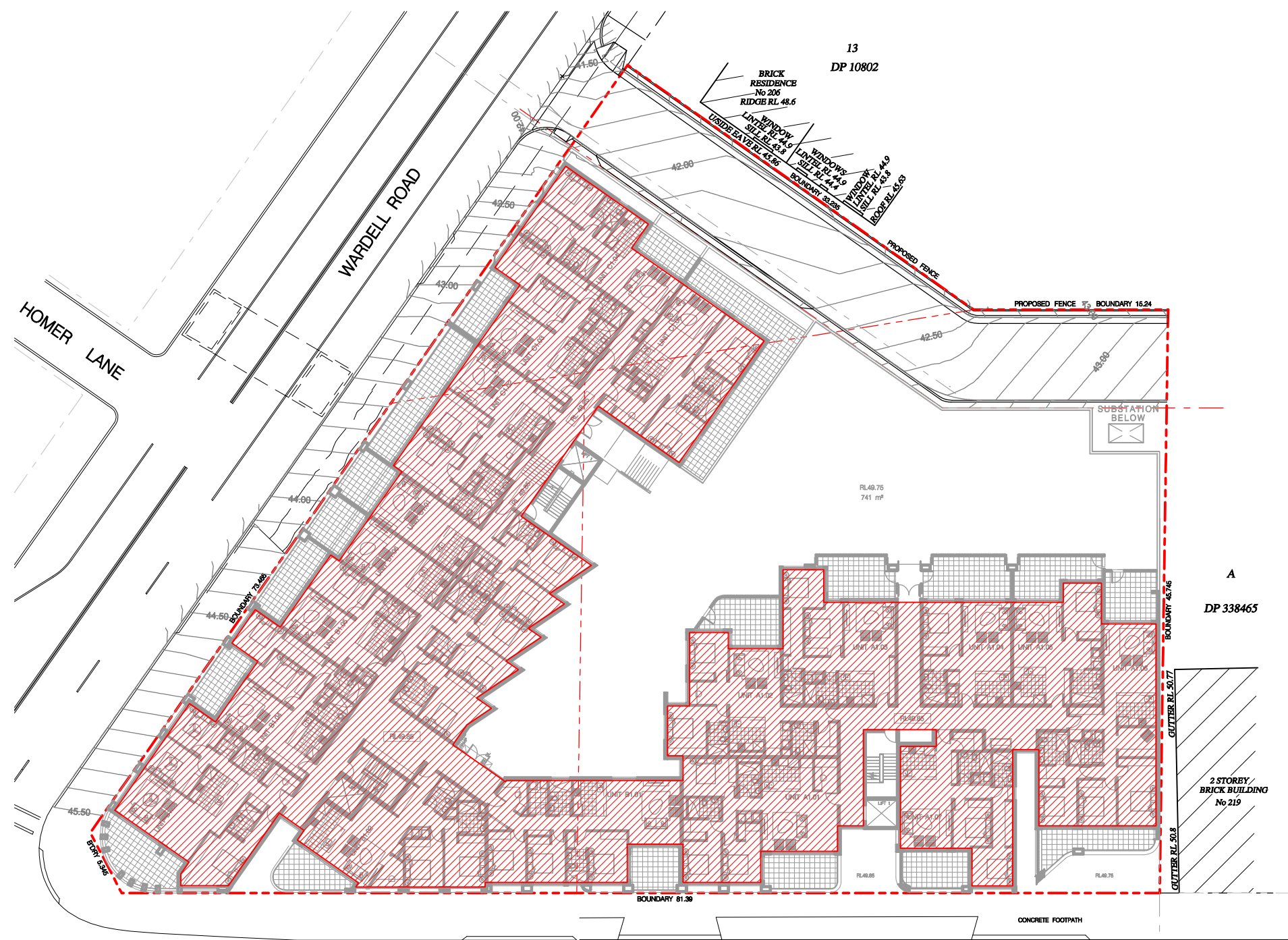
- TYPE 1 - UNITS B1.06,B2.06, B3.05
(3 BEDROOM)

- TYPE 2 - UNITS A1.05,A2.05, A3.05, A4.04
A5.04, A6.04
(1 BEDROOM)

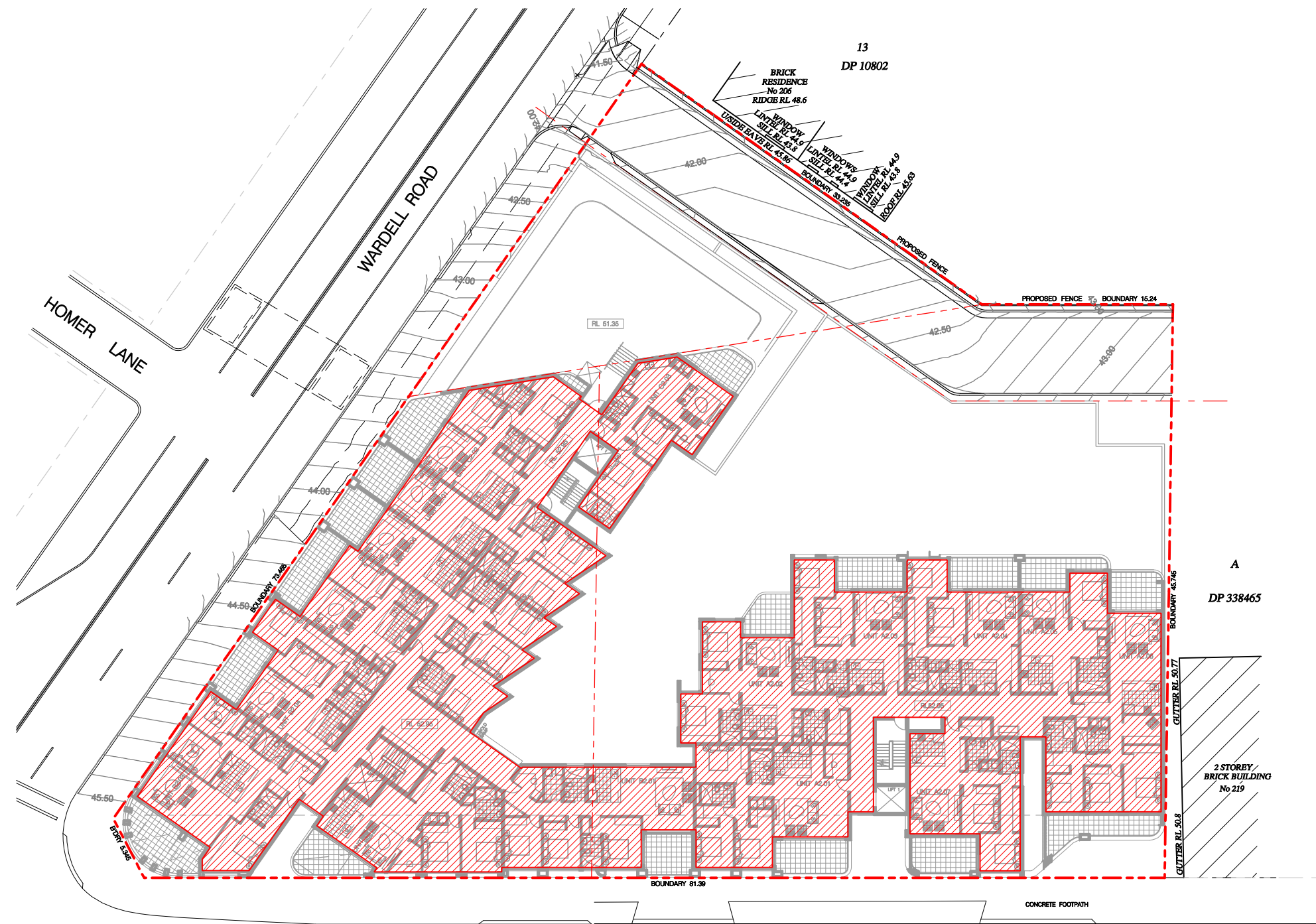
TOTAL ADAPTABLE UNITS: 9 (10.5%)

- B1.06, C1.05, B2.06, B3.05, A1.05, A2.05, A3.05, A4.04, A1.02, A2.02, A3.02, B3.01, B4.01	
- A5.01, B5.01, A6.01, B6.01 (GOLD LEVEL)	
- A5.04, A5.05, A6.04, A6.05 (SILVER LEVEL)	
TOTAL LIVABLE UNITS: 21	(24.7%)

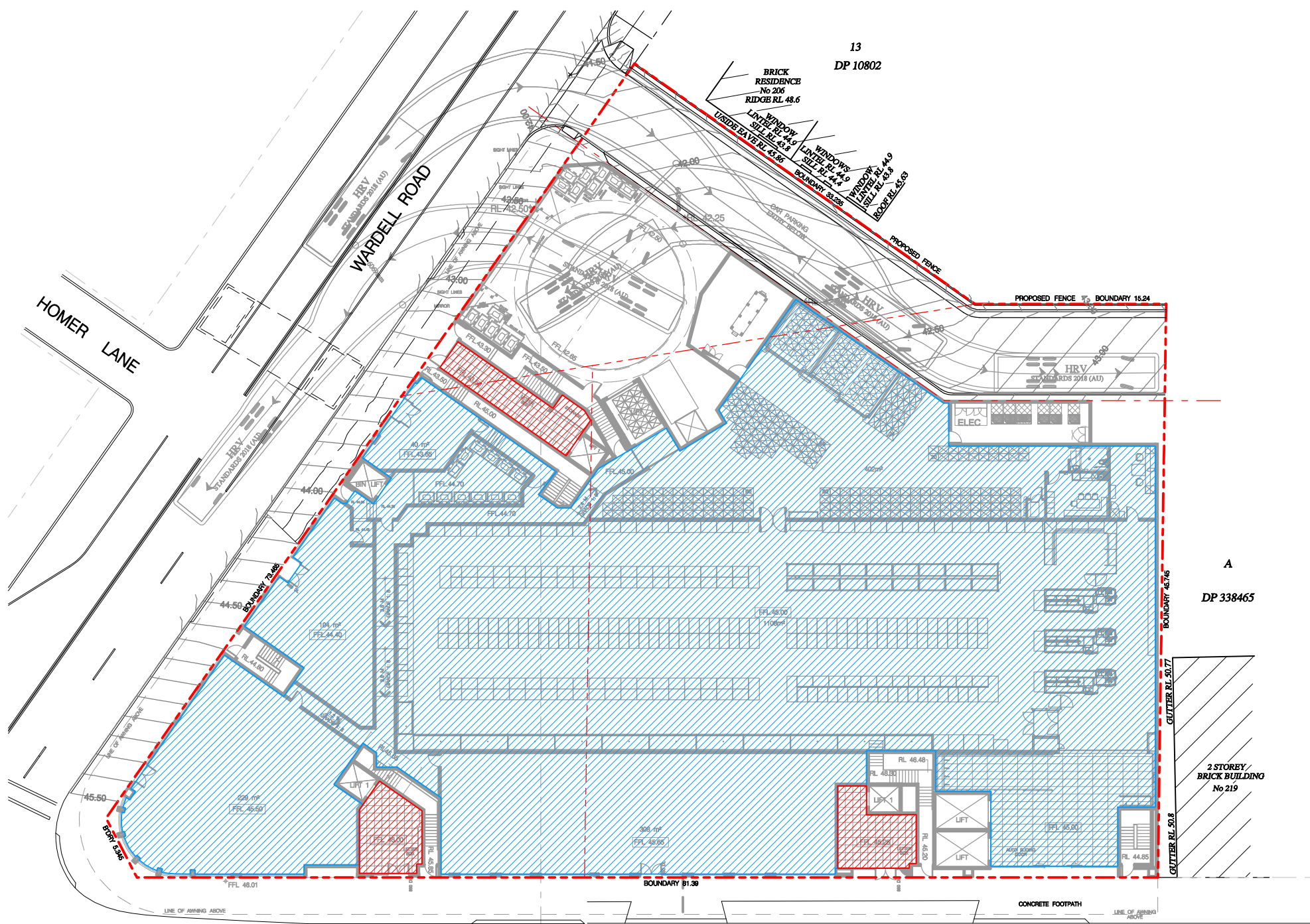




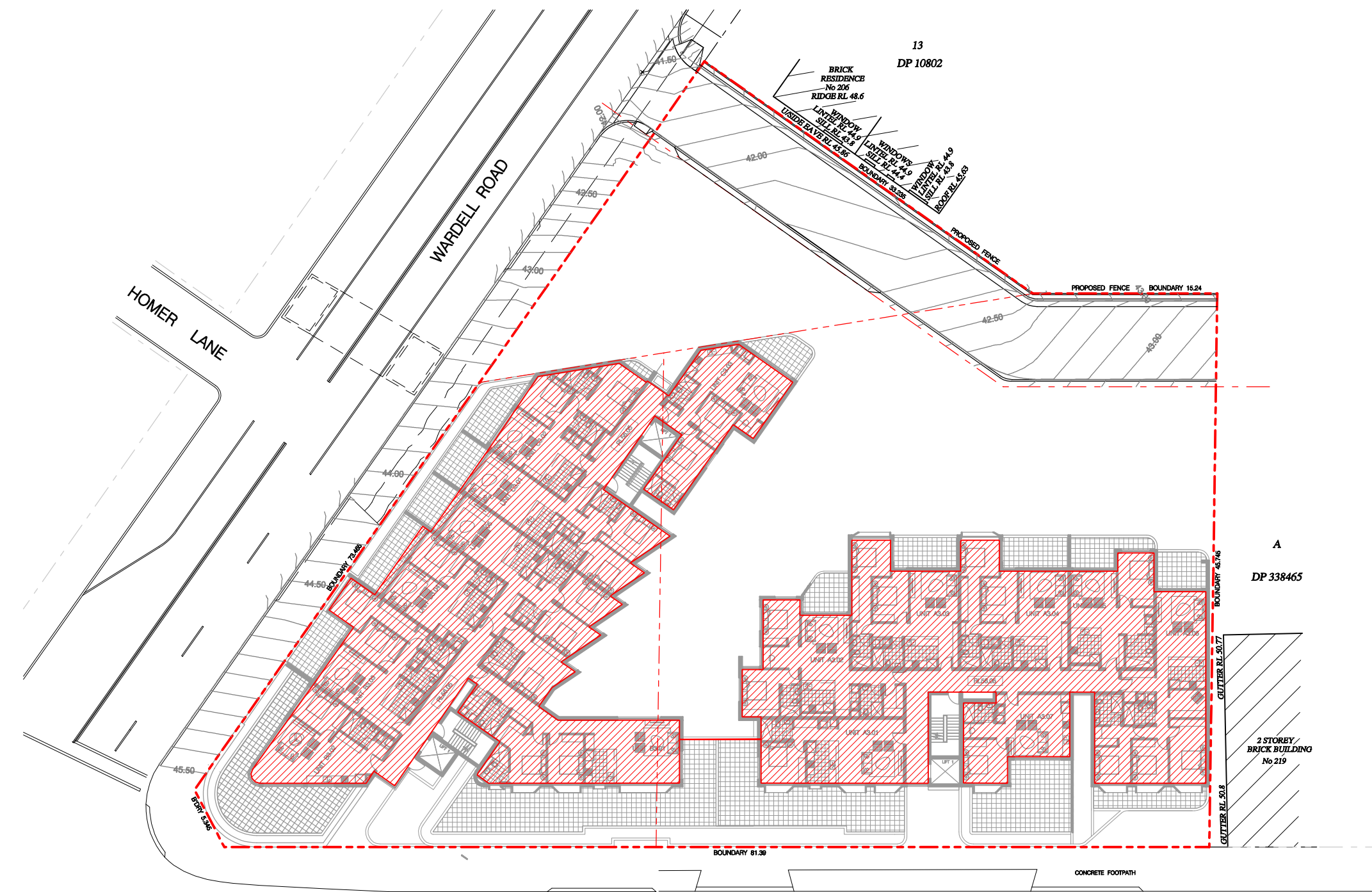
2 FIRST FLOOR
1:400 @ A3
RESIDENTIAL AREA = 1786 m²



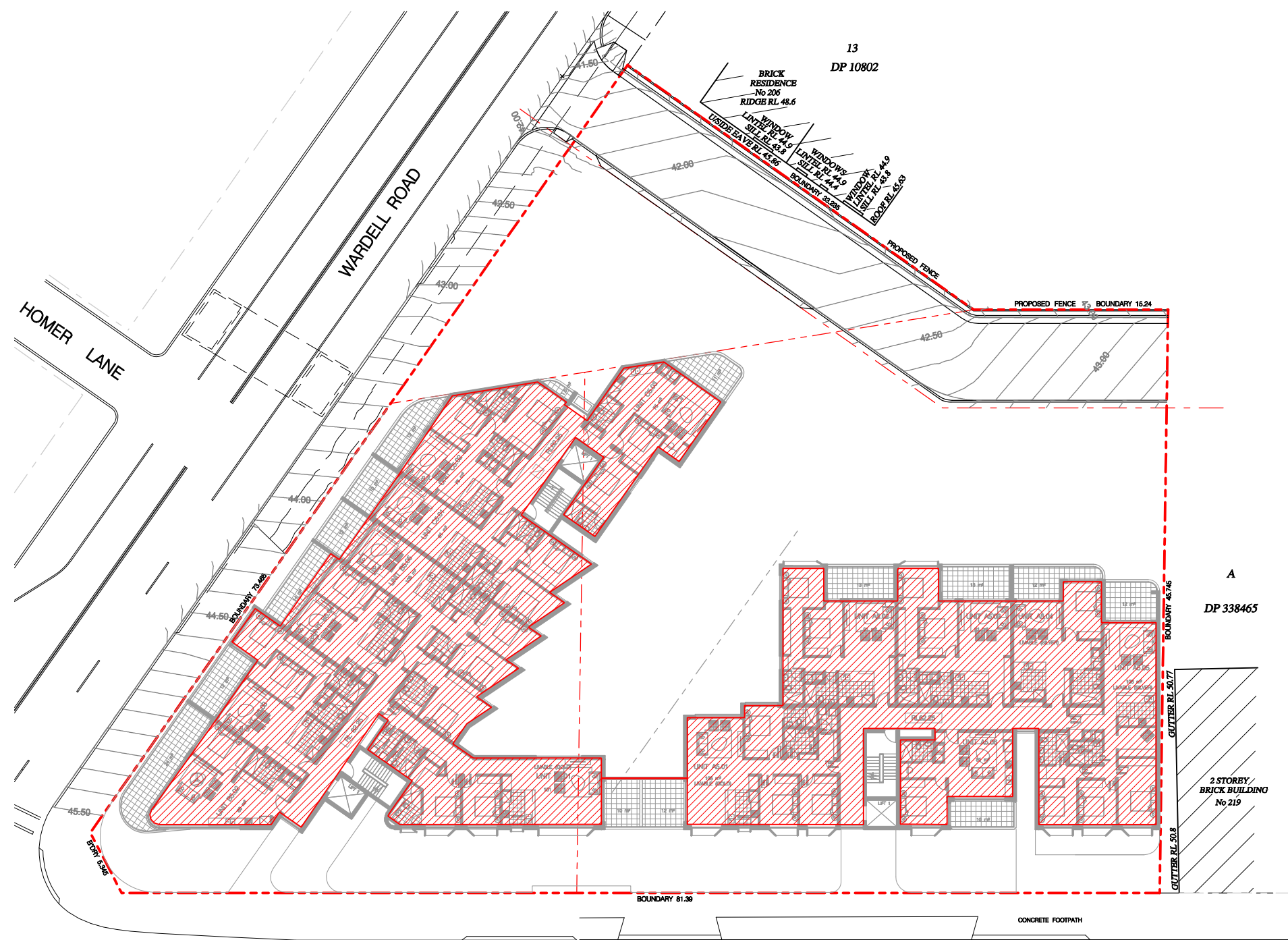
3 SECOND LEVEL
1:400 @ A3
RESIDENTIAL AREA = 1588 m²



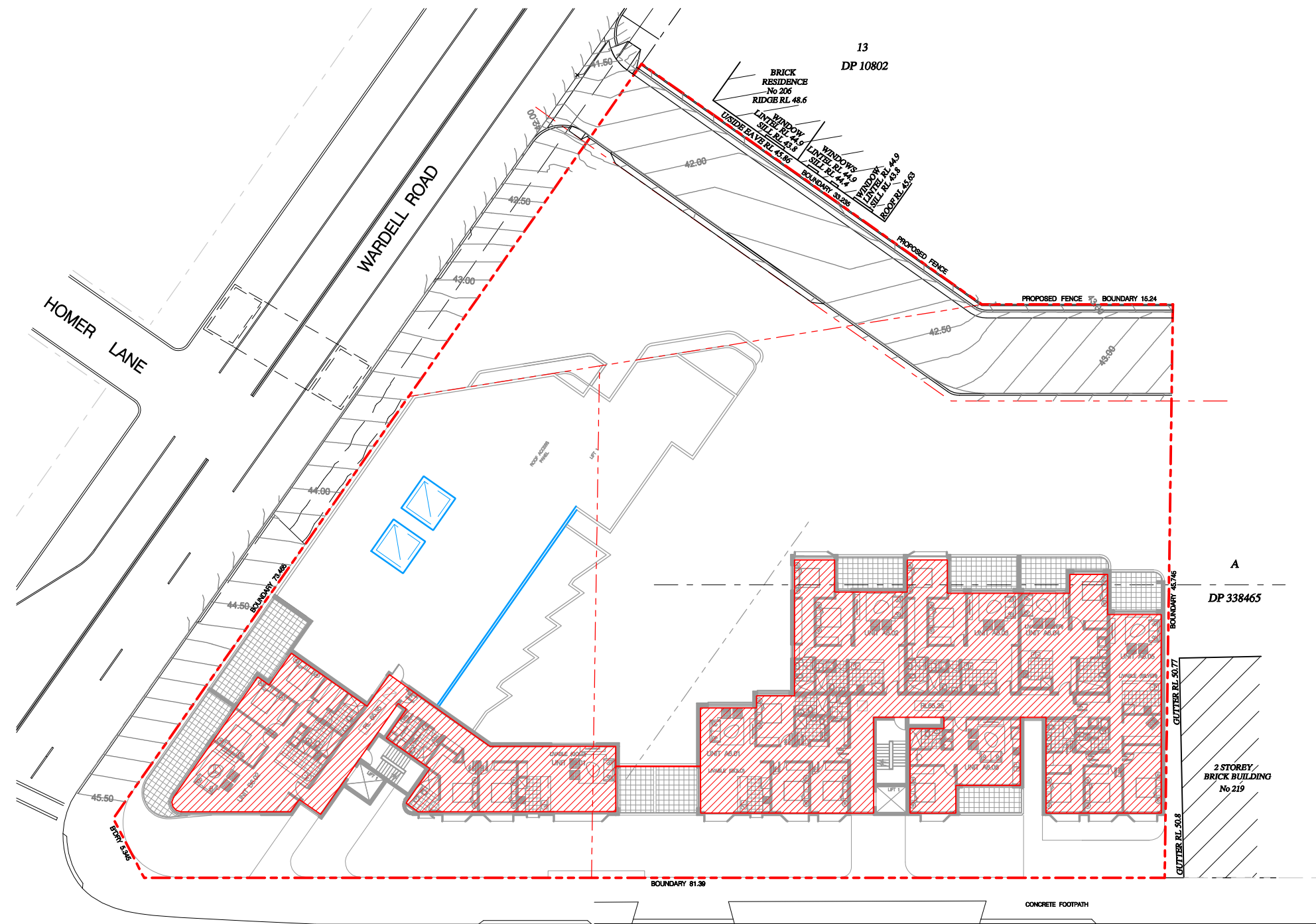
1 GROUND FLOOR
1:400 @ A3
RESIDENTIAL AREA = 97 m²
COMMERCIAL AREA = 2468 m²



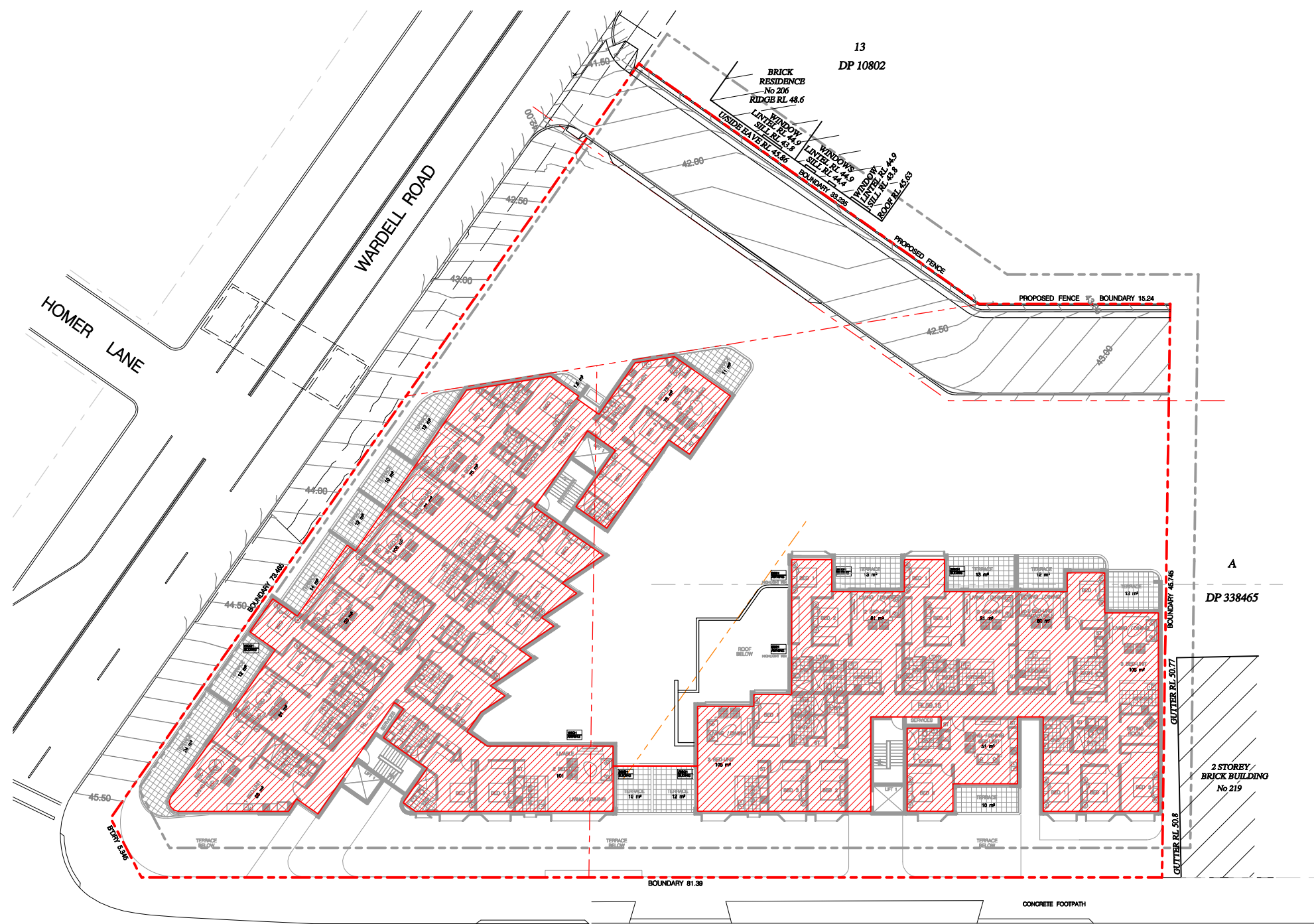
4 THIRD LEVEL
1:400 @ A3
RESIDENTIAL AREA = 1296 m²



2 FIFTH FLOOR
1:400 @ A3
RESIDENTIAL AREA = 1249 m²



3 SIXTH LEVEL
1:400 @ A3
RESIDENTIAL AREA = 775 m²



1 FOURTH FLOOR
1:400 @ A3
RESIDENTIAL AREA = 1249 m²

GFA BREAK-DOWN (RESIDENTIAL)

LEVEL	AREA	NOTES
GROUND FLOOR	97 m ²	APPROVED DA-779/2020
L1	1786 m ²	APPROVED DA-779/2020
L2	1588 m ²	APPROVED DA-779/2020
L3	1296 m ²	APPROVED DA-779/2020
L4	1249 m ²	APPROVED DA-779/2020
L5	1249 m ²	DA AMENDMENTS
L6	775 m ²	DA AMENDMENTS
TOTAL RESI. GFA	8040 m ²	DA AMENDMENTS

GFA BREAKDOWN (COMMERCIAL/RETAIL)

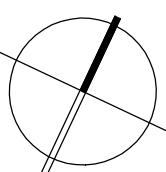
GROUND FLOOR	2468 m ²	APPROVED DA-779/2020
TOTAL COMM. GFA	2468 m ²	APPROVED DA-779/2020

SITE AREA	3645.3 m ²	
GFA & FSR CALCULATION	APPROVED DA-779/2020	DA AMENDMENTS
TOTAL COMMERCIAL GFA	2468 m ²	2468 m ²
TOTAL RESIDENTIAL GFA	6016 m ²	8040 m ²
TOTAL PROPOSED GFA	8484 m ²	10508 m ²
COMMERCIAL FSR	0.68 : 1	0.68 : 1
RESIDENTIAL FSR	1.65 : 1	2.2 : 1
TOTAL PROPOSED FSR	2.33 : 1	2.88 : 1

AFFORDABLE SCHEME

ADDITIONAL GFA (DA AMENDMENTS)		2024 m²
AFFORDABLE UNITS	UNIT NO.	AREA
L1	C1.01, C1.02, C1.03, C1.04, C1.05	466 m²
L2	C2.01, C2.02, C2.03	260 m²
L3	C3.01, C3.02, C3.03	260 m²
L4	C4.03	75 m²
PROPOSED AFF. UNITS	12 UNITS	1061 m²

True North



Scale: 1:400 @A1 1:800 @A3

0 4 8 12 16 20

Date Printed:
08/10/2024

A ISSUE FOR DA AMENDMENTS
REVISION DESCRIPTION

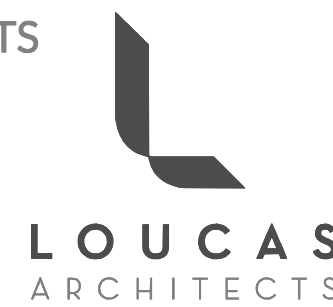
HE 08.10.24
APPD DATE

Client:
SITEX PTY LTD

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

Drawing Title:
GFA CALCULATION 02

Project Number:
Pn-24006

Drawing Status:
AUTHORITY APPROVAL

Drawing Number:
A-091

Issue:
A

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