

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

ROOF
 RL 61.25
 L5
 RL 58.65
 L4
 RL 55.50
 L3
 RL 52.45
 L2
 RL 49.40
 L1
 RL 46.35
 GROUND
 RL 43.30
 BASEMENT
 RL 39.70
 BASEMENT
 RL 36.70



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

Date Printed:
14/03/2025

Client:

-

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

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

Project Details:

RESIDENTIAL DEVELOPMENT

Project Address:

51 DRUMMOND STREET, BELMORE

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

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BASIX COMMITMENTS NOTES			
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *			
*2 Unvented 60 Litres			
WATER			
Fixtures	All Shower Heads 4 star	All toilet flushing systems 4 star	All kitchen taps 6 star
Appliances:	Dishwashers - 5 star water rating - all units		6 star
ENERGY	Hot water system: Central Gas instantaneous - Refer to approved BASIX		
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		
	Heating system: air-conditioning 1Phase - EER 3.0 - 3.5		
	Artificial lighting: As per BASIX		
COMMON AREAS	Natural lighting: As per BASIX		
	Appliances:		
	Gas cooktop & electric oven		
	Dishwashers: 3.5 star energy rating		
	Clothes Dryers: 2 Star		
	Refer to approved BASIX cert		

BASIX summary for 51 Drummond Street Belmore 2192		
Building Elements	Material	Detail
External walls	Brick veneer	R2.5 insulation (product select)
Internal walls within units	Lightweight cladding	-
Common walls between units	Plasterboard on studs	-
Common walls between units and RFL study/flow units	Plaster - stud / plasterboard	-
Common walls between units and garages	Plaster - stud / plasterboard	-
Ceiling	Plasterboard	R2.5 insulation (product select) to ceiling exposed to outside air - Top floor units
Floors	Concrete	R2.5 insulation (product select) to floor exposed to outside air - car park, plant room, pump room & laundry/cycle room - Units 1.01, 1.05, 1.06 & 1.04
Roof	Concrete	-
Windows/Doors - existing	Alumina windows	U value 5.40 or less and SHGC 0.49 or 0.50
Windows/Doors - new	Alumina windows	U value 5.40 or less and SHGC 0.49 or 0.50
Windows/Doors - existing only	Alumina windows	U value 5.40 or less and SHGC 0.49 or 0.50
Windows/Doors - new only	Alumina windows	U value 5.40 or less and SHGC 0.49 or 0.50
Slab edge - Unit 101	Double glaze	U value 4.20 or less and SHGC 0.73 or 0.75
Slab edge - Unit 102	Double glaze	U value 4.20 or less and SHGC 0.73 or 0.75
Slab edge - Unit 103	Double glaze	U value 4.20 or less and SHGC 0.73 or 0.75
Slab edge - Unit 104	Double glaze	U value 4.20 or less and SHGC 0.73 or 0.75
Slab edge - Unit 105	Double glaze	U value 4.20 or less and SHGC 0.73 or 0.75
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Slab edge - Unit 109	Double glaze	U value 4.20 or less and SHGC 0.73 or 0.75
Slab edge - Unit 110	Double glaze	U value 4.20 or less and SHGC 0.73 or 0.75
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Slab edge - Unit 199	Double glaze	U value 4.20 or less and SHGC 0.73 or 0.75
Slab edge - Unit 200	Double glaze	U value 4.20 or less and SHGC 0.73 or 0.75

SCHEDULE OF COLOURS & FINISHES:

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



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

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

0 1 2 3 4 5

Date Printed:
14/03/2025

I	ISSUE TO COUNCIL (DA SUBMISSION)
H	ISSUE TO CONSULTANTS
G	ISSUE TO CLIENT
F	ISSUE TO CLIENT
E	ISSUE TO CLIENT
D	ISSUE TO CLIENT
C	ISSUE TO CLIENT
B	ISSUE TO CLIENT
A	ISSUE TO CLIENT
ISSUE	REVISION DESCRIPTION

HE	30.01.2025
HE	17.05.2024
HE	12.04.2024
HE	27.02.2024
HE	31.08.2023
HE	16.08.2023
HE	10.05.2023
HE	28.01.2022
TL	09.07.2021
APPD	DATE

Client:
-

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ABN 92 626 290 122

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



Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
51 DRUMMOND STREET, BELMORE

Drawing Title:
ELEVATIONS 02

Project Number:
Pn-21010

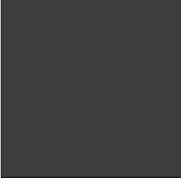
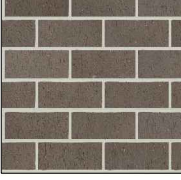
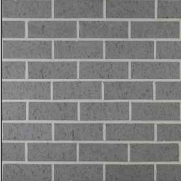
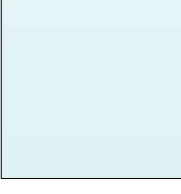
Drawing Status:
AUTHORITY APPROVAL

Issue:
I

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AW	←	Awning / Sliding
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F	←	Fixed
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[illegible]

SCHEDULE OF COLOURS & FINISHES:	
	R1 RENDER & PAINT WHITE COLOUR
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	FB1 AUSTRAL BRICKS URBAN ONE PEPPER OR SIMILAR
	FB2 AUSTRAL BRICKS URBAN ONE ALLOY OR SIMILAR
	FW1 FEATURE WALL 1 DARK GREY METAL CLADDING
	CG CLEAR GLASS GLAZING / BALUSTRADE
	PG PRIVACY GLASS GLAZING
	AF1 ALUMINIUM FRAME POWDERCOAT FINISH CHARCOAL GREY COLOUR

WEST ELEVATION

Scale 1:200 @ A3

Scale: 1:100 @A1 1:200 @A3			
Date Printed: 14/03/2025			
ISSUE TO COUNCIL (DA SUBMISSION)		HE	30.01.2025
H ISSUE TO CONSULTANTS		HE	17.05.2024
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C ISSUE TO CLIENT		HE	10.05.2023
B ISSUE TO CLIENT		HE	28.01.2022
A ISSUE TO CLIENT		TL	09.07.2021
ISSUE REVISION DESCRIPTION		APP'D	DATE

Client:	-
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Email: admin@loucasarc.com.au	
Nominated Architect:	Jim Apostolou 7490

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

Drawing Title:	ELEVATIONS 03
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Project Number:	Pn-21010
Drawing Status:	AUTHORITY APPROVAL
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Drawing Title:	ELEVATIONS 03
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Drawing Title:	ELEVATIONS 03
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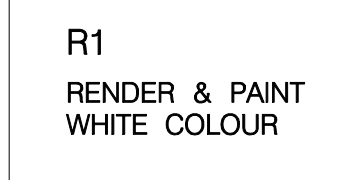
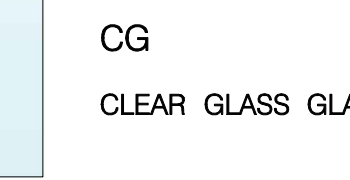
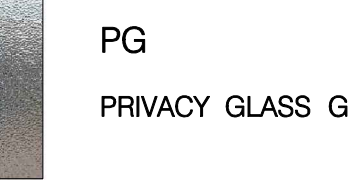
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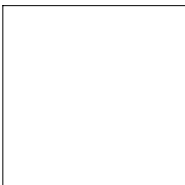
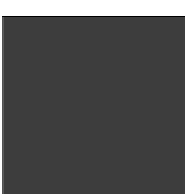
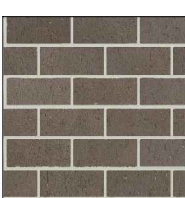
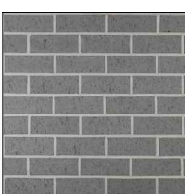


h:\pn 21010 51 drummond st belmore\drawings\05 microstation\01 da\plot\A-2300 Elevations 04.dgn

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

Architectural elevation drawing of a building facade. The drawing shows levels from Basement 2 to Roof. Key dimensions and levels are as follows:

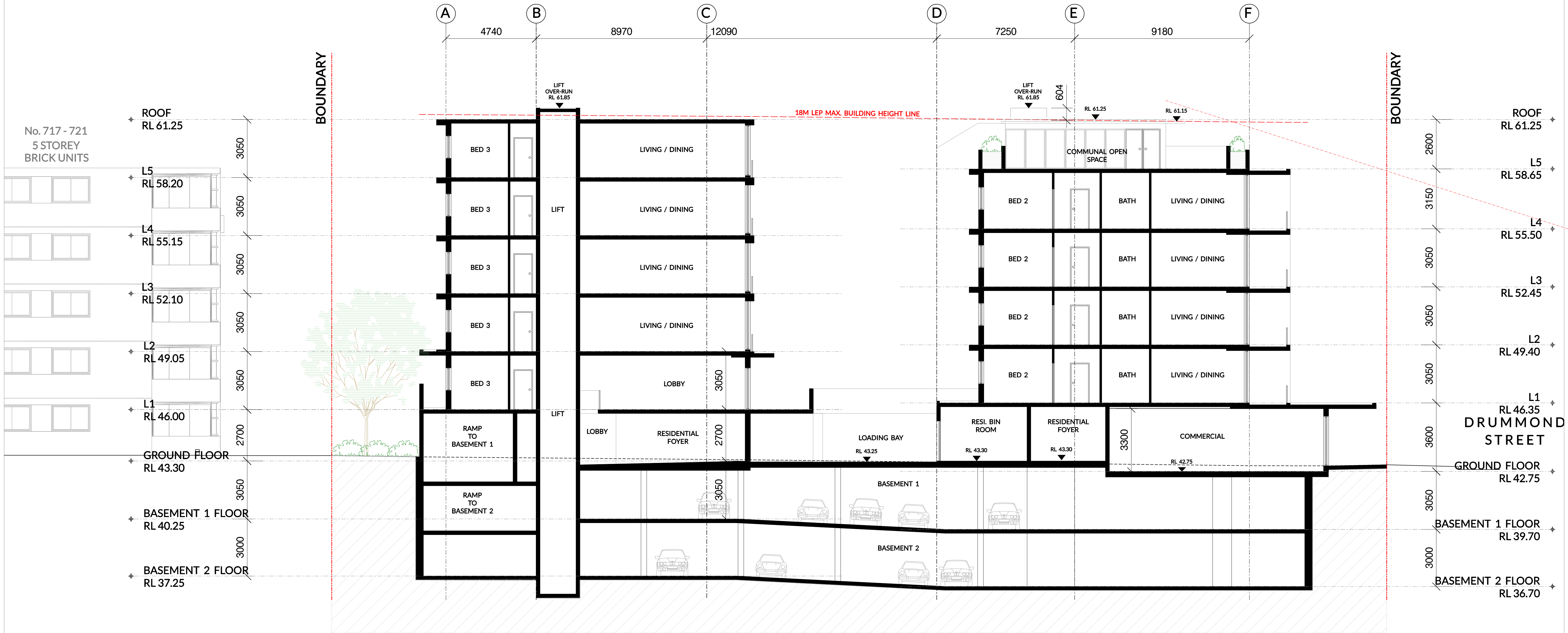
- Levels and Heights:**
 - ROOF: RL 61.25
 - L5: RL 58.20
 - L4: RL 55.15
 - L3: RL 52.10
 - L2: RL 49.05
 - L1: RL 46.00
 - GROUND FLOOR: RL 43.30
 - BASEMENT 1 FLOOR: RL 40.25
 - BASEMENT 2 FLOOR: RL 37.25
- Dimensions:**
 - Vertical dimensions between levels: 3050 (Roof to L5, L5 to L4, L4 to L3, L3 to L2, L2 to L1), 2700 (L1 to Ground Floor), 3050 (Ground Floor to Basement 1), 3000 (Basement 1 to Basement 2).
 - Horizontal dimensions: 2700 (between columns 1 and 2), 3290 (between columns 2 and 3), 2700 (between columns 3 and 4).
- Boundaries:**
 - REAR BOUNDARY (indicated by a red dashed line on the left).
 - BOUNDARY (indicated by red dashed lines on the right).
- Other Features:**
 - LIFT OVER-RUN RL 61.85 (located above the roof level).
 - Windows and doors are labeled with dimensions (e.g., ST 4080, 2750).
 - Architectural details include balconies, railings, and landscaping elements like trees and shrubs.

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



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

Scale: 1:100 @A1 1:200 @A3						Client:		Architect:		Project Details:		Drawing Title:		Project Number:		Drawing Number:	
0 1 2 3 4 5		I		ISSUE TO COUNCIL (DA SUBMISSION)		HE		30.01.2025		LOUCAS ARCHITECTS		RESIDENTIAL DEVELOPMENT		Pn-21010		A-2400	
		H		ISSUE TO CONSULTANTS		HE		17.05.2024		ABN 92 626 290 122							
		G		ISSUE TO CLIENT		HE		12.04.2024		Level 3, Suite 309, 7-9 Gibbons St, Redfern NSW, Australia		Project Address:					
		F		ISSUE TO CLIENT		HE		27.02.2024		Tel: (02) 8052 9600		51 DRUMMOND STREET, BELMORE					
		E		ISSUE TO CLIENT		HE		31.08.2023		Email: admin@loucasarc.com.au							
		D		ISSUE TO CLIENT		HE		16.08.2023		Nominated Architect:							
		C		ISSUE TO CLIENT		HE		10.05.2023		Jim Apostolou 7490							
		B		ISSUE TO CLIENT		HE		28.01.2022									
		A		ISSUE TO CLIENT		TL		09.07.2021									
		ISSUE		REVISION DESCRIPTION		APPD		DATE									
Date Printed: 14/03/2025																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	



01 SECTION A - A
Scale 1:200 @ A3

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

0 1 2 3 4 5

Date Printed:
10/04/2025

I	ISSUE TO COUNCIL (DA SUBMISSION)	HE	30.01.2025
H	ISSUE TO CONSULTANTS	HE	17.05.2024
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E	ISSUE TO CLIENT	HE	31.08.2023
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C	ISSUE TO CLIENT	HE	10.05.2023
B	ISSUE TO CLIENT	HE	28.01.2022
A	ISSUE TO CLIENT	TL	09.07.2021
ISSUE	REVISION DESCRIPTION	APPD	DATE

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

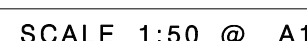
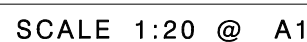
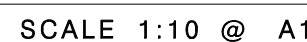
Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

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

Drawing Title:
SECTION A - A

Project Number:
Pn-21010
Drawing Status:
AUTHORITY APPROVAL
Drawing Number:
A-2500
Issue:
I

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