

**BASIX NOTATION:**

- ALL SHOWERHEADS TO BE min 4 STAR WELS RATED (>6 BUT ≤7.5L)
- ALL WCs TO BE min WELS 4 STAR RATED
- ALL KITCHEN TAPS TO BE min WELS 5 STAR RATED
- ALL BASIN TAPS TO BE min 5 STAR WELS RATED
- ALL WASHING MACHINES TO BE min 3 STAR WELS RATED
- ALL DISHWASHERS TO BE min 3 STAR WELS RATED
- UNIT 3 POOL - MAX 18kL VOLUME
- HOT WATER SYSTEM TO GAS INSTANTANEOUS WITH min 4.5 STAR RATING
- AIR CONDITIONING UNITS ARE TO BE 1 PHASE 5 STAR RATED AND ZONED
- UNIT 3 POOL HEATING - SOLAR ONLY
- FRIDGES, DISHWASHERS, CLOTHES DRYERS AND WASHING MACHINES TO BE 3 STAR ENERGY RATED

**UNIT 1**

- WALL INSULATION TO REACH R2.5
- R1.5 INSULATION TO UNDERSIDE OF BASEMENT CEILING
- GLAZING TO BE DOUBLE GLAZED CLEAR (max U-VALUE =U4.5, SHGC =0.50/0.61) EXCEPT FOR SLIDING DOORS - SINGLE GLAZED CLEAR (max U-VALUE =U6.7, SHGC =0.67)

**UNIT 2**

- GLAZING TO BE SINGLE GLAZED CLEAR (max U-VALUE =U6.7, SHGC =0.50/0.67)

**UNIT 3**

- INTERMEDIATE FLOOR INSULATION TO REACH R1.5
- WALL INSULATION TO REACH R2.5
- INTERNAL WALL INSULATION TO WC TO REACH R2.5
- CEILING INSULATION TO REACH R3.0 + SARKING TO FLAT FRAMED ROOF AREAS
- GLAZING TO BE DOUBLE GLAZED CLEAR (max U-VALUE =U3.4/3.2/2.9, SHGC =0.47/0.49/0.51)

**UNIT 4**

- CEILING INSULATION TO REACH R3.0
- GLAZING TO BE DOUBLE GLAZED CLEAR (max U-VALUE =U4.5, SHGC =0.50/0.61) EXCEPT FOR SLIDING DOORS - SINGLE GLAZED CLEAR (max U-VALUE =U6.7, SHGC =0.67)

5.	DA - COURT 3	11.04.2022
4.	DA - COURT 2	06.04.2022
3.	DA - COURT 1	17.03.2022
2.	DA - AMENDMENTS 1	SEP 2021
1.	DEVELOPMENT APPLICATION	AUG 2021
P	PRELIMINARY DA	JUN 2021
Issue	Amendment	Date

ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT BEFORE PROCEEDING

IF IN DOUBT, ASK!



**GROUP ARCHITECTS**  
Nominated Architect Julian Branchley 6246  
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Suite 3.09/55 Miller Street Pyrmont nsw 2009  
T: +612 9660 1055 E: info@grouparchitects.com.au

RESIDENTIAL FLAT BUILDING

address  
18 BORONIA RD,  
BELLEVUE HILL

drawing  
SITE PLAN AND ROOF

SCALE: 1:100 @ A1  
ISSUE: 5. DATE: 11.04.2022

DWG No.: GA2021-027-A100

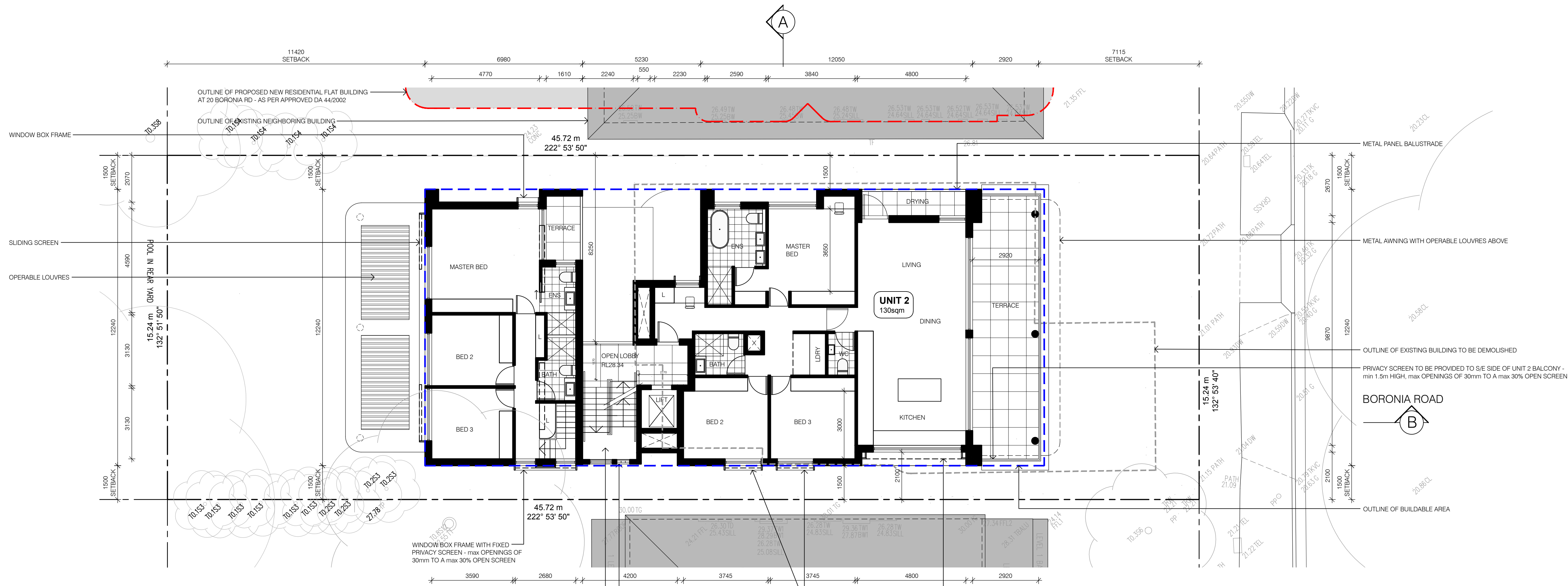
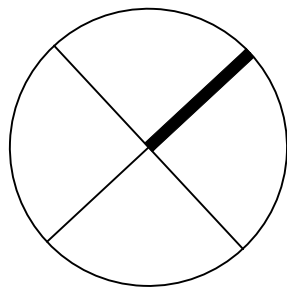
SITE PLAN AND ROOF  
1:100@A1



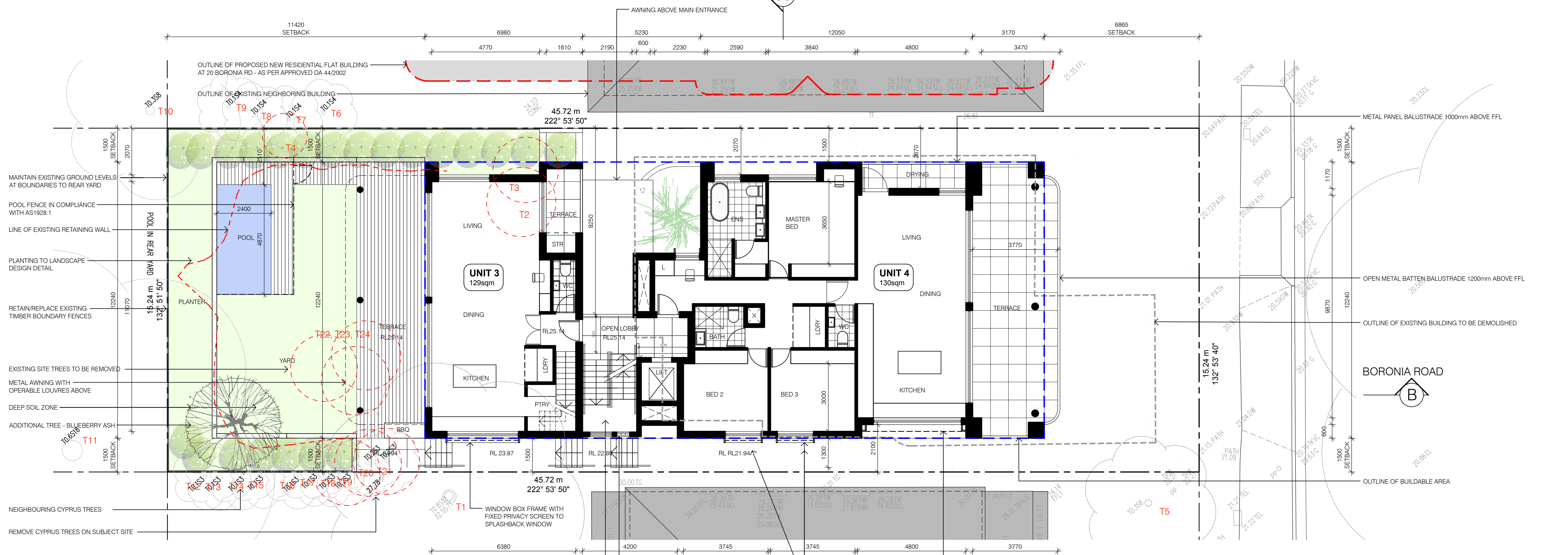


DWG No.: GA2021-027-A101





SECOND FLOOR PLAN  
1:100@A1



FIRST FLOOR PLAN  
1:100@A1

BASIS NOTATION:

- ALL SHOWERHEADS TO BE min 4 STAR WELS RATED (>6 BUT ≤7.5L)
- ALL WCS TO BE min WELS 4 STAR RATED
- ALL KITCHEN TAPS TO BE min WELS 5 STAR RATED
- ALL BASIN TAPS TO BE min 5 STAR WELS RATED
- ALL WASHING MACHINES TO BE min 3 STAR WELS RATED
- ALL DISHWASHERS TO BE min 3 STAR WELS RATED
- UNIT 3 POOL - MAX 18kL VOLUME
- HOT WATER SYSTEM TO GAS INSTANTANEOUS WITH min 45 STAR RATING
- AIR CONDITIONING UNITS ARE TO BE 1 PHASE 5 STAR RATED AND ZONED
- UNIT 3 POOL HEATING - SOLAR ONLY
- FRIDGES, DISHWASHERS, CLOTHES DRYERS AND WASHING MACHINES TO BE 3 STAR ENERGY RATED

- UNIT 1
  - WALL INSULATION TO REACH R2.5
  - R1.5 INSULATION TO UNDERSIDE OF BASEMENT CEILING
  - GLAZING TO BE DOUBLE GLAZED CLEAR (max U-VALUE =U4.5, SHGC =0.50/0.61) EXCEPT FOR SLIDING DOORS - SINGLE GLAZED CLEAR (max U-VALUE =U6.7, SHGC =0.67)
- UNIT 2
  - GLAZING TO BE SINGLE GLAZED CLEAR (max U-VALUE =U6.7, SHGC =0.50/0.67)
- UNIT 3
  - INTERMEDIATE FLOOR INSULATION TO REACH R1.5
  - WALL INSULATION TO REACH R2.5
  - INTERNAL WALL INSULATION TO WC TO REACH R2.5
  - CEILING INSULATION TO REACH R3.0 + SARKING TO FLAT FRAMED ROOF AREAS
  - GLAZING TO BE DOUBLE GLAZED CLEAR (max U-VALUE =U3.4/3.2/2.9, SHGC =0.47/0.49/0.51)
- UNIT 4
  - CEILING INSULATION TO REACH R3.0
  - GLAZING TO BE DOUBLE GLAZED CLEAR (max U-VALUE =U4.5, SHGC =0.50/0.61) EXCEPT FOR SLIDING DOORS - SINGLE GLAZED CLEAR (max U-VALUE =U6.7, SHGC =0.67)

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RESIDENTIAL FLAT BUILDING

address  
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BELLEVUE HILL

drawing  
FIRST FLOOR AND SECOND  
FLOOR PLANS

SCALE: 1:100 @ A1  
ISSUE: 5. DATE: 11.04.2022

DWG No.: GA2021-027-A102



- ALL SHOWERSHEADS TO BE min 4 STAR WELS RATED (>= 6 BT >= 7.5L)
- ALL WCs TO BE min WELS 4 STAR RATED
- ALL KITCHEN TAPS TO BE min WELS 5 STAR RATED
- ALL BASIN TAPS TO BE min 5 STAR WELS RATED
- ALL WASHING MACHINES TO BE min 3 STAR WELS RATED
- ALL DISHWASHERS TO BE min 3 STAR WELS RATED
- UNIT 3 POOL - MAX 186L VOLUME
- HOT WATER SYSTEM TO GIVE INSTANTANEOUS WITH MIN 45 STAR RATED
- AIR CONDITIONING UNITS ARE TO BE 1 PHASE 5 STAR RATED AND ZONED
- UNIT 3 POOL HEATING - SOLAR ONLY
- FRIDGES, DISHWASHERS, CLOTHES DRYERS AND WASHING MACHINES TO BE 3 STAR ENERGY RATED

- UNIT 1
  - WALL INSULATION TO REACH R2.5
  - R1.5 INSULATION TO UNDERSIDE OF BASEMENT CEILING
  - GLAZING TO BE DOUBLE GLAZED CLEAR (max U-VALUE = U4.5, SHGC = 0.50/0.61) EXCEPT FOR SLIDING DOORS - SINGLE GLAZED CLEAR (max U-VALUE = U6.7, SHGC = 0.67)
- UNIT 2
  - GLAZING TO BE SINGLE GLAZED CLEAR (max U-VALUE = U6.7, SHGC = 0.57/0.67)
- UNIT 3
  - INTERMEDIATE FLOOR INSULATION TO REACH R1.5
  - WALL INSULATION TO REACH R2
  - INTERNAL WALL INSULATION TO WC TO REACH R2.5
  - CEILING INSULATION TO REACH R3.0 + SARKING TO FLAT FLOOR/ROOF AREAS
  - GLAZING TO BE DOUBLE GLAZED CLEAR (max U-VALUE = U3.4/3.2/2.9, SHGC = 0.47/0.49/0.51)
- UNIT 4
  - CEILING INSULATION TO REACH R3.0
  - GLAZING TO BE DOUBLE GLAZED CLEAR (max U-VALUE = U4.5, SHGC = 0.50/0.61) EXCEPT FOR SLIDING DOORS - SINGLE GLAZED CLEAR (max U-VALUE = U6.7, SHGC = 0.67)

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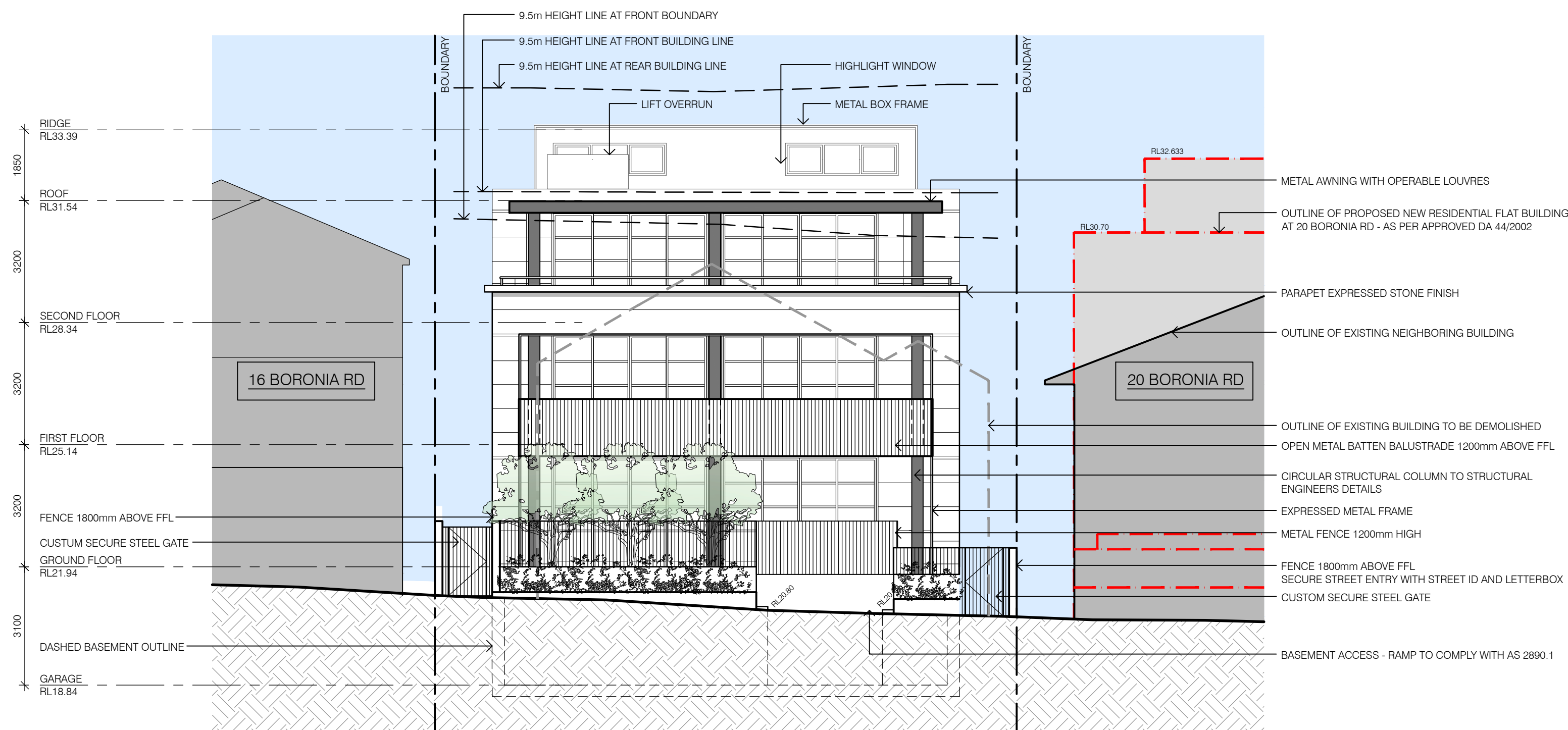
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ELEVATIONS

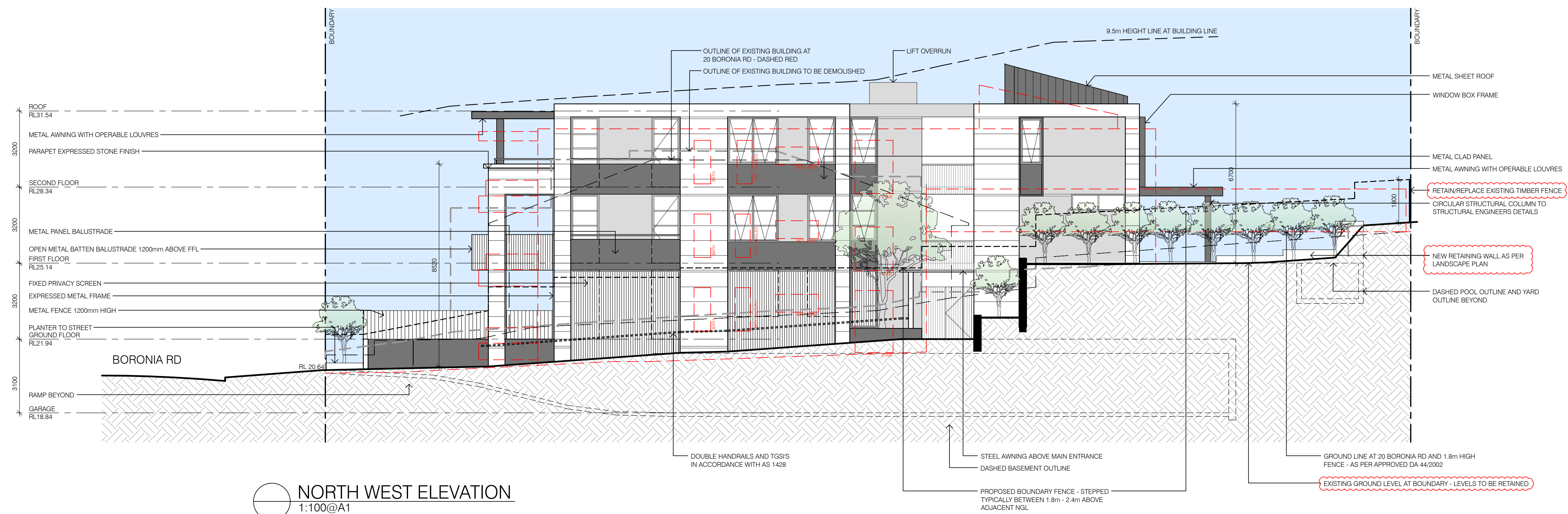
SCALE: 1:100 @ A1

ISSUE: 5.                      DATE: 11.04.2022

DWG No.: GA2021-027-A200



FRONT ELEVATION  
1:100@A1



 NORTH WEST ELEVATION  
1:100@A1



- UNIT 1
  - WALL INSULATION TO REACH R2.5
  - R1.5 INSULATION TO UNDERSIDE OF BASEMENT CEILING
  - GLAZING TO BE DOUBLE GLAZED CLEAR (max U-VALUE = U4.5, SHGC = 0.50/0.61) EXCEPT FOR SLIDING DOORS - SINGLE GLAZED CLEAR (max U-VALUE = U6.7, SHGC = 0.67)
- UNIT 2
  - GLAZING TO BE SINGLE GLAZED CLEAR (max U-VALUE = U6.7, SHGC = 0.57/0.67)
- UNIT 3
  - INTERMEDIATE FLOOR INSULATION TO REACH R1.5
  - WALL INSULATION TO REACH R2
  - INTERNAL WALL INSULATION TO WC TO REACH R2.5
  - CEILING INSULATION TO REACH R3.0 + SARKING TO FLAT FLOOR/ROOF AREAS
  - GLAZING TO BE DOUBLE GLAZED CLEAR (max U-VALUE = U3.4/3.2/2.9, SHGC = 0.47/0.49/0.51)
- UNIT 4
  - CEILING INSULATION TO REACH R3.0
  - GLAZING TO BE DOUBLE GLAZED CLEAR (max U-VALUE = U4.5, SHGC = 0.50/0.61) EXCEPT FOR SLIDING DOORS - SINGLE GLAZED CLEAR (max U-VALUE = U6.7, SHGC = 0.67)

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1.	DEVELOPMENT APPLICATION	AUG 2021
P	PRELIMINARY DA	JUN 2021
	<b>Amendment</b>	<b>Date</b>

The logo for GROUP ARCHITECTS is a circular emblem. It features a thick black outer ring. Inside this ring, the word "GROUP" is written in a large, bold, black, sans-serif font. Below "GROUP", the word "ARCHITECTS" is written in a smaller, black, sans-serif font. The entire logo is centered at the top of the page.

RESIDENTIAL FLAT BUILDING

drawing  
ELEVATIONS

SCALE: 1:100 @ A1

ISSUE: 5.                      DATE: 11.04.2022

DWG No.: GA2021-027-A201



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| 5.    | DA - COURT 3            | 11.04.2022 |
| 4.    | DA - COURT 2            | 06.04.2022 |
| 3.    | DA - COURT 1            | 17.03.2022 |
| 2.    | DA - AMENDMENTS 1       | SEP 2021   |
| 1.    | DEVELOPMENT APPLICATION | AUG 2021   |
| P     | PRELIMINARY DA          | JUN 2021   |
| Issue | Amendment               | Date       |



RESIDENTIAL FLAT BUILDING

drawing

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## SECTIONS

DWG No.: GA2021-027-A300

