





POWELL ST ELEVATION SCALE 1:200

No. 115-123 SEVEN STOREY RENDERED UNITS/COMMERCIAL METAL ROOF

Copyright URBAN LINK PTY LTD ©

Notes 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.

 DO NOT SCALE DRAWINGS.
 DO NOT SCALE DRAWINGS.
 CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DAIL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



STRATHFIELD COUNCIL RECEIVED

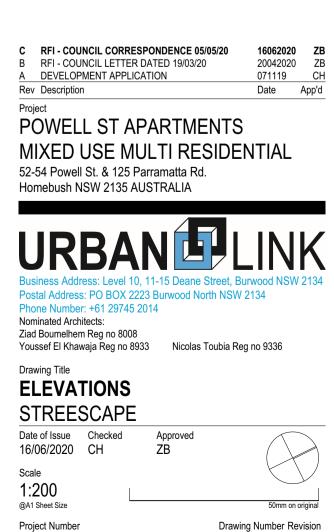
DA2019/196 16 June 2020



Certificate no .: Assessor Name: Accreditation no.: Certificate date: 52-54 Powell St 125 Parramatta Road

www.nathers.gov.au

0004930770 Thomas Ruck VIC/BDAV/12/1456 16 Jun 2020



0	
Project Number	
19-031	
Status	

19-031 - 52-54 Powell st 125 Parramatta Rd Homebush - DA C draft.plnU:\Data\20

DEVELOPMENT APPLICATION

DA3006 C

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		
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star		
Appliances:	Dishwashers - 5 star water rating Clothes Washers – 3.5 Star water rating (as per BASIX to all ground floor units only)					
ENERGY	Hot water system: Central Gas – Refer to approved BASIX Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch o					
<u>REFER TO</u> <u>APPROVED</u>	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/of Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/or					
<u>BASIX</u>	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 – as per BASIX Heating system: air-conditioning 1Phase – EER 3.0-3.5 – as per BASIX Artificial lighting: As per BASIX					
	Natural lighting: As pe Appliances: Gas cooktop & electric Dishwashers: 3.5 star	c oven				
COMMON AREAS	Refer to approved BAS					

ELEVATION

SCALE 1:100

1

Building Elements External walls Walls Within Units Walls between Units & open /vented lobby Walls between Units & enclosed lobby	Brick veneer Hebel + Stud with Insulation + Gyprock (clad externally as per plan) 200mm Concrete + Stud + Insulation + Gyprock (to east & west boundary walls) Plasterboard on studs	Detail R2.5 insulation – Praduct R-Value	
Walls Within Units Walls between Units Walls between Units & open /vented lobby Walls between Units & enclosed lobby	Hebel + Stud with Insulation + Gyprock (clad externally as per plan) 200mm Concrete + Stud + Insulation + Gyprock (to east & west boundary walls) Plasterboard on studs		
Walls between Units Walls between Units & open /vented lobby Walls between Units & enclosed lobby	Gyprock (clad externally as per plan) 200mm Concrete + Stud + Insulation + Gyprock (to east & west boundary walls) Plasterboard on studs		
Walls between Units Walls between Units & open /vented lobby Walls between Units & enclosed lobby	200mm Concrete + Stud + Insulation + Gyprock (to east & west boundary walls) Plasterboard on studs		
Walls between Units Walls between Units & open /vented lobby Walls between Units & enclosed lobby	Gyprock (to east & west boundary walls) Plasterboard on studs		
Walls between Units Walls between Units & open /vented lobby Walls between Units & enclosed lobby	Plasterboard on studs	R1.5 insulation – Product R-Value	
Walls between Units Walls between Units & open /vented lobby Walls between Units & enclosed lobby			
Walls between Units & open /vented lobby Walls between Units & enclosed lobby		-	
& open /vented lobby Walls between Units & enclosed lobby		- R2 5 insulation – Product R-Value	
lobby Walls between Units & enclosed lobby	 Reber + Stud + Insulation + Gyprock Brick veneer 	R2.5 Insulation – Product R-Value	
Walls between Units & enclosed lobby	- brick veneer		
	Hebel + Stud + Insulation + Gyprock	-	
Walls between units		R1.5 insulation – Product R-Value	
& Fire stairs/Lift	Gyprock		
Shaft/vent shaft Floors	Concrete	R2.0 insulation - Product R-Value to concrete	
FIGUIS	concrete	R2.0 insulation – Product R-Value to concrete floor suspended to the external environment fo	
	1	units: 1.07/1.08/1.09/1.10/1.14/1.16/1.17/1.19	
	1	3.05/3.06/4.07/5.01/5.05	
Roof – Building A	Concrete – exposed to the external	R2.0 insulation - Product R-Value	
Level 6 & Level 7,	environment		
Building B Level 2 &	1		
Level 3 Roof – Level 4	Concrete – exposed to the external	R3.0 insulation – Product R-Value	
Building B	concrete – exposed to the external environment	na.o insulation = Product n-Value	
Top Floor Roof (both	Concrete	R3.0 insulation - Product R-Value	
Buildings)			
Ceilings	Plasterboard	-	
Sliding doors U	value 6.70 or less and SHGC 0.70 +/- 10%		
Sliding Windows			
Louvre Windows			
Awning U Windows/	value 6.70 or less and SHGC 0.57 +/- 10%		
ninged doors			
anges seens			
Double Glazed Clear	or similar to units below –		
	4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3.0	2/4.01/5.01/5.05/6.01/6.05/7.01/7.05	
	value 4.80 or less and SHGC 0.59 +/- 10%		
Sliding Windows Louvre Windows			
Awning Windows U Hinged doors	value 4.80 or less and SHGC 0.51 +/- 10%		
mbed doors			
	Solar Gain LOW E or similar to unit bel	ow	
Unit: G.06			
Sliding Doors U	value 4.30 or less and SHGC 0.53 +/- 10%		
linkting the barry b	een rated with non-ventilated LED downlig	has an and Manufact Constituents	
	een ratea with non-ventilatea LED downlig nper to all exhaust fans.	nts as per watnews certificates.	
		nsation & associated interaction with adjoining	
building materials			
	ation may be required to meet acoustic req		
		from any responsibility associated with the	
		reaks and other componentry which fail to	
comply with the fire	safety requirement provisions under Po	art C of the BCA	
Note: If any of the e	lements nominated above change after t	he DA (Development Application) has been	



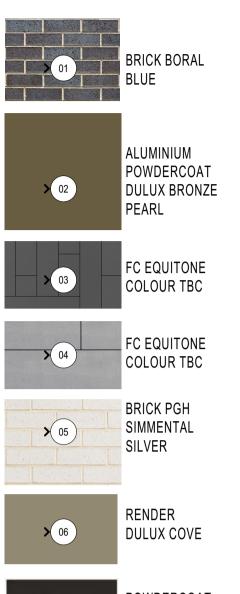
PARRAMATTA RD

Copyright URBAN LINK PTY LTD ©

Notes 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.

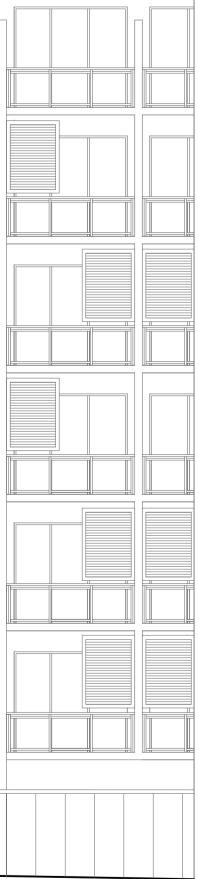
 COMMENCING WORK OK PREPARING SHOP DRAWINGS.
 DO NOT SCALE DRAWINGS.
 CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DAIL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

LEGEND



POWDERCOAT WINDOWS/DOORS DULUX ZEUS BLACK

07



STRATHFIELD COUNCIL RECEIVED DA2019/196

16 June 2020



Certificate no .: Assessor Name: Accreditation no.: Certificate date: Dwelling Address: 2-54 Powell St 125 Parramatta Road Homebush, NSW

www.nathers.gov.au

2140

Thomas Ruck VIC/BDAV/12/1456 16 Jun 2020

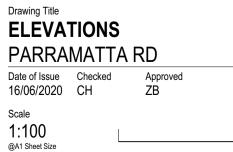
0004930770



C RFI - COUNCIL CORRESPONDENCE 05/05/20 B RFI - COUNCIL LETTER DATED 19/03/20 A DEVELOPMENT APPLICATION 16062020 ZB 20042020 ZB 071119 CH Date App'd Rev Description Project

POWELL ST APARTMENTS MIXED USE MULTI RESIDENTIAL 52-54 Powell St. & 125 Parramatta Rd. Homebush NSW 2135 AUSTRALIA







Drawing Number Revision

DA3001 C

Project Number 19-031 Status

DEVELOPMENT APPLICATION

19-031 - 52-54 Powell st 125 Parramatta Rd Homebush - DA C draft.plnU:\Data\

	BAS		S NOTES			
	* TC	BE READ IN CONJUNCTION WITH AP	PROVED BASIX REPORT*			
WATER						
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps		
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star		
Appliances:	Dishwashers - 5 star v	Dishwashers - 5 star water rating				
	Clothes Washers – 3.5	Star water rating (as per BASI	X to all ground floor ι	units only)		
ENERGY	Hot water system: Central Gas – Refer to approved BASIX					
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off					
	<i>Kitchen ventilation system</i> : Individual fan, ducted to façade or roof manual switch on/off <i>Laundry ventilation system</i> : Individual fan, ducted to façade or roof manual switch on/off					
<u>REFER TO</u> APPROVED						
BASIX	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 – as per BASIX					
	Heating system: air-conditioning 1Phase – EER 3.0-3.5 – as per BASIX					
	Artificial lighting: As per BASIX					
	Natural lighting: As per BASIX					
	Appliances:					
	Gas cooktop & electric oven					
	Dishwashers: 3.5 star	energy rating				
COMMON	Refer to approved BAS	SIX cert				
AREAS						

Building Element	Material	Detail
External walls	Brick veneer	R2.5 insulation – Product R-Value
	 Hebel + Stud with Insulation + 	
	Gyprock (clad externally as per	
	plan) 200mm Concrete + Stud + Insulation +	R1.5 insulation – Product R-Value
	Gvprock (to east & west boundary walls)	
Walls Within Units	Plasterboard on studs	-
Walls between Units		-
Walls between Units & open /vented	 Hebel + Stud + Insulation + Gyprock Brick veneer 	R2.5 insulation – Product R-Value
lobby	 Brick veneer 	
Walls between Units	Hebel + Stud + Insulation + Gyprock	-
& enclosed lobby		
Walls between units & Fire stairs/Lift	200mm Concrete + Stud + Insulation + Gyprock	R1.5 insulation – Product R-Value
Shaft/vent shaft	Gyptock	
Floors	Concrete	R2.0 insulation - Product R-Value to concrete
		floor suspended to the external environment for
		units: 1.07/1.08/1.09/1.10/1.14/1.16/1.17/1.19/ 3.05/3.06/4.07/5.01/5.05
Roof – Building A	Concrete – exposed to the external	3.05/3.06/4.07/5.01/5.05 R2.0 insulation – Product R-Value
Level 6 & Level 7,	environment	
Building B Level 2 &		
Level 3 Roof – Level 4	Concrete – exposed to the external	R3.0 insulation – Product R-Value
Building B	environment	RS.0 Insulation – Product R-Value
Top Floor Roof (both		R3.0 insulation - Product R-Value
Buildings)		
Ceilings	Plasterboard	-
	Doors / Windo all units except for units with performance	
		giazing as nominated below:
	value 6.70 or less and SHGC 0.70 +/- 10%	
Sliding Windows Louvre Windows		
	value 6.70 or less and SHGC 0.57 +/- 10%	
hinged doors		
hinged doors Double Glazed Clea	r <u>or similar</u> to units below –	02/4.01/5.01/5.05/6.01/6.05/7.01/7.05
Units: G.01/G.03/G.0 Sliding doors		02/4.01/5.01/5.05/6.01/6.05/7.01/7.05
hinged doors Double Glazed Clear Units: G.01/G.03/G.0 Sliding doors Sliding Windows	<u>or similar</u> to units below – 4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3.	02/4.01/5.01/5.05/6.01/6.05/7.01/7.05
hinged doors Double Glazed Clear Units: G.01/G.03/G.0 Sliding doors Units: G.01/G.03/G.0 Sliding Windows Louvre Windows	• or similar to units below – 4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3. value 4.80 or less and SHGC 0.59 +/- 10%	02/4.01/5.01/5.05/6.01/6.05/7.01/7.05
hinged doors Double Glazed Clear Units: G.01/G.03/G.0 Sliding doors Uiding Windows Louvre Windows Awning Windows U	<u>or similar</u> to units below – 4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3.	02/4 01/5 01/5 05/6 01/6 05/7 01/7 05
hinged doors Double Glazed Clear Units: G.01/G.03/G.0 Sliding doors Uiding Windows Louvre Windows Awning Windows U	• or similar to units below – 4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3. value 4.80 or less and SHGC 0.59 +/- 10%	02/4.01/5.01/5.05/6.01/6.05/7.01/7 05
hinged doors Double Glazed Clea Units: G.01/G.03/G.0 Sliding doors Units: G.01/Mows Louvre Windows Awning Windows Hinged doors U	or similar to units below – 4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3. value 4.80 or less and SHGC 0.59 +/-10% value 4.80 or less and SHGC 0.51 +/-10%	
hinged doors Double Glazed Clea Units: G.01/G.03/G.0 Sliding doors Louvre Windows Awning Windows Hinged doors Double Glazed, High	• or similar to units below – 4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3. value 4.80 or less and SHGC 0.59 +/- 10%	
hinged doors Double Glazed Clea Units: G.01/G.03/G.0 Sliding Goors Louvre Windows Awning Windows Hinged doors Double Glazed, High Unit: G.06	or similar to units below – 4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3. value 4.80 or less and SHGC 0.59 +/-10% value 4.80 or less and SHGC 0.51 +/-10% value 4.80 or less and SHGC 0.51 +/-10%	
hinged doors Double Glazed Clea Units: G.01/G.03/G.0 Sliding Goors Louvre Windows Awning Windows Hinged doors Double Glazed, High Unit: G.06	or similar to units below – 4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3. value 4.80 or less and SHGC 0.59 +/-10% value 4.80 or less and SHGC 0.51 +/-10%	
hinged doors Double Glazed Clea Units: G.01/G.03/G.03/G.03/G.03/G.03/G.03/G.03/G.03	or similar to units below – 4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3. value 4.80 or less and SHGC 0.59 +/-10% value 4.80 or less and SHGC 0.51 +/-10% value 4.80 or less and SHGC 0.51 +/-10%	low
hinged doors Double Glazed Clea Units: 6.01/6.03/6.0 Silding doors Silding Windows Units: 6.01/6.03/6.0 Silding Windows Unit: 0.06 Silding Doors Unit: 0.06 Silding Doors Lighting: Units colo	or similar to units below – 4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3. value 4.80 or less and SHGC 0.59 +/- 10% value 4.80 or less and SHGC 0.51 +/- 10% Solar Gain LOW E or similar to unit be value 4.30 or less and SHGC 0.53 +/- 10% error et all enhances and SHGC 0.53 +/- 10% per to all enhances and second secon	low yhts as per NatHERS Certificates.
hinged doors Double Glazed Clea Units: 6.01/6.03/6.0 Silding doors Silding Windows Units: 6.06 Units: 6.06 Silding Doors Util: 6.06 Silding Doors	or similar to units below – 4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3. value 4.80 or less and SHGC 0.59 +/- 10% value 4.80 or less and SHGC 0.51 +/- 10% Solar Gain LOW E or similar to unit be value 4.30 or less and SHGC 0.53 +/- 10% error et all enhances and SHGC 0.53 +/- 10% per to all enhances and second secon	low yhts as per NatHERS Certificates.
hinged doors Double Glazed Clea Units: 6.01/6.03/6.0 Silding Windows Usilding Windows Usilding Windows Usilding Windows Unit: 6.06 Silding Doors U Unit: 6.06 Unit: 6.06 Unit: 6.06 Unit: 6.06 Unit: 0.06 Ughting: Units have E Ughting: Units have E Ughting: 0.50 m 4	or similar to units below – 47.03/1.04/1.06/1.08/2.03/2.04/2.06/3. value 4.80 or less and SHGC 0.59 +/-10% value 4.80 or less and SHGC 0.51 +/-10% Solar Gain LOW E or similar to unit be value 4.30 or less and SHGC 0.53 +/-10% error et all enhances and SHGC 0.53 +/-10% metror to all enhances and SHGC 0.53 +/-10% installed with due consideration of cond	low phs as per NatHERS Certificates. ensation & associated interaction with adjoining
hinged doors Double Glazed Cleas Double Glazed Cleas Units: 6.01/6.03/6.02 Silding Windows Usilding Windows Usilding Windows Usilding Windows Usilding Windows Usilding Ocors Usilding Doors Usilding Doo	or similar to units below – 4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3. value 4.80 or less and SHGC 0.59 +/- 10% value 4.80 or less and SHGC 0.51 +/- 10% 4.80 or less and SHGC 0.51 +/- 10% 4.80 or less and SHGC 0.53 +/- 10% en roted with non-ventilated LED downlig motion of units of units of the second sec	low phs as per NatHERS Certificates. ensation & associated interaction with adjoining quirements
hinged doors Double Glazed Cleas Units: 6.01/6.03/6.03/6.03/6.03/6.03/6.03/6.03/6.03	or similar to units below – 4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3. value 4.80 or less and SHGC 0.59 +/- 10% value 4.80 or less and SHGC 0.51 +/- 10% Solar Gain LOW E or similar to unit be value 4.30 or less and SHGC 0.53 +/- 10% error and example of the similar to unit be per to all exhaust fans. Installed with due consideration of cond auton may be required to meta coustic re- Gonsultant A survincil dissolves itself	low phs as per NatHERS Certificates. ensation & associated interaction with adjoining guirements from any responsibility associated with the
hinged doors Double G Glazed Cleae Jonus: G Glazed Cleae Silding Cors Windows Waning Windows Waning Windows Waning Windows U Units: G G Silding Doors U Uahting: Units have te Vete: Self-Closing dan Vete: Additional insus Building Materials Sudding A Energy	or similar to units below – 4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3. value 4.80 or less and SHGC 0.59 +/- 10% value 4.80 or less and SHGC 0.51 +/- 10% Solar Gain LOW E or similar to unit be value 4.30 or less and SHGC 0.53 +/- 10% error and example of the similar to unit be per to all exhaust fans. Installed with due consideration of cond auton may be required to meta coustic re- Gonsultant A survincil dissolves itself	low hts as per NatHERS Certificates. ensation & associated interaction with adjoining quirements from any responsibility associated with the
hinged doors Double Glazed Cleas Miding Windows Sulding Vindows Sulding Vindows Sulding Windows Sulding Windows Sulding Windows Sulding Vindows Unit: G.06 Silding Clease Sulding Vindows Unit: G.06 Silding Dors Unit: G.06 Silding Vindows Sulding Dors Unit: S.06 Silding Dors Unit: S.06 Silding Dors Unit: G.06 Silding Mindows Sulding Dors Unit: G.06 Silding Dors Uliting: Unit: Nave E Unit: G.06 Silding Dors Uliting: Unit: Nave Sulding Dors Uliting: Unit: Sulding Dors Sulding D	or similar to units below – 4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3. value 4.80 or less and SHGC 0.59 +/- 10% value 4.80 or less and SHGC 0.51 +/- 10% 50lar Gain LOW E or similar to unit be value 4.30 or less and SHGC 0.53 +/- 10% een roted with non-ventilated LED downlig net for all exhaust fors. installed with dros	low hts as per NatHERS Certificates. ensation & associated interaction with adjoining quirements from any responsibility associated with the
Junitse doors	or similar to units below – 4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3. value 4.80 or less and 5HGC 0.59 +/-10% value 4.80 or less and 5HGC 0.51 +/-10% Solar Gain LOW E or similar to unit be value 4.80 or less and 5HGC 0.53 +/-10% error at each or less and 5HGC 0.53 +/-10% installed with non-ventileted LED downlip more to all enhouse fans. Installed with due consideration of cond ation may be required to meet scouxistre foro, sarking type materials, thermal sofety requirement provisions under P	low phts as per NatHERS Certificates. ensation & associated interaction with adjoining quiereness from any responsibility associated with the breaks and other componentry which fail to art C of the BCA
Ninged doors Links: 60.1/s0.3/s6.6 Double Glazed Cleas Links: 60.1/s0.3/s6.6 Nints: 60.1/s0.3/s6.6 Links: 60.1/s6.7 Silding Windows Links: 60.1/s6.7 Junits: 60.6 Links: 60.6 Silding Windows Links: 60.6 Links: 60.6 Links: 60.6 Silding Windows Links: 60.6 Junit: 6.06 Links: 60.6 Silding Words Links: 60.6 Silding Doors Li Utathing: Units have Links Links: 60.6 Silding Doors Li Lighting: Units have Links Links: 60.6 Silding Moors Links: 60.7	or similar to units below – 4/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3. value 4.80 or less and SHGC 0.59 +/- 10% value 4.80 or less and SHGC 0.51 +/- 10% 1 Solar Gain LOW E or similar to unit be value 4.80 or less and SHGC 0.53 +/- 10% een rated with non-ventilated LED downling per to all exhaust fors. Installed with due consideration of cond atlon may be required to meet auoutic re forsultants Australia dissolves itself on, sarking type materials, thermal in splety requirement provisions under P lements nominated above change after in	low hts as per NatHERS Certificates. ensation & associated interaction with adjoining quirements from any responsibility associated with the

 \bigcirc



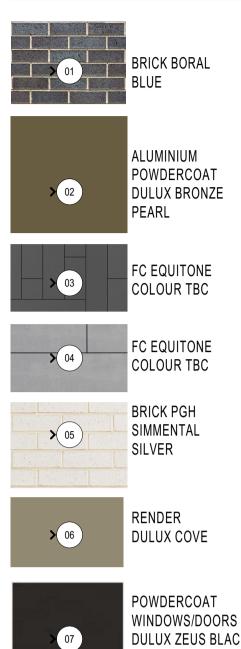
	29m MAX HEIGHT AT B'DRY	
		001 100 001 100 001 100 100 100
		00 € 30,500 ▼ LEVEL
		.00
		27,400
$\leftarrow \qquad \qquad$		00 €
		3,100
		21,20 ▽ LEVEL_
$\leftarrow 02 \qquad \rightarrow \qquad $		000 €
		2,900
		15,20 ↓ LEVEL 10,20 20 20 20 20 20 20 20 20 20
		∽
		3,700
NGL (EXISTING FL) 8,000	NGL (EXISTING FL)	<u>√ GR</u>
4,000	DEEP SOIL ZONE	
4,0		
3,000		

Copyright URBAN LINK PTY LTD ©

Notes 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.

COMMENCING WORK OR PREPARING SHOP DRAWINGS. 2. DO NOT SCALE DRAWINGS. 3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DAIL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

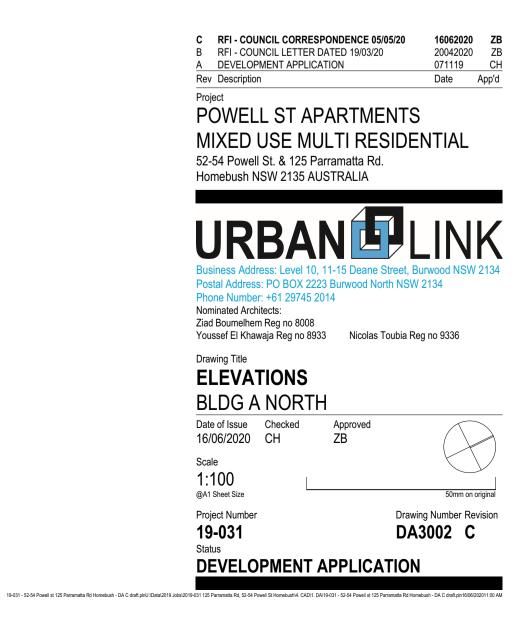
LEGEND



WINDOWS/DOORS DULUX ZEUS BLACK

STRATHFIELD COUNCIL RECEIVED DA2019/196 16 June 2020





36,700 ROOF –

33,600 LEVEL 08

30,500 <u>EVEL 0</u>7 –

,400 EL 06 —

24,300 <u>EVEL 0</u>5 –

21,200 EVEL_04____

18,100 _EVEL_03____

15,200 <u>EV</u>EL_02____

12,100 <u>EV</u>EL_01____

8,400 7 GROUND

BASIX COMMITMENTS NOTES * TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*					
WATER	* IC	BE READ IN CONJONCTION WITH AP	PROVED BASIX REPORT*		
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps	
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star	
Appliances:	Dishwashers - 5 star water rating Clothes Washers – 3.5 Star water rating (as per BASIX to all ground floor units only)				
ENERGY	Hot water system: Central Gas – Refer to approved BASIX Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/o				
<u>REFER TO</u> <u>APPROVED</u> <u>BASIX</u>	Laundry ventilation sy Cooling system: air-co	er BASIX	o façade or roof manu .5 – as per BASIX	-	
COMMON AREAS	Refer to approved BAS				

	Material	Detail
Building Elements External walls	Brick veneer	R2.5 insulation – Product R-Value
External Wans	 Hebel + Stud with Insulation + 	The state of the s
	Gyprock (clad externally as per	
	plan)	
	200mm Concrete + Stud + Insulation +	R1.5 insulation – Product R-Value
	Gyprock (to east & west boundary walls)	
Walls Within Units	Plasterboard on studs	-
Walls between Units	Hebel + Stud + Insulation + Gyprock	-
Walls between Units & open /vented	 Hebel + Stud + Insulation + Gyprock Brick veneer 	R2.5 insulation – Product R-Value
lobby	 Brick veneer 	
Walls between Units	Hebel + Stud + Insulation + Gyprock	
& enclosed lobby		
Walls between units	200mm Concrete + Stud + Insulation +	R1.5 insulation - Product R-Value
& Fire stairs/Lift	Gyprock	
Shaft/vent shaft		
Floors	Concrete	R2.0 insulation - Product R-Value to concret
		floor suspended to the external environment fo units: 1.07/1.08/1.09/1.10/1.14/1.16/1.17/1.19
Roof – Building A	Concrete – exposed to the external	3.05/3.06/4.07/5.01/5.05 R2.0 insulation – Product R-Value
Level 6 & Level 7.	concrete – exposed to the external environment	N2.0 Insulation - Product R-Value
Building B Level 2 &		
Level 3		
Roof – Level 4	Concrete – exposed to the external	R3.0 insulation - Product R-Value
Building B	environment	
Top Floor Roof (both	Concrete	R3.0 insulation – Product R-Value
Buildings) Ceilings	Plasterboard	1
Cennigs	Flasterboard	1
liding doors	alue 6.70 or less and SHGC 0.70 +/- 10%	
	alue 6.70 or less and SHGC 0.70 +/- 10%	
Sliding Windows Louvre Windows		
	alue 6.70 or less and SHGC 0.57 +/- 10%	
Windows/		
hinged doors		
	or similar to units below –	
	/1.03/1.04/1.06/1.08/2.03/2.04/2.06/3.0	02/4.01/5.01/5.05/6.01/6.05/7.01/7.05
Sliding doors U v Sliding Windows	ralue 4.80 or less and SHGC 0.59 +/- 10%	
Louvre Windows		
	ralue 4.80 or less and SHGC 0.51 +/- 10%	
Hinged doors	and 4.00 of less and pride 0.51 #/- 10%	
	Solar Gain LOW E or similar to unit bel	ow
Unit: G.06	1 100 1 1000000 1 1000	
Sliding Doors U v	ralue 4.30 or less and SHGC 0.53 +/- 10%	
linksing, their he	an anti-ducity and unstituted (FC 1	the average Netter Contribution
	en rated with non-ventilated LED downlig per to all exhaust fans	nis as per natricks certificates.
		ensation & associated interaction with adjoining
Note: Self-closing damp	of conde	
<u>Note</u> : Self-closing damp Insulation should be in		
<u>Note</u> : Self-closing damp Insulation should be in building materials <u>Note:</u> Additional insula	tion may be required to meet acoustic req	uirements
<u>Note</u> : Self-closing damp Insulation should be in building materials <u>Note:</u> Additional insula Building & Energy C	onsultants Australia dissolves itself	from any responsibility associated with th
<u>Note:</u> Self-closing damp Insulation should be in building materials <u>Note:</u> Additional insula Building & Energy C selection of insulatio	onsultants Australia dissolves itself j on, sarking type materials, thermal b	from any responsibility associated with the preaks and other componentry which fail to
<u>Note:</u> Self-closing damp Insulation should be in building materials <u>Note:</u> Additional insula Building & Energy C selection of insulatio	onsultants Australia dissolves itself	from any responsibility associated with the preaks and other componentry which fail to



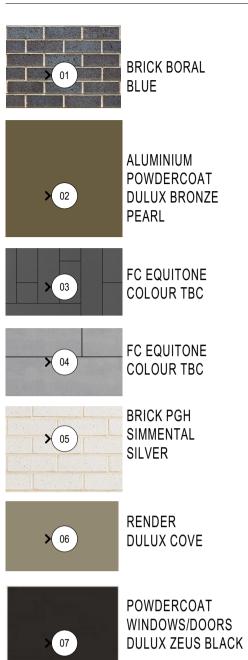


Copyright URBAN LINK PTY LTD ©

Notes 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DO NOT SCALE DRAWINGS.
 DO NOT SCALE DRAWINGS.
 CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL

BEFORE YOU DIG. IF DAIL BEFORE YOU DIG INFORMATION IS ASSUMED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

LEGEND



STRATHFIELD COUNCIL RECEIVED DA2019/196

16 June 2020





19-031 - 52-54 Powell st 125 Parramatta Rd Homebush - DA C draft.plnU:\Data\2019

		SIX COMMITMENTS				
WATER						
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps		
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star		
Appliances:	Dishwashers - 5 star water rating Clothes Washers – 3.5 Star water rating (as per BASIX to all ground floor units only)					
ENERGY	Hot water system: Central Gas – Refer to approved BASIX					
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off					
	Kitchen ventilation sys	tem: Individual fan, ducted to	façade or roof manu	al switch on/off		
<u>REFER TO</u> APPROVED	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off					
BASIX	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 – as per BASIX					
	Heating system: air-conditioning 1Phase – EER 3.0-3.5 – as per BASIX					
	Artificial lighting: As p	er BASIX				
	Natural lighting: As per BASIX					
	Appliances:					
	Gas cooktop & electric					
	Dishwashers: 3.5 star					
COMMON	Refer to approved BAS	SIX cert				
AREAS						

NatHERS summary for 52-54 Powell St, Homebush

 200mm Concrete + Stud + Insulation + R1.5 insulation - Product R-Value

 Walls Within Units.
 Plasterboard on studs

 Walls between Units.
 Heal + Stud + Insulation + Gyprock.

 Walls between Units.
 Heal + Stud + Insulation + Gyprock.
 R.2. insulation - Product R-Value

 & open / ventor
 Brick veneer
 Brick veneer

 Walls between Units.
 Heal + Stud + Insulation + Gyprock.
 R.2. insulation - Product R-Value

 & open / ventor
 Brick veneer

 Walls between units
 Concrete + Stud + Insulation + Gyprock.

 & endosed babby
 Gyprock

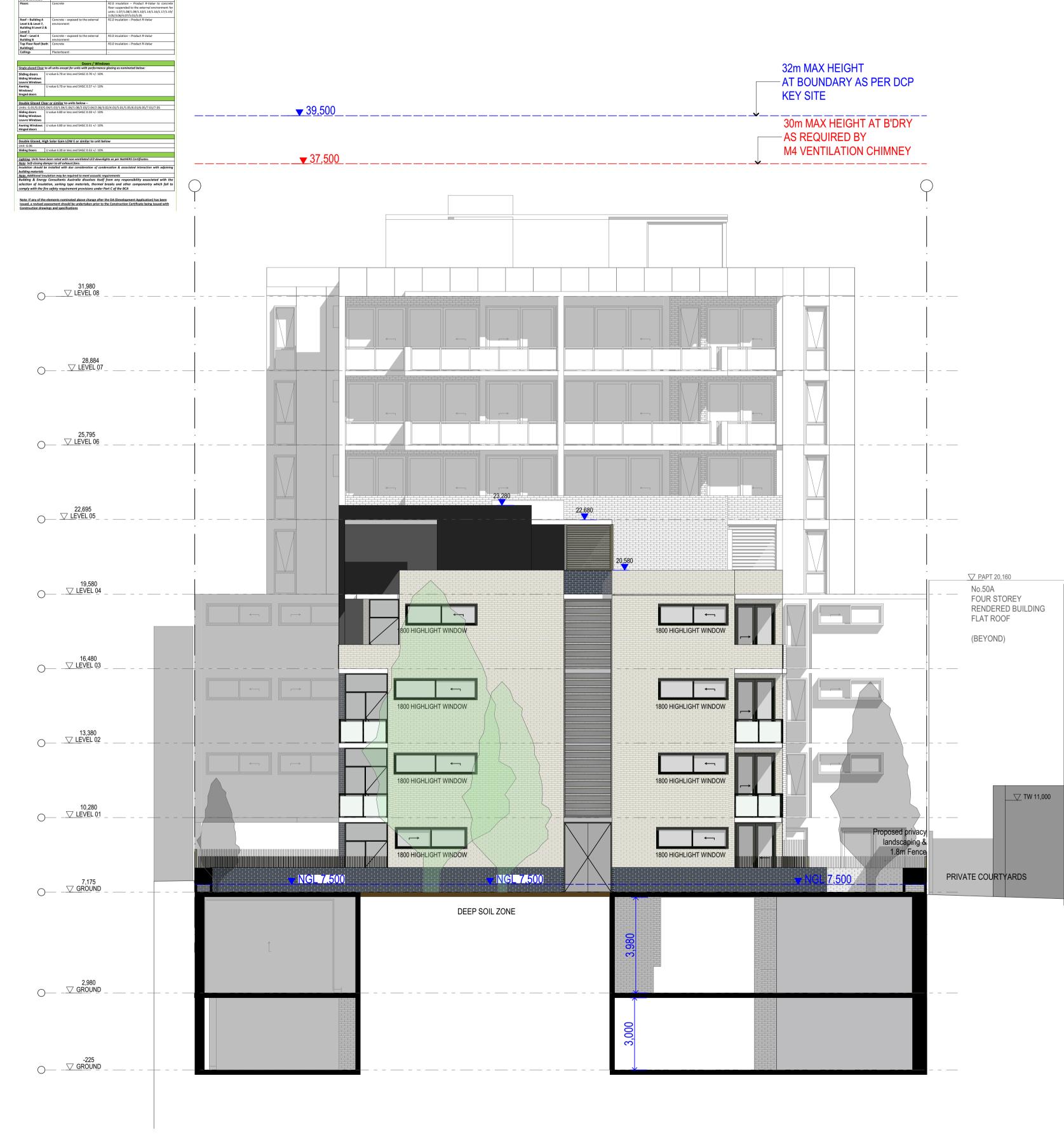
 Walls between units
 Concrete + Stud + Insulation + R1.5 insulation - Product R-Value

 & first start/Ult
 Gyprock

 Floors
 Concrete
 floor insulation - Product R-Value to co

 floor
 Floors
 Concrete
 floor insulation - Product R-Value to co

R2.0 insulation - Product R-Value to concrete



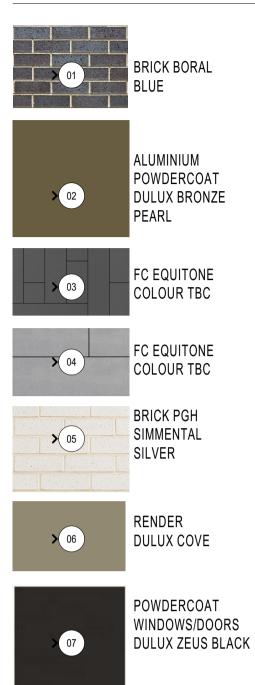
BLDG B ELEVATION SCALE 1:100

Copyright URBAN LINK PTY LTD ©

Notes 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.

 COMMENCING WORK OK PREPARING SHOP DRAWINGS.
 DO NOT SCALE DRAWINGS.
 CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DAIL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

LEGEND



V PAPT 20,000 No.50A FOUR STOREY RENDERED BUILDING FLAT ROOF

WINDOWS WITH PRIVACY SC REF. SURVEY FOR DETAILS

STRATHFIELD COUNCIL RECEIVED

DA2019/196 16 June 2020



Certificate no.: Assessor Name: Accreditation no.: Certificate date: Dwelling Address: -54 Powell St 125 Parramatta Road

0004930770 Thomas Ruck VIC/BDAV/12/1456 16 Jun 2020



C RFI - COUNCIL CORRESPONDENCE 05/05/20 B RFI - COUNCIL LETTER DATED 19/03/20 16062020 ZB 20042020 ZB A DEVELOPMENT APPLICATION 071119 CH Rev Description Date App'd Project POWELL ST APARTMENTS MIXED USE MULTI RESIDENTIAL 52-54 Powell St. & 125 Parramatta Rd. Homebush NSW 2135 AUSTRALIA INK Business Address: Level 10 Postal Address: PO BOX 2223 Burwood North NSW 2134 Phone Number: +61 29745 2014 Nominated Architects: Ziad Boumelhem Reg no 8008 Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336 Drawing Title ELEVATIONS **BLDG B SOUTH** Date of Issue Checked Approved ZB 16/06/2020 CH Scale

1:100 @A1 Sheet Size Project Number 19-031 Status

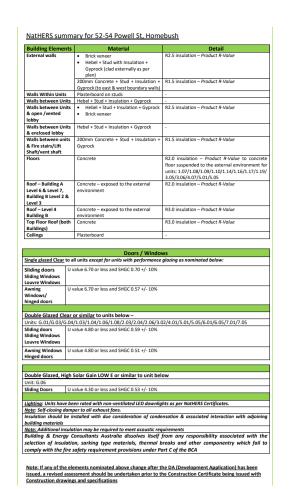
19-031 - 52-54 Powell st 125 Parramatta Rd Homebush - DA C draft.plnU:\Data

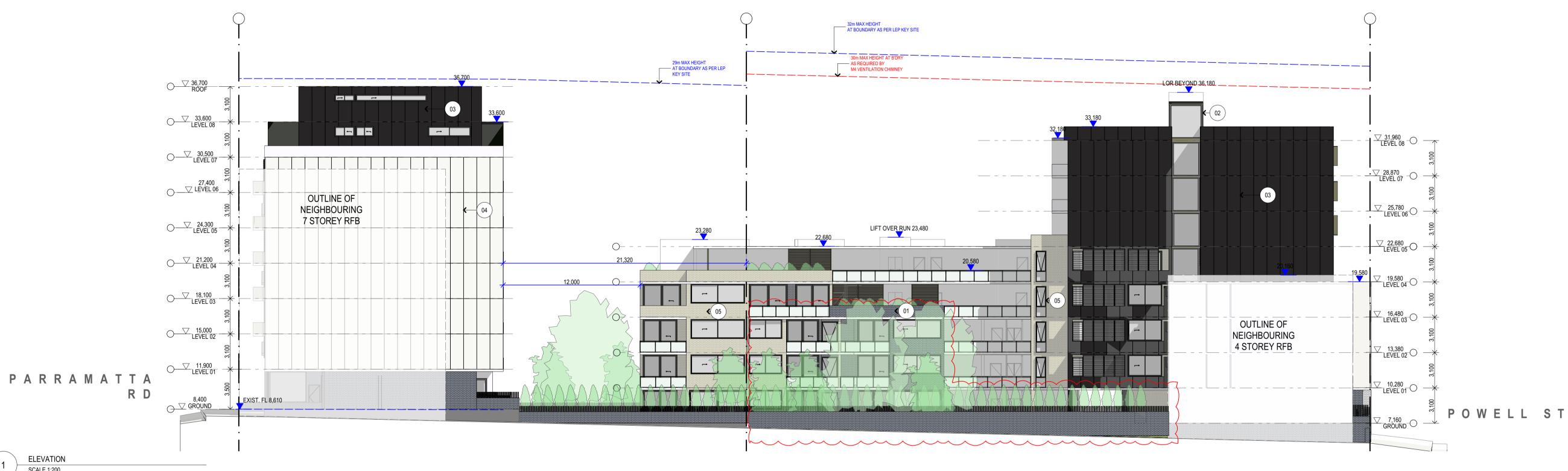
50mm on original

Drawing Number Revision DA3004 C

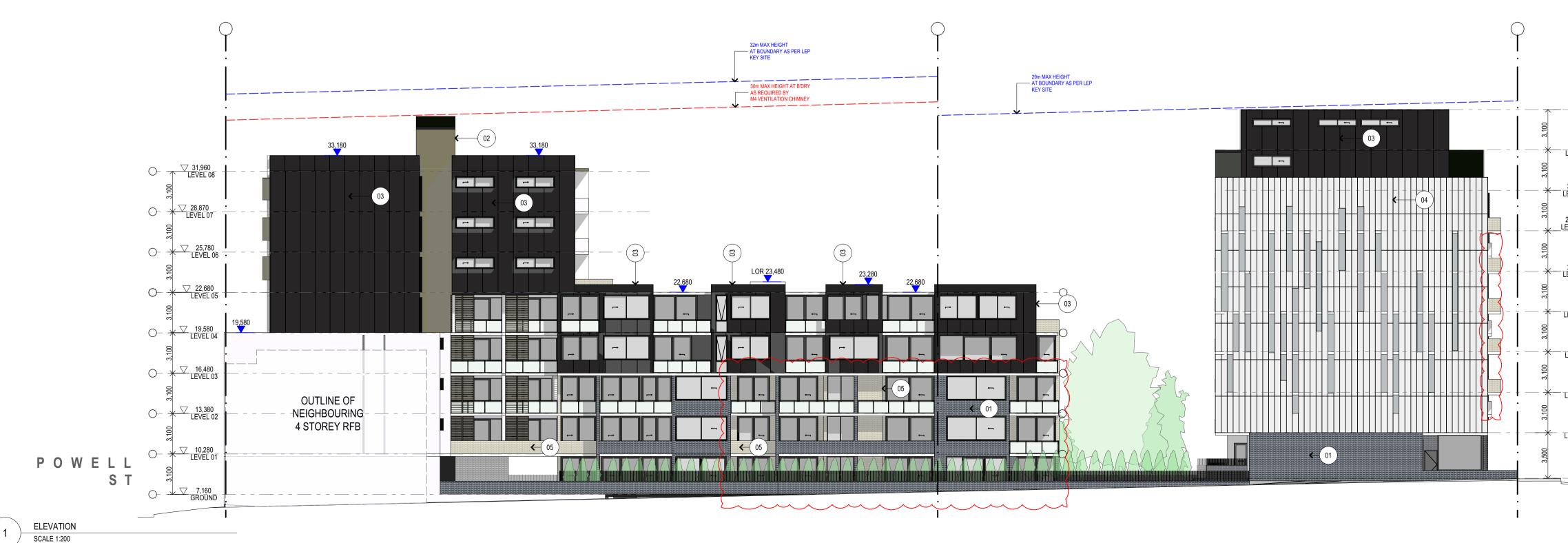
DEVELOPMENT APPLICATION

		SIX COMMITMENTS			
WATER					
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps	
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star	
Appliances:	Dishwashers - 5 star water rating Clothes Washers – 3.5 Star water rating (as per BASIX to all ground floor units only)				
ENERGY	Hot water system: Central Gas – 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				
<u>REFER TO</u> APPROVED	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 – as per BASIX				
BASIX					
	Heating system: air-conditioning 1Phase – EER 3.0-3.5 – as per BASIX				
	Artificial lighting: As per BASIX				
	Natural lighting: As per BASIX				
	Appliances:				
	Gas cooktop & electric oven				
	Dishwashers: 3.5 star	energy rating			
COMMON	Refer to approved BA	SIX cert			
AREAS					









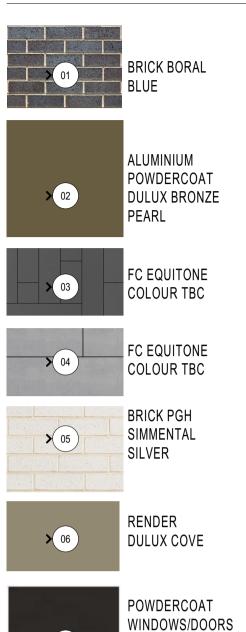
Copyright URBAN LINK PTY LTD ©

Notes

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. 2. DO NOT SCALE DRAWINGS.

3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DAIL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

LEGEND



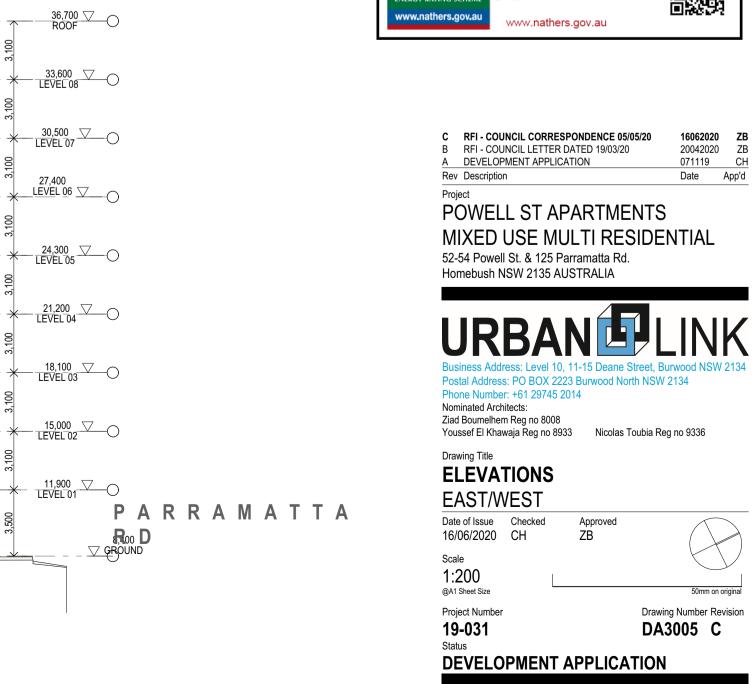
STRATHFIELD COUNCIL RECEIVED DA2019/196

16 June 2020

DULUX ZEUS BLACK

07





19-031 - 52-54 Powell st 125 Parramatta Rd Homebush - DA C draft.plnU:\Da