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(>6 but<=7.5L/min)	4 star	4 star	4 star
Appliances	Dishwashers - 4 star water Rating			
Fire Sprinkler	Fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.			
ENERGY	*Hot water system*: Gas instantaneous 5.0 star			
	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 only)			
	Heating system: Air-conditioning 1 phase EER 3.0-3.5 (living only)			
	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			
	Indoor Clothes Drying Line to be provided as per BASIX			
COMMON AREAS	*REFER TO APPROVED BASIX CERTIFICATE*			

Building Elements	Material	Detail
External walls	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Common walls between units and corridors	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Internal walls within units	Plasterboard on studs	-
Common walls between Units	Concrete	-
Common walls between Units and fire stairs/lifts	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Ceilings	Plasterboard	-
Roof	Concrete	R2.5 bulk insulation to concrete roof
Floors	Concrete	R1.5 bulk Insulation to all of the suspended floors of the first floor units. Excludes: • Floor between units and retail tenancies
Windows	Aluminium framed, single glazed clear, sliding windows and doors	U value 6.70 or less and a SHGC of 0.70 +/- 5%
	Aluminium framed, single glazed clear, awning windows	U value 6.70 or less and a SHGC of 0.57 +/- 5%
Lighting: Units have been rated with non-ventilated LED downlights – as per NAtHERS certificates		
Bathroom and Laundry Exhaust fans to have self-closing dampers installed		

Notes

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Issue	Date	Description	By
C	06.04.17	AMEND. AS PER LANDSCAPE ARCHITECTS' RECOM.	KG
B	11.01.17	AMEND. AS PER REVIEW PANEL RECOMM.	KG
A	03.11.16	ISSUED FOR REVIEW	KG

CMT Architects Australia Pty Ltd

Unit 1, 32-36 Premier St,
Kogarah NSW 2217 Australia

Ph: +61 2 9587 4330
Fax: +61 2 9587 4332
E: info@cmtarchitects.com
Web: www.cmtarchitects.com

ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd
c/o 164 Parramatta Rd, Camperdown NSW

Project
Residential Development
141 Waldron Rd
Chester Hill NSW

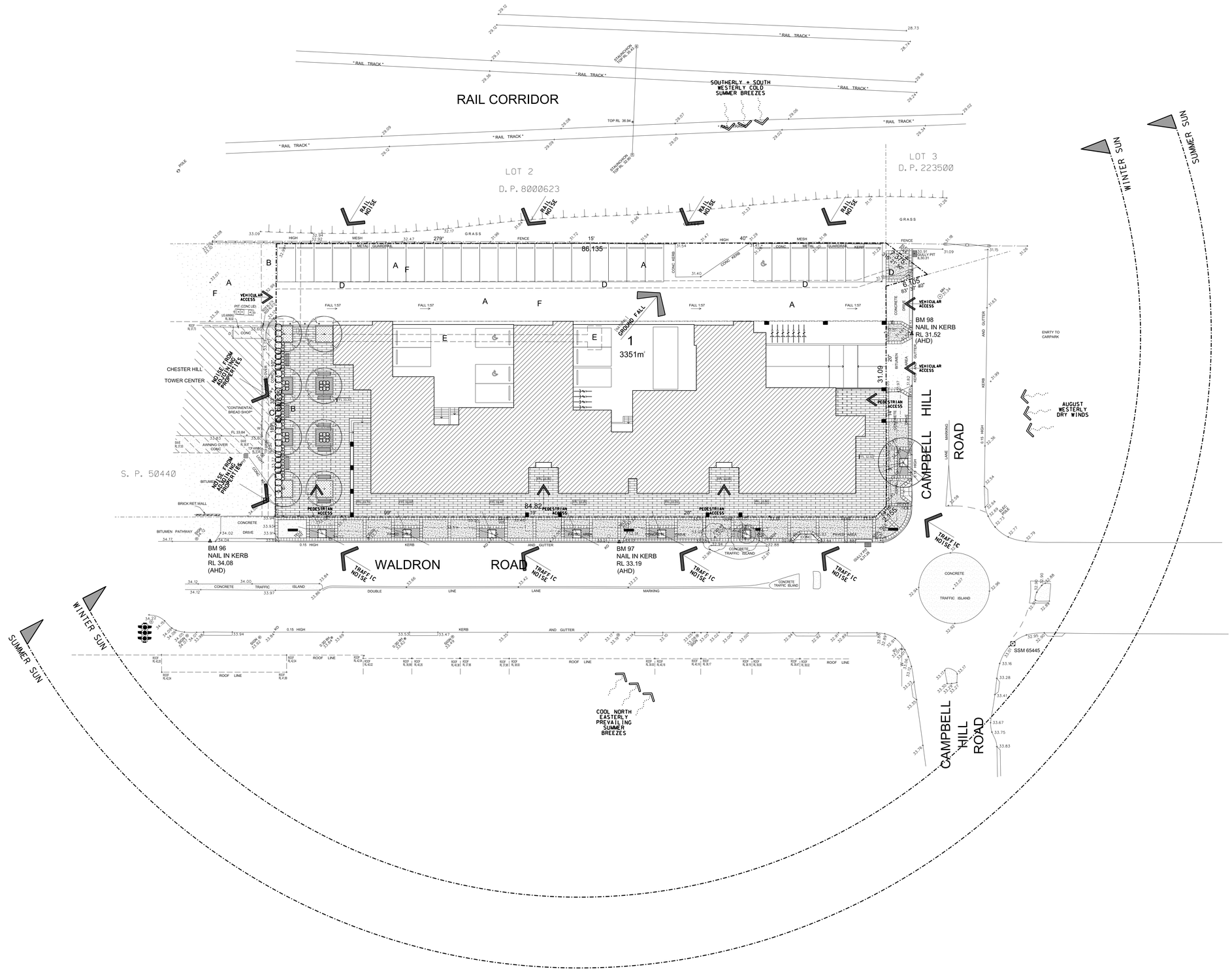
Drawing Title
Site Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
A2@1 : 200 A0@1 : 100	03/11/16	KG	CT
Job No.	Drawing No. 1.97		Issue C

Design File Ref Arch/Active/141 Waldron Rd Chester Hill NSW / DA

Design Architect: Chris Tsioulos - Reg. No. 5143
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Notes

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Issue	Date	Description	By
C	06.04.17	AMEND. AS PER LANDSCAPE ARCHITECTS' RECOM.	KG
B	11.01.17	AMEND. AS PER REVIEW PANEL RECOMM.	KG
A	03.11.16	ISSUED FOR REVIEW	KG

CMT Architects Australia Pty Ltd

Unit 1, 32-36 Premier St,
Kogarah NSW 2217 Australia

Ph: +61 2 9587 4330
Fax: +61 2 9587 4332
E: info@cmtarchitects.com
Web: www.cmtarchitects.com

ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd
c/o 164 Parramatta Rd, Camperdown NSW

Project
Residential Development
141 Waldron Rd
Chester Hill NSW

Drawing Title
Site Analysis Plan

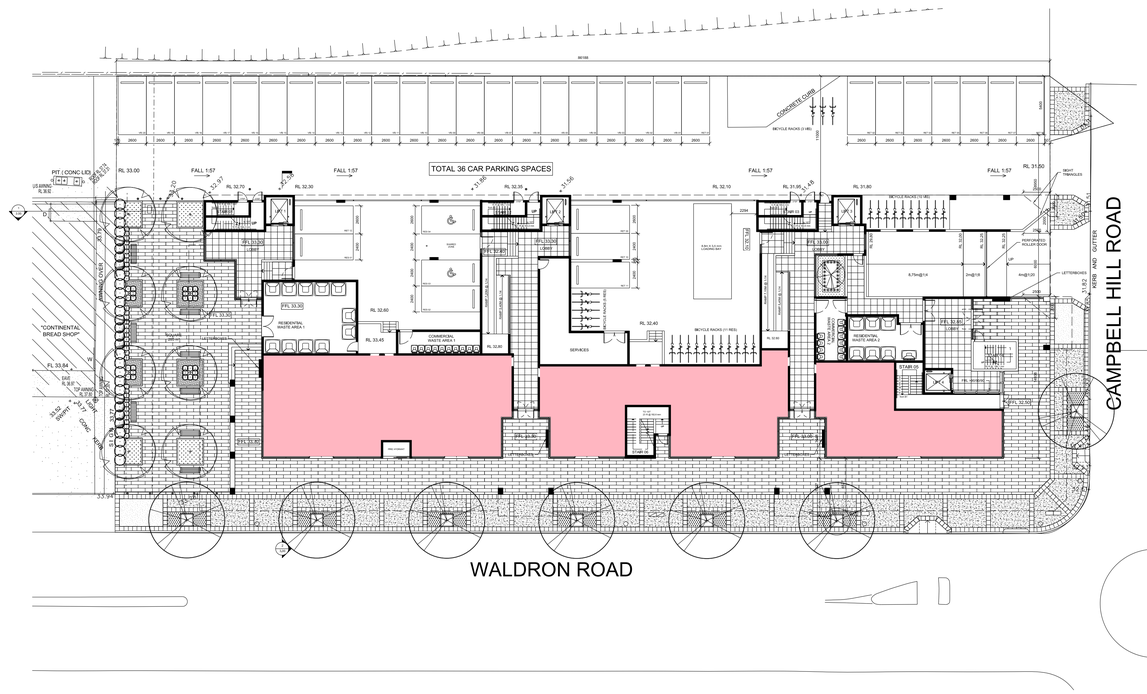
DA SUBMISSION

Scale	Date	Drawn	Checked
A2@1 : 200 A0@1 : 100	03/11/16	KG	CT
Job No.	Drawing No.		Issue
	1.98		C

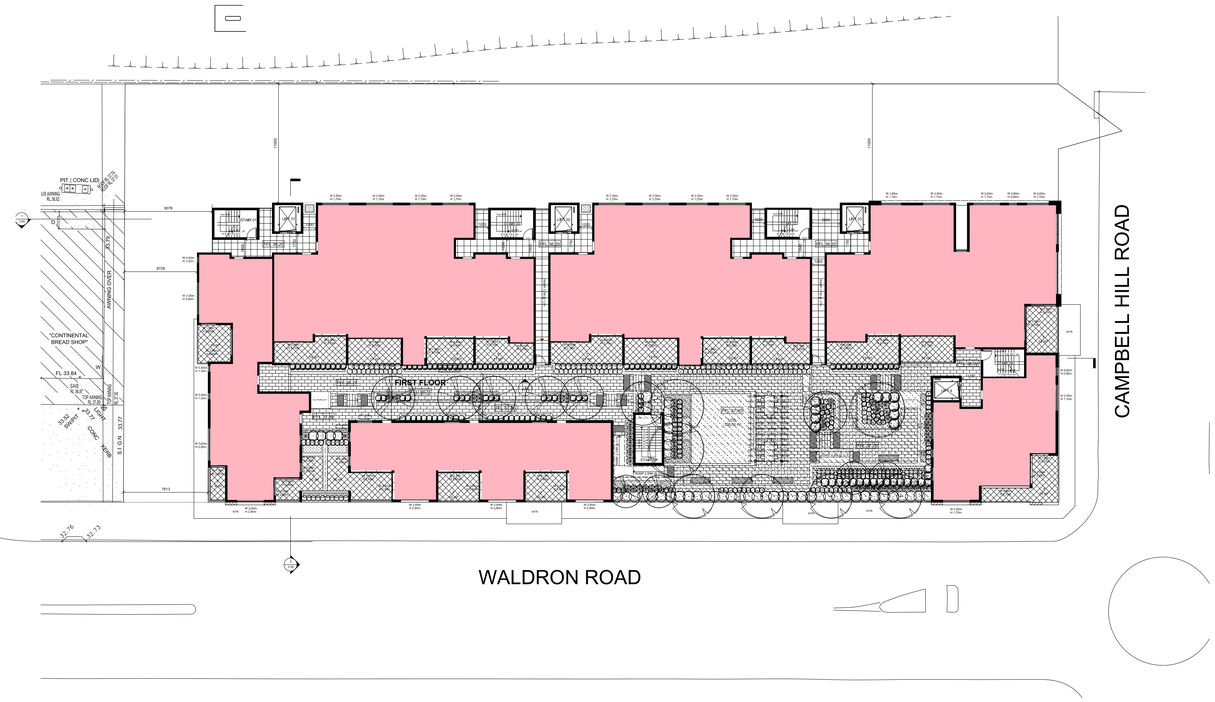
Design File Ref Arch/Active/141 Waldron Rd Chester Hill NSW / DA

Design Architect: Chris Tsikoulos - Reg. No. 5143

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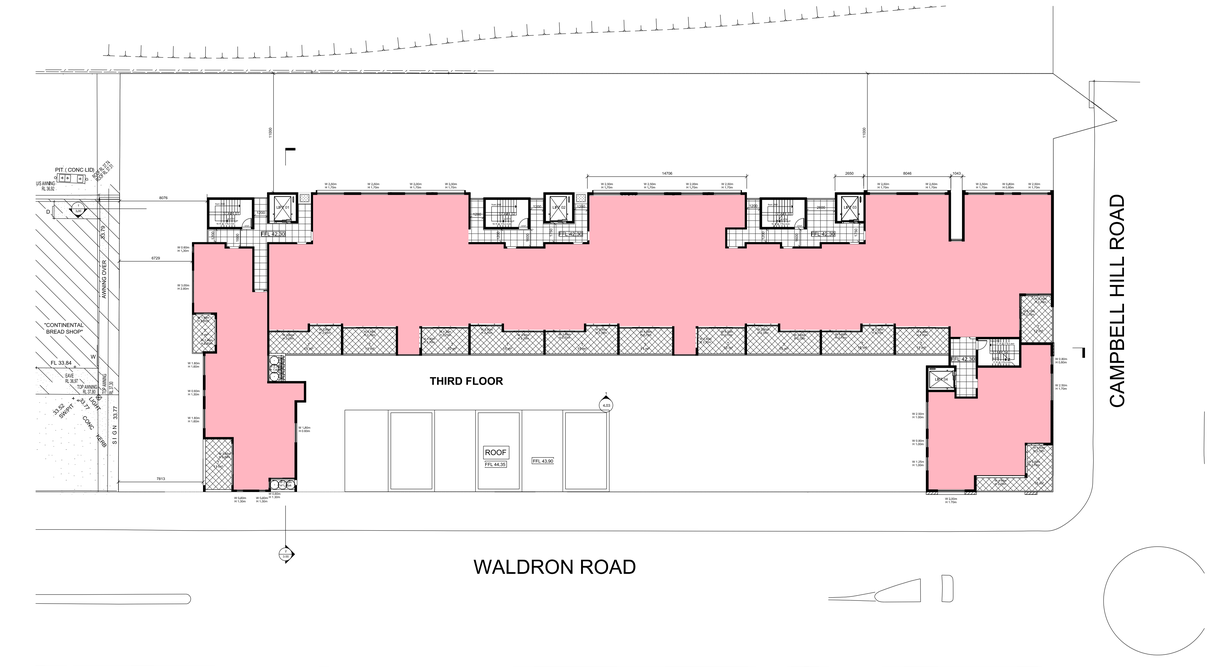
Ground Floor: GFA = 460 sq.m.



First Floor: GFA = 1,046 sq.m.



Second Floor: GFA = 1,046 sq.m.



Third to Sixth Floor: GFA = 935 sq.m. x 4 floors = 3,740 sq.m.
Seventh Floor: GFA = 935 sq.m. - 2 x 50 sq.m. = 835 sq.m.

TOTAL GFA: 7,127 sq.m. < 7,176 sq.m.
DEEP SOIL AREA: 135 sq.m. = 5.6%
SITE AREA: 2,392 sq.m.
FSR: 3:1

Notes

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Issue	Date	Description	By
C	06.04.17	AMEND. AS PER BCA & ACCESS CONS.'S RECOM.	KG
B	11.01.17	AMEND. AS PER REVIEW PANEL RECOMM.	KG
A	29.09.16	ISSUED FOR SUBMISSION	KG

CMT Architects Australia Pty Ltd
Unit 1, 32-36 Premier St,
Kogarah NSW 2217 Australia
Ph: +61 2 9587 4330
Fax: +61 2 9587 4332
E: info@cmtarchitects.com
Web: www.cmtarchitects.com
ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd
c/o 164 Parramatta Rd, Camperdown NSW

Project
Residential Development
141 Waldron Rd
Chester Hill NSW

Drawing Title
FSR Calculations

DA SUBMISSION

Scale	Date	Drawn	Checked
A2@ 1:200 A0@ 1:100	29/09/2016	KG	CT
Job No.	Drawing No. 1.99		Issue C

Design File Ref Arch/Active/141 Waldron Rd Chester Hill NSW / DA

Design Architect: Chris Tsioulos - Reg. No. 5143

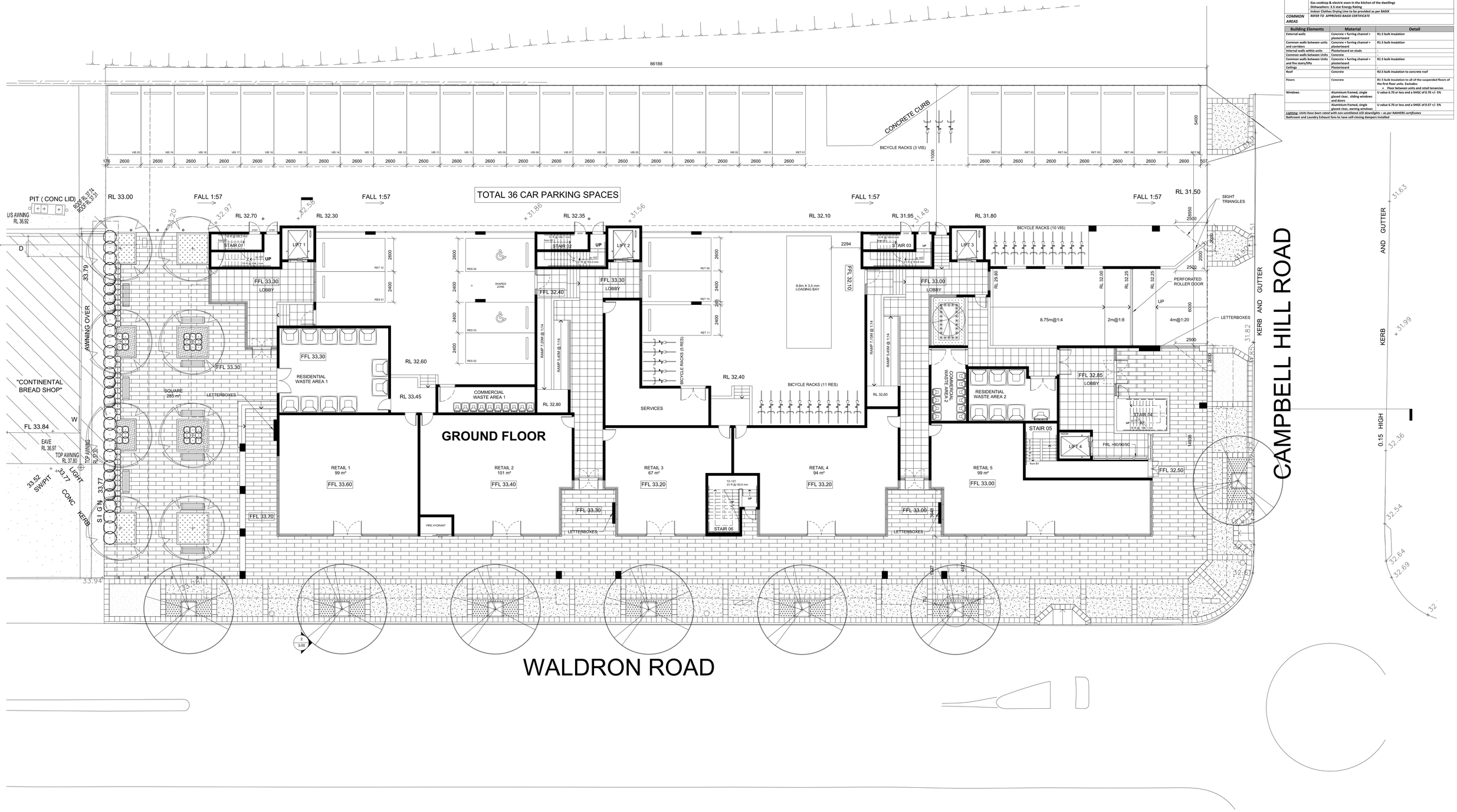
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BASIX COMMITMENTS NOTES

**** 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(>6 but<=7.5L/min)	4 star	4 star	4 star
Appliances	Dishwashers - 4 star water Rating			
Fire Sprinkler	Fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.			
ENERGY	*Hot water system*: Gas instantaneous 5.0 star			
	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 only)			
	Heating system: Air-conditioning 1 phase EER 3.0-3.5 (living only)			
	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			
	Indoor Clothes Drying Line to be provided as per BASIX			
COMMON AREAS	*REFER TO APPROVED BASIX CERTIFICATE*			

Building Elements	Material	Detail
External walls	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Common walls between units and corridors	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Internal walls within units	Plasterboard on studs	-
Common walls between Units	Concrete	-
Common walls between Units and fire stairs/lifts	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Ceilings	Plasterboard	-
Roof	Concrete	R2.5 bulk insulation to concrete roof
Floors	Concrete	R1.5 bulk Insulation to all of the suspended floors of the first floor units. Excludes: • Floor between units and retail tenancies
Windows	Aluminium framed, single glazed clear, sliding windows and doors	U value 6.70 or less and a SHGC of 0.70 +/- 5%
	Aluminium framed, single glazed clear, awning windows	U value 6.70 or less and a SHGC of 0.57 +/- 5%
Lighting: *Units have been rated with non-ventilated LED downlights – as per NANHERS certificates*		
Bathroom and Laundry Exhaust fans to have self-closing dampers installed		



Notes

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Issue	Date	Description	By

Issue	Date	Description	By

Issue	Date	Description	By
H	22.06.17	SIGHT DISTANCE TRIANGLES AMEND. AS PER COUNCIL'S RECOM.	KG
G	31.05.17	AMEND. AS PER COUNCIL'S RECOM. - GARBAGE ROOM ENTRY, LETTERBOXES, BASEMENT ROLLER DOOR	KG
F	03.04.17	AMEND. AS PER BCA & ACCESS CONS.'S RECOM.	KG
E	29.03.17	AMEND. AS PER LANDSCAPE ARCHITECT'S RECOM.	KG
D	16.03.17	AMEND. AS PER TRAFFIC ENG. RECOMM.	KG
C	21.02.17	AMEND. AS PER COUNCIL ENG. RECOMM.	KG
B	11.01.17	AMEND. AS PER REVIEW PANEL RECOMM.	KG
A	03.11.16	ISSUED FOR REVIEW	KG

CMT Architects Australia Pty Ltd

Unit 1, 32-36 Premier St,
Kogarah NSW 2217 Australia

Ph: +61 2 9587 4330
Fax: +61 2 9587 4332
E: info@cmtarchitects.com
Web: www.cmtarchitects.com

ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd
c/o 164 Parramatta Rd, Camperdown NSW

Project
Residential Development
141 Waldron Rd
Chester Hill NSW

Drawing Title
Ground Floor Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
A2@1 : 200 A0@1 : 100	03/11/16	KG	CT

Job No.	Drawing No.	Issue
	2.00	H

Design File Ref Arch/Active/141 Waldron Rd Chester Hill NSW / DA

Design Architect: Chris Tsioulos - Reg. No. 5143

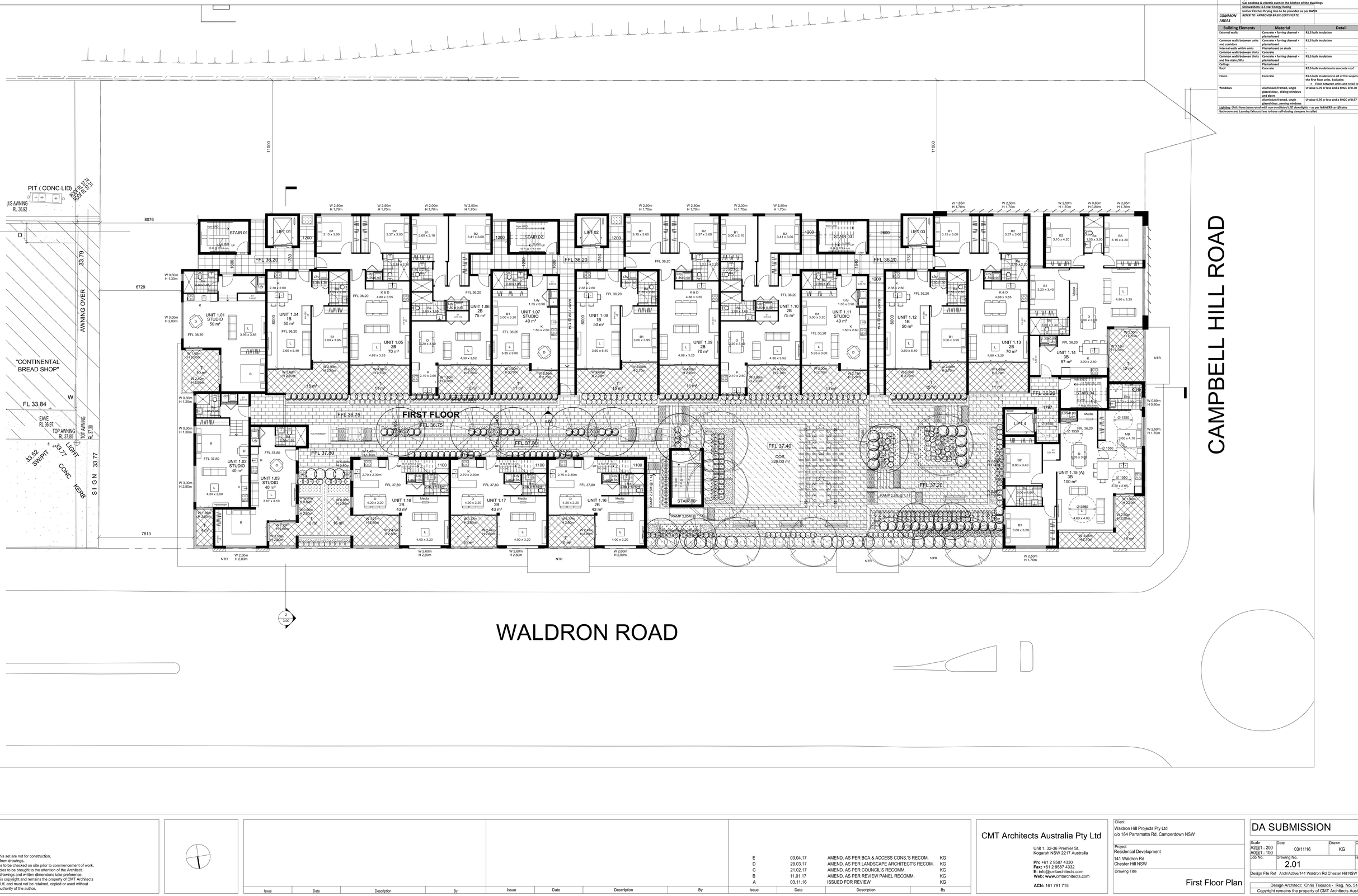
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BASIX COMMITMENTS NOTES

** 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(>6 but<=7.5L/min)	4 star	4 star	4 star
Appliances	Dishwashers - 4 star water Rating			
Fire Sprinkler	Fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.			
ENERGY	*Hot water system:* Gas instantaneous 5.0 star			
	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 only)			
	Heating system: Air-conditioning 1 phase EER 3.0-3.5 (living only)			
	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			
	Indoor Clothes Drying Line to be provided as per BASIX			
COMMON AREAS	*REFER TO APPROVED BASIX CERTIFICATE*			

Building Elements	Material	Detail
External walls	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Common walls between units and corridors	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Internal walls within units	Plasterboard on studs	
Common walls between Units	Concrete	
Common walls between Units and fire stairs/lifts	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Ceilings	Plasterboard	
Roof	Concrete	R2.5 bulk insulation to concrete roof
Floors	Concrete	R1.5 bulk Insulation to all of the suspended floors of the first floor units. Excludes: • Floor between units and retail tenancies
Windows	Aluminium framed, single glazed clear, sliding windows and doors	U value 6.70 or less and a SHGC of 0.70 +/- 5%
	Aluminium framed, single glazed clear, awning windows	U value 6.70 or less and a SHGC of 0.57 +/- 5%
Lighting: Units have been rated with non-ventilated LED downlights – as per NAHERS certificates		
Bathroom and Laundry Exhaust fans to have self-closing dampers installed		



Notes

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Issue	Date	Description	By

Issue	Date	Description	By

Issue	Date	Description	By
E	03.04.17	AMEND. AS PER BCA & ACCESS CONS.'S RECOM.	KG
D	29.03.17	AMEND. AS PER LANDSCAPE ARCHITECT'S RECOM.	KG
C	21.02.17	AMEND. AS PER COUNCIL'S RECOMM.	KG
B	11.01.17	AMEND. AS PER REVIEW PANEL RECOMM.	KG
A	03.11.16	ISSUED FOR REVIEW	KG

CMT Architects Australia Pty Ltd

Unit 1, 32-36 Premier St,
Kogarah NSW 2217 Australia

Ph: +61 2 9587 4330
Fax: +61 2 9587 4332
E: info@cmtarchitects.com
Web: www.cmtarchitects.com

ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd
c/o 164 Parramatta Rd, Camperdown NSW

Project
Residential Development
141 Waldron Rd
Chester Hill NSW

Drawing Title
First Floor Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
A2@1 : 200 A0@1 : 100	03/11/16	KG	CT
Job No.	Drawing No.		Issue
	2.01		E

Design File Ref Arch/Active/141 Waldron Rd Chester Hill NSW / DA

Design Architect: Chris Tsioulos - Reg. No. 5143

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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(>6 but<=7.5L/min)	4 star	4 star	4 star
Appliances	Dishwashers - 4 star water Rating			
Fire Sprinkler	Fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.			
ENERGY	*Hot water system*: Gas instantaneous 5.5 star			
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 only)			
	Heating system: Air-conditioning 1 phase EER 3.0-3.5 (living only)			
	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			
	Well Ventilated Fridge Space to be provided as per BASIX			
	Indoor Clothes Drying Line to be provided as per BASIX			
	Common Photovoltaic System to be provided – Rated electrical output (minimum) 15 peak kW			
COMMON AREAS	*REFER TO APPROVED BASIX CERTIFICATE*			

Building Elements	Material	Detail
External walls	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Internal walls within units	Plasterboard on studs	-
Common walls between Units	Concrete	-
Common walls between Units and fire stairs	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Ceilings	Plasterboard	-
Roof	Concrete	R2.5 bulk insulation to concrete roof
Floors	Concrete	R1.5 bulk Insulation to all of the suspended floors of the first floor units. Excludes: • Floor between units and retail tenancies
Windows	Aluminium framed, single glazed clear	U value 6.57 or less and a SHGC of 0.74 +/- 10%
Lighting: Units can have non ventilated LED / Fluorescent downlights as there is no loss of insulation. Insulation has been provided to the concrete roof		
Bathroom and Laundry Exhaust fans to have self closing dampers installed		

Notes

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D	03.04.17	AMEND. AS PER BCA & ACCESS CONS.'S RECOM.	KG
C	21.02.17	AMEND. AS PER COUNCIL'S RECOMM.	KG
B	11.01.17	AMEND. AS PER REVIEW PANEL RECOMM.	KG
A	03.11.16	ISSUED FOR REVIEW	KG

CMT Architects Australia Pty Ltd

Unit 1, 32-36 Premier St,
Kogarah NSW 2217 Australia

Ph: +61 2 9587 4330
Fax: +61 2 9587 4332
E: info@cmtarchitects.com
Web: **www.**cmtarchitects.com

ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd
c/o 164 Parramatta Rd, Camperdown NSW

Project
Residential Development
141 Waldron Rd
Chester Hill NSW

Drawing Title
Second Floor Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
A2@1 : 200 A0@1 : 100	03/11/16	KG	CT
Job No.	Drawing No. 2.02		Issue D

Design File Ref Arch/Active/141 Waldron Rd Chester Hill NSW / DA

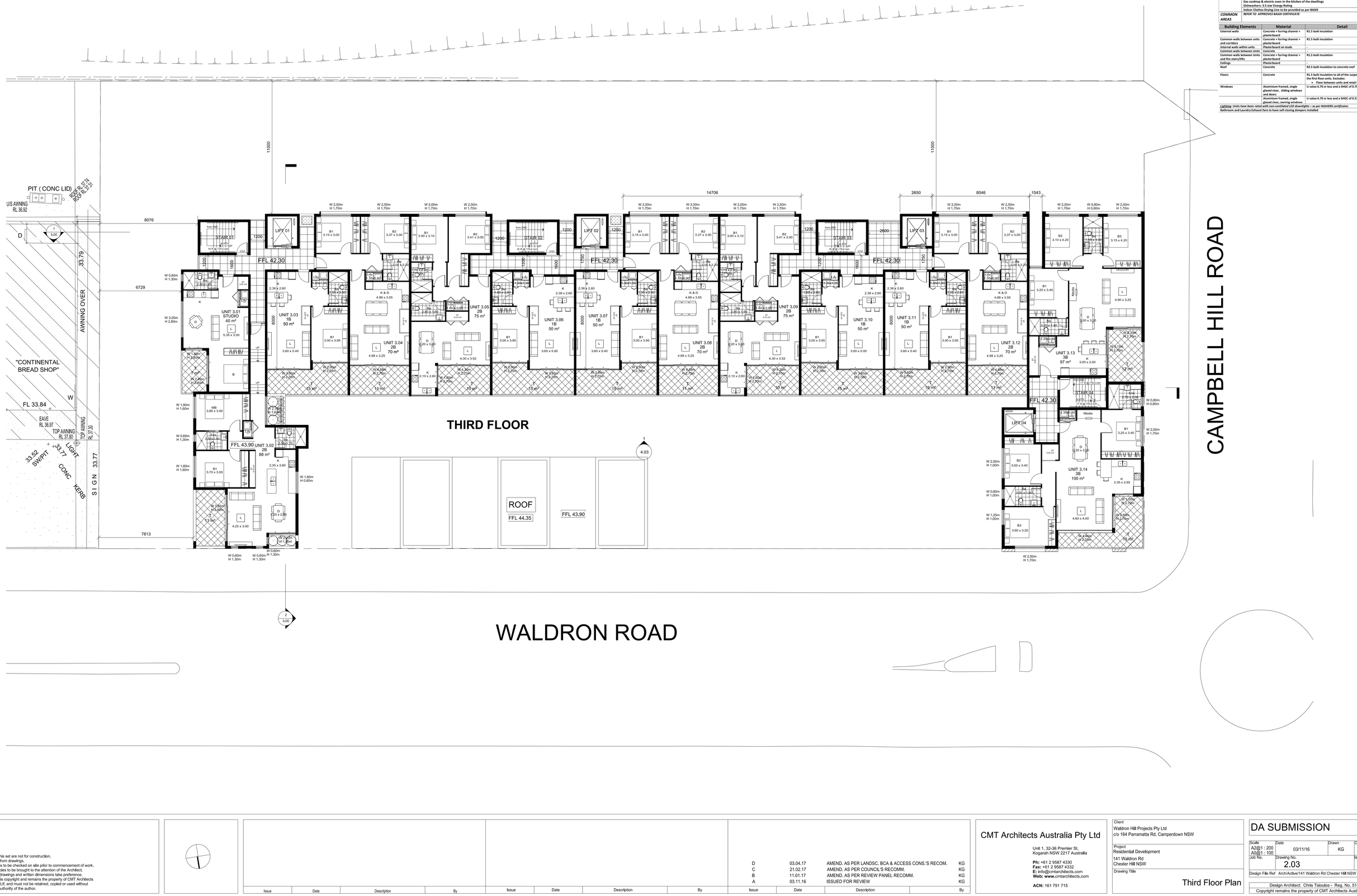
Design Architect: Chris Tsioulos - Reg. No. 5143
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BASIX COMMITMENTS NOTES

** 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(>6 but<=7.5L/min)	4 star	4 star	4 star
Appliances	**Dishwashers - 4 star water Rating**			
Fire Sprinkler	**Fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.**			
ENERGY	**Hot water system: Gas instantaneous 5.0 star**			
	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 only)			
	Heating system: Air-conditioning 1 phase EER 3.0-3.5 (living only)			
	***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**			
	Indoor Clothes Drying Line to be provided as per BASIX			
COMMON AREAS	***REFER TO APPROVED BASIX CERTIFICATE***			

Building Elements	Material	Detail
External walls	**Concrete + furring channel + plasterboard**	**R1.5 bulk insulation**
Common walls between units and corridors	**Concrete + furring channel + plasterboard**	**R1.5 bulk insulation**
Internal walls within units	**Plasterboard on studs**	**-**
Common walls between Units	**Concrete**	**-**
Common walls between Units and fire stairs/lifts	**Concrete + furring channel + plasterboard**	**R1.5 bulk insulation**
Ceilings	**Plasterboard**	**-**
Roof	**Concrete**	**R2.5 bulk insulation to concrete roof**
Floors	**Concrete**	**R1.5 bulk insulation to all of the suspended floors of the first floor units. Excludes:** • **Floor between units and retail tenancies**
Windows	**Aluminium framed, single glazed clear, sliding windows and doors**	**U value 6.70 or less and a SHGC of 0.70 +/- 5%**
	Aluminium framed, single glazed clear, awning windows	**U value 6.70 or less and a SHGC of 0.57 +/- 5%**
***Lighting:* Units have been rated with non-ventilated LED downlights – as per NATHERS certificates**		
Bathroom and Laundry Exhaust fans to have self-closing dampers installed		



Notes

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Issue	Date	Description	By
D	03.04.17	AMEND. AS PER LANDSC, BCA & ACCESS CONS.'S RECOM.	KG
C	21.02.17	AMEND. AS PER COUNCIL'S RECOMM.	KG
B	11.01.17	AMEND. AS PER REVIEW PANEL RECOMM.	KG
A	03.11.16	ISSUED FOR REVIEW	KG

CMT Architects Australia Pty Ltd

Unit 1, 32-36 Premier St,
Kogarah NSW 2217 Australia

Ph: +61 2 9587 4330
Fax: +61 2 9587 4332
E: info@cmtarchitects.com
Web: www.cmtarchitects.com

ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd
c/o 164 Parramatta Rd, Camperdown NSW

Project
Residential Development
141 Waldron Rd
Chester Hill NSW

Drawing Title
Third Floor Plan

DA SUBMISSION

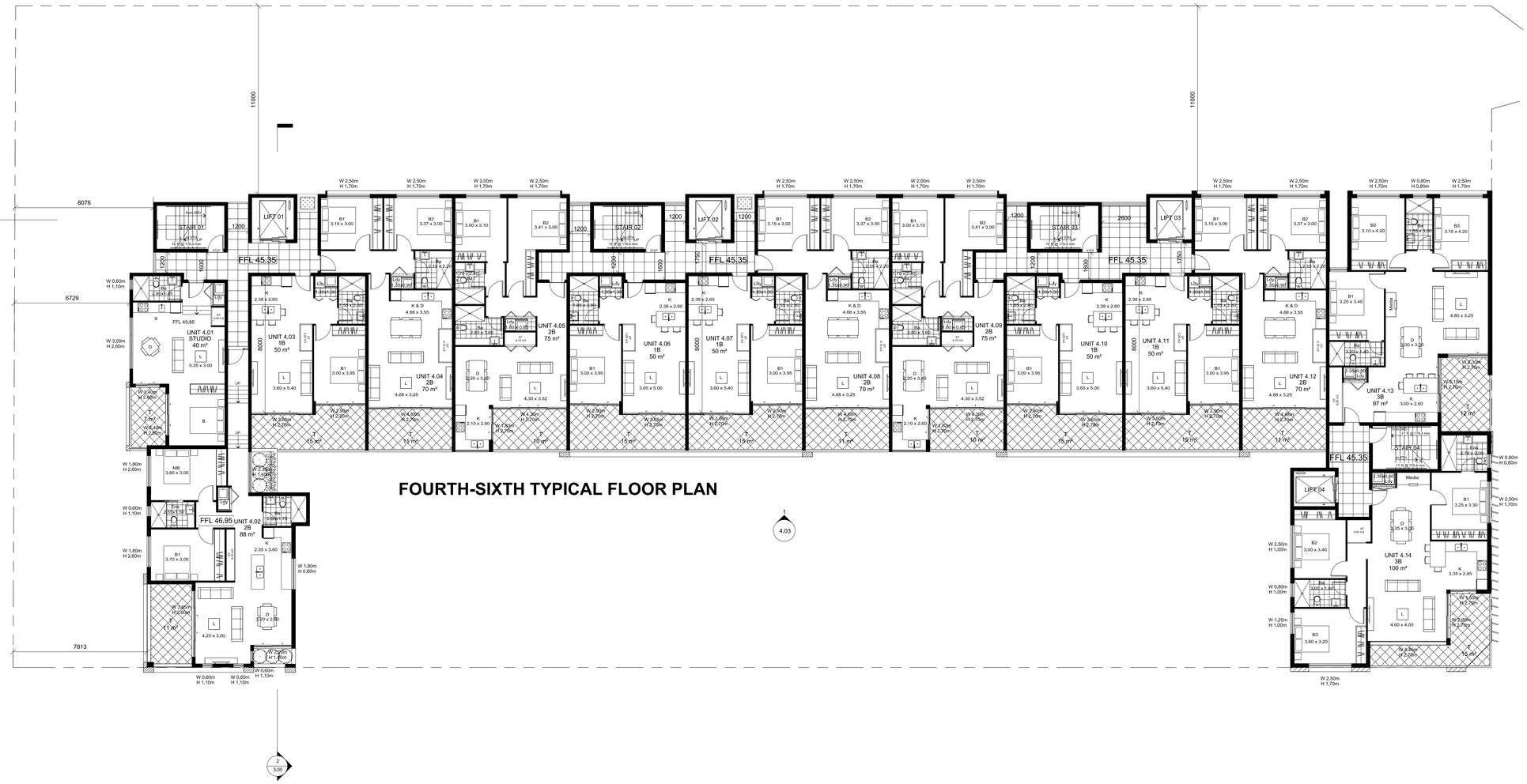
Scale	Date	Drawn	Checked
A2@1 : 200 A0@1 : 100	03/11/16	KG	CT
Job No.	Drawing No.		Issue
	2.03		D

Design File Ref Arch/Active/141 Waldron Rd Chester Hill NSW / DA

Design Architect: Chris Tsioulos - Reg. No. 5143

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FOURTH-SIXTH TYPICAL FLOOR PLAN



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≤WC< 6L/min)	4 star	4 star	4 star
Appliances	**Dishwashers - 4 star water Rating**			
Fire Sprinkler	**Fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.**			
ENERGY	***Hot water system*: Gas instantaneous 5.0 star**			
	***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 only)**			
	***Heating system*: Air-conditioning 1 phase EER 3.0-3.5 (living only)**			
	***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**			
	Indoor Clothes Drying Line to be provided *as per BASIX*			
COMMON AREAS	***REFER TO APPROVED BASIX CERTIFICATE***			

Building Elements	Material	Detail
External walls	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Common walls between units and corridors	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Internal walls within units	Plasterboard on studs	-
Common walls between Units	Concrete	-
Common walls between Units and fire stairs/lifts	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Ceilings	Plasterboard	-
Roof	Concrete	R2.5 bulk insulation to concrete roof
Floors	Concrete	R1.5 bulk Insulation to all of the suspended floors of the first floor units. Excludes: • Floor between units and retail tenancies
Windows	Aluminium framed, single glazed clear, sliding windows and doors	U value 6.70 or less and a SHGC of 0.70 +/- 5%
	Aluminium framed, single glazed clear, awning windows	U value 6.70 or less and a SHGC of 0.57 +/- 5%
Lighting: Units have been rated with non-ventilated LED downlights – as per NASHERS certificates		
Bathroom and Laundry Exhaust fans to have self-closing dampers installed		

Notes

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Issue	Date	Description	By
D	03.04.17	AMEND. AS PER BCA & ACCESS CONS.'S RECOM.	KG
C	21.02.17	AMEND. AS PER COUNCIL'S RECOMM.	KG
B	11.01.17	AMEND. AS PER REVIEW PANEL RECOMM.	KG
A	03.11.16	ISSUED FOR REVIEW	KG

CMT Architects Australia Pty Ltd

Unit 1, 32-36 Premier St,
Kogarah NSW 2217 Australia

Ph: +61 2 9587 4330
Fax: +61 2 9587 4332
E: info@cmtarchitects.com
Web: www.cmtarchitects.com

ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd
c/o 164 Parramatta Rd, Camperdown NSW

Project
Residential Development
141 Waldron Rd
Chester Hill NSW

Drawing Title
Fourth-Sixth Floor Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
A2@1 : 200 A0@1 : 100	03/11/16	KG	CT
Job No.	Drawing No.		Issue
	2.04		D

Design File Ref Arch/Active/141 Waldron Rd Chester Hill NSW / DA

Design Architect: Chris Tsioulos - Reg. No. 5143

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BASIX COMMITMENTS NOTES

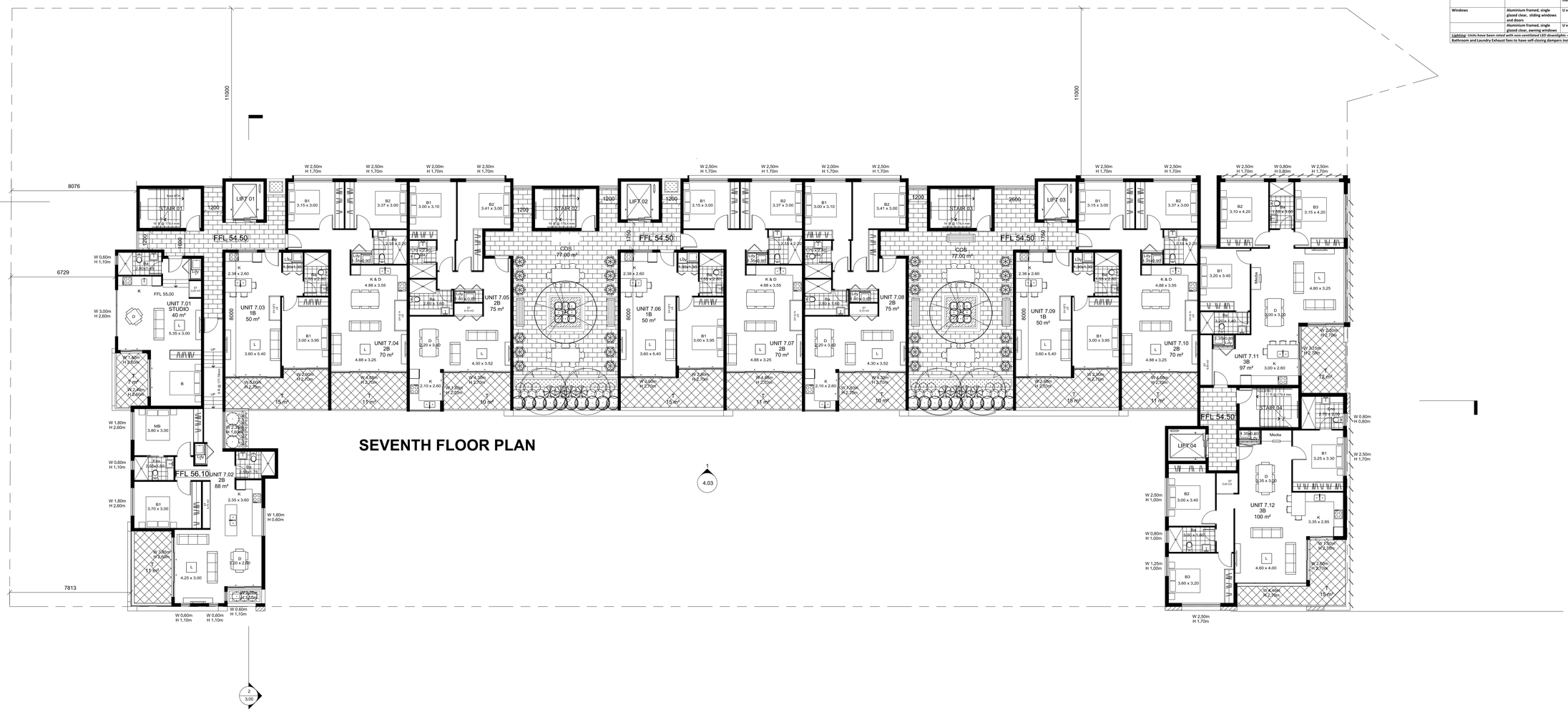
" TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT"

WATER					
Fixtures	**All Shower Heads**	**All toilet flushing systems**		**All kitchen taps**	**All bathroom taps**
	3 star(>6.0ltr/min)	4 star		4 star	4 star
Appliances	**Dishwashers - 4 star water Rating**				
Fire Sprinkler	**Fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.**				
ENERGY	***Hot water system*: Gas instantaneous 5.0 star**				
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 only)**				
	***Heating system*: Air-conditioning 1 phase EER 3.0-3.5 (living only)**				
	***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**				
	Indoor Clothes Drying Line to be provided as per BASIX				
COMMON AREAS	***REFER TO APPROVED BASIX CERTIFICATE***				

Building Elements	Material	Detail
External walls	**Concrete + furring channel + plasterboard**	**R1.5 bulk insulation**
Common walls between units and corridors	**Concrete + furring channel + plasterboard**	**R1.5 bulk insulation**
Internal walls within units	**Plasterboard on studs**	**-**
Common walls between Units	**Concrete**	**-**
Common walls between Units and fire stairs/lifts	**Concrete + furring channel + plasterboard**	**R1.5 bulk insulation**
Ceilings	**Plasterboard**	**-**
Roof	**Concrete**	**R2.5 bulk insulation to concrete roof**
Floors	**Concrete**	**R1.5 bulk insulation to all of the suspended floors of the first floor units. Excludes:** • **Floor between units and retail tenancies**
Windows	**Aluminium framed, single glazed clear, sliding windows and doors**	**U value 6.70 or less and a SHGC of 0.70 +/- 5%**
	Aluminium framed, single glazed clear, awning windows	**U value 6.70 or less and a SHGC of 0.57 +/- 5%**

Lighting: Units have been rated with non-ventilated LED downlights – as per NABHERS certificates

Bathroom and Laundry Exhaust fans to have self-closing dampers installed



SEVENTH FLOOR PLAN

Notes

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Issue	Date	Description	By
E	03.04.17	AMEND. AS PER BCA & ACCESS CONS.'S RECOM.	KG
D	29.03.17	AMEND. AS PER LANDSCAPE ARCHITECT'S RECOM.	KG
C	21.02.17	AMEND. AS PER COUNCIL'S RECOMM.	KG
B	11.01.17	AMEND. AS PER REVIEW PANEL RECOMM.	KG
A	03.11.16	ISSUED FOR REVIEW	KG

CMT Architects Australia Pty Ltd

Unit 1, 32-36 Premier St,
Kogarah NSW 2217 Australia

Ph: +61 2 9587 4330
Fax: +61 2 9587 4332
E: info@cmtarchitects.com
Web: www.cmtarchitects.com

ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd
c/o 164 Parramatta Rd, Camperdown NSW

Project
Residential Development
141 Waldron Rd
Chester Hill NSW

Drawing Title
Fourth-Seventh Floor Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
A2@1 : 200 A0@1 : 100	03/11/16	KG	CT
Job No.	Drawing No.		Issue
	2.07		E

Design File Ref Arch/Active/141 Waldron Rd Chester Hill NSW / DA

Design Architect: Chris Tsioulos - Reg. No. 5143

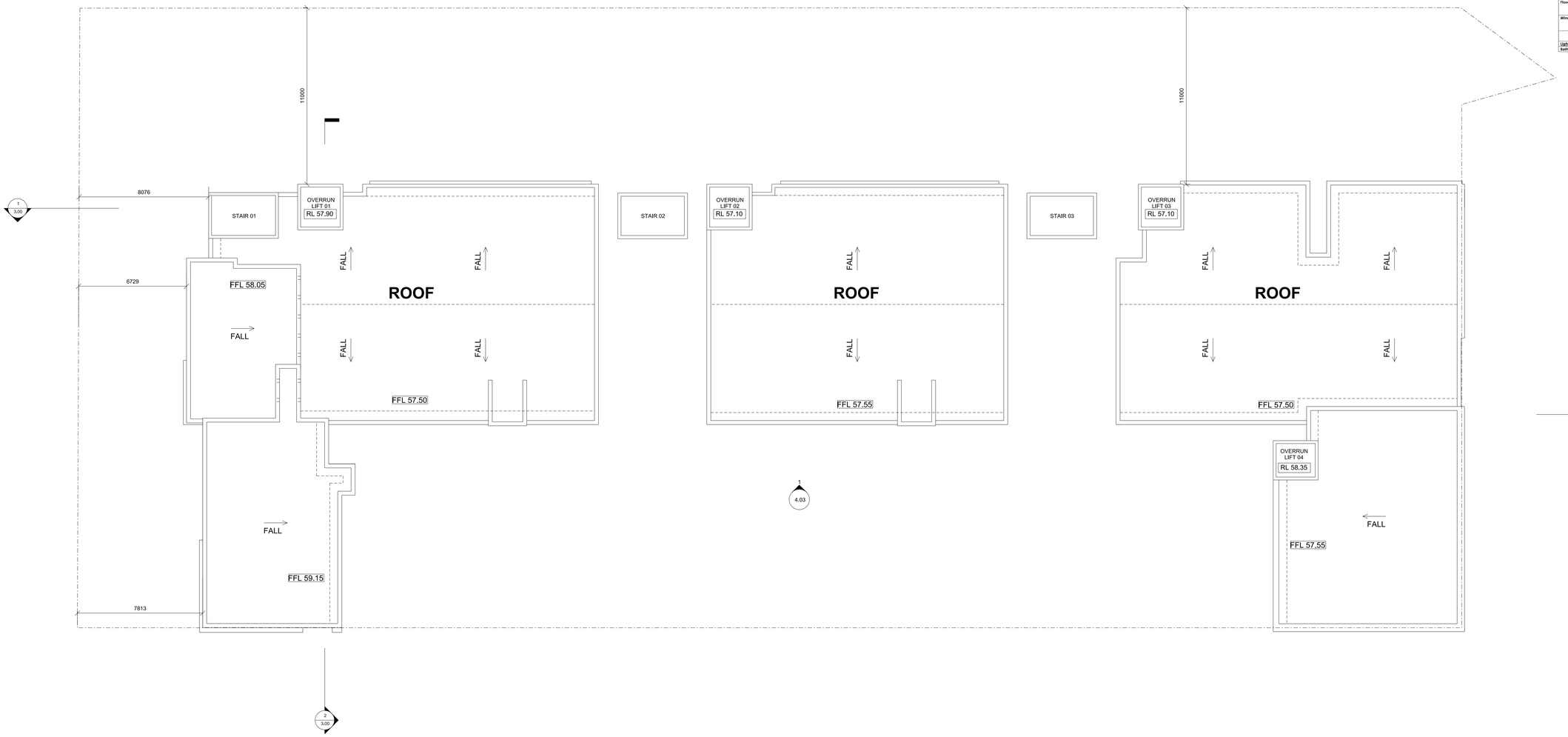
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BASIX COMMITMENTS NOTES

** 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(>6 but<=7.5L/min)	4 star	4 star	4 star
Appliances	**Dishwashers - 4 star water Rating**			
Fire Sprinkler	**Fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.**			
ENERGY	**Hot water system: Gas instantaneous 5.0 star**			
	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 only)			
	Heating system: Air-conditioning 1 phase EER 3.0-3.5 (living only)			
	***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	**Indoor Clothes Drying Line to be provided as per BASIX**			
	REFER TO APPROVED BASIX CERTIFICATE			

Building Elements	Material	Detail
External walls	**Concrete + furring channel + plasterboard**	**R1.5 bulk insulation**
Common walls between units and corridors	**Concrete + furring channel + plasterboard**	**R1.5 bulk insulation**
Internal walls within units	**Plasterboard on studs**	**-**
Common walls between Units	**Concrete**	**-**
Common walls between Units and fire stairs/lifts	**Concrete + furring channel + plasterboard**	**R1.5 bulk insulation**
Ceilings	**Plasterboard**	
Roof	**Concrete**	**R2.5 bulk insulation to concrete roof**
Floors	**Concrete**	**R1.5 bulk insulation to all of the suspended floors of the first floor units. Excludes:** **• Floor between units and retail tenancies**
Windows	**Aluminium framed, single glazed clear, sliding windows and doors**	**U value 6.70 or less and a SHGC of 0.70 +/- 5%**
	Aluminium framed, single glazed clear, awning windows	**U value 6.70 or less and a SHGC of 0.57 +/- 5%**
Lighting: Units have been rated with non-ventilated LED downlights – as per NAHERS certificates		
Bathroom and Laundry Exhaust fans to have self-closing dampers installed		



1 Roof Plan
1 : 100

Notes

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Issue	Date	Description	By

Issue	Date	Description	By

Issue	Date	Description	By
D	03.04.17	AMEND. AS PER LANDSC. BCA & ACCESS CONS.'S RECOM.	KG
C	21.02.17	AMEND. AS PER COUNCIL'S RECOMM.	KG
B	11.01.17	AMEND. AS PER REVIEW PANEL RECOMM.	KG
A	03.11.16	ISSUED FOR REVIEW	KG

CMT Architects Australia Pty Ltd

Unit 1, 32-36 Premier St,
Kogarah NSW 2217 Australia

Ph: +61 2 9587 4330
Fax: +61 2 9587 4332
E: info@cmtarchitects.com
Web: www.cmtarchitects.com

ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd
c/o 164 Parramatta Rd, Camperdown NSW

Project
Residential Development
141 Waldron Rd
Chester Hill NSW

Drawing Title
Roof Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
A2@1 : 200 A0@1 : 100	03/11/16	KG	CT
Job No.	Drawing No.		Issue
	2.08		D

Design File Ref Arch/Active/141 Waldron Rd Chester Hill NSW / DA

Design Architect: Chris Tsioulos - Reg. No. 5143

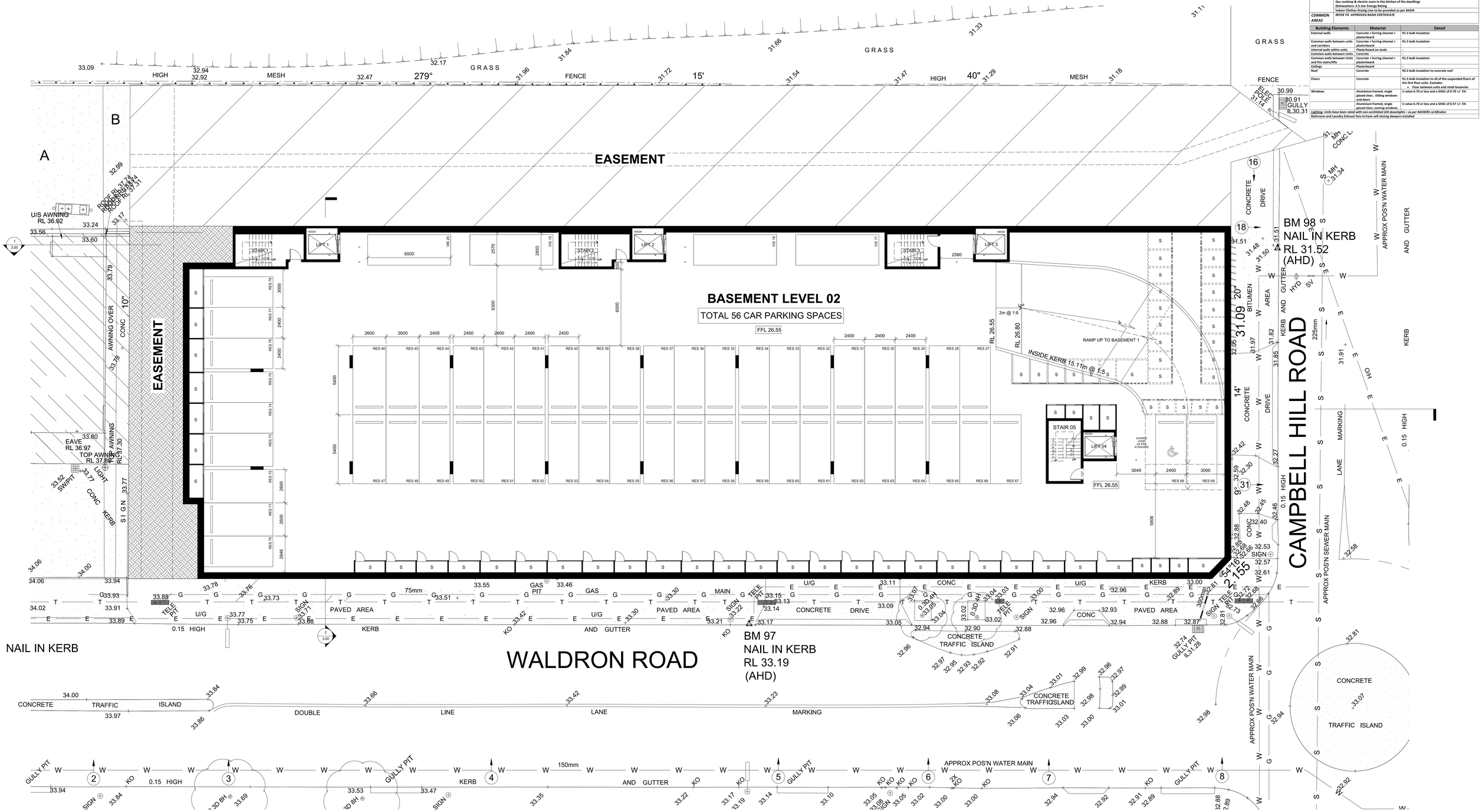
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BASIX COMMITMENTS NOTES

** 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(>6 but<=7.5L/min)	4 star	4 star	4 star
Appliances	Dishwashers - 4 star water Rating			
Fire Sprinkler	Fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.			
ENERGY	*Hot water system*: Gas instantaneous 5.0 star			
	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 only)			
	Heating system: Air-conditioning 1 phase EER 3.0-3.5 (living only)			
	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			
	Indoor Clothes Drying Line to be provided as per BASIX			
COMMON AREAS	*REFER TO APPROVED BASIX CERTIFICATE*			

Building Elements	Material	Detail
External walls	Concrete + furring channel + plasterboard	R1.5 bulk insulation
Common walls between units and corridors	Concrete + furring channel + plasterboard	R1.5 bulk insulation
Internal walls within units	Plasterboard on studs	-
Common walls between Units	Concrete	-
Common walls between Units and fire stairs/lifts	Concrete + furring channel + plasterboard	R1.5 bulk insulation
Ceilings	Plasterboard	-
Roof	Concrete	R2.5 bulk insulation to concrete roof
Floors	Concrete	R1.5 bulk insulation to all of the suspended floors of the first floor units. Excludes: • Floor between units and retail tenancies
Windows	Aluminium framed, single glazed clear, sliding windows and doors	U value 6.70 or less and a SHGC of 0.70 +/- 5%
	Aluminium framed, single glazed clear, awning windows	U value 6.70 or less and a SHGC of 0.57 +/- 5%
Lighting: *Units have been rated with non-ventilated LED downlights – as per NAtHERS certificates*		
Bathroom and Laundry Exhaust fans to have self-closing dampers installed		



CMT Architects Australia Pty Ltd

Unit 1, 32-36 Premier St,
Kogarah NSW 2217 Australia

Ph: +61 2 9587 4330
Fax: +61 2 9587 4332
E: info@cmtarchitects.com
Web: www.cmtarchitects.com

ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd
c/o 164 Parramatta Rd, Camperdown NSW

Project
Residential Development
141 Waldron Rd
Chester Hill NSW

Drawing Title
Basement 2 Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
A2@1 : 200 A0@1 : 100	03/11/16	KG	CT
Job No.	Drawing No.		Issue
	2.98		F

Design File Ref Arch/Active/141 Waldron Rd Chester Hill NSW / DA


Design Architect: Chris Tsioulos - Reg. No. 5143

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Notes

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Issue	Date	Description	By
1	Date 1	Revision 1	
F	22.06.17	LIFT EXITS AMEND. AS PER COUNCIL'S RECOM.	KG
E	03.04.17	AMEND. AS PER BCA & ACCESS CONS.'S RECOM.	KG
D	16.03.17	AMEND. AS PER TRAFFIC ENG. RECOMM.	KG
C	21.02.17	AMEND. AS PER COUNCIL ENG. RECOMM.	KG
B	11.01.17	AMEND. AS PER REVIEW PANEL RECOMM.	KG
A	03,11,16	ISSUED FOR REVIEW	KG



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(>6 but<=7.5L/min)	4 star	4 star	4 star
Appliances	Dishwashers - 4 star water Rating			
Fire Sprinkler	Fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.			
ENERGY	*Hot water system*: Gas instantaneous 5.0 star			
	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 only)			
	Heating system: Air-conditioning 1 phase EER 3.0-3.5 (living only)			
	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			
	Indoor Clothes Drying Line to be provided as per BASIX			
COMMON AREAS	*REFER TO APPROVED BASIX CERTIFICATE*			

Building Elements	Material	Detail
External walls	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Common walls between units and corridors	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Internal walls within units	Plasterboard on studs	-
Common walls between Units	Concrete	-
Common walls between Units and fire stairs/lifts	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Ceilings	Plasterboard	-
Roof	Concrete	R2.5 bulk insulation to concrete roof
Floors	Concrete	R1.5 bulk Insulation to all of the suspended floors of the first floor units. Excludes: • Floor between units and retail tenancies
Windows	Aluminium framed, single glazed clear, sliding windows and doors	U value 6.70 or less and a SHGC of 0.70 +/- 5%
	Aluminium framed, single glazed clear, awning windows	U value 6.70 or less and a SHGC of 0.57 +/- 5%
Lighting: Units have been rated with non-ventilated LED downlights – as per NAtHERS certificates		
Bathroom and Laundry Exhaust fans to have self-closing dampers installed		

Notes

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Issue	Date	Description	By
F	22.06.17	LIFT EXITS AMEND. AS PER COUNCIL'S RECOM.	KG
E	03.04.17	AMEND. AS PER BCA & ACCESS CONS.'S RECOM.	KG
D	16.03.17	AMEND. AS PER TRAFFIC ENG. RECOMM.	KG
C	21.02.17	AMEND. AS PER COUNCIL ENG. RECOMM.	KG
B	11.01.17	AMEND. AS PER REVIEW PANEL RECOMM.	KG
A	03.11.16	ISSUED FOR REVIEW	KG

CMT Architects Australia Pty Ltd

Unit 1, 32-36 Premier St,
Kogarah NSW 2217 Australia

Ph: +61 2 9587 4330
Fax: +61 2 9587 4332
E: info@cmtarchitects.com
Web: www.cmtarchitects.com

ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd
c/o 164 Parramatta Rd, Camperdown NSW

Project
Residential Development
141 Waldron Rd
Chester Hill NSW

Drawing Title
Basement 1 Plan

DA SUBMISSION

Scale	Date	Drawn	Checked
A2@1 : 200 A0@1 : 100	03/11/16	KG	CT
Job No.	Drawing No. 2.99		Issue F

Design File Ref Arch/Active/141 Waldron Rd Chester Hill NSW / DA

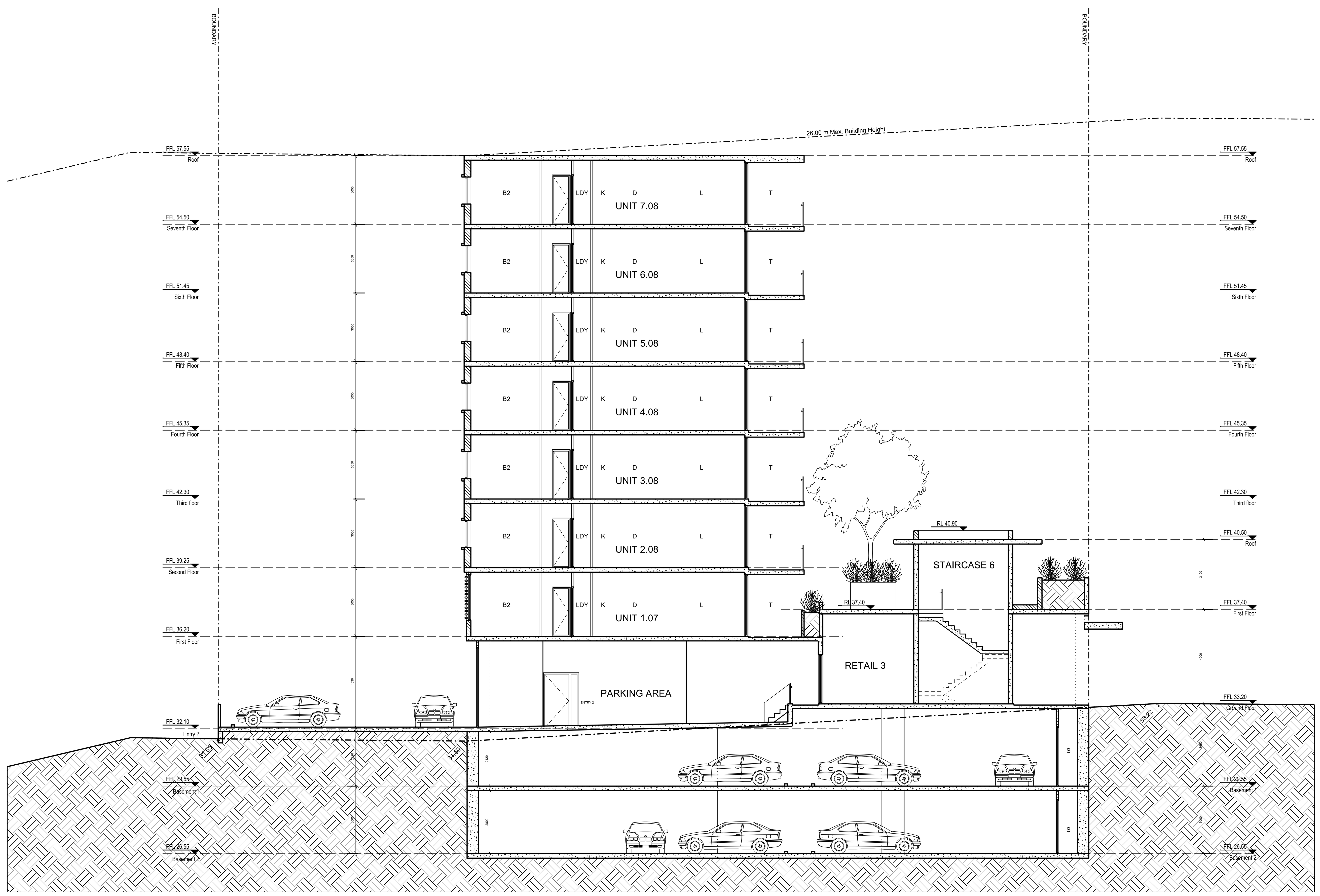
Design Architect: Chris Tsioulos - Reg. No. 5143
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BASIX COMMITMENTS NOTES

* 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(>6 but<=7.5L/min)	4 star	4 star	4 star
Appliances	Dishwashers - 4 star water Rating			
Fire Sprinkler	Fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.			
ENERGY	*Hot water system*: Gas instantaneous 5.0 star			
	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 only)			
	Heating system: Air-conditioning 1 phase EER 3.0-3.5 (living only)			
	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			
	Indoor Clothes Drying Line to be provided as per BASIX			
COMMON AREAS	*REFER TO APPROVED BASIX CERTIFICATE*			

Building Elements	Material	Detail
External walls	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Common walls between units and corridors	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Internal walls within units	Plasterboard on studs	-
Common walls between Units	Concrete	-
Common walls between Units and fire stairs/lifts	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Ceilings	Plasterboard	-
Roof	Concrete	R2.5 bulk insulation to concrete roof
Floors	Concrete	R1.5 bulk Insulation to all of the suspended floors of the first floor units. Excludes: • Floor between units and retail tenancies
Windows	Aluminium framed, single glazed clear, sliding windows and doors	U value 6.70 or less and a SHGC of 0.70 +/- 5%
	Aluminium framed, single glazed clear, awning windows	U value 6.70 or less and a SHGC of 0.57 +/- 5%
Lighting: Units have been rated with non-ventilated LED downlights – as per NAtHERS certificates		
Bathroom and Laundry Exhaust fans to have self-closing dampers installed		



A-A SECTION

Notes

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Issue	Date	Description	By
B	19.01.17	AMEND. AS PER REVIEW PANEL RECOMM.	KG
A	03.11.16	ISSUED FOR REVIEW	KG

CMT Architects Australia Pty Ltd

Unit 1, 32-36 Premier St,
Kogarah NSW 2217 Australia

Ph: +61 2 9587 4330
Fax: +61 2 9587 4332
E: info@cmtarchitects.com
Web: www.cmtarchitects.com

ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd
c/o 164 Parramatta Rd, Camperdown NSW

Project
Residential Development
141 Waldron Rd
Chester Hill NSW

Drawing Title
Section A-A

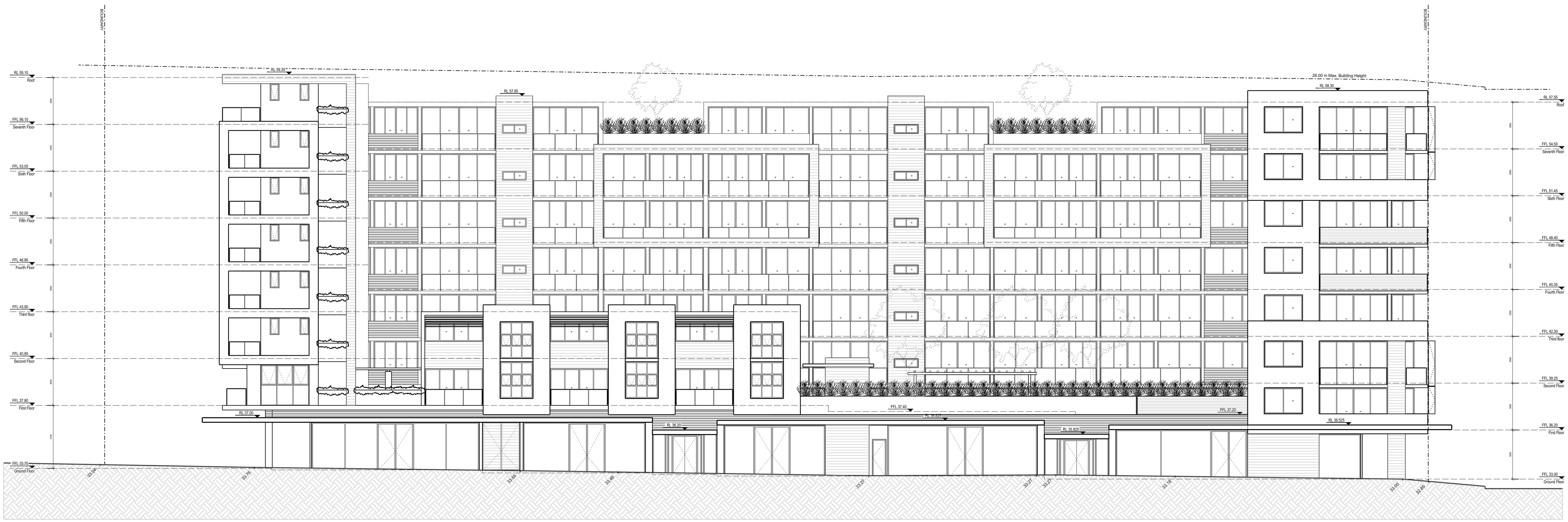
DA SUBMISSION

Scale	Date	Drawn	Checked
A2@1 : 200 A0@1 : 100	03/11/16	KG	CT
Job No.	Drawing No. 3.00		Issue A

Design File Ref Arch/Active/141 Waldron Rd Chester Hill NSW / DA

Design Architect: Chris Tsioulos - Reg. No. 5143

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North Elevation



East Elevation

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(>6 but<=7.5L/min)	4 star	4 star	4 star
Appliances	Dishwashers - 4 star water Rating			
Fire Sprinkler	Fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.			
ENERGY	*Hot water system*: Gas instantaneous 5.0 star			
	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 only)			
	Heating system: Air-conditioning 1 phase EER 3.0-3.5 (living only)			
	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			
	Indoor Clothes Drying Line to be provided as per BASIX			
COMMON AREAS	*REFER TO APPROVED BASIX CERTIFICATE*			

Building Elements	Material	Detail
External walls	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Common walls between units and corridors	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Internal walls within units	Plasterboard on studs	-
Common walls between Units	Concrete	-
Common walls between Units and fire stairs/lifts	Concrete + furring channel + plasterboard	R1.5 bulk Insulation
Ceilings	Plasterboard	-
Roof	Concrete	R2.5 bulk insulation to concrete roof
Floors	Concrete	R1.5 bulk Insulation to all of the suspended floors of the first floor units. Excludes: • Floor between units and retail tenancies
Windows	Aluminium framed, single glazed clear, sliding windows and doors	U value 6.70 or less and a SHGC of 0.70 +/- 5%
	Aluminium framed, single glazed clear, awning windows	U value 6.70 or less and a SHGC of 0.57 +/- 5%
Lighting: Units have been rated with non-ventilated LED downlights – as per NAtHERS certificates		
Bathroom and Laundry Exhaust fans to have self-closing dampers installed		

Notes

Drawings in this set are not for construction.
Do not scale from drawings.
All dimensions to be checked on site prior to commencement of work.
All discrepancies to be brought to the attention of the Architect.
Larger scale drawings and written dimensions take preference.
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Issue	Date	Description	By

Issue	Date	Description	By

Issue	Date	Description	By
B	19.01.17	AMEND. AS PER REVIEW PANEL RECOMM.	KG
A	03.11.16	ISSUED FOR REVIEW	KG

CMT Architects Australia Pty Ltd

Unit 1, 32-36 Premier St,
Kogarah NSW 2217 Australia

Ph: +61 2 9587 4330
Fax: +61 2 9587 4332
E: info@cmtarchitects.com
Web: www.cmtarchitects.com

ACN: 161 791 715

Client
Waldron Hill Projects Pty Ltd
c/o 164 Parramatta Rd, Camperdown NSW

Project
Residential Development
141 Waldron Rd
Chester Hill NSW

Drawing Title
North & East Elevations

DA SUBMISSION

Scale	Date	Drawn	Checked
A2@1 : 200 A0@1 : 100	03/11/16	KG	CT
Job No.	Drawing No. 4.00		Issue B

Design File Ref Arch/Active/141 Waldron Rd Chester Hill NSW / DA

Design Architect: Chris Tsioulos - Reg. No. 5143
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South Elevation



West Elevation

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 stars (> 6.0 but ≤ 7.5 L/min)	4 star	4 star	4 star
Appliances	Dishwashers - 4 star water Rating			
Fire Sprinkler	Fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.			
ENERGY	*Hot water system:* Gas instantaneous 5.0 star			
	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 only)			
	Heating system: Air-conditioning 1 phase EER 3.0-3.5 (living only)			
	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			
	Indoor Clothes Drying Line to be provided as per BASIX			
COMMON AREAS	*REFER TO APPROVED BASIX CERTIFICATE*			

Building Elements	Material	Detail
External walls	Concrete + furring channel + plasterboard	R1.5 bulk insulation
Common walls between units and corridors	Concrete + furring channel + plasterboard	R1.5 bulk insulation
Internal walls within units	Plasterboard on studs	-
Common walls between Units	Concrete	-
Common walls between Units and fire stairs/lifts	Concrete + furring channel + plasterboard	R1.5 bulk insulation
Ceilings	Plasterboard	-
Roof	Concrete	R2.5 bulk insulation to concrete roof
Floors	Concrete	R1.5 bulk insulation to all of the suspended floors of the first floor units. Excludes: • *Floor* between units and retail tenancies
Windows	Aluminium framed, single glazed clear, sliding windows and doors	U value 6.70 or less and a SHGC of 0.70 +/- 5%
	Aluminium framed, single glazed clear, awning windows	U value 6.70 or less and a SHGC of 0.57 +/- 5%
Lighting: Units have been rated with non-ventilated LED downlights – as per NatHERS certificates		
Bathroom and Laundry Exhaust fans to have self-closing dampers installed		

Notes

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Issue	Date	Description	By

Issue	Date	Description	By

Issue	Date	Description	By
C	21.02.17	AMEND. AS PER COUNCIL'S RECOMM.	KG
B	19.01.17	AMEND. AS PER REVIEW PANEL RECOMM.	KG
A	03.11.16	ISSUED FOR REVIEW	KG

CMT Architects Australia Pty Ltd

Unit 1, 32-36 Premier St,
Kogarah NSW 2217 Australia

Ph: +61 2 9587 4330
Fax: +61 2 9587 4332
E: info@cmtarchitects.com
Web: www.cmtarchitects.com

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Project
Residential Development
141 Waldron Rd
Chester Hill NSW

Drawing Title
South & West Elevations

DA SUBMISSION

Scale	Date	Drawn	Checked
A2@1 : 200 A0@1 : 100	03/11/16	KG	CT
Job No.	Drawing No.		Issue
	4.01		C

Design File Ref Arch/Active/141 Waldron Rd Chester Hill NSW / DA

Design Architect: Chris Tsioulos - Reg. No. 5143

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