

BASIX COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *

WATER	Fixtures: All Shower Heads 3 star (4.5 ltr @ 60/min), All toilet flushing systems 4 star, All kitchen taps 4 star, All bathroom taps 4 star
Appliances:	Dishwashers - 4.5 star water rating
Rainwater Tank	A 5000L central rainwater tank to be provided as per the approved BASIX
ENERGY	Hot water system: Central Gas Instantaneous - Refer to approved BASIX Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off Cooling system: air-conditioning 1 Phase - EER 3.0-3.5 - Zoned Heating system: air-conditioning 1 Phase - EER 3.0-3.5 - Zoned Artificial lighting: As per BASIX Natural lighting: As per BASIX
REFER TO APPROVED BASIX	Appliances: Induction cooktop & electric oven Dishwashers: 3.5 star energy rating Clothes Dryers: 2 Stars
Alternative Energy	A photovoltaic system with the capacity to generate at least 80 peak kilowatts of electricity must be provided as per BASIX
COMMON AREAS	Refer to approved BASIX cert

NAHERS summary for 282-298 Lawrence Hargrave Drive Thirroul 2192

Building Elements	Material	Detail
External walls	Concrete + Formed + plasterboard	R1.5 insulation product cavity
Internal walls within units	Plasterboard on studs	-
Common walls between units	metal stud + plasterboard	R1.5 insulation product cavity
Common walls between units & lobby	metal stud + plasterboard	R1.5 insulation product cavity
Common walls between units & lift shaft/like stairs	200mm Concrete + Forming channel + plasterboard	R1.5 insulation product cavity
Roofing	Plasterboard	R1.5 insulation product cavity for ceiling with roof opposed to outside air - units A-100, A-105, A-106, A-107, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B-150, B-151, B-152, B-153, B-154, B-155, B-156, B-157, B-158, B-159, B-160, B-161, B-162, B-163, B-164, B-165, B-166, B-167, B-168, B-169, B-170, B-171, B-172, B-173, B-174, B-175, B-176, B-177, B-178, B-179, B-180, B-181, B-182, B-183, B-184, B-185, B-186, B-187, B-188, B-189, B-190, B-191, B-192, B-193, B-194, B-195, B-196, B-197, B-198, B-199, B-200, B-201, B-202, B-203, B-204, B-205, B-206, B-207, B-208, B-209, B-210, B-211, B-212, B-213, B-214, B-215, B-216, B-217, B-218, B-219, B-220, B-221, B-222, B-223, B-224, 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BASEMENT 02 SCHEDULE

DESCRIPTION	COUNT
Retail parking (staff)	24
Residential parking	77
Residential visitor parking	16
Bicycle racks and storage	34
Motorbikes	6
TOTAL Retail car spaces	24
TOTAL Residential car spaces	93
TOTAL Car spaces	117

PARKING COMPLIANCE SCHEDULE

DESCRIPTION	REQUIRED	PROVIDED
Retail parking	186	206
Residential parking	77	77
Residential visitor parking	16	16
TOTAL CAR SPACES	279	299

True North
Scale: 1:250@A1 1:500@A3
Date Printed: 09/02/2022

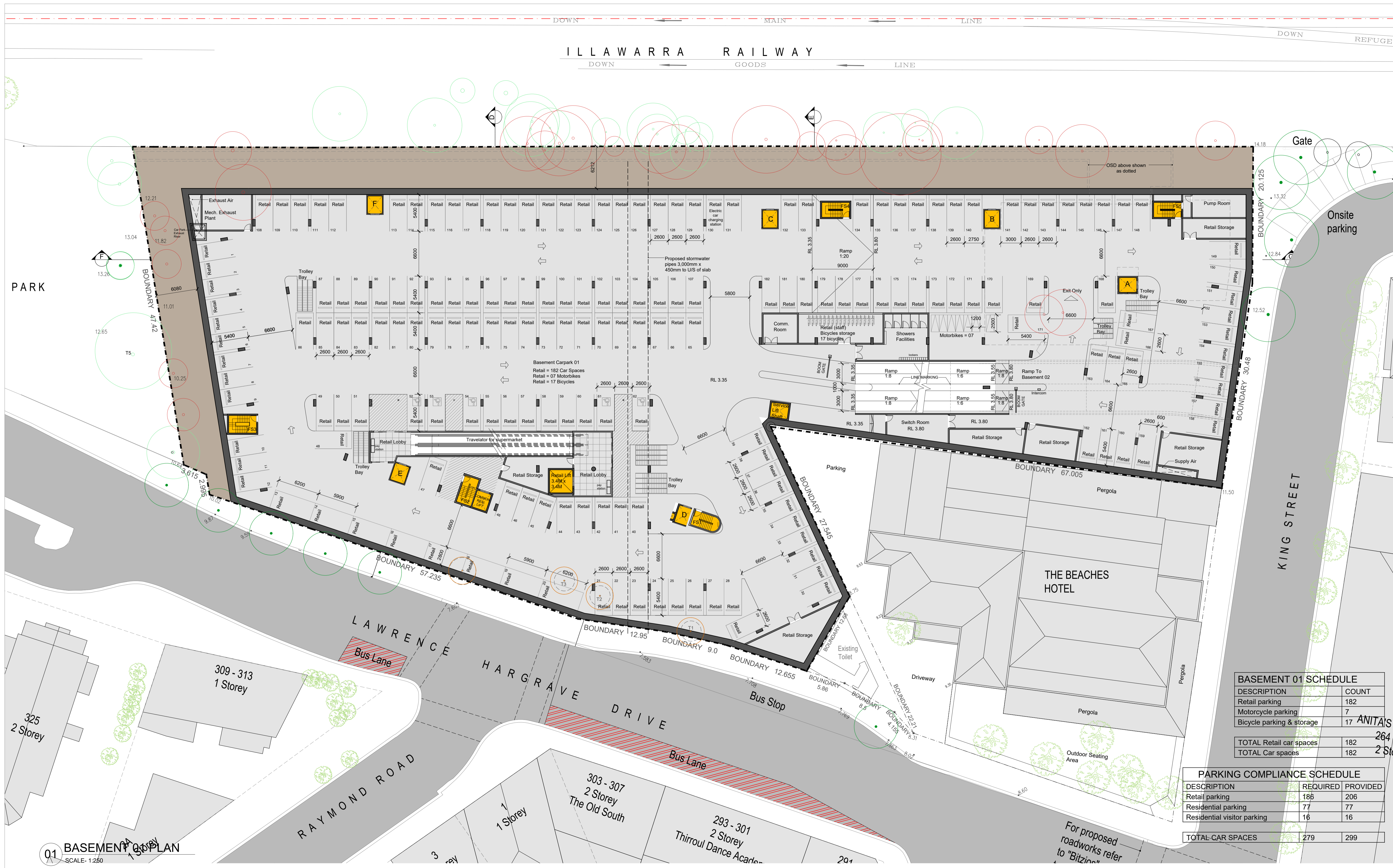
ISSUE	REVISION DESCRIPTION	APPD	DATE
G	Amendments to Building F Including Deleting the Third floor & Typical Units Layout changes on L1 - L2	JA/HE	28/02/2022
F	Re-Issue for S34 CONFERENCE	JA/HE	16/11/2021
E	Re-Issue for S34 CONFERENCE	JA/HE	12/11/2021
D	S34 CONFERENCE	JA/HE	26/10/2021
C	ADDITIONAL INFORMATION ISSUE TO COUNCIL AND DRP	JA/MC	26/02/2021
B	ADDITIONAL INFORMATION ISSUE TO COUNCIL AND DRP	JA/MC	28/08/2020
A	ISSUE FOR DA SUBMISSION	JA	28/02/2020

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

Project Details: MIXED USE DEVELOPMENT
ADDRESS: 303-304 & 282-298 Lawrence Hargrave Dr. THIRROUL, NSW 2192
Drawing Title: BASEMENT 2 FLOOR

Project Number: Pn-17002
Drawing Status: AUTHORITY APPROVAL
Project Number: A-100
Issue: G

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BASEMENT 01 SCHEDULE	
DESCRIPTION	COUNT
Retail parking	182
Motorcycle parking	7
Bicycle parking & storage	17
TOTAL Retail car spaces	182
TOTAL Car spaces	182

PARKING COMPLIANCE SCHEDULE		
DESCRIPTION	REQUIRED	PROVIDED
Retail parking	186	206
Residential parking	77	77
Residential visitor parking	16	16
TOTAL CAR SPACES	279	299

01 BASEMENT 01 PLAN
SCALE: 1:250

True North

Scale: 1:250@A1 1:500@A3

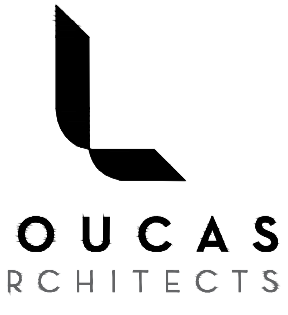
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Date Printed: 09/02/2022

ISSUE	REVISION DESCRIPTION	APPD	DATE
G	Amendments to Building F Including Deleting the Third floor & Typical Units Layout changes on L1 - L2	JA/HE	28/02/2022
F	Re-Issue for S34 CONFERENCE	JA/HE	16/11/2021
E	Re-Issue for S34 CONFERENCE	JA/HE	12/11/2021
D	S34 CONFERENCE	JA/HE	26/10/2021
C	ADDITIONAL INFORMATION ISSUE TO COUNCIL AND DRP	JA/MC	26/02/2021
B	ADDITIONAL INFORMATION ISSUE TO COUNCIL AND DRP	JA/MC	28/08/2020
A	ISSUE FOR DA SUBMISSION	JA	28/02/2020

Client:
Thirroul Plaza Pty. Ltd.

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



Project Details:
MIXED USE DEVELOPMENT
ADDRESS:
303-304 & 282-298 Lawrence Hargrave Dr.
THIRROUL, NSW 2192

Drawing Title:
BASEMENT 1 FLOOR

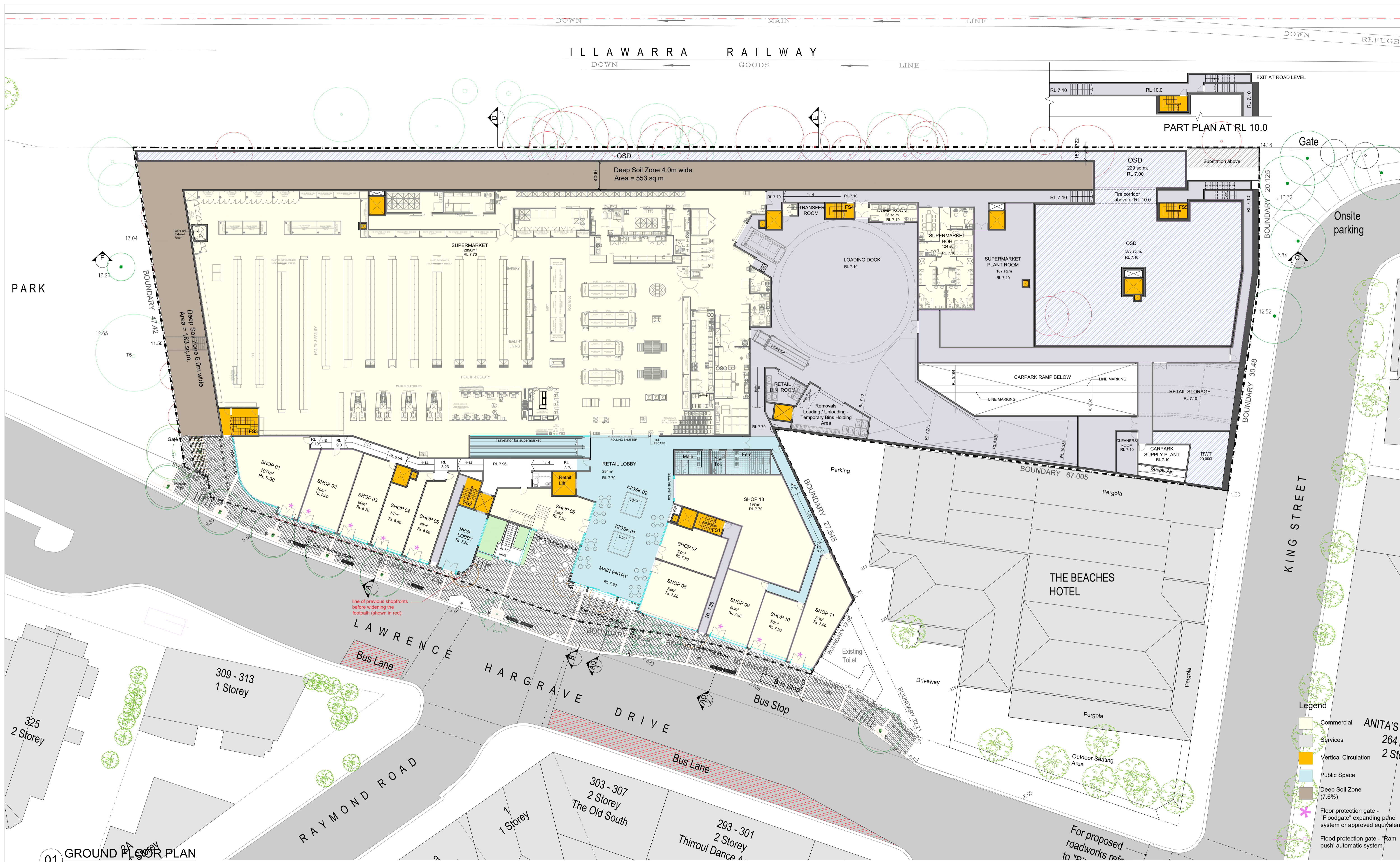
Project Number:
Pn-17002

Drawing Status:
AUTHORITY APPROVAL

Drawing Number:
A-120

Issue:
G

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01 GROUND FLOOR PLAN
SCALE: 1:250

True North

Scale: 1:250@A1 1:500@A3

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Date Printed:
09/02/2022

ISSUE	REVISION DESCRIPTION	APPD	DATE
G	Amendments to Bldg. F Including Deleting L3, Typical Units Layout changes on L1-L2 & Shop levels amended	JA/HE	28/02/2022
F	Re-Issue for S34 CONFERENCE	JA/HE	16/11/2021
E	Re-Issue for S34 CONFERENCE	JA/HE	12/11/2021
D	S34 CONFERENCE	JA/HE	26/10/2021
C	ADDITIONAL INFORMATION ISSUE TO COUNCIL AND DRP	JA/MC	26/02/2021
B	ADDITIONAL INFORMATION ISSUE TO COUNCIL AND DRP	JA/MC	28/08/2020
A	ISSUE FOR DA SUBMISSION	JA	28/02/2020

Client:
Thirroul Plaza Pty. Ltd.

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

Project Details:
MIXED USE DEVELOPMENT
ADDRESS:
303-304 & 282-298 Lawrence Hargrave Dr.
THIRROUL, NSW 2192

Drawing Title:
GROUND FLOOR

Project Number:
Pn-17002

Drawing Status:
AUTHORITY APPROVAL

Drawing Number:
A-130

Issue:
G

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01 FIRST FLOOR PLAN
SCALE: 1:250

True North

Scale: 1:250@A1 1:500@A3

0 2.5 5 7.5 10 12.5

Date Printed: 09/02/2022

ISSUE	REVISION DESCRIPTION	APPD	DATE
F	Amendments to Building F Including Deleting the Third floor & Typical Units Layout changes on L1 - L2	JA/HE	28/02/2022
E	Re-Issue for S34 CONFERENCE	JA/HE	12/11/2021
D	S34 CONFERENCE	JA/HE	26/10/2021
C	ADDITIONAL INFORMATION ISSUE TO COUNCIL AND DRP	JA/MC	26/02/2021
B	ADDITIONAL INFORMATION ISSUE TO COUNCIL AND DRP	JA/MC	28/08/2020
A	ISSUE FOR DA SUBMISSION	JA	28/02/2020

Client:
Thirroul Plaza Pty. Ltd.

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

Project Details:
MIXED USE DEVELOPMENT
ADDRESS:
303-304 & 282-298 Lawrence Hargrave Dr.
THIRROUL, NSW 2192

Drawing Title:
FIRST FLOOR

Project Number:
Pn-17002

Drawing Status:
AUTHORITY APPROVAL

Drawing Number:
A-140

Issue:
F

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Unit Types

- 1 Bed
- 2 Bed
- 3 Bed

Floor protection gate - "Floodgate" expanding panel system or approved equivalent

Flood protection gate - "Ram push" automatic system

For proposed roadworks refer to "Bizios" traffic report



01 SECOND FLOOR PLAN
SCALE: 1:250 @A1 1:500 @A3

True North

Scale: 0 2.5 5 7.5 10 12.5

Date Printed: 09/02/2022

ISSUE	REVISION DESCRIPTION	APPD	DATE
F	Amendments to Building F Including Deleting the Third floor & Typical Units Layout changes on L1- L2	JA/HE	28/02/2022
E	Re-Issue for S34 CONFERENCE	JA/HE	12/11/2021
D	S34 CONFERENCE	JA/HE	26/10/2021
C	ADDITIONAL INFORMATION ISSUE TO COUNCIL AND DRP	JA/MC	26/02/2021
B	ADDITIONAL INFORMATION ISSUE TO COUNCIL AND DRP	JA/MC	28/08/2020
A	ISSUE FOR DA SUBMISSION	JA	28/02/2020

Client: **Thirroul Plaza Pty. Ltd.**

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

Project Details: **MIXED USE DEVELOPMENT**
ADDRESS: 303-304 & 282-298 Lawrence Hargrave Dr. THIRROUL, NSW 2192

Drawing Title: **SECOND FLOOR**

Project Number: **Pn-17002**

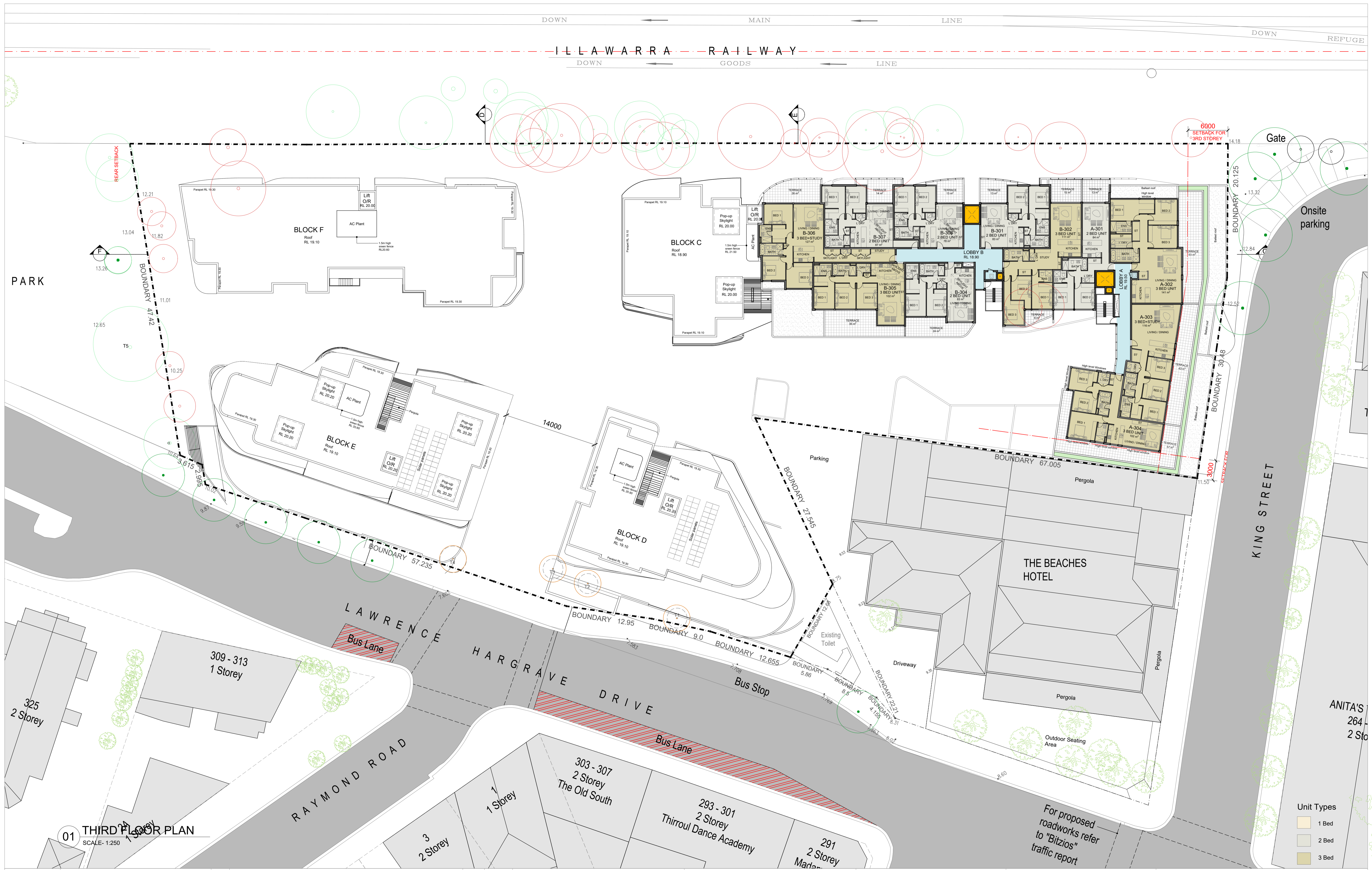
Drawing Status: **AUTHORITY APPROVAL**

Drawing Number: **A-150**

Issue: **F**

For proposed roadworks refer to "Bizios" traffic report

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01 THIRD FLOOR PLAN
SCALE: 1:250

True North

Scale: 1:250@A1 1:500@A3

0 2.5 5 7.5 10 12.5

Date Printed:
09/02/2022

ISSUE	REVISION DESCRIPTION	APPD	DATE
F	Amendments to Building F Including Deleting the Third floor & Typical Units Layout changes on L1 - L2	JA/HE	28/02/2022
E	Re-Issue for S34 CONFERENCE	JA/HE	12/11/2021
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ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St.
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Email: admin@loucasarc.com.au

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ADDRESS:
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THIRROUL, NSW 2192

Architect's Logo: **LOUCAS ARCHITECTS**

Project Number:
Pn-17002

Drawing Title:
THIRD FLOOR

Drawing Status:
AUTHORITY APPROVAL

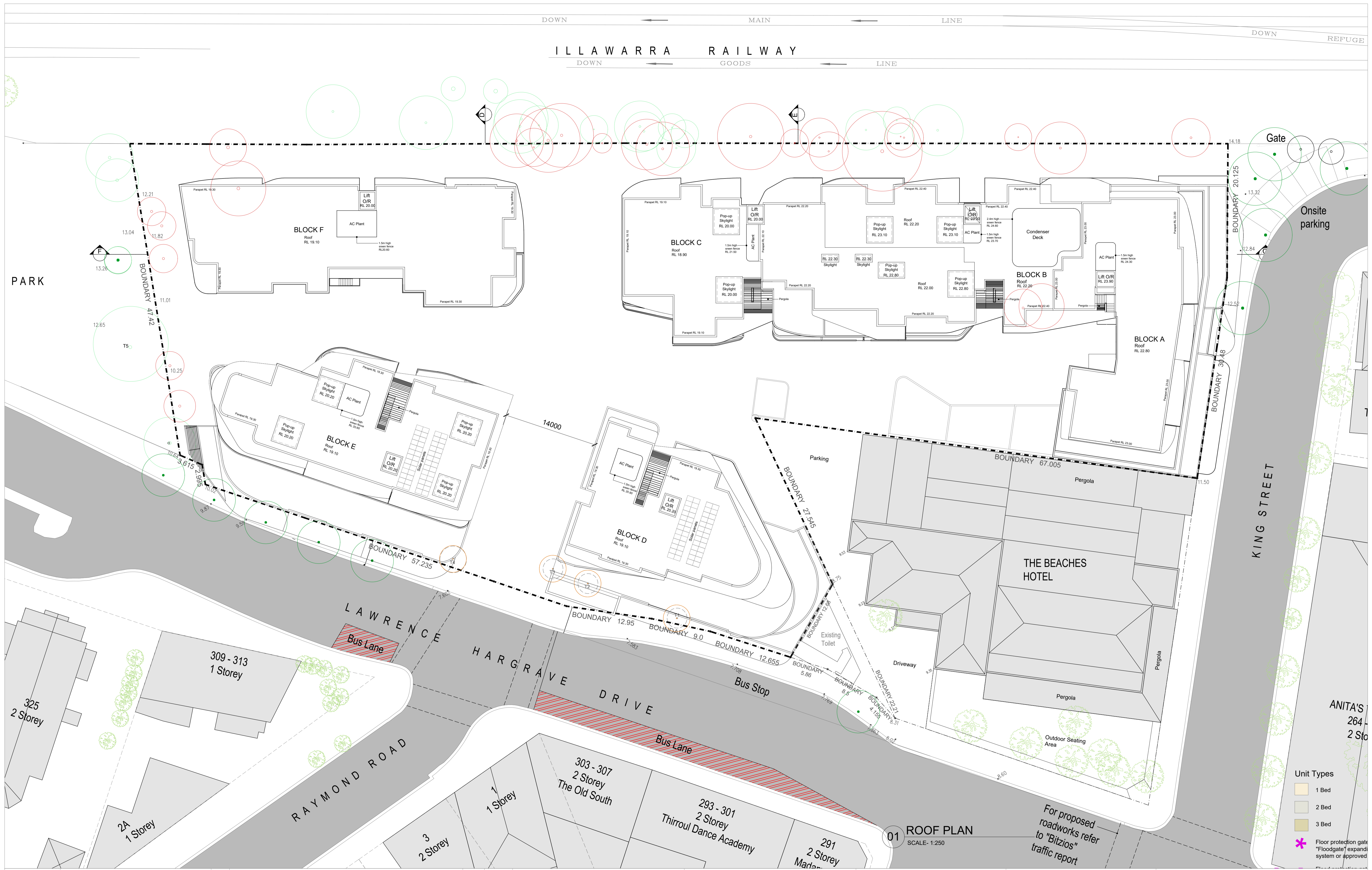
Issue:
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Drawing Number:
A-160

For proposed roadworks refer to "Bizios" traffic report

Unit Types Legend:
1 Bed (Yellow)
2 Bed (Grey)
3 Bed (Green)

Plot Note: 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, SPECIFICATIONS, REPORTS AND DRAWINGS | COPYRIGHT OF THIS DRAWING IS VESTED IN LOUCAS ARCHITECTS



01 ROOF PLAN
SCALE: 1:250

Unit Types

- 1 Bed
- 2 Bed
- 3 Bed
- Floor protection gate
"Floodgate" expand
system or approved

True North

Scale: 1:250@A1 1:500@A3

Date Printed:
09/02/2022

ISSUE	REVISION DESCRIPTION	APPD	DATE
F	Amendments to Building F Including Deleting the Third floor & Typical Units Layout changes on L1 - L2	JA/HE	28/02/2022
E	Re-Issue for S34 CONFERENCE	JA/HE	12/11/2021
D	S34 CONFERENCE	JA/HE	26/10/2021
C	ADDITIONAL INFORMATION ISSUE TO COUNCIL AND DRP	JA/MC	26/02/2021
B	ADDITIONAL INFORMATION ISSUE TO COUNCIL AND DRP	JA/MC	28/08/2020
A	ISSUE FOR DA SUBMISSION	JA	28/02/2020

Client:
Thirroul Plaza Pty. Ltd.

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

Project Details:
MIXED USE DEVELOPMENT
ADDRESS:
303-304 & 282-298 Lawrence Hargrave Dr.
THIRROUL, NSW 2192

Drawing Title:
ROOF PLAN

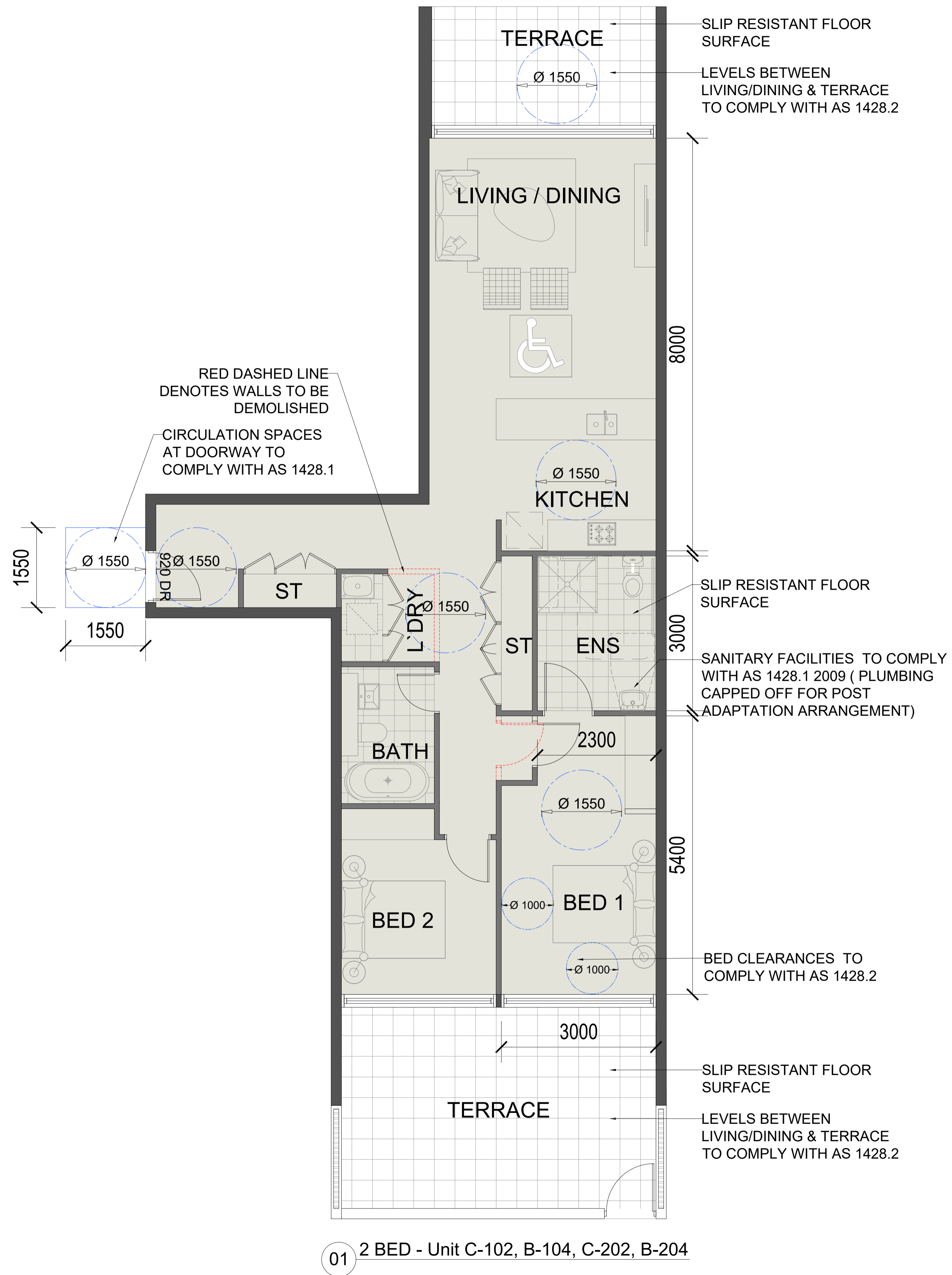
Project Number:
Pn-17002

Drawing Status:
AUTHORITY APPROVAL

Drawing Number:
A-170

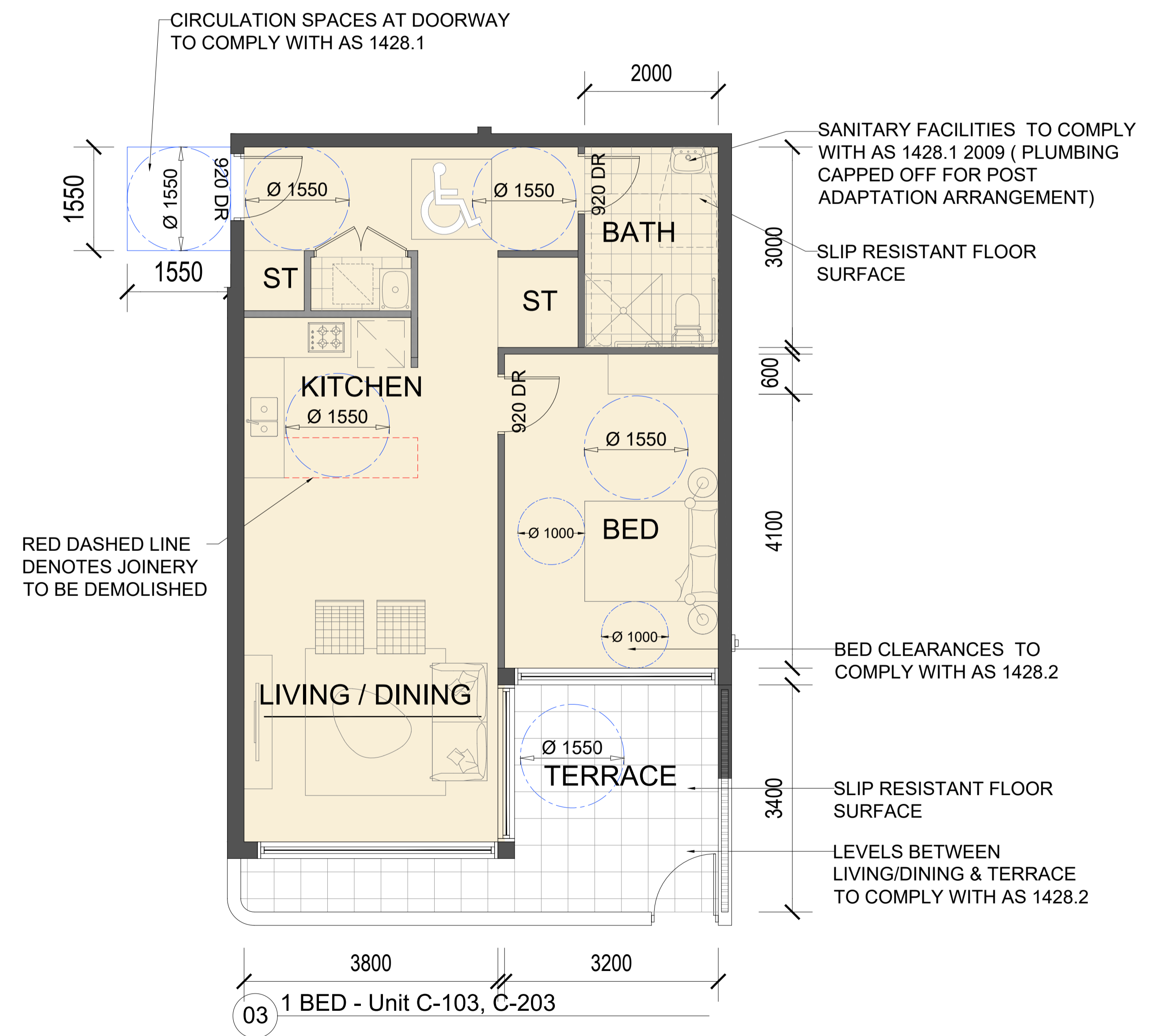
Issue:
F

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Livable Notes:

1. Continuous step-free pathway from boundary to entry door (no steeper than 1:14 slope) Path of travel should have minimum clear width of 1000mm
2. Dwelling entrance minimum clear opening width of 820mm. Level transition and threshold (maximum vertical tolerance of 5mm). A level landing area 1200mm x 1200mm should be provided at entrance door.
3. Garage minimum dimensions 3200mm (width) x 5400mm (length) with 1:40 max gradient
4. Doorways to rooms minimum width 820mm on level transition and threshold. Minimum corridor/passageway clear width 1000mm
5. Clear space of 900mm (wide) x 1200mm (long) in front of toilet pan. Toilet pan to be in corner.
6. One bathroom should feature a slip resistant, hobless (step-free) shower recess. Should location in corner.
7. Reinforcement of bathroom and toilet walls (unless masonry or concrete)
8. Internal stairway must feature a continuous handrail on one side.



Scale: 1:50@A1 1:100@A3

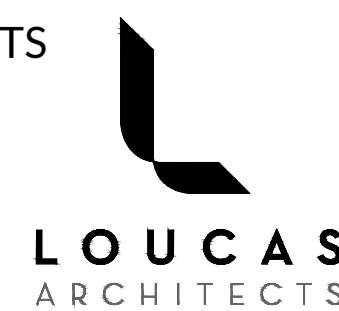
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Date Printed:
09/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	Amendments to Building F Including Deleting the Third floor & Typical Units Layout changes on L1 - L2	JA/HE	28/02/2022
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LOUCAS ARCHITECTS
ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St.
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490



Project Details:
MIXED USE DEVELOPMENT
ADDRESS:
303-304 & 282-298 Lawrence Hargrave Dr.
THIRROUL, NSW 2192

Drawing Title:
ADAPTABLE UNITS 1

Project Number:
Pn-17002

Drawing Number:
A-175

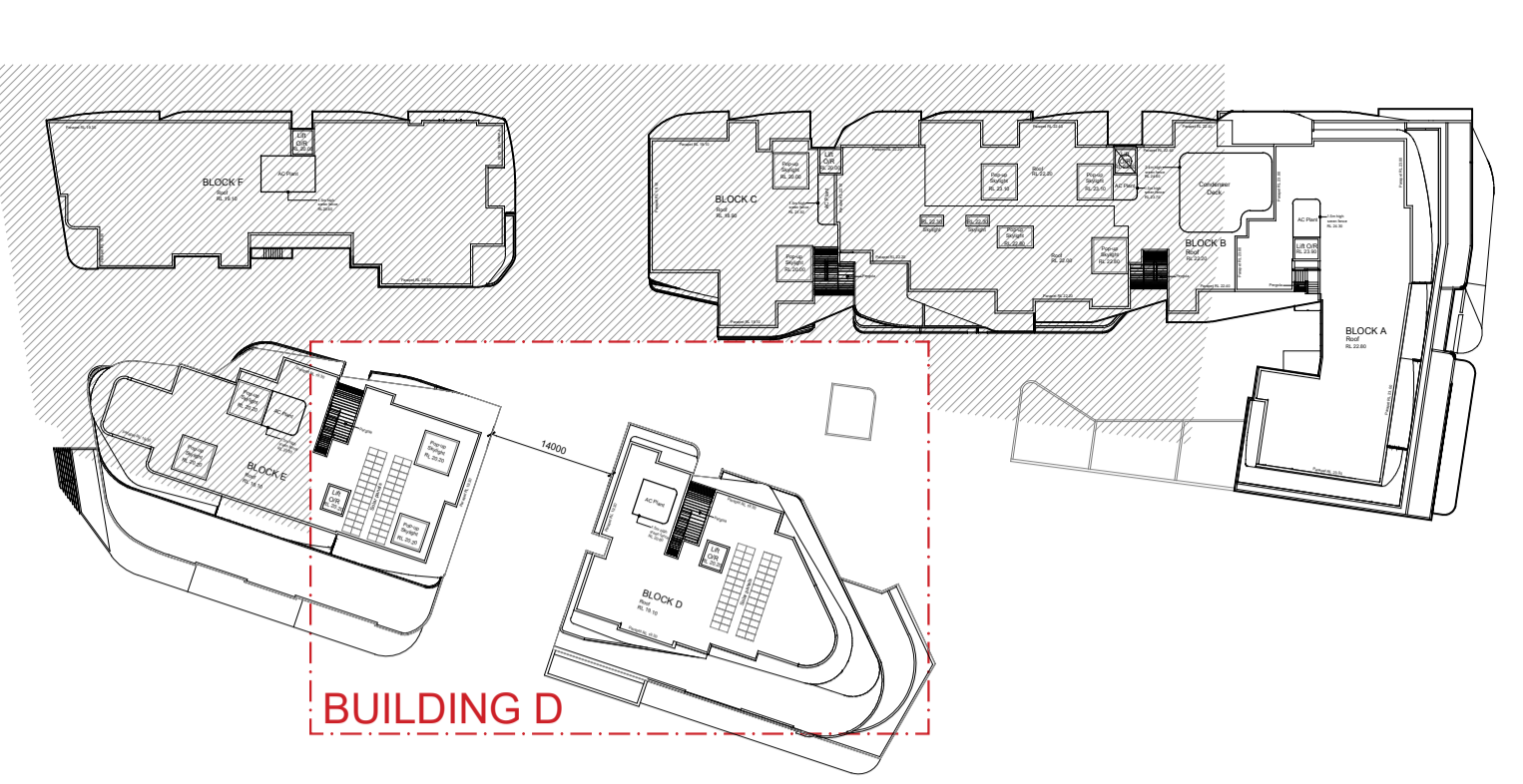
Drawing Status:
AUTHORITY APPROVAL

Issue:
D

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KEY PLAN
SCALE: 1:2000 @ A3



Unit Types	
	1 Bed
	2 Bed
	3 Bed

True North

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

Date Printed:
09/02/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
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Thirroul Plaza Pty. Ltd.

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

Project Details:
MIXED USE DEVELOPMENT
ADDRESS:
303-304 & 282-298 Lawrence Hargrave Dr.
THIRROUL, NSW 2192

Drawing Title:
**FIRST FLOOR
BUILDING D**

Project Number:
Pn-17002

Drawing Status:
AUTHORITY APPROVAL

Drawing Number:
A-180

Issue:
D

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