

### BASIX ASSESSMENT

Assessment for Residential flat buildings -  
1320 Pittwater Road, Narrabeen

#### Water

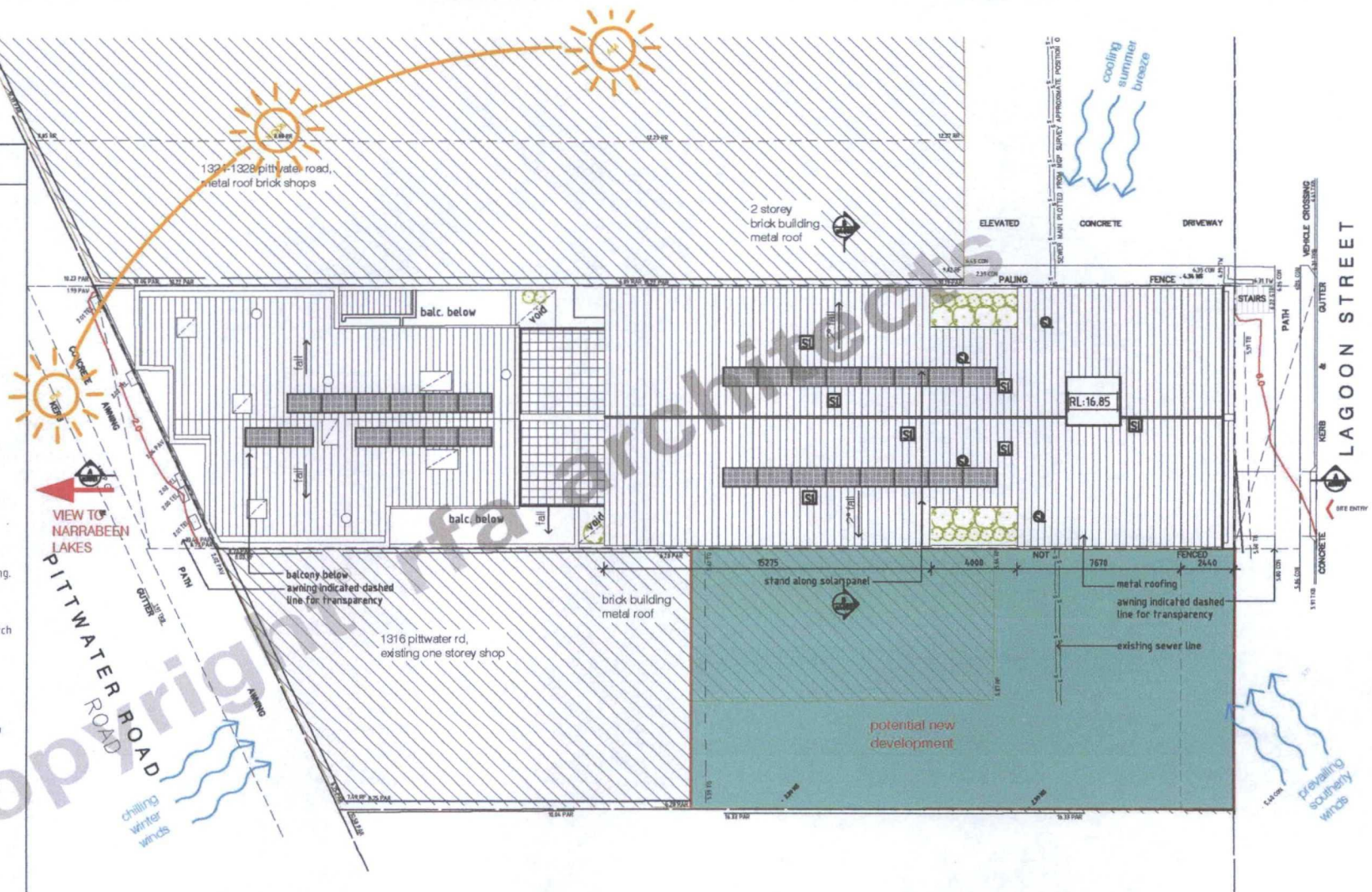
landscape vegetation: Common: 0m<sup>2</sup> lawn + 0m<sup>2</sup> gardens  
 rainwater tank: N/A  
 pool: N/A  
 dishwashers/clothes washers: 3\*/ N/A  
 toilets, showerheads, taps: showerheads 3\* (4.5-6.0L/min), toilet 4\*  
 kitchen taps 3\*, bathroom taps 3\*

#### Thermal Comfort

roof - metal deck with R1.0 insulation blanket to underside  
 - "LIGHT" colour  
 ceilings - minimum R3.5 insulation with roof above  
 - any down-lights proposed will have approved non-ventilated covers or shields to enable the installation of insulation with no gaps.  
 external walls - concrete +R1.0 insulation to all units  
 - "LIGHT" colour  
 floors - concrete floors throughout  
 - timber, carpet & tile coverings  
 special glazing - Unit 1: R1.0 insulation to floors  
 - AFRC: Uw=6.70, SHGC=0.70 to all glazing, eg Aluminium-framed single-glazed clear glass  
 requirements: - AFRC: Uw=4.22, SHGC=0.72 to all skylight glazing, eg: Aluminium-framed double-glazed clear glass

#### Energy

i) Common area  
 Lift motor room, Garbage room, Plant room, switch room, car-park  
 lighting: - fluorescents to carpark with motion sensors; compact fluorescents to garbage, switch, lift motor room with manual switches  
 lift system: -hydraulic  
 alternative energy supply: -photovoltaic, 2.0 kilowatt peak  
 ventilation: - 'exhaust only', with CO monitor and VSD fan, to carpark  
 ii) Dwellings:  
 ventilation: -bathrooms + laundries: exhaust ducted, manual "on" / timer "off"  
 -kitchen: ducted exhaust, manual "on/off"  
 -air-conditioners, 3-phase, <2.5 EER  
 -"day/night zoned" between living & bed areas  
 heating: -air-conditioners, 3-phase, <2.5 EER  
 -"day/night zoned" between living & bed areas  
 water heating: -individual gas instantaneous, 3.0 "star"  
 energy efficient lighting: - compact fluorescents or LED to ALL rooms  
 cooking: -gas cook-top, gas oven  
 refrigerator space: -well ventilated  
 dishwashers/clothes dryers: -3.0\* /3.0\*  
 clothes washers: -N/A



1 SITE AND ROOF PLAN  
SCALE 1:200

note:  
deep soil landscape area = 0m<sup>2</sup>

#### COLOR LEGEND:

- NEW AND MODIFIED AREA
- NEW AND MODIFIED EXTERNAL AREA

#### CONSTRUCTION LEGEND:

- EXIST DOUBLE BRICK WALL TO BE RETAINED
- EXIST INTERNAL WALL TO BE RETAINED
- NEW MASONRY WALL TO MATCH EXIST
- NEW LIFT WALL
- WALL TO BE DEMOLISHED SHOWN DOTTED
- NEW WINDOW
- solar panel
- SKY skylight

- R.L. XX EXIST R.L.
- + R.L. XX PROPOSED R.L.
- W W=WINDOW / Wt: HIGHLIGHTED WINDOW LEVEL / WINDOW NUMBER
- D D=DOOR / LEVEL / DOOR NUMBER

preliminary issue

preliminary only. not for construction.

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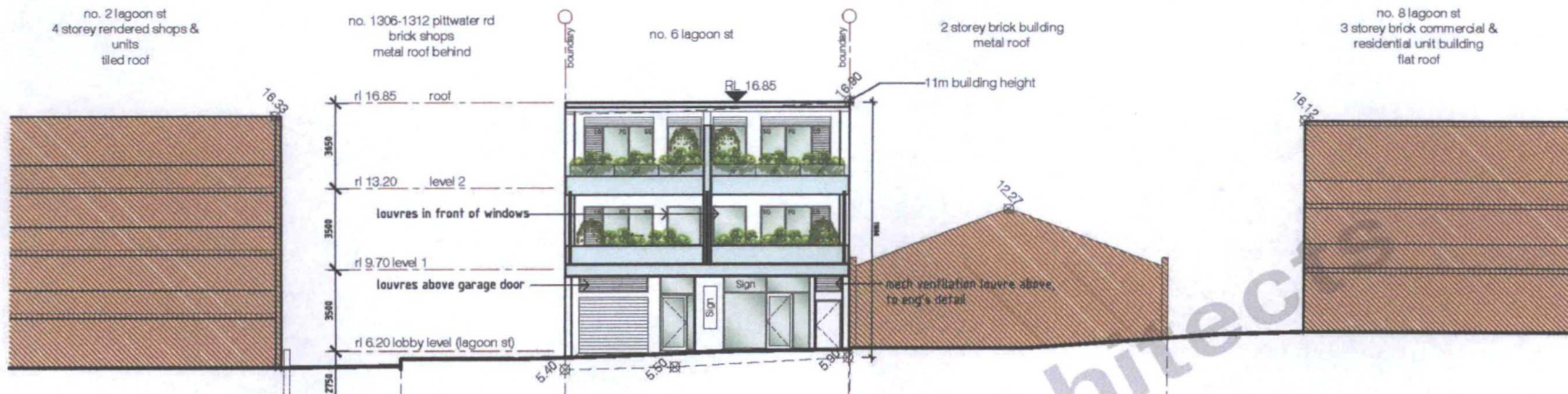
am	13.03.17	revs stairs
al	14.02.17	revs balc.2 / ens.
ak	07.12.16	revised oxunits
aj	02.12.16	revised stair
ai	31.10.16	B'ment parking
ah	03.08.16	Issue for DA
ag	27.07.16	storage and GB
af	22.07.16	basix & levels
af	20.07.16	parking, & 20m

project: adds & alts to existing retail and shoptop housing  
 1320 pittwater rd, narrabeen nsw  
 client: mr. todd salter  
 drawing: site and roof plan

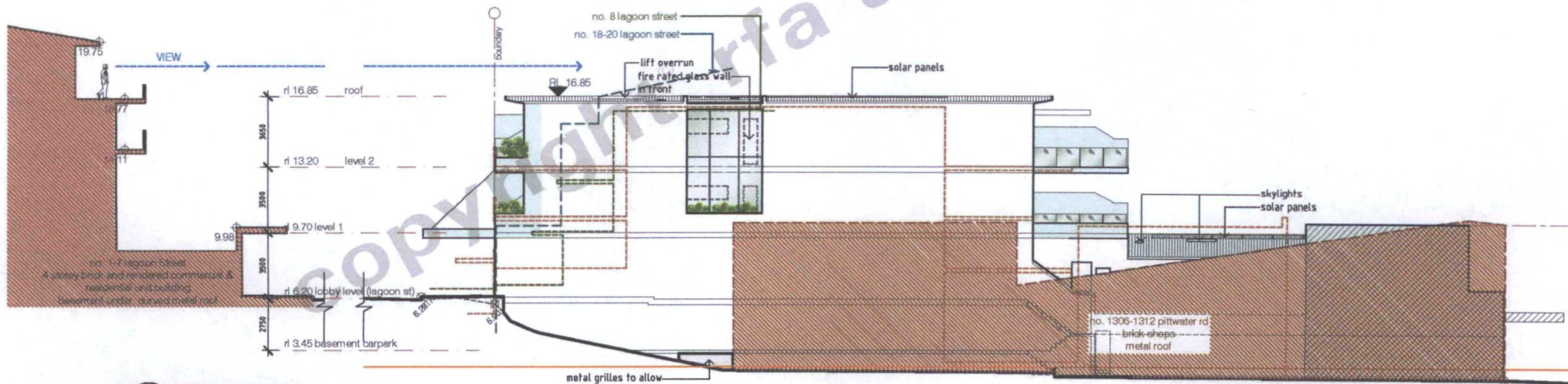
reference: a2001 issue: am  
 proj no: 14023 scale: 1:200@e3  
 A suite 201, 64 alexander street, crows nest, nsw 2065  
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**01 EAST ELEVATION (LAGOON STREET)**  
SCALE 1:200@A3



**02 NORTH ELEVATION**  
SCALE 1:200@A3

**COLOR LEGEND:**

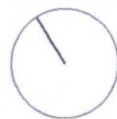
- PROPOSED NEW AND MODIFIED AREA
- EXISTING BUILDING TO BE RETAINED
- WALL TO BE DEMOLISHED SHOWN DOTTED
- solar panel
- skylight
- PROPOSED NEW AND MODIFIED EXTERNAL AREA
- ADJOINING BUILDINGS
- NEW WINDOW
- skylight
- EXIST R.L.
- PROPOSED R.L.

GLAZING LEGEND:	
FG	FIXED GLAZING
LG	LOUVRE GLAZING
SG	SLIDING GLAZING

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revision:	date:	description:
am	13.03.17	revs stairs
al	14.02.17	revs balc.2 / ens.
ak	07.12.16	revised exurits
aj	02.12.16	revised stair
al	31.10.16	B'tment parking
ah	03.08.16	issue for DA
ag	27.07.16	storage and GB
ag	22.07.16	basix & levels
af	20.07.16	parking, & 20m

**project:** adds & alts to existing retail and shoptop housing  
1320 pittwater rd, narrabeen nsw

**client:** mr. todd salter

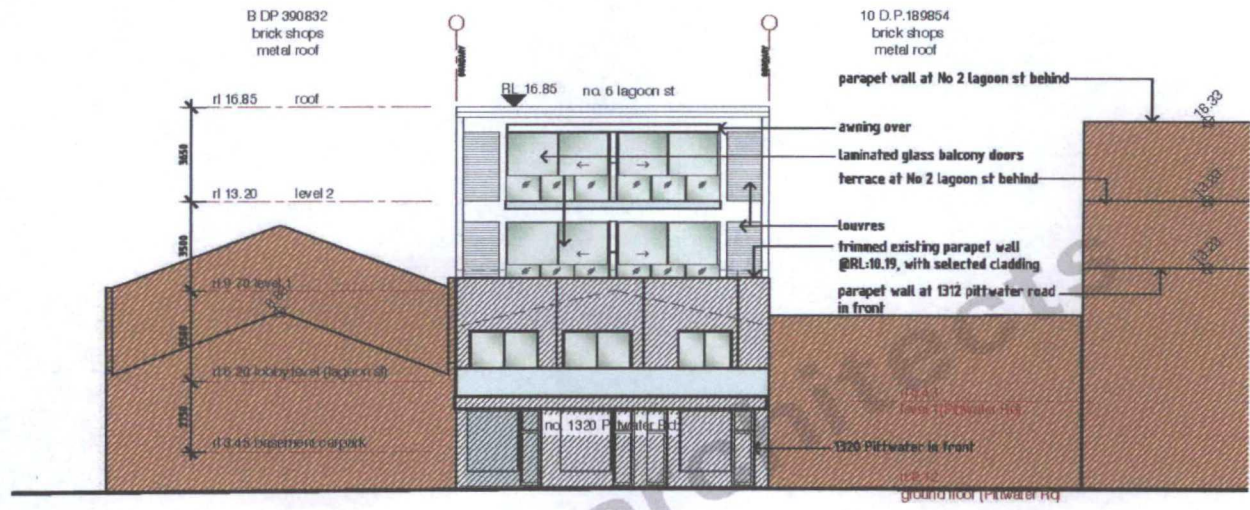
**drawing:** east and north elevation

**reference:** a3001 **issue:** am

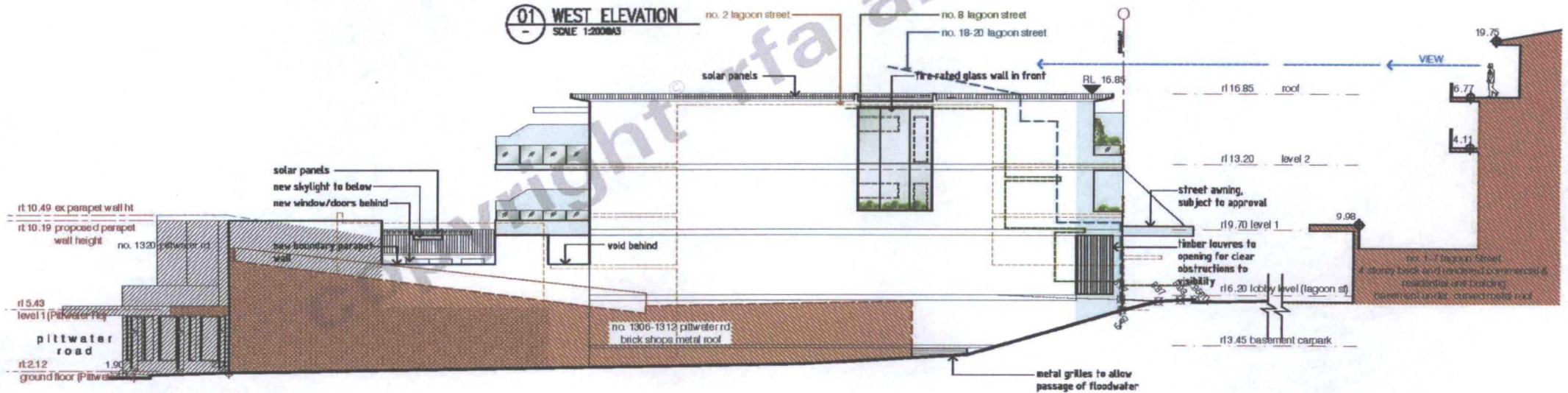
**proj no:** 14023 **scale:** 1:200@A3

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01 WEST ELEVATION  
SCALE 1:200@A3



02 SOUTH ELEVATION  
SCALE 1:200@A3

COLOR LEGEND:

- PROPOSED NEW AND MODIFIED AREA
- EXISTING BUILDING TO BE RETAINED
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**GLAZING LEGEND:**

- PG FIXED GLAZING
- LG LOUVER GLAZING
- SG SLIDING GLAZING

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ag	22.07.16	basix & levels
af	20.07.16	parking, & 20m

project: adds & alts to existing retail and shoptop housing  
1320 pittwater rd, narrabeen nsw

client: mr. todd salter

drawing: west and south elevations

reference: a3002  
proj no: 14023

issue: am  
scale: 1:200@A3

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