

BASIX ASSESSMENT

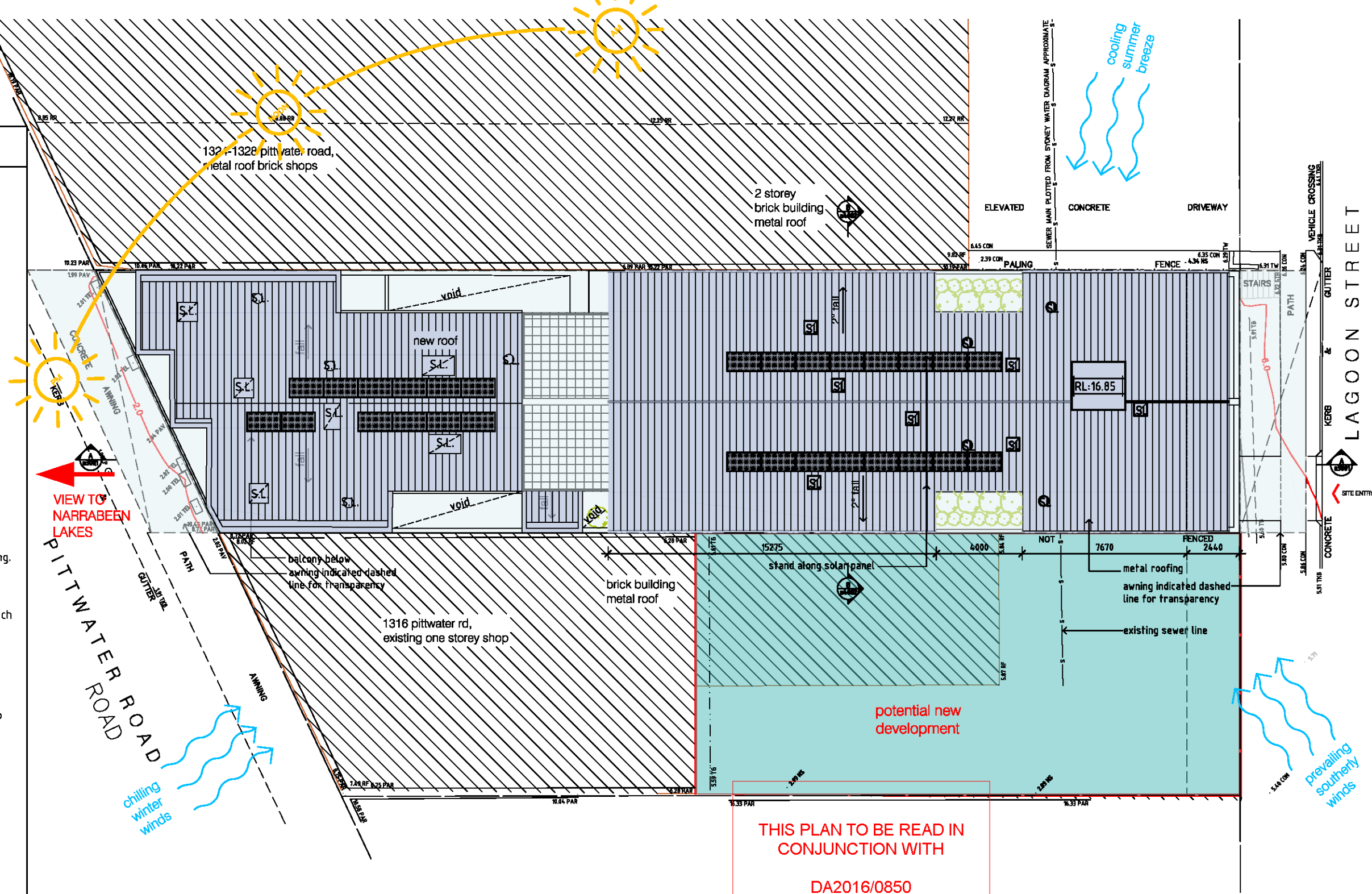
Assessment for Residential flat buildings -
1320 Pittwater Road, Narrabeen

Water
 landscape vegetation: Common: 0m² lawn + 0m² 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
 eg: Aluminium-framed single-glazed clear glass
requirements: -AFRC: Uw=6.70, SHGC=0.70 to all glazing,
 eg: Aluminium-framed double-glazed clear glass
 -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
cooling: -air-conditioners, 3-phase, <2.5 EER
 -"day/night zoned" between living & bed areas
heating: -individual gas instantaneous. 3.0 "star"
water heating: -compact fluorescents or LED to ALL rooms
energy efficient lighting: -gas cook-top, gas oven
cooking: -well ventilated
refrigerator space: -3.0 * /3.0 *
dishwashers/clothes dryers: -N/A
clothes washers: -N/A



1 SITE AND ROOF PLAN
SCALE 1:200

THIS PLAN TO BE READ IN CONJUNCTION WITH DA2016/0850 NORTHERN BEACHES COUNCIL

note:
deep soil landscape area = 0m²

COLOR LEGEND:		CONSTRUCTION LEGEND:							
	NEW AND MODIFIED AREA		EXIST DOUBLE BRICK WALL TO BE RETAINED		NEW MASONRY WALL TO MATCH EXIST		WALL TO BE DEMOLISHED SHOWN DOTTED		solar panel
	NEW AND MODIFIED EXTERNAL AREA		EXIST INTERNAL WALL TO BE RETAINED		NEW LIFT WALL		NEW WINDOW		skylight
							+ R.L. XX		EXIST R.L.
							+ R.L. XX		PROPOSED R.L.
							W-805		W=WINDOW / WH= HIGHLIGHTED WINDOW LEVEL / WINDOW NUMBER
							D-601		D=DOOR LEVEL / DOOR NUMBER

preliminary issue
preliminary only. not for construction.
 COPYRIGHT NOTE: All contents of this file, document, drawing or correspondence are owned by, and COPYRIGHT RFA ARCHITECTS PTY LTD. All intellectual property and copyrights reserved. No part of the contents of this document or drawing; or derivatives or translations of it may be prepared, copied, distributed, reproduced or used in any form without the written consent of RFA ARCHITECTS PTY LTD. This document itself may not be modified in any way, such as by removing the copyright notice or references to RFA ARCHITECTS PTY LTD.

robert ferguson architects[©]

ai	31.10.16	B'ment 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: site and roof plan

reference: a2001
proj no: 14023
issue: ai
scale: 1:200@a3
A suite 201, 54 alexander street, crows nest, nsw 2065
T +61 2 9901 4422 **F** +61 2 9901 4466 **E** admin@rfaarchitects.com.au



BASIX ASSESSMENT

Assessment for Residential flat buildings -
1320 Pittwater Road, Narrabeen

Water
 landscape vegetation: Common: 0m² lawn + 0m² 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
 ceilings -"LIGHT" colour
 -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
 -Unit 1: R1.0 insulation to floors

special glazing
 -AFRC: U_w=6.70, SHGC=0.70 to all glazing,
 eg: Aluminium-framed single-glazed clear glass

requirements:
 -AFRC: U_w=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"

cooling:
 -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"

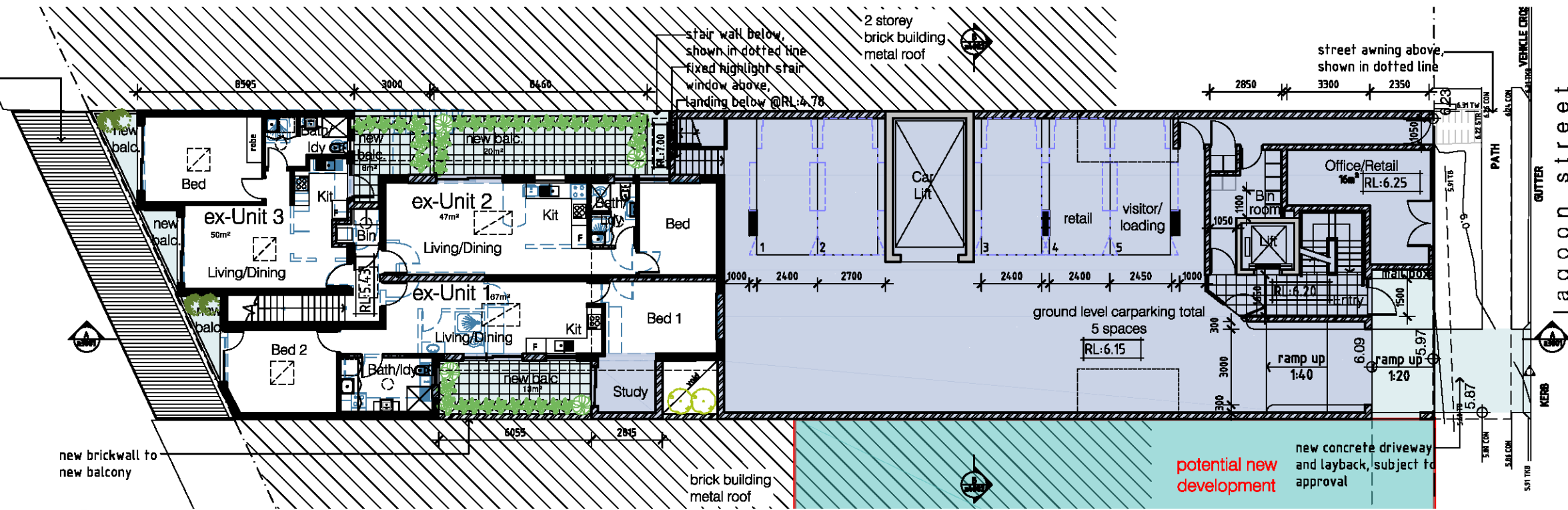
energy efficient lighting:
 -compact fluorescents or LED to ALL rooms

cooking:
 -gas cook-top, gas oven

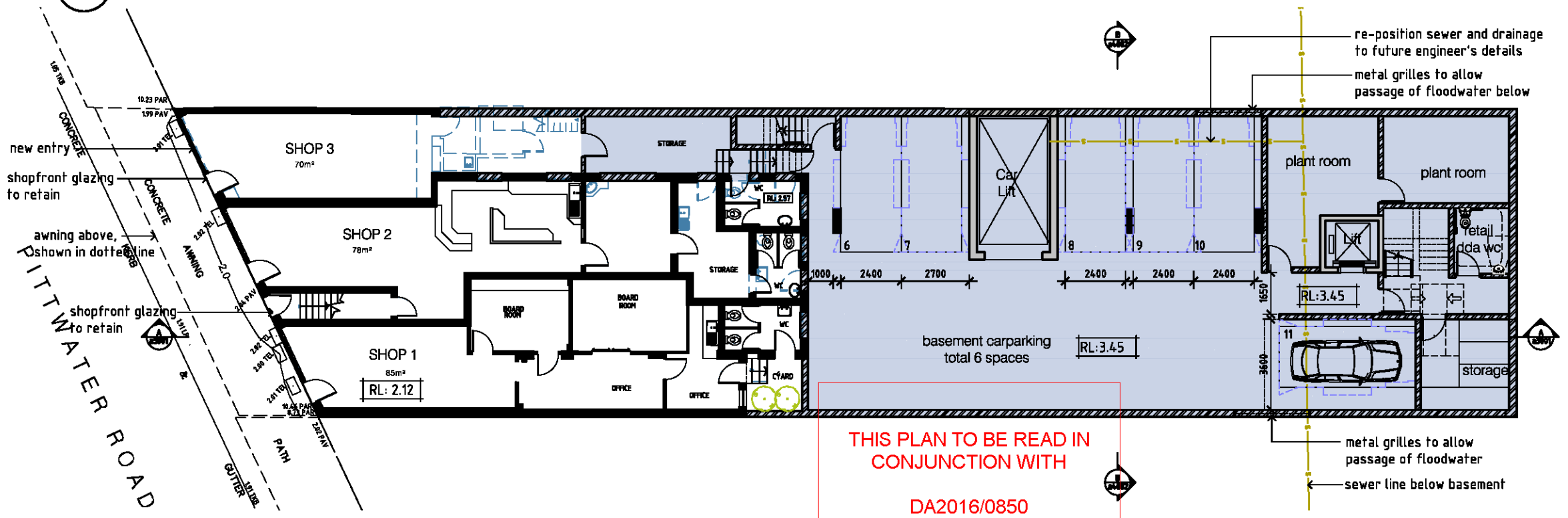
refrigerator space:
 -well ventilated

dishwashers/clothes dryers:
 -3.0 * /3.0 *

clothes washers:
 -N/A



2 PITTWATER RD - 1F / LAGOON ST - GROUND FLOOR
 SCALE 1:200



1 PITTWATER RD - GF / LAGOON ST - BASMENT LEVEL
 SCALE 1:200

THIS PLAN TO BE READ IN CONJUNCTION WITH DA2016/0850 NORTHERN BEACHES COUNCIL

COLOR LEGEND:

- NEW AND MODIFIED AREA
- NEW AND MODIFIED EXTERNAL AREA

CONSTRUCTION LEGEND:

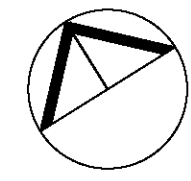
- EXIST DOUBLE BRICK WALL TO BE RETAINED
- EXIST INTERNAL WALL TO BE RETAINED
- NEW MASONRY WALL TO MATCH EXIST
- NEW LIFT WALL
- WALL TO BE DEMOLISHED SHOWN DOTTED
- NEW WINDOW
- solar-panel
- skylight
- EXIST R.L.
- PROPOSED R.L.
- W-WINDOW / WH= HIGHLIGHTED WINDOW LEVEL / WINDOW NUMBER
- D-DOOR LEVEL / DOOR NUMBER

preliminary issue

robert ferguson architects®

preliminary only. not for construction.

COPYRIGHT NOTE: All contents of this file, document, drawing or correspondence are owned by, and COPYRIGHT RFA ARCHITECTS PTY LTD. All intellectual property and copyrights reserved. No part of the contents of this document or drawing, or derivatives or translations of it may be prepared, copied, distributed, reproduced or used in any form without the written consent of RFA ARCHITECTS PTY LTD. This document itself may not be modified in any way, such as by removing the copyright notice or references to RFA ARCHITECTS PTY LTD.



revision:	date:	description:
ai	31.10.16	B'ment 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: floor plans-ground & basement

reference: a2101

proj no: 14023

issue: ai

scale: 1:200@a3

A suite 201, 54 alexander street, crows nest, nsw 2065

T +61 2 9901 4422 **F** +61 2 9901 4466 **E** admin@rfaarchitects.com.au



BASIX ASSESSMENT

Assessment for Residential flat buildings -
1320 Pittwater Road, Narrabeen

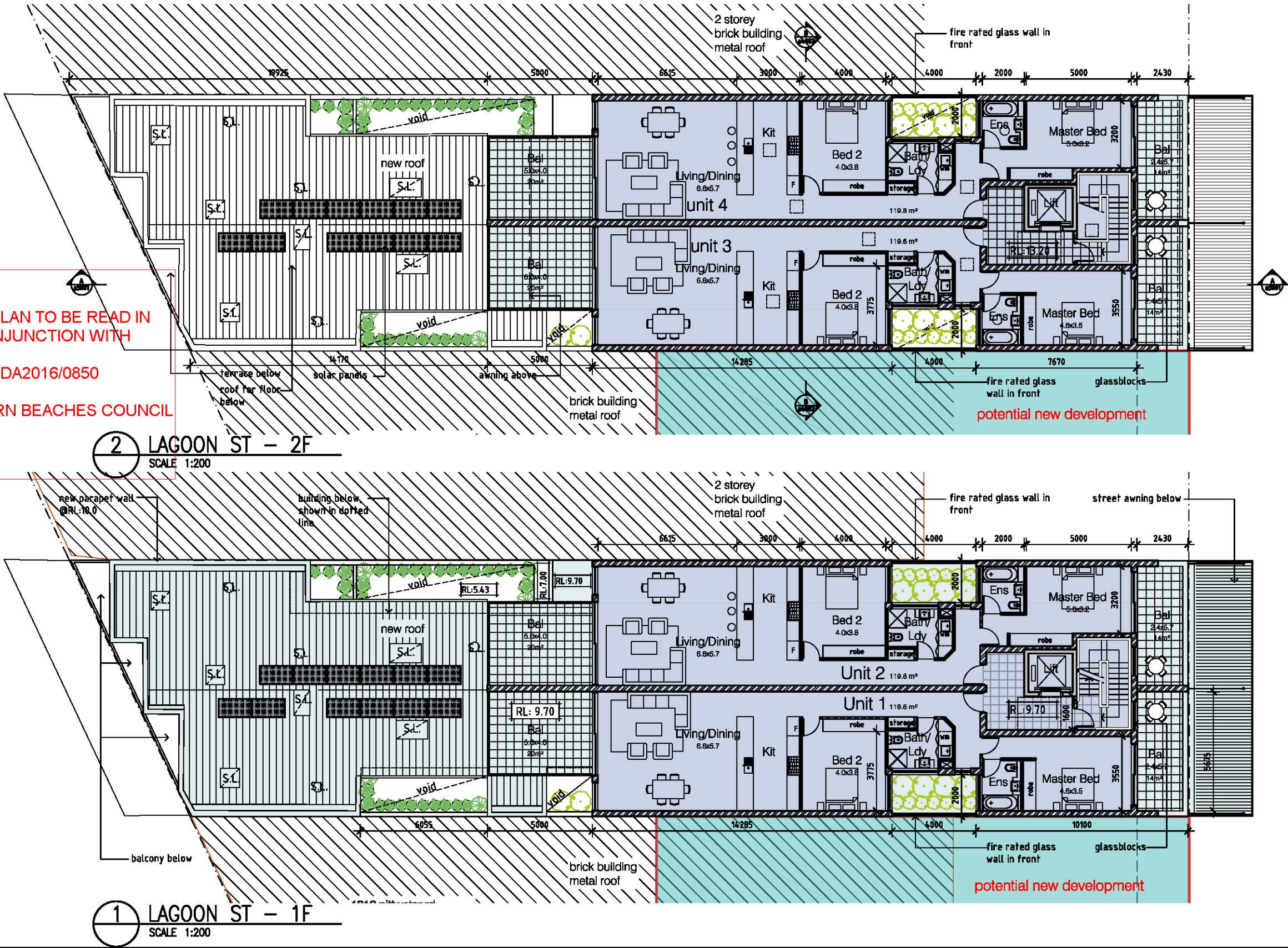
Water
 landscape vegetation: Common: 0m² lawn + 0m² gardens
 rainwater tank: N/A
 pool: N/A
 dishwashers/clothes washers: 3*/ N/A
 toilets, showerheads, taps: showerheads 3* (4.5-6.0L/min), toilet 4*
 kitchen taps 3* , bathroom taps 3*

Thermal Comfort
 roof - metal deck with R1.0 insulation blanket to underside
 ceilings -"LIGHT" colour
 -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
 -Unit 1: R1.0 insulation to floors
 special glazing -AFRC: U_w=6.70, SHGC=0.70 to all glazing,
 eg: Aluminium-framed single-glazed clear glass
 requirements: -AFRC: U_w=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"
 cooling: -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

THIS PLAN TO BE READ IN CONJUNCTION WITH
 DA2016/0850
 NORTHERN BEACHES COUNCIL



COLOR LEGEND:

- NEW AND MODIFIED AREA
- NEW AND MODIFIED EXTERNAL AREA

CONSTRUCTION LEGEND:

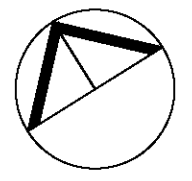
- EXIST DOUBLE BRICK WALL TO BE RETAINED
- EXIST INTERNAL WALL TO BE RETAINED
- NEW MASONRY WALL TO MATCH EXIST
- NEW LIFT WALL
- WALL TO BE DEMOLISHED SHOWN DOTTED
- NEW WINDOW
- solar panel
- skylight
- EXIST R.L.
- PROPOSED R.L.
- W WINDOW / W/H HIGHLIGHTED WINDOW LEVEL / WINDOW NUMBER
- D-DOOR LEVEL / DOOR NUMBER

preliminary issue

preliminary only. not for construction.

COPYRIGHT NOTE: All contents of this file, document, drawing or correspondence are owned by, and COPYRIGHT RFA ARCHITECTS PTY LTD. All intellectual property and copyrights reserved. No part of the contents of this document or drawing; or derivatives or translations of it may be prepared, copied, distributed, reproduced or used in any form without the written consent of RFA ARCHITECTS PTY LTD. This document itself may not be modified in any way, such as by removing the copyright notice or references to RFA ARCHITECTS PTY LTD.

robert ferguson architects®



revision:	date	description
ai	31.10.16	B'ment 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

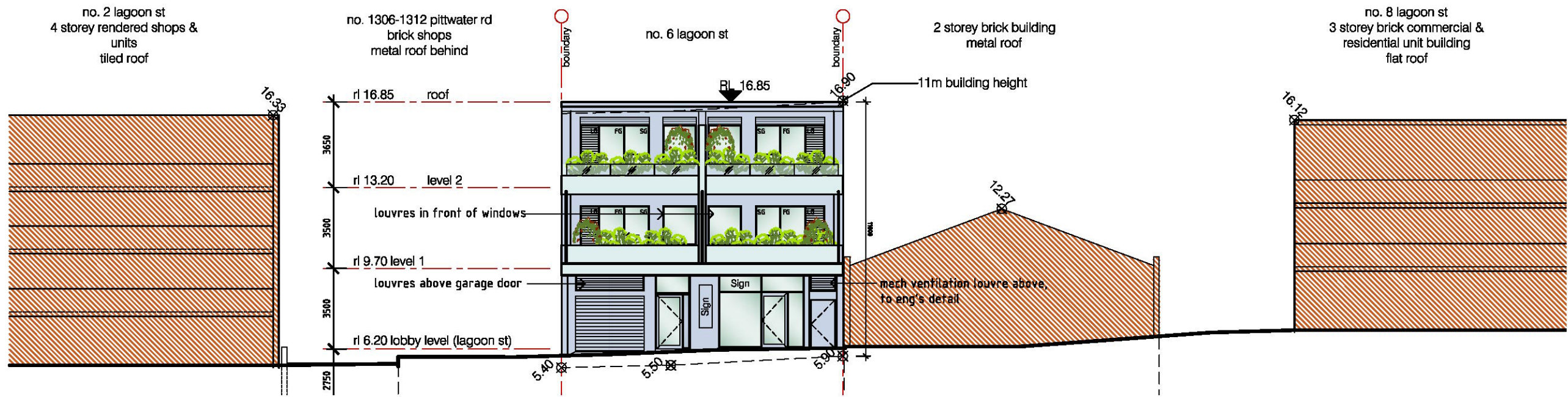
drawing: floor plans - level 1 and 2

reference: a2102
proj no: 14023

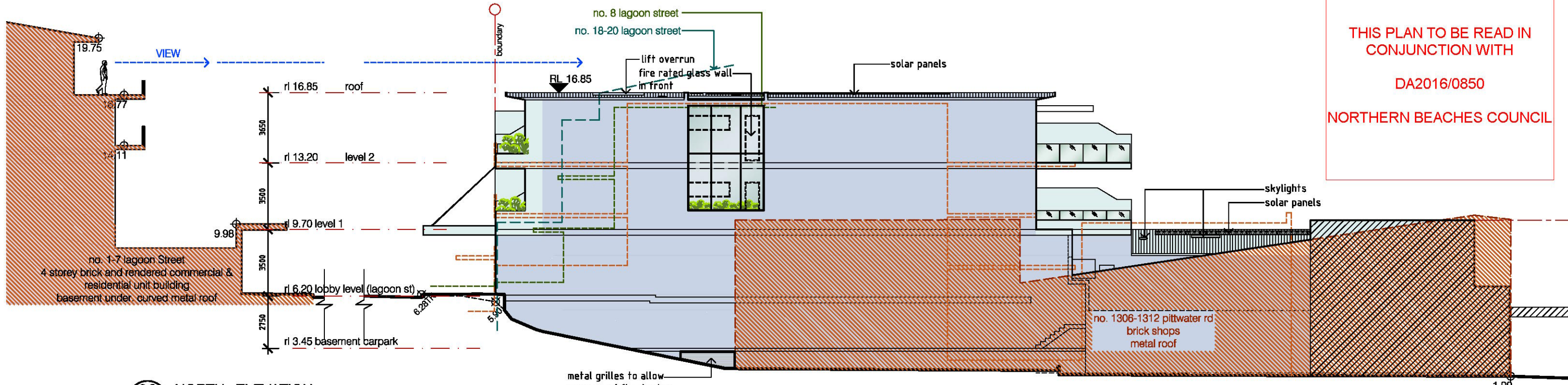
issue: ai
scale: 1:200@a3

A suite 201, 54 alexander street, crows nest, nsw 2065
T +61 2 9901 4422 **F** +61 2 9901 4466 **E** admin@rfaarchitects.com.au





01 EAST ELEVATION (LAGOON STREET)
SCALE 1:200@A3



THIS PLAN TO BE READ IN CONJUNCTION WITH
DA2016/0850
NORTHERN BEACHES COUNCIL

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
- PROPOSED NEW AND MODIFIED EXTERNAL AREA
- ADJOINING BUILDINGS
- NEW WINDOW
- skylight

GLAZING LEGEND:

- FG FIXED GLAZING
- LG LOUVRE GLAZING
- SG SLIDING GLAZING

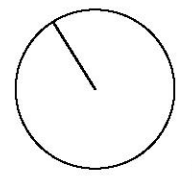
LEVEL LEGEND:

- * R.L. XX EXIST R.L.
- + R.L. XX PROPOSED R.L.

preliminary only. not for construction.

COPYRIGHT NOTE: All contents of this file, document, drawing or correspondence are owned by, and COPYRIGHT © RFA ARCHITECTS PTY LTD. All intellectual property and copyrights reserved. No part of the contents of this document or drawing, or derivatives or translations of it may be prepared, copied, distributed, reproduced or used in any form without the written consent of RFA ARCHITECTS Pty Ltd. This document itself may not be modified in any way, such as by removing the copyright notice or references to RFA ARCHITECTS PTY LTD.

robert ferguson architects®



revision:	date	description
ai	31.10.16	B'ment parking
ah	04.08.16	issue for DA
ag	27.07.16	storage
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

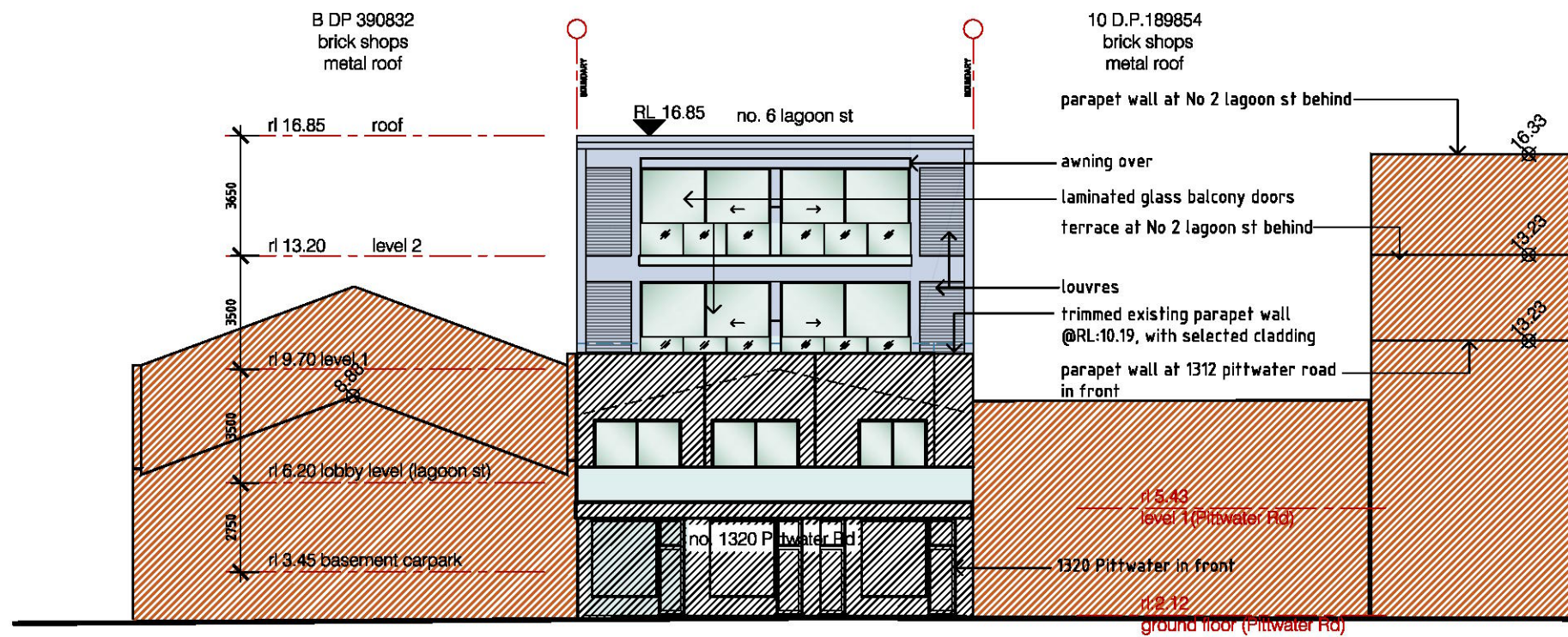
drawing: east and north elevation

reference: a3001 **issue:** ai

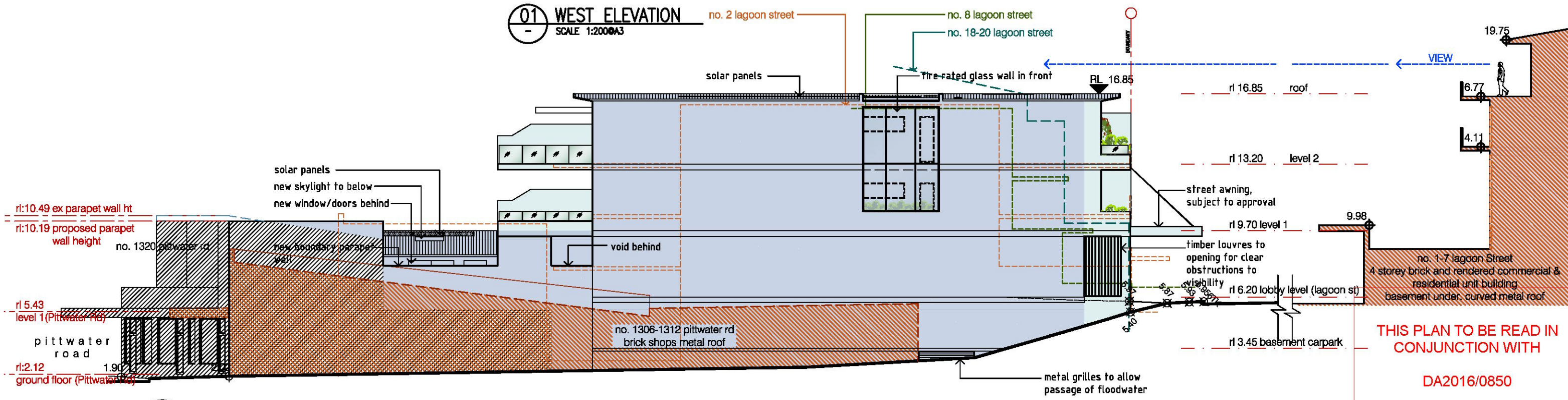
proj no: 14023 **scale:** 1:200@a3

A suite 201, 54 alexander street, crows nest, nsw 2065
T +61 2 9901 4422 **F** +61 2 9901 4466 **E** admin@rfaarchitects.com.au





01 WEST ELEVATION
SCALE 1:200@A3



02 SOUTH ELEVATION
SCALE 1:200@A3

COLOR LEGEND:

- PROPOSED NEW AND MODIFIED AREA
- PROPOSED NEW AND MODIFIED EXTERNAL AREA

- EXISTING BUILDING TO BE RETAINED
- ADJOINING BUILDINGS

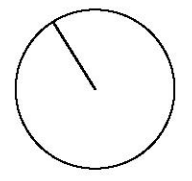
- WALL TO BE DEMOLISHED SHOWN DOTTED
- NEW WINDOW

- solar panel
- skylight

- *R.L. XX EXIST R.L.
- + R.L. XX PROPOSED R.L.

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

robert ferguson architects®



revision:	date	description
ai	31.10.16	B'ment parking issue for DA
ah	04.08.16	storage
ag	27.07.16	basix & levels
ag	22.07.16	parking, & 20m
af	20.07.16	

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 **issue:** ai

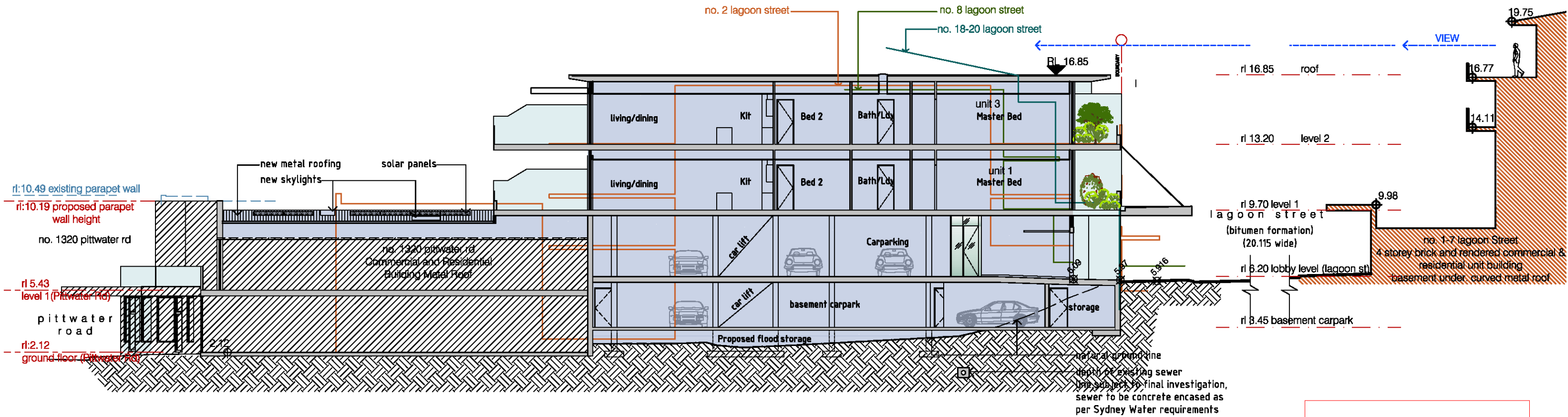
proj no: 14023 **scale:** 1:200@A3

A suite 201, 54 alexander street, crows nest, nsw 2065
T +61 2 9901 4422 **F** +61 2 9901 4466 **E** admin@rfaarchitects.com.au

preliminary only. not for construction.

COPYRIGHT NOTE: All contents of this file, document, drawing or correspondence are owned by, and COPYRIGHT RFA ARCHITECTS PTY LTD. All intellectual property and copyrights reserved. No part of the contents of this document or drawing, or derivatives or translations of it may be prepared, copied, distributed, reproduced or used in any form without the written consent of RFA ARCHITECTS Pty Ltd. This document itself may not be modified in any way, such as by removing the copyright notice or references to RFA ARCHITECTS PTY LTD.





THIS PLAN TO BE READ IN
CONJUNCTION WITH
DA2016/0850
NORTHERN BEACHES COUNCIL

01 SECTION - A
SCALE 1:200@A3

COLOR LEGEND:

- PROPOSED NEW AND MODIFIED AREA
- PROPOSED NEW AND MODIFIED EXTERNAL AREA

- EXISTING BUILDING TO BE RETAINED
- ADJOINING BUILDINGS

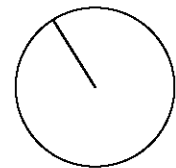
- WALL TO BE DEMOLISHED SHOWN DOTTED
- NEW WINDOW

- solar panel
- skylight

- *R.L. XX EXIST R.L.
- + R.L. XX PROPOSED R.L.

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

robert ferguson architects[©]



ai	31.10.16	B'ment parking
ah	04.08.16	issue for DA
ag	27.07.16	storage
ag	22.07.16	basix & levels
af	20.07.16	parking, & 20m

revision:

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

client: mr. todd salter

drawing: section a

reference: a4001 **issue:** ai

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

A suite 201, 54 alexander street, crows nest, nsw 2065

T +61 2 9901 4422 **F** +61 2 9901 4466 **E** admin@rfaarchitects.com.au

preliminary only. not for construction.

COPYRIGHT NOTE: All contents of this file, document, drawing or correspondence are owned by, and COPYRIGHT © RFA ARCHITECTS PTY LTD. All intellectual property and copyrights reserved. No part of the contents of this document or drawing, or derivatives or translations of it may be prepared, copied, distributed, reproduced or used in any form without the written consent of RFA ARCHITECTS Pty Ltd. This document itself may not be modified in any way, such as by removing the copyright notice or references to RFA ARCHITECTS PTY LTD.

