

BASIX ASSESSMENT

Assessment for Residential flat buildings -
1320 Pittwater Road, Narrabeen

Water

landscape vegetation: Common: 0m² lawn + 0m² gardens
 n/water 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

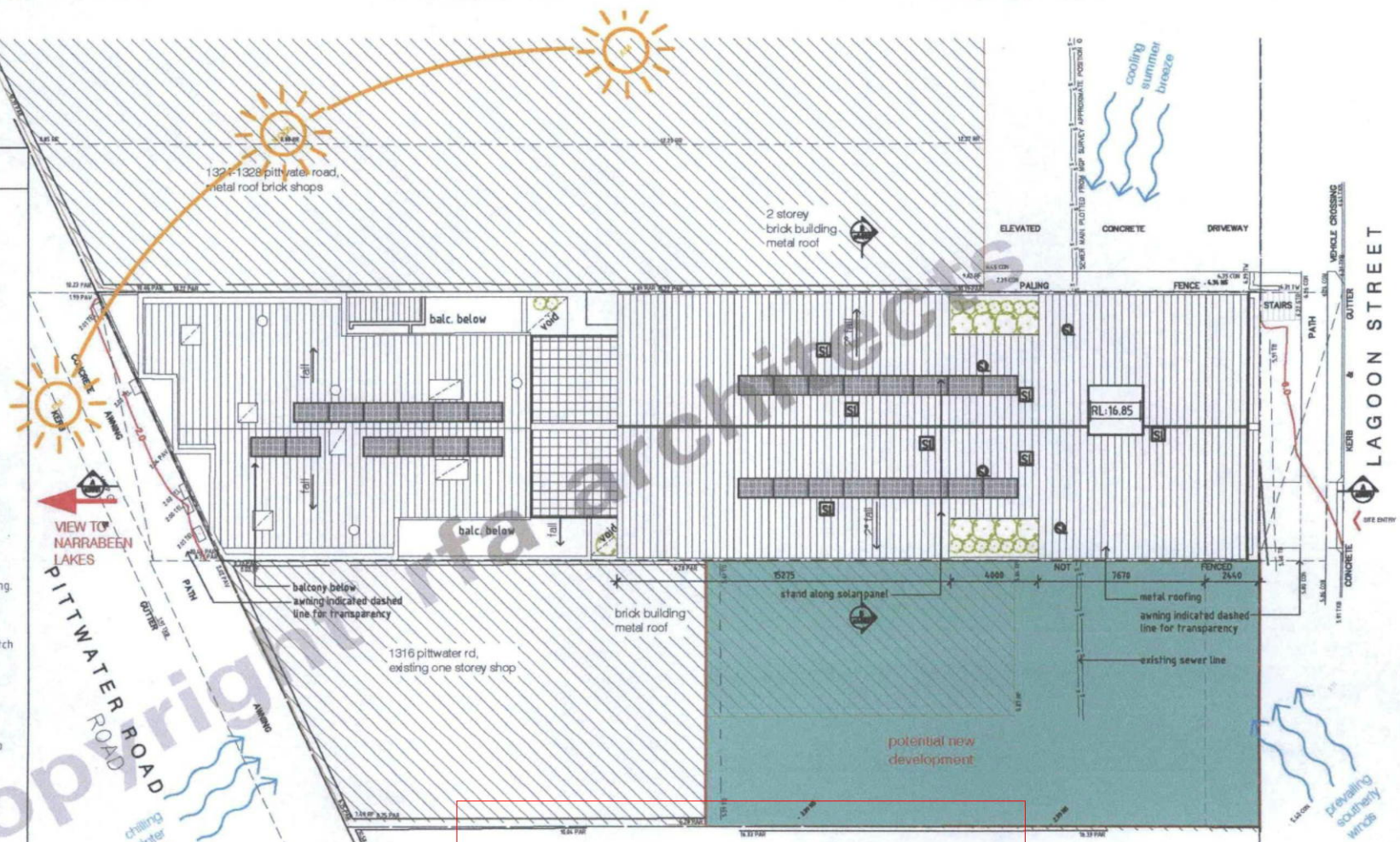
roof - metal deck with R1.0 insulation blanket to underside
 - "LIGHT" colour
 ceilings - minimum R3.5 insulation with roof above
 - any down-lights proposed will have approved non-ventilated covers or shields to enable the installation of insulation with no gaps.
 external walls - concrete +R1.0 insulation to all units
 - "LIGHT" colour
 floors - concrete floors throughout
 - timber, carpet & tile coverings
 - Unit 1: R1.0 insulation to floors
 special glazing - 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

**THIS PLAN TO BE READ IN CONJUNCTION WITH
MOD2017/0074
NORTHERN BEACHES COUNCIL**

note:
deep soil landscape area = 0m²

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

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

preliminary issue

preliminary only. not for construction.

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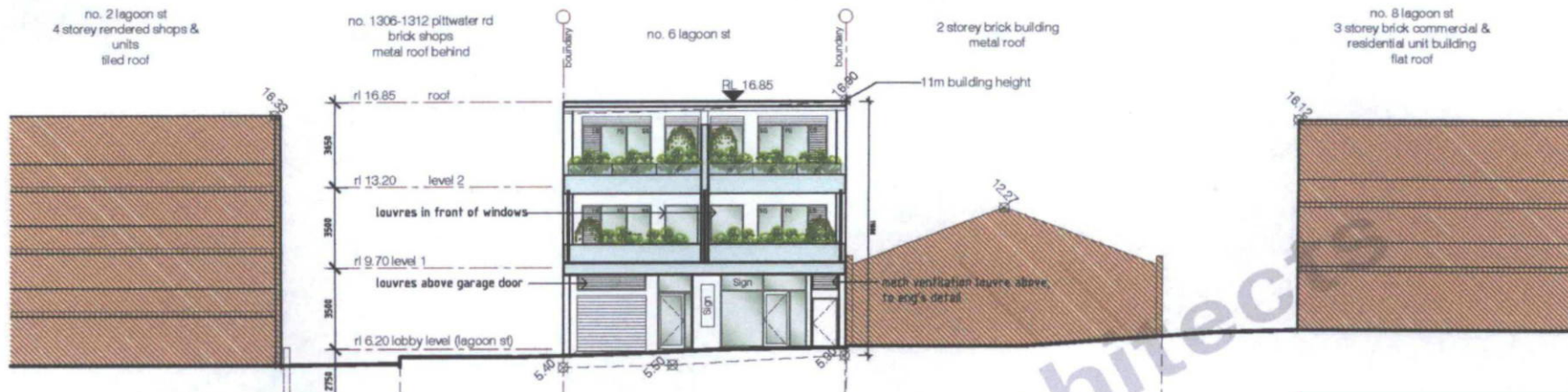
am	13.03.17	revs stairs
al	14.02.17	revs balc.2 / ens.
sk	07.12.16	revised oxunits
ej	02.12.16	revised stair
ai	31.10.16	B'ment parking
sh	03.08.16	Issue for DA
ag	27.07.16	storage and GB
ag	22.07.16	basix & levels
af	20.07.16	parking, & 20m

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 issue: am
 proj no: 14023 scale: 1:200@a3
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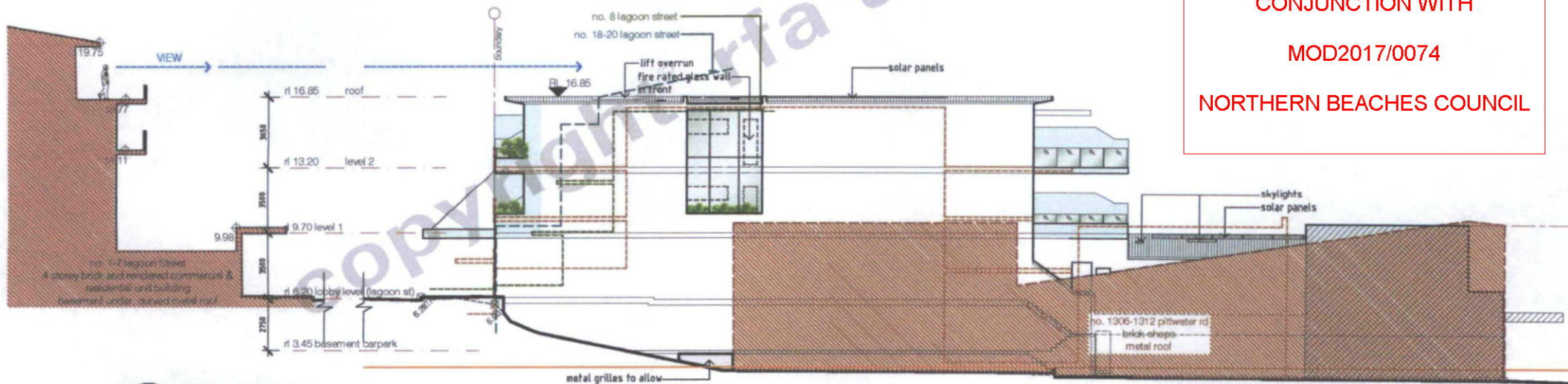


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01 EAST ELEVATION (LAGOON STREET)
SCALE 1:200@A3

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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
- EXIST R.L.
- PROPOSED R.L.

GLAZING LEGEND:

FG	FIXED GLAZING
LG	LOUVRE GLAZING
SG	SLIDING GLAZING

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am	13.03.17	revs stairs
al	14.02.17	revs balc.2 / revs
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project: adds & alts to existing retail and shoptop housing
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client: mr. todd salter

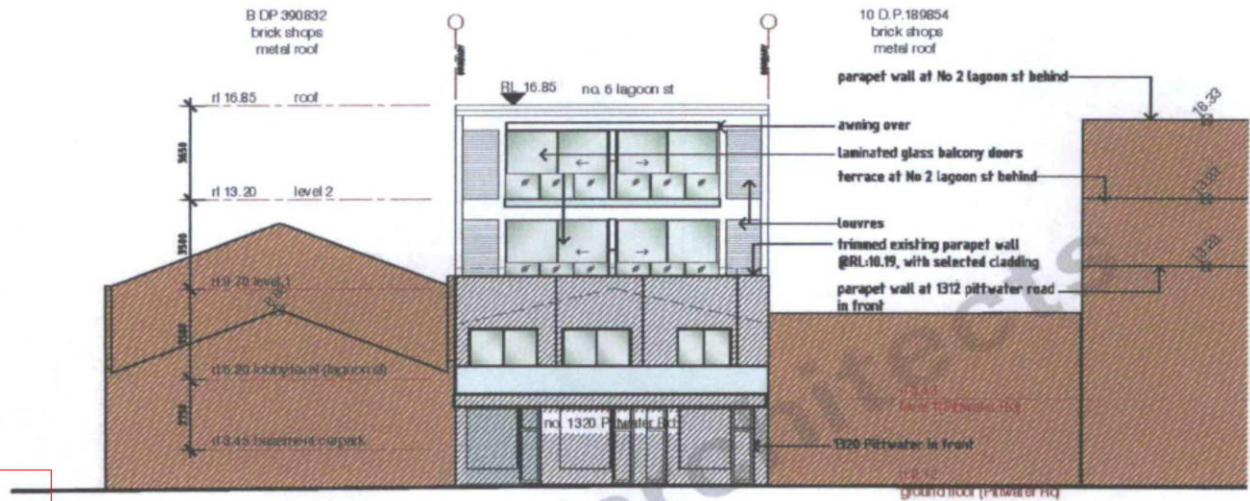
drawing: east and north elevation

reference: a3001 **issue:** am

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

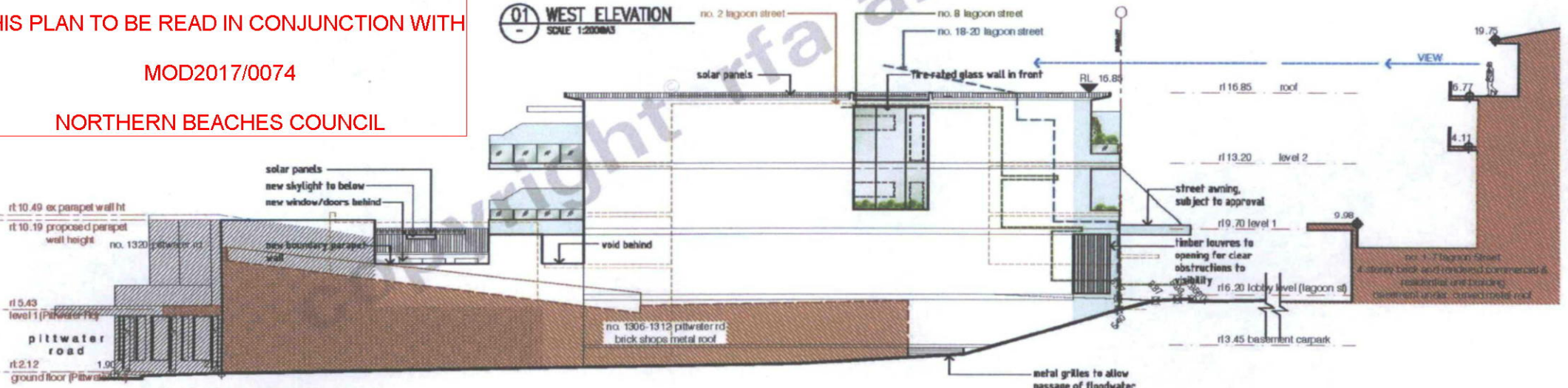
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01 WEST ELEVATION
 SCALE 1:200@A3



02 SOUTH ELEVATION
 SCALE 1:200@A3

COLOR LEGEND:

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

GLAZING LEGEND:

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

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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 issue: am

proj no: 14023 scale: 1:200@A3

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