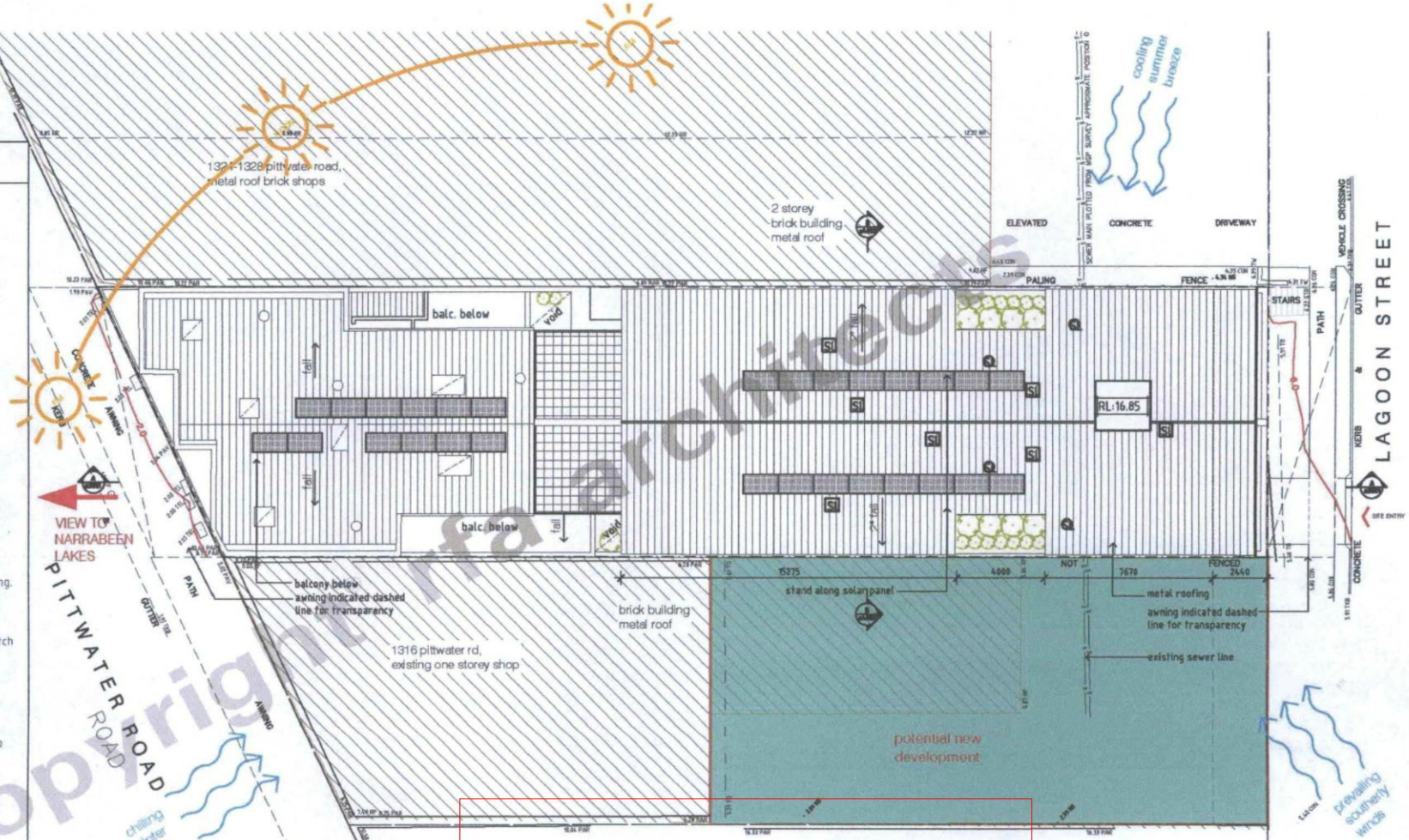


**BASIX ASSESSMENT**

Assessment for Residential flat buildings -  
1320 Pittwater Road, Narrabeen

<b>Water</b>	Common: 0m <sup>2</sup> lawn + 0m <sup>2</sup> gardens N/A N/A 3*/ N/A showerheads 3* (4.5-6.0L/min), toilet 4* kitchen taps 3*, bathroom taps 3*
<b>Thermal Comfort</b>	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 requirements: - AFRC: Uw=6.70, SHGC=0.70 to all glazing, eg Aluminium-framed single-glazed clear glass - AFRC: Uw=4.22, SHGC=0.72 to all skylight glazing, eg Aluminium-framed double-glazed clear glass
<b>Energy</b>	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



**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 = 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
- 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

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am	13.03.17	revs stairs
al	14.02.17	revs balc.2 /ons.
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

**A** suite 201, 54 alexander street, crows nest, nsw 2065  
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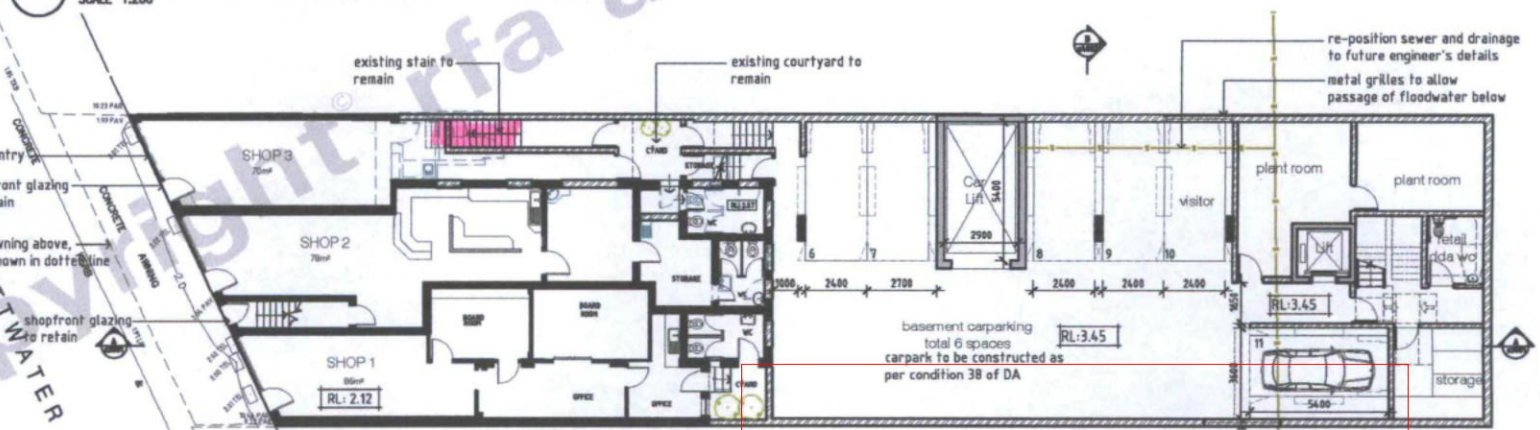
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**BASIX ASSESSMENT**

Assessment for Residential flat buildings -  
1320 Pittwater Road, Narrabeen

<b>Water</b>	Common: 0m <sup>2</sup> lawn + 0m <sup>2</sup> gardens
landscape vegetation:	N/A
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*
<b>Thermal Comfort</b>	
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
<b>Energy</b>	
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" - kitchens: 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 - BASEMENT LEVEL**  
SCALE 1:200



**THIS PLAN TO BE READ IN CONJUNCTION WITH MOD2017/0074 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
- WALL TO BE DEMOLISHED SHOWN DOTTED
- NEW LIFT WALL
- NEW WINDOW
- solar panel
- skylight
- EXIST R.L.
- PROPOSED R.L.
- W-WINDOW / W/L HIGHLIGHTED WINDOW LEVEL / WINDOW NUMBER
- D-DOOR LEVEL / DOOR NUMBER

preliminary issue

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am	13.03.17	revs stairs
al	14.02.17	revs balc.2/ons.
ak	07.12.16	revised excursions
ej	02.12.16	revised stair
aj	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 **issue:** am

**proj no:** 14023 **scale:** 1:200@s3

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**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 R10 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 +R10 insulation to all walls  
- "LIGHT" colour  
floors - concrete floors throughout  
- timber, carpet & tile coverings  
- Unit 1: R1.0 insulation to floors  
special glazing - AFRC: U<sub>w</sub>=6.70, SHGC=0.70 to all glazing,  
eg Aluminium-framed single-glazed clear glass  
requirements: - AFRC: U<sub>w</sub>=4.22, SHGC=0.72 to all skylight glazing  
eg Aluminium-framed double-glazed clear glass

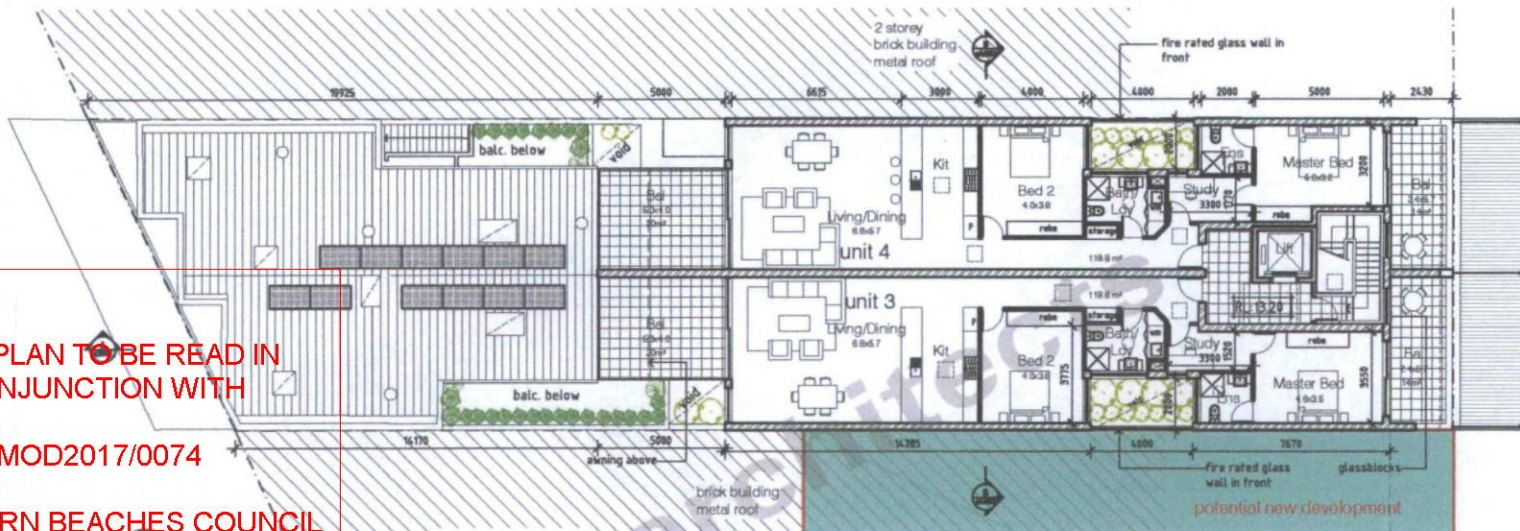
**Energy**

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

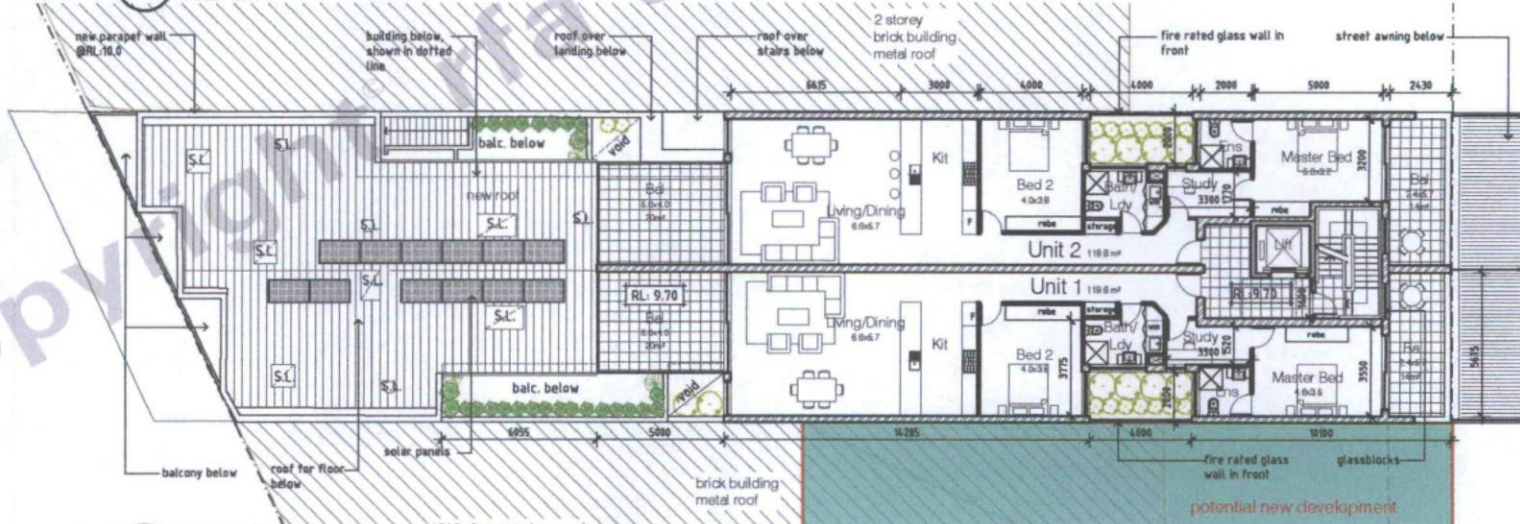
**ii) Dwellings:**

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  
-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 MOD2017/0074 NORTHERN BEACHES COUNCIL**



**2 LAGOON ST - 2F**  
SCALE 1:200



**1 LAGOON ST - 1F**  
SCALE 1:200

**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

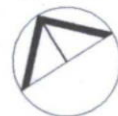
- \* R.L. XX EXIST R.L.
- \* R.L. XX PROPOSED R.L.
- W-WINDOW / WH: HIGHLIGHTED WINDOW LEVEL / WINDOW NUMBER
- D-DOOR LEVEL / DOOR NUMBER

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am	13.03.17	revs stairs
af	14.02.17	revs balc.2 / ens.
ak	07.12.16	revised exunits
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
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

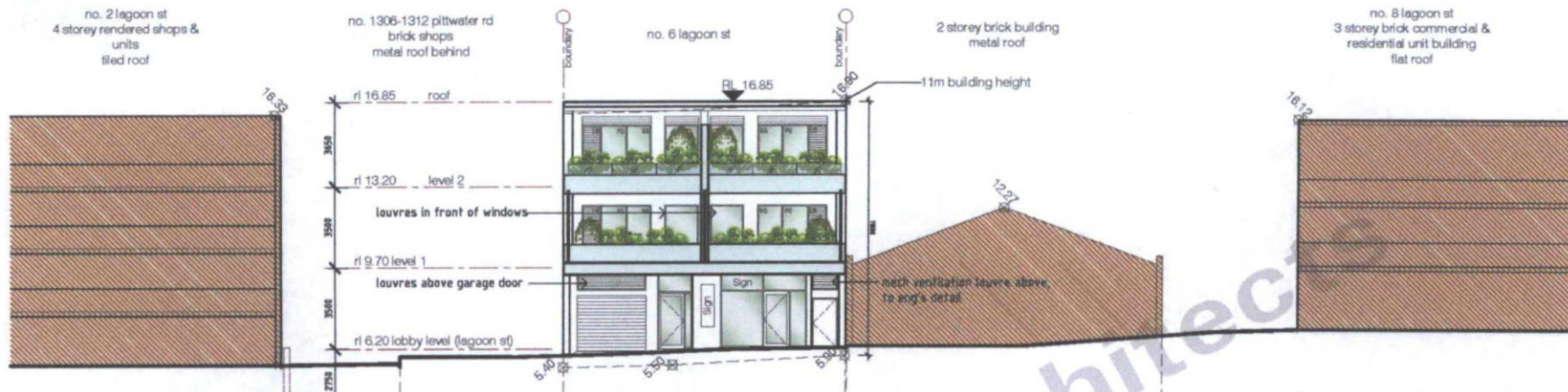
**drawing:** floor plans - level 1 and 2

**reference:** a2102  
**issue:** am

**proj no:** 14023  
**scale:** 1:200@e3

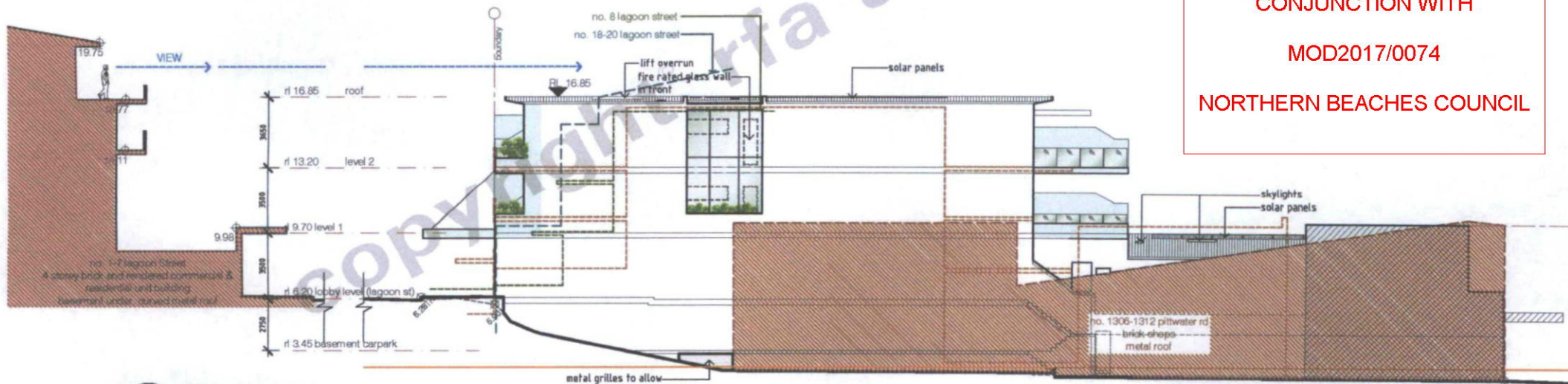
**A** suite 201, 54 alexander street, crows nest, nsw 2085  
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**01 EAST ELEVATION (LAGOON STREET)**  
SCALE 1:200@A3

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



**02 NORTH 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
- 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 /ens
aj	07.12.16	revised exurits
aj	02.12.16	revised stair
ah	31.10.16	B'tment parking
ag	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

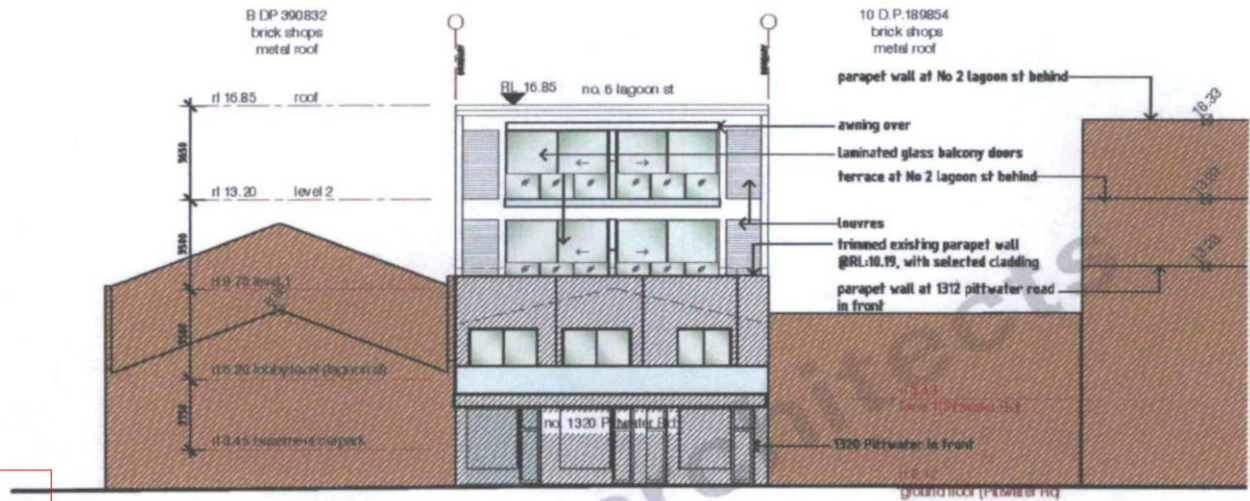
**drawing:** east and north elevation

**reference:** a3001    **issue:** am

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

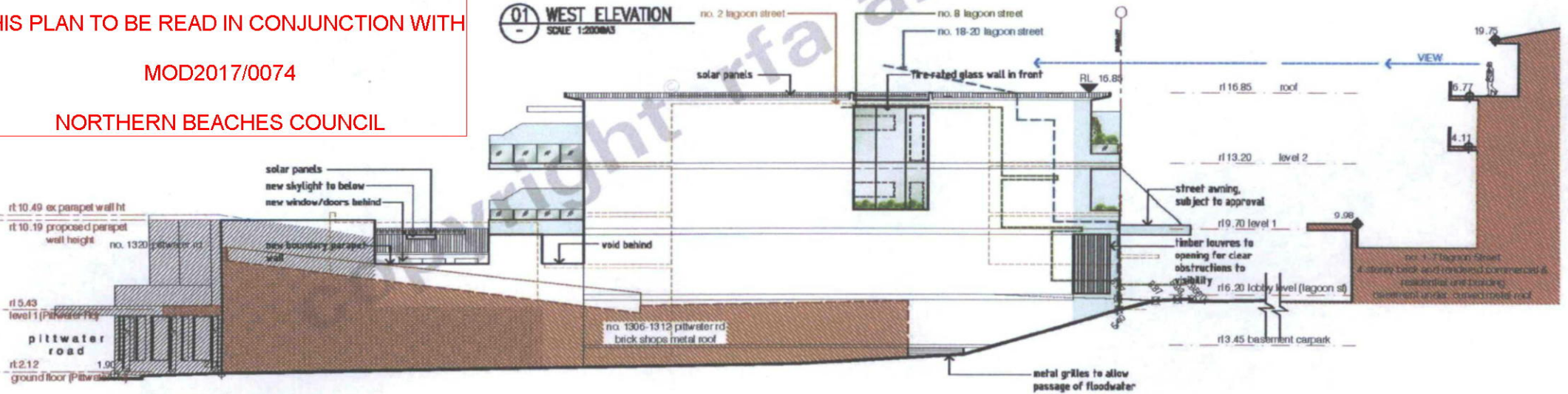
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THIS PLAN TO BE READ IN CONJUNCTION WITH  
 MOD2017/0074  
 NORTHERN BEACHES COUNCIL

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
- ADJOINING BUILDINGS
- WALL TO BE DEMOLISHED SHOWN DOTTED
- NEW WINDOW
- solar panel
- skylight
- EXIST R.L.
- PROPOSED R.L.

GLAZING LEGEND:

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

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revision:

am	13.03.17	revs stairs
ak	14.02.17	revs balc.2 fans
aj	07.12.16	revised exunits
aj	02.12.16	revised stair
ah	31.10.16	B'ment parking
ah	03.08.16	issue for DA
aq	27.07.16	storage and GB
aq	22.07.16	basik & 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

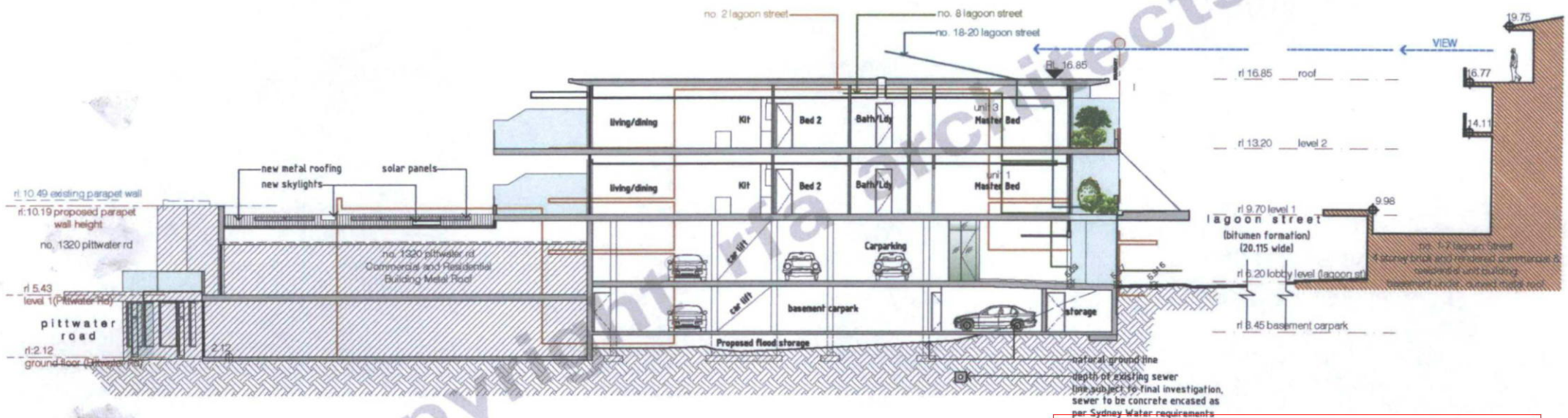
drawing: west and south elevations

reference: a3002 issue: am

proj no: 14023 scale: 1:200@A3

A suite 201, 54 alexander street, crows nest, nsw 2005  
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01 SECTION - A  
SCALE 1:200BA3

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

**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

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revision:

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

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

client: mr. todd salter

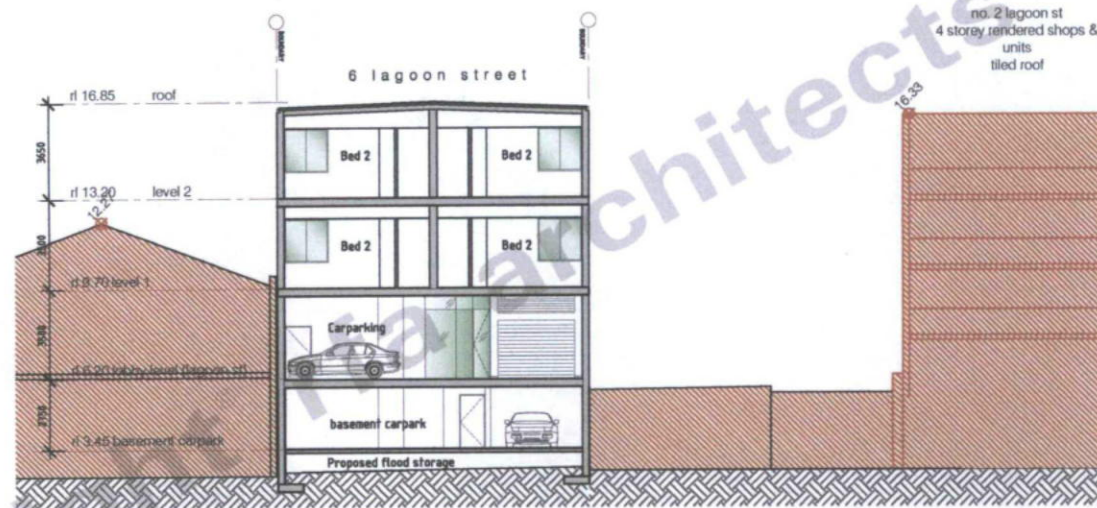
drawing: section a

reference: a4001 issue: am

proj no: 14023 scale: 1:200@e3

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01 SECTION - B  
SCALE 1:200@A3

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

**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

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<p>revision:</p> <table border="0"> <tr><td>am</td><td>13.03.17</td><td>revs stairs</td></tr> <tr><td>al</td><td>14.02.17</td><td>revs balc.2 / ens.</td></tr> <tr><td>aj</td><td>07.12.16</td><td>revised exunits</td></tr> <tr><td>aj</td><td>02.12.16</td><td>revised stair</td></tr> <tr><td>al</td><td>31.10.16</td><td>B'ment parking</td></tr> <tr><td>ah</td><td>03.08.16</td><td>issue for DA</td></tr> <tr><td>ag</td><td>27.07.16</td><td>storage and GB</td></tr> <tr><td>ag</td><td>22.07.16</td><td>basix &amp; levels</td></tr> <tr><td>af</td><td>20.07.16</td><td>parking, &amp; 20m</td></tr> </table>	am	13.03.17	revs stairs	al	14.02.17	revs balc.2 / ens.	aj	07.12.16	revised exunits	aj	02.12.16	revised stair	al	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	<p>project: adds &amp; alts to existing retail and shoptop housing 1320 pittwater rd, narrabeen nsw</p> <p>client: mr. todd salter</p> <p>drawing: section b</p>
am	13.03.17	revs stairs																										
al	14.02.17	revs balc.2 / ens.																										
aj	07.12.16	revised exunits																										
aj	02.12.16	revised stair																										
al	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																										

reference: a4002 issue: am  
proj no: 14023 scale: 1:200@A3

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