

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 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 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

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

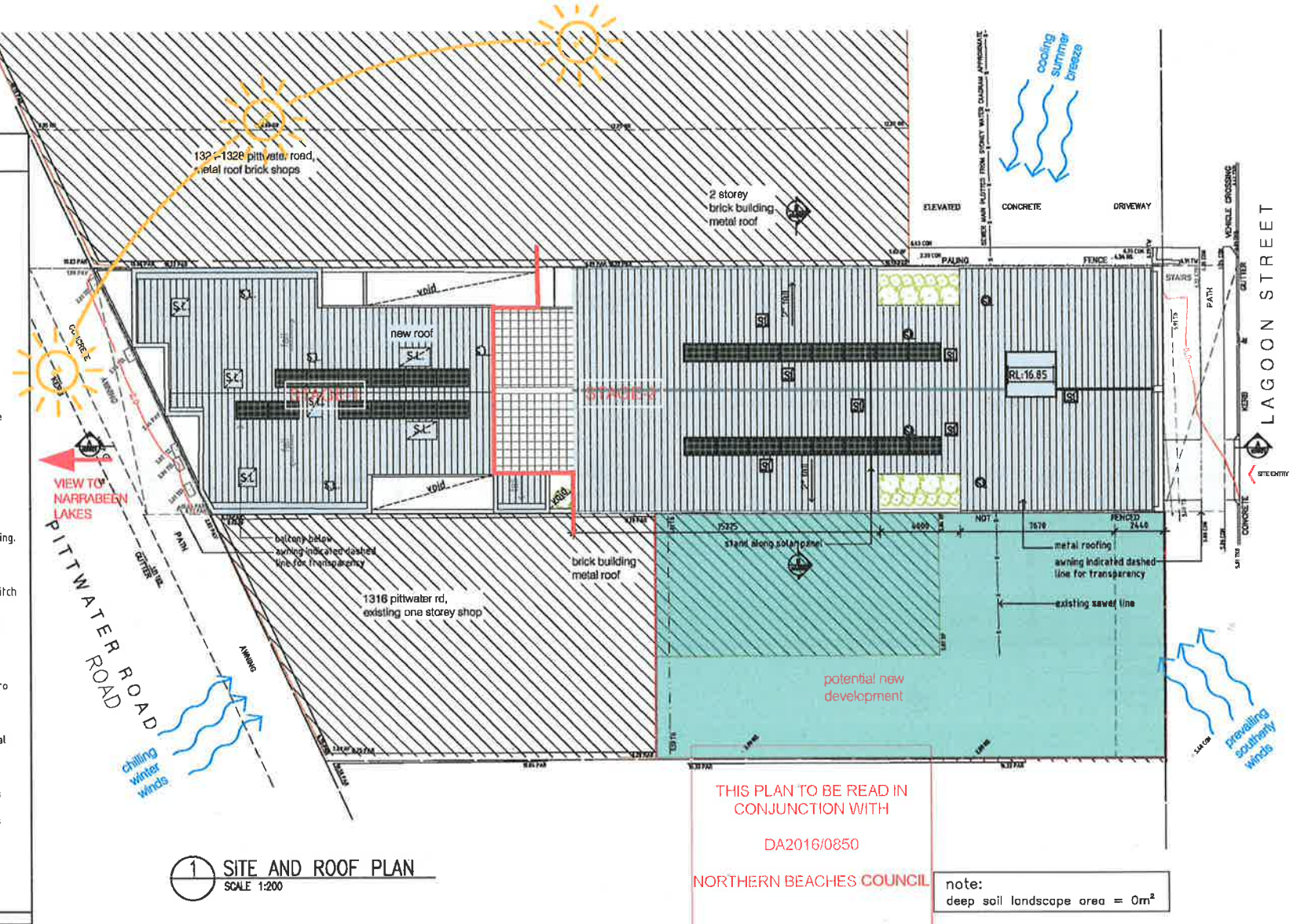
energy efficient lighting:
 -gas cook-top, gas oven

cooking:
 -well ventilated

refrigerator space:
 -3.0 * /3.0 *

dishwashers/clothes dryers:
 -N/A

clothes washers:
 -N/A



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

note:
 deep soil landscape area = 0m²

COLOR LEGEND:

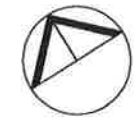
- NEW AND MODIFIED AREA
- NEW AND MODIFIED EXTERNAL AREA

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

- EXIST R.L.
- PROPOSED R.L.
- WINDOW / WHI HIGHLIGHTED WINDOW LEVEL / WINDOW NUMBER
- DOOR LEVEL / DOOR NUMBER

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revision:	date:	description:
ai	31.10.16	B'ment parking issue for DA
ah	03.08.18	storage and GB
pg	27.07.16	basix & levels
ag	22.07.16	parking, & 20m
af	20.07.16	

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

client: mr. todd seller

drawing: site and roof plan

reference: a2001
proj no: 14023

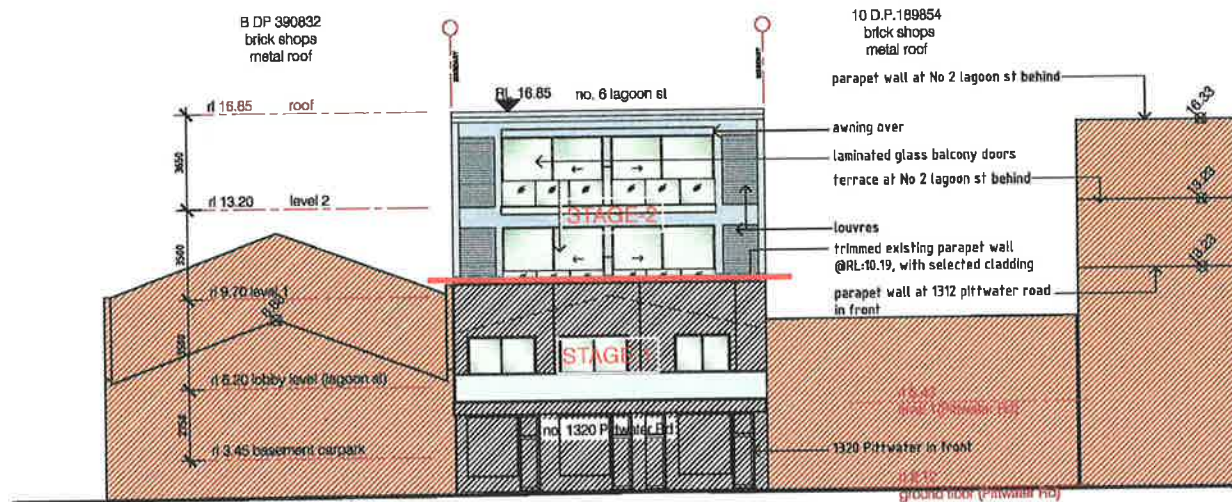
issue: ai
scale: 1:200@a3

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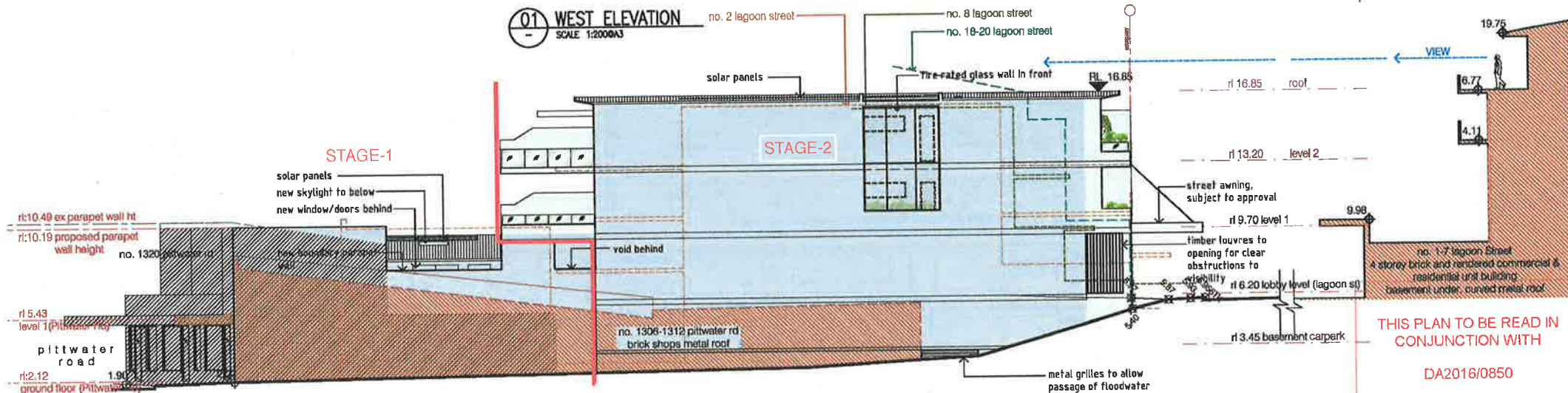
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01 WEST ELEVATION
SCALE 1:2000A3



02 SOUTH ELEVATION
SCALE 1:2000A3

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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

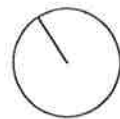
- * R.L. XX EXIST R.L.
- + R.L. XX PROPOSED R.L.

GLAZING LEGEND:

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

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revision:	date	description
al	31.10.16	B'tment parking issue for DA
ah	04.08.16	
ag	27.07.16	
ag	22.07.16	base & levels parking, & 20m
af	20.07.16	

project: adds & elts 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: ai
scale: 1:200@A3

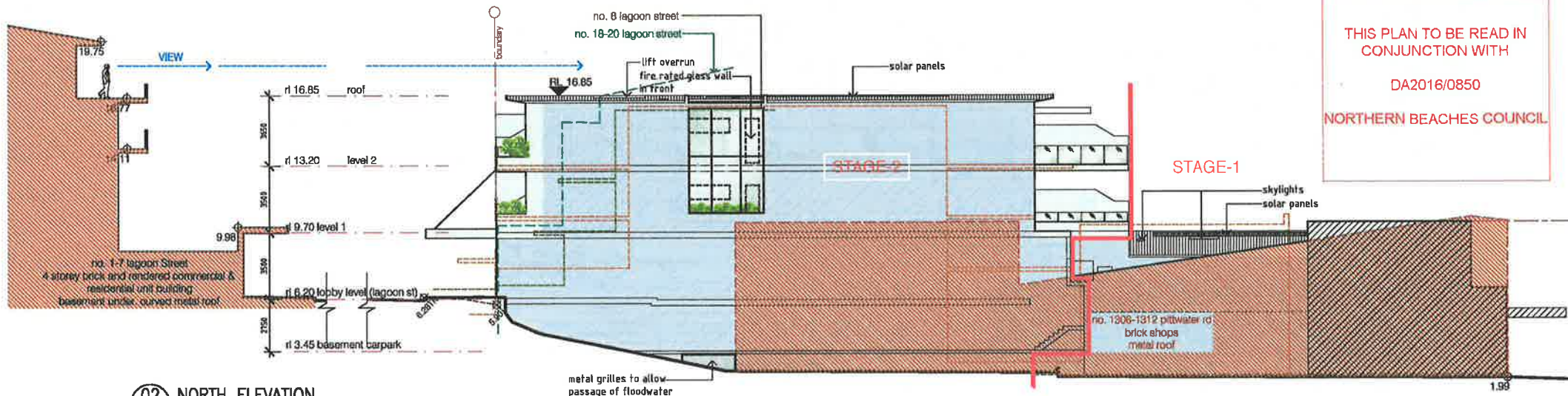
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01 EAST ELEVATION (LAGOON STREET)
SCALE 1:200@A3



02 NORTH ELEVATION
SCALE 1:200@A3

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

project: adds & elts 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

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