

1. Design Specification

1.1 BASIX Compliant Design Specification

Design Specification – Fabric

1.1.1

Design Specification - FABRIC
External Walls:
Rt2.8 Masonry-Brick Veneer
Walls to Internal Corridors or Non-Conditioned Zones:
Rt1.8 AAC 75mm Panel Stud Corridor Wall
Rt0.3 AAC 75mm Panel Stud Corridor Wall
Internal Walls to Adjoining Apartment:
Rt0.3 AAC 75mm Panel Stud Party Wall
Ceilings:
R3.2 Suspended Slab (Balcony above), Medium Colour
Roof Type:
R4.0 Suspended Slab, Light Colour
Suspended Floor Slabs:
R2.0 Suspended Slab, exposed floors above outdoor air
R1.0 Suspended Slab, floors above unconditioned spaces
Floor Coverings
Living/Kitchen/Dining: Floating Timber
Wet Area - Bathroom + Laundry: Tiles
Bedroom/Study: Carpet
Windows and Glazed Doors (Fixed and/or Operable):
Overleaf.

Building/Units	Fixed/Sliding		Awning	
	U Value	SHGC	U-Value	SHGC
Building A/ A2.01, A2.02, A2.03, A3.01, A3.02, A3.03	3.0	0.26	3.0	0.27
Building B/ B2.01, B2.02, B2.03, B2.04, B3.01, B3.02, B3.03, B3.04, B4.02, B4.03, B5.02, B6.02, B6.03, B7.02, B7.03, B8.01, B9.01, B10.01, B11.01				
Building A/ A4.01, A4.02, A4.03, A4.04, A4.06, A5.01, A5.02, A5.03, A5.04, A5.05, A6.01, A6.02, A6.03, A6.04, A6.06, A7.01, A7.02, A7.03, A7.04, A7.05, A8.01, A8.02, A8.05, A8.06, A9.04, A9.05, A10.05, A11.04, A11.05, A12.04, A12.05, A13.04, A13.05, A14.03, A14.04, A15.02, A15.03, A16.02, A16.03, A17.02, A17.03, A18.02, A18.03, A19.03,	4.9	0.33	4.9	0.33
Building B/ B4.01, B4.04, B4.05, B5.01, B5.03, B5.04, B5.05, B6.01, B6.04, B6.05, B7.01, B7.04, B7.05, B8.02, B10.02, B11.02				
Building A/ A4.05, A6.05, A8.03, A8.04, A9.01, A9.02, A9.03, A10.01, A10.02, A10.03, A10.04, A11.01, A11.02, A11.03, A12.01, A12.02, A12.03, A13.01, A13.02, A13.03, A14.01, A14.02, A15.01, A16.01, A17.01, A18.01	4.3	0.53	4.3	0.47
Building B/ B9.02, B12.02, B13.02, B14.02, B15.02, B17.02				
Building A/ A19.01, A19.02	2.9	0.51	2.9	0.44
Building B/ B12.01, B13.01, B14.01, B15.01, B16.01, B17.01, B18.01				

1.1.2 Design Specification – Water

Design Specification - WATER
Alternative Water Supply
A rainwater tank of 15,000 L is required on-site for irrigation of landscaped areas, and car wash down.
Fixtures & Fittings:
We note that fixtures with the following WELS ratings have been included in the BASIX Assessment:
Common Areas (as applicable) & all dwellings:
4 Star WELS minimum rated Showerheads (> 6 but <= 7.5 l/min)
4 Star WELS minimum rated Toilets
4 Star WELS minimum rated Kitchen taps
4 Star WELS minimum rated Bathroom taps
All dwellings:
4 Star WELS minimum rated Showerheads (> 6 but <= 7.5 l/min)
4 Star WELS minimum rated Toilets
6 Star WELS minimum rated Kitchen taps
6 Star WELS minimum rated Bathroom taps
3 Star Dishwater
<i>Compliance Note: A reduction in the quality of any of these appliances will affect the energy aspect of the BASIX rating.</i>
Fire Sprinkler system
Fire sprinkler test water contained in a closed system.

1.1.3 Design Specification - Energy:

Design Specification - ENERGY
Air Leakage
Kitchen Exhaust will be via a ducted range-hood to the external façade or roof.
All bathrooms and ensuites exhaust to be via a ducted exhaust fan to external façade or roof.
Back-draft dampers must be installed to prevent air infiltration.
Hot Water System
A centralised electric heat pump, gas boosted hot water system has been specified within the BASIX Certificate.
Domestic Hot Water pipework is required to have minimum R1.0 insulation.
It should be noted that a less efficient hot water system will affect the rating of the BASIX Energy Target.

Mechanical Ventilation Systems
Central Cooling System
VRF, electric driven compressor, water cooled condenser COP 3.5-5.5
Central Heating System
VRF, electric driven compressor + air sourced evaporator COP 3.5-5.5
Common Area Ventilation:
<i>Refer to pg14,22,24 & 25 of Basix Certificate for details</i>
Lighting
Common Areas:
LED lighting with motion sensor and/or time-clock control.
<i>Refer to pg14,22,24 & 25 of Basix Certificate for details</i>
Dwellings:
LED Lamps
Appliance Specifications
The following minimum energy performance specifications have been included within the BASIX assessment:
Gas cooktop and electric oven.
4.0 Energy Star rated dishwashers
2.0 Energy Star rated Clothes dryer
Common Outdoor or sheltered clothes drying line
<i>Compliance Note: A reduction in the quality of any of these appliances will affect the energy aspect of the BASIX rating.</i>
Solar Photovoltaics:
55.0 peak kW System

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION (DWG, IFC AND BIMA FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY)

CLIENT
LYON GROUP AUSTRALIA
Suite 1002, 153 Walker Street North Sydney
NSW 2060



DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6055, APR 98 504 034 911

Rev Date Approved by Revision Notes
DA01 09.09.21 AC Council Issue

Project Title
Epping Central
59-77 Beecroft Road & 72 Rawson Street Epping NSW 2121 Australia

Drawing Title
**GENERAL
BASIX**

Scale
1:0.92 @A1, 50% @A3
Status
For Information

Project No. **20053**
Dwg No. **DA-001-002**
Drawn by **ACKNYO.MP**
Rev. **DA01**

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8558 0000
F +61 2 8558 0088
turnerinfo.com.au