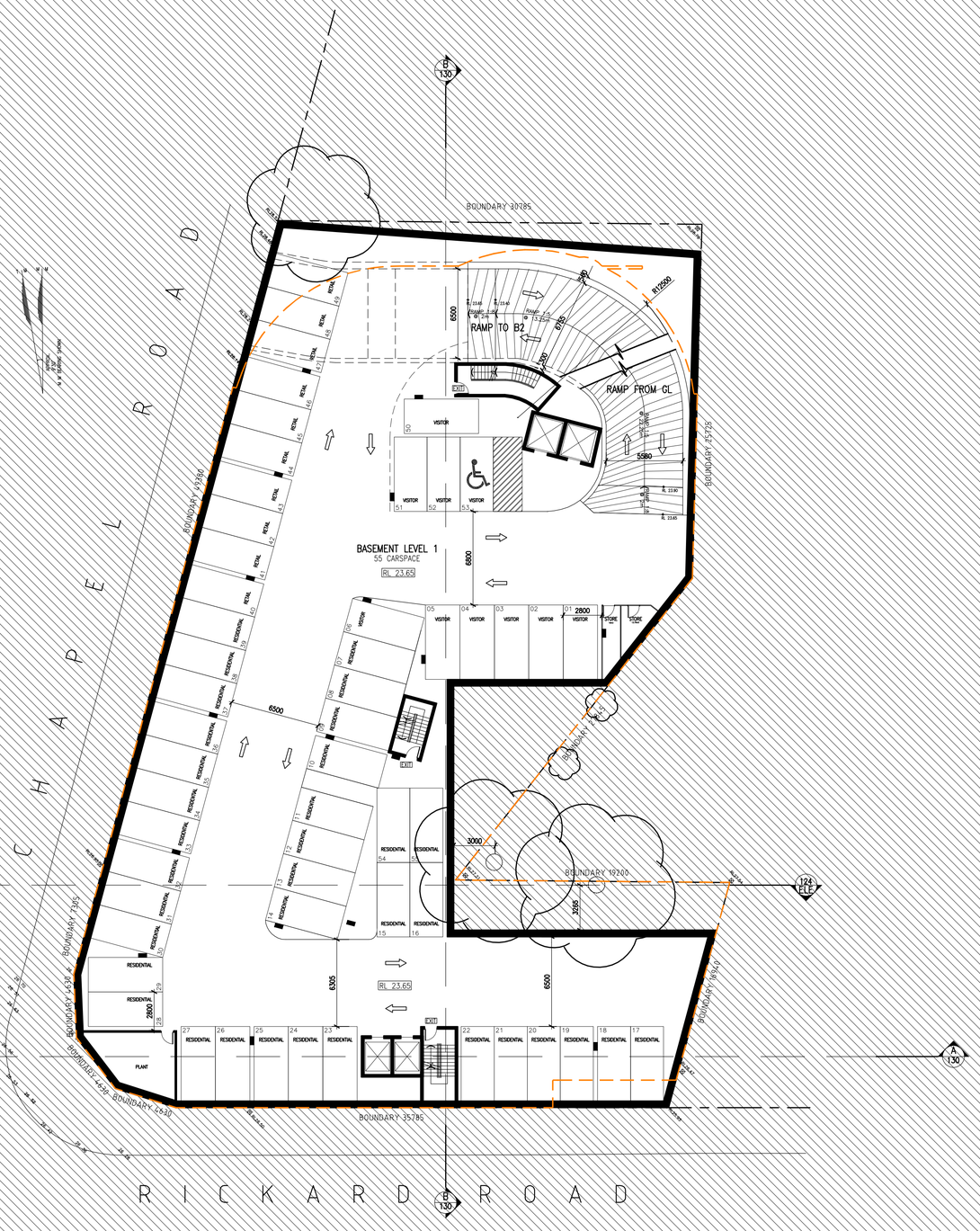

APPROVED DA BUILDING OUTLINE

BASIX SPECIFICATION
RESIDENTIAL – BLOCK A & B

WATER

–The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).
–The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.
– The pool or spa must be located as specified in the table.
– The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run–off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

ENERGY

–The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.
– This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.

THERMAL COMFORT

–Where there is an in–slab heating or cooling system, the applicant must:

(aa) Install insulation with an R–value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
(bb) On a suspended floor, install insulation with an R–value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.

–The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.

COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES

WATER

–The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.
– A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.

ENERGY

–The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.

Rev.	Description	By	Date
A	FOR DA SUBMISSION	WT	01–06–10
B	REVISED FOR RE–SUBMISSION	JL	24–08–10
C	REVISED FOR RE–SUBMISSION – GFA REDUCED	JL	05–11–10
D	REVISED FOR RE–SUBMISSION – GFA, LAYOUT REVISED	JL	12–11–10

Disclaimer

"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ANY OF ITS SERVANTS OR AGENTS WITH RESPECTS THAT THE DRAWINGS ARE SUCH AS TO ENSURE THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."

BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Notes

DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES

WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL

BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS

THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT ©

Notes for residential storage facility:

ADEQUATE INTERNAL STORAGE FACILITIES ARE PROVIDED FOR EVERY DWELLING AT THE FOLLOWING RATES:

ONE BEDROOM APARTMENT 6M³
TWO BEDROOM APARTMENT 8M³
THREE BEDROOM APARTMENT 10M³

ALL UNITS 100% COMPLY WITH SEPP65 STORAGE REQUIREMENT

ADDITIONAL STORAGES ARE PROVIDED IN THE BASEMENT TO ACCOMMODATE LARGER ITEMS

Client

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Architects

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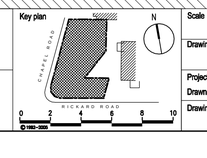
Project

CHAPEL ROAD APARTMENTS

Project address

CHAPEL ROAD, BANKSTOWN
(CNR CHAPEL RD & RICKARD RD)

Key plan



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Scale 1:200 @ A1
Date AUGUST 20

Drawing title
BASEMENT LEVEL 1

Project no. 793
Drawing no. DA109
Rev D

Drawn

Drawing status
FOR DA SUBMISSION