



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	Disclaimer	Notes	Notes for residential storage facility:	Client	Architects	Project	Key plan	Scale	Date
A	FOR DA SUBMISSION	WT	01-06-10	"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 ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORK SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.	ADAPTED INTERNAL STORAGE FACILITIES ARE PROVIDED FOR EVERY DWELLING AT THE FOLLOWING RATES: ONE BEDROOM APARTMENT - 10m ² TWO BEDROOM APARTMENT - 15m ² THREE BEDROOM APARTMENT - 20m ² ALL UNITS MUST COMPLY WITH STORAGE REQUIREMENT ADDITIONAL STORAGE ARE PROVIDED IN THE BASEMENT TO ACCOMMODATE LARGER ITEMS	CHAPEL BUSINESS CENTRE P/L P O Box 246 Padstow NSW 2211		CHAPEL ROAD APARTMENTS		1:200 @ A1	AUGUST 2010
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	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.				Project address CHAPEL ROAD, BANKSTOWN (CNR CHAPEL RD & RICKARD RD)			
					THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT							