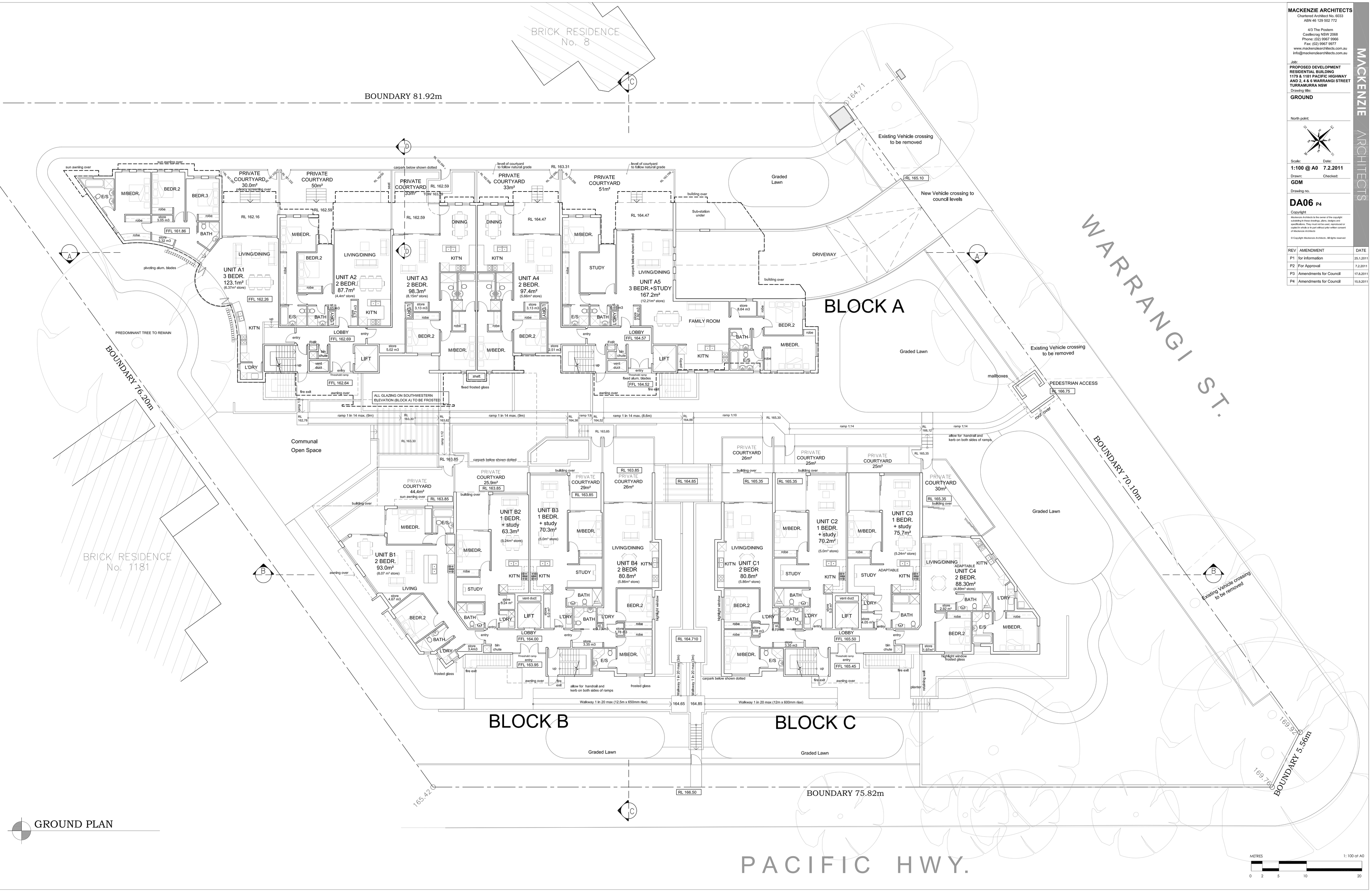

GROUND PLAN

BASIX REQUIREMENTS

- All units must have 3 star (>4.5 but <=6L/min) rated shower heads
- All units must have 4 star rated toilet flushing system
- All units must have 4 star rated kitchen & bath/rm taps
- All units must have 5 star rated gas instantaneous hot water system
- Each bathroom in all units must have an individual fan into central duct + VSD
- Each bathroom in all units must have a manual switch on/off:
- Each kitchen in all units must have an individual fan into central duct + VSD
- Each kitchen in all units must have a manual switch on/off:
- Each laundry in all units must have an individual fan into central duct + VSD
- Each laundry in all units must have a manual switch on/off:
- All units must have 1-phase alrcondtioning 3.5 star (new rating) to living areas for cooling & heating
- Artificial lighting to each kitchen, bathroom, laundry & hallway (minimum)
- Lift cars must have fluorescent lighting and be connected to lift call button
- Car park area must be ventilated by supply & exhaust have a carbon monoxide monitor + VSD fan, The primary type of artificial lighting is fluorescent, with timer clock & motion sensors
- Lobbies and upper level hallways must have fluorescent lighting with a manual on/ timer off switch and no mechanical ventilation
- Lifts must have gearless traction with VVV F motors servicing typically 7 levels (including basement)
- Garbage room ventilation exhaust only, with fluorescent lighting with a manual on/manual off switch
- Common toilets must have 3 star rated toilet flushing system
- Common taps must be 4 star rated
- The development must have a central water tank-rainwater or stormwater of about 10,000 litres
- The central water tank must be configured to collect run off from at least 500 sqm of roof area of buildings in the development
- All units must have a gas cooktops & electric ovens
- All units must have a well ventilated fridge space
- All units must have an indoor sheltered clothes drying line

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Job:
PROPOSED DEVELOPMENT RESIDENTIAL BUILDING 1179 & 1181 PACIFIC HIGHWAY AND 2, 4 & 6 WARRANGI STREET TURRAMURRA NSW

Drawing title:
GROUND

North point:

Scale: **1:100 @ A0** Date: **7.2.2011**

Drawn: **GDM** Checked:

Drawing no.:
DA06 P4

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REV	AMENDMENT	DATE
P1	for information	25.1.2011
P2	For Approval	7.2.2011
P3	Amendments for Council	17.8.2011
P4	Amendments for Council	15.9.2011

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