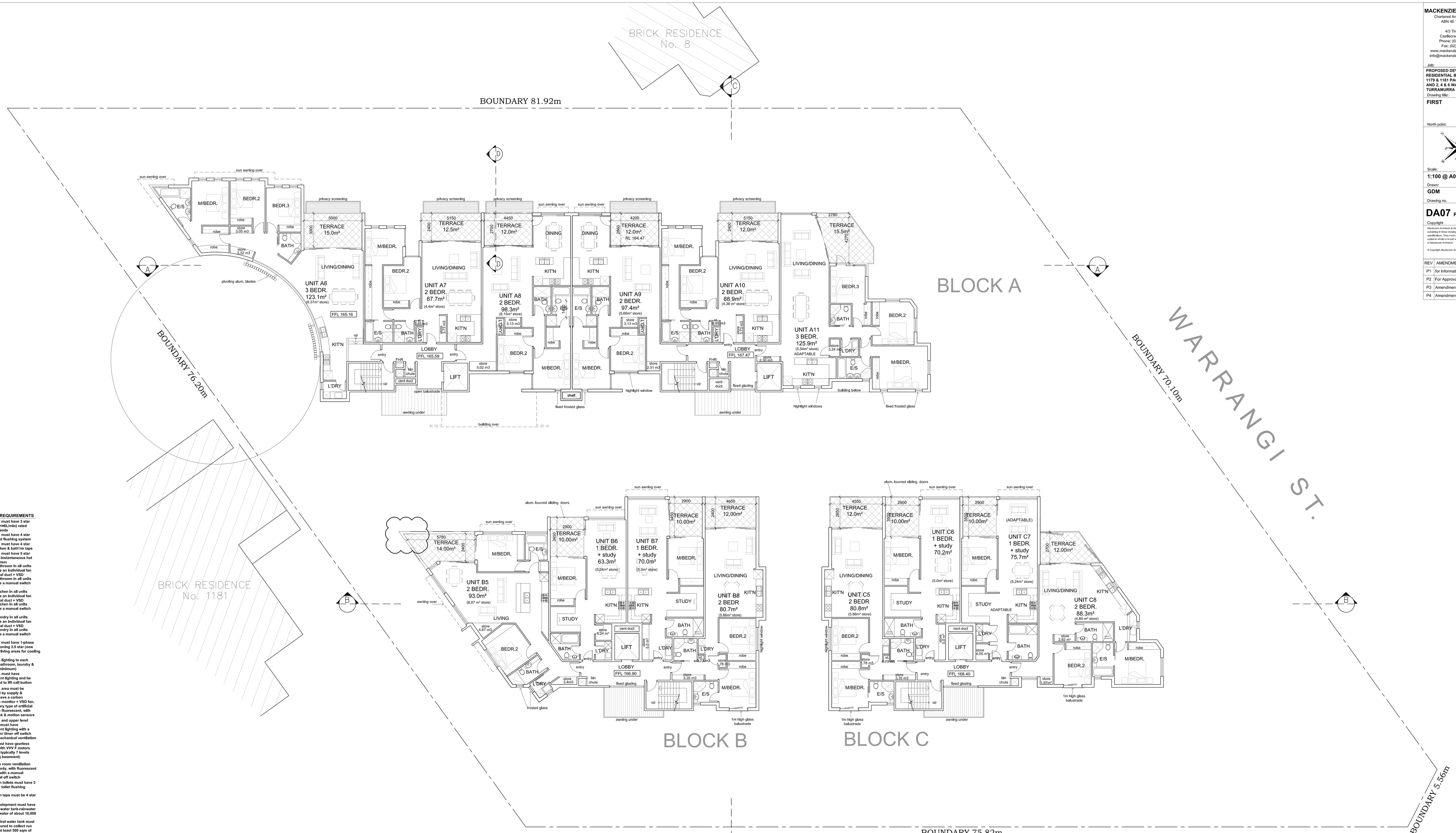

BASIX REQUIREMENTS

- 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/rms 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 aircondtioning 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

FIRST PLAN

METRES 1: 100 at A0
0 2 5 10 20

MACKENZIE ARCHITECTS
Chartered Architect No. 6033
ABN 46 129 502 772

4/3 The Postern
Castlecrag NSW 2068
Phone: (02) 9967 9966
Fax: (02) 9967 9977
www.mackenziearchitects.com.au
info@mackenziearchitects.com.au

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

Drawing title:
FIRST

North point:

Scale: **1:100 @ A0** Date: **7.2.2011**
Drawn: **GDM** Checked:

Drawing no.
DA07 P4

Copyright
Mackenzie Architects is the owner of the copyright subsisting in these drawings, plans, designs and specifications. They must not be used, reproduced or transmitted in any manner without prior written consent of Mackenzie Architects.

© Copyright Mackenzie Architects. All rights reserved

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

MACKENZIE ARCHITECTS