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 5 star rated kitchen & bath'rm taps - All units must have 5 star rated gas instantaneous hot water system

- The applicant must install a hot water diversion tank to all toilets in the dwelling of at least 100 litres.

The applicant must install a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling
Bathrooms of Units 3, 12, 21
& 30 must have no mechanical ventilation

Bathroom of all units, except the ones stated above must have an individual fan into central duct + VSD, and 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 dwellings to have 1-phase AC, 3 star (new rating) to living areas.

- All dwellings to have artificial lighting to each kitchen, bathroom, laundry & hallways

- All units must have a gas cooktop & electric oven - All units must have a well

ventilated fridge space - All units must have an

indoor sheltered clothes drying line

- Common toilets must have 4 star rated toilet flushing system

- Common taps must have 5 star rated toilet flushing system

- The development must have a central water tank-rainwater or stormwater of about 5000

litres - The central water tank must be configured to collect 400m2 of roof area of

buildings in the development and have irrigation connection of 250m2 of

common landscaped area. - Car park area must be

ventilated by exhaust & supply air and have a carbon monoxide VSD fan. The primary type of artificial lighting is fluorescent, with time clock & motion detectors.

- Lift car No.1 must have fluorescent lighting and be connected to lift call button

- Garbage room must have ventilation exhaust only, fluorescent lighting with a manual on/ manual off switch

- Ground Floor Lobby must have no mechanical ventilation, fluorescent lighting with a manual on/ timer off switch

- Hallways & Lobbies of the remaining floors must have no mechanical ventilation, fluorescent lighting with a manual on/ timer off switch





manual on/ timer off switch - Lift No.1 must have gearless traction with VVV F motor

servicing 6 levels (including basement)

artificial lighting to each kitchen, bathroom, laundry & hallways

water system

on/off;

on/off;

cooktop & electric oven - All units must have a well

ventilated fridge space - All units must have an

indoor sheltered clothes drying line

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- Hallways & Lobbies of the

remaining floors must have no mechanical ventilation, fluorescent lighting with a

timer off switch

BOUNDARY 61.685 ____ В (5K100 UNIT 30 STORE UNIT 29 STORE UNIT 28 STORE UNIT 19 STORE UNIT 18 STORE UNIT 14 STORE UNIT 27 STORE UNIT 26 STORE UNIT 40 STORE UNIT 39 STORE 9.64 m3 8.72 m38.72 m3 8.36 m3 ST 133 12 \$ 5.37 n 5.37 n 6.37 n 6.37 $\langle \rangle$ STAIR bollard 🔾 \square DISABLED UNIT 14 UNIT 26 UNIT 27 UNIT 19 UNIT 18 UNIT 40 UNIT 30 UNIT 29 UNIT 28 CAR SPACE 37 CAR SPACE 27 CAR SPACE 39 CAR SPACE 38 CAR SPACE 36 SHARED ZONE CAR SPACE 28 CAR SPACE 42 CAR SPACE 41 CAR SPACE 40 SHARED ZONE bollard DISABLED UNIT 39 CAR SPACE 35 RL 161.20 UNIT 25 CAR SPACE 34 UNIT 32 UNIT 5 UNIT 31 UNIT 17 UNIT 15 UNIT 16 CAR SPACE 49 CAR SPACE 51 CAR SPACE 50 UNIT 24 CAR SPACE 24 CAR SPACE 25 CAR SPACE 26 CAR SPACE 33 5800 UNIT 23 CAR SPACE 32 UNIT 36 CAR SPACE 48 LIFT UNIT 22 CAR SPACE 31 UNIT 36 STORE UNIT 21 CAR SPACE 30 25% Slope (9.80m) RL 161.20 15% Slope 9.00 m3 UNIT 20 CAR SPACE 29 6 x tenant bicycle spaces ╮┇╇╡╋┥ UNIT 20 STORE 10.67 m3 SK100 BOUNDARY 61.1



GILROY ROAD

UNIT 35

ASIX REQUIREMENTS II units must have 3 star 1.5 but <=6L/min) rated ower heads Il units must have 4 star ed toilet flushing system Il units must have 5 star ed kitchen & bath'rm taps Il units must have 5 star ed gas instantaneous hot iter system he applicant must install a t water diversion tank to all lets in the dwelling of at st 100 litres. he applicant must install a t water diversion system to showers, kitchen sinks and basins in the dwelling athrooms of Units 3, 12, 21 30 must have no **chanical ventilation** athroom of all units, except 12051 e ones stated above must ve an individual fan into ntral duct + VSD, and must ve a manual switch on/off; \setminus / ach kitchen in all units ist have an individual fan bollard 🕹 o central duct + VSD ach kitchen in all units ist have a manual switch DISABLED UNIT 37 UNIT 6 /off; SHARED ZONE CAR SPACE 16 CAR SPACE 15 ach laundry in all units ist have an individual fan o central duct + VSD Ţ 2 x tenant bicycle spaces ach laundry in all units ist have a manual switch /off; Il dwellings to have 10183 ohase AC, 3 star (new ing) to living areas. UNIT 37 STORE Il dwellings to have 9.34 m3 ificial lighting to each chen, bathroom, laundry & UNIT 10 llways CAR SPACE 20 Il units must have a gas oktop & electric oven Il units must have a well ntilated fridge space UNIT 11 CAR SPACE 21 Il units must have an door sheltered clothes 5800 ying line ommon toilets must have 4 UNIT 12 ar rated toilet flushing CAR SPACE 22 stem ommon taps must have 5 ar rated toilet flushing RL 169.43 stem UNIT 13 $\Box - \Delta$ CAR SPACE 23 he development must have central water tank-rainwater stormwater of about 5000 he central water tank must configured to collect С \$К107 0m2 of roof area of FIRE STAIR 1 ildings in the development d have irrigation RL 166.49 nnection of 250m2 of mmon landscaped area. ar park area must be ntilated by exhaust & pply air and have a carbon)noxide VSD fan. The mary type of artificial hting is fluorescent, with e clock & motion tectors. ift car No.1 must have orescent lighting and be nnected to lift call button arbage room must have ntilation exhaust only, orescent lighting with a anual on/ manual off switch Fround Floor Lobby must ve no mechanical ntilation, fluorescent hting with a manual on/ ner off switch lallways & Lobbies of the maining floors must have mechanical ventilation, orescent lighting with a

ift No.1 must have gearless ction with VVV F motor rvicing 6 levels (including sement)

anual on/ timer off switch



UNIT 7

CAR SPACE 17

12.5% Slope



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 5 star rated kitchen & bath'rm taps
All units must have 5 star rated gas instantaneous hot water system

- The applicant must install a hot water diversion tank to all toilets in the dwelling of at least 100 litres.

The applicant must install a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling
Bathrooms of Units 3, 12, 21
30 must have no mechanical ventilation

Bathroom of all units, except the ones stated above must have an individual fan into central duct + VSD, and 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 dwellings to have 1-phase AC, 3 star (new rating) to living areas.

- All dwellings to have artificial lighting to each kitchen, bathroom, laundry & hallways

- All units must have a gas cooktop & electric oven

 All units must have a well ventilated fridge space

- All units must have an indoor sheltered clothes

drying line - Common toilets must have 4 star rated toilet flushing

system - Common taps must have 5 star rated toilet flushing

system - The development must have a central water tank-rainwater

or stormwater of about 5000 litres - The central water tank must

be configured to collect 400m2 of roof area of

buildings in the development and have irrigation

connection of 250m2 of common landscaped area.

- Car park area must be ventilated by exhaust & supply air and have a carbon monoxide VSD fan. The primary type of artificial lighting is fluorescent, with time clock & motion

detectors. - Lift car No.1 must have fluorescent lighting and be connected to lift call button

- Garbage room must have ventilation exhaust only, fluorescent lighting with a manual on/ manual off switch

- Ground Floor Lobby must have no mechanical ventilation, fluorescent lighting with a manual on/ timer off switch

- Hallways & Lobbies of the remaining floors must have no mechanical ventilation, fluorescent lighting with a manual on/ timer off switch



BASIX REQUIREMENTS - All units must have 3 star

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rated toilet flushing system - All units must have 5 star rated kitchen & bath'rm taps - All units must have 5 star rated gas instantaneous hot water system

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- 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 dwellings to have 1-phase AC, 3 star (new rating) to living areas.

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- All dwellings to have artificial lighting to each kitchen, bathroom, laundry & hallways

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CAMERON PARK

FIRST FLOOR GFA = 707.16M2 CROSS VENT COMPLIANT = 7 units

BOUNDARY 61.



CAMERON PARK

BOUNDARY 61.685





BOUNDARY 61.

BOUNDARY 61.685

SECOND FLOOR GFA = 708.99M2CROSS VENT COMPLIANT = 7 units



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THIRD FLOOR GFA = 758.57M2 CROSS VENT COMPLIANT = 7 units

BOUNDARY 61.1



BOUNDARY 61.685



IRD FLOOR

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PENTHOUSE GFA = $454.89M^2$ (59.96% OF THIRD FLOOR GFA) CROSS VENT COMPLIANT = 4 units



BOUNDARY 61.685



FSR CALCULATIONS

GROUND FLOOR GFA = 758.76M2FIRST FLOOR GFA SECOND FLOOR GFA THIRD FLOOR GFA PENTHOUSE GFA = 454.83M2TOTAL SITE AREA TOTAL GFA

TOTAL FSR

= 711.59M2= 711.67M2= 758.57M2

- = 2620.50M2= 3395.42M2
- = 1.29:1

CROSS VENT CALCULATIONS

GROUND FLOOR COMPLIANT = 6 UNITS = 7 UNITS FIRST FLOOR COMPLIANT SECOND FLOOR COMPLIANT = 7 UNITS THIRD FLOOR COMPLIANT = 7 UNITS PENTHOUSE COMPLIANT = 4 UNITS

TOTAL No UNITS TOTAL UNITS COMPLIANT TOTAL %

= 40 = 31 = 77.50%

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FSR DIAGRAM- PENTHOUSE

DEEP SOIL AREA = 1356.26m2 (51.75%)

SITE AREA 2620.5 m2





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ROAD GILROY



COURTYARD ENCROACHMENT INTO STREET SETBACK 69.16m²(7.36%)





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ERRACE	UNIT 16 living/ dining area	UNIT 17 living/ dining area	TERRACE	UNIT 18 TERRACE			BOUNDARY	
URTYARD	UNIT 7 LIVING/ DINING AREA	UNIT 8 living/ dining area rl 167.70	COURTYARD					
	3300	RL 164.20	RL 164.50	2600	RL 166.45	RL 166.80 5.00 17.50 % SLOPE	RL 167.10 % SLOPE FOOTPATH	DRIVEWAY
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