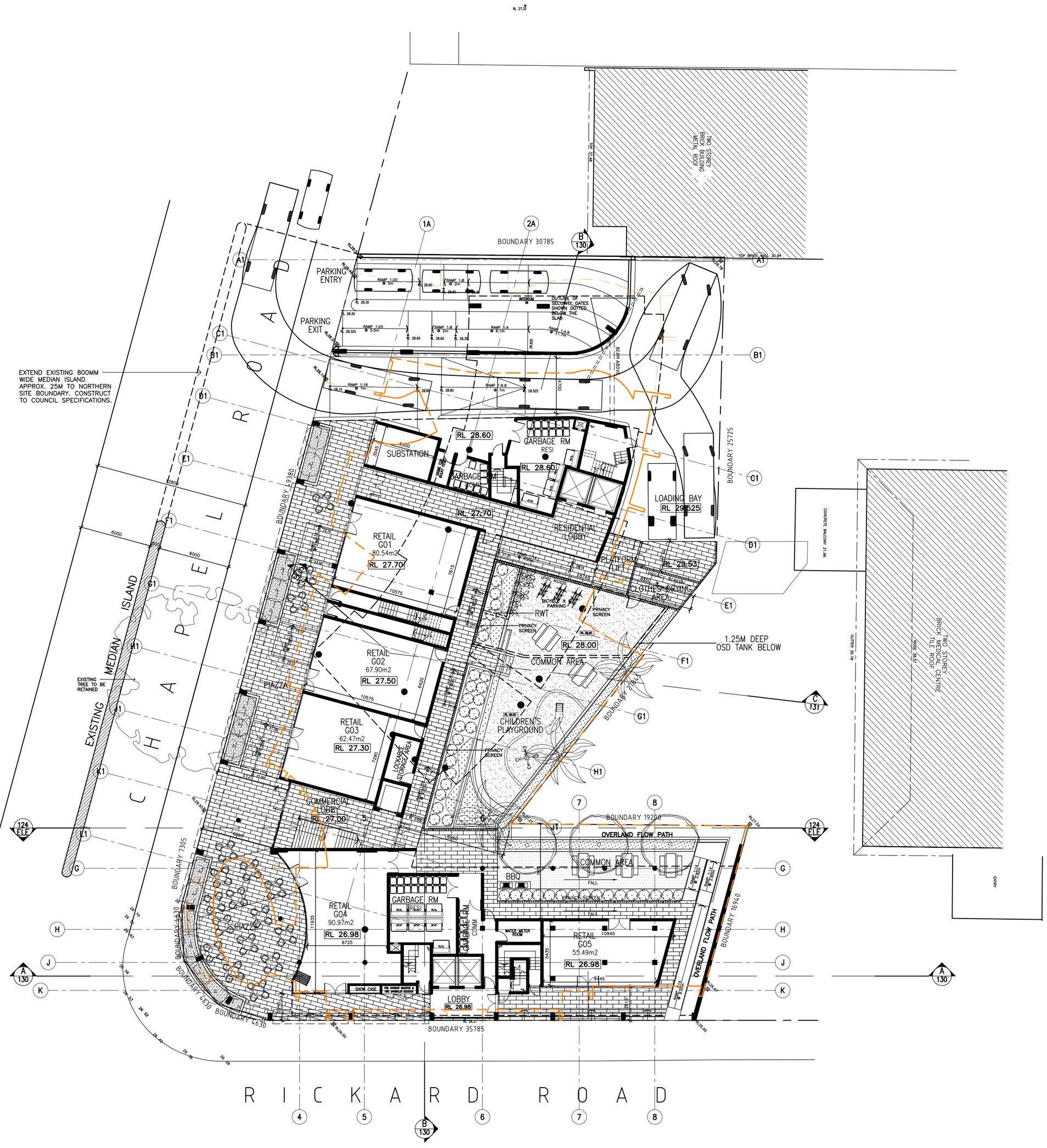

APPROVED DA
BUILDING OUTLINE

BASIX SPECIFICATION
RESIDENTIAL – BLOCK A & B

WATER

–Rainwater collection: 10,000L rainwater tank collecting from 80% of the total roof area (approximately 775.04m2).
–Water collected will be used for private & common area landscape irrigation.
–Common area must install 3–star (Water Rating) showerheads1, 3–star (Water Rating) toilets, 4–star (Water rating) taps for kitchen & bathrooms.
–Dwellings must install 3–star (Water Rating) showerheads2, 4–star (Water Rating) toilets, 4–star (Water rating) taps for kitchen & bathrooms.
–Dwellings must install 3–star (Water Rating) Dishwasher.

ENERGY

–Hot Water System (HWS): Individual 3–star Gas Instantaneous to all dwellings.
–Gearless traction with VVF motor for all lifts systems servicing 11 levels.
–Ventilation or common areas: Carpark: Ventilation (supply & exhaust) with a CO monoxide monitor & VSD fan
Switch Room: Continuous ventilation (exhaust only)
Garbage Rooms: Continuous ventilation (exhaust only)
Plant/Service Rooms: Continuous ventilation (exhaust only)
Ground floor lobbies: No mechanical ventilation
Hallways & lobbies: Ventilation (supply & exhaust) with time clock
Ventilation for dwellings: Kitchen Exhaust: Individual fan, not ducted, with manual on/off switch.
Bathroom & Laundry Exhaust: Individual fan, ducted to roof or façade, interlocked to light.
–Heating & Cooling system to both living areas and bedrooms: 2.5–star (New Rating) Heating & 2.5–star (New Rating) Cooling 1–phase air–conditioner.
–Common area Lighting: Carpark: Fluorescent lighting with time clocks
Lift Cars: Fluorescent lighting connected to lift call button
Garbage Rooms: Compact Fluorescent lighting with manual on/off switch
Plant/Service Room: Compact Fluorescent lighting with manual on/off switch
Ground Floor Lobbies: Compact Fluorescent lighting with time clocks
Hallways & lobbies: Compact Fluorescent lighting with time clocks
At least 80% of light fittings (including the main light fitting) in all kitchens, bathrooms, laundries, hallways, bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings.
–All dwellings must install: Gas cooktop and electric oven. Well–ventilated fridge space.

THERMAL COMFORT

Please refer to the VIPAC report:
20C–10–0097–TRP–461661–2 – BASIX

Rev.	Description	By	Date
D	REVISED FOR RE–SUBMISSION – GFA, LAYOUT REVISED	JL	12–11–10
E	REVISED DA	BN	10–06–11
F	REVISED DA – RESPONSE TO COUNCIL COMMENTS	BN	19–08–11
	DATED 08/08/11		
G	REVISED TO RTA COMMENTS	BN	26–08–11
H	REVISED DA – PLATFORM LIFT RELOCATED & STAIRS REMOVED	BN	02–09–11
J	DOOR ADDED TO BLOCK B LOBBY	BN	17–10–11

Disclaimer

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Notes

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BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS

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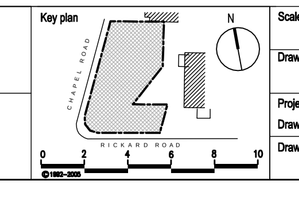
Project
CHAPEL ROAD APARTMENTS

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

Key plan



Scale 1:200 @ A1 **Date** AUGUST 20

Drawing title
GROUND FLOOR PLAN

Project no. 793 **Drawing no.** DA110 **Rev** J

Drawn

Drawing status
FOR DA SUBMISSION