

DEVELOPMENT APPLICATION

6-10 CARLINGFORD ROAD AND 1,1B,3,3B,5 &5A CLIFF ROAD, EPPING



September 2015-BASIX Certificate Number: 610321M_02 Wood & Grieve Engineers, Ph: (02) 8434 7000 sydney@wge.com.au http://wge.com.au				
BASIX Compliant Design Specification Design Specification				
External Walls: A minimum of R2.5 insulation added to Concrete External Walls to give a total R-Value of R2.8.				
Walls to internal Corridor: A minimum of R1.5 insulation added to partition walls between apartments and internal non-conditioned zones (total R-Value of 1.8).				
Internal Walls to Adjoining Apartment: As the adjoining apartment is considered a conditioned space there is no thermal insulation requirement for this wall. Therefore the insulation to this wall shall be as per acoustic requirements.				
Ceilings: We have assumed ceiling heights as indicated on the architectural drawings received.				
Roof Type: A minimum of R3.0 insulation to be added to all apartments below concrete roof or where there is an exposed concrete terrace/balcony area above (total R-value R3.2).				
Suspended Floor Slabs: Add R1.0 insulation to underside of the ground level suspended slab only i.e. floor between conditioned spaces and non-conditioned (i.e. Balcony zones) below.				
Windows Fixed Glazing and Operable Windows: The majority of fixed glazing and operable windows have been assumed to be equivalent to a single glazed unit with standard aluminium frames with a thermal performance General Glazing Specification (6mm Clear Glass): U-Value of 6.45 W/m2.K and an SHGC of 0.73 Apartment 410 will require the following glazing specification (Low-E, 6mm clear): U-value of 4.77 W/m2.K and an SHGC of 0.59 All windows above have been specified with weather-strips to prevent air infiltration when closed. This is standard compliance with AS2047. Note: The thermal performance values for all windows detailed above are for glass and framing system combined.				
Floor Coverings Carpet to all bedrooms Timber Flooring to the living spaces/kitchen; and Ceramic tiles to the bathrooms/wet areas.				
Air Leakage Kitchen Exhaust will be via a ducted rangehood to the external facade. All bathrooms and ensuite exhaust to be via a ducted exhaust fan to external facade. Back-draft dampers must be installed to prevent air infiltration.				
Alternative Water Supply Rainwater tanks: A rainwater harvesting tank with minimum capacity of 20,000L is required in order to satisfy the project potable water demand reduction target. Rainwater collection shall be used for landscape irrigation supply only. Only nontrafficable roof areas have been designed as collection zones for the RWT. For stormwater requirements, please refer Civil engineer detail.				
Hot Water System A centralised Gas hot water system (gas-fired boiler) has been specified within the BASIX Certificate. Domestic Hot Water pipework is required to have R0.60 insulation as per NCC requirements.				
Fire sprinkler system Fire sprinkler system in car parking areas. Fire sprinkler test water to be contained in a closed system.				
Mechanical Ventilation Systems: Common Areas: Car park – Mechanical Supply & Exhaust with carbon monoxide monitor + VSD fan Garbage Rooms – Ventilation Exhaust Only Residential Corridors – Ventilation Supply Only (time clock or BMS) Fire Stairs – No mechanical ventilation Plant/Services Rooms – Ventilation Supply Only (thermostatically controlled) Dwelling Air-Conditioning Systems: Reverse cycle air-conditioning (Single Phase) to all dwellings. Additional supply to bedroom zones for all 3+ bedroom dwellings. Minimum EER ratings (both system types) – Cooling 3.0-3.5, Heating 3.0-3.5				
Lighting: Common Areas: Compact Fluorescent or LED lighting with time clock and/or motion sensor control. Dwellings: Dedicated Fluorescent or LED Lamps.				
Appliance Specifications: The following minimum energy performance specifications have been included within the BASIX assessment: Energy Star Ratings: Gas cooktop and electric ovens to all dwellings. Dishwasher – Min. 2.5 Star Energy Rating Specified. Clothes Dryer – Not Specified. Clothes Washer – Not Specified. Refrigerator- Not Specified. Water WELS ratings: Dishwasher – Min. 2 Star WELS rating Compliance Note: A reduction in the quality of any of these appliances will affect the energy aspect of the BASIX rating. Client to confirm which appliances are to be included within base-building design.				
Fixtures & Fittings: We note that fixtures with the following WELS ratings have been included in the BASIX Assessment: Common Areas (as applicable) & all dwellings: 3 Star WELS rated Showerheads (>6.0 but<= 7.5 l/min) 4 Star WELS Toilets 5 Star WELS Kitchen taps 5 Star WELS Bathroom taps We note a reduction in the quality of these appliances will affect the water aspect of the BASIX rating.				
BASIX Certification Detail Project Summary Project Name: Carlingford Road, Epping NSW Street Address: 6, 8, 10 Carlingford Rd & 1, 1B, 3, 3A, 5 & 5A Cliff Road Local Government Area: Hornsby Shire Council Plan Type / Number: Deposited 12051 Lot No#: 17 Section No#: - No. of Residential Buildings: 2 No. of units in Residential Flat Buildings: 130 No. of multi-dwelling houses: 0 No. of single dwelling houses: 0 BASIX Certificate No#: 610321M_03				
Project Score Water: 40% Thermal Comfort: Pass Energy: 20%				

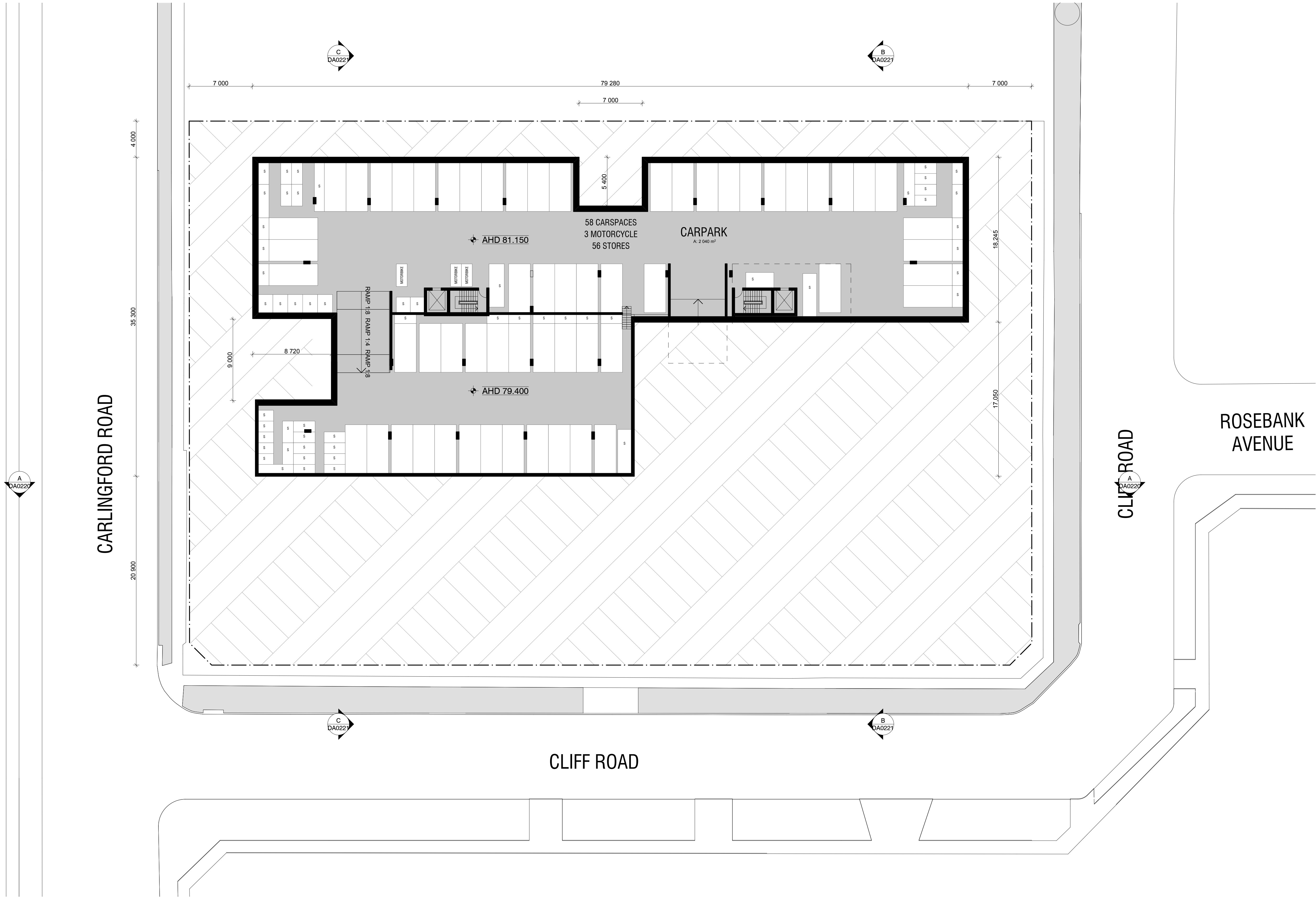
DATE	REVISION	BY	CHK	NO.
13.05.15	ISSUED FOR DEVELOPMENT APPLICATION	PDS	AJ	01
01.07.15	SITE AREA AMENDED	PDS	AJ	02
18.09.15	REVISED DA PLANS	AB	PDS	03

DATE	REVISION	BY	CHK	NO.

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PROJECT CARLINGFORD ROAD 6, 8, 10 CARLINGFORD ROAD 3, 3A, 1 & 1B, 5 & 5A CLIFF ROAD EPPING		DRAWING TITLE COVER SHEET	
SCALE 1:1 @ A1		JOB NO. 20022	
DATE 22/04/2015		DRAWING NO. DA0001	
DRAWN AJ, PDS		REVISION 03	
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18.09.15	REVISED DA PLANS	AB	AJ	02

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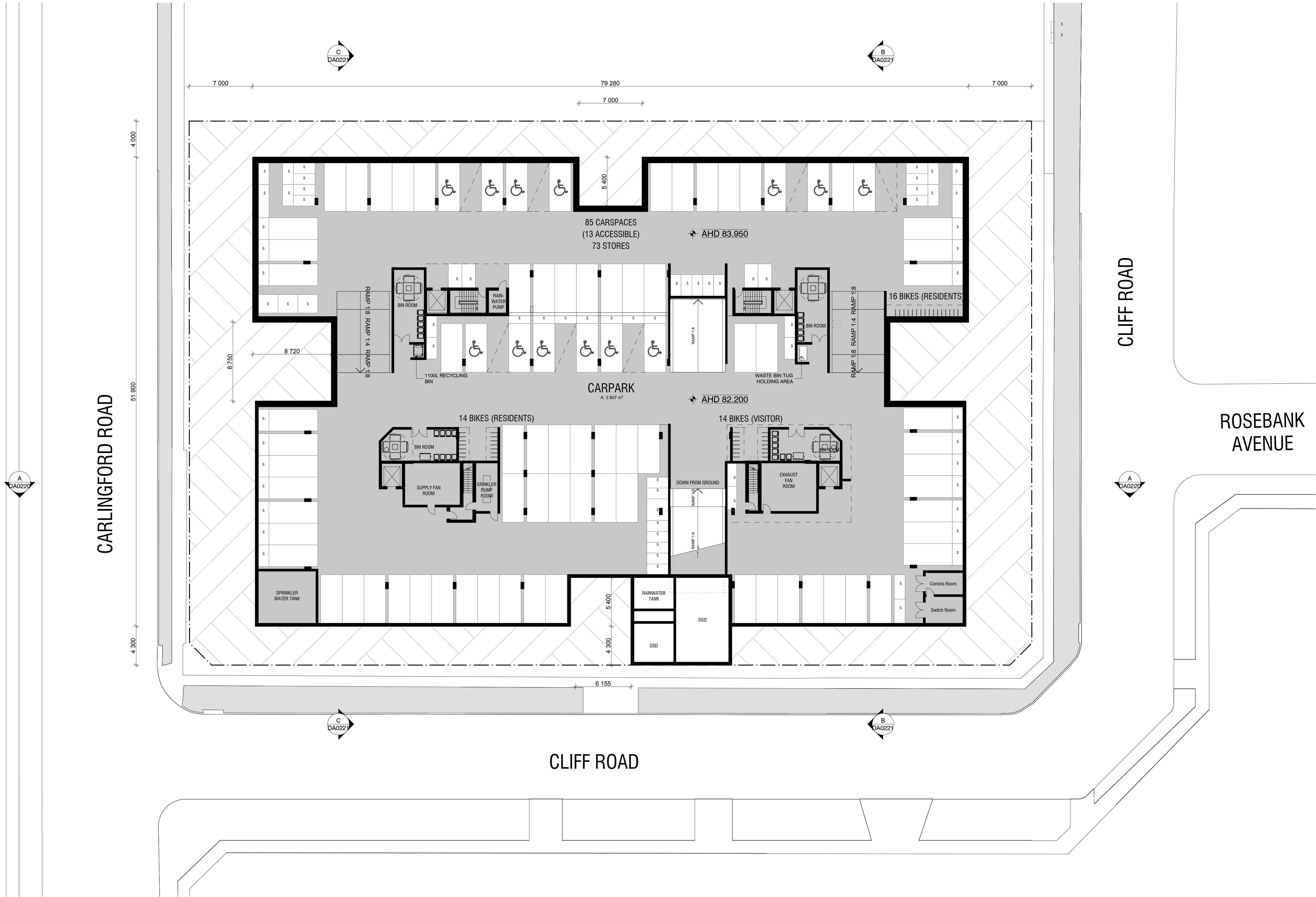
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PROJECT
CARLINGFORD
ROAD
6, 8, 10 CARLINGFORD ROAD
3, 3A, 1 & 1B, 5 & 5A CLIFF ROAD
EPPING

DRAWING TITLE:
BASEMENT 02

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SCALE 1:200 @ A1		
DATE 22/04/2015	PLOT DATE 23/09/2015	
DRAWN AJ, PDS	CHECKED AJ	
JOB NO. 20022	DRAWING NO. DA0098	REVISION 02



DATE	REVISION	BY	CHK	NO.
11.05.15	ISSUED FOR DEVELOPMENT APPLICATION	PDS	AJ	01
18.09.15	REVISED DA PLANS	AB	AJ	02

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JOB NO. 20022	DRAWING NO. DA0099	REVISION 02

CARLINGFORD ROAD

CLIFF ROAD

ROSEBANK AVENUE

CLIFF ROAD

DATE	REVISION	BY	CHK	NO.
11.05.15	ISSUED FOR DEVELOPMENT APPLICATION	PDS	AJ	01
14.07.15	UPDATED WITH APARTMENT NUMBERS SHOWN	PDS	AJ	02
18.09.15	REVISED DA PLANS	AB	AJ	03

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JOB NO. 20022	DRAWING NO. DA0100	REVISION 03



DATE	REVISION	BY	CHK	NO.
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JOB NO. 20022	DRAWING NO. DA0101	REVISION 02

CARLINGFORD ROAD

CLIFF ROAD

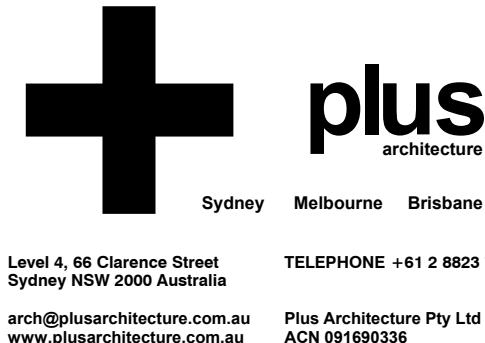
ROSEBANK AVENUE

CLIFF ROAD

DATE	REVISION	BY	CHK	NO.
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JOB NO. 20022	DRAWING NO. DA0102	REVISION 02



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PROJECT
CARLINGFORD ROAD
6, 8, 10 CARLINGFORD ROAD
3, 3A, 1 & 1B, 5 & 5A CLIFF ROAD
EPPING

DRAWING TITLE
LEVEL 03

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JOB NO. 20022	DRAWING NO. DA0103	REVISION 02



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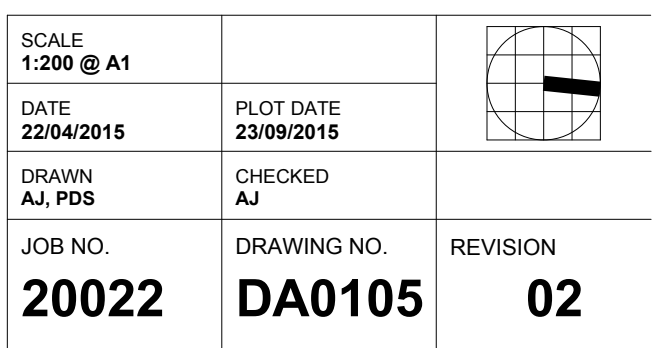
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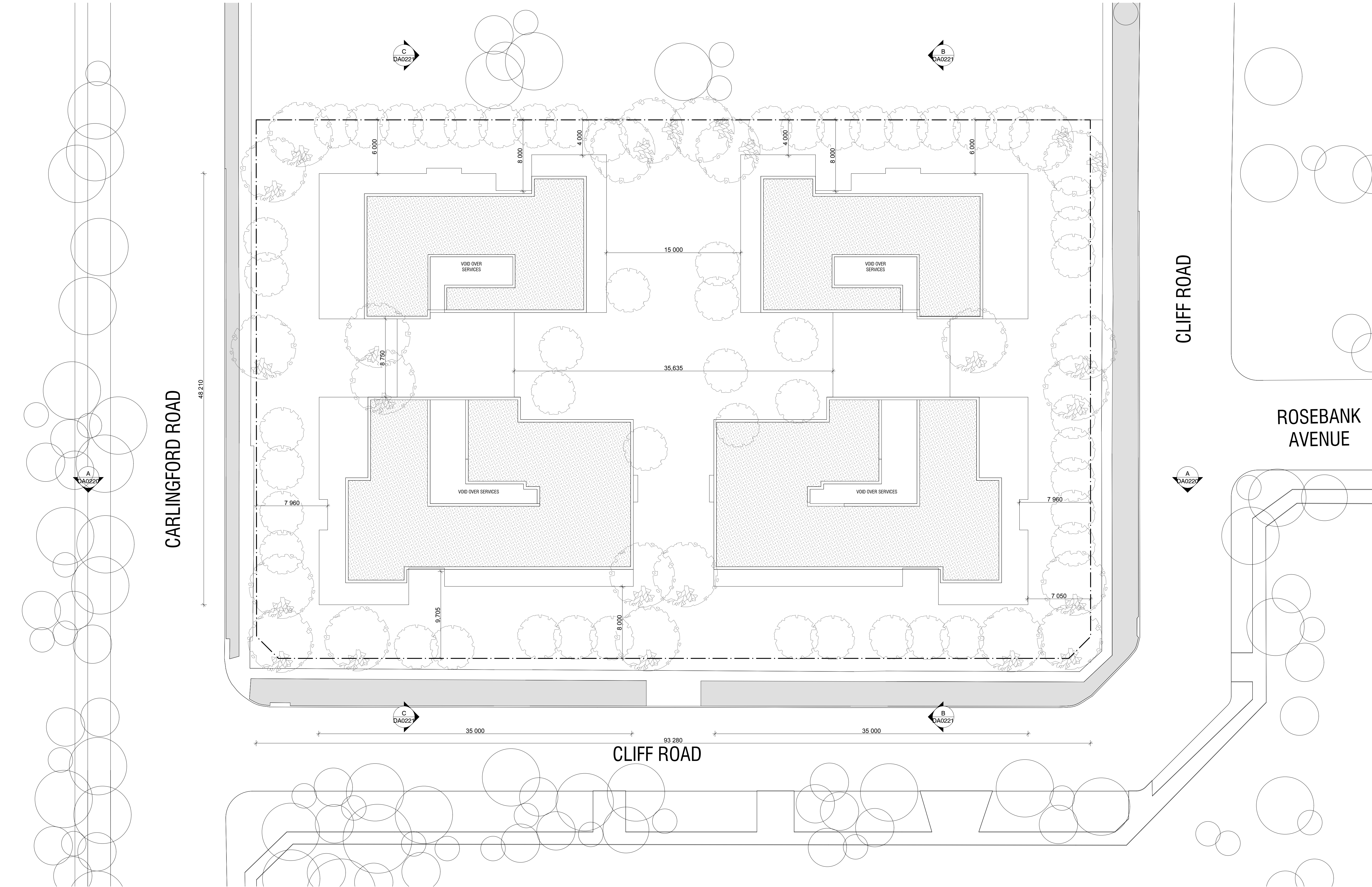
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PROJECT CARLINGFORD ROAD 6, 8, 10 CARLINGFORD ROAD 3, 3A, 1 & 1B, 5 & 5A CLIFF ROAD EPPING	DRAWING TITLE LEVEL 04	SCALE 1:200 @ A1	DATE 22/04/2015	PLOT DATE 23/09/2015	DRAWN AJ, PDS	CHECKED AJ	JOB NO. 20022	DRAWING NO. DA0104	REVISION 02
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DEVELOPMENTS



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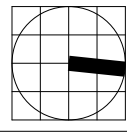
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PROJECT
CARLINGFORD ROAD
6, 8, 10 CARLINGFORD ROAD
3, 3A, 1 & 1B, 5 & 5A CLIFF ROAD
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ROOF PLAN

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