

678-682 KINGSWAY
MIRANDA
RESIDENTIAL DEVELOPMENT

DEVELOPMENT APPLICATION

SUBMISSION TO COUNCIL
FEBRUARY 2019

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 23476
Turner and Black Nicholas Turner 6885, ABN 58 584 094 871

CLIENT



MURDOCH PROJECTS PTY LTD
5 MADDENS LANE,
COLDSTREAM VIC 3770



ALTIS PROPERTY PARTNERS
60 CASTLEREAGH STREET,
SYDNEY NSW 2000

Rev	Date	Approved by	Revision Notes
A	15.11.18	JMC	Issued for DA Submission
B	01.02.19	JMC	Issued for DA Submission Additional Information
C	06.02.19	JMC	Issue for Consultant Coordination
D	08.02.19	JMC	Issue for Modified DA Submission

Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
GENERAL
Title Sheet & Drawing List

Scale	Project No.	Drawn by	North
N/A	18018	TURNER	
Status	Dwg No.	Rev	
Development Application	DA-001-001	D	

TURNER

Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0068
turnerandblack.com.au



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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Turner and Macdonald Architects 1995, ABN 95 394 394 811

CLIENT

MURDOCH
PROJECTS

MURDOCH PROJECTS PTY LTD
5 MADDENS LANE,
COLDSTREAM VIC 3770

ALTIS
PROPERTY PARTNERS

ALTIS PROPERTY PARTNERS
60 CASTLEREAGH STREET,
SYDNEY NSW 2000

Rev	Date	Approved by	Revision Notes
A	15.11.18	JMC	Issued for DA Submission
B	08.02.19	JMC	Issue for Modified DA Submission

Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
Site
Context Plan

Scale 1:2000 @A1, 50%@A3	Project No. 18018	Drawn by TURNER	North ↑
Status Development Application	Dwg No. DA-100-010	Rev B	

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA

T +61 2 8568 0000
F +61 2 8568 0088
turner@turner.com.au



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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Turner and Black Nicholas Turner 6055, ABN 56 594 094 871

CLIENT

MURDOCH
PROJECTS

MURDOCH PROJECTS PTY LTD
5 MADDENS LANE,
COLDSTREAM VIC 3770

ALTIS
PROPERTY PARTNERS

ALTIS PROPERTY PARTNERS
60 CASTLEREAGH STREET,
SYDNEY NSW 2000

Rev	Date	Approved by	Revision Notes
A	05.07.18	JMC	Issued for Information
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C	06.02.19	JMC	Issue for Consultant Coordination
D	08.02.19	JMC	Issue for Modified DA Submission

Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
Site Plan

Scale
1:200 @A1, 50% @A3
Status
Development Application

Project No.
18018
Dwg No.
DA-100-020

Drawn by
TURNER
Rev
D

North
↑

TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA

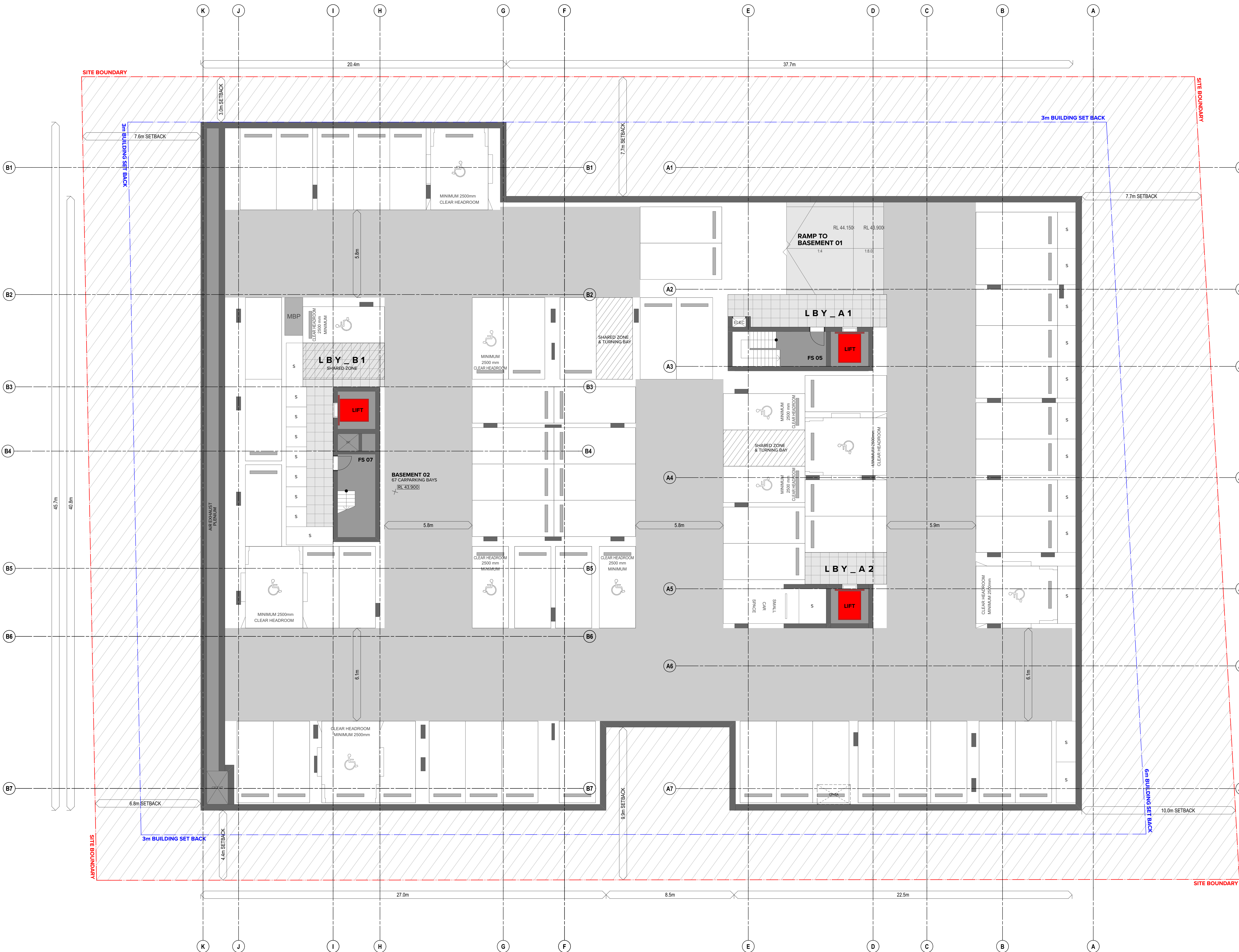
T +61 2 8568 0000
F +61 2 8568 0088
turner@turner.com.au

BASIX Compliant Design Specification

Design Specification - BASIX
External Walls: A minimum of R2.5 insulation added to Concrete Block Walls to give a Total R Value of R2.5. Walls to Internal Corridor or Non-Conditioned Space: A minimum of R2.5 insulation added to partition walls between apartments and corridors (or other non-conditioned internal space) to give a total R Value of R2.5. 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 standard requirements. Ceilings: No heat applied floor to ceiling heights as indicated on the architectural drawings required. Roof Type: A minimum of R3.0 insulation to be added to all apartments below roof or where there is an exposed concrete terrace/floor area above (Total R value R3.0). Suspended Floor Slabs: Add R2.5 insulation to underside of suspended concrete slabs for included floor levels between conditioned and internal non-conditioned spaces (i.e. non-conditioned lobby/kitchen below). Add R2.5 insulation to the underside of exposed suspended concrete slabs (i.e. non-enclosed external zones or carports below). Floor Coverings: The following design specifications have been included within the BASIX Assessment: - Carpet to all bedrooms - This to the living spaces and - Ceramic tiles to the bathroom/wet areas. Windows and Glazed Doors (Fixed and/or Operable): Three glazing options have been used by this development. The three typologies are: - U-Value of 0.23 W/m2.K and an SHGC of 0.70 (Single Glazed Clear) - U-Value of 0.59 W/m2.K and an SHGC of 0.62 (Single Glazed Low E, Clear) - U-Value of 0.59 W/m2.K and an SHGC of 0.53 (Single Glazed Low E, Tinted) Refer to Appendix 6 for a list of which apartments require which glazing specification. All windows have been specified with weather-strips to prevent air infiltration when closed. This is a standard compliance with AS2047. Note: The thermal performance values for all windows detailed above are for glass and framing systems combined.
Design Specification - WATER
Alternative Water Supply: No alternative water is required within the BASIX Certificate. Note: The inclusion of a rainwater tank for any water reuse will increase BASIX water score. For stormwater requirements, please refer to the Civil Engineer's detailed specifications. Note, the system test water is also to be inclusive of a closed loop system, using rain tank to take into account the requirements of this design provision also. Fixtures & Fittings: We use the fixtures with the following WELS ratings have been included in the BASIX Assessment, in accordance with the F1&2 Schedule, and architectural design. These outline the minimum requirements to be installed in the design. At all fittings: 5 Star WELS minimum rated Showerheads (<= 7.5 litres) 5 Star WELS minimum rated Toilets 5 Star WELS minimum rated Kitchen taps 5 Star WELS minimum rated Bathroom taps 5 Star WELS minimum rated Bathrooms Note: A reduction in the quality of these appliances will affect the water aspect of the BASIX rating.
Design Specification - ENERGY
Alternative Energy Supply: A minimum 15 kW Photovoltaic System (PV) has been specified within the BASIX Certificate. The solar rooves development is intended to exceed this performance. Air Leakage: Kitchen, bathroom and laundry exhaust will be ducted to the external facade or roof. Back-draft dampers must be installed to prevent air infiltration. Hot Water System: Individual hot water systems (electric heat pump – air sourced min. 26 STC) have been specified within the BASIX Certificate. It should be noted that a less efficient hot water system will affect the rating of the BASIX Energy Target. Mechanical Ventilation Systems: Common Areas: - Car park – Mechanical exhaust with carbon monoxide monitor + VSD fan - Garage Room – Ventilation exhaust only - Plant/Service Room – Ventilation supply (balustraded) - Corridors & fire stairs – No mechanical ventilation Heating Air Conditioning Systems: Reserve cold air conditioning (Single Phase) for all dwellings (living & bedroom zones). Minimum EER ratings – Cooling 3.0/3.5, heating 3.0/3.5 Air conditioning on night stand. Lighting: Common Areas: - Car park: LED with time clock and motion sensor control. - Lifts: LED connected to lift call buttons. - Garage rooms, service rooms, storage: LED with motion sensor control. - Fire stairs & residential corridors: LED with motion sensor control. Dwellings: Dedicated fluorescent or LED lamps. Appliance Specifications: The following minimum energy performance specifications have been included within the BASIX assessment, in accordance to the fixtures, fittings & equipment schedule: - Induction cooking & electric oven (all dwellings) - Dishwasher – 3.5 Star minimum Energy rating - Clothes Dryer – 2.5 Star minimum Energy rating - Clothes Washer – not specified - Refrigerator – not specified 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.

LEGEND

AC	Air Conditioning
B	Bedroom
B1,2	Bedroom 1, Bedroom 2, etc.
BKP	Bicycle Parking
BY	Balcony
CY	Courtyard
CWB	Car Wash Bay
ELEC	Electrical Services
EN	Ensuite
FCR	Fire Control Room
FRL	Finished Floor Level
FS_01,02	Fire Stair No.1, 2, etc.
GBC	Garbage Chute
GBR	Garbage Room
GHR	Garbage Holding Room
H	Hydraulic Services
K	Kitchen
L_01,02	Lift No.1, 2, etc.
L	Living
MECH	Mechanical Services
MBP	Motor Bike Parking
MBX	Mail Box Assembly
MSB	Main Switch Board Service
OSD	On Site Detention Tank
P	Pantry
PLD	Panel Lift Door
R	Ridge
RWT	Rainwater Tank
S	Storage
SP	Star Pressurisation
UT	Utility Space
WC_A	WC - Accessible



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CLIENT

MURDOCH PROJECTS

MURDOCH PROJECTS PTY LTD
5 MADDENS LANE,
COLDSTREAM VIC 3770

ALTIS
PROPERTY PARTNERS

ALTIS PROPERTY PARTNERS
60 CASTLEREAGH STREET,
SYDNEY NSW 2000

Rev	Date	Approved by	Revision Notes
A	05.07.18	JAC	Issued for Information
B	01.17.18	JAC	Issued for DA Submission
C	01.02.19	JAC	Preliminary Response to DA Assessment
D	06.02.19	JAC	Issue for Consultant Coordination
E	06.02.19	JAC	Issue for Modified DA Submission

Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
GA Plans
Basement 02

Scale	Project No.	Drawn by	North
1:100 @ B1	18018	TURNER	→
Development Application	Dwg No.	Rev	
	DA-110-006	E	

TURNER

Level 7 One Colston Street
Sydney NSW 2015
AUSTRALIA
T +61 2 9688 0000
F +61 2 9688 0044
turnerads.com.au

BASIX Compliant Design Specification

Design Specification - BASIX
External Walls: A minimum of R2.5 insulation added to Concrete Block Walls to give a Total R Value of R2.5. Walls to Internal Gardens or Non-Conditioned Zones: A minimum of R1.5 insulation added to partition walls between apartments and corridors (or other non-conditioned internal space) to give a Total R Value of R2.5. 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 must be as per standard requirements. Ceilings: No non-applied floor to ceiling heights as indicated on the architectural drawings required. Roof Type: A minimum of R3.0 insulation to be added to all apartments below roof or where there is an exposed concrete terrace/floor area above (Total R value R3.0). Suspended Floor Slabs: Add R1.2 insulation to underside of suspended concrete slabs for enclosed floor levels between conditioned and internal non-conditioned spaces (i.e. non-conditioned lobby/koroom below). Add R1.2 insulation to the underside of exposed suspended concrete slabs (i.e. non-enclosed external zones or carports below). Floor Coverings: The following design specifications have been included within the BASIX Assessment: - Carpet to all bedrooms - This to the living spaces and - Concrete tiles to the bathroom/bath areas. Windows and Glazed Doors (Fixed and/or Operable): Three glazing options have been used by this development. The three typologies are: - U-Value of 0.23 W/m2.K and an SHGC of 0.70 (Single Glazed Clear) - U-Value of 0.59 W/m2.K and an SHGC of 0.62 (Single Glazed Low E, Clear) - U-Value of 0.59 W/m2.K and an SHGC of 0.53 (Single Glazed Low E, Tinted) Refer to Appendix 6 for a list of which apartments require which glazing specification. All windows have been specified with weather-strips to prevent air infiltration when closed. This is a standard compliance with AS2047. Note: The thermal performance values for all windows detailed above are for glass and framing system combined.
Design Specification - WATER
Alternative Water Supply: No alternative water is required within the BASIX Certificate. Note: The inclusion of a rainwater tank for any water reuse will increase BASIX water score. For stormwater requirements, please refer to the Civil Engineer's detailed specifications. Note: The system test water is also to be inclusive of a closed loop system, using a tank to take into account the requirements of this design provision (B6).
Fixtures & Fittings: We use the fixtures with the following WELS ratings have been included in the BASIX Assessment, in accordance with the F&B Schedule, and architectural design. These outline the minimum requirements to be installed in the design. At all dwellings: 5 Star WELS minimum rated Showerheads (<= 7.5 litres) 4 Star WELS minimum rated Toilets 5 Star WELS minimum rated Kitchen taps 5 Star WELS minimum rated Bathroom taps 5 Star WELS minimum rated Dishwashers We note a reduction in the quality of these appliances will affect the water aspect of the BASIX rating.
Design Specification - ENERGY
Alternative Energy Supply: A minimum 15 kW Photovoltaic System (PV) has been specified within the BASIX Certificate. The system notes the development is intended to exceed this performance. Air Leakage: Kitchen, bathroom and laundry exhaust will be ducted to the external facade or roof. Back-draft dampers must be installed to prevent air infiltration. Hot Water System: Individual hot water systems (electric heat pump – air sourced min. 26 STC) have been specified within the BASIX Certificate. It should be noted that a less efficient hot water system will affect the rating of the BASIX Energy Target. Mechanical Ventilation Systems: Common Areas: Car park – Mechanical exhaust with carbon monoxide monitor + VSD fan Garage Room – Ventilation exhaust only Plant/Service Room – Ventilation supply (balconies) Corridors & Fire Stairs – No mechanical ventilation Heating Air Conditioning Systems: Residential air conditioning (Single Phase) for all dwellings (living & bedroom zones). Minimum EER ratings – Cooling 3.0/3.5, heating 3.0/3.5 Air conditioning on night stand Lighting: Common Areas: Car park: LED with time clock and motion sensor control. Lifts: LED connected to lift call buttons. Garage rooms, service rooms, storage: LED with motion sensor control. Fire stairs & residential corridors: LED with motion sensor control. Dwellings: Dedicated fluorescent or LED lamps. Appliance Specifications: The following minimum energy performance specifications have been included within the BASIX assessment, in accordance to the fixtures, fittings & equipment schedule: - Refrigeration cooling & electric cookers (all dwellings) - Dishwasher – 3.5 Star minimum Energy rating - Clothes Dryer – 2.5 Star minimum Energy rating - Clothes Washer – not specified - Refrigerator – not specified

LEGEND

AC	Air Conditioning
B	Bathroom
B1,2	Bedroom 1, Bedroom 2, etc.
BKP	Bicycle Parking
BY	Balcony
CY	Courtyard
CWB	Car Wash Bay
ELEC	Electrical Services
EN	Ensuite
FCR	Fire Control Room
FRL	Finished Floor Level
FS_01,02	Fire Stair No.1, 2, etc.
GBC	Garbage Chute
GBR	Garbage Room
GHR	Garbage Holding Room
H	Hydraulic Services
K	Kitchen
L_01,02	Lift No.1, 2, etc.
L	Living
MECH	Mechanical Services
MBP	Motor Bike Parking
MBX	Mail Box Assembly
MSB	Main Switch Board Service
OSD	On Site Detention Tank
P	Pantry
PLD	Panel Lift Door
R	Ridge
RWT	Rainwater Tank
S	Storage
SP	Star Pressurisation
UT	Utility Space
WC_A	WC - Accessible

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CLIENT

MURDOCH
PROJECTS

MURDOCH PROJECTS PTY LTD
5 MADDENS LANE,
COLDSTREAM VIC 3770

ALTIS
PROPERTY PARTNERS

ALTIS PROPERTY PARTNERS
60 CASTLEREAGH STREET,
SYDNEY NSW 2000

Rev	Date	Approved by	Revision Notes
A	05.07.18	JAC	Issued for Information
B	05.17.18	JAC	Issued for DA Submission
C	01.02.19	JAC	Preliminary Response to DA Assessment
D	06.02.19	JAC	Issue for Consultant Coordination
E	06.02.19	JAC	Issue for Modified DA Submission

Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
GA Plans
Basement 01

Scale 1:100 @ B1	Project No. 18018	Drawn by TURNER	North →
Development Application	Dwg No. DA-110-007	Rev E	

TURNER

Level 7 ONE Colston Street
Sydney NSW 2015
AUSTRALIA
T +61 2 9688 0000
F +61 2 9688 0044
turnerads.com.au



6.6
NATIONWIDE
HOUSE
www.nathans.gov.au

Certificate Number: WAFXB84C55
Assessor Name: GUYL BATES
Accreditation number: WCD04NPH1751
Certificate date: 16 Jul 2018
Dwelling address: 678-682 Kingsway,
Miranda NSW 2228
www.nathans.gov.au

QR Code

BASIX Compliant Design Specification

Design Specification - BASIX

External Walls:
A minimum of R2.5 insulation added to Concrete Block Walls to give a Total R Value of R2.5.
Walk to Internal Gardens or Non-Conditioned Space:
A minimum of R2.5 insulation added to partition walls between apartments and corridors (or other non-conditioned internal space) to give a Total R Value of R2.5.
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 standard requirements.
Ceilings:
No non-applied floor to ceiling heights as indicated on the architectural drawings required.
Roof Type:
A minimum of R3.0 insulation to be added to all apartments below roof or where there is an exposed concrete terrace/floor area above (Total R value R3.0).
Suspended Floor Slabs:
All R2.5 insulation to underside of suspended concrete slabs for included floor levels between conditioned and internal non-conditioned spaces (i.e. non-conditioned lobby/koroom below).
Apply R2.5 insulation to the underside of exposed suspended concrete slabs (i.e. non-enclosed external decks or carports below).
Floor Coverings:
The following design specifications have been included within the BASIX Assessment:
• Carpet to all bedrooms
• Tiles to the living spaces and
• Concrete tiles to the bathrooms/koroom areas.
Windows and Glazed Doors (Fixed and/or Operable):
Three glazing options have been used by this development. The three typologies are:
• U-Value of 0.23 W/m2.K and an SHGC of 0.30 (Single Glazed Clear)
• U-Value of 0.19 W/m2.K and an SHGC of 0.47 (Single Glazed Low E Clear)
• U-Value of 0.19 W/m2.K and an SHGC of 0.33 (Single Glazed Low E Tinted)
Refer to Appendix 6 for a list of which apartments require which glazing specification.
All windows have been specified with weather-strips to prevent air infiltration when closed. This is a standard compliance with AS5042.
Note: The thermal performance values for all windows detailed above are for glass and framing system combined.

Design Specification - WATER

Alternative Water Supply:
No alternative water is required within the BASIX Certificate.
Note: The inclusion of a rainwater tank for any water reuse will increase BASIX water score.
For stormwater requirements, please refer to the Civil Engineer's detailed specifications. Note: The system water to be also to be inclusive of a closed loop system, using of tanks to take into account the requirements of this design provision 400.
Fixtures & Fittings:
We use and frame with the following WELS ratings have been included in the BASIX Assessment, in accordance with the F&B Schedule, and architectural design. These outline the minimum requirements to be installed in the design.
At all outlets:
• 3 Star WELS minimum rated Showerheads (>= 7.5 litres)
• 3 Star WELS minimum rated Toilets
• 3 Star WELS minimum rated Kitchen taps
• 3 Star WELS minimum rated Bathroom taps
• 3 Star WELS minimum rated Dishwashers
We note a reduction in the quality of these appliances will affect the water aspect of the BASIX rating.

Design Specification - ENERGY

Alternative Energy Supply:
A minimum 15 kW Photovoltaic System (PV) has been specified within the BASIX Certificate. The system notes the development is intended to exceed this performance.
Air Leakage:
Kitchens, bathroom and laundry exhaust will be ducted to the external facade or roof.
Back-draft dampers must be installed to prevent air infiltration.
Hot Water System:
Individual hot water systems (electric heat pump - or sourced mix. 26 STCs) have been specified within the BASIX Certificate.
It should be noted that a less efficient hot water system will affect the rating of the BASIX Energy Target.
Mechanical Ventilation Systems:
Common Areas:
Car park - Mechanical exhaust with carbon monoxide monitor + VSD fan
Garage Room - Ventilation exhaust only
Plant/Service Room - Ventilation supply (balustraded)
Corridors & Fire Stairs - No mechanical ventilation
Residential Air Conditioning Systems:
Residential air conditioning (Single Phase) for all dwellings (living & bedroom zones).
Minimum EER ratings - Cooling 3.0 & 3.5, Heating 3.0 & 3.5
Air conditioning on night stand
Lighting:
Common Areas:
Car park - LED with time clock and motion sensor control.
Lifts - LED connected to lift call buttons.
Garage rooms, service rooms, storage - LED with motion sensor control.
Fire stairs & residential corridors - LED with motion sensor control.
Dwellings:
Dedicated fluorescent or LED lamps.
Appliance Specifications:
The following minimum energy performance specifications have been included within the BASIX assessment, in accordance to the Fixtures, Fittings & Equipment Schedule:
• Induction cooking & electric oven (all dwellings)
• Dishwasher - 3.5 Star minimum Energy rating
• Clothes Dryer - 2.5 Star minimum Energy rating
• Clothes Washer - not specified
• Refrigerator - not specified
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.

LEGEND

AC	Air Conditioning
B	Bathroom
B1,2	Bedroom 1, Bedroom 2, etc.
BKP	Bicycle Parking
BY	Bolton
CY	Courtyard
CWB	Car Wash Bay
EC	Electrical Services
EN	Ensuite
FCR	Fire Control Room
FL	Finished Floor Level
FS, 01, 02	Fire Stair No. 1, 2, etc.
GC	Garage Canteen
GBR	Garage Room
GHR	Garage Holding Room
H	Hydraulic Services
K	Kitchen
L, 01, 02	Lift No. 1, 2, etc.
L	Living
LY	Laundry
MECH	Mechanical Services
MBP	Motor Bike Parking
MBX	Main Box Assembly
MSB	Main Switch Board Service
OSD	On Site Detention Tank
P	Pantry
PLD	Panel Lift Door
R	Ramp
RWT	Ramwater Tank
S	Storage
SP	Star Pressurisation
UT	Utility Space
WC, A	WC - Accessible

NOTES
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Approved Architect. National Trust. 0800 558 558 (558 558 558)

CLIENT

MURDOCH
PROJECTS

MURDOCH PROJECTS PTY LTD
5 MADDENS LANE,
COLDSTREAM VIC 3770

ALTIS
PROPERTY PARTNERS

ALTIS PROPERTY PARTNERS
60 CASTLEREAGH STREET,
SYDNEY NSW 2000

Rev	Date	Approved by	Revision Notes
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F	08.02.19	JAC	Issue for Modified DA Submission

Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
GA Plans
Ground Level

Scale
1:100 @ B1

Project No.
18018

Dwg No.
DA-110-008

Drawn by
TURNER

North
F

TURNER

Level 7 ONE Colson Street
Sydney NSW 2015
AUSTRALIA

1 +112 8688 000
F +61 2 9688 0084
turnerads.com.au

BASIC Compliance Design Specification				
Design Specification - TAB001				
External Materials:				
A minimum of R-2 insulation depth to Concrete Block Walls to give a Total R-Value of R-8.				
Walls to Internal Corridors or Non-Conditioned Zones:				
A minimum of R-2 insulation added to partitions with apartments and corridors (or other non-conditioned internal zones) to give a total R-Value of R-8.				
Internal Walls to Adjacent Apartment:				
On the existing structure, a conditioned 2 conditioned space has no thermal insulation requirement for this wall. Therefore, the insulation to this wall shall be as per acoustic requirements.				
Ceilings:				
We have specified R-8 ceiling heights as indicated on the architectural drawings received.				
Roof Type:				
A minimum of R-2 insulation to be added to all apartments below roof or where there is an exposed concrete terrace/slab on joist above (Total R-value R-2.2).				
Separated House Units:				
Add R-2 insulation to underside of suspended concrete slabs for enclosed floor levels between conditioned and internal zones (i.e. non-conditioned ceiling/ceiling areas below).				
Add R-2 insulation to the underside of suspended concrete slabs for enclosed floor levels between conditioned and internal zones (i.e. non-conditioned ceiling/ceiling areas below).				
Floor Coverings:				
The following design specifications have been included within the MATTERS Assurances:				
- Carpet to bedrooms. - Tiles to the living spaces and - Ceramic tiles to the bathroom/water areas.				
Windows and Glazed Doors (Fixed and/or Operable):				
Three glazing options have been used by the development. The three typologies are: 1) u-value of 0.23 W/m2.K and a SHGC of 0.30 (Single Glazed Clear) 2) u-value of 0.30 W/m2.K and a SHGC of 0.40 (Single Glazed Low-E, Clear) 3) u-value of 0.4 W/m2.K and a SHGC of 0.53 (Single Glazed Low-E, Tinted)				
Refer to Appendix A for a list of which apartment types which Glazing specification.				
All windows have been specified with weather strips to prevent air infiltration when closed. This is standard compliance with the TFBLE Schedule, and architectural designs. These outline the minimum requirements to be installed in the design.				
Note: The thermal performance table for all windows detailed above is for design and framing systems combined.				
Design Specification - TAB010				
Alternative Water Supply				
No alternative tank is required within the BASIX Certificate.				
Note the inclusion of a pressure tank for any water reuse will increase BASIX water score.				
For stormwater management, a separate tank for the Civil Engineer's detailed specifications. Note, for water test water is also to be included in the BASIX water system, using of tank to take into account the requirements of the design provision also.				
Features & Fittings:				
We have included the following R-Value ratings have been included in the BASIX Assessment, in accordance with the TFBLE Schedule, and architectural designs. These outline the minimum requirements to be installed in the design.				
All dwellings:				
1) 3 Star WEU minimum rated (Showers/bath) (7.0 - 7.5 litres) 2) 3 Star WEU minimum rated roof tiles 3) 3 Star WEU minimum rated kitchen taps 4) 3 Star WEU minimum rated bathroom taps 5) 3 Star WEU minimum rated Showers/bath				
We have not included in the quality of these appliances will affect the water aspect of the BASIX rating.				
Design Specification - TAB011				
Alternative Energy System				
A minimum 15 kW Photovoltaic System (PV) has been specified within the BASIX Certificate. The team notes the development is intending to exceed this performance.				
Air Locks				
Kitchens, bedrooms and laundry exhaust will be ducted to the external facade or roof.				
Backdraft Dampers				
All backdraft dampers must be installed to prevent air infiltration.				
Hot Water System				
All hot water systems (electric, heat pump - up to 3000 litres, up to 3000 litres) have been specified within the BASIX Certificate.				
It should be noted that a less efficient hot water system will affect the rating of the BASIX Certificate.				
Mechanical Ventilation Systems:				
Common Areas:				
Car park - Mechanical exhaust with carbon monoxide monitor - VSD fan				
Garage Bay - Ventilation exhaust fan				
Plantroom/boiler room - Ventilation supply (continuous)				
Common & Fire Stairs - the mechanical ventilation				
Dwelling Air Conditioning Systems:				
Residential split system air conditioning (Heat pump) for all dwellings (Living & Bedroom zones):				
Minimum EER ratings - Cooling 3.0-3.5, Heating 3.5-5				
All air conditioning day night rated				
Lighting:				
Common Areas:				





BASIX Compliant Design Specification

Design Specification - BASIX
External Walls:
A minimum of R2.5 insulation added to Concrete Block Walls to give a Total R Value of R2.5.
Walls to Internal Corridor or Non-Conditioned Zone:
A minimum of R1.5 insulation added to partition walls between apartments and corridors (or other non-conditioned internal space) to give a total R Value of R1.5.
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:
100 mm applied R10 to ceiling heights as indicated on the architectural drawings (noted).
Roof Type:
A minimum of R3.0 insulation to be added to all apartments below roof or where there is an exposed concrete terrace/deck area above (Total R value R3.0).
Suspended Floor Slabs:
A minimum of R3.0 insulation to be added to suspended concrete slabs for included floor levels between conditioned and internal non-conditioned spaces (i.e. non-conditioned lobby/koroom below).
Floor Coverings:
The following design specifications have been included within the BASIX Assessment:
• Carpet to all bedrooms
• Tiles to the living spaces and
• Concrete tiles to the bathroom/wet areas.
Windows and Glazed Doors (Fixed and/or Operable):
Three glazing options have been used by this development. The three typologies are:
• U-Value of 0.21 W/m² K and an SHGC of 0.70 (Single Glazed Clear)
• U-Value of 0.49 W/m² K and an SHGC of 0.61 (Single Glazed Low E, Clear)
• U-Value of 0.49 W/m² K and an SHGC of 0.53 (Single Glazed Low E, Tinted)
Refer to Appendix 6 for a list of which apartments require which glazing specification.
All windows have been specified with weather-strips to prevent air infiltration when closed. This is a standard compliance with AS5043.
Note: The thermal performance values for all windows detailed above are for glass and framing systems combined.

Design Specification - BASIX
Alternative Water Supply:
No alternative water is required within the BASIX Certificate.
Note: The inclusion of a rainwater tank for any water reuse will increase BASIX water score.
For stormwater requirements, please refer to the Civil Engineer's detailed specifications. Note: the system test water is also to be inclusive of a closed loop system, using of tank to take into account the requirements of this design provision (N/A).
Fixtures & Fittings:
We use the fixtures with the following WELS ratings have been included in the BASIX Assessment, in accordance with the F&B Schedule, and architectural design. These outline the minimum requirements to be installed in the design.
At all apertures:
• 3 Star WELS minimum rated Showerheads (≤ 7.5 litres)
• 4 Star WELS minimum rated Toilets
• 5 Star WELS minimum rated Kitchen taps
• 5 Star WELS minimum rated Bathroom taps
• 5 Star WELS minimum rated Dishwashers
We note a reduction in the quality of these appliances will affect the water aspect of the BASIX rating.

Design Specification - BASIX
Alternative Energy Supply:
A minimum 15 kW Photovoltaic System (PV) has been specified within the BASIX Certificate. The system notes the development is intended to exceed this performance.
Air Leakage:
Kitchen, bathroom and laundry exhaust will be ducted to the external façade or roof.
Back-draft dampers must be installed to prevent air infiltration.
Hot Water System:
Individual hot water systems (electric heat pump – air sourced min. 26 STC) have been specified within the BASIX Certificate. It should be noted that a less efficient hot water system will affect the rating of the BASIX Energy Target.
Mechanical Ventilation Systems:
Common Areas:
Car park – Mechanical exhaust with carbon monoxide monitor + VSD fan
Garage Room – Ventilation exhaust only
Plant/Service Rooms – Ventilation supply (bottoms)
Corridors & Fire Stairs – No mechanical ventilation
Residential Air Conditioning Systems:
Residential air conditioning (Single Phase) for all dwellings (living & bedroom zones).
Minimum EER ratings – Cooling 3.0 & 3.5, Heating 3.0 & 3.5
Air conditioning day-night sound
Lighting:
Common Areas:
Car park – LED with time clock and motion sensor control.
Lifts – LED connected to lift call buttons.
Garage rooms, service rooms, storage – LED with motion sensor control.
Pre-stairs & residential corridors – LED with motion sensor control.
Dwellings:
Dedicated fluorescent or LED lamps.
Appliance Specifications:
The following minimum energy performance specifications have been included within the BASIX assessment, in accordance to the Fixtures, Fittings & Equipment Schedule:
• Induction cooking & electric oven (all dwellings)
• Dishwasher – 3.5 Star minimum Energy rating
• Clothes Dryer – 2.5 Star minimum Energy rating
• Clothes Washer – not specified
• Refrigerator – not specified

LEGEND
AC Air Conditioning
B Bathroom
B1,2 Bedroom 1, Bedroom 2, etc.
BKP Bicycle Parking
BY Balcony
CY Courtyard
CWB Car Wash Bay
E.EC Electrical Services
EN Ensuite
FCR Fire Control Room
FRL Finished Floor Level
FS_01,02 Fire Stair No.1, 2, etc.
GBC Garbage Chute
GBR Garbage Room
GHR Garbage Holding Room
H Hydraulic Services
K Kitchen
L, L01,02 Lift No.1, 2, etc.
L Living
L01,02 Living
LY Laundry
MECH Mechanical Services
MBP Motor Bike Parking
MBX Mail Box Assembly
MSB Main Switch Board Service
OSD On Site Detention Tank
P Plenary
PLD Panel Lift Door
R Riser
RWT Rainwater Tank
S Storage
SP Solar Pressurisation
UT Utility Space
WC_A Accessible



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Notwithstanding to whomsoever, the design and construction of the building shall be the responsibility of the client.

CLIENT

MURDOCH PROJECTS
MURDOCH PROJECTS PTY LTD
5 MADDENS LANE,
COLDSTREAM VIC 3770

ALTIS
PROPERTY PARTNERS

ALTIS PROPERTY PARTNERS
60 CASTLEREAGH STREET,
SYDNEY NSW 2000

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F 08.02.19 JWC Issue for Modified DA Submission

Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
GA Plans
Level 05

Scale
1:100 @ B1
Development Application
Project No.
18018
Dwg No.
DA-110-050
Drawn by
TURNER
Rev
F
North
→

TURNER

Level 7 One Coler Street
Sydney NSW 2015
AUSTRALIA
T +61 2 9688 0000
F +61 2 9688 0004
turnerads.com.au

BASIX Compliant Design Specification

Design Specification - BASIX

External Walls:
A minimum of R2.5 insulation added to Concrete Block Walls to give a Total R Value of R2.5.
Walls to Internal Corridor or Non-Conditioned Zone:
A minimum of R1.5 insulation added to partition walls between apartments and corridors (or other non-conditioned internal space) to give a Total R Value of R1.5.
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 standard requirements.
Ceilings:
100 mm applied floor to ceiling heights as indicated on the architectural drawings (noted).
Roof type:
A minimum of R3.0 insulation to be added to all apartments below roof or where there is an exposed concrete terrace/floor area above (Total R value R3.0).
Suspended Floor Slabs:
R1.0 insulation to underside of suspended concrete slabs for included floor levels between conditioned and internal non-conditioned spaces (i.e. non-conditioned lobby/koroom below).
Add R1.0 insulation to the underside of exposed suspended concrete slabs (i.e. non-enclosed external decks or carports below).
Floor Coverings:
The following design specifications have been included within the BASIX Assessment:
• Carpet to all bedrooms
• Tiles to the living spaces and
• Concrete tiles to the bathroom/wet areas.
Windows and Glazed Doors (Fixed and/or Operable):
Three glazing options have been used by this development. The three typologies are:
• U-Value of 0.25 W/m2.K and an SHGC of 0.70 (Single Glazed Clear)
• U-Value of 0.59 W/m2.K and an SHGC of 0.61 (Single Glazed Low E, Clear)
• U-Value of 0.59 W/m2.K and an SHGC of 0.53 (Single Glazed Low E, Tinted)
Refer to Appendix 6 for a list of which apartments require which glazing specification.
All windows have been specified with weather-strips to prevent air infiltration when closed. This is a standard compliance with AS5043.
Note: The thermal performance values for all windows detailed above are for glass and framing system combined.

Design Specification - WATER

Alternative Water Supply:
No alternative water is required within the BASIX Certificate.
Note: The inclusion of a rainwater tank for any water reuse will increase BASIX water score.
For stormwater requirements, please refer to the Civil Engineer's detailed specifications. Note: The system test water is also to be inclusive of a closed loop system, using of tank to take into account the requirements of this design provision (N/A).
Fixtures & Fittings:
We use the fixtures with the following WELS ratings have been included in the BASIX Assessment, in accordance with the F1&S Schedule, and architectural design. These outline the minimum requirements to be installed in the design.
At all dwellings:
• 3 Star WELS minimum rated Showerheads (≤ 7.5 l/min)
• 4 Star WELS minimum rated Toilets
• 5 Star WELS minimum rated Kitchen taps
• 5 Star WELS minimum rated Bathroom taps
• 5 Star WELS minimum rated Dishwashers
We note a reduction in the quality of these appliances will affect the water aspect of the BASIX rating.

Design Specification - ENERGY

Alternative Energy Supply:
A minimum 15 kW Photovoltaic System (PV) has been specified within the BASIX Certificate. The system notes the development is intended to exceed this performance.
Air Leakage:
Kitchen, bathroom and laundry exhaust will be ducted to the external façade or roof.
Back-draft dampers must be installed to prevent air infiltration.
Hot Water System:
Individual hot water systems (electric heat pump – air sourced min. 26 STC) have been specified within the BASIX Certificate. It should be noted that a less efficient hot water system will affect the rating of the BASIX Energy Target.
Mechanical Ventilation Systems:
Common Areas:
Car park – Mechanical exhaust with carbon monoxide monitor + VSD fan
Garage Room – Ventilation exhaust only
Plant/Service Room – Ventilation supply (bottoms)
Corridors & Fire Stairs – No mechanical ventilation
Heating Air Conditioning Systems:
Reverse cycle air conditioning (Single Phase) for all dwellings (living & bedroom areas).
Minimum EER ratings – Cooling 3.0-3.5, Heating 3.0-3.5
Air conditioning day-night sized
Lighting:
Common Areas:
Car park – LED with time clock and motion sensor control.
Lifts – LED connected to lift call buttons.
Garage rooms, service rooms, storage – LED with motion sensor control.
Fire stairs & residential corridors – LED with motion sensor control.
Dwellings:
Dedicated fluorescent or LED lamps.
Appliance Specifications:
The following minimum energy performance specifications have been included within the BASIX assessment, in accordance to the fixtures, fittings & equipment schedule:
• Induction cooking & electric oven (all dwellings)
• Dishwasher – 3.5 Star minimum Energy rating
• Clothes Dryer – 2.5 Star minimum Energy rating
• Clothes Washer – not specified
• Refrigerator – not specified

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.

LEGEND

AC	Air Conditioning
B	Bathroom
B1,2	Bedroom 1, Bedroom 2, etc.
BKP	Bicycle Parking
BY	Bolton
CY	Courtyard
CWB	Car Wash Bay
E.EC	Electrical Services
EN	Ensuite
FCR	Fire Control Room
FRL	Finished Floor Level
FS_01,02	Fire Stair No. 1, 2, etc.
GRC	Garage Chute
GR	Garage Room
GHR	Garage Holding Room
H	Hydraulic Services
K	Kitchen
L_01,02	Lift No.1, 2, etc.
L	Living
LY	Laundry
MECH	Mechanical Services
MBP	Motor Bike Parking
MBX	Mail Box Assembly
MSB	Main Switch Board Service
OSD	On Site Detention Tank
P	Pantry
PLD	Panel Lift Door
R	Ride
RWT	Rainwater Tank
S	Storage
SP	Star Pressurisation
UT	Utility Space
WC_A	WC - Accessible



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©/C/C Quality Endorsed Company: 03 9001 2288, Registration Number 29478
Approved Architect: Nicholas Turner, 0800 100 96 00 01

CLIENT

MURDOCH PROJECTS

MURDOCH PROJECTS PTY LTD
5 MADDENS LANE,
COLDSTREAM VIC 3770

ALTIS
PROPERTY PARTNERS

ALTIS PROPERTY PARTNERS
60 CASTLEREAGH STREET,
SYDNEY NSW 2000

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Project Title
The Kingsway
678-682 Kingsway Miranda NSW 2228 Australia

Drawing Title
GA Plans
Level 06

Scale 1:100 @ B1	Project No. 18018	Drawing No. DA-110-060	Drawn by TURNER	North F
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TURNER

Level 7 One Coler Street
Sydney NSW 2015
AUSTRALIA
T +61 2 9688 0000
F +61 2 9688 0004
turnerads.com.au



Energy Commission - TABSIC

General Requirements:

- A minimum of R-2 insulation is required to Concrete Block Walls to give a Total R-Value of R-8.

Walls vs Internal Concrete or Non-Conditioned Zones:

- A minimum of R-2 insulation is required for walls between apartments and corridors for other non-conditioned internal zones to give a Total R-Value of R-8.

Walls vs Walls to Adjacent Apartments:

- A minimum of R-2 insulation is required for walls between apartments and corridors for other non-conditioned internal zones to give a Total R-Value of R-8.

As the adjoining apartment is considered a conditioned space there is no thermal insulation requirement for the walls between apartments and corridors.

Corridors:

- Corridors must have a minimum of R-2 insulation to give a Total R-Value of R-8.

Roofs:

- Roofs must have a minimum of R-10 insulation as indicated on the architectural drawings provided.

Minimum of R-10 insulation:

- A minimum of R-10 insulation is to be added to all apartments below roof or where there is an imposed concrete structure above (Typical 150mm concrete).

Suspended Floor Slabs:

- A minimum of R-2 insulation is required for suspended concrete slabs for enclosed floor slabs between conditioned and internal non-conditioned zones (i.e. non-conditioned internal stairs/entrance areas).

As the insulation to be provided is imposed suspended concrete slabs (i.e. non-enclosed internal zones or garages below), there is no requirement for the suspended concrete slabs to be insulated.

Floor Coverings:

- The following design specifications have been included within the NABERS Assessments:
 - Carpet or all hardboards
 - Tiles in the living spaces and
 - Ceramic tiles in the bathrooms/enslaves.

Windows and Glazed Doors (Fixed and/or Operable):

Three glazing options have been used in this development. The three typologies are:

- U-value of 0.9 W/m²K and an SHGC of 0.5 (Single Glazed Door)
- U-value of 0.9 W/m²K and an SHGC of 0.5 (Single Glazed Window)
- U-value of 0.9 W/m²K and an SHGC of 0.5 (Single Glazed Door + Window)

Refer to Appendix A for a list of what apartments require which Glazing specification.

Windows:

All windows have been specified with weather strips to prevent air infiltration with glazed. This is a standard compliance with AS/NZS 4566:2003.

Minimum Water Supply

Our installer will be in contact with the BASIX Council.

Note the inclusion of a rainwater tank for any water reuse will increase BASIX water score.

For stormwater requirements, please refer to the Council Engineer's detailed specifications. Note, the system is not also to be included of a closed loop system, piping of tank to take into account the requirements of this design provision also.

Fixtures & Fittings:

Our installer will be in contact with the following WELS ratings have been included in the BASIX Assessment, in accordance with the FRL Schedule, and architectural design. These outline the minimum requirements to be installed in the design.

All Appliances:

- 5 Star WELS minimum rated Showerheads (≤ 7.5 litres)
- 5 Star WELS minimum rated Faucets
- 5 Star WELS minimum rated Kitchen taps
- 5 Star WELS minimum rated Bathrooms taps
- 5 Star WELS minimum rated Dishwashers

We note a reduction in the quality of these Appliances will affect the water aspect of the BASIX rating.

Alternative Energy Supply

Alternative Energy Supply (AES) has been specified within the BASIX certificate. The team notes the following:

- **Water heating systems** will be installed to protect the performance.

Al-Leakage

Kitchens, bathrooms and laundry washing will be drained to the external tapwater or roof.

Black-chill dryers may be installed to prevent an air source.

Hot Water System

Individual hot water systems (direct heat pump + solar assisted min. 25 JGCO) have been specified within the BASIX certificate.

It should be noted that a less efficient hot water system will affect the rating of the BASIX Energy Target.

Mechanical Ventilation Systems

Current Rules

- Car park – Mechanical exhaust with carbon monoxide monitor + VSD fan
- Corridor Rooms – Ventilation exhaust only
- Plantation/Storage Room – Ventilation Exhaust (mechanical)
- Kitchen & Bar/Star – No mechanical ventilation

Swelling Air Conditioning Systems

Refrigerant used in conditioning (Single Phase) for Air conditioning (Living & bedroom zones).

Minimum EPR rating – Cooling 3 to 5.5, Heating 3 to 5.5
or as indicated on the label panel

Lighting

Current Rules

- Car park LED with time clock and motion sensor control
- LED connected with LED ball fixture
- High bay rooms, senior rooms, storage, LED with motion sensor control
- Exit doors & replacement corridors LED with motion sensor control

Lighting

• LED lighting

• LED with time clock and LED Lamp.

Appliance Specifications

The following minimum energy performance specifications have been included within the BASIX assessment, as follows:

- Induction cooktop > 6 kWh/yr energy to do all cooking
- Dishwasher – 1.5 star minimum energy rating
- Clothes Dryer – 2 star minimum energy rating
- Clothes Washer – not specified
- Refrigerator – not specified

Compliance Note: a reduction in the quality of any of these appliances will affect the energy savings of the BASIX rating and to comply with regulations it should be included within built building details.

AC	Air Conditioning
B	Bathroom
BL2	Bedroom 1 Bedroom 2
BKP	Bicycle Parking
BY	Balcony
C	County
DWB	Car Wash Bay
ELEC	Electrical Services
EN	Entrance
FCR	Fire Control Room
FSL	Finished Floor Level
FSL 01.02	Fire Stair No.1, 2, etc.
GRG	Garbage Chute
GBR	Garbage Room
GRH	Garbage Holding Room
H	Hydraulic Services
K	Kitchen
L 01.02	Lift No.1, 2, etc.
L	Living
LY	Laundry
MECH	Mechanical Services
MBP	Motor Bike Parking
MBX	Motor Box Assembly
MSB	Main Switch Board Service
OST	On Site Detention Tank
P	Pantry
PLD	Panel Lift Door
R	Roof
RWT	Rainwater Tank
S	Storage
SP	Steam Pressurisation
UT	Utility Space
WC.A	WC - Accessible

TURNER Level 7 ONE Oxford Street T +61 2 8611 2800
Darlinghurst NSW 2012 F +61 2 8611 2801
AUSTRALIA turnerstudio.com