



External Walls

Type - Cavity Masonry
Insulation - R1.5
Colour - Light

Internal Walls

Type - Stud / Masonry

Party Walls
Type - Stud / Masonry

Windows

Glass Type - Single Glazed Clear (except where noted differently in basic specification below)
Glass Height - Full Height Glazing
Frame Type - Aluminium Framed
External Cover - 1100mm min. slab overhang with 400mm downturn in etched glass

Roof

Type - Concrete
Colour - Light

Ceilings Below Roof or Balconies

Plasterboard
Insulation - R3 Insulation

Floors

Covering - Tile where pattern shown, carpet elsewhere
Type - suspended concrete
Insulation - as recommended Bassetts

BASIX Specifications relating to residential apartments

- all external walls to apartments to have R1.5 Insulation
- all ceilings below roofs or balconies of apartments to have R3 Insulation
- Units 401,501, 509,510,519,601 and 602 to have glazing to meet the following: U value no greater than: 4.32 and SHGC +/- 10% of: 0.47
- Units 701 and 704 to have glazing to meet the following: U value no greater than: 3.58 and SHGC +/- 10%: 0.68
- Basement to have Rainwater storage tank to supply at least 1100L/day to flush toilets to residential apartments.
- Residential apartments to have Gas hot water system with solar boosting from 60m2 of solar panels.
- Basement to have central chilled water fan coil units with gas boiler for heating residential apartments. Unit efficiencies have a COP of greater than 4.5.
- Lifts servicing apartments to be gearless traction with VVVF motors.
- The building services for residential apartments are to be controlled by a Building Management System (BMS). Active Power Factor Correction is to be utilised for the electrical supply to the building.

Rev.	Date	Description	Initial	Checked
------	------	-------------	---------	---------

Hall Street Development Bondi

Section AA

Status DA

Scale 1/200 @ A2

Drawn BH

Project no. s10788

Date TUESDAY, APRIL 1, 2008, 12:04:08PM

Plot file N:\ACADDWG\S10788_Toga_Hall_Street\plots\AR-DA-6-01_Colour AA, AR-DA-6-01_Colour AA, 11/06/2008 10:51:22, LIC, ISO A2 (594.00 x 420.00 MM), 1:1

Drawing no.

AR DA 6 01

Discipline	Stage/Package	Type	No.	Revision
------------	---------------	------	-----	----------

Melbourne	1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email melb@batesmart.com.au http://www.batesmart.com.au	Sydney	1/243 Liverpool Street East Sydney NSW 2010 Australia T 02 9380 7288 F 02 9380 7280 email syd@batesmart.com.au http://www.batesmart.com.au
-----------	---	--------	--

Bates Smart Pty Ltd ABN 70 004 999 400

BATESSMART