

Hall Street

O'Brien Street

Adjacent Property  
8 O'Brien Street

**BASIX Specifications relevant to residential apartments**

1. All external walls to apartments to have R1.5 insulation

2. All ceilings below balconies or balconies of apartments to have R3

3. Units 401, 501, 510, 519, 516, 601 and 602 to have glazing meeting the following: U value no greater than: 4.32 and SHGC +10% of 0.47

4. Units 701 and 704 to have glazing to meet the following: U value no greater than: 3.58 and SHGC +10%: 0.68

5. Units 101, 201, 301, 401, 501, 601, 701, 801, 901, 1001 to have glazing to meet the following: U value no greater than: 4.32 and SHGC +10%: 0.68

6. All residential apartments to have a hot water system tank to supply at least 1100L/day to flush toilets to residential apartments.

7. Residential apartments to have Gas hot water system with solar boosting from 60m2 of solar panels.

8. Basement to have central chilled water fan coil units with a solar collector for heating residential apartments. Unit efficiencies have a COP of greater than 4.5.

9. Lifts servicing apartments to be gearless traction with VVVF motors.

10. The building services for residential apartments to be controlled by a Building Management System (BMS). Active Power Factor Correction to be utilised for the electrical supply to the building.

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

Status	DA
Scale	1/200 @ A2
Drawn	KP/BH
Project no.	s10788
Date	FRIDAY, MAY 23, 2008, 6:27:13PM
Plot file	N5ACADDWG\S10788_TOGA_HALL_STREET\PLOTS\DA\RD-A2-07.DWG

AR DA 2 07

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

**Melbourne** 1 Nicholson Street  
Melbourne VIC 3000 Australia  
T 03 8664 6200 F 03 8664 6300  
email [melb@batessmart.com.au](mailto:melb@batessmart.com.au)  
<http://www.batessmart.com.au>

**Sydney** 1/243 Liverpool Street  
East Sydney NSW 2010 Australia  
T 02 9380 7288 F 02 9380 7280  
email [syd@batessmart.com.au](mailto:syd@batessmart.com.au)  
<http://www.batessmart.com.au>

**Bates Smart Pty Ltd** ABN 70 004 999 400

**BATES**SMART