Attachment B5

Selected Drawings - BASIX, Ventilation & Adaptable Apartments

© FRANCIS-JONES MOREHEN THORP PTY LTD 2022 ABN 28 101 197 219 NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

NORTHROP

Level 11 345 George Street
Sydney NSW 2000
02 9241 4188
sydney@northrop.com.au
ABN 81 094 433 100

SY200376 - 189 Kent Street, Sydney

Dear Kat,

Re: BASIX Pathway Summary

The following summary is the compliant BASIX pathway for Water, Energy and Thermal Comfort for the development application submission, which is subject to change with the development of architectural and building services design.

BASIX Compliance Requirements

1. Water (target: 40% + 5%)

1.1. Common Facilities:

- 4 Star WELS rated taps
- 4 Star WELS rated WC
- 4 Star WELS rated showers (> 6 but <= 7.5 L/min)
- Fire Sprinkler systems for:
  - Basement carpark – closed loop system for test water re-use
  - North Tower – closed loop system for test water re-use
  - South Tower – closed loop system for test water re-use
- No BMS systems connected to the central cooling towers
- No common laundry facilities.
- No rainwater tanks required.

1.2. Dwellings:

- 4 Star WELS rated kitchen and bathroom taps
- 4 Star WELS rated WC
- 4 Star WELS rated showers (> 6 but <= 7.5 L/min)
- 3.5 Star WELS rated clothes washer
- Separate main potable water connection to each dwelling
- **Units 25-01 & 25-02** to be provided with:
  - Indoor pools with maximum of 16.6kL in volume

2. Energy Efficiency (target: 25% + 5%)

2.1. Common Facilities:

- Central Hot Water System – gas-fired boiler (no external piping, and R1 insulation for internal pipes)
- Central Heating and Cooling System – water-cooled VRF systems with cooling towers and gas boiler (medium COP 3.5 – 4.5)

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- 20kW peak roof-top solar PV system to serve common area power loads
- 4 Gearless traction lifts with Variable Voltage & Frequency (VVVF) motor to serve 27 & 37 storeys
- Air conditioning systems for:
  - Communal areas such as gyms and lounge areas – timeclock or BMS controlled
- Mechanical ventilation exhaust and supply for:
  - Carpark areas – CO2 sensors and VSD fans
- Mechanical ventilation exhaust only for:
  - Main comms room – thermostatically controlled
  - Substation – interlocked to light
  - Garbage rooms – N/A
  - Communal toilets – timeclock or BMS controlled
  - Fire pump room – interlocked to light
  - Bicycle parking and storage areas – timeclock or BMS controlled
  - Mechanical plant rooms – interlocked to light
- Mechanical ventilation supply only for:
  - Hallway/lobbies – timeclock or BMS controlled
- No mechanical ventilation for firestairs and fire tank room
- LED lighting systems for:
  - Carpark area – motion sensors
  - Lift cars – connected to lift call button
  - Main comms room – manual on/manual off
  - Substation – motion sensors
  - Garbage room – motion sensors
  - Communal toilets – motion sensors
  - Communal areas – motion sensors
  - Fire storage tank – motion sensors
  - Fire pump room – manual on/manual off
  - Mechanical plant rooms – manual on/manual of
  - Bicycle parking and storage areas – motion sensors
  - Hallway/Lobbies – motion sensors
  - Firestairs – motion sensors
- No BMS systems connected to the lighting controls.

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2.2. Dwellings:

- Kitchen, bathroom and laundry ducted to façade or roof with manual on and timer off control
- Compact Fluorescent/LED fittings for all internal dwelling areas
- Gas cooktop and electric oven per dwelling
- Dishwasher and clothes washer - 4 star energy ratings
- Clothes dryer – 6 star energy rating
- Refrigerators – 4.5 star new energy rating
- **Units 25-01 & 25-02** (indoor pools) to be provided with:
  - Electric heat pump pool heating systems
  - Timeclock pump systems

3. Thermal Comfort (Preliminary Fabric and Glazing)

BASIX Thermal Comfort Pathway	
Building Fabric Insulation	
External Walls	Tilted Concrete 200mm, R2.5 Bulk Insulation (Total System R-Value = R2.7)
External Wall Colour	Colour: Medium (Solar Absorptance = 0.5)
Internal Walls	Plasterboard Wall with Cavity, No Insulation
Party Walls	Plasterboard, 300mm Concrete Wall, Plasterboard, No Insulation
Unit Floor	Concrete Slab 200mm
Suspended Floor	Concrete Slab 200mm, R2.0 Bulk Insulation (Total System R-Value = R2.64)
Ceiling	Concrete Slab with Plasterboard, No Insulation
Exposed Ceiling	Plasterboard, R4.1 Bulk Insulation (Total System R-Value = R4.26)
Roof	Concrete, Unvented Cavity, No Insulation, No Air Gap
Roof Colour	Colour: Medium (Solar Absorptance = 0.5)
Floor Covering	
Kitchen/Living Floor/Laundry	Vinyl
Bedroom	Carpet
Bathroom & Ensuite	Ceramic Tiles
Window System Performance	
Awning and Double Hung Windows	U-Value =2.5 W/m².K SHGC (Solar Heat Gain Coefficient) = 0.25
Sliding and Fixed Windows	U-Value =2.5 W/m².K SHGC (Solar Heat Gain Coefficient) = 0.28

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Window Operability	
	The operability of all windows has been modelled in accordance with the architectural drawings: • Double hung windows have been modelled with 10% openness and requires a restrictor for the panels above 1200mm above the FFL for **Unit LG02**. • Awning Windows have been modelled with 90% openness and does not require an opening restrictor since they are high glazing windows at 2100mm or higher above FFL. Sliding Windows have been modelled with 45% for double pane systems and 60% for triple pane systems and do not require opening restrictors as they face out towards balconies and winter gardens.
Clerestory Windows	There are no skylights in this development.
Ceiling Penetrations	
Downlights	Thermally sealed downlights have been assumed in all models.
Exhaust fans	Weather seals for all exhaust fans and vents have been assumed in all models.

Date	Rev	Issue	Author	Verifier
28.02.2020	1	Preliminary	M. Santos	
28.04.2020	2	Issue for DA	B. Park	M. Santos
27.11.2020	3	Revised Issue for DA	B. Park	M. Santos
01.12.2020	4	Revised PV System Size Issue	B. Park	M. Santos
02.12.2020	5	Revised for Energy Conditional Requirement	B. Park	M. Santos
17.06.2021	A	Issue for DA	B. Park	E. Chan

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0 1 2 5m

GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

key plan

legend

The architectural drawings have been prepared under sustainability advice of Northrop Consulting Engineers.

rev	date	name	by	chk
01	1/12/20	Response to CoS RFI 2	KIK	
02	2/12/20	Response to CoS RFI 2	KIK	
03	17/6/21	For Approval	KIK	

Barana Properties No1
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project
189-197 Kent Street, Sydney
189
SYDNEY NSW 2000

title
Indexes
Basix Pathway

scale 1:100 @ A1 first issued 1/12/20

project code **B189** sheet no. **FJMT-0001** revision **03**

For Approval

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1 PLAN 03- Level 3
1:100

For Approval

0 1 2 5m

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keyplan

legend

- Acoustically treated plenum
- Acoustically untreated plenum
- Ventilation Grill
- Removable ceiling panels

rev	date	name	by	chk
01	17/11/21	For information	KIK	
02	18/11/21	For APPROVAL	KIK	
03	21/1/22	For Approval	PP	

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189
SYDNEY NSW 2000

title
Noise affected nat vent Plans
Level 3

scale	1:100 @ A1	first issued	17/11/21
project code		sheet no.	revision
B189		FJMT-5101	03

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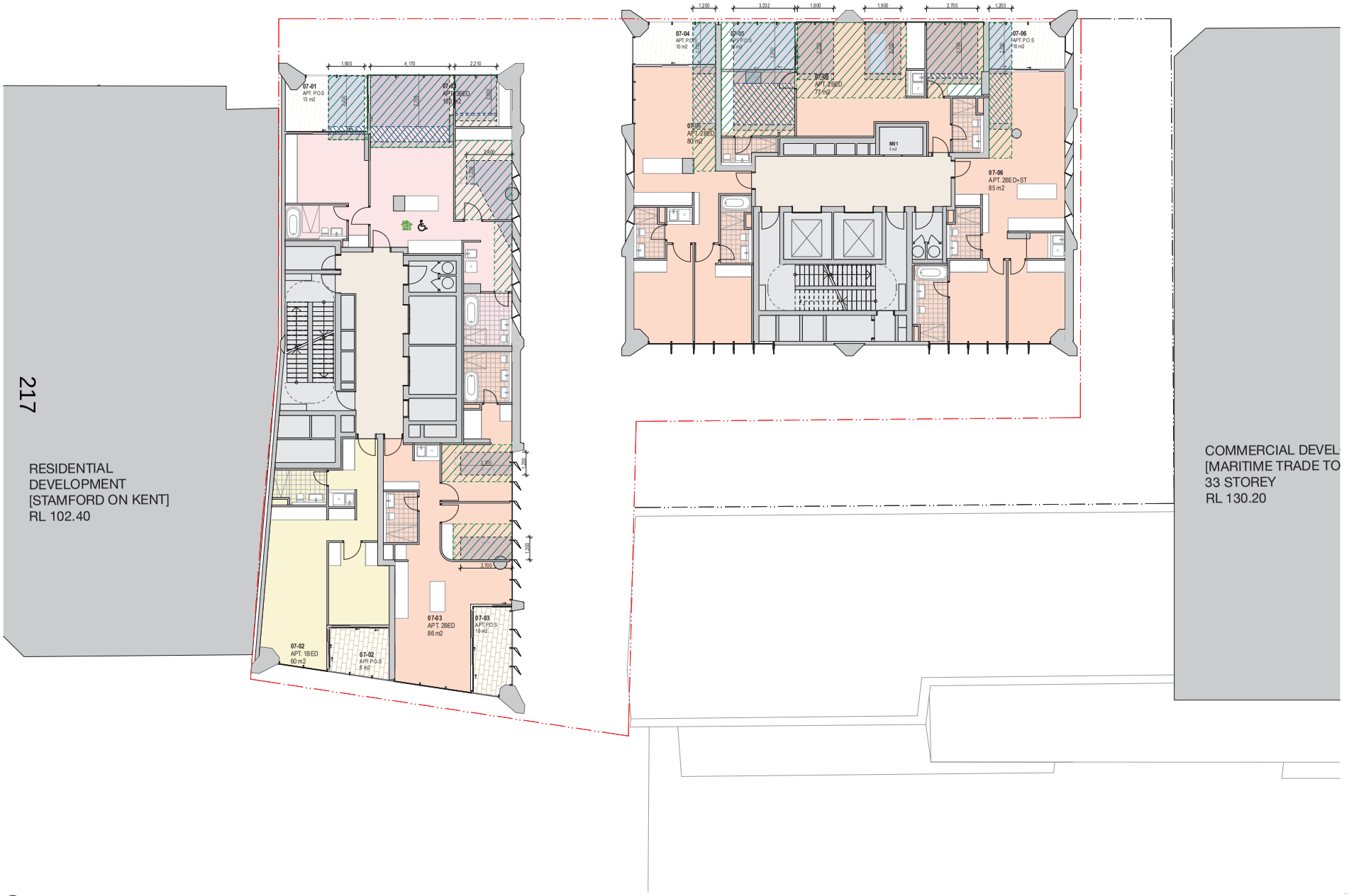

1 PLAN 07- Level 7
1:100

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keyplan

legend

- Acoustically treated plenum
- Acoustically untreated plenum
- Ventilation Grill
- Removable ceiling panels

rev	date	name	by	chk
01	17/11/21	For information	KIK	
02	18/11/21	For APPROVAL	KIK	
03	21/1/22	For Approval	PP	

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title
Noise affected nat vent Plans
Level 4-7 Typical Low Rise

scale	1:100 @ A1	first issued	17/11/21
project code		sheet no.	revision
B189		FJMT-5102	03

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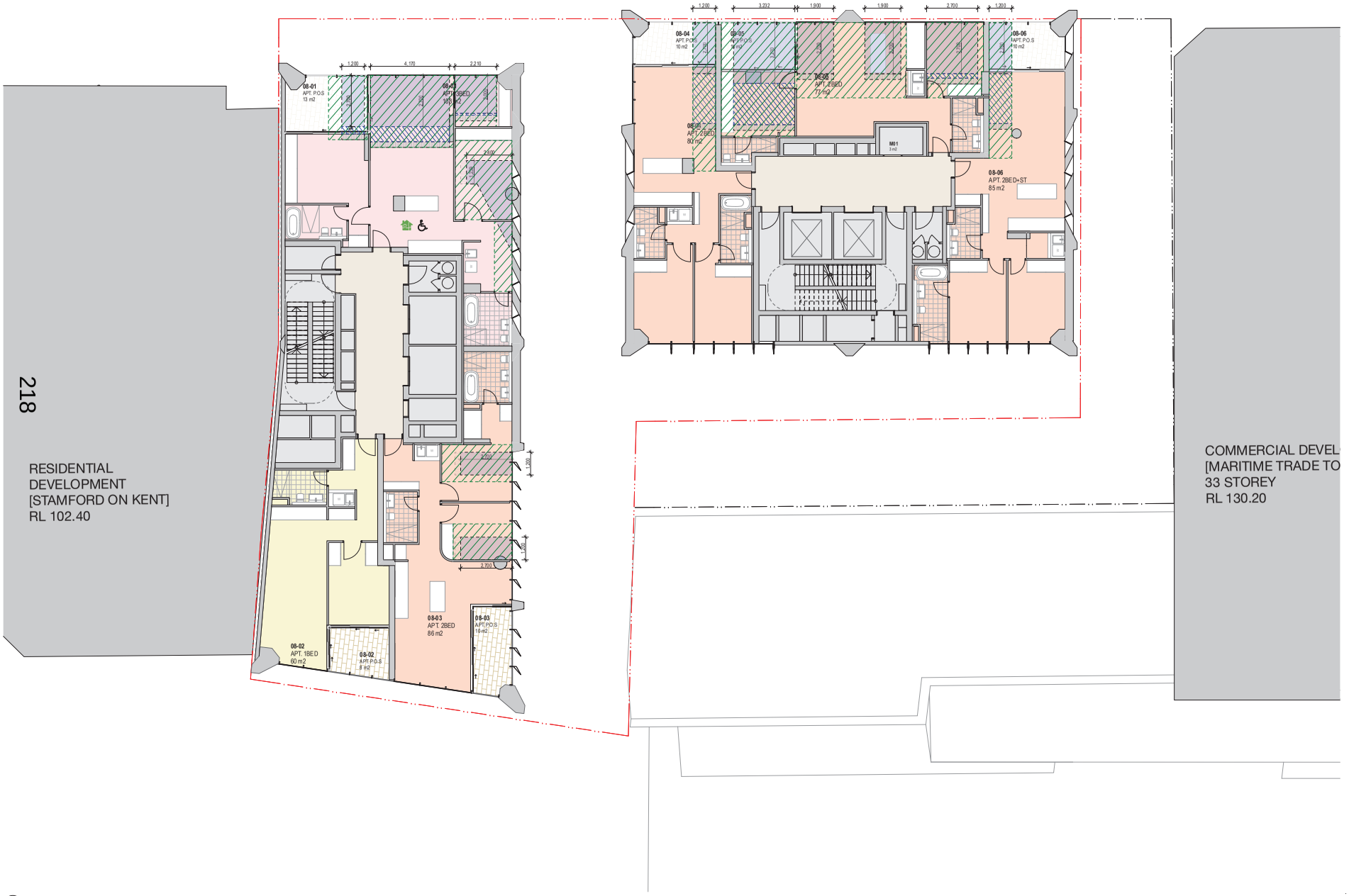

1 PLAN 08- Level 8
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For Approval

0 1 2 5m

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keyplan

legend

- Acoustically treated plenum
- Acoustically untreated plenum
- Ventilation Grill
- Removable ceiling panels

rev	date	name	by	chk
01	17/11/21	For information	KIK	
02	18/11/21	For APPROVAL	KIK	
03	21/1/22	For Approval	PP	

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title
Noise affected nat vent Plans
Level 8-9 Typical Low Rise

scale	1:100 @ A1	first issued	17/11/21
project code		sheet no.	revision
B189		FJMT-5103	03

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1 PLAN 11- Level 11
1:100

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0 1 2 5m

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keyplan

legend

- Acoustically treated plenum
- Acoustically untreated plenum
- Ventilation Grill
- Removable ceiling panels

rev	date	name	by	chk
01	17/11/21	For information	KIK	
02	18/11/21	For APPROVAL	KIK	
03	21/1/22	For Approval	PP	

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title
Noise affected nat vent Plans
Level 10-15 Typical Low Rise

scale	1:100 @ A1	first issued	17/11/21
project code		sheet no.	revision
B189		FJMT-5104	03

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1 PLAN 16- Level 16
1:100

0 1 2 5m

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keyplan

legend

- Acoustically treated plenum
- Acoustically untreated plenum
- Ventilation Grill
- Removable ceiling panels

rev	date	name	by	chk
01	17/11/21	For information	KIK	
02	18/11/21	For APPROVAL	KIK	
03	21/1/22	For Approval	PP	

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title
Noise affected nat vent Plans
Level 16-19 - Typical High Rise

scale	1:100 @ A1	first issued	17/11/21
project code		sheet no.	revision
B189		FJMT-5105	03

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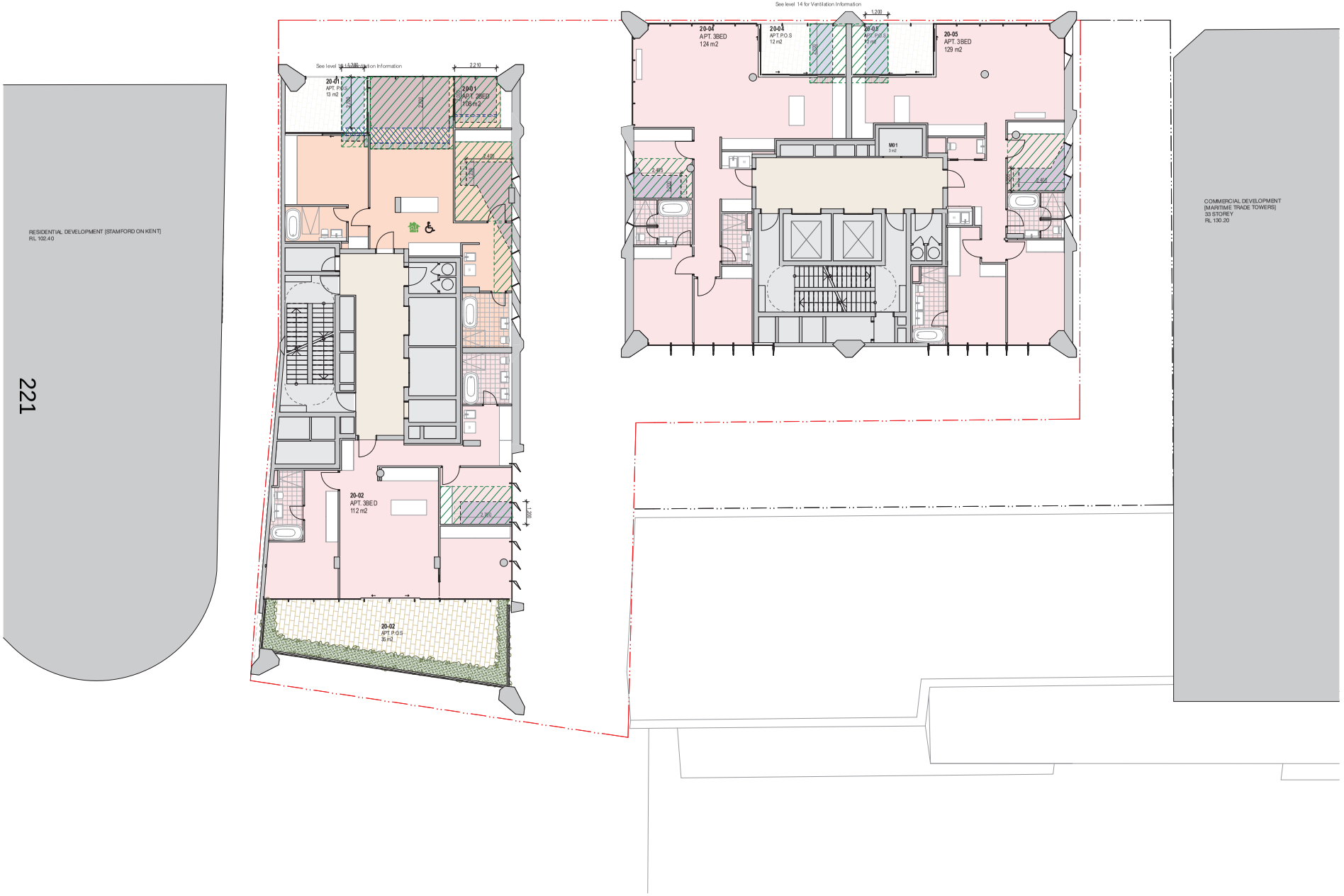

1 PLAN 20- Level 20
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For Approval

0 1 2 5m

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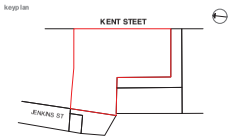
keyplan



legend

- Acoustically treated plenum
- Acoustically untreated plenum
- Ventilation Grill
- Removable ceiling panels

rev	date	name	by	chk
01	17/11/21	For information	KIK	
02	18/11/21	For APPROVAL	KIK	
03	21/1/22	For Approval	PP	

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title
Noise affected nat vent Plans
Level 20 - Start Of Roof Feature

scale	1:100 @ A1	first issued	17/11/21
project code		sheet no.	revision
B189		FJMT-5106	03

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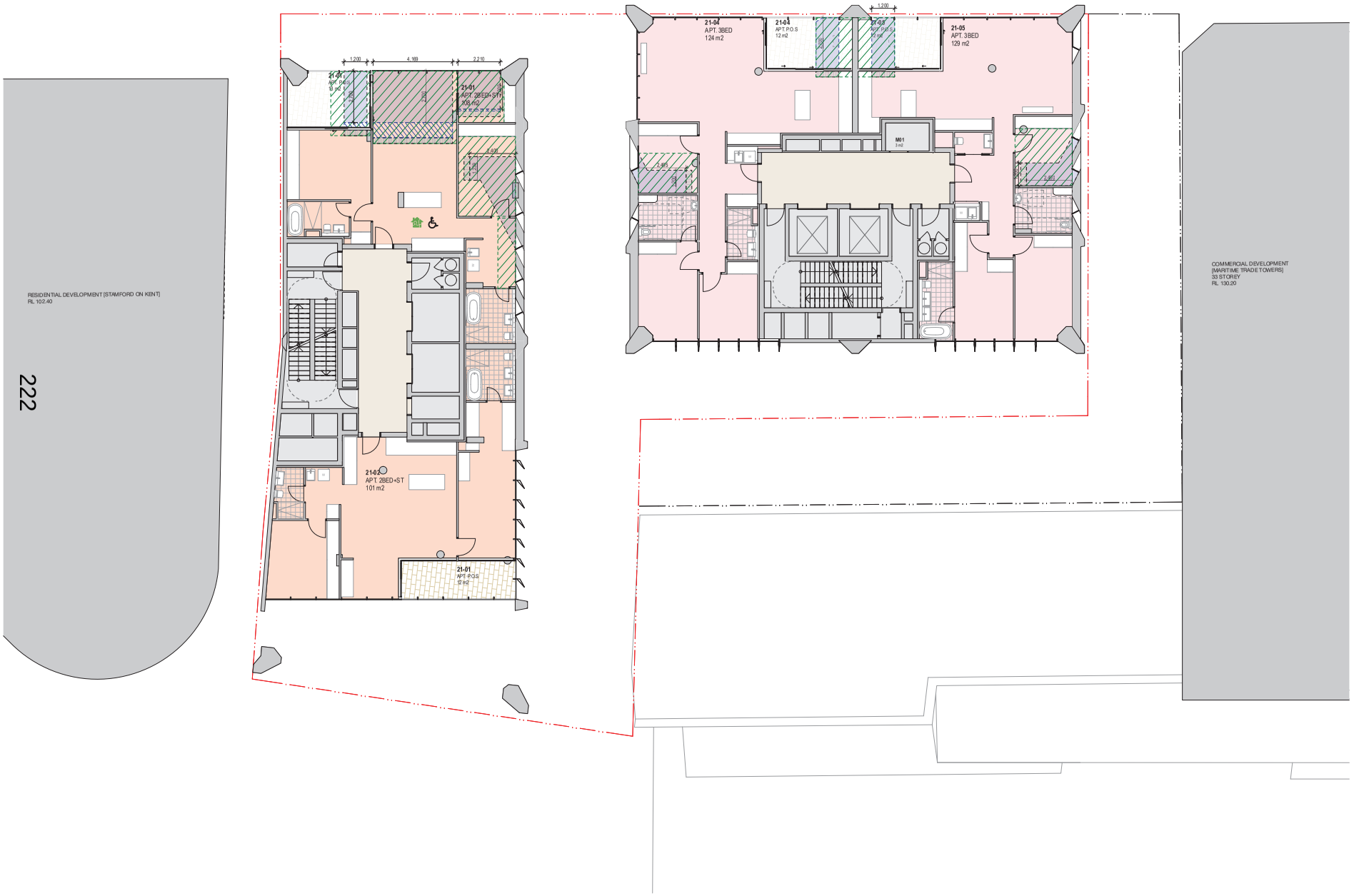

1 PLAN 21- Level 21
1:100

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0 1 2 5m

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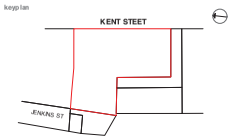
keyplan



legend

- Acoustically treated plenum
- Acoustically untreated plenum
- Ventilation Grill
- Removable ceiling panels

rev	date	name	by	chk
01	17/11/21	For information	KIK	
02	18/11/21	For APPROVAL	KIK	
03	21/1/22	For Approval	PP	

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title
Noise affected nat vent Plans Level 21-22

scale	1:100 @ A1	first issued	17/11/21
project code	sheet no.	revision	
B189	FJMT-5107	03	

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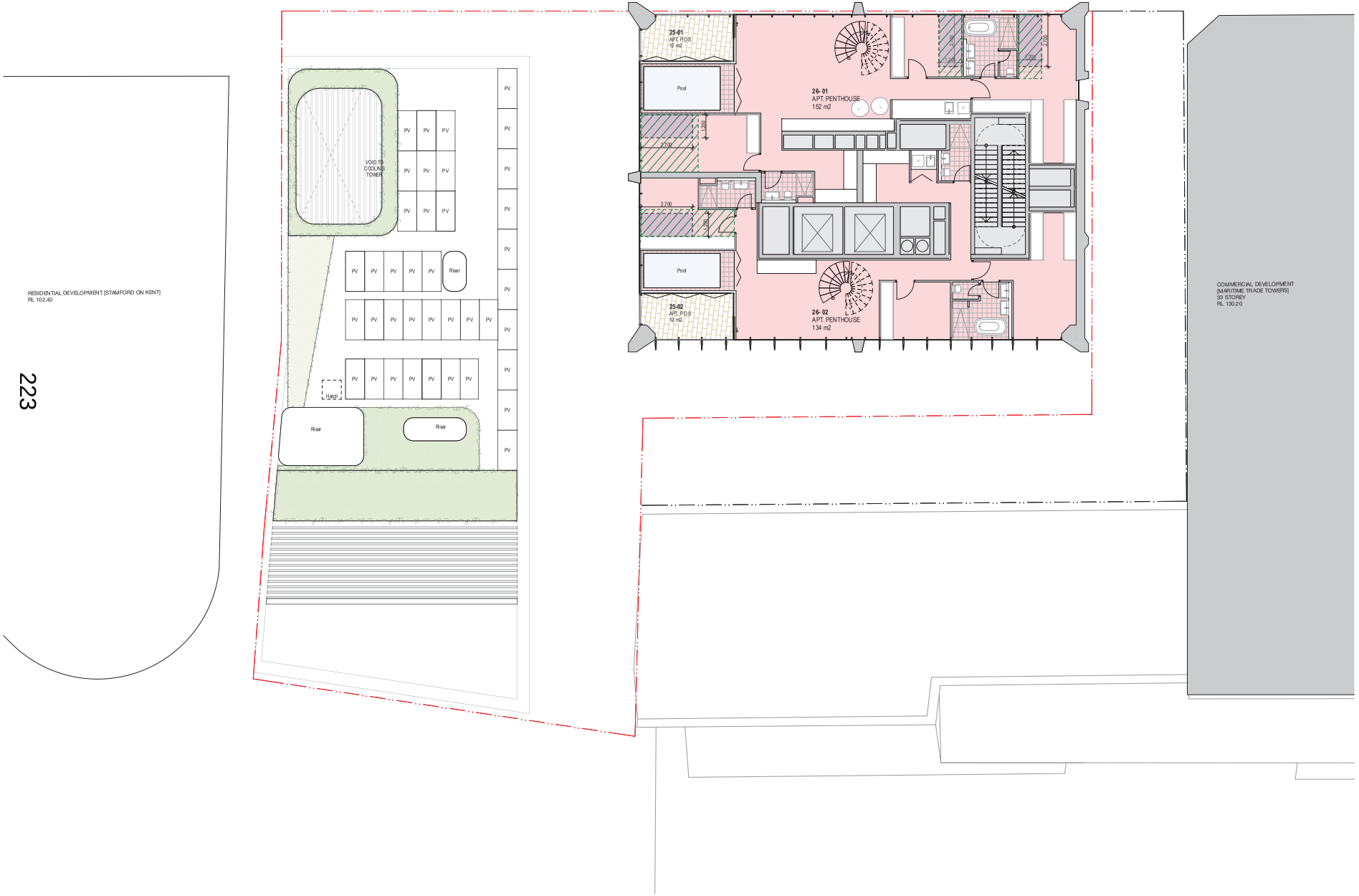

1 PLAN 25- Level 25-
1:100

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0 1 2 5m

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keyplan

legend

- Acoustically treated plenum
- Acoustically untreated plenum
- Ventilation Grill
- Removable ceiling panels

rev	date	name	by	chk
01	17/11/21	For information	KIK	
02	18/11/21	For APPROVAL	KIK	
03	21/1/22	For Approval	PP	

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SYDNEY NSW 2000

title
Noise affected nat vent Plans Level 25

scale	1:100 @ A1	first issued	17/11/21
project code		sheet no.	revision
B189		FJMT-5108	03

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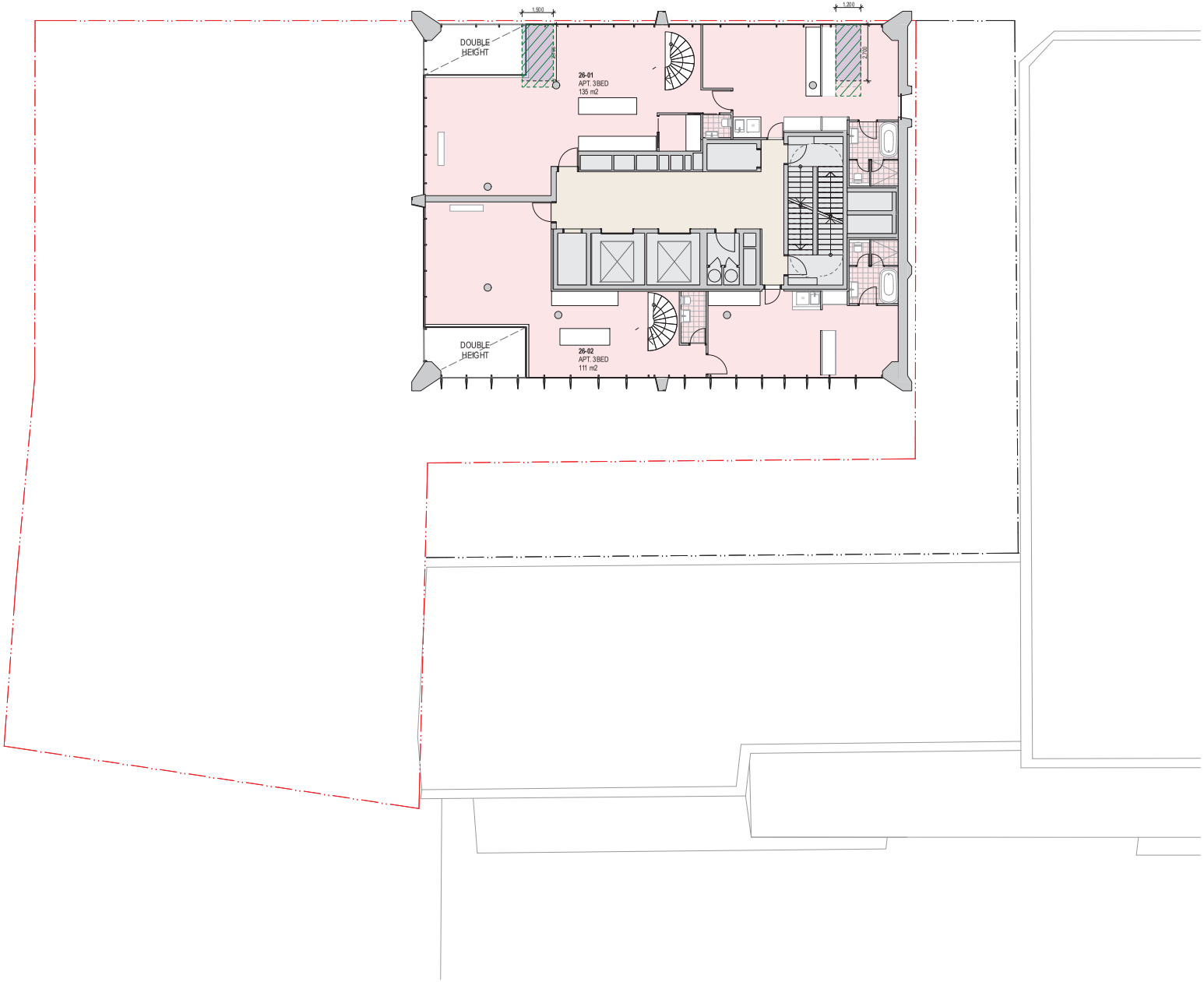

1 PLAN 26- Level 26
1:100

0 1 2 5m

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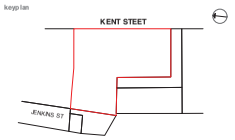
keyplan



legend

- Acoustically treated plenum
- Acoustically untreated plenum
- Ventilation Grill
- Removable ceiling panels

rev	date	name	by	chk
01	17/11/21	For information	KI	K
02	18/11/21	For APPROVAL	KI	K
03	22/11/21	For APPROVAL	KI	K
04	21/1/22	For Approval	PP	

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title
Noise affected nat vent Plans
Level 26

scale	first issued
1:100 @ A1	17/11/21

project code	sheet no.	revision
B189	FJMT-5109	04

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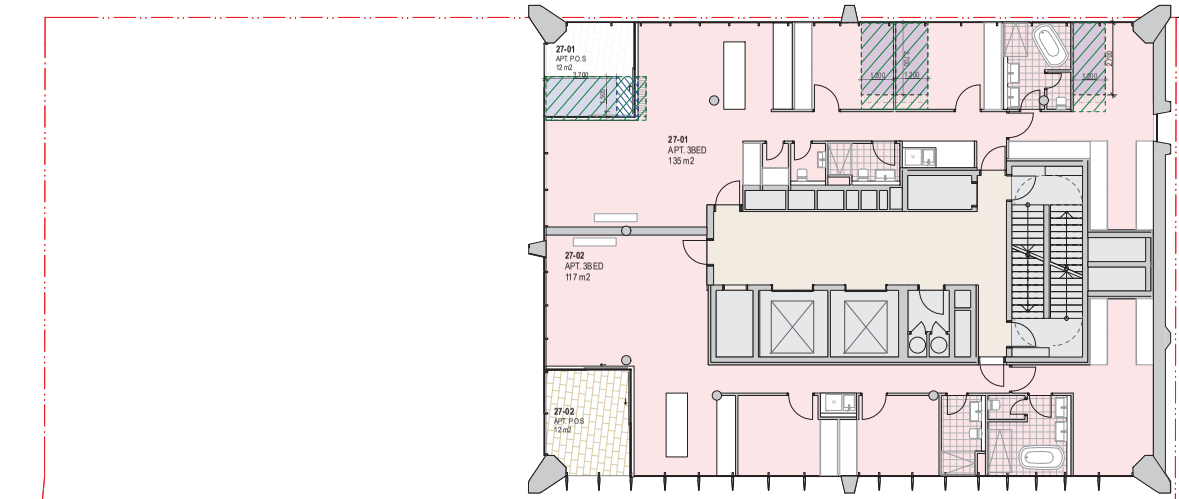

COMMERCIAL DEVEL
[MARITIME TRADE TO
33 STOREY
RL 130.20

225

1 PLAN Level 27- typical penthouse
1:100

For Approval

0 1 2 5m

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keyplan

legend

- Acoustically treated plenum
- Acoustically untreated plenum
- Ventilation Grill
- Removable ceiling panels

rev	date	name	by	chk
01	17/11/21	For information	KIK	
02	18/11/21	For APPROVAL	KIK	
03	22/11/21	For APPROVAL	KIK	
04	21/1/22	For Approval	PP	

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title
Noise affected nat vent Plans Level 27-31

scale	1:100 @ A1	first issued	17/11/21
project code	sheet no.	revision
B189	FJMT-5110	04

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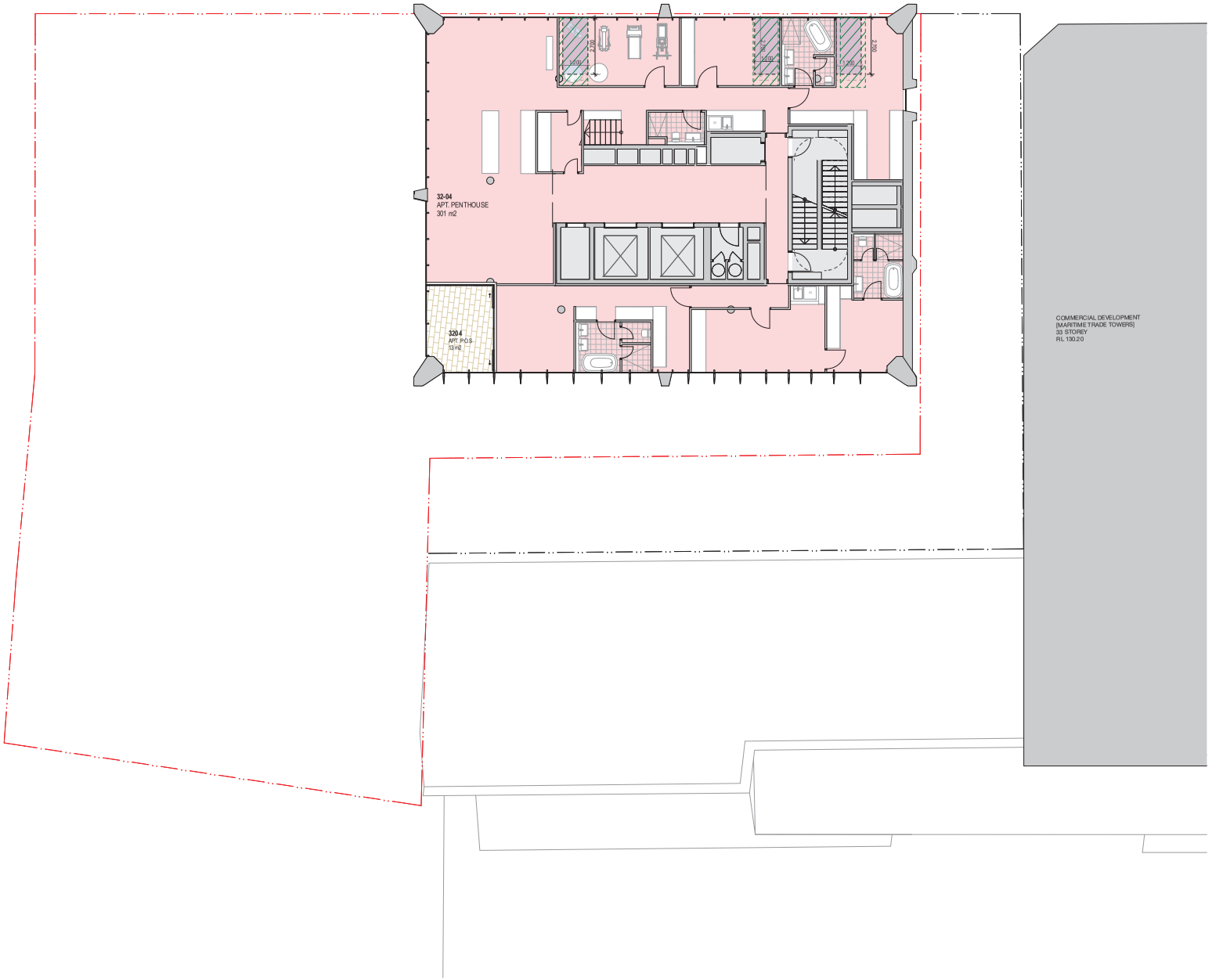

1 PLAN 32 -Level 32
1:100

0 1 2 5m

GENERAL NOTES

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- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

keyplan

legend

- Acoustically treated plenum
- Acoustically untreated plenum
- Ventilation Grill
- Removable ceiling panels

rev	date	name	by	chk
01	17/11/21	For information	KIK	
02	18/11/21	For APPROVAL	KIK	
03	21/1/22	For Approval	PP	

Barana Properties No 1
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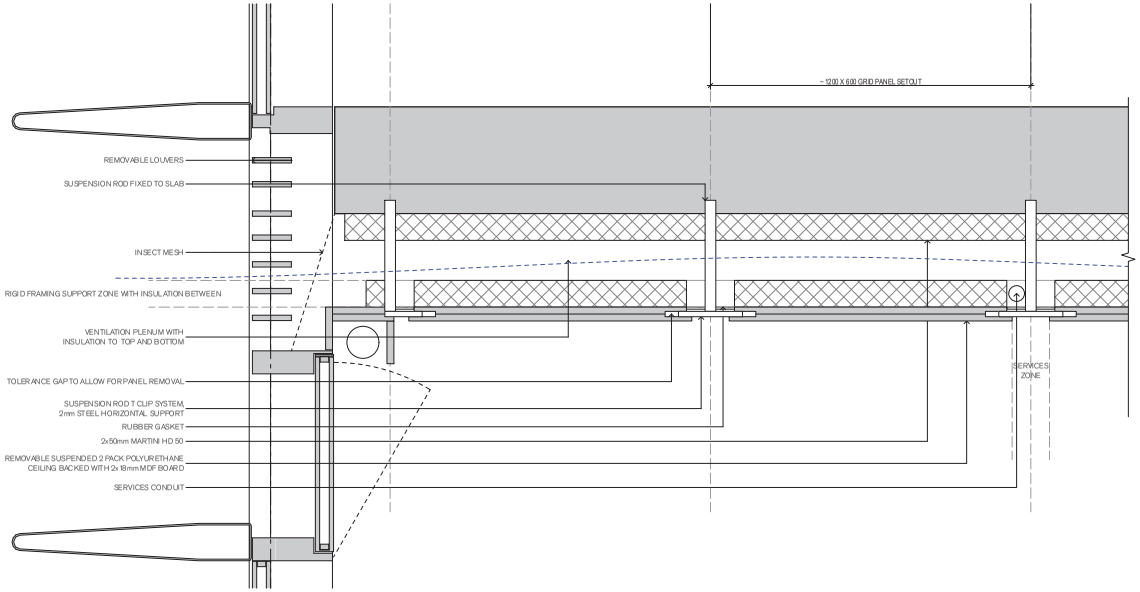
project
189-197 Kent Street, Sydney
189
SYDNEY NSW 2000

title
Noise affected nat vent Plans
Level 32 Penthouse

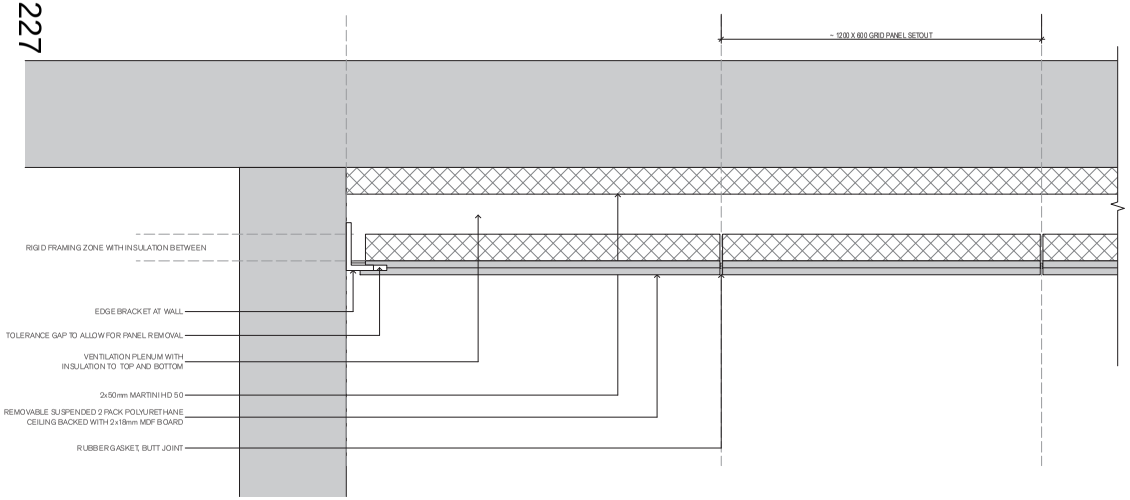
scale	1:100 @ A1	first issued	17/11/21
project code		sheet no.	revision
B189		FJMT-5111	03

For Approval

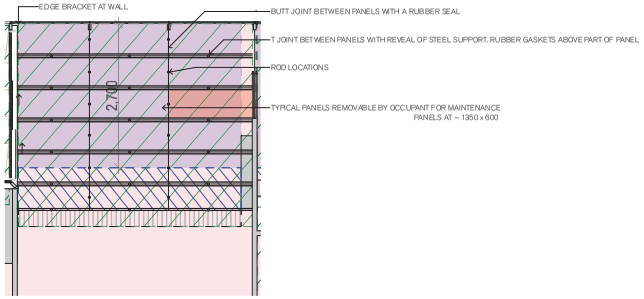
© FRANCIS-JONES MOREHEN THORP PTY LTD 2022 ABN 28 101 197 219 NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)



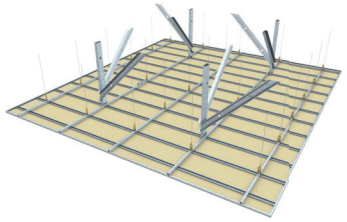
2 SECTION Removable Ceiling Panel Detail - Perpendicular to Facade
1:5



3 SECTION Removable Ceiling Panel Detail - Parallel to Facade
1:5



1 PLAN EXAMPLE CEILING PANEL SETOUT
1:50



* RONDO SYSTEM SHOWN HERE OF A TYPICAL SUSPENDED CEILING

WE PROPOSE A PROPRIETARY SYSTEM WITH FIXED RODS AND THE 2 WAY HORIZONTAL SUPPORT STRUCTURE IN ONE PLANE.

THIS RIGID FRAMING ZONE IS REQUIRED TO ENABLE OCCUPANT TO EASILY REMOVE EACH CEILING PANEL FOR MAINTENANCE WHEN REQUIRED

0 1 2 5m

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keyplan

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rev	date	name	by	chk
01	21/1/22	For Approval	PP	

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project
189-197 Kent Street, Sydney
189
SYDNEY NSW 2000

title
Noise affected nat vent Plans
Removable Ceiling Detail

scale	1:100 @ A1	first issued	21/1/22
project code	sheet no.		revision
B189	FJMT-5112		01

For Approval

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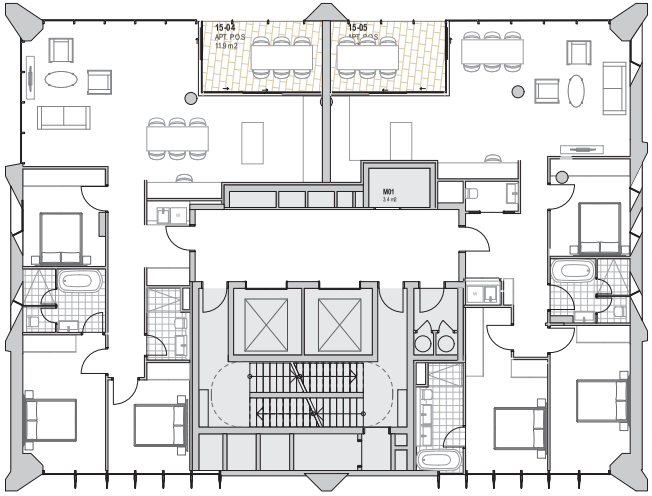
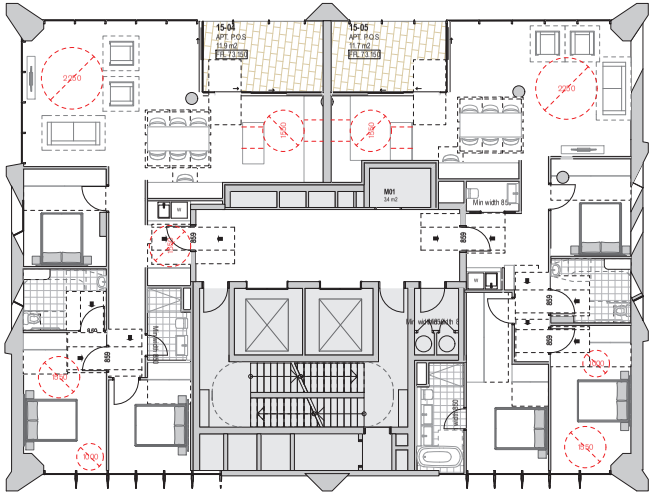
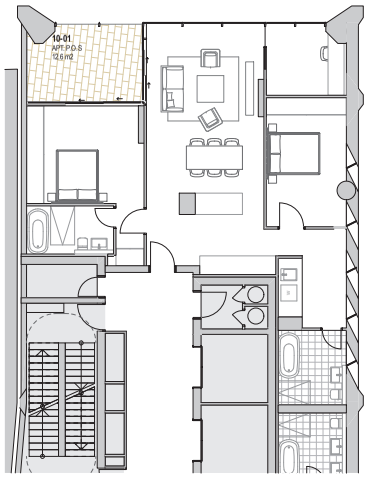
Adaptable Apartments

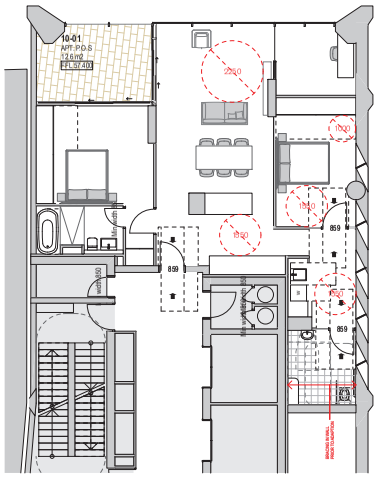




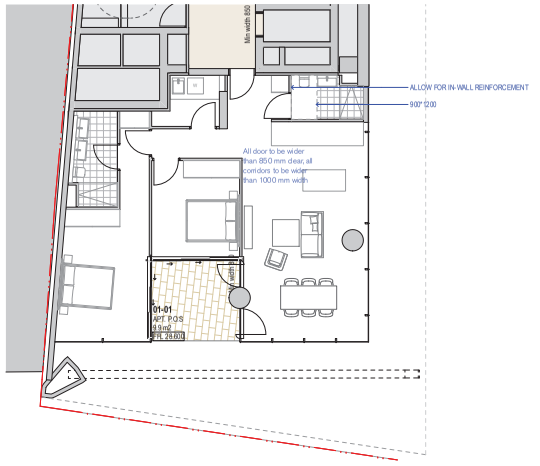
14 Apartments

Liveable Apartments

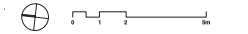




9 Apartments



2 Apartments



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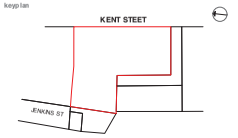
keyplan



legend

23 Adaptable Apartments = 18.4 %
+ 2 Liveable Apartments = 20 %

rev	date	name	by	chk
04	30/4/20	For Approval		KI K
05	9/6/20	For Approval		KI K
06	11/9/20	For Approval		KI K
A-B	23/3/21	For Coordination		KI K
A-C	24/5/21	For Information		KI K
A-D	9/6/21	For Approval		KI K
A-E	17/6/21	For Approval		KI K

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fjmt

project

189-197 Kent Street, Sydney
189
SYDNEY NSW 2000

title

Adaptable - Liveable Apartments
Adaptable and Liveable Apartments

scale	first issued	
1:100 @ A1	20/2/20	
project code	sheet no.	revision
B189	FJMT-7001	A-E

For Approval