

BASIX WATER SPECIFICATIONS	
Water Item	Specifications proposed
Toilets	4 stars (or more)
Kitchen Taps	5 stars
Bathroom Taps	5 stars
Showers	≤ 9.0 L/min (highest-flow in BASIX, to keep options open)
Hot water recirculation/diversion	No
Pools	Pool =50kL + pump on timer + no pool heating + no cover
Rainwater Tank Size	> 10 kL (collecting all roofs >345 m ²)
Rainwater Tank Use	Irrigation, pool, laundry (toilets optional)
Treated Reticulated Water Scheme	Not available in this suburb
Total Grass + Planting area	714 m ² total = 213 m ² lawn + 501 m ² plants
Plants locally indigenous or 1-drop	>50% total, or >256 m ² are locally indig. or 1-drop
BASIX ENERGY SPECIFICATIONS	
Energy Item	Specifications proposed
Hot Water	Gas storage 5 star (Rheem Stellar 360 or similar- model 850360)
Cooling for Living	3 phase AC – EER 3.0 or more
Cooling for Beds	3 phase AC – EER 3.0 or more
Heating for Living	3 phase AC – EER 3.5 or more
Heating for Beds	3 phase AC – EER 3.5 or more
Bedroom/Living Zoning for AC	No (since that means 1 zone at any time, not simultaneous)
Kitchen Exhaust	Fan to façade or roof - manual on/off
Bathroom Exhaust	Fan to façade or roof - manual on/off
Laundry Exhaust	Fan to façade or roof - manual on/off
Lighting for each room	LEDs or CFLs for ≥80% fittings each room
Photovoltaic Systems	2.5 kW peak or more (10 panels approx. or more)
Pools	Pool =50kL + pump on timer + no pool heating + no cover
Vented fridge (1 side or top open)	No
Clothes lines	Fixed/permanent outdoor lines
Cooking	Induction cooktop & electric oven

THERMAL COMFORT SPECIFICATIONS	
External Walls 1	FC weatherboard cladding + R2.5 added and P'board
External Walls 2	Timber external cladding + R2.5 added and P'board
External Walls 3	190 block wall (filled) +50mm stone cladding + R2.5 added and P'board
External Walls 4	190 Block wall (filled) + R2.5 – rooms next to plant/subfloor
Internal Walls 1	Plasterboard internal walls (except some columns)
Internal Walls 2	Plasterboard + R2.5 added (next to garage)
Internal Walls 3	Some concrete columns with stone cladding
External Floors 1	Slab with enclosed or open subfloor (R2.5 under)
External Floors 2	Slab on ground (R2.5 under, except none for garage)
Floor Finishes (as shown)	Tiles wet areas +carpet beds (tiles on LG) +conc. store +timber other
Internal Floors 1	Concrete Slabs and plasterboard (throughout except garage ceiling)
Internal Floors 2	Framed-timber and plasterboard (between garage and top floor)
Internal Floors Insulation	R2.5 in garage ceiling (also added under rooms over ground or subfloor)
Roofs 1 - slab roof	Slab roof (R4 at ceiling) – for bedroom/gym roof
Roofs 2 - metal deck	Metal roof (R4 at ceiling + foil blanket>R1.5 bulk)
External ceiling	Plasterboard and R4 added (with unvented roof)
Roof colour	Dark-colour roofs, as shown
Windows –louvers and bathrooms	Single glazing, low-E clear and aluminium frames
Windows - U-value	≤ 5.4 for awning/bifold, ≤ 4.8 for fixed/sliders
Windows – SHGC	0.47 ± 5% awning/bifold, 0.59 ± 5% fixed/sliders
Windows – beds/living except louvers, see above	Standard double glazing clear and aluminium frames
Windows - U-value	≤ 3.6 for awning/bifold, ≤ 3.1 for fixed/sliders
Windows - SHGC	0.47 ± 5% awning/bifold, 0.49 ± 5% fixed/sliders
Skylights	Yes, generic Velux skylight type with U<2.7 and SHGC = 0.24 ± 5%
Doors	Hollow-core internal and solid-core external
Exhaust Fans	Dampers minimise infiltration (when exhaust fans are off)
Weather Stripping	Yes - all external doors and windows
Ceiling fans	Not used (but can add >0.5*, pending size and number)
Downlights affecting insulation	LED downlights + seals (generic holes assumed in insulation <150 mm2)
Exhaust fans affecting insulation	All wet areas (generic holes assumed in insulation <300 mm2)