

THERMAL PERFORMANCE SPECIFICATIONS: (20931 – 10 Painters Parade)

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 2, at the time of building.

This includes New South Wales Parts 2.6 and 3.12.

Specific mention is made of the following provisions:

- Building Fabric Thermal Insulation

(NOTE: If steel framing is used a thermal break may be required)

- Building Sealing

- Building Services

(NOTE: Ventilation requirements of Section 3.8.7.3 b must also be complied with and this means bathrooms should not normally be exhausted into roofspaces unless they are ventilated.)

WINDOWS (total product specification – glass + frame)

U-value 4.8 (or less than) & SHGC 0.59 (+/-5%) (Typically: Low-e Clear glass in AL. frame)

EXTERNAL WALL (Medium colour)

Reverse Brick Veneer – R2.5 – 90mm thick Bulk insulation with antiglare reflective airgap (Level 1&2)

Cavity Panel – R2.5 – 90mm thick Bulk insulation with vapour barrier (Level 3)

Cavity Brick base wall – to earth (Level 1 - East)

SKYLIGHTS

VELUX – Double Glazed OPAL (U = 2.60 & SHGC = 0.24)

INTERNAL WALL

Cavity Panel/Stone/brick – No Insulation (generally)

Cavity Panel – R2.5 – 90mm thick Bulk insulation (between garage & Living areas) – Level 3

EXTERNAL FLOOR

Concrete Slab on Ground – R1.5 bulk insulation (Level 1 /portion Level 2/Garage)

Suspended Concrete (Open & Enclosed Sub-Floor) – R1.5 bulk insulation (Level 2)

Suspended Timber (Enclosed Sub-Floor) – No insulation (Level 3)

CEILING SPACE with FLOOR ABOVE

Plasterboard – R1.5 bulk insulation (ceiling areas below garage)

CEILING SPACE with ROOF ABOVE

Plasterboard – R3.5 bulk insulation (plant room & garage – no insulation)

Concrete/Plasterboard – R1.5 bulk insulation (roof area above Level 2 – East)

ROOF (Medium colour) (Non-ventilated)

Sheet Metal Roofing – 60mm Foil Blanket with Reflective airgap

Waterproof membrane – concrete balcony (above Level 1)

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)