

NatHERS - Thermal Comfort	Proposed Specifications
External Walls 1	Concrete wall with R2.5 added (main walls)
External Walls 2	FC/metal cladding with R2.5 added
Wall thermal breaks	R0.2 added thermal break for all steel studs near external walls
Party walls 1	Concrete walls, lined plasterboard + optional insulation
Party walls 2	Framed walls, lined plasterboard + optional insulation
Unit Walls next to halls/lobbies	Plasterboard and + R2.0 acoustic insulation
Walls next to lifts	Concrete ≥150mm and plasterboard + optional acoustic insulation
Walls next to stairs	Concrete ≥150mm and plasterboard + optional acoustic insulation
Internal Walls (Units)	Plasterboard on Studs
Internal Floors	Concrete floors, with plasterboard below
External Floors	Concrete slab – 3 units are above units or lobbies
Floor Finishes (defaults used)	Tiles – wet areas, timber - bedrooms, timber – living/dining
Roofs - below neighbour	Concrete roof / ceiling and some drop ceiling
Roof Colour	Light colour
Skylights	Not applicable
Ceilings fans – main zones	Add to main living and beds 1400 diam or more (3 total)
Window Openings	Openings as shown (and assume fixed if hidden)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	Used for all external doors and windows
Ceiling Penetrations Lights	LED downlights: generic holes, as per NatHERS protocol (TBC at CC)
Ceiling Penetrations Fans	Wet area fans: generic holes as per NatHERS protocol (TBC at CC)
Windows (see types below)	Aluminium frames and double-glazing (medium/light tint)
1. Window (AWNING/HINGE)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 3.0 for awning/hinge
Windows – SHGC	0.26 to 0.28 awning/hinge
2. Windows (FIXED GLAZING or SLIDER)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 2.0 for fixed/slider
Windows – SHGC	0.29 to 0.33 for fixed/slider

Simulation Notes:

- Shading devices used from elevations, sections and plan mark-ups (may need re-checking at CC stage).
- No RCP provided at DA so generic holes assumed for all downlights (may need extra checking and rerunning at CC stage)
- No RCP provided at DA so generic holes assumed for exhaust fans (may need extra checking and rerunning at CC stage)
- Concrete walls and floor thickness need checking at CC stage, due to complexity of the proposed construction.
- All wall types, ceiling types, floor types need checking at CC stage, due to complexity of the proposed construction.
- Window sizes used from elevations, sections and plans (plans take priority and all this needs re-checking at CC stage).
- Windows hidden (with no size or operability shown) are assumed as full height and fixed (this needs re-checking at CC stage).
- Door sizes used from elevations, sections and plan mark-ups (this needs re-checking at CC stage).
- Neighbouring building on site are modelled as shown (for overshadowing)

BASIX Item - Water	Proposed Specifications
Rainwater Tank	No extra facilities are added
Rainwater Tank use	n/a
Stormwater Tank	None
Blackwater/Greywater reuse	None
Other reticulated water reuse	None
Fire Sprinklers	No extra facilities are added
Fire Sprinkler Test Water	No extra facilities are added
Showers	3 stars ≤ 9.0 L/min (higher flow in BASIX)
Toilets	4 stars
Kitchen Taps	4 stars
Bathroom Taps	4 stars
On demand hot recirculation	No
Clothes washers	4 stars WELS
Dishwashers	4 stars WELS
Planting & lawn (respectively)	No extra facilities are added
Planting – low water species	No extra facilities are added
Pools (no spa)	No extra facilities are added

BASIX Item - Energy	Proposed Specifications
Cooling for Living	1 phase AC – EER = 3.0 or better
Cooling for Beds	1 phase AC – EER = 3.0 or better
Heating for Living	1 phase AC – EER = 3.5 or better
Heating for Beds	1 phase AC – EER = 3.5 or better
AC zoning (day or night)	Not assessed with BASIX now
Bathroom Exhaust	Fan to façade/roof, manual on/off
Laundry Exhaust	Fan to façade/roof, manual on/off
Kitchen Exhaust	Fan to façade/roof, manual on/off
Lighting for Apartments – all rooms	80% of fittings in unit rooms are CFLs, fluorescent, LEDs
Cooking	Induction cooktop & electric oven
Vented fridge-spaces	Not assessed with BASIX
Fridges	Not assessed with BASIX
Dishwashers	4 stars energy
Dryers	7 stars energy
Hot Water	Instant electric individual systems
Hot Water Pipe insulation	R1.0 to ringmain +supply risers (if central pipes)
PV Solar Power	Optional
BMS	Optional
PFC, Power Factor Correction	Optional
Lifts	No extra facilities are added
Common washing	None
Common drying	None
Clothes lines private	No extra facilities are added