



ECOMODE Design ABN: 79 845 824 261

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MINIMUM NatHERS & BASIX REQUIREMENTS - 38 Undercliff Rd, Freshwater

WATER

WELS Water Rating

- 4star rated (>6 but ≤ 7.5 L/min) showerheads to all showers
- 4star rated toilets
- 5star rated taps to Kitchen
- 5star rated taps to Bathrooms / Ensuites

RAINWATER TANK

- Minimum 3,000ltr rainwater tank to collect run-off from at least 150m² of roof area connected to main dwelling Laundry and Outdoor tap

POOLS

- Pool capacity to be no greater than 42kL
- Timer to pool pump
- Provide pool cover to pool

THERMAL PERFORMANCE

INSULATION

- R2.5 bulk insulation + anti-glare foil with gap to all clad external walls on First Floor
- 'Kingspan Air-Cell Permican' or similar to cavity brick walls on Ground Floor of main residence only
- R2.0 'Kingspan Kooltherm K10' or similar to soffit of concrete roof at Ground Floor
- R3.5 insulation to framed ceiling at First Floor
- R1.3 "CSR Anticon" or similar insulation to underside of metal deck roofing

EXTERNAL COLOURS

- Mixture of Light (SA<0.475) & Dark (SA>0.70) to external walls colour
- Dark (SA>0.70) roof colour

GLAZED WINDOWS & DOORS - Refer NatHERS Certificate for further details

- Aluminium framed with thermally broken double glazing (clear/air fill/low-e) to select windows and doors in Kitchen/Living, Entry Stair, MU, Rumpus, void over Living;
 - High Solar U=3.1, SHGC=0.39 & 0.49 / Low Solar U=3.1, SHGC=0.27
- Aluminium framed with low-e glazing to windows and doors in Entry, Dining, Guest Bed;
 - High Solar U=5.4, SHGC=0.58
- Aluminium framed with clear glazing to windows and doors in Studio, Wet areas and Bedrooms on First Floor;
 - sliding/fixed system: U=6.7, SHGC=0.70
 - pivot system: U=6.7, SHGC=0.57

CEILING PENETRATIONS

- Australian Standard approved non-ventilated covers or shields to all downlight installations throughout dwelling, where used.
- All exhaust units to be sealed (dampers installed)

FLOOR COVERINGS

- Tile flooring to Living area's
- Carpet flooring to Bedroom area's
- Tile flooring to all wet area's

ENERGY

HWS

- Gas instantaneous - 5star

HEATING AND COOLING

- Day & Night zoned 2 Star single-phase air conditioner to Living & Bedroom areas

VENTILATION

- Ducted artificial ventilation to min. One Bathroom
- Ducted rangehood to Kitchen
- Natural ventilation only to Laundry

FLUORESCENT OR LED LIGHTING

- Provide efficient Lighting to Bedrooms, Living, Dining, Kitchen, Bathrooms, Toilets, Ensuite, Laundry and Hallways

NATURAL LIGHT

- Natural lighting to Kitchen
- Natural lighting to Bathrooms & Toilets
- Natural lighting to Powder Room

PHOTOVOLTAIC

- Solar panel system with the capacity to generate at least 3.5 peak kilowatts of electricity as part of the whole development

OTHER (appliances and fixtures)

- Gas cooktop & electric oven
- Outdoor clothes drying line