

31st July 2020

BASIX Summary for 34 Beatty St, Balgowlah Heights 3

BASIX REQUIREMENTS

WELS Water Rating

- 3star rated (>7.5 but ≤ 9 L/min) showerheads to all new showers
- 3star rated toilets
- 3star rated taps

POOLS

- Pool capacity to be no greater than 35kL
- Timer to pool pump
- Provide pool cover
- No heating to pool system

INSULATION

- R1.13 insulation to all new brick veneer external walls
- R1.3 insulation to all new clad external walls
- R2.5 insulation to ceiling
- Foil to underside of new roofing

EXTERNAL COLOURS

- Roof colour must be medium ($0.475 < SA < 0.70$)

GLAZED WINDOWS & DOORS

- Improved aluminium with low-e glazing to select windows and doors WIN-108, DR-401, DR-405, DR-406;
 - $U=4.48$ & $SHGC=0.46$
- Improved aluminium with clear glazing to all other new windows and doors;
 - $U=6.44$ & $SHGC=0.75$
- Skylights – aluminium or PVC framed with single clear glazing
 - $U=6.21$ & $SHGC=0.808$

HOT WATER SYSTEM

- Solar gas boosted

FLUORESCENT OR LED LIGHTING

- The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Zoltan Lipovski'.

Zoltan Lipovski
Building Designer & Sustainability Assessor
ECOMODE design