

3rd December 2019

NatHERS & BASIX Summary for 28 Lockwood Av, Belrose

TYPICAL FOR ALL UNITS - UNLESS NOTED OTHERWISE

WATER

WELS Water Rating

- 3star rated (>6 but <= 7.5 L/min) showerheads to all showers
- 4star rated toilets
- 4star rated taps to Kitchen
- 4star rated taps to Bathrooms / Ensuites

THERMAL PERFORMANCE

INSULATION

- R2.0 bulk insulation to all external walls
- R2.0 insulation to underside of ceiling slab with roof over
- R2.0 to all framed intertenancy walls

EXTERNAL COLOURS

- Dark (SA>0.70) external walls colour
- Light (SA<0.475) roof colour

GLAZED WINDOWS & DOORS

UNIT 1.06

- Aluminium framed with thermally broken double glazing (clear/air fill/low-e) to select windows and doors in Living, Kitchen, Dining, Bedrooms;
 - U=3.1 & SHGC=0.27

ALL OTHER UNITS

- Aluminium framed with clear glazing to windows and doors;
 - pivot system: U=6.7 & SHGC=0.57
 - sliding/fixed system: U=6.7, SHGC=0.70
- Refer NatHERS Certificate for further details

CEILING PENETRATIONS

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

FLOOR COVERINGS

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

ENERGY

HEATING AND COOLING

- 3 Star zoned single-phase air conditioner to all Bedroom & Living areas of each unit

VENTILATION

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

FLUORESCENT OR LED LIGHTING

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

NATURAL LIGHT

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

OTHER (appliances and fixtures)

- Electric cooktop & electric oven
- Well ventilated refrigerator space
- Outdoor clothes drying line

COMMON AREAS & SYSTEMS

CENTRAL HOT WATER SYSTEM

- Electric heat pump – gas boosted
 - R1.0 insulation to all internal piping

RAINWATER TANK

- None required

PHOTOVOLTAIC

- Solar panel system with the capacity to generate at least 45 peak kilowatts of electricity connected to common areas only

BUILDING MANAGEMENT SYSTEM (BMS)

- Connected to control;
 - Gym air conditioning system
 - Basement 3 Carpark lighting system
 - Basement 4 Carpark lighting system
 - All Lobbies lighting system

LIFTS

- Gearless traction with V V V F motor
- LED lighting to lift call button

COMMON AREAS

- Gym
 - Air-conditioned ventilation system
 - LED lighting (manual on / manual off)
- Basement 3
 - ventilation supply & exhaust (carbon monoxide monitor & VSD fan)
 - Fluorescent lighting (daylight & motion sensor)
- Basement 4
 - ventilation supply & exhaust (carbon monoxide monitor & VSD fan)
 - Fluorescent lighting (daylight & motion sensor)
- Comms Room
 - No mechanical ventilation exhaust only ventilation (thermostatically controlled)
 - Fluorescent lighting (manual on / manual off)

- NBN Room
 - No mechanical ventilation
 - Compact fluorescent lighting (manual on / manual off)
- Garbage Rooms
 - Exhaust ventilation only
 - Compact fluorescent lighting (manual on / manual off)
- Plant Pump Room
 - Exhaust ventilation only (thermostatically controlled)
 - Compact fluorescent lighting (manual on / manual off)
- Fire Stairs
 - No mechanical ventilation
 - Fluorescent lighting (manual on / manual off)
- Lobbies
 - No mechanical ventilation
 - LED lighting (manual on / timer off)

Yours sincerely,



Zoltan Lipovski
Building Designer & Sustainability Assessor
ECOMODE design