

Important Note
 The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below then the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.
 In NSW both BASIX & the BCA variations must be complied with, in particular the following:
 - Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1
 - Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)
 - Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(i), (ii) & (c), (d) & (e)
 - Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction	Added Insulation	
Brick Veneer & Lightweight	R2.0	
Internal Wall Construction	Added Insulation	
Plasterboard on studs	None	
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)	R2.0 + R2.0	
Ceiling Construction	Added Insulation	
Plasterboard	R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction	Colour (Solar Absorbance)	Added Insulation
Concrete	Medium SA 0.50	None
Metal	Medium SA 0.50	Foil + R1.0 blanket
Floor Construction	Covering (if not noted default values used)	
Concrete	As drawn	
Concrete	As drawn	
Timber	As drawn	
Windows	Glass and frame type	U value SHGC Range Area sq m
Performance glazing Type A	4.50	0.45 - 0.55 to U30
Performance glazing Type B	4.50	0.55 - 0.67 to U30
Performance glazing Type A	5.60	0.32 - 0.4 to units 13 to 20
Performance glazing Type B	5.60	0.37 - 0.45 to units 13 to 20
ALM-001-01 A Aluminium A SG Clear	6.70	0.51 - 0.63 to all other UNO
ALM-002-01 A Aluminium B SG Clear	6.70	0.63 - 0.77 to all other UNO

Type A windows are awning windows, bifolds, casements, tilt & turn windows, entry doors, french doors
 Type B windows are double hung windows, sliding windows & doors, fixed windows, slider doors, louvers

Skylights	Glass and frame type	U SHGC	Area sq m	Detail
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U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified

Shade elements (eaves, verandahs, awnings etc)
 All shade elements modelled as drawn

Ceiling Penetrations (downlights, exhaust fans, flues etc)
 Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA
 Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.

Ceiling Fans used in the Modelling and to be installed in the following areas:
 1400mm ceiling fan to all bedrooms in units 13 to 20

Gladys Avenue Frenchs Forest
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT
 This is a summary of the BASIX Commitments as detailed in the BASIX Certificate.
 Refer to the CURRENT BASIX Certificate for Complete details.
 For definitions refer to basix.nsw.gov.au

WATER COMMITMENTS

Fixtures		
3 Star Shower Heads	Yes	
3 Star Kitchen / Basin Taps	Yes	4 Star Toilet
Alternative Water		
Minimum Tank Size (L)	1500	Collected from Roof Area (m2)
Tank Connected To:		
All Toilets	Yes	Laundry W/M Cold Tap
One Outdoor Tap	Yes	

THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans

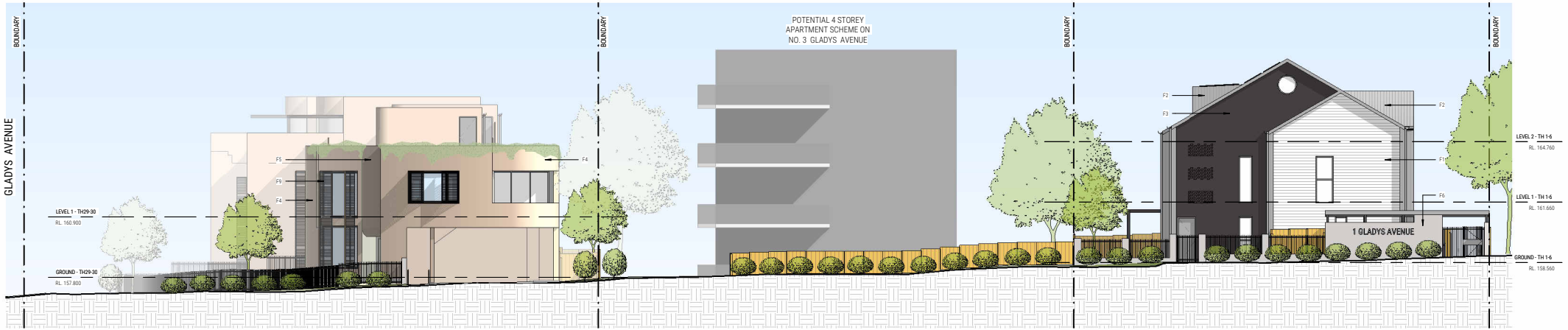
ENERGY COMMITMENTS

Hot Water	Electric instantaneous	
Cooling System	Living	1 Phase A/C Zoned
	Bedrooms	1 Phase A/C Zoned
Heating System	Living	1 Phase A/C Zoned
	Bedrooms	1 Phase A/C Zoned
Ventilation	1 x Bathroom	Fan ducted to exterior
	Kitchen	Fan ducted to exterior
	Laundry	Fan ducted to exterior
Natural Lighting	Window/Skylight in Kitchen	As drawn
	Window/Skylight in Bathrooms/Toilets	As drawn
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	All Dedicated
	Number of Living/Dining rooms	All Dedicated
	Kitchen	Yes Dedicated
	All Bathrooms/Toilets	Yes Dedicated
	Laundry	Yes Dedicated
	All Hallways	Yes Dedicated

OTHER COMMITMENTS

Outdoor clothes line	Yes	Ventilated refrigerator space	Yes
Stove/Oven	Induction cooktop & electric oven		
Alternative Energy	Photovoltaic System: 1.25 KW to each unit		





1 WESTERN ELEVATION - BUILDING A & C
1:100 @ A1



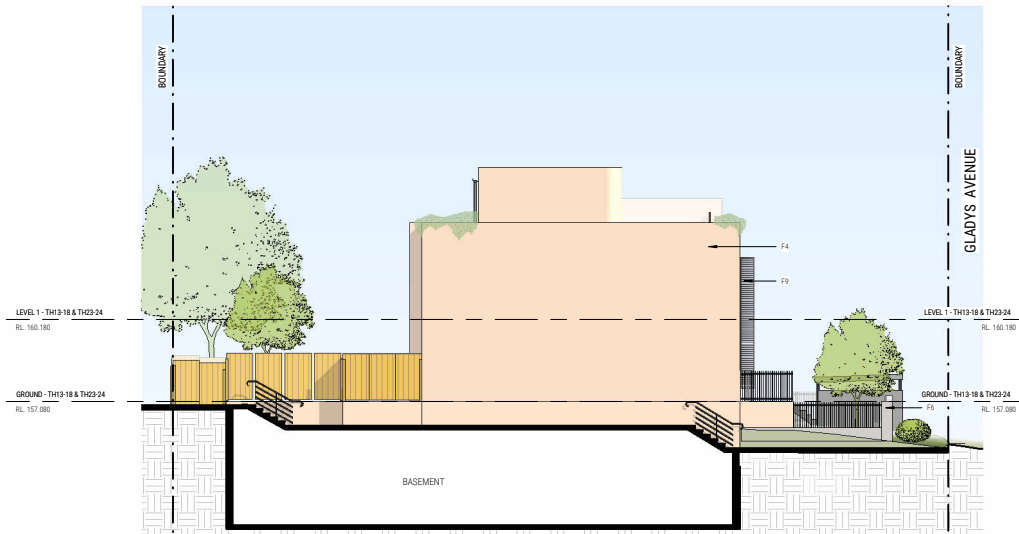
2 NORTHERN ELEVATION - BUILDING B & C
1:100 @ A1

EXTERNAL FINISHES SCHEDULE

CODES	EXTERIOR	CODES	EXTERIOR
F1	WEATHER BOARD CLADDING WITH WHITE PAINT FINISH	F7	ALUMINIUM WINDOW FRAME - MONUMENT
F2	METAL ROOFING & CLADDING WITH GREY PAINT FINISH	F8	METAL FENCE - MONUMENT
F3	AUSTRAL BRICK - METALLIX LITHIUM	F9	ALUMINIUM PRIVACY SCREEN - BRONZE
F4	AUSTRAL BRICK - URBAN ONE SILVER		
F5	AUSTRAL BRICK - URBAN ONE PEPPER		
F6	AUSTRAL BRICK - METALLIX TITANIUM		



1 SOUTHERN ELEVATION - BUILDING C
1:100 @ A1



2 EASTERN ELEVATION - BUILDING C
1:100 @ A1

EXTERNAL FINISHES SCHEDULE

CODES	EXTERIOR	CODES	EXTERIOR
F1	WEATHER BOARD CLADDING WITH WHITE PAINT FINISH	F7	ALUMINIUM WINDOW FRAME - MONUMENT
F2	METAL ROOFING & CLADDING WITH GREY PAINT FINISH	F8	METAL FENCE - MONUMENT
F3	AUSTRAL BRICK - METALLIX LITHIUM	F9	ALUMINIUM PRIVACY SCREEN - BRONZE
F4	AUSTRAL BRICK - URBAN ONE SILVER		
F5	AUSTRAL BRICK - URBAN ONE PEPPER		
F6	AUSTRAL BRICK - METALLIX TITANIUM		



1 EASTERN ELEVATION - BUILDING A & B
SCALE: 1:100 @ A1



2 WESTERN ELEVATION BUILDING B
SCALE: 1:100 @ A1

EXTERNAL FINISHES SCHEDULE

CODES	EXTERIOR	CODES	EXTERIOR
F1	WEATHER BOARD CLADDING WITH WHITE PAINT FINISH	F7	ALUMINIUM WINDOW FRAME - MONUMENT
F2	METAL ROOFING & CLADDING WITH GREY PAINT FINISH	F8	METAL FENCE - MONUMENT
F3	AUSTRAL BRICK - METALLIX LITHIUM	F9	ALUMINIUM PRIVACY SCREEN - BRONZE
F4	AUSTRAL BRICK - URBAN ONE SILVER		
F5	AUSTRAL BRICK - URBAN ONE PEPPER		
F6	AUSTRAL BRICK - METALLIX TITANIUM		



2 SOUTHERN ELEVATION - BUILDING A
DA303
 1:100 @ A1



1 NORTHERN ELEVATION - BUILDING A
DA303
 1:100 @ A1

EXTERNAL FINISHES SCHEDULE

CODES	EXTERIOR	CODES	EXTERIOR
F1	WEATHER BOARD CLADDING WITH WHITE PAINT FINISH	F7	ALUMINIUM WINDOW FRAME - MONUMENT
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