



May 2025 BSA Reference: 21161  
Building Sustainability Assessments Ph: (02) 4962 3439  
enquiries@buildingsustainability.net.au www. buildingsustainability.net.au

**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 than 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. Be aware that BASIX does not over-ride the BCA and the NSW variations must be complied with.

Thermal Performance Specifications (does not apply to garage)				
External Wall Construction				
Cavity Brick				Added Insulation R1.3
Lightweight				R2.7
Internal Wall Construction				
Plasterboard on studs				Added Insulation R2.7 to walls adjacent to roof space and garage
Cavity Brick (party walls)				None
Ceiling Construction				
Plasterboard				Added Insulation R7.0 to ceilings adjacent to roof space & decks above
Roof Construction				
Metal	Colour (Solar Absorptance)			Added Insulation Foil + R1.3 blanket
	Light 0.30			
Floor Construction				
Concrete	Covering			Added Insulation
Concrete	As drawn (if not noted default values used)			R2.0
Concrete	As drawn (if not noted default values used)			R5.0 to floors adjacent to garage
Timber	As drawn (if not noted default values used)			None

Windows	Glass and frame type	U value	SHGC Range	Area sq m
Performance glazing Type A		4.30	0.45 - 0.49	As drawn
Performance glazing Type B		4.30	0.50 - 0.56	As drawn

Type A windows are awning windows, bifolds, casements, tilt 'n' turn' windows, entry doors, french doors  
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres

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)

Downlights are modelled as IC rated with insulation fitted over the fixtures

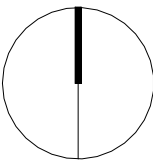
All exhaust fans are modelled as sealed

**Ceiling Fans used in the Modelling and to be installed in the following areas:**

1x 1400mm to each bedroom, 2x 1400mm to living areas (living & dining) - U01 only.

35 Blackbutts Road 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			
4 Star Shower Heads	Yes (> 6 but <= 7.5 L/min)		
4 Star Kitchen / Basin Taps	Yes	4 Star Toilet	Yes
Alternative Water			
Minimum Tank Size (L)	2000	Collected from Roof Area (m2)	60
Tank Connected To:			
All Toilets	Yes	Laundry W/M Cold Tap	Yes
One Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Gas Instantaneous	6 Star	
Cooling System	Living	1 Phase A/C Ducted	EER 3.0 - 3.5
	Bedrooms	1 Phase A/C Ducted	EER 3.0 - 3.5
Heating System	Living	1 Phase A/C Ducted	EER 3.0 - 3.5
	Bedrooms	1 Phase A/C Ducted	EER 3.0 - 3.5
Ventilation	1 x Bathroom	Fan ducted to exterior	Manual on/off
	Kitchen	Fan ducted to exterior	Manual on/off
	Laundry	Fan ducted to exterior	Manual on/off
Natural Lighting	Window/Skylight in Kitchen	No	
	Window/Skylight in Bathrooms/Toilets	Yes to	1
OTHER COMMITMENTS			
Outdoor clothes line	Yes		
Stove/Oven	Gas cooktop & electric oven		
Alternative Energy	Photovoltaic System: 1.1 kW to each unit		
Pool	Max Vol: 14 KL, no heating, pump with timer, pool cover		





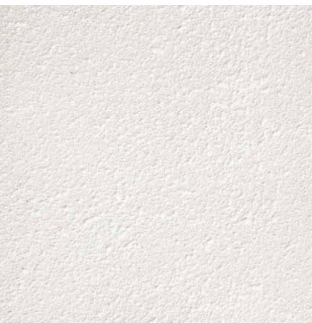


EXTERNAL MATERIAL LEGEND

RE01 TEXTURED RENDER FINISH APPLIED TO MASONRY BRICKWORK OR CONCRETE - WHITE	BR01 AUSTRALBRICK - ACCESS ASH - OR SIMILAR	CL01 WEATHERBOARD CLADDING - WHITE
CL02 FIBRE CEMENT SHEET - WHITE	AL01 BATTENS CLADDING - WHITE	AL02 ALUMINIUM BALUSTRADE - WHITE
AL03 SLATTED PANEL WITH FRAME - WHITE	AL04 ALUMINIUM PRIVACY SCREEN - WHITE	GL01 CLEAR GLAZING - MATCH BASIX REQUIREMENTS
GL02 TRANSLUCENT GLAZING - MATCH BASIX REQUIREMENTS	AL05 ALUMINIUM WINDOW & GLAZING DOOR FRAME - POWDERCOATED WHITE	MT01 COLORBOND ROOF SHEETING - WHITE
MT02 GUTTERS & FLASHING & DOWNPIPES - WHITE		



EXTERNAL MATERIAL LEGEND



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TEXTURED RENDER FINISH APPLIED  
TO MASONRY BRICKWORK OR  
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- WHITE



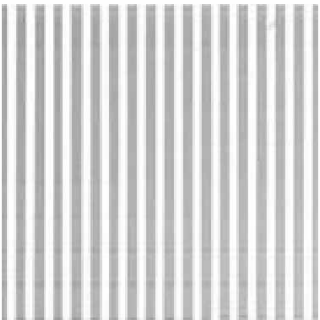
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AUSTRALBRICK  
- ACCESS ASH  
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CL01  
WEATHERBOARD CLADDING  
- WHITE



CL02  
FIBRE CEMENT SHEET  
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AL01  
BATTENS CLADDING  
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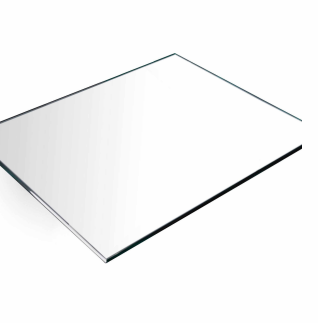
AL02  
ALUMINIUM BALUSTRADE  
- WHITE



AL03  
SLATTED PANEL WITH FRAME  
- WHITE



AL04  
ALUMINIUM PRIVACY SCREEN  
- WHITE



GL01  
CLEAR GLAZING  
- MATCH BASIX REQUIREMENTS



GL02  
TRANSLUCENT GLAZING  
- MATCH BASIX REQUIREMENTS



AL05  
ALUMINIUM WINDOW & GLAZING  
DOOR FRAME  
- POWDERCOATED WHITE



MT01  
COLORBOND ROOF SHEETING  
- WHITE



MT02  
GUTTERS & FLASHING & DOWNPIPES  
- WHITE



1 EAST ELEVATION  
DA301/ 1:100 @ A1



2 WEST ELEVATION  
DA301/ 1:100 @ A1