

BASIX & THERMAL COMMITMENTS



Date 14 November 2022 - 4:19pm

Lot Number 55	House Number 12	Street Kevin Ave	Suburb Avalon Beach	Post Code 2107	State NSW
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FLOORS

Ground Slab on ground	1st Floor Timber
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WALLS

Ground Brick Veneer	1st Floor Fibre Cement Cladding
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Insulation External Walls R2.5	Internal Walls to be Insulated Garage internal walls, Bathroom, Laundry, WC, storage	Insulation Internal Walls R2.0
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External Colours Light

CEILINGS

Ceilings with cavity to roof R4.0	Ceiling between Ground and 1st Floor R2.0
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Areas requiring insulation between levels Cantilevered floors to outside air
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ROOF AREA

Colours Dark	Material Tiles	Insulation Sarking
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WINDOWS (Refer to NatHERS Certificate for more detail)

Additional Notes Timber Frame, Low-e excluding Wet areas as per NatHERS Certificate as per U and SHGC values.	Upgraded windows, refer to NatHERS Certificate
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WATER

Landscape Area 464m ²	Rainwater Tank Garden, WC, Laundry	Rainwater Tank Size 4,500 L	Roof Area to Tank 80% of Roof	Basin Taps 4 Star	Kitchen Taps 4 Star
Showerheads 3 Star > 7.5 but less < or = 9.0 litres per minute	Toilets 4 Star	Swimming Pool Yes	Swimming Pool Inclusions No Heating	Swimming Pool Capacity 40	

ENERGY

Hot Water Gas Instantaneous 6 Star	Air Conditioning 3 Phase	Air Conditioner EER Cooling 3.0 - 3.5 - Heating 3.5 - 4.0
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VENTILATION

Laundry Ducted	Bathroom Ducted	Kitchen Ducted
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OTHER

Solar Photovoltaic System Yes	Size (kw) 1.5kw	Cooking Gas Cooktop/Electric Oven
Living Room Ceiling Fans No	Bedroom Ceiling Fans No	Other Outdoor Clothes Line, Air Conditioning Zoned

ADDITIONAL NOTES

The project has been assessed under the simulation method of the BASIX Protocol. Downlights fitted after the assessment must be IC Rated and non-ventilated. All new residential buildings must be constructed in accordance with Building BCA Part 3. 12. 1, Build Sealing BCA Part 3. 12. 3. Insulation must be installed in accordance with AS3995.