

5th March 2020

NatHERS & BASIX Summary for Lots 10 & 11 Baz Retreat, Warriewood_02

MINIMUM NatHERS & BASIX REQUIREMENTS – typical for each Lot 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

RAINWATER TANK

- Minimum 1,500ltr rainwater tank to collect run-off from at least 80m² of roof area connected to Laundry tap and at least one outdoor tap.

POOLS

- No pool or spa to be installed as part of this development.

THERMAL PERFORMANCE

INSULATION

- R2.0 bulk insulation + anti-glare foil with no gap to all external walls
- R1.5 insulation to all internal walls abutting a wet area and Garage space
- R6.0 insulation to all ceilings
- Foil to underside of all roofing

EXTERNAL COLOURS

- Medium (0.475<SA<0.70) Dark (SA>0.70) external walls colour – as per architectural specifications
- Medium (0.475<SA<0.70) Dark (SA>0.70) roof colour – as per architectural specifications

GLAZED WINDOWS & DOORS - Refer NatHERS Certificate for further details

- Aluminium framed with double glazing (clear/air fill/low-e) to select windows and doors in Living, Kitchen, Dining, Bedrooms;
 - pivot system: High Solar U=3.1 & SHGC=0.39 / Low Solar U=3.1 & SHGC=0.27
 - sliding/fixed system: High Solar- U=3.1, SHGC=0.49 / Low Solar U=3.1, SHGC=0.27
- Aluminium framed with low-e glazing to all louvred windows;
 - High Solar U=5.4, SHGC=0.58 / Low Solar U=5.6, SHGC=0.41
- Aluminium framed with clear glazing to all windows in wet areas;
 - pivot system: U=6.7 & SHGC=0.57
 - sliding/fixed system: U=6.7, SHGC=0.70

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

ROOF VENTILATION

- No Roof Ventilation

ENERGY

HWS

- Gas storage - 4star

HEATING AND COOLING

- 3.5 Star single-phase air conditioner to be day & night zoned between Bedroom & Living areas

VENTILATION

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

FLUORESCENT OR LED LIGHTING

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

NATURAL LIGHT

- Natural lighting to select Bathrooms – as per architectural layouts

OTHER (appliances and fixtures)

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

Yours sincerely,



Zoltan Lipovski

Building Designer & Sustainability Assessor

ECOMODE design