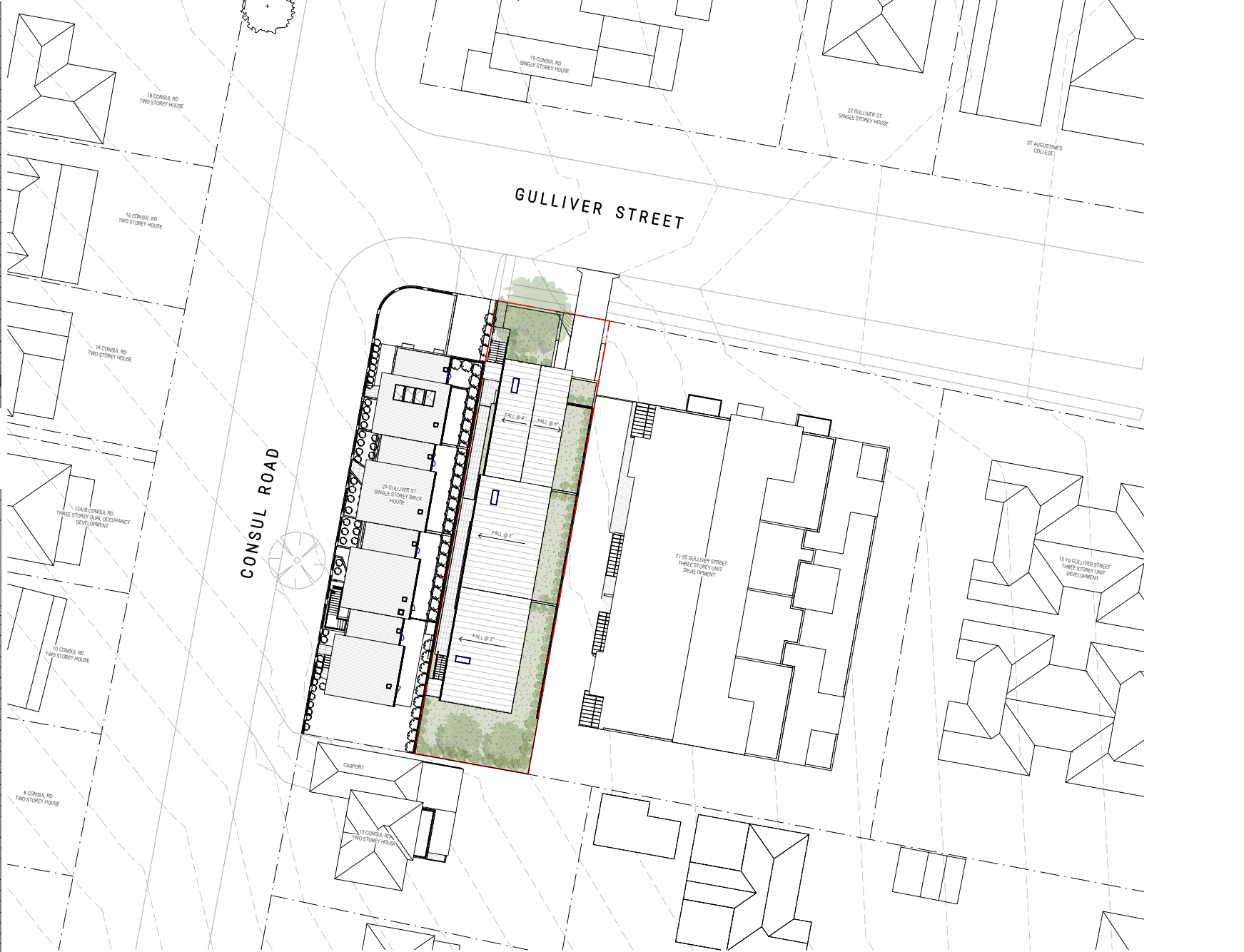
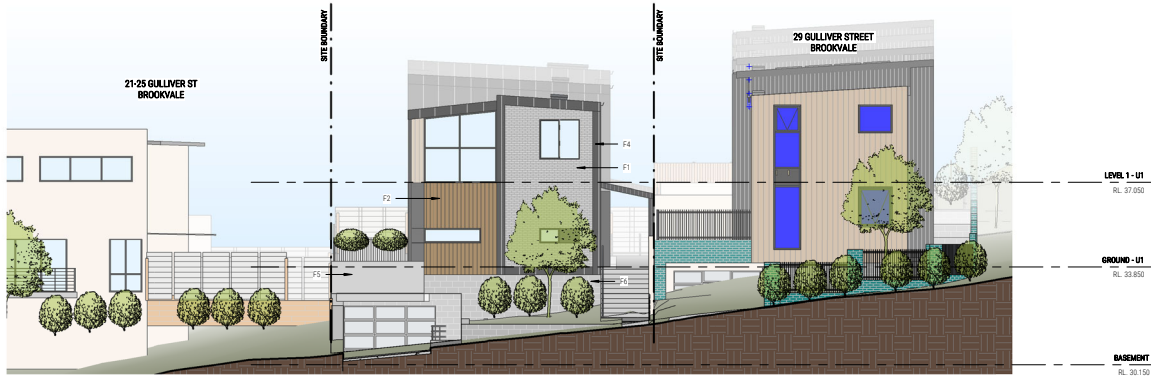


27 Gulliver Street Brookvale			
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au			
WATER COMMITMENTS			
Fixtures			
3 Star Shower Heads	Yes		
4 Star Kitchen / Basin Taps	Yes	4 Star Toilet	Yes
Alternative Water			
Minimum Tank Size (L)	2500	Collected from Roof Area (m2)	50
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 Zoned	EER 3.0 - 3.5
	Bedrooms	1 Phase A/C Zoned	EER 3.0 - 3.5
Heating System	Living	1 Phase A/C Zoned	EER 3.0 - 3.5
	Bedrooms	1 Phase A/C Zoned	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	Natural ventilation	N/A
Natural Lighting	Window/Skylight in Kitchen	Yes	
	Window/Skylight in Bathrooms/Toilets	Yes to 2	
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	All Dedicated	Yes
	Number of Living/Dining rooms	All Dedicated	Yes
	Kitchen	Yes Dedicated	Yes
	All Bathrms/Toilets	Yes Dedicated	Yes
	Laundry	Yes Dedicated	Yes
	All Hallways	Yes Dedicated	Yes
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Ventilated refrigerator space	Yes
Stove/Oven		Electric cooktop & electric oven	
Alternative Energy	Photovoltaic System: 1.6kW common system		

June 2022	BSA Reference: 18152
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 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) & (e) or (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	R2.5 to U3
Brick Veneer & Lightweight	R2.0 to all other UNO
Internal Wall Construction	
Added Insulation	
Plasterboard on studs	R2.0 to walls adjacent to roof space
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)	R2.0 + R2.0
Ceiling Construction	
Added Insulation	
Plasterboard	R5.0 to ceilings adjacent to roof space to U3
Plasterboard	R3.5 to ceilings adjacent to roof space to all other UNO
Roof Construction	
Colour (Solar Absorbance)	Added Insulation
Any	Foil + R1.0 blanket
Floor Construction	
Covering (if not noted default values used)	Added Insulation
Concrete	R2.0 to floors adjacent to basement carpark
Timber	As drawn
Windows	
Glass and frame type	U value SHGC Range Area sq m
Performance glazing Type A	4.90 0.3 - 0.36 As drawn
Performance glazing Type B	4.90 0.3 - 0.36 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, louvers	
Skylights	
Glass and frame type	U SHGC Area sq m Detail
Double glazed in aluminium frames	4.20 0.72 As drawn
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.	
Additional Notes	
Nil	





1 NORTH ELEVATION
SCALE 1:100 @ A1



4 SOUTH ELEVATION
SCALE 1:100 @ A1



2 EAST ELEVATION
SCALE 1:100 @ A1



3 WEST ELEVATION
SCALE 1:100 @ A1

EXTERNAL FINISHES SCHEDULE

CODES	EXTERNAL
F1	- FINISH BRICK, LIGHT GREY
F2	- TIMBER LOOKING CLADDING
F3	- FC SHEETING WITH PAINT FINISH
F4	- LYSAGHT ENSEAM WALL CLADDING, MONUMENT.
F5	- CONCRETE
F6	- CONCRETE BLOCK

