

Thermal Comfort Specifications	
Glazing Doors/windows/cle restory	Aluminium framed double Low-E high SHG glazing throughout: A – awning windows + hinged glazed doors: U-Value: 2.9 (equal to or lower than) SHGC: 0.51 (±5%) B – sliding doors/windows + fixed glazing + louvered windows: U-Value: 2.9 (equal to or lower than) SHGC: 0.51 (±5%) Given values are AFRC, total window system values (glass and frame)
Roof & Ceiling	Metal roof with foil backed blanket ($R_{up}1.3$ and $R_{down}1.3$) Plasterboard ceiling with R3.0 insulation (insulation value only) where roof is above External Colour: Dark ($SA>0.7$)
Ceiling penetrations	20 sealed LED downlights Sealed externally ducted exhaust fans not to exceed NatHERS certificate
External Walls	Lightweight framed walls with R2.0 insulation (insulation only value) Medium colour modelled ($0.475<SA<0.7$)
Internal walls	Plasterboard on studs
Floors	Suspended timber floor with R2.0 insulation (insulation value only) Floor coverings: Carpets to bedrooms, tiles to wet areas and timber elsewhere as per plans
External Shading	Covered Porch and Alfresco. Eaves as per stamped plans
BASIX Water Commitments	
Fixtures	Install showerheads minimum rating of 3 stars-High flow (>7.5 and ≤ 9 Litres/min) Install toilet flushing system with a minimum rating of 4 stars in each toilet Install tap with minimum rating of 4 stars in the kitchen Install taps with minimum rating of 4 stars in each bathroom
Alternative Water	Install rainwater tank, minimum 2,200L capacity collected from min. 87.5m ² roof area. Tank connected to – At least one outdoor tap, laundry and toilets
BASIX Energy Commitments	
Hot water System	Gas Instantaneous – 6 Stars
Cooling system	Ceiling fans in bedrooms and living room
Heating system	No heating system to be installed
Ventilation	Kitchen– Individual fan, externally ducted to roof or façade, manual on/off switch Bathrooms - Individual fan, externally ducted to roof or façade, manual on/off switch Laundry- Individual fan, externally ducted to roof or façade, manual on/off switch
Other	Outdoor clothes drying line

Thermal Comfort Specifications	
Glazing Doors/windows/ clerestory	Aluminium framed double Low-E high SHG glazing throughout: A – awning windows + hinged glazed doors: U-Value: 4.8 (equal to or lower than) SHGC: 0.51 (±5%) B – sliding doors/windows + fixed glazing + louvered windows: U-Value: 4.8 (equal to or lower than) SHGC: 0.59 (±5%) Given values are AFRC, total window system values (glass and frame)
Skylights	U value: 2.6 SHGC: 0.24
Roof & Ceiling	Metal roof with foil backed blanket ($R_{up}1.3$ and $R_{down}1.3$) Plasterboard ceiling with R4.0 insulation (insulation value only) where roof is above External Colour: Dark ($SA > 0.7$)
Ceiling penetrations	20 sealed LED downlights Sealed externally ducted exhaust fans not to exceed NatHERS certificate
External Walls	Lightweight framed walls with R2.0 insulation (insulation only value) Medium colour modelled ($0.475 < SA < 0.7$)
Internal walls	Plasterboard on studs
Floors	Suspended timber floor with R4.0 insulation (insulation value only) Floor coverings: Carpets to bedrooms, tiles to wet areas and timber elsewhere as per plans
External Shading	Covered Porch and Alfresco. Eaves as per stamped plans
BASIX Water Commitments	
Fixtures	Install showerheads minimum rating of 3 stars-High flow (> 7.5 and ≤ 9 Litres/min) Install toilet flushing system with a minimum rating of 4 stars in each toilet Install tap with minimum rating of 4 stars in the kitchen Install taps with minimum rating of 4 stars in each bathroom
Alternative Water	Install rainwater tank, minimum 2,200L capacity collected from min. 87.5m ² roof area. Tank connected to – At least one outdoor tap, laundry and toilets
BASIX Energy Commitments	
Hot water System	Gas Instantaneous – 6 Stars
Cooling system	Ceiling fans in bedrooms and living room
Heating system	No heating system to be installed
Ventilation	Kitchen- Individual fan, externally ducted to roof or façade, manual on/off switch Bathrooms - Individual fan, externally ducted to roof or façade, manual on/off switch Laundry- Individual fan, externally ducted to roof or façade, manual on/off switch
Other	Outdoor clothes drying line