

THERMAL PERFORMANCE SPECIFICATIONS: (20375 – Units - Warriewood Rd)

Specification for Units.

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 1, at the time of building.

This includes New South Wales Part J(A). Specifically:

- Building thermal construction is in accordance with part J1.2
- loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
- where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)
- Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
- Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
- Any new mechanical ventilation system is installed in accordance with Part J5.3
- Any new miscellaneous exhaust system is installed in accordance with Part J5.4
- Any new heated water system is installed in accordance Part J7.2
- Energy monitoring equipment is installed in accordance Part J8.3

WINDOWS (total product specification – glass + frame)

U-value 6.70 (or less than) & SHGC 0.70 (+/-5%) (Default: Plain Clear glazing in AL. frame)

U-value 4.80 (or less than) & SHGC 0.51 (+/-5%) (Typically: Clear Low-e glazing in AL. frame)
(required for Apt 1.10 , 1.13 & all Level 2)

EXTERNAL WALL (Medium colour)

Brick Veneer – R2.5 – 90mm thick Bulk insulation with reflective airgap

Cavity Panel – R2.5 – 90mm thick Bulk insulation with vapour barrier

INTERNAL WALL

Cavity Panel/Concrete – No Insulation

Partition walls – No thermal insulation required

EXTERNAL FLOOR

Concrete Slab on Ground – No insulation

Suspended Concrete (above Basement areas) – R1.3 Bulk insulation

EXTERNAL CEILING

Concrete / Plasterboard – R1.3 bulk insulation (where balcony above)

Plasterboard – R3.5 bulk insulation (where roof above)

EXTERNAL ROOF (Medium colour) (Non-ventilated)

Metal – 55mm Foil Blanket with reflective airgap

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)