

Commitments Table

Project Details		Proposed: Class 2 Apartment Units		Address: 115 to 117 Dutton Street Yagoona NSW 2199		
		Lot Number: 18 and 19		DP NUMBER: 9795		
BASIX Certificate Number: 1772526M_03						
Water	Fixtures		Specification			
	Shower head rating		4 star (> 4.5 but <= 6 L/min)			
	Toilet rating		5 star			
	Kitchen taps rating		3 star			
		Bathroom taps rating		3 star		
Alternative water details						
Rainwater tank size		Individual	10,000L			
Connected to:		Garden and lawn areas		Yes		
		All toilets		No		
		Laundry		No		
Accreditation Number: HERA 10056 NatHERS Certificate Number: 0011553050						
Windows (NCC allows for ± 5% tolerance of SHGC Value & U Value =< than which overrides NatHERS Certificate)						
ALS-093-004-001		All awning windows (excluding below)		Aluminium framed awning windows: Max U-value 6.6 SHGC 0.62		
ALS-092-004-001		Unit 102, 202: all awning windows		Aluminium framed awning windows: Max U-value 4.5 SHGC 0.55		
ALS-092-007-001		Unit 108, 208: living room awning windows				
		Unit 302, 308, 408: all awning windows		Aluminium framed awning windows: Max U-value 4.2 SHGC 0.59		
ALS-009-009-001		All sliding doors (excluding below)		Aluminium framed sliding doors: Max U-value 6.0 SHGC 0.66		
ALS-037-001-001		Unit G02: living room sliding doors		Aluminium framed sliding doors: Max U-value 3.9 SHGC 0.63		
ALS-086-002-001		Unit 301: north facing sliding door				
ALS-086-005-001		Unit 102, 108, 202, 208, 302, 308: all sliding doors		Aluminium framed sliding doors: Max U-value 3.1 SHGC 0.60		
		Unit 408: all sliding doors		Aluminium framed sliding doors: Max U-value 2.4 SHGC 0.59		
External walls						
Brick veneer				Requirements		
Cavity brick				Light colour R2.7 Bulk + Anti-glare foil		
				Light colour No insulation		
Tilt up concrete, lined		Level 2 to 3 units with shaded common hallways (excluding below)		Light colour R1.5 Bulk insulation		
Tilt up concrete, lined		Units: 102, 103, 108, 202, 208, 302		Light colour R2.5 Bulk insulation		
Tilt up concrete, lined		Unit 308		Light colour R2.7 Bulk insulation		
Internal walls						
Cavity wall, direct fix plasterboard		All internal walls of units (excluding below)		No insulation		
Cavity wall, direct fix plasterboard		All internal walls: G02, 102, 202, 208, 302		R2.0 Bulk insulat		
		Bathroom walls of units: 108				
Cavity wall, direct fix plasterboard		All internal walls: 308		R2.5 Bulk insulation		
Partition walls						
Cavity brick		Walls shared between two units		No insulation		
Concrete panel/blocks filled, plasterboard		Walls shared with hallways, stairs, lifts and common areas		No insulation		
Floors						
Suspended concrete slab		All other units - excluding units below		No insulation		
Suspended concrete slab		Unit G01		R1.1 Reflective soffit board		
Suspended concrete slab		Unit G02		R2.3 Reflective soffit board		
Suspended concrete slab		Floor between Unit 202 and 302		R1.0 Bulk insulaiton		
Suspended concrete slab		Floor between Unit 208 and 308		R1.5 Bulk insulation		
Ceiling						
External ceiling - Concrete, plasterboard		Units with balconies/roof above (exclduing units below)		No insulation		
External ceiling - Concrete, plasterboard		Units: 304, 305, 306, 307		R2.0 Bulk insulation		
External ceiling - Concrete, plasterboard		Units: 301, 303		R4.0 Bulk insulation		
External ceiling - Concrete, plasterboard		Units: 302, 308		R6.0 Bulk insulation		
Internal ceiling - Concrete, plasterboard		All internal ceilings (excluding units 202 and 208)		No insulation		
Roof						
Concrete				Light Colour (solar absorbptance <0.475)		
				No insulation		
Ceiling Penetrations						
Lighting specification		All ceiling penetrations are sealed		Dwelling is rated with Assumed downlight as per NatHERS Tech Note "Ceiling Penetrations 9.4 to 9.8"		
Ceiling fans				Ceilings fans of 1400mm must be installed in the rooms mentioned in the NatHERS report		
Overshadowing details				Adjoining units calculated into model calculations		
Site						
Orientation of nominal north elevation				As shown on plans		
* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration.						
Energy	Hot water		Specification		Rating	
	Individual system		Gas instantaneous		6.5 star	
	Ventilation		System		Efficiency Measue	
	Bathroom, Kitchen and Laundry exhaust		Individual fan, ducted to façade or roof		Manual on/ Manual off	
	Basement carparks		Ventilation (supply + exhaust)		Carbon monoxide monitor + VSD fan	
	Comms/switch room, fire pump room		Ventilation (supply + exhaust)		None i.e., continuous	
	All other common areas		No mechanical ventilation		N/A	
	Heating and Cooling					
	Individual systems - living areas		3-phase airconditioning		EER 3.5 - 4.0	
	Individual systems - bedroom areas		3-phase airconditioning		EER 3.5 - 4.0	
	Lighting					
	For individual units refer to NatHERS Certificate		Light-emitting diode (LED)			
	All common areas		Motion Sensors			
	Lift banks		Connected to lift call button			
Appliances						
Cooktop/oven		Gas cooktop & electric oven				
Private outdoor clothes drying line		No				
Private Indoor or sheltered clothes drying line		Yes				
Zoned Air-conditioning		No				
Lift System						
Common lift system		Gearless traction with V V V F (<1001 kg)				