



MINIMUM NatHERS & BASIX REQUIREMENTS – 30 Fairlight Street, Fairlight

COMMON AREAS

LANDSCAPING

- Provide indigenous or low water use species of vegetation throughout 50m² metres of the landscaped area

NON-RESIDENTIAL REQUIREMENTS

AREA	LIGHTING	VENTILATION
• Carparking	Fluorescent – time clocks & motion	supply & exhaust - carbon monoxide + VSD fan
• Bin Storage	LED – manual / manual off	exhaust ventilation only
• Fire Stair	LED – manual / manual off	no mechanical ventilation
• Pump room	LED – manual / manual off	no mechanical ventilation
• Plant room	LED – manual / manual off	no mechanical ventilation
• Lobby – Ground Floor	LED – manual / timer off	no mechanical ventilation
• Lobby – Levels 1 & 2	LED – manual / timer off	no mechanical ventilation
• Lift	LED – connected to lift call button	no mechanical ventilation

LIFTS

- Gearless traction with V V V F motor.
- LED lighting connected to lift call button

APARTMENTS

WATER

WELS Water Rating

- 4 star rated (>4.5 but <= 6 L/min) showerheads to all showers
- 4 star rated toilets
- 5 star rated taps to Kitchen
- 5 star rated taps to Bathrooms / Ensuites
- 3.5 star dishwasher

THERMAL PERFORMANCE

INSULATION

- R2.0 to underside of slab soffit in Basement carpark
- R2.5 bulk insulation + anti-glare foil with to all walls
- R2.5 insulation to all intertenancy walls
- R2.5 ceiling insulation (only required where there is a roof above)

EXTERNAL COLOURS

- Light ($SA < 0.475$) external walls colour (as per architectural colour scheme)
- Medium ($0.475 < SA < 0.70$) roof colour (as per architectural colour scheme)

CEILING PENETRATIONS

- Australian Standard approved non-ventilated covers or shields to all downlight installations throughout dwelling, where used
- All exhaust units to be sealed (dampers installed)

FLOOR COVERINGS

- Timber flooring to Living area's
- Carpet flooring to Bedroom area's
- Tile flooring to all wet area's

GLAZED WINDOWS & DOORS - Refer NatHERS Certificate for further details

- Aluminium framed with clear glazing to all windows & doors;
 - pivot system: U=6.7, SHGC=0.57
 - sliding/fixed system: U=6.7, SHGC=0.70

ENERGY**HWS**

- 5 star gas instantaneous

HEATING AND COOLING

- 3 star zoned single-phase air conditioner to Living & Bedroom 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

OTHER (appliances and fixtures)

- gas cooktop & electric oven
- 3.5 star dishwasher
- 2 star clothes dryer
- Indoor clothes drying line or cupboard
- Well ventilated fridge space