

THERMAL PERFORMANCE SPECIFICATIONS: (20745 – 62 Bradley St)

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 glass in AL. frames)

U-value 5.4 (or less than) & SHGC 0.58 (+/-5%) (Typically: High Solar gain Low e Clear glass in AL. frames) - Applies only to Unit 21 – 1x2120 & 1x2125 Kitchen/Living room sliding glass doors

EXTERNAL WALL (Medium colour)

Cavity Panel – R2.5 – 90mm thick bulk insulation with vapour barrier (except Garage – Unit 1b – no insulation)

INTERNAL WALL

Cavity Panel – No Insulation

Cavity Panel – R.5 bulk Insulation (between Garage and Internal dwelling – Unit 1b only)

Partition walls – No thermal insulation required

EXTERNAL FLOOR

Concrete slab – No insulation

Suspended Timber (above other Units) – No thermal insulation required

EXTERNAL CEILING

Framed/ Plasterboard – R3.5 bulk insulation

EXTERNAL ROOF (Medium colour – Zincalume)

Colorbond – 60mm Foil blanket with reflective airgap

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