

BASIX Certificate Summary

ASSESSOR DETAILS	
Name:	Padraig Healy
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AAO:	ABSA
Assessor Number:	101026
Project Name:	E19120 - JWD
Software:	BERSPRO – v4.4.1.5 (3.21)
Date:	17/02/2022
BASIX Certificate Number:	1060237M_08
NatHERS Certificate Number:	0004609000
Client Name:	APG
Client Phone:	-
Client Email:	-

NCC COMPLIANCE
Building compliance is required to comply with the 'New South Wales Additions' in the NCC 2019- Volume 1.
<ul style="list-style-type: none"> • Building thermal construction in accordance with part J1.2 • If metal, framed sarking of R0.2 is required between stud and cladding as a thermal break • Loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c) • Any roof lights, windows, doors and exhaust fans are sealed in accordance with 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 hot water system is installed in accordance with Part J7.2 • Any new energy monitoring equipment is installed in accordance with Part J8.3.

BASIX TECHNICAL NOTES – Defaults if not determined

- Medium coloured external walls
- Walls to common areas modelled as external with zero solar absorptance
- All ensuites are treated as conditioned
- Spaces without an openable window / door are included in the zone which they are accessed
- No mechanical heating or cooling appliances are modelled, including ceiling fans

NatHERS TECHNICAL NOTES – Defaults if not determined

- Models rated with no downlights
- Light coloured roof for temperate or cool climates
- Kitchens / wet areas tiled
- All other internal areas carpet
- Sealed vents to wet areas / laundry / kitchen
- Single story dwellings within 10m modelled as obstruction
- Double story dwellings within 20m modelled as obstruction
- Structures located at South are not modelled as obstruction

BASIX Certificate Commitments:

Water	Pass - 40%
Rainwater Tank:	8,000L
Connected to	Landscape
Water Taps:	6-star taps
Showerheads:	3 stars (4.5-6L/min)
Toilet Flusher:	4 stars

Thermal Comfort			Pass
Location	Element	Insulation / Spec	Notes
Block A, B, C, D1 & D2	External Walls	R2.5	N/A
	Internal Walls	R1.5	between dwelling and corridor, neighbour walls
	Floor	R2.5	to unconditioned carpark below only
	Ceiling to roof	R4.0	all areas/rooms/dwellings with external roof
	Roof	N/A	N/A
Unit 3-09	Ceiling Fan	Yes	N/A
Blocks A, B, D1 & D2*	Glazing	Uvalue:5.4, SHGC:0.58	double hung, fixed, louvre, sliding windows or/and doors
		Uvalue:5.4, SHGC:0.49	awning, bifold casement tilt'n'turn windows or/and doors
Block C*	Glazing	Uvalue:5.6, SHGC:0.41	double hung, fixed, louvre, sliding windows or/and doors
		Uvalue:5.6, SHGC:0.36	awning, bifold casement tilt'n'turn windows or/and doors
*Units C1-01, C1-14, C3-01, C4-01, C5-01, C6-01, C7-01, D8-02, D8-04 & D9-01	Glazing	Uvalue:4.3, SHGC:0.53	double hung, fixed, louvre, sliding windows or/and doors
		Uvalue:4.3, SHGC:0.47	awning, bifold casement tilt'n'turn windows or/and doors

Energy	Pass - 51%	
	Hot Water	Gas Instantaneous – Individual
	Heating/Cooling	1-phase airconditioning -5.5 star (average zone)
	Lighting	LED's
	Ventilation	Bathroom & Laundry fan interconnected to light. Kitchen fan ducted to façade with manual switch
	Appliances	Gas cooktop & electric oven, 4.5 star dishwasher, 4 star dryer, 4 star fridge
	Fridge Space	Well ventilated
	Outdoor Clothesline	No
	Indoor clothesline	Yes