

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%	
Dwellings: all units	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