

ASSESSMENT DETAILS				
Assessor Name	Padraig Healy			
Direct number	0498 051 209			
Office number	(02) 9281 8555			
AAO	ABSA			
Assessor Number	101026			
Project name	240491E - Crows Nest OSD Site A			
Software	BERSPro – v5.2.6 (3.23)			
Date of assessment	4/1/2026			
BASIX Certificate Number	1792248M_05			
NatHERS Certificate Number	0011872920			
Client Name	Adam Marshall			
Client Email	Third.i			
NCC COMPLIANCE				
Building compliance is required to comply as applicable with the 'New South Wales Additions' in the NCC 2022 Energy Efficiency				
Concrete slab on ground with an in-slab or in-screed heating or cooling system must have insulation installed in accordance with Part NSWJ3D10				
Building fabric in accordance with J3D5, J3D6 and J3D10				
Thermal construction is to be built in accordance with Part J4D3				
Any roof lights, windows, doors, and exhaust fans are sealed in accordance with Part J5D2 to J5D8				
Any new air-conditioning system is installed in accordance with Part J6D3				
Any new mechanical ventilation system is installed in accordance with Part J6D4				
Any new miscellaneous exhaust system is installed in accordance with Part J6D5				
Any new heated hot water system is installed in accordance with Part J8D2				
Any new energy monitoring equipment is installed in accordance with Part J9D3				
Electrical Distribution boards dedicated to EV Charging are to be installed in accordance with Part J9D4				
Switchboards of a building dedicated to PV systems and battery systems are to be installed in accordance with Part J9D5				
WATER				
Refer to BASIX Report for further information	Common Area Landscape	Common area lawn area	Common area garden area	Indigenous/low water use species
		0m2	544.40m2	0m2
	Private Landscape	Private area lawn + garden		Indigenous/low water use species
		na		na
	Fixtures	Showerheads	Toilets	Taps
		4 star (4.5 -6L/min)	3 star	4 star
	Appliances	Dishwasher: 5 star	Clothes Washer: 4.5 star	
	Rainwater Tank	Central	Individual	Connection
		na	na	na
	Pool	Volume	Pool cover	On timer/Shaded
		na	na	na
	Spa	Volume	Outdoor spa cover	Shaded
na		na	na	
SCORE		41% (Pass)		
ENERGY				
Refer to BASIX Report for further information	Hot Water System	Central - electric heat pump air sourced		
	Ventilation System & Control	Bathroom	Individual fan, ducted to façade or roof - manual switch on/off	
		Laundry	Individual fan, ducted to façade or roof - manual switch on/off	
		Kitchen	Individual fan, ducted to façade or roof - manual switch on/off	
	Heating System	Variable refrigerant volume units - electric driven compressor, water sourced evaporator		
	Cooling System	Variable refrigerant volume units - electric driven compressor		
	Lighting	Sealed LED light throughout		
	Appliances	Electric cooktop & electric oven		
		Dryer: 8 star		
	Central system	Building Management System (BMS) - connected to common area lighting		
Clothes Drying Line	Indoor clothes drying line/ Private outdoor clothes drying line/Common area clothes drying line			
Photovoltaic System	40 Peak kW			
SCORE		63% (Pass)		
Material				
Refer to BASIX Report for further information	Construction Material	Floors, Walls, Ceiling & roof, Glazing		
SCORE		No target set in BASIX (Pass)		