

Appendix B: BASIX Summary of Requirements

Aspire Sustainability Consulting BASIX Specifications		Certificate No: 1794763M	
P210002 24-26 & 28 Middle Harbour Road		Target	Project Score
		Compliance	
Water	40	48	Pass
Energy	60	62	Pass
Thermal Comfort	Pass		Pass
Material	N/A		N/A
Minimum Glazing Performance Requirements: Typical Glazing for All Levels			
Performance (Total System)	Description	Comment	Location
≤U4.20 SHGC0.45±5%	Double Glazed, Light Tint / Clear	Awning Glazing & Hinged Doors Glazing	All Dwellings unless specified otherwise
≤U3.80 SHGC0.49±5%	Double Glazed, Light Tint / Clear	Sliding Doors & Fixed Glazing	All Dwellings unless specified otherwise
Minimum Glazing Performance Requirements: Glazing Performance Uplift 1			
Performance (Total System)	Description	Comment	Location
≤U3.30 SHGC0.45±5%	Thermally Broken, Double Glazed, Light Tint / Clear	Awning Glazing & Hinged Doors Glazing	Units - A-07-03, B-04-05, B-05-05, B-06-05
≤U3.10 SHGC0.50±5%	Thermally Broken, Double Glazed, Light Tint / Clear	Sliding Doors & Fixed Glazing	Units - A-07-03, B-04-05, B-05-05, B-06-05
Minimum Glazing Performance Requirements: Glazing Performance Uplift 2			
Performance (Total System)	Description	Comment	Location
≤U2.30 SHGC0.45±5%	Thermally Broken, Double Glazed, Light Tint / Clear	Awning Glazing & Hinged Doors Glazing	Units - A-04-04, A-05-04, A-06-04
≤U3.10 SHGC0.50±5%	Thermally Broken, Double Glazed, Light Tint / Clear	Sliding Doors & Fixed Glazing	Units - A-04-04, A-05-04, A-06-04

Minimum Insulation Performance Requirements:	
Construction Element	Additional Insulation
Concrete Roof <i>Medium Colour Roof</i>	Waterproof membrane & $\geq R4.00$ reflective insulation above ceiling, reflective side down - Unit - A-07-02 & $\geq R2.50$ reflective insulation above ceiling, reflective side down - All Other Exposed Roofs
External Walls Brick Veneer <i>Face Brick - Medium Colour</i>	$\geq R2.00$ bulk insulation with air gap.
External Walls Lightweight FC Cladding <i>Medium Colour</i>	$\geq R2.00$ bulk insulation with air gap.
External Walls Lightweight FC Cladding <i>Medium Colour</i>	$\geq R2.50$ bulk insulation with air gap. Units - A-04-04, A-05-04, A-06-04, B-07-02
Floor Slab <i>Suspended Slab over Basement Carpark</i>	$\geq R2.00$ in direct contact with Slab Soffit - Units - A-00-02, A-00-05, A-00-06, B-0-1-01
	$\geq R1.00$ in direct contact with Slab Soffit All Other Floor Areas Over Basement Carpark
Floor Slab <i>Suspended Slab over Exposed Air</i>	$\geq R2.00$ in direct contact with Slab Soffit - Units - A-04-04
Internal Walls	No Insulation
Inter-Tenancy Walls	$\geq R1.30$ insulation between Unit and Unit (installed to one side of wall)
Shared Walls to Risers and Core	$\geq R1.30$ insulation between Unit and Common Corridor No insulation to Stair Core
Floor Coverings	Tile to Wet Rooms Carpet and Underlay to Bedrooms Timber to All Other Areas
Ceilings	Plasterboard Ceilings
Ceiling Penetrations	No RCPS provided with current assessment. Following assumptions have been made: - 1 x LED Downlight allocated per 5m ² - 1 x Exhaust Fan per wet area and kitchen
Ceiling Fans	No Ceiling Fans allocated for Project
Other Modelling Assumptions	
All modelled downlights are assumed to be Sealed LEDs, with insulation clearance of 150mm to either side of fixture All glazing where there is fall risk to have window restrictors installed.	

Summary of Requirements: Common Areas

<u>Category</u>	<u>Item</u>	<u>Comment</u>
Water	Fixtures	4 Star toilets 4 Star taps 4 Star Common shower (> 6.0 but ≤ 7.5L/min)
	Appliances	No common laundry
	Hot Water	Electric Heat Pump R0.6 Piping insulation internal and external to building 3.5 < COP ≤ 4.0
	Landscape - Common	247.0 m ² Common area lawn 1,834.0 m ² Common area garden 689.0m ² Area of indigenous or low water use species
	RW Tank	5,000L RWT Capacity fed from 616.3m ² Roof Area, serving 1,403.0m ² of Landscape
	Fire Sprinkler System	No Fire Sprinkler System Nominated
	Pool	152.0kL Common Pool

Energy	Lighting Type	LED required throughout
	Lighting Control	<i>Please refer to BASIX Report for detailed requirements</i>
	Ventilation	
	Lifts	1 No. Gearless traction with VVVF motors required ≥1,001 kg but ≤1,500 kg
	Pool	Electric Infrared Sauna - manual on / timer off
	Pool	No Pool Heating Pool Pump controlled by timer
	Solar PV	No Solar PV required for this project
	Other	No BMS No indoor or outdoor drying line No common laundry No common clothes dryer

Summary of Requirements: Residential Dwellings

<u>Category</u>	<u>Item</u>	<u>Comment</u>
Water	Fixtures	4 Star showers (> 6.0 but ≤ 7.5L/min) 4 Star toilets 4 Star kitchen taps 4 Star bathroom taps No HW recirculation on demand
	Appliances	4 Star dishwasher 4 Star washing machine
Energy	Exhaust Fans	Kitchen, Laundry & bathroom fans individually ducted to façade or roof Operation Control - Interlocked light with timer off for Bathrooms, Manual switch on/off for Kitchens and Laundry
	HVAC	3+ Bedroom Units: 3-phase air conditioning to Living and Bedroom areas EER 3.5-4.0 All other units: 1-phase air conditioning to Living and Bedroom areas EER 3.5-4.0
	Lighting	Sealed LED lighting throughout
	Hot Water	Central hot water system: Heat pump
	Appliances	Gas cooktop & electric oven 4 Star dishwasher 3 Star clothes dryer
	Other	No Indoor clothes drying line provided No Outdoor Private clothes drying line provided