



BASIX Certificate Summary

ASSESSOR DETAILS	
Name:	Padraig Healy
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Assessor Number:	101026
Project Name:	E19123
Software:	BERS Pro - v4.4.0.0 (3.21)
Date:	16/03/2020
BASIX Certificate Number:	1073822M_02
Group Certificate Number:	0004673150
Client Name:	HPG Project Fairlight Pty Ltd
Client Phone:	-
Client Email:	cpeters6@bigpond.net.au

NCC COMPLIANCE
Building compliance is required to comply with the 'New South Wales Additions' in the NCC 2017- 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:	20,00L connected to landscape (dwelling 1 & 2 combined)
	2,000L connected to landscape (dwelling 3)
Water Taps:	6 Stars
Showerheads:	3 Stars (6-7.5 L/min)
Toilet Flusher:	4 Stars
Clothes Washer:	3.5 Stars (dwellings 2 & 3)
Dishwasher:	3.5 Stars (dwellings 2 & 3)

Thermal Comfort	Pass - Star Overall Average - 5.7		
Glazing:	Fixed/Sliding Glazing	Awning/Bi-Fold	Louvres
	Dwellings: All	Dwellings: All	Dwellings: All
	Thermal Specs: U-value 4.8 & SHGC 0.59 (+/- 10%)	Thermal Specs: U-value 4.8 & SHGC 0.51 (+/- 10%)	Thermal Specs: U-value 5.4 & SHGC 0.58 (+/- 10%)
External Walls:	Type: Concrete/block to earth	Insulation: R2.5 reflective insulation	
	Type: Metal cladded external walls	Insulation: R2.5 reflective insulation	
Internal Walls:	Type:	Insulation: Plasterboard	
Open Suspended Floors:	Type: Suspended Concrete Floors	Insulation: R2.5 reflective insulation	
Intermediate Floors:	Type: Concrete	Insulation: Nil	
Ceiling Cavity:	Type: Plasterboard	Insulation: R4.0 bulk insulation	
Exposed Roof:	Type: Metal Roof	Insulation: R1.8 reflective bulk insulation	

Energy	Pass - 50%	
Common Areas:	Lighting	LED's throughout with motion sensor's
	Lifts	VVVF motor
	Ventilation	Ventilation (supply & exhaust) with CO2 monitor & VSD fan
Dwellings:	Hot Water	6-star gas instantaneous
	Heating/Cooling	3.5-star heating & cooling; bedrooms & living (all dwellings)
	Lighting	LED's (all dwellings)
	Ventilation	Laundry & Toilet exhaust ducted to façade and interlocked to light (all dwellings)
	Appliances	Induction cooktop & electric oven (all dwellings) 3.5-star dishwasher; 3.5-star clothes washer; 2-star dryer (2 & 3 only)
	Fridge Space	Well ventilated
	Drying Lines	Indoor & outdoor (all dwellings)
	Photovoltaics	2.5 kW's to base building of units 2/3