

ASSESSOR DETAILS

Name: Robert Romanous

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Number:

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AAO: ABSA

Assessor 101535

Number:

ASSESSMENT DETAILS

Project 109916 – Barrenjoey Road, Avalon Beach

Name:

Software: BERSPro – v4.4.1.5

Date: 24/03/2022

BASIX 1268859M

Certificate

NatHERS 0006930170

Certificate

CLIENT DETAILS

Name: Bildam

NCC 2019 COMPLIANCE (Class 2 BASIX)

In addition to BASIX Commitments, building compliance is required to comply with the 'New South Wales Additions' in the NCC 2019- Volume 1.

This includes New South Wales Part J(A). Specific mention is made of the following provisions:

- Building thermal construction in accordance with part J1.2
- J0.4 – If metal framed roof, sarking of R0.2 is required between frame and metal sheet roof as a thermal break
- J0.5 - If metal framed wall, sarking of R0.2 is required between stud and cladding as a thermal break
- J1.6(b) and (c) – Floor slab edge insulation for climate zone 8 or in-slab heating
- Any roof lights, windows, doors, exhaust fans and other building elements are sealed in accordance with Part J3
- Any new air-conditioning system is installed in accordance with Parts J5.2, J5.3, J5.4, J5.5, J5.6, J5.7, J5.9, J5.10, J5.11, and J5.12
- 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.
 - If common area is larger than 500m² and total floor area is greater than 2,500 m², building must have energy meters configured to enable individual time-of-use energy consumption data recording connected to BMS or similar

THERMAL COMFORT		
Pass – 6.0 Star Average		
GLAZING		
Units	All Windows, ex Louvres	Louvres
All	Max U-value 3.60 SHGC 0.54 (± 10%) Double Glazed, Clear Low-e or Thermally Broken Frames	Max U-value 5.40 SHGC 0.58 (± 10%) Single Glazed, Clear Low-e
WALLS		
External Walls	RITEK Concrete Wall – Additional R0.80 Insulation	
Inter-tenancy Walls	RITEK Concrete Wall – No insulation modelled	
Walls to Common Lobby and Lift	Additional R0.80 Insulation	
Walls to Roof Space	Steel Stud - Additional 75mm R2.00 Insulation	
Other Internal Walls	No Additional Insulation modelled	
FLOORS		
Suspended Floor to Carpark Below (Basement Soffit)	Concrete - Additional 40mm min R1.50 Rigid Board Insulation	
ROOF		
Units with Exposed Roof	Ceiling Level - Additional 165mm R3.00 insulation Dark Metal – 55mm R1.30 reflective blanket	