

BASIX Certificate Summary

ASSESSOR DETAILS	
Name:	Padraig Healy
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AAO:	ABSA
Assessor Number:	101026
Project Name:	E18061
Software:	BERSPRO – v4.4.1.5 (3.21)
Date:	13/12/2023
BASIX Certificate Number:	981179M_09
NatHERS Certificate Number:	0007828430
Client Name:	Lachlan Cameron
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NCC COMPLIANCE
Building compliance is required to comply with the 'New South Wales Additions' in the NCC 2019- Volume One (Amendment 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
<ul style="list-style-type: none">• Medium coloured external walls
<ul style="list-style-type: none">• Walls to common areas modelled as external with zero solar absorptance
<ul style="list-style-type: none">• All ensuites are treated as conditioned
<ul style="list-style-type: none">• Spaces without an openable window / door are included in the zone which they are accessed
<ul style="list-style-type: none">• No mechanical heating or cooling appliances are modelled, including ceiling fans

NatHERS TECHNICAL NOTES – Defaults if not determined
<ul style="list-style-type: none">• Models rated with no downlights
<ul style="list-style-type: none">• Light coloured roof for temperate or cool climates
<ul style="list-style-type: none">• Kitchens / wet areas tiled
<ul style="list-style-type: none">• All other internal areas carpet
<ul style="list-style-type: none">• Sealed vents to wet areas / laundry / kitchen
<ul style="list-style-type: none">• Single story dwellings within 10m modelled as obstruction
<ul style="list-style-type: none">• Double story dwellings within 20m modelled as obstruction
<ul style="list-style-type: none">• Structures located at South are not modelled as obstruction

BASIX Certificate Commitments:

Water	Pass - 41%
Water Taps:	5-star taps
Showerheads:	3 stars (4.5-6 L/min)
Toilet Flusher:	4 stars

Thermal Comfort			Pass
Location	Element	Insulation / Spec	Notes
Apt 01, Apt 02 & Apt 03	External Walls	R2.5	Bulk insulation with reflective on one side and anti-glare on other side
	Internal Walls	N/A	N/A
	Floor	R2.5	Insulation to suspended floors above carpark
	Ceiling to roof	R2.5	Insulation to ceiling with exposed roof/balcony above
	Ceiling fans	N/A	N/A
	Roof	N/A	N/A
	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
TH 01 & TH02	External Walls	R2.5	Bulk insulation with reflective on one side and anti-glare on other side
	Internal Walls	N/A	N/A
	Floor	R2.5	Insulation to suspended floors above the carpark
	Ceiling to roof	R4.0	Insulation to ceiling with exposed roof/balcony above
	Ceiling fans	N/A	N/A
	Roof	N/A	N/A
	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

Energy	Pass - 50%	
Dwellings: all	Hot Water	Gas instantaneous – 6 star
	Heating/Cooling	1-phase zoned A/C with 3.5 star on living and bedroom, 4 star on bedrooms
	Lighting	LED's
	Ventilation	bathroom fans ducted to façade, kitchen individual fan not ducted, laundry fan ducted. All fans with manual switch
	Appliances	gas cooktop & electric oven
	Fridge Space	Well ventilated
	Clothesline	Yes
	Indoor clothesline	Yes