

BASIX Certificate Summary

ASSESSOR DETAILS	
Name:	Padraig Healy
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AAO:	ABSA
Assessor Number:	101026
Project Name:	220102 – 27 Waine Street, Freshwater
Software:	BERSPRO – v4.4.1.5 (3.21)
Date:	31/10/2022
BASIX Certificate Number:	1337902M
NatHERS Certificate Number:	0008169180
Client Name:	Pyco At Greenslopes Pty Ltd
Client Phone:	-
Client Email:	ben.dalglish@gmail.com
NCC COMPLIANCE	
Building compliance is required to comply with the 'New South Wales Additions' in the NCC 2019- 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 - 41%
Fire sprinkler test water contained in a closed system	Yes
Water Taps:	6 stars
Showerheads:	4 stars (4.5-6 L/min)
Toilet Flusher:	4 stars
Dishwasher:	3 stars

Thermal Comfort		Pass – 6.6 Stars	
All Dwellings	External Walls:	Type: Concrete Block	Insulation: R2.5 bulk insulation
	Internal Walls:	Type: Double Stud	Insulation: Nil
	Suspended Floor:	Type: Concrete	Insulation: R0.57 with hybrid laminate product in wet and dry areas for ground floor units
	Ceiling Cavity:	Type: Plasterboard	Insulation: Nil
	Exposed Roof:	Type: Concrete	Insulation: R3.2 Board Insulation
	Fan	Type: 700mm diameter fan	To living room of Unit 301
	Glazing	Type: Fixed, sliding windows and/or doors	Uvalue:4.3, SHGC:0.53
		Type: Bifold, casement windows and/or doors	Uvalue:4.3, SHGC:0.47
	Skylights	Type: Fixed	Uvalue:2.5, SHGC:0.21
G01	Glazing	Type: Fixed, sliding windows and/or doors	Uvalue:4.1, SHGC:0.52
		Type: Bifold, casement windows and/or doors	Uvalue:4.1, SHGC:0.47

Energy	Pass - 38%	
Common Areas:	Lifts	Gearless traction with V V V F motor
	Building Management System (BMS)	Yes
	Active Power Factor Correction (PFC)	No
	Ventilation	- Supply & Exhaust to Carpark with Carbon monoxide monitor + VSD Fan) - Ventilation exhaust to: Garbage Room - Ventilation supply to plant/service room (thermostatically controlled) -no mechanical ventilation to lobbies
	Lighting	LEDs throughout. - Carpark, garbage room, plant/service room, ground floor lobbies and hallways on motion sensors (BMS Controlled) - Lift lights connected to lift call button
Dwellings:	Hot Water	Central Electric Heat pump – air sourced
	Ventilation	Bathroom, Kitchen & Laundry fan ducted to façade/roof with manual on/timer off switch
	Heating/Cooling	1-phase zoned air conditioning 2 stars
	Lighting	LED's throughout
	Appliances	Gas cooktop & electric oven 3-star Dishwasher 2-star Clothes Dryer
	Well-ventilated Fridge Space	Yes
	Private outdoor clothesline	No
	Indoor clothesline	Yes