

#### ASSESSOR DETAILS

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*Assessor Number:* 20039

#### ASSESSMENT DETAILS

*Project Name:* 2575 – 51 Arthur St, Forestville  
*Software:* BERSPro – v4.4.0.1  
*Date:* 02/10/2020  
*BASIX Certificate:* 1129331M  
*NatHERS Certificate:* 0005261850

#### CLIENT DETAILS

*Name:* Gabrielian Holdings Pty Ltd  
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#### 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 500m<sup>2</sup> and total floor area is greater than 2,500 m<sup>2</sup>, building must have energy meters configured to enable individual time-of-use energy consumption data recording connected to BMS or similar

#### NatHERS TECHNICAL NOTES – Defaults Only

- Models rated with no downlights
- Light coloured roof for temperate or cool climates
- Kitchens / wet areas tiled
- All other zones carpet
- Sealed ceiling 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 TECHNICAL NOTES – Defaults Only

- 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

WATER	
Pass – 41% (40% required to pass)	
Rainwater Tank	Not required for BASIX
Common Landscape	16m <sup>2</sup> Deep soil 103m <sup>2</sup> Garden
Private Landscape	Nil
Taps	5 Star
Showerheads	3 Star (4.5-6L/min)
Toilet Flushers	4 Star

THERMAL COMFORT (Residential Only)		
Pass		
GLAZING (Aluminium Non-Thermally Broken Frames)		
Units	Sliding / Fixed / Louvre	Casement / Awning
All	Max U-value 6.70 SHGC 0.70 (± 5%) Single, clear	Max U-value 6.70 SHGC 0.57 (± 5%) Single, clear
WALLS		
External Walls	Hebel Panel – Additional R2.0 Insulation	
Inter-tenancy Walls	No Additional Insulation required for BASIX	
Walls to corridors/lift/stairs	Additional R2.0 Insulation	
Internal Walls in Units	Stud walls - No Additional Insulation required for BASIX	
FLOORS		
All suspended floors to open below	Concrete - No Additional Insulation	
Floors to retail below	Concrete - No Additional Insulation	
ROOF		
Units Roof	Metal - Additional R1.80 Reflective Bulk Insulation	

ENERGY	
Pass –54% (50% required to pass)	
COMMON AREA	
Lighting	Basement Level – Fluorescent w/ motion sensors Switch/Plant Rooms - Fluorescent w/ motion sensors Garbage Rooms - Fluorescent w/ motion sensors Resi Lobby - LED w/ motion sensors WC - Fluorescent w/ motion sensors Storage - Fluorescent w/ motion sensors
Lift	Gearless Traction w/ VVVF Motor – LED Lighting w/ link to call button
Ventilation	Basement Levels – Supply and Exhaust w/ CO monitor + VSD fan Switch/Plant Rooms – Supply Only w/ interlock to light Garbage Rooms – Exhaust Only Resi Lobby – Supply only WC - Exhaust Only w/ time clock Storage – No mechanical Ventilation
DWELLINGS	
Hot Water	6 Star Gas Instantaneous
Heating /Cooling	Individual systems – AC 3.5 Star Heating and Cooling
Lighting	Dedicated LED throughout
Ventilation	Bathroom - ducted w/ Manual Switch Kitchen - ducted w/ Manual Switch Laundry - ducted w/ Manual Switch Well ventilated Fridge Space
Appliances	Electric oven w/ gas cooktop
Building Management System (BMS)	No
Photovoltaic System	1pkW system for each dwelling