

ASSESSOR DETAILS

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ASSESSMENT DETAILS

Project Name: Waterbrook Bayview
Software: BERSPro – v4.3.0.2c
Date: 03/09/2018
BASIX Certificate Number: 845351M-03
Group Certificate Number: 0003126540

CLIENT DETAILS

Name: Kevin Ryan
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NCC COMPLIANCE

In addition to BASIX Commitments; building compliance is required to comply with the 'New South Wales Additions' in the NCC 2017- 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
- > 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.

NatHERS TECHNICAL NOTES – Defaults

- > Models rated with no downlights
- > Light coloured roof for temperate or cool climates
- > Kitchens / wet areas tiled
- > Bedrooms carpet
- > 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

- > 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%	
Rain Water Tank	5000L connected to landscape
Landscape	9000m ² Total, inc 1000m ² Garden
Dwelling Taps	6 Star
Showerheads	3 Star (4.5-6L/min)
Toilet Flusher	4 Star
Clothes Washer	Nil
Dishwasher	2.5 Stars
Pool	Nil

THERMAL COMFORT		
Pass – 6.5 Star Average		
GLAZING		
Units	Sliding/Fixed	Awning
All	U-value 5.4 SHGC 0.58 (± 5%) Single Low-e Glazing	U-value 5.4 SHGC 0.49 (± 5%) Single Low-e Glazing
FL.01 FL.03 FG.02 FG.05 F1.02 F1.05	U-value 4.8 SHGC 0.59 (± 5%) Single Low-e Glazing	U-value 4.8 SHGC 0.51 (± 5%) Single Low-e Glazing
WALLS		
External Walls	Concrete – Additional R2.5 bulk insulation	
Inter-tenancy Walls	Concrete – No additional insulation required	
Walls to Corridors	Concrete – Additional R2.5 bulk insulation	
Internal walls	Lightweight Plasterboard - No additional insulation required	
FLOORS		
Above Carpark/Plant/Storage	Suspended concrete slab- Additional R2.0 bulk insulation	
All Other Suspended Floor	Suspended concrete slab- Additional R2.0 bulk insulation	
ROOF		
Ceiling Cavity	No additional insulation required	
All Exposed Roof (Balcony/Air Above)	Additional R1.8 Bulk reflective insulation	

ENERGY	
Pass – 47%	
COMMON AREA	
Lighting	Carpark – Fluorescent w/ time clock and motion sensors Garbage Room - Fluorescent w/motion sensor Store/Plant Rooms – Fluorescent w/motion sensor Lobby/Hallway – LED w/ time clock and motion sensors
Lifts	Gearless Traction w/ VVVF motors
Ventilation	Carpark - Mechanical Ventilation w/ CO ₂ monitor and VSD Fan Garbage Room w/ Exhaust Continuous Store and Plant Rooms w/ No Mechanical Ventilation Lobby and Hallways w/ No Mechanical Ventilation
DWELLINGS	
Hot Water	Gas fire boiler – R1.0 Piping insulation
Heating /Cooling	3.5 Star A/C to living areas & bedrooms with day-night time zoning
Lighting	Dedicated LED throughout
Ventilation	Bathroom fan ducted to façade w/ interlocked to light Kitchen fan ducted to façade w/ manual switch Laundry fan ducted to façade w/ interlocked to light Ventilated Fridge Space
Appliances	Electric oven w/ gas cooktop 2.5 Star Dishwasher 2 Star Clothes Dryer
Photovoltaic System	90kW peak
Other	Indoor clothes drying line