

ASSESSMENT DETAILS

Assessor Name	Padraig Healy
Direct number	0498 051 209
Office number	(02) 9281 8555
AAO	ABSA
Assessor Number	101026
Project name	240231 - 618 Barrenjoey Road, Avalon
Software	BERSPro – v5.1.9 (3.23)
Date of assessment	22/08/2024
BASIX Certificate Number	17611685_03
NatHERS Certificate Number	0009706136
Client Name	Cristina Gomes
Client Phone	0447 541 081
Client Email	contact@cristinagomes.com

NCC COMPLIANCE

Building compliance is required to comply as applicable with the 'New South Wales Additions' in the NCC 2022 Energy Efficiency

Concrete slab on ground with an in-slab or in-screed heating or cooling system must have insulation installed in accordance with Part NSWJ3D10

Building fabric in accordance with J3D5, J3D6 and J3D10

Thermal construction is to be built in accordance with Part J4D3

Any roof lights, windows, doors, and exhaust fans are sealed in accordance with Part J5D2 to J5D8

Any new air-conditioning system is installed in accordance with Part J6D3

Any new mechanical ventilation system is installed in accordance with Part J6D4

Any new miscellaneous exhaust system is installed in accordance with Part J6D5

Any new heated hot water system is installed in accordance with Part J8D2

Any new energy monitoring equipment is installed in accordance with Part J9D3

Electrical Distribution boards dedicated to EV Charging are to be installed in accordance with Part J9D4

Switchboards of a building dedicated to PV systems and battery systems are to be installed in accordance with Part J9D5

WATER

Refer to BASIX Report for further information	Landscape	Area of lawn and garden		Indigenous/low water use species
		163m2		75m2
	Fixtures	Showerheads	Toilets	Taps
		4 star (4.5 -6L/min)	4 star	6 star
	Appliances	na	na	
	Rainwater Tank	Individual		Connection
		2kL - 88m2 roof catchment area		Landscape irrigation
	Pool	Volume	Pool cover	On timer/Shaded
		na	na	na
	Spa	Volume	Outdoor spa cover	Shaded
		na	na	na
SCORE		40% (Pass)		

ENERGY

Refer to BASIX Report for further information	Hot Water System	Gas instantaneous - 4 star	
	Ventilation System & Control	Bathroom	No mechanical ventilation (natural ventilated)
		Laundry	No mechanical ventilation (natural ventilated)
		Kitchen	No mechanical ventilation (natural ventilated)
	Heating System	None	
	Cooling System	None	
	Lighting	Sealed LED light throughout	
	Appliances	Gas cooktop & electric oven	
	Clothes Drying Line	Outdoor clothes drying line	
	Photovoltaic System	None	
SCORE		72% (Pass)	

Material

Refer to BASIX Report for further information	Construction Material	Floors, Walls, Ceiling & roof, Glazing
SCORE		No target set in BASIX (Pass)

NCC2022 NatHERS Thermal Performance Specification - Avalon

External Walls	Insulation	Colour	Type	Comments
	Additional R2.3 board insulation (50mm)	Light - SA < 0.475	EPS with timber frame + additional board insulation	Ground level
	R2.7	Medium - SA 0.475 - 0.70	Weatherboard cladding with timber frame	Level 1
Internal Walls	Insulation	Type		Comments
	R2.0	Plasterboard stud with timber frame		Internally inside dwelling
Floor	Insulation	Type		Comments
	None	Concrete slab on ground		Ground floor
	R2.0	Timber		Level 1 floor
Floor covering	Level 1 bedrooms, hallway, WIR: Timber		Wet areas/Pantry: Tile	Kitchen, living, entry, bedroom 1: Polished concrete
Ceiling	Insulation	Type		Comments
	R4.0 (215mm)	Plasterboard		Exposed ceiling of Ground level
	R6.0 (260mm)	Plasterboard		Level 1 ceiling
Roof	Insulation	Colour	Type	Comments
	R1.3 foil-faced blanket	Light - SA < 0.475	Metal	All roof throughout including Ground level (unvented cavity)
Ceiling fans	Size		Location	
	Minimum 1400mm in diameter		All bedrooms + living room + media room	
Ceiling penetration	Downlight		Exhaust fan	
	Sealed LED downlights throughout* * Continuous insulation in ceiling (downlights to be IC4 rated)		Sealed exhaust fan in kitchen and all wet areas	
Glazing	U-Value	SHGC	Opening type	Comments
	4.1 or less	0.52 (+/-5%)	Fixed, Double hung, sliding	e.g., Double glazed clear low-e Argon Aluminium frame
	5.4 or less	0.58 (+/-5%)	Louvre windows	e.g., Single glazed low-e clear Aluminium frame
Skylight	U-Value	SHGC	Opening type	Comments
	Double glazed		Fixed	na