

BASIX Assessment Report

6-12 Dally Ave & 212 Banksia St, Pagewood
NSW

Prepared For:

Land and Housing Corporation

Prepared By:

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1. Executive Summary

BSE has been commissioned to assess the interaction of the residential area of the proposed residential development at 6-12 Dally Ave & 212 Banksia St, Pagewood NSW, with the local environment in terms of BASIX compliance.

A BASIX Certificate is a regulatory requirement and demonstrates compliance with the NSW Government's sustainability targets. BASIX assessment and certification has been completed for this project (Certificate No. 1222514M_03).

Dwellings within the development have been assessed in terms of their passive energy design using the BASIX Thermal Comfort protocol. They have also been assessed in terms of their ability to conserve water and also to minimise energy consumption via appliances and hot water etc.

With the recommendations provided in the BASIX certificate the development meets and exceeds the minimum requirements for all following areas.

- Energy Efficiency
- Water Efficiency
- Thermal Comfort

This development achieves the following targets:

- Energy Efficiency: 48% reduction (minimum requirements under BASIX: 45%)
- Water Efficiency: 40% reduction (minimum requirements under BASIX: 40%)
- Thermal Comfort: Will pass the thermal performance requirements under BASIX.

2. Introduction

BASIX is a NSW State Planning Policy Tool which assesses the environmental performance of new residential premises against a range water, energy and greenhouse gas emissions targets. The assessment has three core components, BASIX Thermal Comfort, BASIX Water and BASIX Energy.

The thermal comfort assessment requires that the thermal performance of dwellings is evaluated and measures put in place to ensure annual heating and cooling loads do not exceed pre-defined limits without compromising the occupant's thermal comfort. This assessment uses computer simulation to evaluate the estimated building fabric thermal performance and passive solar design features such as orientation and solar shading.

The energy section evaluates gas and electrical energy used for heating, cooling lighting, ventilation and appliances. The BASIX Energy target requires the development to uses 45% less energy than the NSW average.

The water assessment takes account of landscaping, stormwater management as well as water efficiency performance of fixtures and fitting such as taps and showers. The BASIX target for water requires that potable water consumption is at least 40% lower than the NSW average.

Note: this report is only a guide to the BASIX certificate, for full details of BASIX requirements please refer to the BASIX certificate.

3. Building Description

The proposed development will be located at 6-12 Dally Ave & 212 Banksia St, Pagewood NSW.

3.1 Information Used in Review

Our review is based on the following architectural drawings provided by WMK Architects in March 2022 (Table 1)

Table 1. Architectural drawings reference

Drawing Title	Drawing Number
Cover Page	DA000
Site Plan	DA001
Site Analysis	DA002
Cut and Fill Plan	DA003
Survey	DA004
Shadow Diagrams	DA005
GFA Diagrams	DA006
Compliant Route to Bus Stops	DA007
Solar Access	DA008
Cross Ventilation	DA009
Existing Conditions / Demolition Plan	DA020
Building A - Lower Ground Plan	DA100
Building A - Ground Floor Plan	DA101
Building A - Level 01 Plan	DA102
Building A - Roof Plan	DA103
Building B - Ground & Level 01 Plan	DA104
Building B - Roof Plan	DA105
Overall Street Elevations	DA500
Building A - North-East/South-East Elevation	DA501
Building A - South-East/South-West Elevation	DA502
Building B - North & East Elevation	DA503
Building B - South & West Elevation	DA504
Sections - Sheet 01	DA600
Sections - Sheet 02	DA601
Accessible Unit - Sheet 01	DA700
Accessible Unit - Sheet 02	DA701
Accessible Unit - Sheet 03	DA702
Accessible Unit - Sheet 04	DA703
Accessible Unit - Sheet 05	DA704
Accessible Unit - Sheet 06	DA705
Accessible Unit - Sheet 07	DA706
Accessible Unit - Sheet 08	DA707

Materials And Finishes Schedule	DA800
3D Perspective Dalley Ave	DA900
3D Perspective Banksia Street	DA901
Notification Plan	DA950

4. BASIX Water Section

The water efficiency performance of the development has been assessed using the online BASIX Tool. The assessment has considered the common area and central system features including the landscape design, plant species, water catchment areas, rain water tank size and efficiency of preferred fixtures and fittings in the dwellings.

The proposed development will meet the mandatory BASIX water target of 40% as long as the water commitments detailed in Table 2 are installed. For details of the requirements necessary to achieve this target, please refer to the BASIX Certificate No. 1222514M_03.

Table 2. Water Commitments

Common Areas and Central Systems	
Common areas	<ul style="list-style-type: none"> • 5-star (water rated) taps • No common facility for (Water Rating) showerheads • No common facility for (Water Rating) toilets • No common facility for (Water Rating) Clothes washers
Central systems	<ul style="list-style-type: none"> • Rainwater tank with capacity of minimum 20,000L (minimum), collecting run-off from minimum 1000m² of roof area, used for irrigation of common area landscape with minimum area of 575m².
Private Dwellings	
Fixtures for apartments	<ul style="list-style-type: none"> • 3-star (Water Rating) showerheads with a flow rate > 4.5 but <= 6 L/min • 5-star (Water Rating) toilets • 5-star (Water Rating) kitchen taps • 5-star (Water Rating) bathroom taps

5. BASIX Thermal Comfort Section

The preliminary thermal performance of the development has been evaluated using BERS Pro software; this computer simulation of residential developments is used to assess the potential of a residential development to have low heating and cooling energy requirements once operational.

5.1 Modelling Assumptions

BERS Pro software calculates the transient hourly heat gains and losses for each space inside a building taking into account the building's thermal storage, typical residential occupancy and operational profiles plus hourly weather data for the site.

Building geometry and orientation were modelled according to supplied drawings.

The "base-case" building fabric and estimated glazing and thermal performance requirements are described in table below. Please note the estimated requirements below are based on the nominated construction materials by the architect.

Table 3. Building Fabric Requirements

Element	Insulation / glazing
External walls	Minimum added R2.5 Insulation
Internal walls	Minimum added R2 Insulation
Floor	<ul style="list-style-type: none"> Concrete Slab on Ground: no added Insulation Suspended Concrete Slab Floor - with minimum added R1.42 Insulation
Ceiling	Minimum added R5.0 Insulation
Roof	Minimum added R1.3 Insulation
Building A Glazing	A-01: <ul style="list-style-type: none"> System U-Value: 5.40 SHGC: 0.47-0.51 A-02 & A-03: <ul style="list-style-type: none"> System U-Value: 5.40 SHGC: 0.47-0.51 A-04 & A-16: <ul style="list-style-type: none"> System U-Value: 3.10 SHGC: 0.26-0.28 A-05 & A-17: <ul style="list-style-type: none"> System U-Value: 4.30 SHGC: 0.45-0.49 A-06 & A-18: <ul style="list-style-type: none"> System U-Value: 4.30 SHGC: 0.45-0.49 A-07, A-09 & A-10, A-12, A-13, A-14, A-15, A-19, A-20, A-21, A-22, A-23, A-24, A-25, A-26 & A-27: <ul style="list-style-type: none"> System U-Value: 4.30 SHGC: 0.50-0.56 A-08 & A-11: <ul style="list-style-type: none"> System U-Value: 4.10 SHGC: 0.31-0.35
Building B Glazing	B01-B06: <ul style="list-style-type: none"> System U-Value: 4.30 SHGC: 0.45-0.49

Note:

The preliminary thermal insulation and glazing performance requirements outlined in this report nominate the estimated minimum BASIX requirements only. The specified performance values therefore do not consider requirements for any other disciplines such as Acoustics, Fire or Safety compliance. Where required, the

development shall comply with any additional requirements related to the local council or other design disciplines in addition to the compliance requirements detailed in this report.

Compliance with the minimum BASIX requirements does not warrant thermal comfort. All services consultants and contractors shall design and construct the development to comply with the minimum requirements of the NCC Vol 1 & 2 and NSW Section J requirements.

6. BASIX Energy Section

The Energy performance of the development has been assessed using the online BASIX Tool. The assessment has considered Common Area and Central System features including the lifts, ventilation and lighting for common areas (corridors, lobbies, car park etc.), centralised domestic hot water and the efficiency of preferred lighting and appliances in the dwellings.

The proposed development will meet the mandatory BASIX Energy target of 40% as long as the energy commitments detailed in

Table are installed.

Table 4. Energy Commitments

Component		Commitment
Common Areas of residential areas	Lifts	Quantity:1, Gearless traction with VVVF motor
	Swimming pool / Sauna	<ul style="list-style-type: none"> N/A
	Ventilation	Building A: <ul style="list-style-type: none"> Carpark area: ventilation exhaust only. Controlled with carbon monoxide monitor + VSD fan Lift motor room: no mechanical ventilation. Switch Room: ventilation (supply + exhaust), Thermostatically controlled. Plant or service room: ventilation (supply + exhaust). Thermostatically controlled. Building B: <ul style="list-style-type: none"> Garbage Room: ventilation (supply + exhaust) Ground floor lobby type: ventilation supply only with time clock or BMS controlled Hallway/lobby type: ventilation supply only with time clock or BMS controlled.
	Lighting	Building A: <ul style="list-style-type: none"> Carpark: LED lighting with motion sensors. Lift: LED lighting, connected to lift call button. Lift motor room: LED lighting with manual on / manual off. Switch Room: LED lighting with manual on / manual off. Plant or service room: LED lighting with manual on / manual off. Building B: <ul style="list-style-type: none"> Garbage Room: LED with motion sensors. Ground floor lobby type: LED lighting with time clock and motion sensors. Hallways areas: LED lighting with time clock and motion sensors.
	Alternative Energy Supply	<ul style="list-style-type: none"> 20.0 kW Solar PV system
Private Dwellings	Ventilation	<ul style="list-style-type: none"> Kitchen Exhaust: Individual fan, ducted to façade or roof, manual on/off switch. Bathroom & Laundry Exhaust: Individual fan, ducted to façade or roof, interlocked to light.

	Heating & Cooling To living and bedroom areas	<ul style="list-style-type: none"> ceiling fans
	Lighting	<ul style="list-style-type: none"> Fluorescent or LED lights with dedicated fittings
	Hot Water	<ul style="list-style-type: none"> Gas instantaneous 5 star
	Other	<ul style="list-style-type: none"> Gas cooktops and electric ovens Indoor or Sheltered clothes drying line

7. Disclaimer

This report is prepared using the information described above and inputs from other consultants. Whilst BSE has endeavoured to ensure the information used is accurate, no responsibility or liability to any third party is accepted for any loss or damage arising out of the use of this report by any third party. Any third party wishing to act upon any material contained in this report should first contact BSE for detailed advice which will take into account that party's particular requirements.

Computer performance assessment provides an estimate of building performance. This estimate is based on a necessarily simplified and idealised version of the building that does not and cannot fully represent all the intricacies of the building once built. As a result, simulation results only represent an interpretation of the potential performance of the building. Although great care has been taken to prepare this report, BSE does not make any representations or give any warranties or assurances as to the accuracy or completeness of the information contained in the report or that the report is free from errors or omission. BSE and its employees and agents shall not be liable for any loss arising because of, any person using or relying on the report and whether caused by reason or error, negligent act or omission in the report. The BASIX assessment and certification has been prepared based on the preliminary architectural and building services design with the view to conduct a detailed assessment once the design is further developed.

Performance of the completed building may be significantly affected by the quality of construction; commissioning, ongoing management of the building, and the way the building is operated, monitored and maintained. Building fabric inputs require verifiable manufacturer data to confirm thermal properties.

This report is intended as a guide to assist with the application of BASIX. It should be read in conjunction with the BASIX and the NCC 2016; specific applications may vary during the design development of the project.

8. Summary & Conclusion

The proposed development has been assessed in terms of its ability to conserve water and minimise energy consumption. Furthermore, the thermal performance (passive and fabric design) of the development will comply with the BASIX thermal comfort requirements.

Subject to the provisions of this report the proposed development will be able to achieve the BASIX requirements. For further details, please refer to the BASIX Certificate No. 1222514M_03 provided.

APPENDIX A – BASIX Certificate

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1222514M_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Friday, 01 April 2022

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

If any changes to this BASIX certificate are required, please contact BSE with following details:

- Project reference: 6-12 Dally Ave, Pagewood NSW 2035
- Contact number: 0430 108 801

Project summary

Project name	6-12 Dally Ave & 212 Banksia St, Pag_03
Street address	6-12 Dally Avenue Pagewood NSW 2035
Local Government Area	Bayside Council
Plan type and plan number	deposited 35160
Lot no.	37
Section no.	-
No. of residential flat buildings	2
No. of units in residential flat buildings	33
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 48	Target 45

Certificate Prepared by

Name / Company Name: BSE

ABN (if applicable): 24084076200

Description of project

Project address

Project name	6-12 Dally Ave & 212 Banksia St, Pag_03
Street address	6-12 Dally Avenue Pagewood NSW 2035
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Project type

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No. of units in residential flat buildings	33
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m ²)	2820.2
Roof area (m ²)	1257
Non-residential floor area (m ²)	-
Residential car spaces	16
Non-residential car spaces	-

Common area landscape

Common area lawn (m ²)	0.0
Common area garden (m ²)	575.0
Area of indigenous or low water use species (m ²)	500.0

Assessor details

Assessor number	DMN/14/1658
Certificate number	HR-VLUNXC-12
Climate zone	56
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 48	Target 45

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building A, 27 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A-01	2	73.0	8.5	15.0	0.0
A-06	2	64.0	8.7	0.0	0.0
A-11	1	41.6	8.9	18.0	0.0
A-16	1	32.9	8.6	0.0	0.0
A-21	1	41.5	8.8	0.0	0.0
A-26	1	41.5	9.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A-02	2	64.0	8.7	15.0	0.0
A-07	1	45.9	7.6	0.0	0.0
A-12	1	41.9	9.2	0.0	0.0
A-17	2	73.0	8.5	0.0	0.0
A-22	1	41.5	8.9	0.0	0.0
A-27	1	41.3	9.1	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A-03	1	61.1	7.7	10.0	0.0
A-08	1	41.9	9.1	20.0	0.0
A-13	1	41.6	9.0	13.0	0.0
A-18	2	64.0	8.7	0.0	0.0
A-23	1	41.6	8.9	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A-04	1	32.9	8.6	0.0	0.0
A-09	1	41.5	8.8	20.0	0.0
A-14	1	41.5	9.0	15.0	0.0
A-19	1	45.9	7.6	0.0	0.0
A-24	1	41.9	9.2	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A-05	2	73.0	8.5	0.0	0.0
A-10	1	41.5	8.9	14.0	0.0
A-15	1	41.3	9.1	14.0	0.0
A-20	1	41.9	9.1	0.0	0.0
A-25	1	41.6	9.0	0.0	0.0

Residential flat buildings - Building B, 6 dwellings, 2 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B-01	2	59.8	9.1	50.0	0.0
B-06	2	60.7	8.9	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B-02	2	60.0	9.0	50.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B-03	2	60.7	8.9	35.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B-04	2	59.8	9.1	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B-05	2	60.0	9.0	0.0	0.0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building A

Common area	Floor area (m ²)
Car park area	600.0
Switch room	25.0

Common area	Floor area (m ²)
Lift car (No.1)	-
Plant or service room	35.0

Common area	Floor area (m ²)
Lift motor room	4.0

Common areas of the development (non-building specific)

Common area	Floor area (m ²)
Garbage room	69.0

Common area	Floor area (m ²)
Ground floor lobby type	45.0

Common area	Floor area (m ²)
Hallway/lobby type	178.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building A

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for Residential flat buildings - Building B

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

3. Commitments for multi-dwelling houses

4. Commitments for single dwelling houses

5. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building A

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✓	✓
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	5 star	5 star	5 star	no	-	-	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
A-01, A-02, A-05, A-06, A-17, A-18	ceiling fans	ceiling fans	-	-	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	-
All other dwellings	ceiling fans	ceiling fans	-	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	-

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	-	-	-	-	yes	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
A-01	17.3	14.2
A-02	3.6	18.4
A-03	12.8	9.6
A-04	11.0	17.9
A-05	6.0	17.7
A-06	1.7	22.9
A-07	9.3	10.2
A-08	7.7	15.8
A-09	4.7	27.0

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
A-10	5.0	25.9
A-11	11.5	12.3
A-12	0.4	21.7
A-13	0.6	19.8
A-14	0.8	19.8
A-15	2.5	24.8
A-16	14.2	15.7
A-17	8.1	12.3
A-18	2.5	16.2
A-19	13.8	9.6
A-20	10.3	18.2
A-21	7.8	18.1
A-22	8.2	17.8
A-23	12.3	15.0
A-24	1.5	22.3
A-25	1.5	21.0
A-26	1.8	21.1
All other dwellings	3.6	17.3

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	5 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	No
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Lift motor room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
Switch room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
Plant or service room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 3

2. Commitments for Residential flat buildings - Building B

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓ ✓	✓ ✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	5 star	5 star	5 star	no	-	-	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	ceiling fans	ceiling fans	-	-	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	-

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	-	-	-	-	yes	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
B-01	3.3	19.1
B-02	8.3	22.2
B-03	12.9	15.5
B-04	5.5	17.3
B-05	11.1	20.5
All other dwellings	13.9	13.6

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	5 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

5. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	20000.0	To collect run-off from at least: - 1000.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 575.0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Garbage room	ventilation (supply + exhaust)	-	light-emitting diode	motion sensors	No
Ground floor lobby type	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	No
Hallway/lobby type	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	No

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 20.0 peak kW

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✓" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

Nationwide House Energy Rating Scheme — Class 2 Summary

NatHERS Certificate No. #HR-VLUNXC-12

Generated on 23 Mar 2022 using Hero 1.2-beta

Property

Address 6-12 Dalley Avenue & 212-214 Banksia Street,
PAGEWOOD, NSW, 2030

Lot/DP

NatHERS climate zone 56 - Mascot AMO

Accredited assessor



Duncan Hope

Senica Consultancy Group

duncan@senica.com.au

+61 280067784

Accreditation No. DMN/14/1658

Assessor Accrediting Organisation DMN



Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-VLUNXC-12>. When using either link, ensure you are visiting <http://www.hero-software.com.au>

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m ²)	Cooling load (MJ/m ²)	Total load (MJ/m ²)	Star rating
HR-V3VRBY-04	A-01	17.3	14.2	31.5	7.5
HR-CNADNE-04	A-02	3.6	18.4	22.0	8.3
HR-B4FW8T-04	A-03	12.8	9.6	22.4	8.3
HR-WQ4O7T-03	A-04	11.0	17.9	28.9	7.8

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply



Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m ²)	Cooling load (MJ/m ²)	Total load (MJ/m ²)	Star rating
HR-KKSVOA-03	A-05	6.0	17.7	23.8	8.2
HR-ZKG4TX-03	A-06	1.7	22.9	24.6	8.1
HR-UJ0368-03	A-07	9.3	10.2	19.4	8.5
HR-47X90M-03	A-08	7.7	15.8	23.4	8.2
HR-0YZJWF-03	A-09	4.7	27.0	31.7	7.5
HR-GFHZLA-03	A-10	5.0	25.9	30.9	7.6
HR-L8NWA6-03	A-11	11.5	12.3	23.7	8.2
HR-3PYFZ6-03	A-12	0.4	21.7	22.1	8.3
HR-HLHJZQ-03	A-13	0.6	19.8	20.4	8.4
HR-Q28EVA-03	A-14	0.8	19.8	20.5	8.4
HR-RPJKWS-03	A-15	2.5	24.8	27.3	7.9
HR-RBU20U-03	A-16	14.2	15.7	29.9	7.7
HR-VSP9Y6-03	A-17	8.1	12.3	20.4	8.4
HR-YU9KRP-03	A-18	2.5	16.2	18.8	8.6
HR-OQWAX5-03	A-19	13.8	9.6	23.5	8.2
HR-LBXHVM-03	A-20	10.3	18.2	28.5	7.8
HR-IJI9DM-03	A-21	7.8	18.1	25.9	8.0
HR-XMHMHH-03	A-22	8.2	17.8	26.0	7.9
HR-AHWYOA-03	A-23	12.3	15.0	27.3	7.9
HR-CPZ0QW-03	A-24	1.5	22.3	23.8	8.2
HR-L5C4VU-03	A-25	1.5	21.0	22.5	8.3
HR-M310EN-03	A-26	1.8	21.1	22.9	8.3
HR-SYS7Y1-03	A-27	3.6	17.3	20.8	8.4
HR-UVLREA-03	B-01	3.3	19.1	22.4	8.3
HR-1BEDWJ-03	B-02	8.3	22.2	30.5	7.6
HR-MT8R2X-03	B-03	12.9	15.5	28.4	7.8
HR-IB86IG-03	B-04	5.5	17.3	22.8	8.3
HR-HSYLJ4-03	B-05	11.1	20.5	31.6	7.5
HR-Y2J5NS-03	B-06	13.9	13.6	27.5	7.9



Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m ²)	Cooling load (MJ/m ²)	Total load (MJ/m ²)	Star rating
Average	33x (Total)	7.1	17.9	25.0	8.1

Explanatory Notes

About this report

This summary rating is the average rating of all NCC Class 2 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.