

ASSESSOR DETAILS

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ASSESSMENT DETAILS

Project Name: 2020 – 25 George St, North Strathfield
Software: BERSPro – v4.4.0.6
Date: 24/11/2021
BASIX Certificate 754373M_02
Group Certificate 0006824780

CLIENT DETAILS

Name: North Strathfield One 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 500m² and total floor area is greater than 2,500 m², building must have energy meters configured to enable individual time-of-use energy consumption data recording connected to BMS or similar

WATER	
Pass – 41%	
Rainwater Tank	Central 5000L RWT connected to Min 1500m ² of landscape
Common Landscape	Lawn 1400m ² Garden 700m ²
Private Landscape	As per BASIX Certificate
Bathroom and Kitchen Taps	5 Star
Showerheads	3 Star (4.5-6.0L/min)
All Toilet Flushers	4 Star
Dishwasher	3 Star

THERMAL COMFORT		
Pass – 6.0 Star Average		
GLAZING		
Units	Sliding / Fixed	Awning
G07, G14, G15, 108, 117, 209, 218, 306, 308, 309, 317, 318, 405, 406, 505, 506	U-value 4.80 SHGC 0.57 (±10%) Single, Low-e	U-value 4.80 SHGC 0.51 (±10%) Single, Low-e
All Others	U-value 6.70 SHGC 0.70 (±10%) Single, clear	U-value 6.70 SHGC 0.57 (±10%) Single, clear
Skylights (307, 308, 309)	Max U-value 2.70 Max SHGC 0.24 VELUX	
Skylights (All Others)	Max U-Value 4.20 Max SHGC 0.72 Double, Clear	
WALLS		
External Walls	Brick Veneer - Additional R2.50 Insulation Cladding - Additional HD R2.70 Insulation	
Walls to Corridors/Lift/Stairs	Additional R2.00 Insulation	
Inter-tenancy Walls	No Additional Insulation Modelled	
FLOORS		
Floors to Basement/Plant Below	Concrete - Additional R2.30 Reflective Insulation	
Suspended Floors to Open Below (Unit 109 and 207)	Concrete - Additional R2.00 Insulation	
Suspended Floors to Open Below	No Additional Insulation Modelled	
ROOF		
Units with exposed roof	Concrete - Additional R2.30 Reflective Insulation	

ENERGY	
Pass – 36%	
COMMON AREA	
Lighting	Car Park Areas – Fluorescent w/ motion sensors Storage Areas – Fluorescent w/ motion sensors Plant Rooms - Fluorescent w/ motion sensors Garbage Rooms - Fluorescent w/ motion sensors Ground floor lobbies - LED w/ motion sensors Common Corridors - LED w/ motion sensors
Lift	Gearless Traction w/ VVVF Motor
Ventilation	Car Park Area – Supply and Exhaust w/ CO monitor + VSD fan Storage Areas - Supply and Exhaust w/ CO monitor + VSD fan Plant Rooms – Supply Only w/ Interlock to light Garbage Rooms – Exhaust Only Ground floor lobbies – Natural Ventilation Common Corridors - Supply Only
DWELLINGS	
Hot Water	Central hot water – Gas fire boiler with R1.0 piping insulation
Heating /Cooling	3.5-4.0 EER Heating and Cooling
Lighting	Dedicated LED throughout
Ventilation	Bathroom - ducted to façade or roof w/ Interlock to light Kitchen - ducted to façade or roof w/ Manual Switch Laundry - ducted to façade or roof w/ Interlock to light Well ventilated Fridge Space
Appliances	Electric oven w/ gas cooktop Dishwasher – 4 Star Clothes Dryer – 2.0 Star
Photovoltaic System	35pkW System