

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 1787858M

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: Tuesday, 18 March 2025

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 0011792810.

Project summary

Project name	117 Remly St Roselands
Street address	117 REMLY STREET ROSELANDS 2196
Local Government Area	CANTERBURY-BANKSTOWN
Plan type and plan number	Deposited Plan 11322
Lot No.	62
Section no.	-
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	2

Project score

Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 84	Target 72
Materials	✓ -43	Target n/a

Certificate Prepared by

Name / Company Name: Building & Energy Consultants Australia

ABN (if applicable):

Description of project

Project address

Project name	117 Remly St Roselands
Street address	117 REMLY STREET ROSELANDS 2196
Local Government Area	CANTERBURY-BANKSTOWN
Plan type and plan number	Deposited Plan 11322
Lot No.	62
Section no.	-

Project type

No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	2

Site details

Site area (m²)	719.9
Roof area (m²)	295.32
Non-residential floor area (m²)	0
Residential car spaces	2
Non-residential car spaces	0

Common area landscape

Common area lawn (m²)	0
Common area garden (m²)	0
Area of indigenous or low water use species (m²)	0

Assessor details and thermal loads

Assessor number	DMN/20/1999
Certificate number	0011792810
Climate zone	56

Project score

Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 84	Target 72
Materials	✓ -43	Target n/a

Description of project

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

Single dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1	3	156.1	1.2	133.5	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2	3	156.1	1.2	133.5	0

No common areas specified.

Schedule of BASIX commitments

1. Commitments for single dwelling houses

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Performance and Materials

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

(b) Common areas and central systems/facilities

- (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 single dwelling houses

(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	4 star (> 6 but <= 7.5 L/min)	4 star	4 star	4 star	-	-	-	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	Individual water tank (No. 1)	Tank size (min) 3000 liters	To collect run-off from at least: 100 square metres of roof area;	yes	yes	no	-	-

(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".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

	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	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	-	-

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

	Alternative energy		
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	between >10° to <=25° degree to the horizontal	1.5	NW

(iii) Thermal Performance and Materials	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			

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1	19.7	9.7	29.400
All other dwellings	17.6	10.0	27.600

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)	Primarily rammed earth or mudbrick walls
All dwellings	96.2	3.5	-	18.1	no

	Floor types									
	Concrete slab on ground				Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Dwelling no.	Area (m ²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation
All dwellings	96.2	-	-	waffle pod slab	-	-	-	particle board, frame: timber - H2 treated softwood	3.5	-

	Floor types										
	First floor above habitable rooms or mezzanine			Suspended floor above garage			Garage floor				
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Low emissions option	Dematerialisation
All dwellings	particle board, frame: timber - H2 treated softwood	39.5	-	particle board, frame: timber - H2 treated softwood	18.1	-	concrete slab on ground	18.1	-	-	waffle pod slab

	External walls								
	External wall type 1				External wall type 2				
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option	
All dwellings	brick veneer, frame : timber - H2 treated softwood	64.1	fibreglass batts or roll	none	framed (fibre cement sheet or boards), frame : timber - H2 treated softwood	36.2	fibreglass batts or roll	none	

	External walls							
	External wall type 3				External wall type 4			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	-	-	-	-	-	-	-	-

	Internal walls								
	Internal walls shared with garage			Internal wall type 1			Internal wall type 2		
Dwelling no.	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation
All dwellings	plasterboard, frame: timber - H2 treated softwood	17	fibreglass batts or roll	plasterboard, frame: timber - H2 treated softwood	102	-	plasterboard, frame: timber - H2 treated softwood	102.1	-

	Ceiling and roof								
	Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
Dwelling no.	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation	Construction type	Area (m ²)	Insulation
All dwellings	framed - metal roof, frame: timber - H2 treated softwood	147.66	Ceiling: fibreglass batts or roll, Roof: foil backed blanket	-	-	Ceiling:, Roof:	-	-	Ceiling:, Roof:

	Glazing type			Frame types				
Dwelling no.	Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
1	1.2	30.1	-	31.3	-	-	-	-
All other dwellings	6.1	25.2	-	31.3	-	-	-	-

2. 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	no common facility	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.	✓	✓	✓

Central energy systems	Type	Specification
Other	-	-

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®

Multiple Class 1 dwellings Summary

NatHERS® Certificate No. 0011792810

Generated on 18 Mar 2025 using BERS Pro v5.2.3 (3.23)

Property

Address 117 Remly Street,
ROSELANDS , NSW , 2196

Lot/DP Lot 62 DP 1132

NatHERS Climate Zone 56 Mascot (Sydney Airport)



Accredited assessor

Name Thomas Ruck

Business name DMN/20/1999

Email thomas@beca.net.au

Phone Building & Energy
Consultants Australia

Accreditation No. DMN/20/1999

Assessor Accrediting Organisation

Design Matters National

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=BsRNxYALD. When using either link, ensure you are visiting hstar.com.au



National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star Rating	Whole of Home Rating
0011792785	1	19.7 (N/A)	9.7 (N/A)	29.4	7.1	0
0011792801	2	17.6 (N/A)	10.0 (N/A)	27.6	7.2	0





Explanatory notes

About this ratings

Individual unit ratings are listed in the 'Summary of all dwellings' section of this Certificate.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and societal cost. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the homes societal cost .

For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

NatHERS - THERMAL COMFORT SUMMARY

Address: Unit 1, 117 Remly Street Roselands 2193

Building Elements		Material	Detail
External walls		Brick Veneer – Medium colour 75mm Polystyrene	R2.5HD bulk insulation (<i>excluding garage</i>)
Internal walls		Plasterboard on studs	R2.5HD bulk insulation to walls adjacent to Garage, Laundry and WC
Common walls between dwellings		Shaftliner or the like	R2.0 bulk insulation
Ceiling		Plasterboard	- R6.0 bulk insulation to ceilings with roof above - R6.0 bulk insulation between Garage and floor above
Floors	Concrete – ground floor		Waffle Pod (dwelling 225mm; garage 175mm)
	Timber – first floor		R6.0 bulk insulation to suspended floor to outside air
Roof		Metal Roof – Dark Colour	Builders Blanket – Foil + R1.3 to underside of metal roof
Skylights	Double glazed clear		U value 4.20 or less and SHGC 0.72 +/- 5%
	Solar tube		
Doors/Windows			
WID-104-026	Aluminium frame, double glazed	U value 2.73 or less and SHGC 0.51	Sliding doors
WID-102-028	Aluminium frame, double glazed	U value 3.12 or less and SHGC 0.47	Sliding windows – excluding wet areas
WID-101-012	Aluminium frame, double glazed	U value 3.17 or less and SHGC 0.45	Awning windows - excluding wet areas
ALM-002-01	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/-5%	Sliding windows – wet areas only
U and SHGC values are according to NFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.			
Lighting: This dwelling has been rated with non-ventilated LED downlights as per NatHERS Certificate.			
Note: Insulation specified must be installed in accordance with the BCA Volume Two.			
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			
Note: Self-closing damper to Bath, Ensuite, Laundry and PDR exhaust fans.			
Note: Additional insulation may be required to meet acoustic requirements			
Note: If metal frames are used, a revised assessment is required			



NatHERS - THERMAL COMFORT SUMMARY



Address: Unit 2, 117 Remly Street Roselands 2193			Date: 18/03/2025
Software: BERS Pro v5			
Building Elements	Material	Detail	
External walls	Brick Veneer – Medium colour 75mm Polystyrene	R2.5HD bulk insulation (<i>excluding garage</i>)	
Internal walls	Plasterboard on studs	R2.5HD bulk insulation to walls adjacent to Garage, Laundry and WC	
Common walls between dwellings	Shaftliner or the like	R2.0 bulk insulation	
Ceiling	Plasterboard	- R6.0 bulk insulation to ceilings with roof above - R6.0 bulk insulation between Garage and floor above	
Floors	Concrete – ground floor	Waffle Pod (dwelling 225mm; garage 175mm)	
	Timber – first floor	R6.0 bulk insulation to suspended floor to outside air	
Roof	Metal Roof – Dark Colour	Builders Blanket – Foil + R1.3 to underside of metal roof	
Skylights	Double glazed clear	U value 4.20 or less and SHGC 0.72 +/- 5%	
	Solar tube		
Doors/Windows			
WID-104-026	Aluminium frame, double glazed	U value 2.73 or less and SHGC 0.51	Sliding doors
WID-102-028	Aluminium frame, double glazed	U value 3.12 or less and SHGC 0.47	Sliding windows – excluding wet areas
WID-101-024	Aluminium frame, single glazed comfort plus	U value 4.79 or less and SHGC 0.53	Awning windows - excluding wet areas
ALM-002-01	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/-5%	Sliding windows – wet areas only
U and SHGC values are according to NFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.			
Lighting: This dwelling has been rated with non-ventilated LED downlights as per NatHERS Certificate.			
Note: Insulation specified must be installed in accordance with the BCA Volume Two.			
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			
Note: Self-closing damper to Bath, Ensuite, Laundry and PDR exhaust fans.			
Note: Additional insulation may be required to meet acoustic requirements			
Note: If metal frames are used, a revised assessment is required			

NatHERS - THERMAL COMFORT SUMMARY

Address: Unit 2, 117 Remly Street Roselands 2193

Building Elements		Material	Detail
External walls		Brick Veneer – Medium colour 75mm Polystyrene	R2.5HD bulk insulation (<i>excluding garage</i>)
Internal walls		Plasterboard on studs	R2.5HD bulk insulation to walls adjacent to Garage, Laundry and WC
Common walls between dwellings		Shaftliner or the like	R2.0 bulk insulation
Ceiling		Plasterboard	- R6.0 bulk insulation to ceilings with roof above - R6.0 bulk insulation between Garage and floor above
Floors	Concrete – ground floor		Waffle Pod (dwelling 225mm; garage 175mm)
	Timber – first floor		R6.0 bulk insulation to suspended floor to outside air
Roof		Metal Roof – Dark Colour	Builders Blanket – Foil + R1.3 to underside of metal roof
Skylights	Double glazed clear		U value 4.20 or less and SHGC 0.72 +/- 5%
	Solar tube		
Doors/Windows			
WID-104-026	Aluminium frame, double glazed	U value 2.73 or less and SHGC 0.51	Sliding doors
WID-102-028	Aluminium frame, double glazed	U value 3.12 or less and SHGC 0.47	Sliding windows – excluding wet areas
WID-101-024	Aluminium frame, single glazed comfort plus	U value 4.79 or less and SHGC 0.53	Awning windows - excluding wet areas
ALM-002-01	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70 +/-5%	Sliding windows – wet areas only
U and SHGC values are according to NFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.			
Lighting: This dwelling has been rated with non-ventilated LED downlights as per NatHERS Certificate.			
Note: Insulation specified must be installed in accordance with the BCA Volume Two.			
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			
Note: Self-closing damper to Bath, Ensuite, Laundry and PDR exhaust fans.			
Note: Additional insulation may be required to meet acoustic requirements			
Note: If metal frames are used, a revised assessment is required			

BASIX COMMITMENTS NOTES

117 Remly St Roselands

REFER TO APPROVED BASIX REPORT BASIX Cert # 1787858M

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star (> 6 but <= 7.5 L/min)	4 star	4 star	4 star
Alternative water source	Individual rainwater tanks to collect run off from at least 100 m² of roof area from each dwelling - Tank size min 3000 litres			
	The applicant must connect the rainwater tank to:			
	Landscape connection	Toilet connection	Laundry connection	Pool top up
	Yes	Yes	-	-
ENERGY	Hot water system: Gas Instantaneous with a performance of 5 stars			
	Bathroom ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Cooling system: 1 Phase air-conditioning EER 3.0 - 3.5 in at least 1 living/bed			
	Heating system: 1 Phase air-conditioning EER 3.0 - 3.5 in at least 1 living/bed			
	Natural lighting: As per BASIX Artificial lighting: As per BASIX			
	Alternative energy: Each dwelling must install a photovoltaic system with the capacity to generate at least 1.5 peak kilowatts of electricity.			
	Must install a gas cooktop and electric oven. Must install fixed outdoor clothes drying line as part of the development.			



Certificate No. 0011792810

Scan QR code or follow website link for rating details.

Assessor name Thomas Ruck

Accreditation No. DMN/20/1999

Property Address 117 Remly
Street, ROSELANDS
NSW, 2196



hstar.com.au/QR/Generate?p=BsRNxYALD