

BASIX THERMAL COMFORT COMMITMENTS

Note: Table 1 must be read in conjunction with Table 2 to Table 6. Table 2 to Table 6 outlines additional thermal enhancements / treatments to meet the mandatory thermal load targets to achieve compliance.

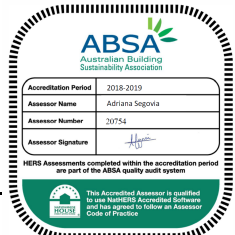


Table 1: Base Case Assumptions on Construction and Fabric

Element	Material	Detail
External walls	Brick Veneer Fibre Cement Metal Cladding	Insulation: See Table 3
		Medium colour: 0.7<absorptance< 0.475
		Dark colour: Absorptance> 0.7
		Light colour: Absorptance< 0.475
Internal walls	Plasterboard	
Party walls	Power Panel	Neighbours
	Concrete block, lined	Common corridors
	Tilt concrete, lined	Fire stairs & lifts
Windows	6mm Single glazed, clear with Aluminium frame	Holland Blinds to all glazing except to bathrooms (BASIX Modelling Protocol, Developer is not obligated to install any curtains/blinds at CC Stage)
	Total Window System Properties:	U-value 6.57 & SHGC 0.74
	Window Operability	Balcony windows: 45% & 60% (i.e. sliding) as per plans & elevations Bedroom windows: 10% (BCA D2.24) All other non-balcony windows: 0% & 65% (i.e. fixed or awning)
Skylight	Single glazed, clear	
Roof	Concrete	Insulation: See Table 3
		Light colour: Absorptance< 0.475
Ceilings	Plasterboard	Insulation: See Table 3
Floors	Concrete	Insulation: See Table 3
		Carpet: Bedrooms only
		Tiles: Elsewhere
Common corridors naturally ventilated		Yes to Ground floor lobbies only.
Recessed downlights assessed		No

Table 2: BERS Pro Thermal Loads for Building A

Unit No.	Additional Treatments Required	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
A401	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	42.0	12.3	5.5	Pass
A402	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	22.6	20.6	6.5	Pass
A403	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	33.0	14.2	6.0	Pass
A501	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	41.7	10.1	5.5	Pass
A502	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	21.2	14.7	7.0	Pass
A503	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	38.0	9.4	6.0	Pass
A601	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	45.7	9.7	5.5	Pass
A602	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	21.7	14.5	7.0	Pass
A603	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	37.1	11.4	6.0	Pass
A701	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	61.7	10.2	4.5	Pass
A702	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	22.0	11.9	7.0	Pass
A703	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	38.4	9.4	6.0	Pass
A801	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation to exposed areas only, Low-E pyrolytic glass of window properties U-value 4.7 & SHGC 0.63 to all windows	55.8	10.6	4.5	Pass
A802	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation	62.8	54.6	3.0	Pass
A803	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation	57.3	9.4	4.5	Pass

Table 3: BERS Pro Thermal Loads for Building B

Unit No.	Additional Treatments Required	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
B401	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	43.8	15.8	5.0	Pass
B402	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	18.6	14.7	7.0	Pass
B403	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	54.5	22.9	4.0	Pass

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Unit No.	Additional Treatments Required	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
B501	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	47.9	12.8	5.0	Pass
B502	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	21.5	11.2	7.0	Pass
B503	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	58.7	18.9	4.0	Pass
B601	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	48.6	12.5	5.0	Pass
B602	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	21.8	11.2	7.0	Pass
B603	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	59.4	18.4	4.0	Pass
B701	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	48.7	12.3	5.0	Pass
B702	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	16.8	11.5	7.5	Pass
B703	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	58.2	17.7	4.0	Pass
B801	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation to exposed areas only, Low-E pyrolytic glass of window properties U-value 4.7 & SHGC 0.63 to all windows	52.9	10.8	5.0	Pass
B802	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation to exposed areas only	32.8	11.5	6.5	Pass
B803	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation to exposed areas only, Low-E pyrolytic glass of window properties U-value 4.7 & SHGC 0.63 to all windows	58.1	14.9	4.5	Pass

Table 4: BERS Pro Thermal Loads for Building C

Unit No.	Additional Treatments Required	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
C201	R1.0 Bulk Floor Insulation (adjacent to car park only), R1.5 Bulk External Wall Insulation including walls adjacent to common corridor, fire stairs & lifts, R2.0 Roof Insulation (exposed areas only), Low-E pyrolytic glass of window properties U-value 4.7 & SHGC 0.63 to all windows	57.0	14.4	4.5	Pass
C301	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	28.7	17.5	6.0	Pass
C302	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	44.0	12.8	5.5	Pass
C303	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	38.3	18.9	5.5	Pass
C401	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	36.2	18.4	5.5	Pass
C402	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	48.9	12.3	5.0	Pass
C403	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	35.5	18.1	5.5	Pass
C501	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	38.5	13.2	5.5	Pass
C502	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	51.4	10.2	5.0	Pass
C503	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	39.0	14.5	5.5	Pass

Unit No.	Additional Treatments Required	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
C601	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation	58.4	14.5	4.5	Pass
C602	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation, Low-E pyrolytic glass of window properties U-value 4.7 & SHGC 0.63 to all windows, Skylight to be double glazed clear	58.4	40.0	3.5	Pass
C603	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation	57.4	14.3	4.5	Pass

Table 5: BERS Pro Thermal Loads for Building D

Unit No.	Additional Treatments Required	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
D301	R1.0 Bulk Floor Insulation (adjacent to services areas only), R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	60.8	18.4	4.0	Pass
D302	R1.0 Bulk Floor Insulation (adjacent to services only), R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	43.4	20.4	5.0	Pass
D303	R1.0 Bulk Floor Insulation (adjacent to services only), R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	32.2	12.9	6.0	Pass
D304	R1.0 Bulk Floor Insulation (adjacent to services only), R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	50.4	14.5	5.0	Pass
D401	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	26.1	10.7	7.0	Pass
D402	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	25.5	21.2	6.0	Pass
D403	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	14.3	13.6	7.5	Pass
D404	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	32.5	15.8	6.0	Pass
D405	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	32.2	13.0	6.0	Pass
D406	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	29.6	14.1	6.5	Pass
D407	R1.0 Bulk Floor Insulation (adjacent to driveway only), R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	53.4	11.6	5.0	Pass
D501	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	28.7	9.1	7.0	Pass
D502	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation to exposed areas only	38.1	16.2	5.5	Pass
D503	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	15.3	10.7	8.0	Pass
D504	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	26.1	13.0	6.5	Pass
D505	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	35.6	11.2	6.0	Pass
D506	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	32.7	10.8	6.5	Pass
D507	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	34.6	10.6	6.0	Pass
D601	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	28.9	9.4	7.0	Pass
D602	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	43.7	19.0	5.0	Pass
D603	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	42.4	23.7	4.5	Pass

Unit No.	Additional Treatments Required	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
D604	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	29.7	9.4	6.5	Pass
D605	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	36.6	11.5	6.0	Pass
D606	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	34.2	11.1	6.0	Pass
D701	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	42.4	10.0	5.5	Pass
D702	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation	53.5	19.9	4.5	Pass
D703	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation	43.0	22.7	5.0	Pass
D704	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	29.9	9.3	6.5	Pass
D705	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	49.0	12.5	5.0	Pass
D706	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	50.7	12.6	5.0	Pass
D801	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation, Skylight to be double glazed clear	63.6	38.7	3.5	Pass
D802	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation	49.2	32.2	4.0	Pass
D803	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation	49.7	19.1	4.5	Pass
D804	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation	34.6	20.4	5.5	Pass
D805	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation, Low-E pyrolytic glass of window properties U-value 4.7 & SHGC 0.63 to all windows	51.6	23.1	4.5	Pass

Table 6: BERS Pro Thermal Loads for Building E

Unit No.	Additional Treatments Required	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
E101	R1.0 Bulk Floor Insulation (adjacent to car park only), R2.0 Bulk External Wall Insulation including walls adjacent to common corridors, car park, fire stairs & lifts	61.4	22.7	4.0	Pass
E102	R1.5 Bulk Floor Insulation (adjacent to car park only), R2.0 Bulk External Wall Insulation including walls adjacent to common corridors, fire stairs & lifts	65.4	12.1	4.0	Pass
E103	R1.0 Bulk Floor Insulation (adjacent to car park only), R1.5 Bulk External Wall Insulation including walls adjacent to common corridors, car park, fire stairs & lifts	52.2	11.7	5.0	Pass
E104	R1.0 Bulk Floor Insulation (adjacent to car park only), R1.5 Bulk External Wall Insulation including walls adjacent to common corridors, fire stairs & lifts	43.0	12.9	5.5	Pass
E201	R1.5 Bulk External Wall Insulation including walls adjacent to loading dock, fire stairs & lifts	25.8	17.9	6.5	Pass
E202	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	36.2	13.4	6.0	Pass
E203	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	19.0	18.3	7.0	Pass
E204	R1.5 Bulk External Wall Insulation including walls adjacent to loading dock, fire stairs & lifts	17.5	17.1	7.0	Pass
E301	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	22.5	18.4	6.5	Pass

Unit No.	Additional Treatments Required	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
E302	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	36.2	13.4	6.0	Pass
E303	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	19.0	18.3	7.0	Pass
E304	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	19.9	17.8	7.0	Pass
E401	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	24.9	15.8	6.5	Pass
E402	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	32.9	16.4	6.0	Pass
E403	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	21.4	15.5	7.0	Pass
E404	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	22.5	15.7	7.0	Pass
E501	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation	57.3	38.0	3.5	Pass
E502	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation	31.7	23.9	5.5	Pass
E503	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation	37.3	29.1	4.5	Pass
E504	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation	40.3	14.0	5.5	Pass

Table 7: BERS Pro Thermal Loads for Building F

Unit No.	Additional Treatments Required	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
F101	R1.0 Bulk Floor Insulation (adjacent to car park only), R1.5 Bulk External Wall Insulation including walls adjacent to common corridors, fire stairs & lifts	51.4	14.0	5.0	Pass
F102	R1.0 Bulk Floor Insulation (adjacent to car park only), R1.5 Bulk External Wall Insulation including walls adjacent to common corridors, fire stairs & lifts	25.3	11.4	7.0	Pass
F103	R1.0 Bulk Floor Insulation (adjacent to car park only), R1.5 Bulk External Wall Insulation including walls adjacent to common corridors, fire stairs & lifts	22.9	13.8	7.0	Pass
F104	R1.0 Bulk Floor Insulation (adjacent to car park only), R1.5 Bulk External Wall Insulation including walls adjacent to common corridors, fire stairs & lifts	42.3	11.3	5.5	Pass
F105	R1.0 Bulk Floor Insulation (adjacent to car park only), R1.5 Bulk External Wall Insulation including walls adjacent to common corridors, fire stairs & lifts	32.1	9.0	6.5	Pass
F106	R1.0 Bulk Floor Insulation (adjacent to car park only), R1.5 Bulk External	50.5	16.9	4.5	Pass

Unit No.	Additional Treatments Required	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)		
	Wall Insulation including walls adjacent to fire stairs & lifts				
F201	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	28.2	15.8	6.5	Pass
F202	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	12.9	16.5	7.5	Pass
F203	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	11.2	15.6	7.5	Pass
F204	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	17.9	12.6	7.5	Pass
F205	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	11.2	10.7	8.0	Pass
F206	R1.0 Bulk Floor Insulation (adjacent to car park only), R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	39.5	13.6	5.5	Pass
F301	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	28.2	15.8	6.5	Pass
F302	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	12.9	16.5	7.5	Pass
F303	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	11.2	15.6	7.5	Pass
F304	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	17.9	12.6	7.5	Pass
F305	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	11.2	10.7	8.0	Pass
F306	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts	20.4	14.9	7.0	Pass
F401	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation	49.2	14.5	5.0	Pass
F402	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation	29.3	16.2	6.0	Pass
F403	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation, Skylight to be double glazed opal	55.9	40.1	3.5	Pass
F404	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation, Skylight to be double glazed opal	64.2	38.7	3.5	Pass
F405	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation	31.2	11.6	6.5	Pass
F406	R1.5 Bulk External Wall Insulation including walls adjacent to fire stairs & lifts, R2.0 Bulk Roof Insulation	20.4	26.1	6.0	Pass