

## BASIX Certificate Summary

ASSESSOR DETAILS	
Name:	Padraig Healy
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AAO:	ABSA
Assessor Number:	101026
Project Name:	220029- 711 Hunter Street, Newcastle West, 2302
Software:	BERSPRO – v4.4.1.5 (3.21)
Date:	4/11/2022
BASIX Certificate Number:	1340698M
NatHERS Certificate Number:	0008181010
Client Name:	St Hilliers

NCC COMPLIANCE
<b>Building compliance is required to comply with the 'New South Wales Additions' in the NCC 2019- Volume 1.</b>
<ul style="list-style-type: none"><li>• Building thermal construction in accordance with part J1.2</li><li>• If metal, framed sarking of R0.2 is required between stud and cladding as a thermal break</li><li>• Loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)</li><li>• Any roof lights, windows, doors and exhaust fans are sealed in accordance with Part J3</li><li>• Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) &amp; J5.2(g)</li><li>• Any new mechanical ventilation system is installed in accordance with Part J5.3.</li><li>• Any new miscellaneous exhaust system is installed in accordance with Part J5.4.</li><li>• Any new heated hot water system is installed in accordance with Part J7.2</li><li>• Any new energy monitoring equipment is installed in accordance with Part J8.3.</li></ul>

**BASIX TECHNICAL NOTES – Defaults if not determined**

- Medium coloured external walls
- Walls to common areas modelled as external with zero solar absorptance
- All ensuites are treated as conditioned
- Spaces without an openable window / door are included in the zone which they are accessed
- No mechanical heating or cooling appliances are modelled, including ceiling fans

**NatHERS TECHNICAL NOTES – Defaults if not determined**

- Models rated with no downlights
- Light coloured roof for temperate or cool climates
- Kitchens / wet areas tiled
- All other internal areas carpet
- Sealed vents to wet areas / laundry / kitchen
- Single story dwellings within 10m modelled as obstruction
- Double story dwellings within 20m modelled as obstruction
- Structures located at South are not modelled as obstruction

### BASIX Certificate Commitments:

Water	Pass - 40%
Rainwater Tank:	Minimum 5,500L
Connected to	1027m <sup>2</sup> of common landscape & 1 car washing bay, toilets
Fire sprinkler test water contained in a closed system	No
Water Taps:	3 stars
Showerheads:	4 stars (6-7.5 L/min)
Toilet Flusher:	3 stars
Dishwasher:	3 stars

Thermal Comfort		Pass – 7.4 Stars	
All Dwellings	External Walls:	Type: Hebel	Insulation: R2.5 bulk insulation
	Intertenancy Walls:	Type: CSR StrataWall SR 1445	Insulation: R2.5 bulk insulation
	Suspended Floor (all units with basement carpark below):	Type: Concrete	Insulation: R2.0 bulk insulation
	Ceiling Cavity:	Type: Plasterboard	Insulation: Nil
	Exposed Roof:	Type: Concrete	Insulation: R3.3 Board Insulation
	Glazing	Type: Fixed, sliding windows and/or doors	Uvalue:3.1, SHGC:0.49
		Type: Bifold, casement windows and/or doors	Uvalue:3.1, SHGC:0.39

Energy	Pass - 26%	
Common Areas:	Solar PV	Minimum 95kW Peak
	Lifts	Gearless traction with V V V F motor regenerative drive
	Building Management System (BMS)	Yes
	Active Power Factor Correction (PFC)	Yes
	Ventilation	- Supply & Exhaust to Ground loading area & carpark (Carbon monoxide monitor + VSD Fan) - Ventilation exhaust to: Grease Arrestor & Residential Garbage, Level 8 ACC WC, Lobby & Corridors. (BMS Controlled) - Ventilation supply to stairwell (BMS controlled)
	Lighting	LEDs throughout. - Carparks, stairwells, lobby & corridors on motion sensors, Switch room, Residential garbage, all storage rooms, fire & pump rooms (BMS controlled) - Lift lights connected to lift call button
Dwellings:	Hot Water	Central Gas fired boiler
	Ventilation	Bathroom, Kitchen & Laundry fan ducted to façade/roof interlocked to light.
	Heating/Cooling	1-phase with EER between 3.0-3.5 in living and bedroom areas
	Lighting	LED's throughout
	Appliances	Gas cooktop & electric oven 3.5 star Dishwasher 2 star Clothes Dryer
	Well-ventilated Fridge Space	No
	Private outdoor clothesline	No
	Indoor clothesline	No