

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

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 ² 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
		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) Active Power Factor Correction (PFC)	Yes 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	