

BASIX THERMAL COMFORT COMMITMENTS

Note: Table 1 must be read in conjunction with Table 2. Table 2 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 | Insulation: See Table 3 Medium colour: 0.475<absorptance< 0.70 |
| Internal walls | Plasterboard | |
| Party walls | Concrete, fixed plasterboard | Insulation: None Common corridors |
| | Concrete, fixed plasterboard | Insulation: None Neighbour |
| | Concrete | Insulation: None Fire stairs & lifts |
| Windows | Type 1 (Typical Single glazed clear glass with aluminium frame) | Total Window System Properties U-value 4.3 & SHGC 0.53 for sliding doors, sliding & fixed windows And Total Window System Properties U-value 4.3 & SHGC 0.47 for bifold doors, awning & casement windows |
| | Window Operability | Balcony windows: 30%, 45% (i.e. sliding) Bedroom windows: 10% (BCA D2.24) All other non-balcony windows: 0% (i.e. fixed) |
| | Shading device | Balcony windows: 60% opacity Non-balcony windows: 60% opacity |
| Skylight | | N/A |
| Roof | Concrete | Insulation: None Dark colour: Absorptance> 0.70 |
| Ceilings | Plasterboard | Insulation: See Table 3 |
| Floors | Concrete | Insulation: See Table 3 |
| | | Tiles: Wet areas only |
| | | Carpet: Bedrooms only Timber: Elsewhere |
| Common corridors naturally ventilated | | No |
| Recessed downlights assessed | | No |
| Exhaust fans (kitchens, bathrooms, laundry) | | All assumed to be sealed |
| Note: Only a ±5% SHGC tolerance to the value stated above & U-value can be greater than or equal to the value stated above | | |

Table 2: BERS Pro Thermal Loads – Stage A

| Unit No. | Additional Treatments Required | Heating Load (MJ/m ² .yr) | Cooling Load (MJ/m ² .yr) | Stars | Pass/Fail |
|----------|---|--------------------------------------|--------------------------------------|-------|-----------|
| 505 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.16), South Bedroom 2 window to have at least 10% ventilation opening, South Bedroom 3 window to have at least 10% ventilation opening | 16.5 | 60.0 | 6.5 | Pass |
| 506 | R1.0 Bulk Floor Insulation to exposed floors only (total floor system R-value of R1.2), R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.16) | 51.0 | 31.0 | 6.3 | Pass |
| 604 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, R2.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt2.66), East Study window to have at least 20% ventilation opening, South Bedroom 3 window to have at least 10% | 23.7 | 54.6 | 6.4 | Pass |

| Unit No. | Additional Treatments Required | Heating Load (MJ/m ² .yr) | Cooling Load (MJ/m ² .yr) | Stars | Pass/Fail |
|----------|--|--------------------------------------|--------------------------------------|-------|-----------|
| | ventilation opening, East Bedroom 4 window to have at least 10% ventilation opening, | | | | |

Table 3: BERS Pro Thermal Loads – Stage B

| Unit No. | Additional Treatments Required | Heating Load (MJ/m ² .yr) | Cooling Load (MJ/m ² .yr) | Stars | Pass/Fail |
|----------|---|--------------------------------------|--------------------------------------|-------|-----------|
| 101 | R1.5 Bulk Floor Insulation to carpark & exposed areas only (total floor system R-value of Rt1.88), R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows | 31.8 | 18.4 | 7.7 | Pass |
| 102 | R1.5 Bulk Floor Insulation to carpark (total floor system R-value of Rt1.88), R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, North Bedroom 1 window to have at least 10% ventilation opening | 4.3 | 19.8 | 8.9 | Pass |
| 103 | R1.5 Bulk Floor Insulation to carpark (total floor system R-value of Rt1.88), R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows | 57.0 | 30.8 | 5.9 | Pass |
| 104 | R1.5 Bulk Floor Insulation to carpark (total floor system R-value of Rt1.88), R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows | 42.6 | 26.2 | 6.9 | Pass |
| 105 | R1.5 Bulk Floor Insulation to carpark (total floor system R-value of Rt1.88), R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows | 50.6 | 23.9 | 6.6 | Pass |
| 201 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows | 15.7 | 21.1 | 8.4 | Pass |
| 202 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, North Bedroom 1 window to have at least 10% ventilation opening | 0.8 | 22.0 | 9.0 | Pass |
| 203 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows | 41.0 | 33.6 | 6.6 | Pass |
| 204 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows | 21.9 | 31.2 | 7.6 | Pass |
| 205 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows | 26.6 | 26.5 | 7.6 | Pass |
| 301 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows | 17.0 | 19.5 | 8.4 | Pass |
| 302 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, North Bedroom 1 window to have at least 10% ventilation opening | 1.1 | 21.0 | 9.1 | Pass |
| 303 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.16) | 46.4 | 31.4 | 6.4 | Pass |
| 304 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.16) | 30.1 | 28.6 | 7.3 | Pass |
| 305 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.16) | 39.7 | 27.4 | 6.9 | Pass |
| 401 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows | 16.3 | 17.8 | 8.4 | Pass |
| 402 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, North Bedroom 1 window to have at least 10% ventilation opening | 1.3 | 18.8 | 9.2 | Pass |
| 403 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, South Bedroom 1, 2 & 3 windows to have at least 10% ventilation opening | 26.1 | 30.4 | 7.4 | Pass |



| Unit No. | Additional Treatments Required | Heating Load (MJ/m ² .yr) | Cooling Load (MJ/m ² .yr) | Stars | Pass/Fail |
|----------|---|--------------------------------------|--------------------------------------|-------|-----------|
| 404 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, South Bedroom 1, 2 windows to have at least 10% ventilation opening | 29.0 | 22.5 | 7.7 | Pass |
| 501 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.16) | 21.6 | 19.3 | 8.2 | Pass |
| 502 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.16) | 5.4 | 20.1 | 8.9 | Pass |
| 503 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.16) | 31.2 | 32.6 | 7.1 | Pass |
| 504 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.16) | 41.9 | 25.0 | 6.9 | Pass |
| 601 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, R2.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt2.66) | 48.5 | 30.8 | 6.4 | Pass |
| 602 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt2.16) | 16.4 | 40.1 | 7.4 | Pass |
| 603 | R2.0 Bulk External Wall Insulation with vapour barrier (total wall system R-value of Rt2.52), Type 1 windows, R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt2.16) | 39.7 | 44.3 | 6.1 | Pass |

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7.5
Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Assessor Adriana Segovia
Accreditation No. 20754
Address
High Street, Penrith, NSW, 2750



hstar.com.au

