

Assessor Certificate



Multiple Dwellings

Assessed and issued in accordance with the BASIX Thermal Comfort Protocol for the Simulation Method

Date:	16 February 2023	BSA File ref:	18787
Assessor			
Name:	Gavin Chambers	Company:	Building Sustainability Assessments
Address:	7 William Street, HAMILTON NSW 2303		Assessor #: DMN/13/1491
Phone:	(02) 4962 3439	Email:	enquiries@buildingsustainability.net.au
Declaration of interest in the project design:	None		
Project			
Address:	1, 5, 5a & 7 Gladys Avenue		
	FRENCHS FOREST NSW 2086		Climate Zone: 56
Assessment			
Software:	BERS Pro 4.4	Ceiling fans used in the modelling:	Living areas: None, Bedrooms: Yes
Documentation			

All details, upon which this assessment has been based, are included in the project documentation that has been stamped and signed by the Assessor issuing this certificate, as identified below:

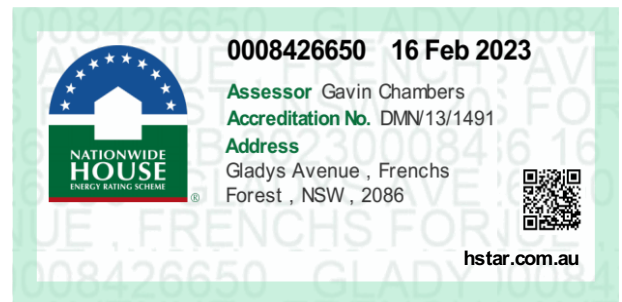
Drawings used for this assessment:

(Title, Ref.#, Revision, Issue date, etc)

Walsh Architects 14.02.2023 6

Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: Proposed site plan DA070



Scan QR code to see NatHERS Certificate ↑

Thermal performance specifications			Certificate #				0008426650	Page 1 of 3
Unit No.	Floor Areas		Predict. loads (MJ/M ² /y)				Basix Floor Type and Area m ²	
	Cond.	Uncond.	Heat	Cool	Total	Star		
1	111	0	44.7	23.2	67.9	4.9	Susp Enclosed: 16, Garage: 30,	
2	111	0	27.7	14.2	41.9	6.8	Susp Enclosed: 16, Garage: 30,	
3	111	0	28.6	14.2	42.8	6.7	Susp Enclosed: 16, Garage: 30,	
4	111	0	27.8	14.2	42.0	6.7	Susp Enclosed: 16, Garage: 30,	
5	111	0	23.8	14.3	38.1	7.1	Susp Enclosed: 16, Garage: 30,	
6	111	0	22.4	14.5	36.9	7.1	Susp Enclosed: 16, Garage: 30,	
7	111	0	20.2	15.2	35.4	7.3	Susp Enclosed: 16, Garage: 30,	
8	111	0	20.1	15.4	35.5	7.3	Susp Enclosed: 16, Garage: 30,	
9	129	0	22.7	13.9	36.6	7.2	Susp Enclosed: 27, Garage: 30,	
10	129	0	29.3	13.2	42.5	6.7	Susp Enclosed: 27, Garage: 30,	
11	111	0	29.2	14.0	43.2	6.6	Susp Enclosed: 16, Garage: 30,	
12	111	0	37.8	14.6	52.4	5.9	SOG: 13, Garage: 32,	
13	116	0	34.7	26.5	61.2	5.3	Susp Enclosed: 3, Garage: 45,	
14	110	0	29.3	25.8	55.1	5.7	Susp Enclosed: 3, Garage: 42,	
15	110	0	28.2	25.4	53.6	5.8	Susp Enclosed: 3, Garage: 42,	



February 2023		BSA Reference: 18787	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
Important Note			
<p>The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.</p> <p>In NSW both BASIX & the BCA variations must be complied with, in particular the following:</p> <ul style="list-style-type: none"> - Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1 - Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d) - Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(i), (iii) & (e) or (c), (d) & (e) - Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6. 			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		<i>Added Insulation</i>	
Brick Veneer & Lightweight		R2.0	
Internal Wall Construction		<i>Added Insulation</i>	
Plasterboard on studs		None	
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)		R2.0 + R2.0	
Ceiling Construction		<i>Added Insulation</i>	
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction		<i>Colour (Solar Absorptance)</i>	
Concrete		Medium SA 0.50	
Metal		Medium SA 0.50	
Floor Construction		<i>Covering (if not noted default values used)</i>	
Concrete		As drawn	
Concrete		R1.0 to floors where open below	
Concrete		As drawn	
Concrete		R1.0 to floors adjacent to basement	
Timber		As drawn	
Timber		R2.0 to floors where open below	
Windows	<i>Glass and frame type</i>	<i>U value</i>	<i>SHGC Range</i>
			<i>Area sq m</i>
Performance glazing Type A		4.50	0.45 - 0.55
Performance glazing Type B		4.50	0.55 - 0.67
Performance glazing Type A		5.60	0.32 - 0.4
Performance glazing Type B		5.60	0.37 - 0.45
ALM-001-01 A Aluminium A SG Clear		6.70	0.51 - 0.63
ALM-002-01 A Aluminium B SG Clear		6.70	0.63 - 0.77
<p>Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres</p>			
Skylights	<i>Glass and frame type</i>	<i>U</i>	<i>SHGC</i>
			<i>Area sq m</i>
			<i>Detail</i>
<p><i>U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified</i></p>			
Shade elements		<i>(eaves, verandahs, awnings etc)</i>	
All shade elements modelled as drawn			
Ceiling Penetrations		<i>(downlights, exhaust fans, flues etc)</i>	
Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA			
Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.			
Ceiling Fans used in the Modelling and to be installed in the following areas:			
1400mm ceiling fan to all bedrooms in units 13 to 20			

