Assessor Certificate





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

16 February 2023 **BSA File ref:** 18787 Date:

Assessor

Name: **Gavin Chambers** Company: Building Sustainability Assessments Assessor #: DMN/13/1491

Address: 7 William Street, HAMILTON NSW 2303

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

0008426650 16 Feb 2023

Assessor Gavin Chambers Accreditation No. DMN/13/1491 Gladys Avenue, Frenchs Forest, NSW, 2086



Scan QR code to see NatHERS Certificate ↑

Thermal per	formance s	pecificati	ons	Cert	ificate #	ŧ	0008426650 Page 1 of 3
Unit No.	Floor Areas		Predict. loads (MJ/M²/y)			/y)	Basix Floor Type and Area m²
Omit No.	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

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.

In NSW both BASIX & the BCA variations must be complied with, in particular the following:

- 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 2.12.1.10 (0.12.1.1

- Thermal breaks for Ci - Floor insulation for Cl	lass 1 dwellings	in accorda		2.1.2(c) & 3.12.1.4(d)
- Building sealing in ac	cordance with Se	ection J3 c	or Part 3.12.3.1 to	3.12.3.6.
		ecification	ns (does not app	, , , , , , , , , , , , , , , , , , ,
External Wall Constru				Added Insulation
Brick Veneer & Lightw	eight //			R2.0
Internal Wall Constru	ction			Added Insulation
Plasterboard on studs	i			None
Plasterboard + studs -	+ shaft liner + stu	ıds + Plas	terboard (party wa	alls) R2.0 + R2.0
Ceiling Construction				Added Insulation
Plasterboard			· ·	of space and decks above
Roof Construction	Colour (Solar	Absorpta	nce)	Added Insulation
Concrete	Medium	SA 0.50		None
Metal	Medium	SA 0.50		Foil + R1.0 blanket
Floor Construction	Covering (if not	noted det	fault values used)	Added Insulation
Concrete	As draw	n	R1.0 t	o floors where open below
Concrete	As draw	n	R1.0 to fl	oors adjacent to basement
Timber	As draw	n	R2.0 to	o floors where open below
Windows Glass ar	nd frame type	U value	SHGC Range	Area sq m
Performance glazing Ty	ре А	4.50	0.45 - 0.55	to U30
Performance glazing Ty	ре В	4.50	0.55 - 0.67	to U30
Performance glazing Ty	ре А	5.60	0.32 - 0.4	to units 13 to 20
Performance glazing Ty	ре B	5.60	0.37 - 0.45	to units 13 to 20
ALM-001-01 A Aluminiu	ım A SG Clear	6.70	0.51 - 0.63	to all other UNO
ALM-002-01 A Aluminiu	ım B SG Clear	6.70	0.63 - 0.77	to all other UNO
* * *	-			vs, entry doors, french doors
		liding windo	ows & doors, fixed w	indows, stacker doors, louvres
Skylights Glass a	nd frame type	U SH	HGC Area sq m	Detail
SHGC is within the range		Alternate p		d if the U value is lower & the
Shade elements	dollad as draves		(eave	es, verandahs, awnings etc)
All shade elements mo	ouelied as drawn			
Ceiling Penetrations				hts, exhaust fans, flues etc)
				g requirements of the BCA
				ting have been modelled.
Ceiling Fans used in				llowing areas:
1400mm ceiling fan to	all bedrooms in	units 13 to	20	

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hermal perf		-			tificate #		0008426650 Page 3 of 3
Unit No.	Floor	Areas	Pred	ict. loads	s (MJ/M²	/y)	Basix Floor Type and Area m²
	Cond.	Uncond.	Heat	Cool	Total	Star	
16	110	0	29.1	25.7	54.8	5.7	Susp Enclosed: 3, Garage: 42,
17	110	0	27.7	25.6	53.3	5.8	Susp Enclosed: 3, Garage: 42,
18	110	0	28.4	26.4	54.8	5.7	Susp Enclosed: 3, Garage: 42,
19	110	0	26.8	26.7	53.5	5.8	Susp Enclosed: 3, Garage: 42,
20	110	0	35.2	23.7	58.9	5.4	Susp Enclosed: 3, Garage: 42,
21	88	0	34.6	22.2	56.8	5.6	Susp Enclosed: 3, Garage: 42,
22	102	0	37.3	20.7	58.0	5.4	SOG: 20, Garage: 35,
23	86	0	25.5	15.1	40.6	6.9	Susp Open: 2, Susp Enclosed: 24, Garage: 19,
24	87	0	29.4	17.8	47.2	6.3	Susp Open: 2, Susp Enclosed: 24, Garage: 19,
25	113	0	23.6	13.3	36.9	7.1	Susp Open: 2, Susp Enclosed: 23, Garage: 21,
26	113	0	28.3	12.1	40.4	6.9	Susp Open: 2, Susp Enclosed: 23, Garage: 21,
27	113	0	27.5	12.2	39.7	6.9	Susp Open: 2, Susp Enclosed: 30, Garage: 13,
28	113	0	27.6	13.9	41.5	6.8	Susp Open: 2, Susp Enclosed: 38, Garage: 6,
29	87	0	44.5	19.5	64.0	5.1	Susp Open: 22, Susp Enclosed: 24,
30	65	0	46.9	20.6	67.5	4.9	Susp Open: 43, Susp Enclosed: 13,
NATI HC INDEC	ONWIDE DUSE	Assessor G Accreditation Address Gladys Aver Forest , NS\	Savin Chamb n No. DMN/1 nue , Frencl	pers 3/1491			
NATI ENERGY	ONWIDE DATING SCHIME	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			
NATI HC INTROV	ONWIDE DUSE ARING SCHIMI	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			
NATI HC	ONWIDE DUSE ARING SCHIMI	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			
NATI HC DIRECT	* * * * * * * * * * * * * * * * * * *	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			
NATI HC ENERGY	ONWIDE DUSE ARTING SCHIMI	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			
NATU HCC TORROY	ONWIDE USE MAING SCHIMI	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			
NATI HC DISEO	* * * * * * * * * * * * * * * * * * *	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			
NATI HC INSECT	* * * * * * * * * * * * * * * * * * *	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			
NATI HC TORRO	ONWIDE DAING SCHIMI	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			
NATI HC PRISO	ONWIDE DAING SCHOOL O	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			
NATI HC INTROV	ONWIDE USE MAING SCHMI	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			
NATI HONGOY	ONWIDE DAING SCHAME ON WIDE DAING SCHAME	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			
NATI HC INTERFECTION OF THE PARTY OF THE PAR	ONWIDE DUSE ARING SCHEME ©	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			
NATI PORECT	ONWIDE DAING SCHIMI	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			
NATI HC INTERFECTION OF THE PARTY OF THE PAR	ONWIDE DAING SCHOOL O	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			
NATI HORROT	ONWIDE DATING SCHIMI	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			
NATI HC INTEGER	ONWIDE DAING SCHAIL O	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			
NATI HORROT	ONWIDE DAING SCHIMI	Assessor G Accreditation Address Gladys Aver	Savin Chamb n No. DMN/1 nue , Frencl	oers 3/1491 ns			