Assessor Certificate

Multiple Dwellings

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

Building SustainabilityAssessments

Date:	1 July 2022			**BSA File ref:**	**18152**
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:	27 Gulliver Street				
	BROOKVALE NSW 2100			**Climate Zone:**	56
Assessment					
Software:	BERS Pro 4.4	**Ceiling fans used in the modelling:**	*Living areas: None, Bedrooms: None*		

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 24.06.2022 A

Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: DA013

5.2 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

0007846430 01 Jul 2022
Assessor Gavin Chambers
Accreditation No. DMN/13/1491
Address
27 Gulliver Street , Brookvale , NSW , 2100

hstar.com.au

Scan QR code to see NatHERS Certificate ↑

Thermal performance specifications **Certificate # 0007846430** **Page 1 of 2**

Unit No.	Floor Areas		Predict. loads (MJ/M²/y)		Star Rating	Basix Floor Type and Area m²
	Cond.	Uncond.	Heat	Cool		
1	129	13	37.7	21.7	5.4	
2	129	13	37.2	25.8	5.2	
3	131	11	43.8	22.0	5.0	

June 2022				BSA Reference: 18152
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 3.12.1.2(c) & 3.12.1.4(d)* *- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (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				*Added Insulation*
Brick Veneer & Lightweight				R2.5 to U3
Brick Veneer & Lightweight				R2.0 to all other UNO
Internal Wall Construction				*Added Insulation*
Plasterboard on studs				R2.0 to walls adjacent to roofspace
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)				R2.0 + R2.0
Ceiling Construction				*Added Insulation*
Plasterboard				R5.0 to ceilings adjacent to roof space to U3
Plasterboard				R3.5 to ceilings adjacent to roof space to all other UNO
Roof Construction	*Colour (Solar Absorptance)*			*Added Insulation*
Metal	Any			Foil + R1.0 blanket
Floor Construction	*Covering (if not noted default values used)*			*Added Insulation*
Concrete	As drawn			R2.0 to floors adjacent to basement carpark
Timber	As drawn			None
Windows	*Glass and frame type*	*U value*	*SHGC Range*	*Area sq m*
Performance glazing Type A		*4.90*	*0.3 - 0.36*	As drawn
Performance glazing Type B		*4.90*	*0.3 - 0.36*	As drawn
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*				
Skylights	*Glass and frame type*	*U*	*SHGC*	*Area sq m*	*Detail*
Double glazed in aluminium frames		*4.20*	*0.72*	As drawn	
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					
Shade elements				*(eaves, verandahs, awnings etc)*
All shade elements modelled as drawn				
Ceiling Penetrations				*(downlights, exhaust fans, flues etc)*
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.				
Additional Notes				
Nil				