

Assessor Certificate

Multiple Dwellings

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



Date:	16 August 2022	BSA File ref:	17898
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:	633-635 Warringah Road		
	FORESTVILLE NSW 2087	Climate Zone:	56

Assessment

Software: BERS Pro 4.4 Ceiling fans used in the modelling: Living areas: Yes, 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 15.08.2022 A

Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: Roof Plan



Scan QR code to see NatHERS Certificate ↑

Thermal performance specifications					Certificate #	0006831580	Page 1 of 2
Unit No.	Floor Areas		Predict. loads (MJ/M ² /y)		Star Rating	Basix Floor Type and Area m ²	
	Cond.	Uncond.	Heat	Cool			
1	136	0	39.0	21.9	5.3	SOG: 73, Garage: 27,	
2	140	0	20.1	14.6	7.3	SOG: 75, Garage: 28,	
3	152	0	37.7	23.8	5.3	SOG: 75, Garage: 28,	
4	150	0	34.5	23.7	5.4	SOG: 78, Susp Open: 3, Garage: 38,	
5	140	0	22.1	17.7	6.9	SOG: 75, Garage: 28,	
6	153	0	37.4	22.9	5.4	SOG: 76, Garage: 28,	



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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		R2.0		
Internal Wall Construction		Added Insulation		
Plasterboard on studs		R2.0 to walls adjacent to roofspace and garage		
Ceiling Construction		Added Insulation		
Plasterboard		R3.5 to ceilings adjacent to roof space		
Roof Construction		Colour (Solar Absorptance)		Added Insulation
Metal		Any		Foil + R1.0 blanket
Floor Construction		Covering		Added Insulation
Concrete	As drawn (if not noted default values used)		None	
Timber	As drawn (if not noted default values used)		R2.0 to floors adjacent to garage	
Windows	Glass and frame type	U value	SHGC Range	Area sq m
ALM-001-01 A	Aluminium Type A Single clear	6.70	0.51 - 0.63	As drawn
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77	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.				
Ceiling Fans used in the Modelling and to be installed in the following areas:				
U3 & U6 only: Living areas: 2x 1200mm.				