

# Assessor Certificate



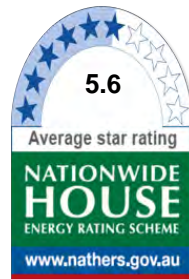
## Multiple Dwellings

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

<b>Date:</b>	21 November 2018	<b>BSA File ref:</b>	14135
<b>Assessor</b>			
<b>Name:</b>	Gavin Chambers	<b>Company:</b>	Building Sustainability Assessments
<b>Assessor #:</b>	BDAV/13/1491		
<b>Address:</b>	7 William Street, HAMILTON NSW 2303		
<b>Phone:</b>	(02) 4962 3439	<b>Email:</b>	enquiries@buildingsustainability.net.au
<b>Declaration of interest in the project design:</b>	None		
<b>Project</b>			
<b>Address:</b>	638 Pittwater Road		
	BROOKVALE NSW 2100		<b>Climate Zone:</b> 56
<b>Assessment</b>			
<b>Software:</b>	BERS Pro 4.3		<i>Affix assessor stamp</i>

**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)  
 Barry Rush & Associates Job No. 1802 20/11/2018

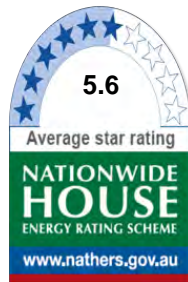


**Certificate no.:** 0003369470  
**Assessor Name:** Gavin Chambers  
**Accreditation no.:** VIC/BDAV/13/1491  
**Certificate date:** 21 November 2018  
**Dwelling Address:**  
 638 Pittwater Road  
 Brookvale, NSW  
 2100  
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**Thermal Performance Specification (copy on page 2)**  
 Attached to the drawings and is on page: A06

Thermal performance specifications					Certificate # 0003369470	Page 1 of 3
Unit No.	Floor Areas		Predict. loads (MJ/M <sup>2</sup> /y)		Star Rating	Basix Floor Type and Area m <sup>2</sup>
	Cond.	Uncond.	Heat	Cool		
1	67	5	38	22	5.4	
2	62	0	15	12	7.9	
3	77	0	31	18	6.2	
4	67	0	35	13	6.3	
5	67	0	34	11	6.4	
6	91	0	34	15	6.3	
7	39	0	44	19	5.3	
8	97	0	44	11	5.7	
9	81	0	45	12	5.6	
10	49	0	42	22	5.2	
11	50	0	32	22	5.8	
12	53	0	31	17	6.3	
13	50	0	38	15	5.9	
14	55	0	33	17	6.1	
15	50	0	41	18	5.4	



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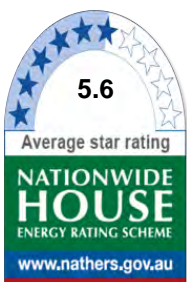
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November 2018		BSA Reference: 14135		
Building Sustainability Assessments		Ph: (02) 4962 3439		
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au		
<b>Important Note</b>				
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.				
<b>Thermal Performance Specifications (does not apply to garage)</b>				
<b>External Wall Construction</b> <span style="float: right;"><i>Added Insulation</i></span>				
120mm AAC + stud + plasterboard		R2.0		
200mm Concrete + battens + plasterboard		R1.0		
<b>Internal Wall Construction</b> <span style="float: right;"><i>Added Insulation</i></span>				
Plasterboard on studs		none		
200mm Concrete + stud + Plasterboard (party walls)		none		
<b>Ceiling Construction</b> <span style="float: right;"><i>Added Insulation</i></span>				
Plasterboard		R2.0 to ceilings adjacent to roof space and decks above		
<b>Roof Construction</b> <span style="float: right;"><i>Added Insulation</i></span>				
<i>Colour</i>				
Concrete	Any	none		
<b>Floor Construction</b> <span style="float: right;"><i>Added Insulation</i></span>				
<i>Covering</i>				
Concrete	As drawn	R1.0 where open below		
<b>Windows</b>				
<i>Glass and frame type</i>	<i>U Value</i>	<i>SHGC Range</i>	<i>Area sq m</i>	
Performance glazing Type A	5.40	0.44 - 0.54	U1,U13,U20,U28	
Performance glazing Type B	5.40	0.52 - 0.64	U1,U13,U20,U28	
Performance glazing Type A	4.80	0.46 - 0.56	Units 8,9,10,15,16,21,25,28,29,33	
Performance glazing Type B	4.80	0.53 - 0.65	Units 8,9,10,15,16,21,25,28,29,33	
Performance glazing Type A	4.50	0.45 - 0.55	U24,35,U36	
Performance glazing Type B	4.50	0.55 - 0.67	U24,35,U36	
Performance glazing Type A	4.30	0.42 - 0.52	U30	
Performance glazing Type B	4.30	0.48 - 0.58	U30	
ALM-001-01 A Alum. Type A Single clear	6.70	0.51 - 0.63	All other glazing	
ALM-002-01 A Alum. Type B Single clear	6.70	0.63 - 0.77	All other glazing	
<i>Type A windows are awning windows, bifolds, casements, tilt 'n' turn' windows, entry doors, french doors</i>				
<i>Type B windows are double hung windows, sliding windows &amp; doors, fixed windows, stacker doors, louvres</i>				
<b>Skylights</b>				
<i>Glass and frame type</i>	<i>U Value</i>	<i>SHGC</i>	<i>Area sq m</i>	
Double glazed Opal in aluminium frames			As drawn	
<i>U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified</i>				
<b>External Window Shading</b> <span style="float: right;"><i>(eaves, verandahs, pergolas, awnings etc)</i></span>				
All shade elements modelled as drawn				
<b>Ceiling Penetrations</b> <span style="float: right;"><i>(downlights, exhaust fans, flues etc)</i></span>				
No adjustment has been made for losses to insulation arising from ceiling penetrations.				

Unit No.	Floor Areas		Predict. loads (MJ/M <sup>2</sup> /y)		Star Rating	Basix Floor Type and Area m <sup>2</sup>
	Cond.	Uncond.	Heat	Cool		
16	55	0	43	16	5.4	
17	50	0	32	22	5.8	
18	52	0	42	16	5.4	
19	50	0	36	18	5.8	
20	53	0	44	16	5.4	
21	67	5	45	24	4.9	
22	62	0	28	14	6.7	
23	82	0	34	21	5.8	
24	77	0	44	11	5.8	
25	77	0	45	10	5.7	
26	96	0	31	19	6.1	
27	58	0	35	20	5.7	
28	97	0	39	16	5.8	
29	81	0	41	17	5.6	
30	49	0	42	24	4.9	
31	50	0	41	25	4.9	
32	53	0	40	21	5.3	
33	50	0	39	19	5.4	
34	55	0	41	21	5.3	
35	50	0	44	22	4.9	
36	55	0	45	22	4.9	
37	50	0	41	25	4.9	
38	52	0	40	21	5.4	
39	50	0	43	23	4.9	
40	53	0	38	23	5.4	



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