

Assessor Certificate

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




Date:	31 July 2020	BSA File ref:	16120
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:	131B Woodland Street BALGOWLAH NSW 2093		
Assessment			
Software:	BERS Pro 4.4	BERS File Run Ref:	16120 - R_1
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)			
Montgomery Homes, job no 1767, 29/07/2020			

Thermal Performance Specification (copy below) is attached to the drawings and is on page:

A7 of 10

July 2020	BSA Reference: 16120
Building Sustainability Assessments enquiries@buildingsustainability.net.au	Ph: 4962 3439 www.buildingsustainability.net.au
Important Note 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 If different construction elements are applied then the Assessor Certificate is no longer valid.	
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	R2.0 to walls adjacent to garage
Ceiling Construction	<i>Added Insulation</i>
Plasterboard	R3.5 to ceilings adjacent to roof space
Roof Construction	<i>Added Insulation</i>
Roofing Tile	Foil
Floor Construction	<i>Added Insulation</i>
Concrete & Timber	None
Windows	<i>Glass and frame type</i> <i>U Value</i> <i>SHGC Range</i> <i>Area m2</i>
ALM-001-01 A Aluminium A SG Clear	6.7 0.51 - 0.63 As drawn
ALM-002-01 A Aluminium B SG Clear	6.7 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, louvers	
Skylights	<i>Glass and frame type</i> <i>U Value</i> <i>SHGC</i> <i>Area m2</i>
none	
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.	
External Window Shading	<i>(eaves, verandahs, pergolas, awnings etc)</i>
All shade elements modelled as drawn	
Ceiling Penetrations	<i>(downlights, exhaust fans, flues etc)</i>
No adjustment has been made for losses to insulation arising from ceiling penetrations.	

BASIX Project Details <i>(enter these details on the Site Details page)</i>		
Conditioned Floor Area:	166	m ²
Unconditioned Floor Area:	18	m ²
BASIX Thermal Comfort Details <i>(enter these details on the Assessor Details page)</i>		
Assessor Number:	DMN/13/1491	
Certificate Number:	0005058797	
Climate Zone:	56	
<i>(enter these details on the Construction page)</i>		
Concrete slab on ground:	84	m ²
Suspended floor open subfloor:	2	m ²
Suspended floor enclosed subfloor:	-	m ²
Suspended floor above garage:	yes	
<i>(enter these details on the Thermal Loads page)</i>		
Heating:	33	(MJ/m ² /annum)
Cooling:	26	(MJ/m ² /annum)
Total:	59	(MJ/m ² /annum)
Stars:	5.4	(NatHERS)
<i>Stamp here</i>		



0005058797 31 Jul 2020

Assessor Gavin Chambers

Accreditation No. DMN/13/1491

Address 131B Woodland Street, Balgowlah, NSW, 2093

www.nathers.gov.au

hstar.com.au

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1123217S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Friday, 31 July 2020

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Project summary

Project name	16120
Street address	131B Woodland Street Balgowlah 2093
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited 1250201
Lot no.	2
Section no.	-
Project type	separate dwelling house
No. of bedrooms	4

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 51	Target 50

Certificate Prepared by



(ABN: 27 131 950 064)

Ph: 02 4962 3439

Email: enquiries@buildingsustainability.net.au

Revision of Certificates not lodged within 3 months of the date of issue will incur further BASIX issuing fees.

Description of project

Project address

Project name	16120
Street address	131B Woodland Street Balgowlah 2093
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 1250201
Lot no.	2
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	4

Site details

Site area (m ²)	381
Roof area (m ²)	166
Conditioned floor area (m2)	166.0
Unconditioned floor area (m2)	18.0
Total area of garden and lawn (m2)	174

Assessor details and thermal loads

Assessor number	DMN/13/1491
Certificate number	0005058797
Climate zone	56
Area adjusted cooling load (MJ/m ² .year)	26
Area adjusted heating load (MJ/m ² .year)	33

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 51	Target 50

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 80 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> • all toilets in the development • the cold water tap that supplies each clothes washer in the development • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓


Floor and wall construction	Area
floor - concrete slab on ground	84.0 square metres
floor - suspended floor/open subfloor	2.0 square metres
floor - suspended floor above garage	All or part of floor area


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • all bathrooms/toilets; • the laundry; • all hallways;		✓ ✓ ✓	✓ ✓ ✓


Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a  in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.