

Assessor Certificate

Multiple Dwellings

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



Date:	25 November 2021	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: 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)

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Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: 0



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	137	0	39.8	24.4	5.1	SOG: 73, Garage: 27,
2	131	0	20.3	15.1	7.3	SOG: 72, Garage: 20,
3	116	0	37.5	26.4	5.1	SOG: 89, Garage: 3,
4	121	0	35.5	16.3	5.9	SOG: 87, Garage: 28,
5	131	0	19.2	18.4	7.1	SOG: 72, Garage: 20,
6	154	0	33.3	26.3	5.4	SOG: 82, Garage: 27,

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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 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If different construction elements are applied then the Assessor Certificate is no longer valid.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		Added Insulation			
Brick Veneer & Lightweight		R2.0			
Internal Wall Construction		Added Insulation			
Plasterboard on studs		R2.0 to walls adjacent to garage			
Double brick (party walls)		None			
Ceiling Construction		Added Insulation			
Plasterboard		R3.5 to ceilings adjacent to roof space			
Roof Construction		Colour	Added Insulation		
Metal		Any	Foil + R1.0 blanket		
Floor Construction		Covering	Added Insulation		
Concrete		As drawn	None		
Timber		As drawn	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	to all other UNO	
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77	to all other UNO	
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 Value	SHGC	Area sq m
ALM-002-01 A			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 and the SHGC is within the range specified					
External Window Shading		(eaves, verandahs, pergolas, awnings etc)			
All shade elements modelled as drawn					
Ceiling Penetrations		(downlights, exhaust fans, flues etc)			
No adjustment has been made for losses to insulation arising from ceiling penetrations.					
Ceiling Fans used in the Modelling and to be installed in the following areas					
Living areas = None, Bedrooms = None					

