Assessor Certificate

Multiple Dwellings

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

Building SustainabilityAssessments

Date:	2 April 2020	**BSA File ref:**	**15366**
Assessor			
Name:	Gavin Chambers **Company:** Building Sustainability Assessments	**Assessor #:**	BDAV/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:	49 Forest Way		
	FRENCHS FOREST NSW 2086	**Climate Zone:**	56
Assessment			
Software:	BERS Pro 4.3		

Affix assessor stamp

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:

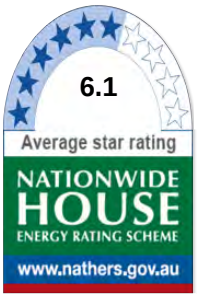
Drawings used for this assessment:

(Title, Ref.#, Revision, Issue date, etc)

Walsh² Architects for Ziaolhagh 27.3.2020 A

Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: DA100

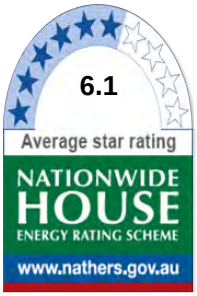


Certificate no.: 0004725010
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BDAV/13/1491
Certificate date: 02 Apr 2020
Dwelling Address:
49 Forest Way
Frenchs Forest, NSW
2086

www.nathers.gov.au

Thermal performance specifications **Certificate # 0004725010** **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	113	0	27	14	6.9	
2	106	0	32	19	6.1	
3	113	0	33	19	5.9	
4	106	0	39	22	5.4	



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March 2020				BSA Reference: 15366
Building Sustainability Assessments enquiries@buildingsustainability.net.au				Ph: (02) 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				*Added Insulation*
Brick Veneer & Lightweight				R2.0
Internal Wall Construction				*Added Insulation*
Plasterboard on studs				None
Plasterboard + studs + shaft liner + studs + Plasterboard (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
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 Value*	*SHGC*	*Area sq m*
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.				