Assessor Certificate





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

8 December 2023 Date: **BSA File ref:** 19557 **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** 52 - 54 Brighton Street Address: FRESHWATER NSW 2096 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)

Walsh Architects 08.12.2023 DA B

Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: Proposed Site Plan DA040

O008777450 08 Dec 2023

Assessor Gavin Chambers

Accreditation No. DMN/13/1491

Address
52 - 54 Brighton Street,
Freshwater, NSW,
2096

hstar.com.au

Scan QR code to see NatHERS Certificate ↑

Thermal performance specifications				Certificate #			0008777450	Page 1 of 2
Unit No.	Floor Areas		Predict. loads (MJ/M²/y)			/y)	Raciv El	loor Type and Area m²
	Cond.	Uncond.	Heat	Cool	Total	Star	Basix Floor Type and Area m ²	
1	134	6	16.6	9.3	25.9	8.0		
2	140	0	37.4	7.1	44.5	6.5		
3	134	6	40.6	10.0	50.6	6.0		
4	139	0	37.4	10.3	47.7	6.3		
5	134	6	5.1	26.9	32.0	7.4		
6	140	0	3.7	20.7	24.4	8.1		
7	134	6	15.7	26.1	41.8	6.8		
8	139	0	24.3	17.1	41.4	6.8		

December 2023 BSA Reference: 19557
Building Sustainability Assessments Ph: (02) 4962 3439

Building Sustainability Assessments 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

-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 J 3 or Part 3.12.3.1 to 3.12.3.6. Thermal Performance Specifications (sole occupancy units only) External Wall Construction	- 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)											
External Wall Construction 110mm Brick + Cavity + 110mm Brick + Stud + Plasterboard R2.0 Internal Wall Construction Plasterboard on studs (internal to units) None Single skin brick (internal to units) Plasterboard + furring + brick + furring + Pboard (internal to units) None Concrete + stud + Plasterboard (adjacent to lift) None Pboard + furring + 155mm concrete + furring + Pboard (party wall between units) None Plasterboard - Goorete + furring + Pboard (party wall between units) None Ceiling Construction Plasterboard R3.5 to ceilings adjacent to roof space Roof Construction Colour (Solar Absorptance) Added Insulation Concrete Concrete default (SA0.70) R1.0 to Units 1 - 4 Windows Glass and frame type U value SHGC Range Area sq m ALM-001-01 A Aluminium A SG Clear ALM-001-01 A Aluminium B SG Clear ALM-002-01 A Aluminium B SG Clear ALM-002-01 A Aluminium B SG Clear 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 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) 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. Additional Notes	- Floor insula - Building se	ation for Class 1 dwel aling in accordance v	lings as per vith Section	Part 3.12.1.5(a J3 or Part 3.12	a)(ii), (iii) & (e) or (c). 2.3.1 to 3.12.3.6.	, (d) & (e)						
Internal Wall Construction Plasterboard on studs (internal to units) None Single skin brick (internal to units) Plasterboard + furring + brick + furring + Pboard (internal to units) None Concrete + stud + Plasterboard (adjacent to lift) None Pobard + furring + 155mm concrete + furring + Pboard (party wall between units) None Ceiling Construction Plasterboard Ra.5.5 to ceilings adjacent to roof space Roof Construction Colour (Solar Absorptance) Roof Construction Concrete Concrete default (SA0.70) Rone Floor Construction Concrete As drawn (if not noted default values used) R1.0 to Units 1 - 4 Windows Glass and frame type U value SHGC Range Area sq m ALM-001-01 A Aluminium B SG Clear ALM-002-01 A Aluminium B SG Clear Aluminium B SG Clear Concrete Skylights Glass and frame type U SHGC Area sq m Detail Double glazed in aluminium frames 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 (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. Additional Notes			Specifica	tions (sole occ	cupancy units only	')						
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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 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. Additional Notes	ALM-002-01	A Aluminium B SG C	lear	6.70	0.63 - 0.77	As drawn						
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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. Additional Notes	Double glaze	ed in aluminium frame	S			As drawn						
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Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled. Additional Notes												
Additional Notes												
			o insulation	losses from do	ownlighting have be	en modelled.						
n/a		Notes										
	n/a											