

Assessor Certificate

Multiple Dwellings

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



Date:	8 December 2023	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			
Address:	52 - 54 Brighton Street		
	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



Scan QR code to see NatHERS Certificate ↑

Thermal performance specifications							Certificate #	0008777450	Page 1 of 2
Unit No.	Floor Areas		Predict. loads (MJ/M ² /y)				Basix Floor Type and Area m ²		
	Cond.	Uncond.	Heat	Cool	Total	Star			
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			
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					
- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)					
- 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 J3 or Part 3.12.3.1 to 3.12.3.6.					
Thermal Performance Specifications (sole occupancy units only)					
External Wall Construction		Added Insulation			
110mm Brick + Cavity + 110mm Brick + Stud + Plasterboard		R2.0			
Internal Wall Construction		Added Insulation			
Plasterboard on studs (internal to units)		None			
Single skin brick (internal to units)		None			
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			
Ceiling Construction		Added Insulation			
Plasterboard		R3.5 to ceilings adjacent to roof space			
Roof Construction		Colour (Solar Absorptance)	Added Insulation		
Concrete		Concrete default (SA0.70)	None		
Floor Construction		Covering	Added Insulation		
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 A SG Clear	6.70	0.51 - 0.63	As drawn	
ALM-002-01 A	Aluminium B SG 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	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					
n/a					