Assessor Certificate

Multiple Dwellings

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

Building SustainabilityAssessments

Date:	3 August 2023	**BSA File ref:**	**18152**
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:	27 Gulliver Street		
	BROOKVALE NSW 2100	**Climate Zone:**	56
Assessment			
Software:	BERS Pro 4.4 **Ceiling fans used in the modelling:**	*Living areas: None, Bedrooms: Yes*	
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 07.06.2023 C

Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: DA013

5.1 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

0007846430 03 Aug 2023
Assessor Gavin Chambers
Accreditation No. DMN/13/1491
Address
27 Gulliver Street , Brookvale , NSW , 2100

hstar.com.au

Scan QR code to see NatHERS Certificate ↑

Thermal performance specifications **Certificate #** **0007846430** **Page 1 of 2**

Unit No.	Floor Areas		Predict. loads (MJ/M²/y)				Basix Floor Type and Area m²
	Cond.	Uncond.	Heat	Cool	Total	Star	
1	129	13	40.4	23.5	63.9	5.1	
2	130	13	37.9	25.5	63.4	5.2	
3	131	11	39.2	26.3	65.5	5.0	

August 2023				BSA Reference: 18152
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 (does not apply to garage)

External Wall Construction			*Added Insulation*
Brick Veneer & Lightweight			R2.5 to U3
Brick Veneer & Lightweight			R2.0 to all other UNO
Internal Wall Construction			*Added Insulation*
Plasterboard on studs			R2.0 to walls adjacent to roofspace
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)			R2.0 + R2.0
Ceiling Construction			*Added Insulation*
Plasterboard			R5.0 to ceilings adjacent to roof space
Roof Construction	*Colour (Solar Absorptance)*		*Added Insulation*
Metal	Any		Foil + R1.0 blanket
Floor Construction	*Covering (if not noted default values used)*		*Added Insulation*
Concrete	As drawn		R2.0 to floors adjacent to basement carpark
Timber	As drawn		None

Windows	*Glass and frame type*	*U value*	*SHGC Range*	*Area sq m*
Performance glazing Type A		*4.90*	*0.3 - 0.36*	As drawn
Performance glazing Type B		*4.90*	*0.3 - 0.36*	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.	

Ceiling Fans used in the Modelling and to be installed in the following areas:
1x 1200mm to master bedroom (each unit).