

Assessor Certificate

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





Date:	16 December 2022	BSA File ref:	19229
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:	20 Marmora Street		
	FRESHWATER NSW 2096		
Assessment			
Software:	BERS Pro 4.4	BERS File Run Ref:	19229 - R_1
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)			
Montgomery Homes, job no 3392, 14/12/2022			

Thermal Performance Specification (copy below) is
attached to the drawings and is on page:

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December 2022		BSA Reference: 19229	
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		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		R2.0 to walls adjacent to garage & as noted on plans	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space	
Roof Construction		Colour (Solar Absorptance) Added Insulation	
Metal		Medium SA 0.50 Foil	
Floor Construction		Covering (if not noted default values used) Added Insulation	
Concrete (175mm waffle pod)		As drawn None	
Timber		As drawn As noted on plans	
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, louvers			
Skylights	Glass and frame type	U	SHGC Area sq m Detail
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			
Nil			

BASIX Project Details		
(enter these details on the Site Details page)		
Conditioned Floor Area:	219	m ²
Unconditioned Floor Area:	10	m ²
BASIX Thermal Comfort Details		
(enter these details on the Assessor Details page)		
Assessor Number:	DMN/13/1491	
Certificate Number:	0008316119	
Climate Zone:	56	
Ceiling Fans Modelled to Living Areas:	No	Bedrooms: No
(enter these details on the Construction page)		
Concrete slab on ground:	105	m ²
Suspended floor open subfloor:	4	m ²
Suspended floor enclosed subfloor:	-	m ²
Suspended floor above garage:	Yes	
(enter these details on the Thermal Loads page)		
Heating:	27.4	(MJ/m ² /annum)
Cooling:	23.4	(MJ/m ² /annum)
Total:	50.8	(MJ/m ² /annum)
Stars:	6.0	(NatHERS)
 <div> <p>0008316119 16 Dec 2022</p> <p>Assessor Gavin Chambers</p> <p>Accreditation No. DMN/13/1491</p> <p>Address 20 Marmora Street, Freshwater, NSW, 2096</p> <p>50.7 MJ/m²</p> <p>www.nathers.gov.au</p> </div> <div> <p>Scan QR code to see NatHERS Certificate</p>  <p>hstar.com.au</p> </div>		