

Assessor Certificate



Multiple Dwellings

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

Date:	18 July 2023	BSA File ref:	19557
Assessor			
Name:	Gavin Chambers	Company:	Building Sustainability Assessments
Address:	7 William Street, HAMILTON NSW 2303		Assessor #: DMN/13/1491
Phone:	(02) 4962 3439	Email:	enquiries@buildingsustainability.net.au
Declaration of interest in the project design:	None		
Project			
Address:	52 - 54 Brighton Street		Climate Zone: 56
	FRESHWATER NSW 2096		
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 04.07.2023 DA A

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	153	0	37.1	7.5	44.6	6.5	
2	153	0	27.3	9.5	36.8	7.2	
3	171	0	35.7	15.1	50.8	6.0	
4	171	0	40.7	14.6	55.3	5.7	
5	134	0	18.7	20.3	39.0	7.0	
6	134	0	18.2	18.9	37.1	7.1	
7	138	0	24.4	23.5	47.9	6.3	
8	141	0	25.3	29.3	54.6	5.7	



July 2023		BSA Reference: 19557		
Building Sustainability Assessments		Ph: (02) 4962 3439		
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au		
Important Note				
<p>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 then 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.</p> <p>In NSW both BASIX & the BCA variations must be complied with, in particular the following:</p> <ul style="list-style-type: none"> - 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		<i>Added Insulation</i>		
200mm Concrete + stud + plasterboard		R2.0		
Internal Wall Construction		<i>Added Insulation</i>		
Plasterboard on studs (internal to units)		None		
Plasterboard + furring + 155mm concrete + 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		<i>Added Insulation</i>		
Plasterboard		R3.5 to ceilings adjacent to roof and decks above		
Roof Construction		<i>Colour (Solar Absorptance)</i>		<i>Added Insulation</i>
Concrete		Concrete default (SA0.70)		None
Metal		Any		Foil + R1.0 blanket
Floor Construction		<i>Covering</i>		<i>Added Insulation</i>
Concrete		As drawn (if not noted default values used)		R1.0 to Units 1 - 4
R1.0 where open below				
Windows	<i>Glass and frame type</i>	<i>U value</i>	<i>SHGC Range</i>	<i>Area sq m</i>
Performance glazing Type A		5.60	0.32 - 0.40	As drawn
Performance glazing Type B		5.60	0.37 - 0.45	As drawn
<p>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</p>				
Skylights	<i>Glass and frame type</i>	<i>U</i>	<i>SHGC</i>	<i>Area sq m</i>
Double glazed in aluminium frames				<i>Detail</i>
As drawn				
<i>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</i>				
Shade elements		<i>(eaves, verandahs, awnings etc)</i>		
All shade elements modelled as drawn				
Ceiling Penetrations		<i>(downlights, exhaust fans, flues etc)</i>		
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				
1200mm diam. ceiling fans to bedrooms				