Assessor Certificate

Multiple Dwellings

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

Building SustainabilityAssessments

Date:	18 May 2022	**BSA File ref:**	**15645**
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:	18 Alexander Street		
	COLLAROY NSW 2097	**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 31.01.2022 B

Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: DA101

Scan QR code to see NatHERS Certificate ↑

Thermal performance specifications **Certificate #** **0006455390** **Page 1 of 2**

Unit No.	Floor Areas		Predict. loads (MJ/M²/y)		Star Rating	Basix Floor Type and Area m²
	Cond.	Uncond.	Heat	Cool		
1	105	6	35.0	11.2	6.4	
2	105	6	34.9	16.0	6.0	
3	116	0	40.3	14.2	5.7	
4	116	0	45.4	10.4	5.7	
5	116	6	33.8	19.1	5.9	

May 2022	**BSA Reference: 15645**
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*
Lightweight	R2.5 to Units 3 & 4
	R2.0 to all other units

Internal Wall Construction	*Added Insulation*
Plasterboard on studs (internal to units)	None
Plasterboard + stud + shaft liner + stud + plasterboard (party wall between units)	None
Concrete + Plasterboard (adjacent to lift/stair cores)	None

Ceiling Construction	*Added Insulation*
Plasterboard	R3.5 to ceilings adjacent to roof and decks above

Roof Construction	*Colour (Solar Absorptance)*	*Added Insulation*
Concrete	Concrete default (SA0.70)	None
Metal	Any	Foil + R1.0 blanket

Floor Construction	*Covering*	*Added Insulation*
Concrete	As drawn (if not noted default values used)	R1.0 to Unit 1 only

Windows	*Glass and frame type*	*U value*	*SHGC Range*	*Area sq m*
Performance glazing Type A		*5.40*	*0.44 - 0.54*	As drawn
Performance glazing Type B		*5.40*	*0.52 - 0.64*	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*
Single glazed opal					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
Nil