

Assessor Certificate

Multiple Dwellings

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



Date:	9 September 2021		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				
	COLLARROY 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 03.09.2021 A



Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: DA101

[illegible]



September 2021		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 and takes precedence over any other specification.			
If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Lightweight		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		None	
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)		None	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction		Colour	Added Insulation
Concrete (U1, 2, 3 & 4)		Any	None
Metal (U5)		Any	Foil + R1.0 blanket
Floor Construction		Covering	Added Insulation
Concrete		As drawn	None
Windows	Glass and frame type	U Value	SHGC Range Area sq m
ALM-001-03 A	Aluminium A SG High Solar Gain Low-E	5.40	0.44 - 0.54 As drawn
ALM-002-03 A	Aluminium B SG High Solar Gain Low-E	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 Value	SHGC Area sq m
VEL-010-01 W		2.50	0.21 As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading		(eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn			
Ceiling Penetrations		(downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.			
Ceiling Fans used in the Modelling and to be installed in the following areas			
Living areas = None, Bedrooms = None			