

Assessor Certificate

Multiple Dwellings

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



Date:	20 December 2022	BSA File ref:	19187
Assessor			
Name:	Gavin Chambers	Company:	Building Sustainability Assessments
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:	26 - 30 Cutler Drive WYONG NSW 2259		
			Climate Zone: 15
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)

Barry Rush & Associates Pty Ltd Project No. BGYFH 16/12/2022 A

Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: A07



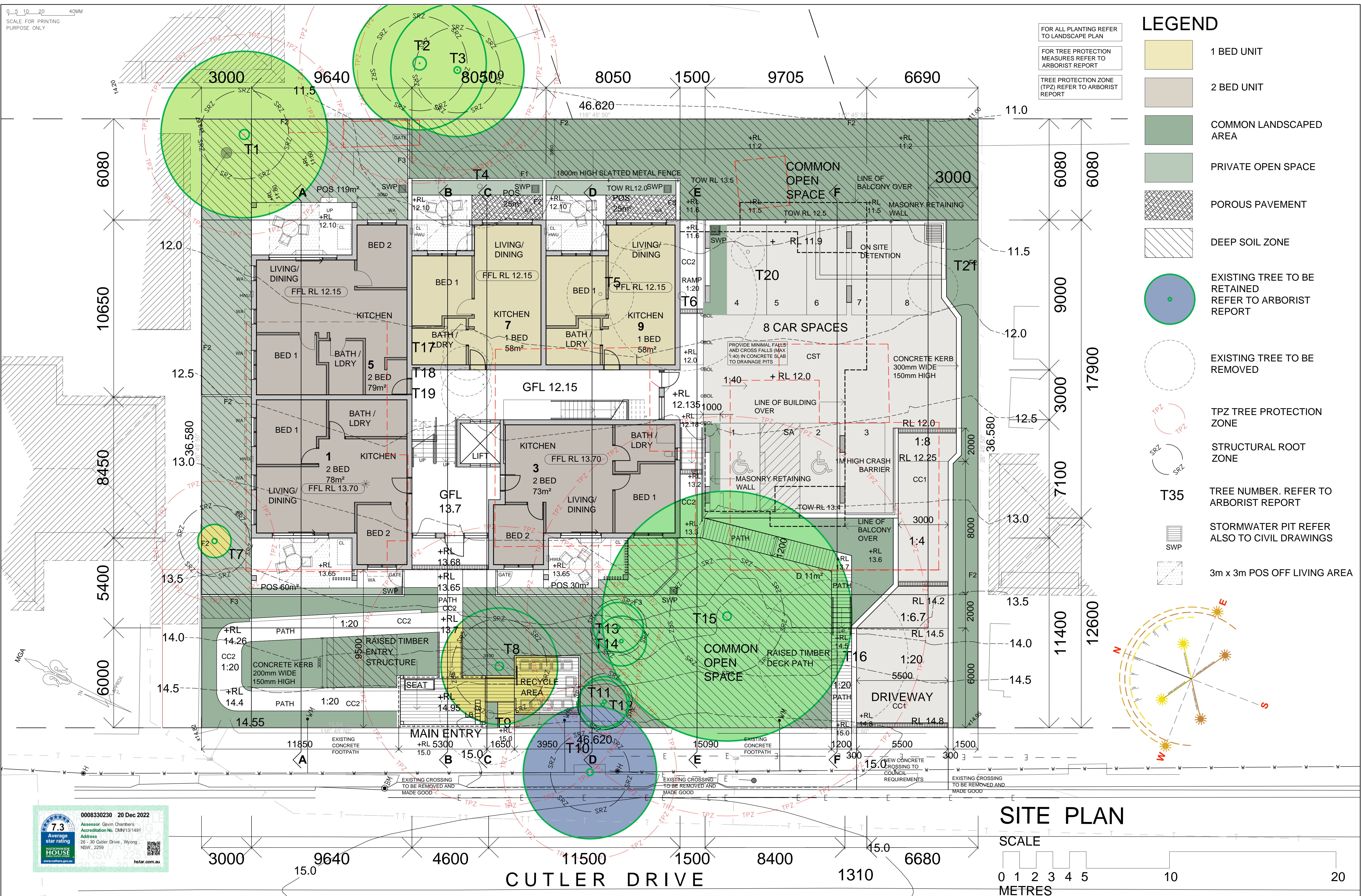
Scan QR code to see NatHERS Certificate ↑

Thermal performance specifications			Certificate #		0008330230		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	75	0	48.1	5.7	53.8	6.8	
2	75	0	34.5	13.4	47.9	7.1	
3	61	9	61.3	5.5	66.8	6.0	
4	61	9	56.3	9.0	65.3	6.1	
5	76	0	15.8	5.4	21.2	8.8	
6	76	0	16.9	12.7	29.6	8.3	
7	54	0	23.9	4.7	28.6	8.3	
8	54	0	27.6	11.5	39.1	7.7	
9	54	0	41.3	4.8	46.1	7.2	
10	54	0	18.7	12.5	31.2	8.2	
11	75	0	41.5	11.5	53.0	6.8	
12	55	0	46.2	11.9	58.1	6.4	



December 2022		BSA Reference: 19187		
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 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.				
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		
Cavity brick	R0.74 to inside face of masonry under plasterboard			
Reverse Brick Veneer	R2.5 to Unit 4			
Reverse Brick Veneer	R2.0 to all other 1st floor units			
Internal Wall Construction		Added Insulation		
Brick (internal to units)	None			
Cavity Brick (adj. ground fl common lobbies)	R0.74 to inside face of masonry under p'board			
Reverse Brick Veneer (adj. 1st fl common lobbies)	R2.0			
Cavity Brick (adjacent to lift cores)	R0.74 to inside face of masonry under plasterboard			
Cavity Brick (party wall between units)	None			
Ceiling Construction		Added Insulation		
Plasterboard	R3.5 to ceilings adjacent to roof and decks above			
Roof Construction		Colour (Solar Absorptance)	Added Insulation	
Metal	Any	Foil + R1.0 blanket		
Floor Construction		Covering	Added Insulation	
Concrete	As drawn (if not noted default values used)			R2.0 to Unit 3
R2.0 to Units 11 & 12				
Windows	Glass and frame type	U value	SHGC Range	Area sq m
Performance glazing Type A		2.90	0.40 - 0.48	Unit 3
Performance glazing Type B		2.90	0.46 - 0.56	Unit 3
Performance glazing Type A		4.10	0.42 - 0.52	Units 4 & 12
Performance glazing Type B		4.10	0.47 - 0.57	Units 4 & 12
ALM-001-01 A	Aluminium Type A Single clear	6.70	0.51 - 0.63	All other units
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77	All other units
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				
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				

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PURPOSE ONLY



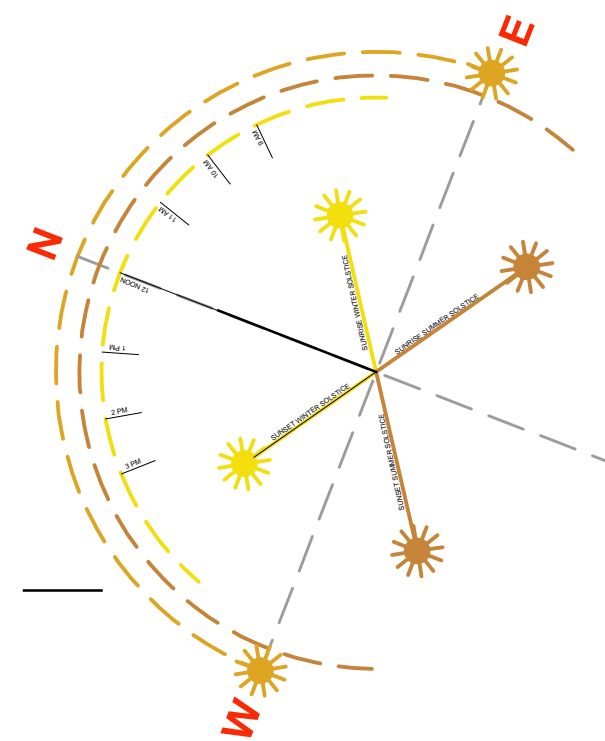
FOR ALL PLANTING REFER
TO LANDSCAPE PLAN

FOR TREE PROTECTION
MEASURES REFER TO
ARBORIST REPORT

TREE PROTECTION ZONE
(TPZ) REFER TO ARBORIST
REPORT

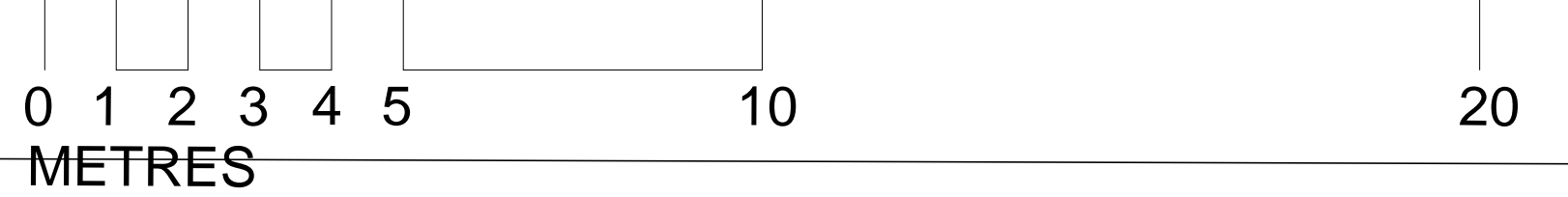
LEGEND

- 1 BED UNIT
- 2 BED UNIT
- COMMON LANDSCAPED AREA
- PRIVATE OPEN SPACE
- POROUS PAVEMENT
- DEEP SOIL ZONE
- EXISTING TREE TO BE RETAINED
REFER TO ARBORIST REPORT
- EXISTING TREE TO BE REMOVED
- TPZ TREE PROTECTION ZONE
- STRUCTURAL ROOT ZONE
- T35 TREE NUMBER. REFER TO ARBORIST REPORT
- STORMWATER PIT REFER ALSO TO CIVIL DRAWINGS
- 3m x 3m POS OFF LIVING AREA



SITE PLAN

SCALE



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No 1800 736 718
https://www.dpie.nsw.gov.au/land-and-housing-corporation

Barry Rush & Associates Pty Ltd
Architects, Nominated Architect: Barry John Rush
ARB Registration No 3753
Suite 25A, 2 Beattie Street, Balmain, NSW
Phone: (02) 9555 8028 Email: info@barryrush.com.au
www.barryrush.com.au

REV	DATE	NOTATION/AMENDMENT

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
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PH (02) 9555 8028

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9753 9000

LANDSCAPE CONSULTANT
GREENLAND DESIGN PTY LTD
PH 0403 164 198

CIVIL CONSULTANT
ACOR CONSULTANTS PTY LTD
PH (02) 4336 3469

HYDRAULIC CONSULTANT

ELECTRICAL CONSULTANT

BUSINESS PARTNER:

PROJECT:
SENIORS HOUSING DEVELOPMENT
26-30 CUTLER DRIVE
WYONG, NSW
LOTS 23,24 & 25 IN DP 234632

TITLE:
SITE PLAN

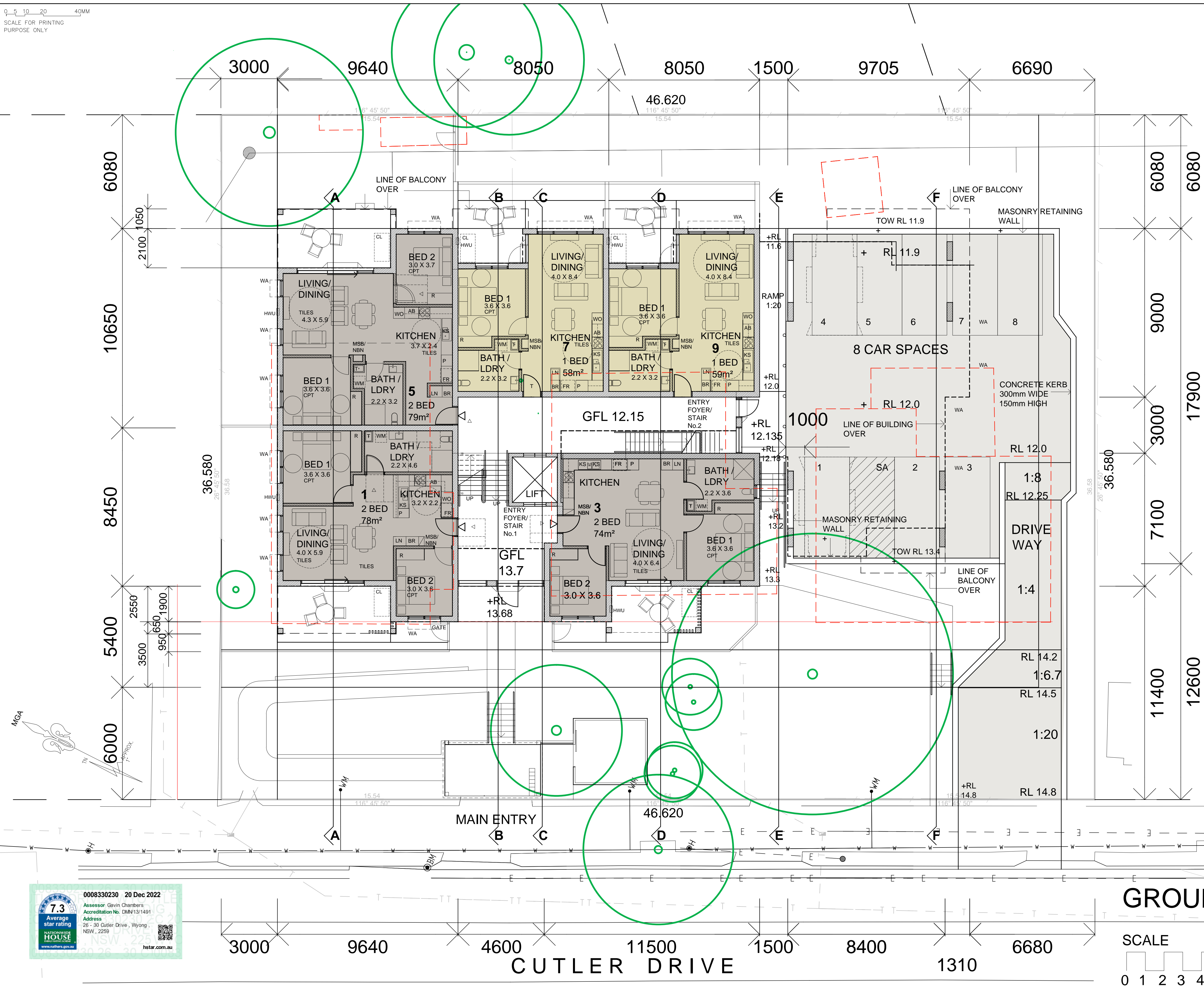
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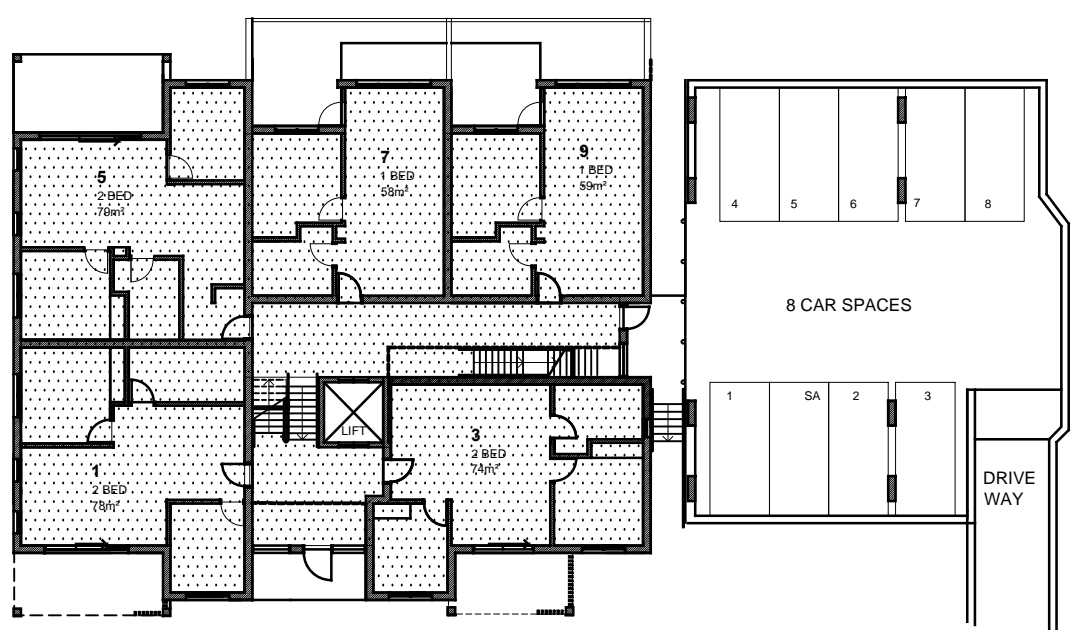
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TYPE: A	SHEET: A02	REV: -	

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SCALE FOR PRINTING
PURPOSE ONLY



FIRST FLOOR PLAN = 556m²

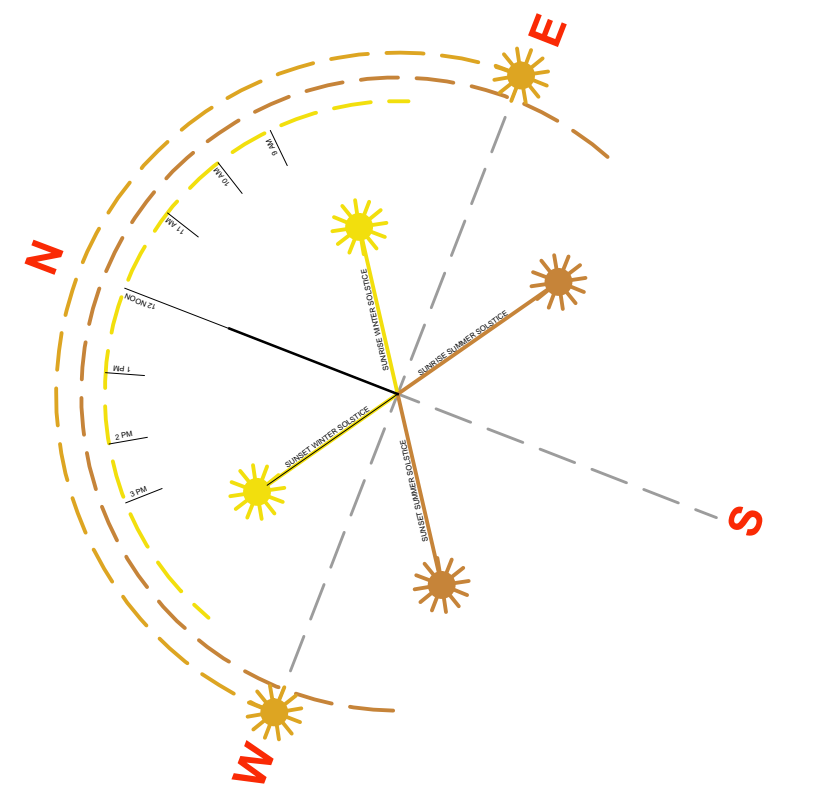


GROUND FLOOR PLAN = 420m²

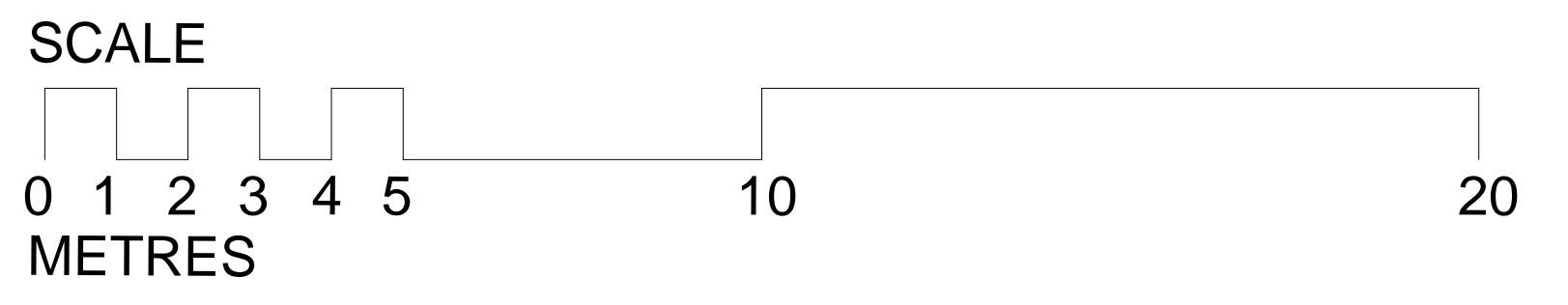
GFA CALCULATION DIAGRAM

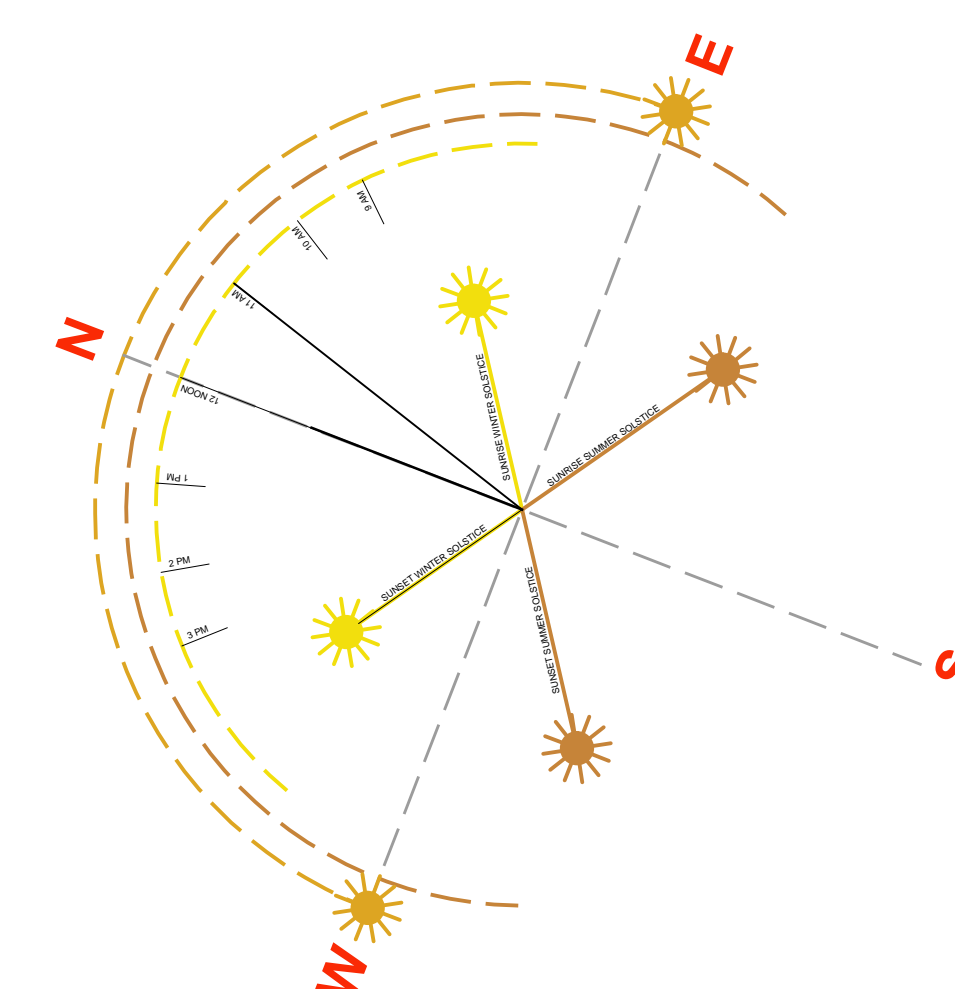
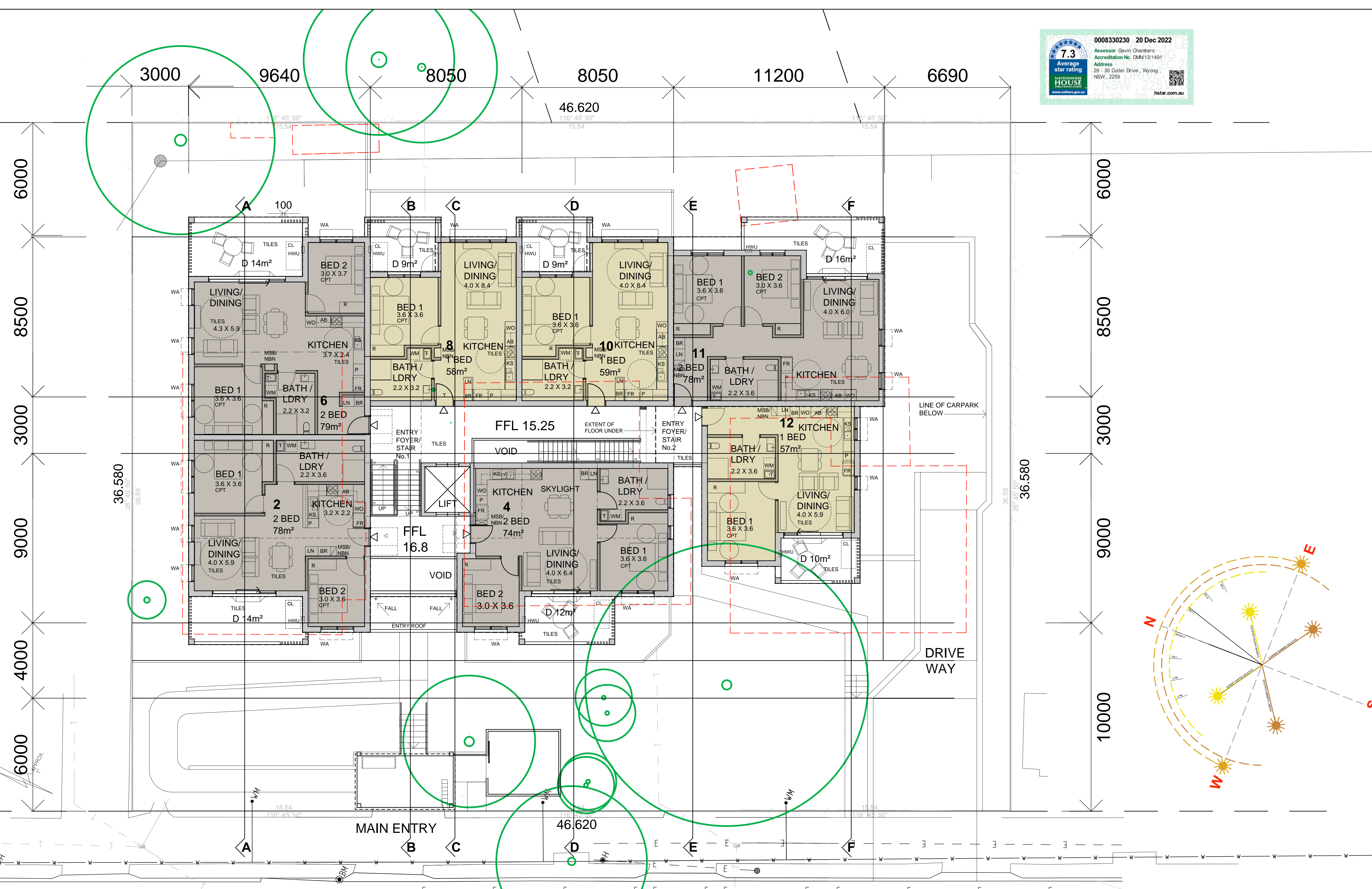
PLAN	AREA
GROUND FLOOR PLAN	420m ²
FIRST FLOOR PLAN	556m ²
TOTAL	976m²
SITE AREA	705.8m ²
FSR	0.57:1

CALCULATED AREA

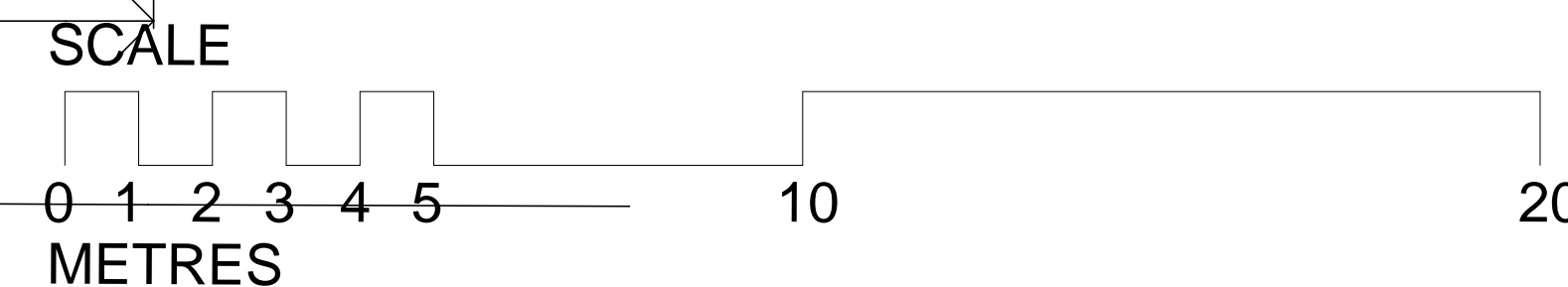


GROUND FLOOR PLAN





FIRST FLOOR PLAN



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Architects: Nominated Architect: Barry John Rush
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www.barryrush.com.au

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ARCHITECT
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PH (02) 9555 9029
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PH 0403 164 198

CIVIL CONSULTANT
ACOR CONSULTANTS PTY LTD
PH (02) 4334 3469
HYDRAULIC CONSULTANT

ELECTRICAL CONSULTANT

BUSINESS PARTNER:

PROJECT:
SENIORS HOUSING DEVELOPMENT
26-30 CUTLER DRIVE
WYONG, NSW
LOTS 23,24 & 25 in DP 234632

TITLE:
FIRST FLOOR PLAN

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DATE: 16/12/22

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PROJECT NO: BGYFH

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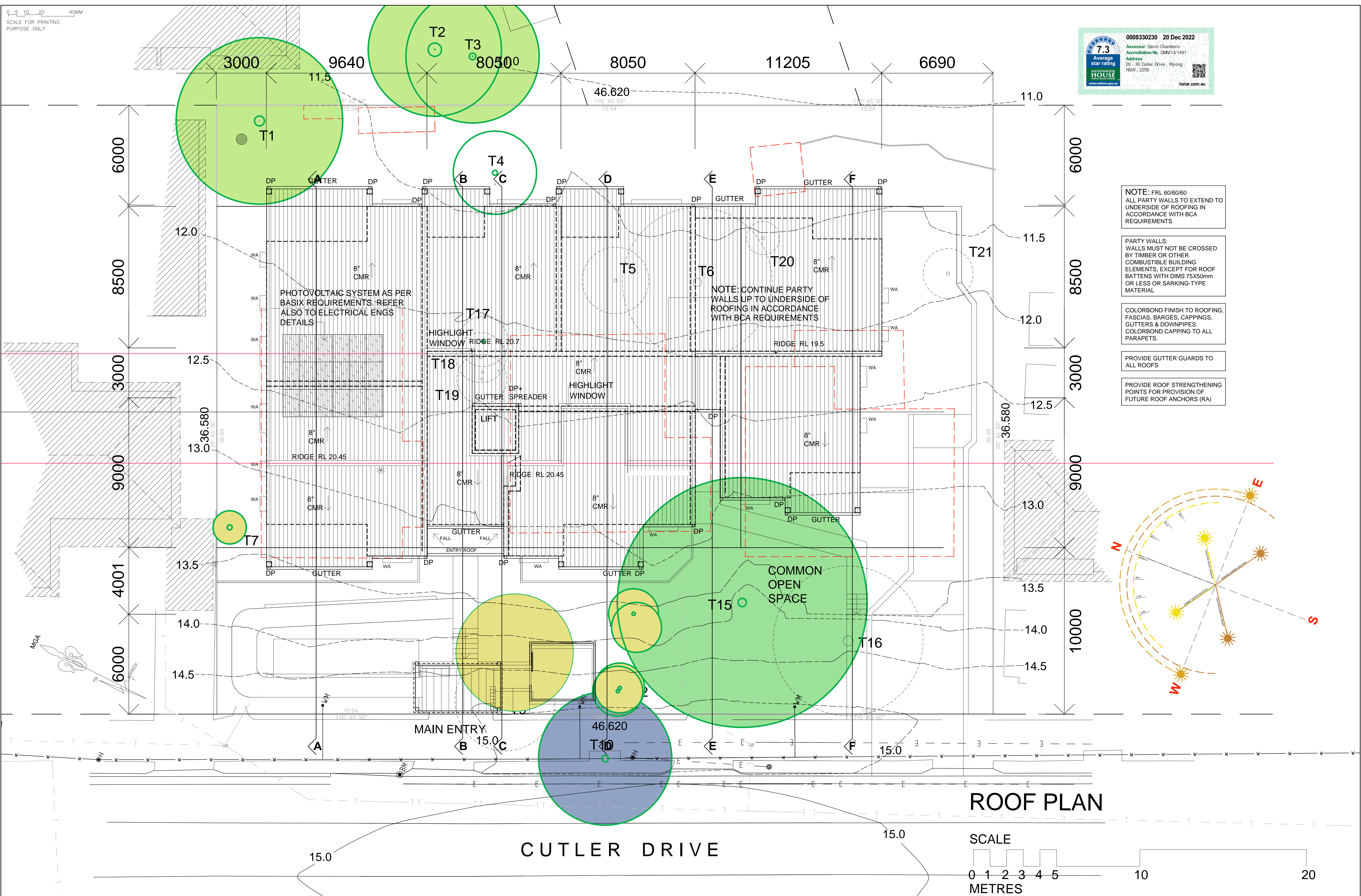
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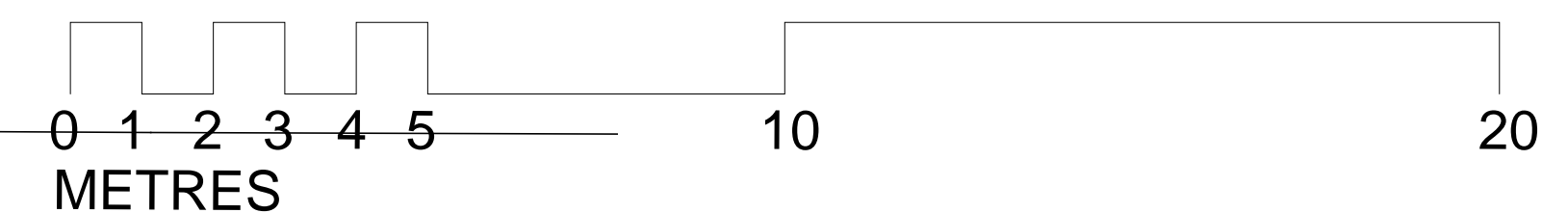
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CUTLER DRIVE

ROOF PLAN

SCALE



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PROJECT MANAGER LAND & HOUSING CORPORATION PH (02) 9753 9000	HYDRAULIC CONSULTANT
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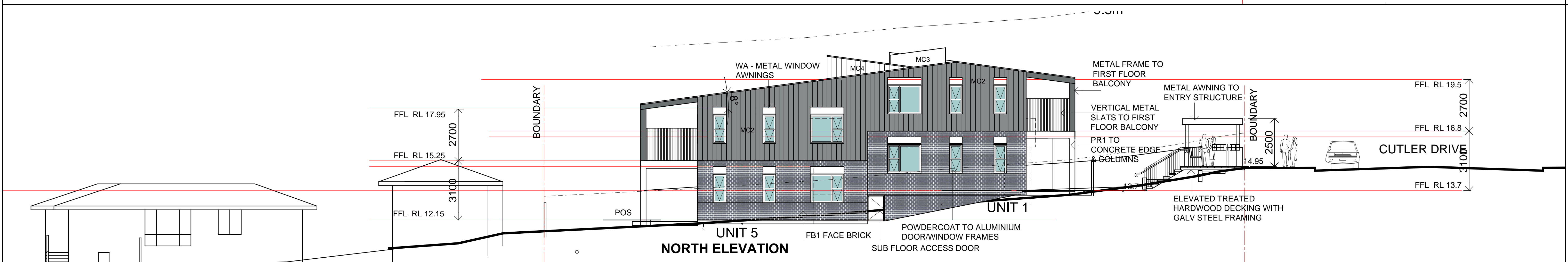
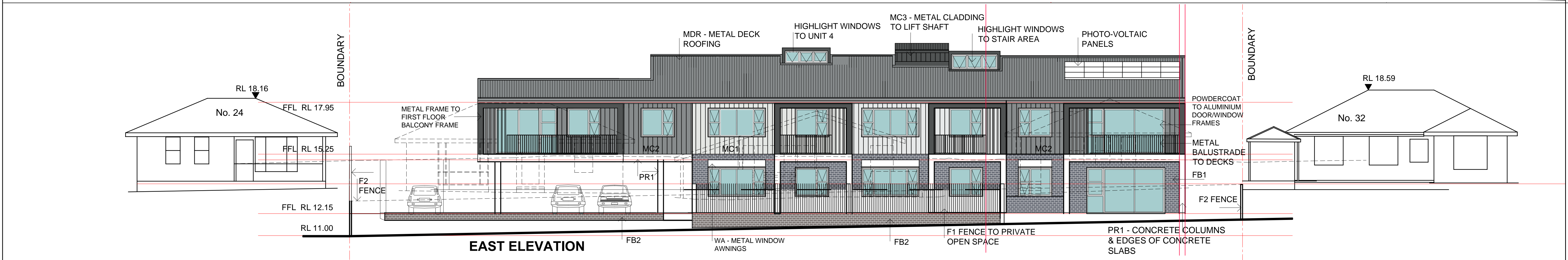
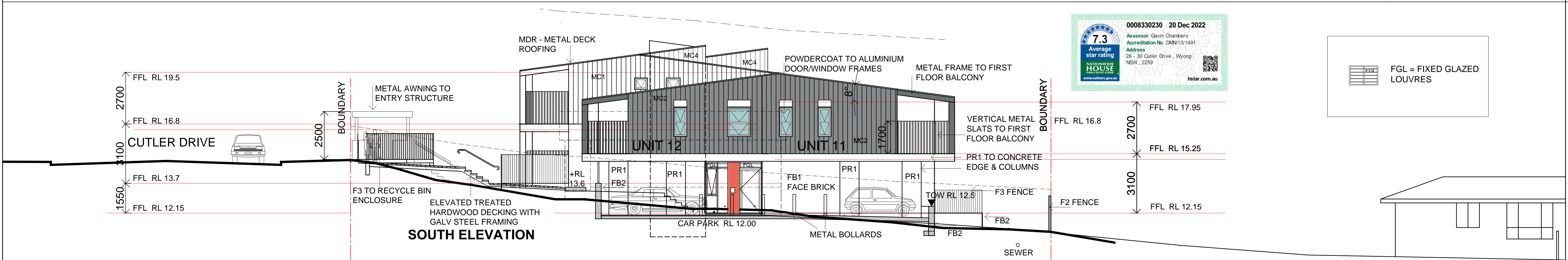
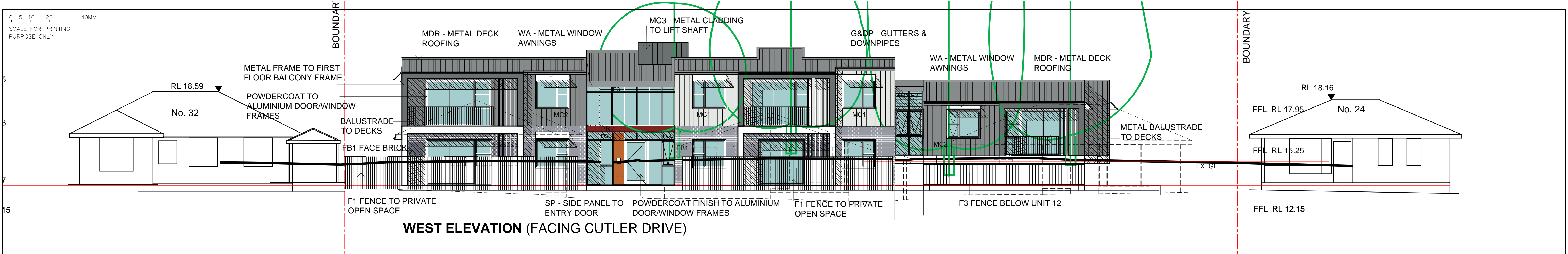
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FILE:

PLOTTED:

STATUS: DA

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TYPE	SHEET	REV.	
A	A05	-	



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ACOR CONSULTANTS PTY LTD
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HYDRAULIC CONSULTANT

ELECTRICAL CONSULTANT

BUSINESS PARTNER:

PROJECT:
**SENIORS HOUSING DEVELOPMENT
26-30 CUTLER DRIVE
WYONG, NSW
LOTS 23,24 & 25 in DP 234632**

TITLE:
ELEVATIONS

FILE:
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14/09/2022 4:12 PM

STATUS: DA

DATE:
16/12/22

SCALE:
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PROJ:
-

PROJECT NO:
BGYFH

STAGE:
MB

DRAWN:
MB

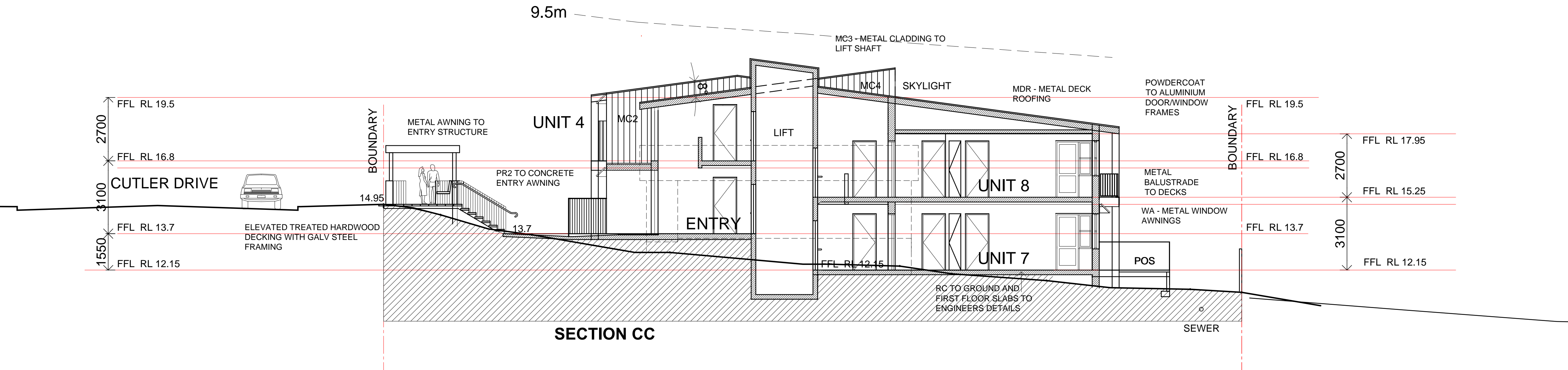
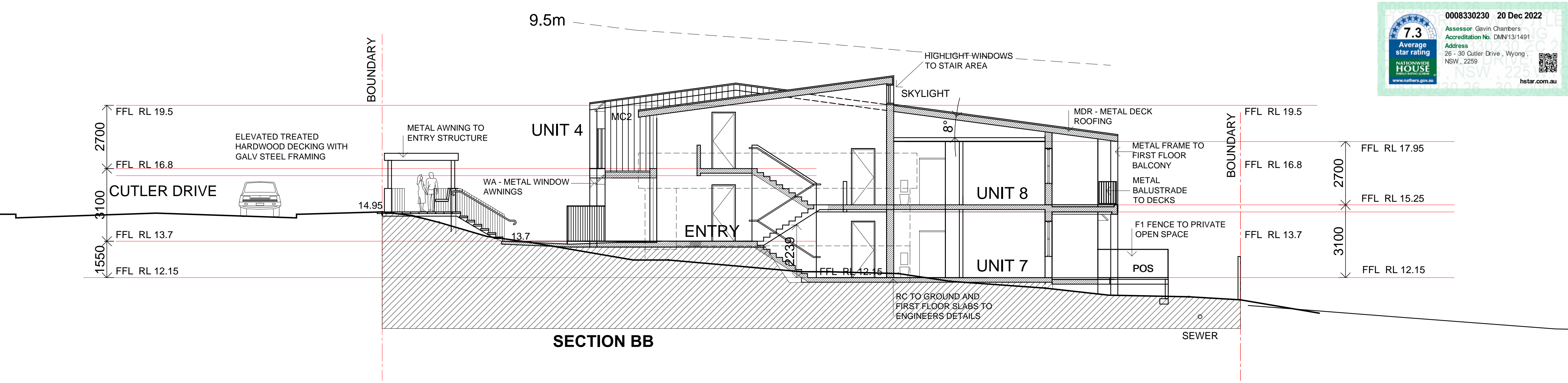
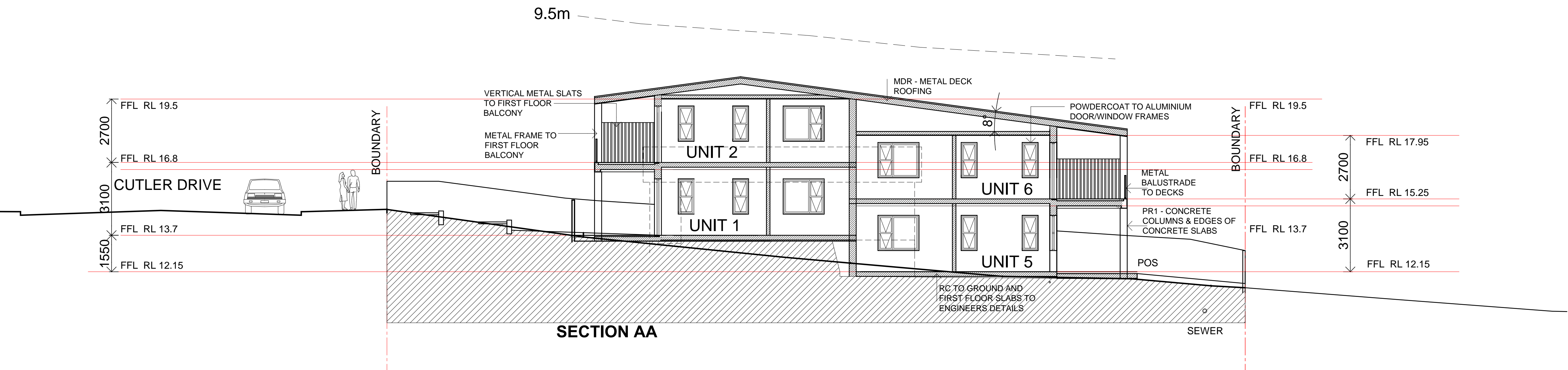
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REVIEWED ARCHITECT:
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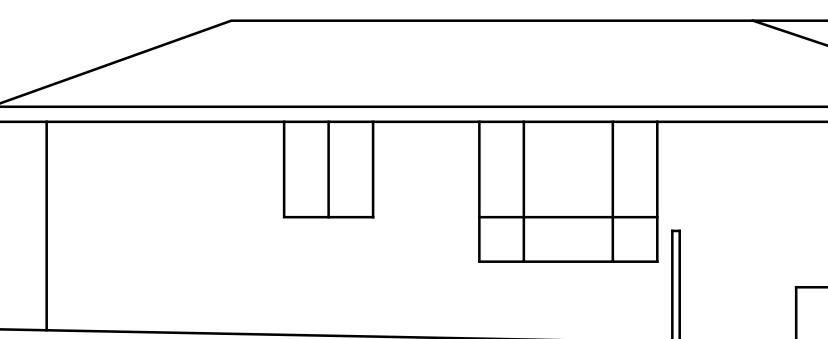
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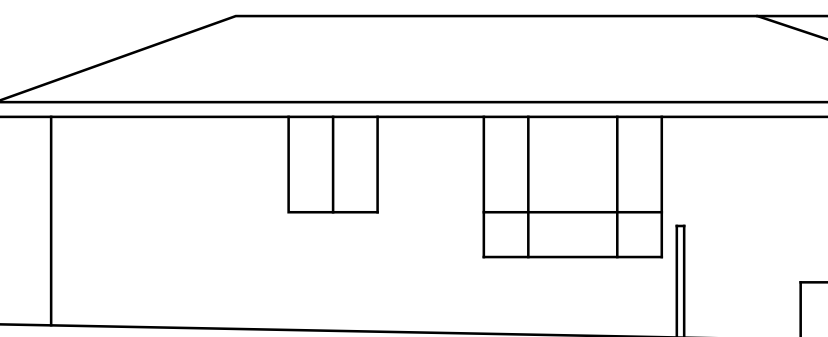
SHEET:
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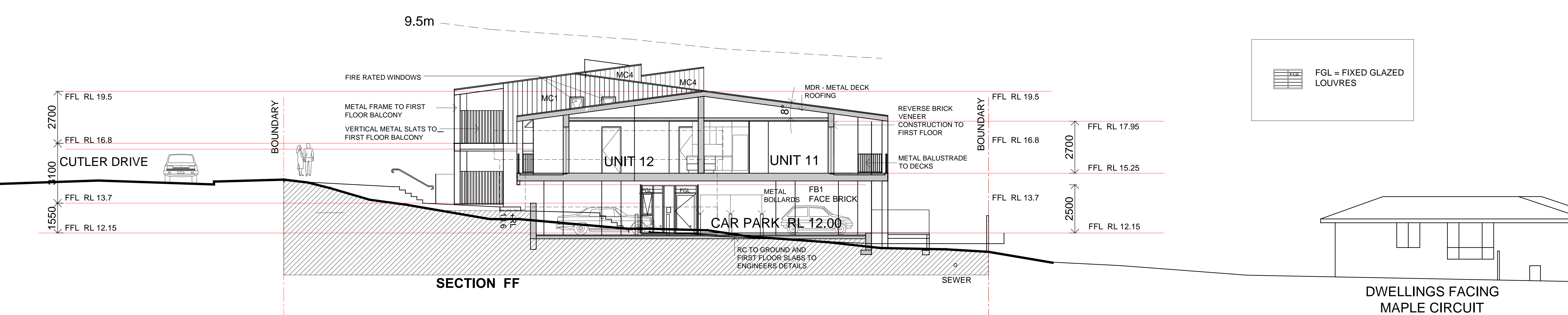
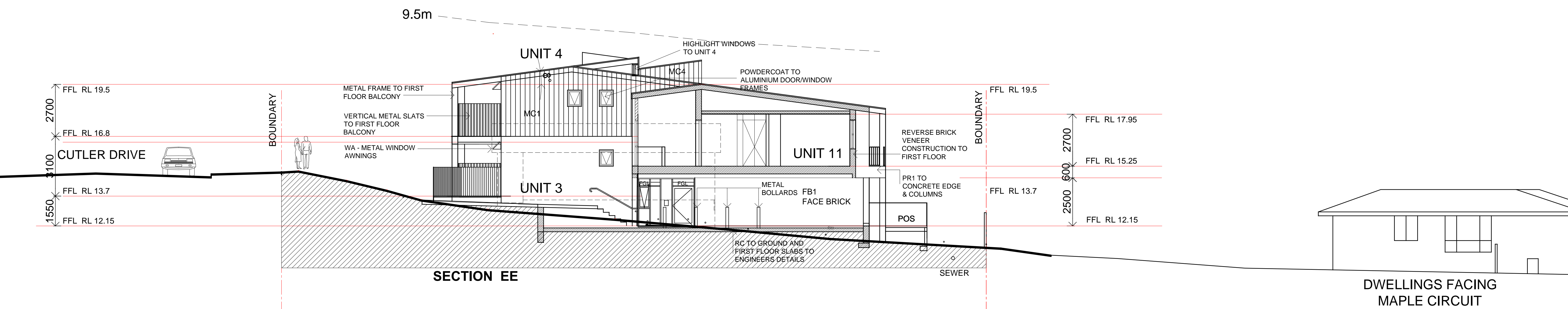
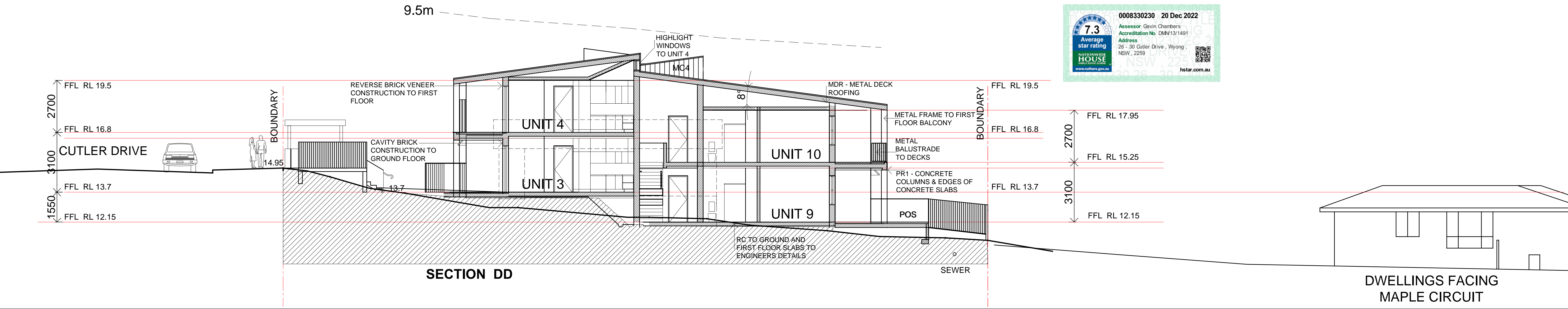
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Thermal Performance Specifications (does not apply to garage)	
External Wall Construction	Added Insulation
Cavity brick	R0.74 to inside face of masonry under plasterboard
Reverse Brick Veneer	R2.5 to Unit 4
Reverse Brick Veneer	R2.0 to all other 1st floor units
Internal Wall Construction	Added Insulation
Brick (internal to units)	None
Cavity Brick (adj. ground fl common lobbies)	R0.74 to inside face of masonry under pboard
Reverse Brick Veneer (adj. 1st fl common lobbies)	R2.0
Cavity Brick (adjacent to lift cores)	R0.74 to inside face of masonry under plasterboard
Cavity Brick (party wall between units)	None
Ceiling Construction	Added Insulation
Plasterboard	R3.5 to ceilings adjacent to roof and decks above
Roof Construction	Colour (Solar Absorptance)
Metal	Any
	Foil + R1.0 blanket
Floor Construction	Covering
Concrete	As drawn (if not noted default values used)
	R2.0 to Units 11 & 12
Windows	Glass and frame type
Performance glazing Type A	2.90 0.40 - 0.49 Unit 3
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Skylights	Glass and frame type
	U SHGC Area sq m Detail
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Additional Notes	
Nil	



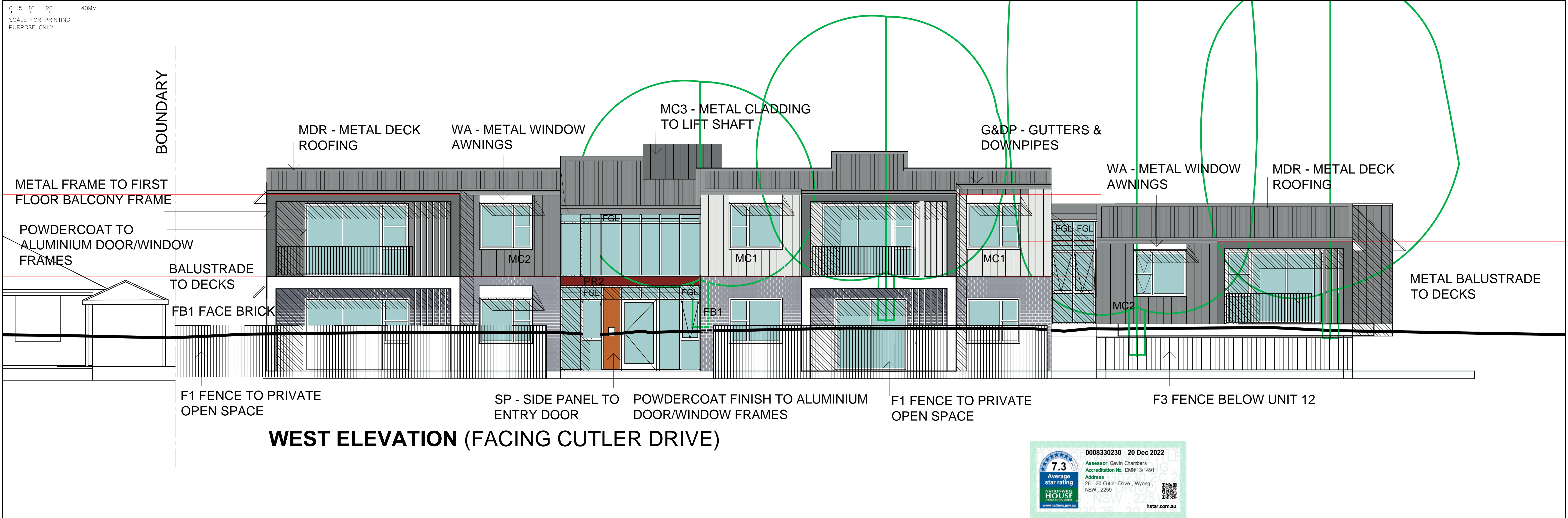
DWELLINGS FACING
MAPLE CIRCUIT



DWELLINGS FACING
MAPLE CIRCUIT



FGL = FIXED GLAZED LOUVRES



WEST ELEVATION (FACING CUTLER DRIVE)



FINISHES SCHEDULE

CODE	LOCATION		DESCRIPTION	COLOUR
MDR	ROOFING FASCIA, RIDGE CAPPING FLASHINGS		METAL DECK ROOFING COLORBOND	BASALT
G & DP	GUTTERS & DOWNPIPES		METAL COLORBOND	BASALT
FRAME	BALCONY FRAMES, & ENTRY STRUCTURE AT CUTLER DRIVE		GALV STEEL FRAME WITH METAL COLORBOND CLADDING	MONUMENT
MC1	FIRST FLOOR WALL CLADDING		METAL COLORBOND STANDING SEAM WALL CLADDING	SURFMIST
MC2	FIRST FLOOR WALL CLADDING		METAL COLORBOND STANDING SEAM WALL CLADDING	BASALT
MC3	LIFT OVERUN WALL CLADDING		METAL COLORBOND STANDING SEAM WALL CLADDING	MONUMENT
MC4	SKYLIGHT WALL CLADDING		METAL COLORBOND STANDING SEAM WALL CLADDING	BASALT
BAL	FIRST FLOOR DECKS BALUSTRADE VERTICAL BARS		POWDERCOAT FINISH TO GALV STEEL - SMOOTH FINISH	POWDERCOAT "WHITE"
ENTRY AWNING	MAIN FRONT ENTRY AWNING FASCIA & SOFFIT		POWDERCOAT FINISH TO GALV STEEL - SMOOTH FINISH	POWDERCOAT "MANOR RED"
WA	WINDOW AWNINGS		POWDERCOAT FINISH TO GALV STEEL - SMOOTH FINISH	POWDERCOAT "WHITE"
SP	SIDE PANEL TO MAIN ENTRY DOORS		POWDERCOAT FINISH TO ALUMINIUM PANEL IN WINDOW FRAME	POWDECOAT "TERRAIN"

CODE	LOCATION		DESCRIPTION	COLOUR
D&W	DOOR & WINDOW FRAMES		POWDERCOAT FINISH TO ALUMINIUM FRAMES	SURFMIST
FB1	FACE BRICK WALLS GROUND FLOOR		PGH DARK & STORMY RANGE	LIGHTNING
FB2	FACE BRICK WALLS SITE WALLS & RETAINING WALLS		PGH ESCURA VELOUR RANGE	VOLCANIC
PR1	CONCRETE COLUMNS & EDGES OF CONCRETE SLABS		OFF-FORM CONCRETE SKIM COAT+GRANOSITE SMOOTH PAINT FINISH	DULUX "LEXICON HALF"
FC1	SOFFITS TO GROUND & FIRST FLOOR BALCONY & CARPARK CEILING		PAINTED FIBRE CEMENT SHEETING SMOOTH PAINT FINISH	DULUX "LEXICON HALF"
HR	SITE HANDRAILS & BALUSTRADES & STEEL FRAMING FOR STAIRS		POWDERCOAT FINISH TO GALV STEEL - SMOOTH FINISH	GALV. STEEL
F1	VERTICAL SLATTED METAL FENCE TO PRIVATE OPEN SPACES 1500mm HIGH		POWDERCOAT FINISH TO GALV STEEL - SMOOTH FINISH	WHITE
F2	SITE SIDE & REAR BOUNDARYS		1800mm HIGH METAL COLORBOND FENCING	BASALT
F3	VERTICAL SLATTED METAL FENCE TO BIN AREA & BELOW UNIT 12		POWDERCOAT FINISH TO GALV STEEL - SMOOTH FINISH	BASALT
T1	TIMBER DECK		TREATED HARDWOOD PLANKS GALV STEEL FRAMES	NATURAL