

# Assessor Certificate

## Multiple Dwellings

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



Date:	18 May 2023	BSA File ref:	19506
<b>Assessor</b>			
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		
<b>Project</b>			
Address:	10-16 Albert Street CASINO NSW 2470		
Climate Zone:	9		
<b>Assessment</b>			
Software:	BERS Pro 4.4	Ceiling fans used in the modelling:	Living areas: Yes, Bedrooms: Yes
<b>Documentation</b>			

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:

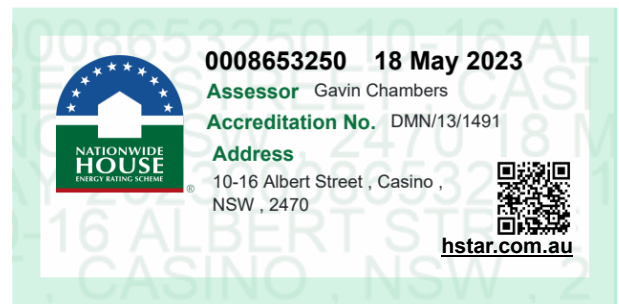
### Drawings used for this assessment:

(Title, Ref.#, Revision, Issue date, etc)

Barry Rush & Associates Pty Ltd Project No. BGZDZ 27/04/2023 A

### Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: A09



Scan QR code to see NatHERS Certificate ↑

Thermal performance specifications			Certificate #		0008653250		Page 1 of 3
Unit No.	Floor Areas		Predict. loads (MJ/M²/y)				Basix Floor Type and Area m²
	Cond.	Uncond.	Heat	Cool	Total	Star	
1	89	11	15.6	35.6	51.2	7.1	SOG: 59,
2	89	11	8.2	31.1	39.3	7.9	SOG: 59,
3	89	11	5.8	30.4	36.2	8.1	SOG: 59,
4	89	11	11.2	37.3	48.5	7.2	SOG: 59,
5	89	11	15.7	35.1	50.8	7.1	SOG: 59,
6	89	11	6.8	29.9	36.7	8.1	SOG: 59,
7	89	11	11.5	36.0	47.5	7.3	SOG: 59,
8	79	0	10.8	22.2	33.0	8.4	SOG: 79,
9	76	0	4.7	16.3	21.0	9.3	SOG: 76,
10	68	0	5.9	36.5	42.4	7.7	SOG: 68,
11	72	0	3.8	26.0	29.8	8.6	SOG: 72,
12	72	0	3.1	22.1	25.2	8.9	SOG: 72,
13	72	0	3.4	22.2	25.6	8.9	SOG: 72,
14	72	0	3.5	21.7	25.2	8.9	SOG: 72,
15	72	0	9.8	27.4	37.2	8.1	SOG: 72,



May 2023		BSA Reference: 19506	
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		None	
Cavity Brick (Party walls)		None	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space	
Roof Construction	Colour (Solar Absorptance)	Added Insulation	
Metal	Basalt (SA0.69)	Foil + R1.0 blanket	
Floor Construction		Covering	Added Insulation
Concrete	As drawn (if not noted default values used)		None
Timber	As drawn (if not noted default values used)		None
Windows	Glass and frame type	U value	SHGC Range Area sq m
ALM-001-03 A	Aluminium Type A Single Low-e	5.40	0.44 - 0.54 Unit 1 & 5 Only
ALM-002-03 A	Aluminium Type B Single Low-e	5.40	0.52 - 0.64 Unit 1 & 5 Only
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
Single glazed 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			
Ceiling fans to all bedrooms and living areas			

[illegible]

DA PLANS

**GENERAL HOUSING DEVELOPMENT**

10 - 16 ALBERT STREET, CASINO

LOTS 22, 23, 24 & 25 in DP 36270



### LOCATION DIAGRAM

## DRAWING SCHEDULE

ARCHITECTURAL	REFERENCE No
COVER PAGE	A01 -
SITE ANALYSIS PLAN	A02 -
SITE PLAN	A03 -
GROUND FLOOR PLAN	A04 -
FIRST FLOOR PLAN	A05 -
ROOF PLAN	A06 -
ELEVATIONS	A07 -
SECTIONS	A08 -
DEVELOPMENT DATA	A09 -
FINISHES SCHEDULE	A10 -
BLOCK ANALYSIS PLAN	A11 -
SHADOW DIAGRAMS MID WINTER	A12 -
VIEWS FROM SUN DIAGRAM	A13 -
STREET PERSPECTIVE	A14 -
DEMOLITION PLAN	A15 -
AREAS OF EXCAVATION & FILL	A16 -

## CIVIL

COVER SHEET, LEGEND & DRAWING SCHEDULE	SW000	P1
EROSION & SEDIMENT CONTROL PLAN	SW001	P1
STREET CONNECTION PLAN	SW100	P1
GROUND FLOOR PLAN	SW101	P1
FIRST FLOOR PLAN	SW102	P1
ROOF PLAN	SW103	P1
DETAILS SHEET 1	SW201	P1
DETAILS SHEET 2	SW201	P1
DETAILS SHEET 3	SW203	P1

## LANDSCAPE

LANDSCAPE PLAN	LA 1 OF 2	A
LANDSCAPE DETAILS & SPECIFICATION	LA 2 OF 2	A

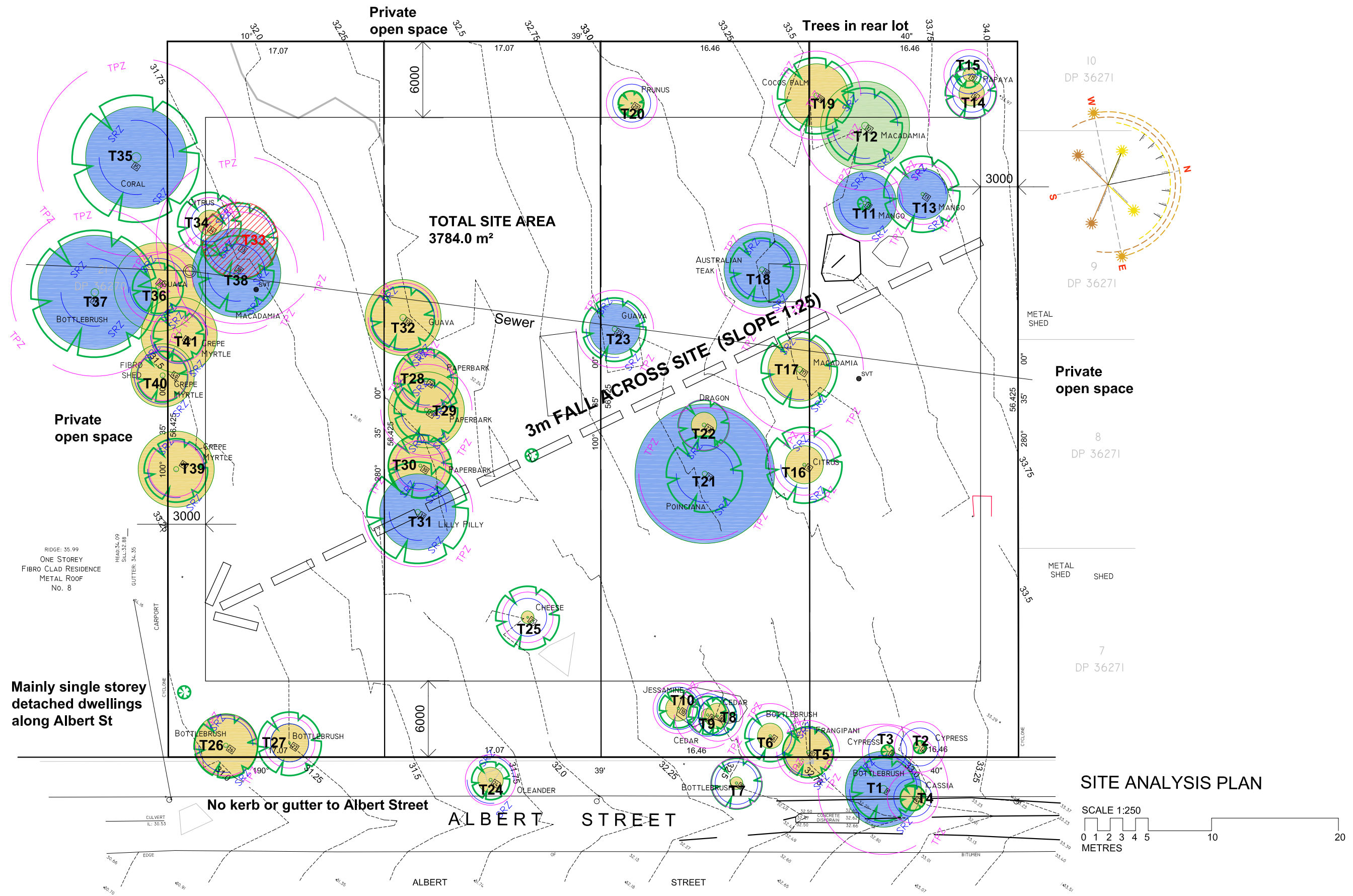
## SURVEY

DETAIL AND LEVEL SURVEY	SHT 1 OF 3
DETAIL AND LEVEL SURVEY	SHT 2 OF 3
DETAIL AND LEVEL SURVEY	SHT 3 OF 3

BY: RPS AUSTRALIA EAST PTY LTD

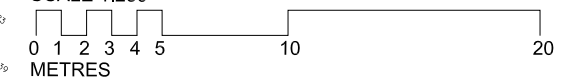
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DATE 06/09/2022





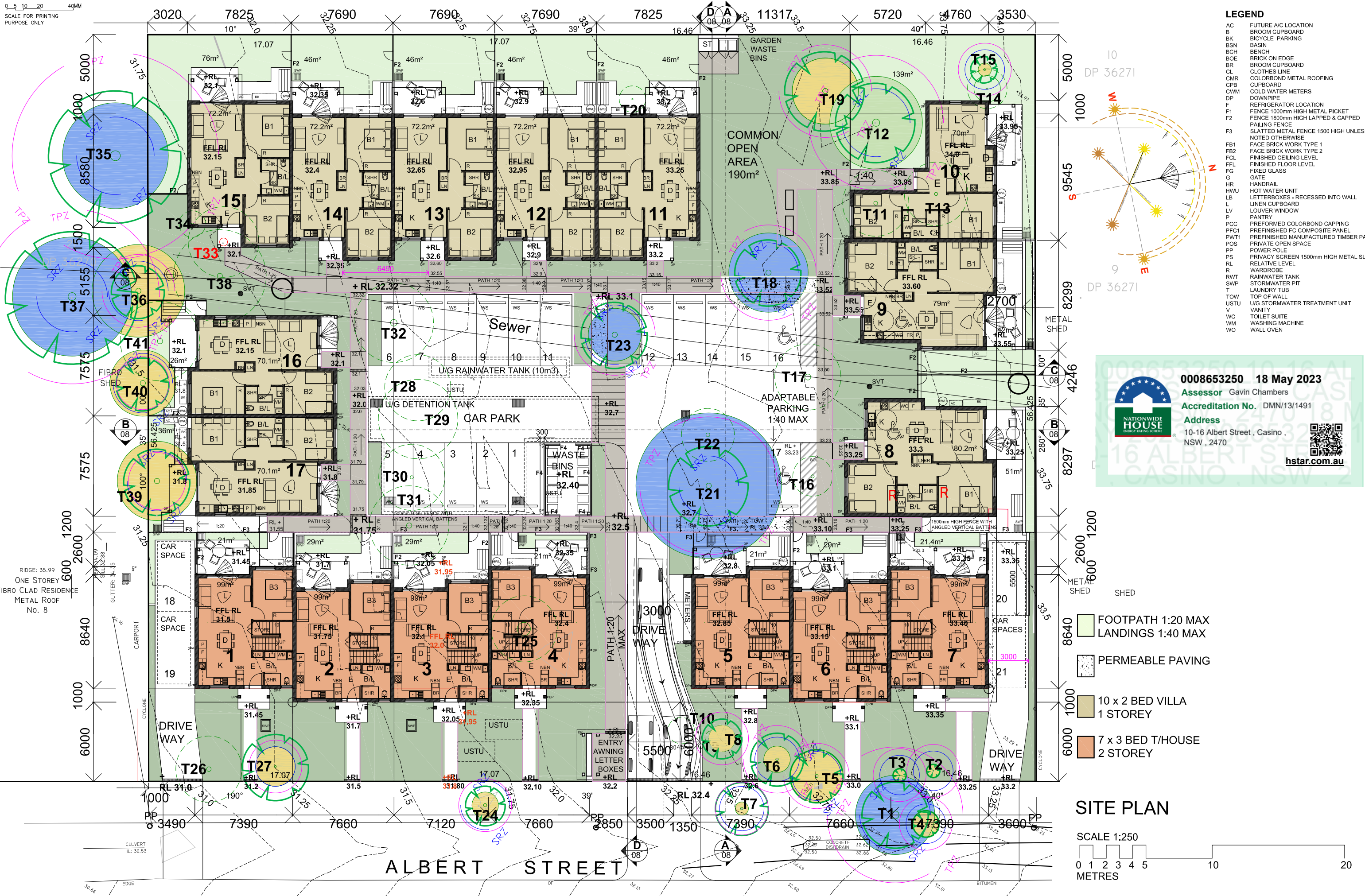
## SITE ANALYSIS PLAN

3> SCALE 1:250





0 5 10 20 40MM  
SCALE FOR PRINTING  
PURPOSE ONLY



- LEGEND**
- AC FUTURE A/C LOCATION
  - B BROOM CUPBOARD
  - BK BICYCLE PARKING
  - BSN BASIN
  - BCH BENCH
  - BOE BRICK ON EDGE
  - BR BROOM CUPBOARD
  - CL CLOTHES LINE
  - CMR COLORBOND METAL ROOFING
  - CPB CUPBOARD
  - CWM COLD WATER METERS
  - DP DOWNPIPE
  - F REFRIGERATOR LOCATION
  - F1 FENCE 1000mm HIGH METAL PICKET
  - F2 FENCE 1800mm HIGH LAPPED & CAPPED
  - F3 SLATTED METAL FENCE 1500 HIGH UNLESS NOTED OTHERWISE
  - FB1 FACE BRICK WORK TYPE 1
  - FB2 FACE BRICK WORK TYPE 2
  - FCL FINISHED CEILING LEVEL
  - FFL FINISHED FLOOR LEVEL
  - FG FIXED GLASS
  - G GATE
  - HR HANDRAIL
  - HWU HOT WATER UNIT
  - LB LETTERBOXES - RECESSED INTO WALL
  - LN LINEN CUPBOARD
  - LV LOUVER WINDOW
  - P PANTRY
  - PCC PREFORMED COLORBOND CAPPING
  - PFC1 PREFINISHED FC COMPOSITE PANEL
  - PWT1 PREFINISHED MANUFACTURED TIMBER PANEL
  - POS PRIVATE OPEN SPACE
  - PP POWER POLE
  - PS PRIVACY SCREEN 1500mm HIGH METAL SL
  - RL RELATIVE LEVEL
  - R WARDROBE
  - RWT RAINWATER TANK
  - SWP STORMWATER PIT
  - T LAUNDRY TUB
  - TOW TOP OF WALL
  - USTU U/G STORMWATER TREATMENT UNIT
  - V VANITY
  - WC TOILET SUITE
  - WM WASHING MACHINE
  - WO WALL OVEN

**0008653250 18 May 2023**  
**Assessor** Gavin Chambers  
**Accreditation No.** DMN/13/1491  
**Address**  
10-16 Albert Street, Casino, NSW, 2470

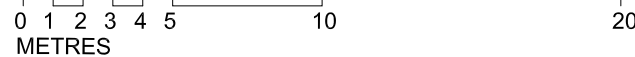
**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME


**hstar.com.au**

- FOOTPATH 1:20 MAX
- LANDINGS 1:40 MAX
- PERMEABLE PAVING
- 10 x 2 BED VILLA 1 STOREY
- 7 x 3 BED T/HOUSE 2 STOREY


**SITE PLAN**

SCALE 1:250





LOCKED BAG 5022  
PARRAMATTA NSW 2124  
PHONE No 1800 738 718  
<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](http://www.barryrush.com.au)

ARCHITECT	BARRY RUSH & ASSOCIATES PTY LTD PH (02) 9555 8028
PROJECT MANAGER	LAND & HOUSING CORPORATION PH (02) 8753 9000
LANDSCAPE CONSULTANT	GREENLAND DESIGN PTY LTD PH (0403) 164 198

STRUCTURAL CONSULTANT	
CIVIL & HYDRAULIC CONSULTANT	ERBAS AND ASSOCIATES PTY LTD PH (02) 9437 1022
ELECTRICAL CONSULTANT	ERBAS AND ASSOCIATES PTY LTD PH (02) 9437 1022

BUSINESS PARTNER:

PROJECT:  
HOUSING DEVELOPMENT  
10-16 ALBERT STREET  
CASINO, NSW  
LOTS 22, 23, 24 & 25 in DP 36270

TITLE:  
SITE PLAN

FILE:  
SK17BR Albert St Casino.dwg

FLOTTED:  
27/04/2023 1:47 PM

STATUS:  
DA

DATE:  
27/04/23

SCALE:  
1:125

PROJECT No:  
BGZDZ

STAGE:  
MB

DRAWN:  
BR

CHECKED:  
BR

FORMATED ARCHITECT:  
BR

TYPE:  
A

SHEET:  
A03

REV:  
-







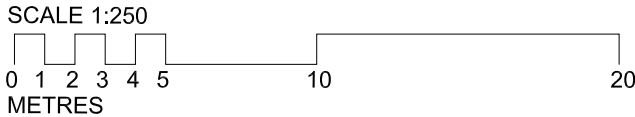


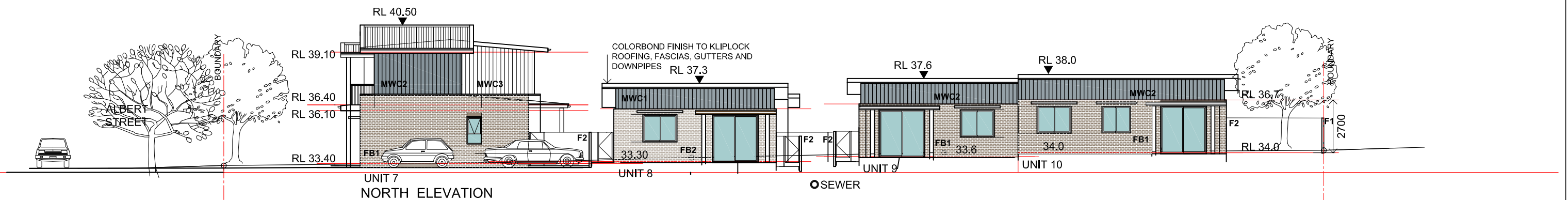
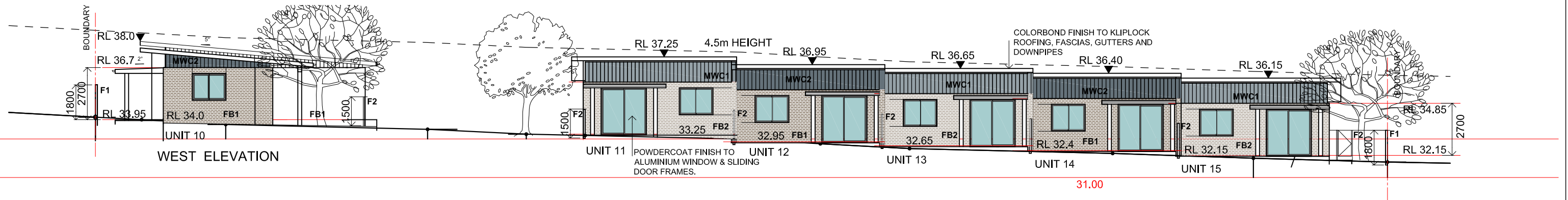
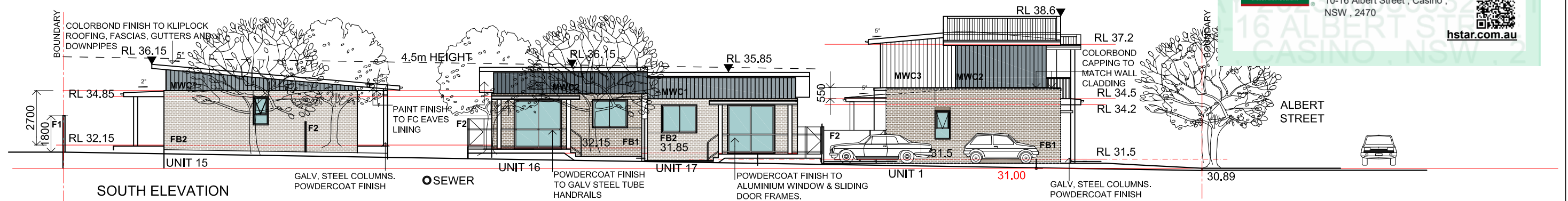
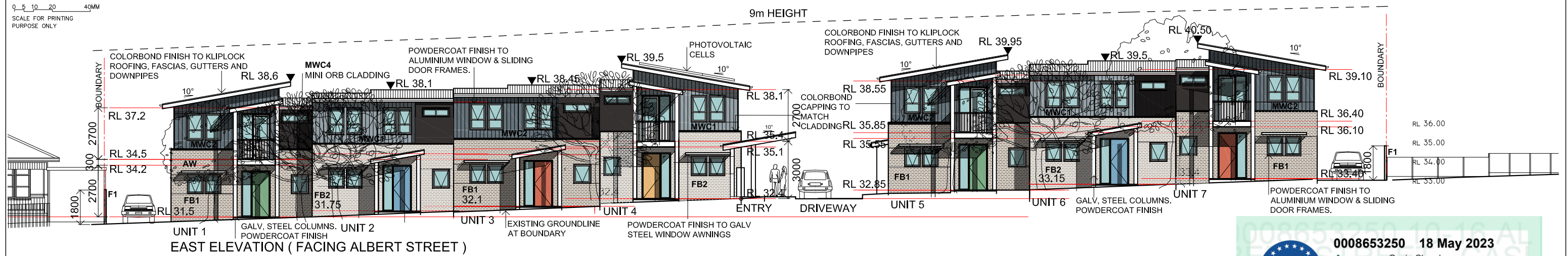


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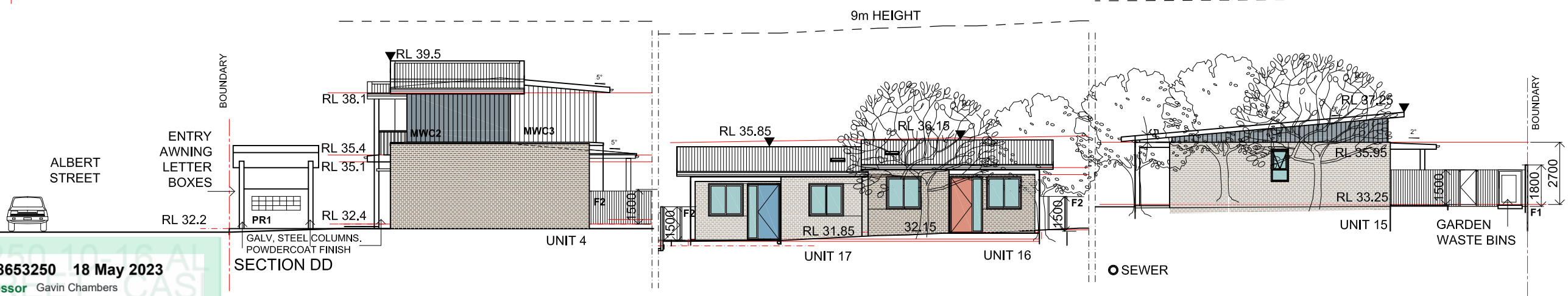
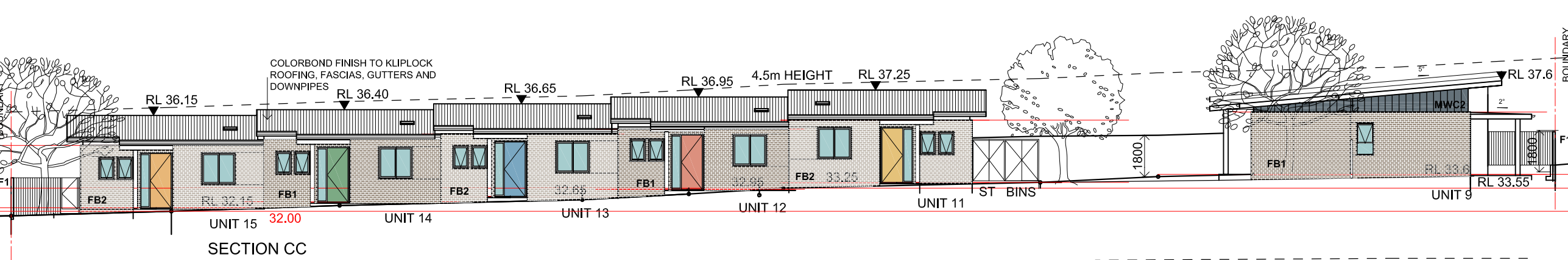
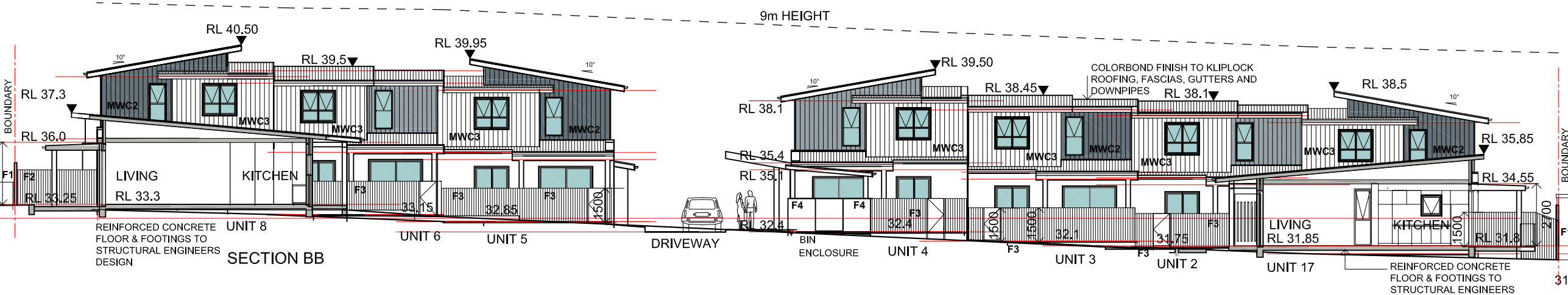
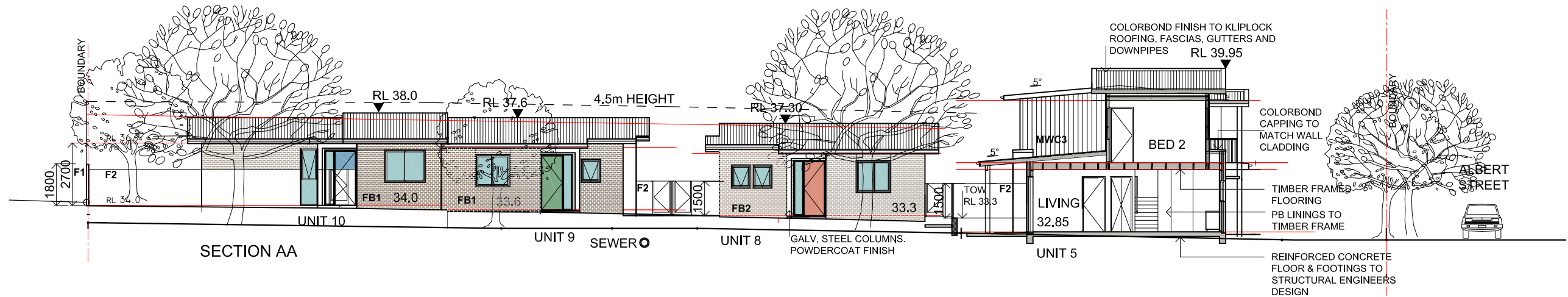
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ROOF PLAN









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**hstar.com.au**

**h & Associates Pty Ltd**  
United Architect: Barry John Rush  
in No 3753  
Little Street, Balmah, NSW  
15 9029 Email: info@barryrush.com.au  
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ELECTRICAL CONSULTANT	ERBAS AND ASSOCIATES PTY LTD PH (02) 9437 1022
BUSINESS PARTNER:	

PROJECT:	HOUSING DEVELOPMENT 10-16 ALBERT STREET CASINO, NSW LOTS 22, 23, 24 & 25 in DP 36270
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TITLE:	SECTIONS
FILE:	SK17BR Albert St Casino.dwg
PLOTTED:	27/04/2023 1:47 PM
TYPE:	A
SCALE:	1:125
DRAWN:	MB
CHECKED:	BR
PROJECT No:	BGZDZ
DESIGNED ARCHITECT:	BR
REV:	-

Unit Number	CFA	UnCFA	Heating Load	Cooling Load	Total Load	Stars
1	89	11	15.6	35.6	51.2	7.1
2	89	11	8.2	31.1	39.3	7.9
3	89	11	5.8	30.4	36.2	8.1
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14	72	0	3.5	21.7	25.2	8.9
15	72	0	9.8	27.4	37.2	8.1
16	70	0	7.8	34.9	42.7	7.7
17	70	0	10.7	24.6	35.3	8.2

10-16 Albert Street Casino			
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au			
WATER COMMITMENTS			
Fixtures			
3 Star Shower Heads	Yes ( > 4.5 but <= 6 L/min)		
5 Star Kitchen / Basin Taps	Yes	4 Star Toilet	Yes
Common Alternative Water			
Minimum Tank Size (L)	9000	Collected from Roof Area (m2)	800
Tank Connected To:			
One Common Outdoor Tap	Yes		
One Outdoor Tap to each unit	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Electric Heat Pump	31 to 35 STCs	
Cooling System	Living	None	
	Bedrooms	None	
Heating System	Living	None	
	Bedrooms	None	
Ventilation	1 x Bathroom	Fan ducted to exterior	Manual on/off
	Kitchen	Fan ducted to exterior	Manual on/off
	Laundry	Fan ducted to exterior	Manual on/off
Natural Lighting	Window/Skylight in Kitchen		As drawn
	Window/Skylight in Bathrooms/Toilets		As drawn
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	All	Dedicated Yes
	Number of Living/Dining rooms	All	Dedicated Yes
	Kitchen	Yes	Dedicated Yes
	All Bathrooms/Toilets	Yes	Dedicated Yes
	Laundry	Yes	Dedicated Yes
OTHER COMMITMENTS			
	Outdoor clothes line	Yes	Ventilated refrigerator space Yes
Stove/Oven		Induction cooktop & electric oven	
Alternative Energy	n/a		



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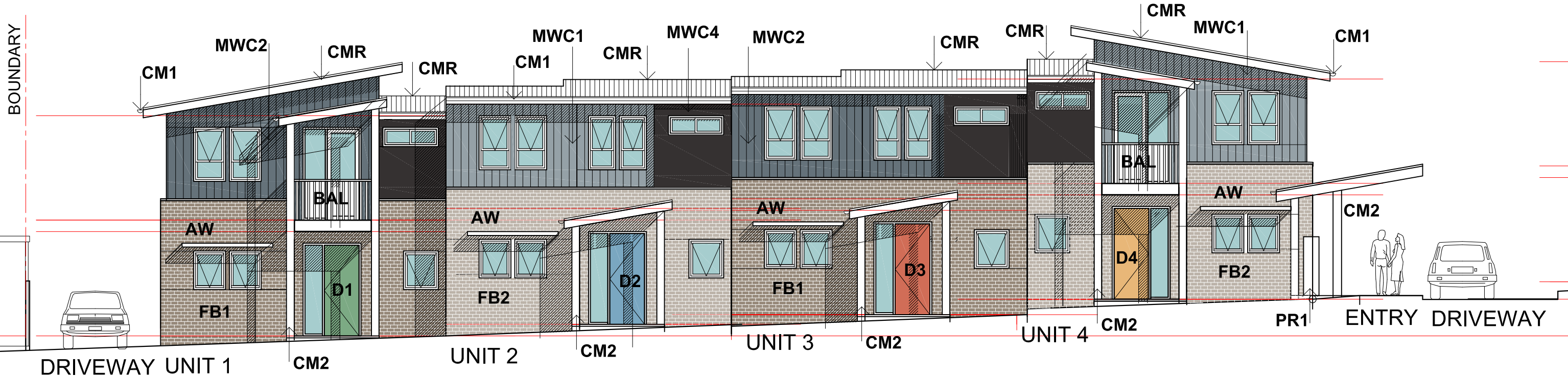
DEVELOPMENT DATA

Job Reference	BGZDZ
Locality / Suburb	Casino
Street Address	10-16 Albert Sreet
Lot & DP	Lots 22-25 in DP 36270
Site Area	3784 m² by title
Existing Lots	4
Proposed GFA	1,501 m²
No. of Dwellings	10 x 2 Bed + 7 x 3 Bed = 17 Dwellings

	Control	Requirement	Proposed
HEIGHT	Richmond Valley Council LEP Housing SEPP LRHDG Rear 40% of Site	8.5m 9.0m 4.5m	6.3m to ceiling 7.8m to top of roof rear 40% of site < 4.5m
FSR	Richmond Valley Coast DCP	0.8:1 (3027.2m²)	0.37:1 (1,501m²)
LOT SIZE & WIDTH	Richmond Valley Coast DCP	Site 1000 m² Width 20m	Site 3,784m² Width 67m
SETBACKS	Richmond Valley Coast DCP multi - dwelling	Front Setback 6.0m	6.0m MIN
	LRHDG	Side Setback = H - 3m	3-3.4m to buildings 1.6m to side awnings
	LRHDG	Rear Setback = 6m	5-6m Impacted by existing sewer & trees
PARKING	Housing SEPP non -accessible site	1 x(no. 2 Beds) = 10 1.5 x (no. 3 Beds) = 10.5	21 car spaces
BICYCLE PARKING	LRHDG	1 space per Dwelling	Bicycles to be in POS areas
POS Private open space	LAHC Dwelling Requirements	Dwellings at ground floor 15m²	All POS > 25m²
	Richmond Valley Coast DCP multi - dwelling	1+2 bed Dwelling = 16m² 3 bed Dwelling = 25m²	All POS > 25m²
LANDSCAPING	Richmond Valley Coast DCP multi - dwelling	20% of site area = 756 m²	1,193m²
SOLAR ACCESS	LAHC / ADG Solar Guidelines	3 hrs to 70% of Dwellings in Mid-Winter = 11.9	17 =100%

DWELLINGS						SOLAR ACCESS	
	Number	Type*	Beds	Area* (m²)	POS*	LIVING	POS
	1	T/H	3	99.0	21	4hr	4 hr
	2	T/H	3	99.0	29	4 hr	4 hr
	3	T/H	3	99.0	20	4 hr	5 hr
	4	T/H	3	99.0	21	6 hr	6 hr
	5	T/H	3	99.0	21	4 hr	5 hr
	6	T/H	3	99.0	29	4 hr	4 hr
	7	T/H	3	99.0	21.4	6 hr	6 hr
	8	VILLA	2	80.2	51	6 hr	6 hr
	9	VILLA	2	79	42	6 hr	6 hr
	10	VILLA	2	70	139	6 hr	6 hr
	11	VILLA	2	72.2	46	4 hr	5 hr
	12	VILLA	2	72.2	46	4 hr	5 hr
	13	VILLA	2	72.2	46	4 hr	5 hr
	14	VILLA	2	72.2	46	4 hr	5 hr
	15	VILLA	2	72.2	76	4 hr	5 hr
	16	VILLA	2	70.1	26	6 hr	2 hr
	17	VILLA	2	70.1	36	6 hr	2 hr





## EAST ELEVATION ( FACING ALBERT STREET )

### FINISHES SCHEDULE

CODE	LOCATION		DESCRIPTION	COLOUR
CMR	ROOFING/ FLASHINGS, CAPPINGS, BARGES, FASCIA		KLIP-LOK HI-STRENGTH COLORBOND STEEL	COLORBOND "BASALT"
CM1	GUTTER, DOWNPIPES		METAL COLORBOND & GALV STEEL	COLORBOND "WINDSPRAY"
CM2	METAL STRUCTURE, BEAMS, COLUMNS TO ENTRY'S & REAR AWNINGS		METAL POWDERCOAT TO GALV STEEL	COLORBOND "SURFMIST"
MWC1	FIRST FLOOR METAL WALL CLADDING		COLORBOND SINGLE LOCK STANDING SEAMCLADDING 325mm WIDE	COLORBOND "BASALT"
MWC2	FIRST FLOOR METAL WALL CLADDING		COLORBOND SINGLE LOCK STANDING SEAMCLADDING 325mm WIDE	COLORBOND "MONUMENT"
MWC3	FIRST FLOOR METAL WALL CLADDING		COLORBOND SINGLE LOCK STANDING SEAMCLADDING 325mm WIDE	COLORBOND "DUNE"
MWC4	METAL WALL CLADDING		COLORBOND STEEL "MINI ORB" VERTICAL	COLORBOND "NIGHT SKY"

CODE	LOCATION		DESCRIPTION	COLOUR
FB1	GROUND FLOOR WALLS UNITS 1,3,5,7,9,10,12,14,16		FACE BRICK PGH WIRE CUT	MINERAL VELOUR
FB2	GROUND FLOOR WALLS UNITS 2,4,6,8,11,13,15,17		FACE BRICK PGH WIRE CUT	CRUSHED GREY PURE VELVET
FB3	RETAINING WALLS		FACE BRICK PGH WIRE CUT	VOLCANIC VELOUR
PR1	LETTERBOX WALL		PAINTED RENDER TO BRICK WALL	DULUX BASALT
LB	LETTERBOXES RECESSED INTO WALL		POLISHED ALUMINIUM	NATURAL
BAL	FIRST FLOOR BALCONY BALUSTRADES		POWDERCOAT TO GALVANIZED STEEL	DULUX BASALT
AW	WINDOW AWNINGS		POWDERCOAT TO GALVANIZED STEEL	COLORBOND "BASALT"

CODE	LOCATION		DESCRIPTION	COLOUR
F1	METAL FENCES TO SITE BOUNDARIES		1800 HIGH (UNLESS NOTED OTHERWISE) COLORBOND METAL FENCE	COLORBOND WALLABY
F2	SLATTED METAL FENCES TO POS AREAS		1500 HIGH (UNLESS NOTED OTHERWISE) COLORBOND METAL FENCE	COLORBOND WINDSPRAY
F3	VERTICAL SLATTED METAL FENCES TO REAR POS FACING CENTRAL COURTYARD		1500 HIGH (UNLESS NOTED OTHERWISE) POWDERCOAT STEEL METAL FENCE TO DETAIL	DULUX WINDSPRAY
F4	METAL FENCES TO WASTE BIN AREA		1500 HIGH POWDERCOAT STEEL METAL FENCE TO DETAIL	DULUX MONUMENT
W D	WINDOWS & DOOR FRAMING		POWDERCOATED ALUMINIUM	DULUX MONUMENT
D1	FRONT DOOR UNITS 1,5,9,13,17		PAINT TO EXT. SOLID CORE DOOR	WATTYL "PEE POD"
D2	FRONT DOOR UNITS 2,6,10,14		PAINT TO EXT. SOLID CORE DOOR	WATTYL "DUCK BLUE"
D3	FRONT DOOR UNITS 3,7,11,15		PAINT TO EXT. SOLID CORE DOOR	WATTYL "ORANGE"
D4	FRONT DOOR UNITS 4,8,12,16		PAINT TO EXT. SOLID CORE DOOR	WATTYL "MANGO"



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REV	DATE	NOTATION/AMENDMENT

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

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BUSINESS PARTNER:

PROJECT:  
HOUSING DEVELOPMENT  
10-16 ALBERT STREET  
CASINO, NSW  
LOTS 22, 23, 24 & 25 in DP 36270

TITLE:  
**EXTERNAL COLOUR &  
FINISHES SCHEDULE**

FILE:  
SK17BR Albert St Casino.dwg

PLOTTED:  
27/04/2023 1:47 PM

STATUS: DA

DATE: 27/04/23

SCALE: 1:125

STAGE: MB

CHECKED: BR

TYPE: A

SHEET: A10

PROJECT No: BGZDZ

DESIGNED ARCHITECT: BR

REV: -