

Assessor Certificate

Multiple Dwellings

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



Date:	29 May 2023	BSA File ref:	14858
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:	5-9 Croydon Street LAKEMBA NSW 2195		
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)

Team2 Architects Project # 1136 19/05/2023 D

Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: DA-000



Scan QR code to see NatHERS Certificate ↑

Thermal performance specifications							Certificate #	0005268770	Page 1 of 5
Unit No.	Floor Areas		Predict. loads (MJ/M ² /y)				Basix Floor Type and Area m ²		
	Cond.	Uncond.	Heat	Cool	Total	Star			
A001	77	0	38.5	20.2	58.7	5.4			
A002	80	0	32.5	27.3	59.8	5.4			
A101	79	0	18.8	22.3	41.1	6.8			
A102	75	0	7.2	18.7	25.9	8.0			
A103	75	0	14.2	23.1	37.3	7.1			
A104	75	0	31.8	24.5	56.3	5.6			
A105	80	0	23.6	25.1	48.7	6.2			
A201	80	0	18.8	25.0	43.8	6.6			
A202	79	0	7.6	14.3	21.9	8.3			
A203	79	0	13.0	15.4	28.4	7.8			
A204	75	0	25.9	20.5	46.4	6.4			
A205	86	0	21.8	16.5	38.3	7.0			
A301	80	0	22.3	24.5	46.8	6.4			
A302	79	0	11.3	16.1	27.4	7.9			
A303	76	0	17.9	18.8	36.7	7.2			



May 2023		BSA Reference: 14858	
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	
Brick Veneer & Lightweight & Spandrel panel		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs (walls internal to units)		None	
75mm AAC Veneer (walls adjacent to lobbies)		R2.0	
Concrete + Plasterboard (walls adjacent to lift and stair cores)		R1.0	
Plasterboard + studs + 75mm AAC + studs + Plasterboard (party walls)		R2.0	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction		Colour	Added Insulation
Concrete	Default colour for concrete (SA0.70)		None
Floor Construction		Covering	Added Insulation
Concrete	As drawn	R1.0 to unit B105 where carpark below	
Concrete	As drawn	R2.0 to units C205 & C206 where open below	
Windows	U Value	SHGC Range	Area sq m
Performance glazing Type A	4.90	0.30 - 0.36	To A002, A701, B702 only
Performance glazing Type B	4.90	0.30 - 0.36	To A002, A701, B702 only
Performance glazing Type A	4.10	0.42 - 0.52	To B105, B206, B306, B406, B506 only
Performance glazing Type B	4.10	0.47 - 0.57	To B105, B206, B306, B406, B506 only
Performance glazing Type A	5.60	0.44 - 0.54	All other units
Performance glazing Type B	5.60	0.52 - 0.64	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 Value	SHGC
Double Glazed in aluminium frames		Area sq m	
		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			

Assessor Certificate			Assessor # DMN/13/1491				Issued:	29 May 2023
Thermal performance specifications			Certificate #				0005268770	
Unit No.	Floor Areas		Predict. loads (MJ/M ² /y)				Basix Floor Type and Area m ²	
	Cond.	Uncond.	Heat	Cool	Total	Star		
A304	75	0	31.2	21.1	52.3	5.9	 <p>0005268770 29 May 2023 Assessor Gavin Chambers Accreditation No. DMN/13/1491 Address 5-9 Croydon Street, Lakemba, NSW, 2195 www.nathers.gov.au  hstar.com.au</p>	
A305	86	0	30.6	16.6	47.2	6.3		
A401	80	0	23.0	21.0	44.0	6.6		
A402	79	0	10.6	13.5	24.1	8.2		
A403	79	0	16.6	13.2	29.8	7.7		
A404	75	0	32.1	20.6	52.7	5.9		
A405	86	0	31.5	16.6	48.1	6.2		
A501	80	0	23.7	20.5	44.2	6.6		
A502	79	0	11.1	13.6	24.7	8.1		
A503	79	0	17.3	12.8	30.1	7.7		
A504	75	0	32.8	20.6	53.4	5.8		
A505	86	0	36.7	17.1	53.8	5.8		
A601	80	0	29.9	19.3	49.2	6.1		
A602	79	0	11.3	11.1	22.4	8.3		
A603	79	0	17.1	11.5	28.6	7.8		
A604	75	0	39.2	16.9	56.1	5.6		
A701	106	0	12.2	27.4	39.6	6.9		
A702	106	0	21.2	24.9	46.1	6.4		
A703	75	0	44.2	29.1	73.3	4.6		
B101	56	0	30.7	14.3	45.0	6.4		
B102	54	0	24.7	15.3	40.0	6.9		
B103	77	0	14.7	15.7	30.4	7.6		
B104	80	0	30.4	9.6	40.0	6.9		
B105	75	0	41.1	22.1	63.2	5.2		
B201	81	0	22.2	9.0	31.2	7.6		
B202	77	0	15.9	16.3	32.2	7.4		
B203	54	0	16.4	20.3	36.7	7.2		
B204	77	0	11.1	19.7	30.8	7.6		
B205	80	0	17.9	9.4	27.3	7.9		
B206	75	0	37.6	15.7	53.3	5.8		
B301	81	0	16.3	8.7	25.0	8.1		
B302	77	0	20.0	15.2	35.2	7.3		
B303	54	0	20.8	18.3	39.1	6.9		
B304	77	0	14.3	17.9	32.2	7.4		
B305	80	0	23.6	8.1	31.7	7.5		
B306	75	0	43.5	13.2	56.7	5.6		
B401	81	0	17.1	8.5	25.6	8.0		
B402	77	0	20.9	15.1	36.0	7.2		
B403	54	0	21.8	18.4	40.2	6.9		
B404	77	0	15.0	17.8	32.8	7.4		
B405	80	0	24.4	7.8	32.2	7.4		
B406	75	0	44.4	12.3	56.7	5.6		
B501	81	0	17.7	8.2	25.9	8.0		
B502	77	0	21.4	14.9	36.3	7.2		

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	Cond.	Uncond.	Heat	Cool	Total	Star		
B503	54	0	22.5	18.1	40.6	6.9	 <p>0005268770 29 May 2023 Assessor Gavin Chambers Accreditation No. DMN/13/1491 Address 5-9 Croydon Street, Lakemba, NSW, 2195 www.nathers.gov.au  hstar.com.au</p>	
B504	77	0	22.8	21.3	44.1	6.6		
B505	80	0	30.9	8.6	39.5	6.9		
B506	75	0	45.4	12.6	58.0	5.5		
B601	81	0	18.2	8.1	26.3	7.9		
B602	77	0	20.9	14.9	35.8	7.2		
B603	124	0	22.5	7.6	30.1	7.7		
B701	81	0	16.5	11.9	28.4	7.8		
B702	77	0	9.9	28.7	38.6	7.0		
B703	124	0	19.2	13.9	33.1	7.4		
C101	101	0	8.9	16.4	25.3	8.1		
C102	108	0	14.4	17.2	31.6	7.5		
C103	83	0	34.5	17.4	51.9	5.9		
C104	50	0	37.1	24.6	61.7	5.3		
C105	81	0	42.3	18.8	61.1	5.3		
C106	81	0	25.0	19.9	44.9	6.5		
C107	50	0	22.1	23.7	45.8	6.4		
C108	47	0	14.9	28.2	43.1	6.7		
C201	40	0	7.2	16.8	24.0	8.2		
C202	78	0	11.6	15.7	27.3	7.9		
C203	83	0	23.7	22.3	46.0	6.4		
C204	80	0	42.6	19.9	62.5	5.2		
C205	104	0	31.6	11.6	43.2	6.7		
C206	104	0	21.6	12.1	33.7	7.4		
C207	80	0	10.4	20.8	31.2	7.6		
C208	73	0	5.0	23.4	28.4	7.8		
C209	76	0	6.6	13.5	20.1	8.4		
C301	40	0	13.5	16.2	29.7	7.7		
C302	78	0	18.6	17.9	36.5	7.2		
C303	83	0	27.5	18.4	45.9	6.4		
C304	80	0	25.6	17.8	43.4	6.6		
C305	104	0	32.8	9.3	42.1	6.7		
C306	104	0	20.0	12.8	32.8	7.4		
C307	80	0	11.3	16.7	28.0	7.8		
C308	73	0	7.6	17.1	24.7	8.1		
C309	76	0	10.8	17.2	28.0	7.8		
C401	40	0	14.3	16.2	30.5	7.6		
C402	78	0	19.4	17.2	36.6	7.2		
C403	83	0	29.5	18.4	47.9	6.3		
C404	80	0	24.2	18.6	42.8	6.7		
C405	104	0	39.0	12.4	51.4	5.9		
C406	104	0	24.4	13.2	37.6	7.1		
C407	80	0	11.1	16.3	27.4	7.9		
C408	73	0	8.2	17.2	25.4	8.1		

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Unit No.	Floor Areas		Predict. loads (MJ/M ² /y)				Basix Floor Type and Area m ²	
	Cond.	Uncond.	Heat	Cool	Total	Star		
C409	76	0	11.5	17.0	28.5	7.8		
C501	40	0	14.7	15.9	30.6	7.6		
C502	78	0	19.8	16.8	36.6	7.2		
C503	83	0	29.0	17.8	46.8	6.4		
C504	80	0	24.5	17.2	41.7	6.8		
C505	76	0	32.0	11.3	43.3	6.6		
C506	76	0	20.1	11.0	31.1	7.6		
C507	80	0	12.5	16.2	28.7	7.8		
C508	73	0	11.5	16.7	28.2	7.8		
C509	76	0	12.1	16.4	28.5	7.8		
C601	40	0	15.2	15.5	30.7	7.6		
C602	78	0	20.3	16.9	37.2	7.1		
C603	83	0	30.7	18.1	48.8	6.2		
C604	80	0	25.3	18.5	43.8	6.6		
C605	76	0	35.4	12.0	47.4	6.3		
C606	76	0	21.7	13.1	34.8	7.3		
C607	80	0	12.1	15.9	28.0	7.8		
C608	73	0	12.5	17.3	29.8	7.7		
C609	76	0	12.4	16.1	28.5	7.8		
C701	40	0	8.2	27.1	35.3	7.3		
C702	78	0	20.9	16.8	37.7	7.1		
C703	83	0	31.9	17.4	49.3	6.1		
C704	80	0	28.5	28.7	57.2	5.6		
C705	76	0	36.9	17.0	53.9	5.8		
C706	76	0	27.0	13.6	40.6	6.9		
C707	80	0	17.9	16.8	34.7	7.3		
C708	73	0	13.6	17.7	31.3	7.6		
C709	76	0	12.8	15.8	28.6	7.8		
C801	40	0	6.1	19.0	25.1	8.1		
C802	78	0	17.7	15.5	33.2	7.4		
C803	74	0	38.9	11.7	50.6	6.0		
C804	56	0	24.9	13.8	38.7	7.0		
C805	76	0	12.1	11.3	23.4	8.2		
C901	100	0	10.4	14.1	24.5	8.1		
C902	107	0	15.6	13.3	28.9	7.8		
C903	74	0	42.3	12.9	55.2	5.7		
C904	56	0	25.4	15.4	40.8	6.8		
C1001	100	0	16.2	15.0	31.2	7.6		
C1002	107	0	23.2	15.6	38.8	7.0		
C1003	74	0	39.1	25.5	64.6	5.1		
C1004	56	0	31.0	16.1	47.1	6.3		



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