

Assessor Certificate

Multiple Dwellings

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



Date:	4 February 2022	BSA File ref:	17114
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:	20-26 Avon Road		
	DEE WHY NSW 2099	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 27/01/2022 B

Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: DA090



Scan QR code to see NatHERS Certificate ↑

Thermal performance specifications					Certificate #	0006178290	Page 1 of 3
Unit No.	Floor Areas		Predict. loads (MJ/M ² /y)		Star Rating	Basix Floor Type and Area m ²	
	Cond.	Uncond.	Heat	Cool			
G01	82	5	44	5.3	6.1		
G02	69	0	23.6	11.6	7.3		
G03	75	0	17.8	14.7	7.4		
G04	76	0	28.3	18.6	6.3		
G05	43	0	31.9	29.1	5.3		
G06	96	4	32.3	14.5	6.4		
G07	100	5	43.7	6.7	6.1		
101	82	5	19.1	9.9	7.7		
102	97	0	8	26.4	7.3		
103	78	0	4.8	23	7.9		
104	76	0	12.1	22.8	7.3		
105	49	0	14	26.6	6.9		
106	96	4	16.3	20.2	7.2		
107	100	5	19	11.8	7.6		
201	82	5	20.9	9.5	7.6		



February 2022		BSA Reference: 17114	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www. buildingsustainability.net.au	
Important Note			
<i>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.</i>			
<i>In NSW both BASIX & the BCA variations must be complied with, in particular the following:</i>			
<i>- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1</i>			
<i>- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)</i>			
<i>- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (e) or (c), (d) & (e)</i>			
<i>- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.</i>			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Cavity Brick		R1.0	
Lightweight		R2.5	
Internal Wall Construction		Added Insulation	
Plasterboard on studs (internal to units)		None	
Plasterboard + studs + Shaft liner + Studs + Plasterboard (between units)		R1.5 + R1.5	
Plasterboard on studs (walls adjacent to common lobbies)		R2.5	
200 Concrete + Plasterboard (walls to lift and stair cores and exhaust riser)		R1.0	
Ceiling Construction		Added Insulation	
Plasterboard		R2.3 to ceilings adjacent to Concrete roof deck	
Plasterboard		R3.5 to ceilings adjacent to Metal roof	
Roof Construction		Colour (Solar Absorptance)	Added Insulation
Metal		Basalt (SA0.69)	Foil + R1.8 blanket
Concrete		Medium (SA0.50)	None
Floor Construction		Covering	Added Insulation
Concrete		As drawn (if not noted default values used)	R0.8 to basement carpark
Windows	Glass and frame type	U value	SHGC Range
Performance glazing Type B		4.90	0.30 - 0.36
Performance glazing Typs A		5.40	0.44 - 0.54
Performance glazing Type B		5.40	0.52 - 0.64
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			



7.0
Average
star rating

0006178290 **04 Feb 2022**

Assessor Gavin Chambers
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 NSW , 2099



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