

Assessor Certificate

Multiple Dwellings

Issued in accordance with the
requirements of BASIX



Project: Address: 7-11 Bent Street Gosford NSW 2250
Applicant: NAHRA Construction

LGA: Gosford

Client:	Name:	Peter Harb
	Address:	Unit 3, 256 New Line Road Dural NSW 2158
	Contact:	02 9444 0022

Company: NAHRA Construction T/S Allied Construction

Email: admin@alliedcg.com.au

Assessor: **Name:** David Gradwell
Address: PO Box 819 Bowral NSW 2576
Contact: 0408 964 139

Company: Gradwell Consulting
Number: BDAV/12/1451 | ACT2011220
Email: david@gradwellconsulting.com

Ext. Walls:	Construction	Insulation	Colour	Details
	Hebel PowerPanel	R2.0 bulk	Medium	As per plans
	Cavity Panel (Spandrel)	R2.5 bulk	Medium	Curtain walls

Int. Walls:	Construction	Insulation	Details
	Concrete Lined	None	To stairs/lifts
	Plasterboard on stud	None	Party walls
	Plasterboard	None	As per plans

Floors:	Construction	Insulation	Details
	Concrete	R1.4 added	Above car park, Refer to Note 1 below

Ceilings:	Construction	Insulation	Details
	Plasterboard	R2.5 added	Below metal roof, refer to Note 4 below

Roof:	Construction	Insulation	Colour	Details
	Metal	Ritek Custom 175mm (R4.5)	Medium	As per plans
	Concrete	60mm Anticon (R1.3)	Medium	As per plans

Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details
	ATB-006-04B	Double, Tint	Aluminium	3.0/0.26	Curtain walls, refer to Note 2 below
	ALM-002-03A	Single Low E	Aluminium	5.40/0.58	Refer to Note 3 below
	ALM-001-03A	Single Low E	Aluminium	5.40/0.49	Refer to Note 3 below
	ALM-002-01A	Single Clear	Aluminium	6.70/0.70	Elsewhere as per plans
	ALM-001-01A	Single Clear	Aluminium	6.70/0.57	Elsewhere as per plans

Product ID	Glass	Frame	Uw	Details
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Other:	Orientation	Terrain	Weatherseals	Exhaust Dampers	Recessed Downlights
	16	Suburban	Yes	Yes	No

This certificate may not be valid if downlights are present.

Overshadowing/Shading:

Assessment:	Drawings:	DA04(8), DA05 to DA07(12), DA08(13), DA09 to DA11(12), DA12(11), DA12 to DA18(12), DA19(11), DA20(7), DA21(10), DA22(11), DA24(11)
	Spec:	DA21
	File Ref:	KC4b
	Software:	BERS Pro 4.3
	Climate Zone:	15

BERS Pro
house energy rating software

☐ single-dwelling rating _____ stars _____ MJ/m²

☒ multi-unit development (attach listing of ratings)

Accreditation Number VIC/BD/AV/12/1451

Signature *Phil Grindell* Date _____ Refer Certificate

Assessor Stamp

Certification Number: BDAV14510634

Date: 03-May-2019

Dwellings	Floor Area (m²)		Predict Loads (MJ/m²/pa) & HERS Rating			Note 1	Note 2	Note 3	Note 4
	Cond.	Uncond.	Heat	Cool	STARS	R1.4 Below	Double Tint	Single Low E	Roof insulation
Average >>>>>>>>>>>>>>>>>>>>>			28.2	28.3	6.5				
1	81	0	27	27	7	x			
2	95	6	37	21	6	x			
3	78	0	33	23	7	x			
4	86	0	36	21	7	x			
5	83	0	40	19	6	x			
6	93	0	29	31	6	x			

Dwellings	Floor Area (m ²)		Predict Loads (MJ/m ² /pa) & HERS Rating			Note 1	Note 2	Note 3	Note 4
	Cond.	Uncond.	Heat	Cool	STARS	R1.4 Below	Double Tint	Single Low E	Roof insulation
7	56	0	12	21	8	x			
8	81	0	16	29	7	x			
9	82	0	19	19	8	x			
10	77	0	20	25	7	x			
11	53	0	21	47	6	x	x	x	
12	51	0	33	32	6	x			
13	82	0	15	30	7	x			
14	86	0	22	25	7				
15	83	0	30	21	7				
16	93	0	30	30	6				
17	56	0	14	22	8				
18	81	0	9	32	8				
19	82	0	7	22	8				
20	77	0	15	28	7				
21	58	0	11	47	6		x	x	
22	51	0	22	34	7				
23	82	0	14	29	7				
24	86	0	24	24	7				
25	83	0	32	21	7				
26	93	0	32	29	6				
27	56	0	15	21	8				
28	81	0	10	33	7				
29	82	0	8	21	8				
30	77	0	20	25	7				
31	67	0	14	43	7		x		
32	51	0	27	29	7				
33	82	0	17	25	7				
34	86	0	28	21	7				
35	83	0	36	19	7				
36	93	0	37	25	6				
37	56	0	18	19	8				
38	81	0	13	25	8				
39	82	0	11	18	8				
40	77	0	20	25	7				
41	70	0	14	35	7		x		
42	51	0	28	29	7				
43	82	0	18	25	7				
44	86	0	32	21	7				
45	83	0	39	19	6				
46	93	0	41	25	6				
47	56	0	20	18	8				
48	81	0	16	25	8				
49	82	0	14	18	8				
50	77	0	23	25	7				
51	74	0	46	29	6				
52	59	0	46	37	5				
53	65	5	37	27	6				
54	52	0	25	33	6				
55	70	0	54	43	5				
56	57	0	16	45	6			x	
57	58	0	18	36	7				
58	82	0	38	38	5				
59	76	0	21	23	7				
60	74	0	39	28	6				
61	59	0	17	32	7				
62	65	0	48	32	5				
63	52	0	23	32	7				
64	64	0	47	41	5				
65	53	0	24	41	6				

Dwellings	Floor Area (m ²)		Predict Loads (MJ/m ² /pa) & HERS Rating			Note 1	Note 2	Note 3	Note 4
	Cond.	Uncond.	Heat	Cool	STARS	R1.4 Below	Double Tint	Single Low E	Roof insulation
66	52	0	21	29	7				
67	82	0	39	38	5				
68	76	0	18	21	8				
69	74	0	40	28	6				
70	59	0	18	32	7				
71	70	0	52	31	5				
72	52	0	24	35	6				
73	64	0	52	41	5				
74	53	0	27	37	6				
75	52	0	22	28	7				
76	82	0	41	39	5				
77	76	0	20	21	8				
78	76	0	49	34	5				
79	75	0	24	33	7				
80	71	0	38	27	6				
81	71	0	46	35	5				
82	72	0	31	21	7				
83	70	0	24	26	7				
84	72	0	37	34	6				
85	75	0	26	32	6				
86	71	0	39	27	6				
87	71	0	47	35	5				
88	72	0	19	21	8				
89	70	0	23	26	7				
90	72	0	25	35	7				
91	76	0	30	35	6				
92	75	0	26	32	6				
93	71	0	41	27	6				
94	71	0	58	37	5				
95	72	0	33	22	7				
96	70	0	32	26	6				
97	72	0	26	34	6				
98	76	0	30	34	6				
99	96	0	36	24	6				X
100	106	0	42	33	6				X
101	117	0	41	20	6				X

