

## Advice Note

**Date:** 19.06.2020

**Project:** DA/655/2019 | 134-142 Parramatta Road, 26-38 Good Street, 59-61 Cowper Street Granville

**Subject:** Response to Council RFIs

**Document Reference:** SY191237-SEME-1

This advice note intends to respond to City of Parramatta's comments raised in 18<sup>th</sup> May 2020, regarding the BASIX package prepared for the above-mentioned DA application. Northrop has sought out advices from AAO on the modelling approach and responses, a copy of the correspondence from the AAO is attached in the appendix.

**1. Apartments with skylights are still modelled with BERS v4.3, which renders the certificate invalid. The Auditor had stated that the clarification to be provided if skylights are fixed with a shaft or to be remodelled in BERS 4.4, none of the above actions have been carried out.**

Clarification of the skylights have been included both in the re-issue NatHERS certificates and stamped drawings, AAO has not raised any issues regarding this approach.

**2. Not all exhaust fans required by the BCA has been included in the modelling. Eg 2304 has only included an exhaust fan in the ensuite, it would be expected that at least 2 more exhaust be included for the bathroom and kitchen.**

The exhaust fans for bathroom and kitchen in unit 2304 are missing due to human error, a further check has been performed on all models to ensure that this mistake was not included in other units.

**3. Auditor has not allowed for downlights as per default values from BASIX TCP.**

As stated in the BASIX Thermal Comfort Protocol 4.13.1, if lighting plan is not available, assessor may rate the dwelling with no ceiling penetrations from luminaires. Furthermore, provision of thermally sealed downlights or no downlights is included in the BASIX notes.

### **4.13.1 Loss of ceiling insulation from ceiling penetrations**

The loss of ceiling insulation must be considered if anything is installed which requires penetration through the ceiling including recessed luminaires, vents or exhaust fans. Refer to the NatHERS Technical Notes for details.

If the lighting plan is not available after written requests to the client have been made, Accredited Assessors may rate the dwelling with no ceiling penetrations from luminaires. Alternatively, Accredited Assessors may model the penetrations based on the following defaults:

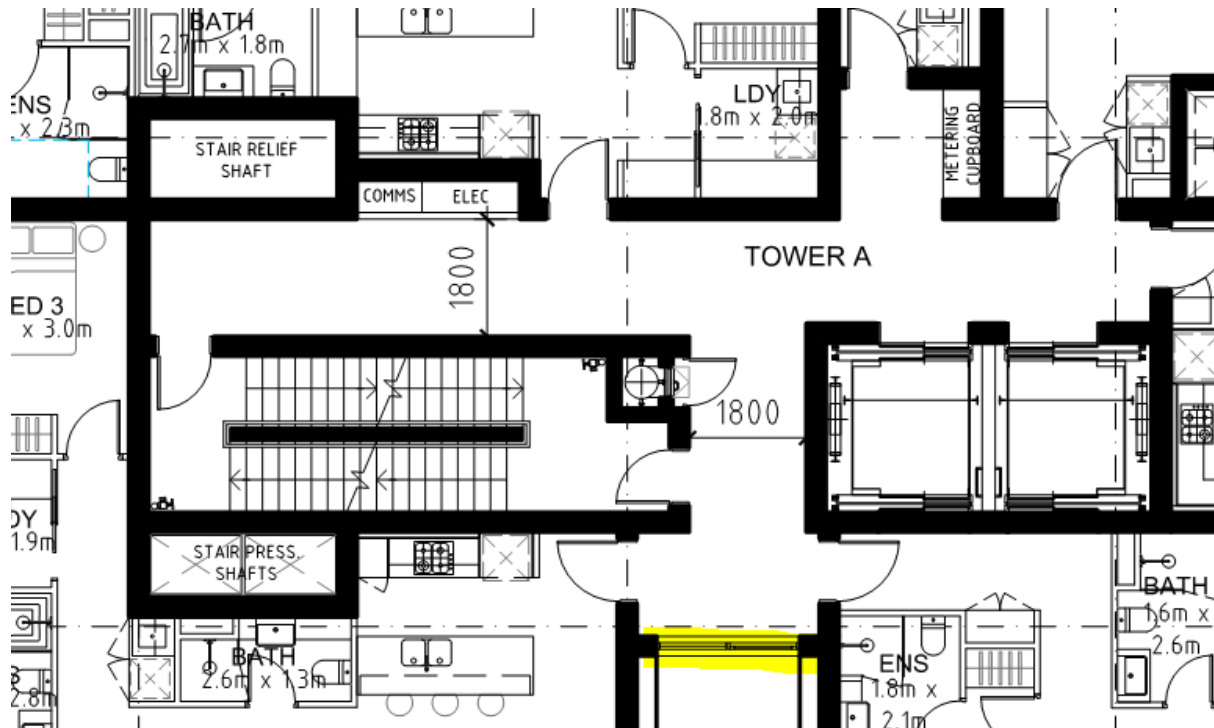
AAO has not raised any issues regarding this approach.

**4. The need for fall prevention compliant screens needs to properly detailed and shown on the architectural plans/window schedule, or the windows are to be modelled at 10% openability. We do not consider the single line reference in the BASIX thermal inclusions table to be sufficient.**

All the units with windows that are higher than 2m and not connected to the balcony have been remodelled with 10% openness.

**5. Incorrectly modelled walls adjacent to the lift shaft and entry to the apartments has not been corrected.**

The project has enclosed corridors with the only external wall section mainly glazed.



As stated in BASIX Thermal Comfort Protocol 4.16, for apartment walls shared with adjoining spaces that are enclosed but not conditioned, and where the adjoining space is a corridor with a majority of the external wall being glazing, the shared wall should be modelled as internal wall adjacent to a non-conditioned day-time zone.

Where walls, floors or ceilings are shared with adjoining spaces that are enclosed but not conditioned, they shall be described as external walls, floors above outdoor air or roofs, but with zero solar absorbance and modelled with an additional R0.5 insulation. However, where the adjoining space is a corridor with a majority of the external wall being glazing, the shared wall shall be described as an internal wall adjacent to a non-conditioned day-time zone, with the zone having the same length as the shared wall.

AAO has confirmed the wall shared with an enclosed and unconditioned corridor should be modelled with an additional non-conditioned zone and AAO has also confirmed this would create an additional zone and floor area in the NatHERS certificate, models have been updated to reflect the modelling approach. A copy of the AAO's email response is provided in the appendix with this response.

| Date       | Rev | Issue           | Author  | Verifier      |
|------------|-----|-----------------|---------|---------------|
| 19.06.2020 | 1   | For Information | E. Chan | I. Van Eerden |

## Appendix

## Erica Chan

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**From:** general@absa.net.au  
**Sent:** Friday, 29 May 2020 11:26 AM  
**To:** Erica Chan  
**Subject:** [Australian Building Sustainability Association] Re: FW: DA/655/2019 - ESD consultant comments

##- Please type your reply above this line -##

Your request ([#54489](#)) has been solved. To reopen this request, reply to this email or click the link below:  
<http://absa.zendesk.com/hc/requests/54489>



**Mary Rentsch** (Australian Building Sustainability Association)

May 29, 2020, 11:26:15 AM GMT+10

Hi Erica,

Again apologies. I've been on leave for 2 weeks and just touching base every now and then to keep some things moving.

From Tech Support.

The use of such a zone only applies to a heavily glazed corridor as per the TCP.

If you need to apply this clause then you would **just point the council to the clause in the TCP to explain the additional area.**

We do stress though that this **is not** how you account for stairwells or lift shafts **it is only for heavily glazed corridors.**

Regards,

Mary Rentsch  
Quality Assurance Co-ordinator  
Monday, Tuesday, Thursday & Friday  
ABSA  
Level 1 /241 Castlereagh St  
SYDNEY NSW 2000  
(02) 9211 0953  
0499 982 717  
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**Erica Chan**

May 28, 2020, 4:55:12 PM GMT+10

Hi Mary,

Thanks for your prompt response, especially when you are on leave, much appreciated.

Thanks for the clarification. I guess over-analysing the wordings on both modelling documentations contributed our confusion (e.g. the specific mention of lift in NatHERS and the lack of it in BASIX, as well as the existent of non-conditioned daytime zone in BERS v4.2)

Just a follow up question on the use of unconditioned zone for common corridor. Would you mind confirming the use of such zone/ modelling methodology would increase the non-conditioned floor area and present in the NatHERS certificate as council may question the additional non-conditioned zone and floor area in the certificate?

Once again thanks for your help.

Kind Regards,

Erica Chan

Sustainability Engineer

Northrop Consulting Engineers Pty Ltd

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L11 345 George Street Sydney NSW 2000

[www.northrop.com.au](http://www.northrop.com.au)

Attachment(s)

[image001.jpg](#)

[image002.jpg](#)

[image003.jpg](#)

[image004.jpg](#)



**Mary Rentsch (Australian Building Sustainability Association)**

May 28, 2020, 9:29:10 AM GMT+10

Hi Erica,

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Sorry, but I've been on leave and not actually back till tomorrow so have been relying on others.

Anyway, let's try this.

## **Basix TCP section 4.16**

### **4.16 Adjacent buildings.**

Where adjacent structures are existing or have development approval as indicated on the drawings, they must be modelled.

For the purposes of this clause, an adjoining space is considered to be conditioned if the zone type is heated or cooled, or, where no appropriate zone type exists, a “conditioned space” in accordance with definition in the NCC.

Where walls, floors or ceilings are shared with adjoining spaces that are conditioned, they shall be described as internal walls adjacent to “neighbours”, floors above “neighbours” or ceilings below “neighbours”.

**Where walls, floors or ceilings are shared with adjoining spaces that are enclosed but not conditioned, they shall be described as external walls, floors above outdoor air or roofs, but with zero solar absorptance and modelled with an additional R0.5 insulation. However, where the adjoining space is a corridor with a majority of the external wall being glazing, the shared wall shall be described as an internal wall adjacent to a non-conditioned day-time zone, with the zone having the same length as the shared wall.**

Where walls, floors or ceilings are shared with adjoining spaces that are neither enclosed nor conditioned, they shall be described as external walls, floors above outdoor air or roofs. Additionally, where the adjoining space is covered (e.g. corridor), a wall may be modelled with eaves having the same projection as the width of the corridor.

When conducting Simulations of a building on a new development site where no neighbouring houses are present or indicated on the plans but will be developed in the future, refer to the NatHERS Technical Notes.

**The Basix TCP does not state lift shafts, but this is general assessor knowledge and a shared “enclosed” but no conditioned space is mentioned, a lift shaft fits perfectly into this category.**

The only time you model an adjacent conditioned zone is if the corridor is heavily glazed. You can model this as the unconditioned zone in the software, as this is actually a non conditioned day time zone. **This is something taught in the Cert IV and Basic Software training for BersPro.**

I would suggest that in future instead of investigating things inhouse, the first point of call should be ABSA Tech Support.

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Better to get advice at the start instead of the end.

Regards,

Mary Rentsch  
Quality Assurance Co-ordinator  
Monday, Tuesday, Thursday & Friday  
ABSA  
Level 1 /241 Castlereagh St  
SYDNEY NSW 2000  
(02) 9211 0953  
0499 982 717  
[www.absa.net.au](http://www.absa.net.au)



**Erica Chan**

May 27, 2020, 4:11:44 PM GMT+10

Hi Mary,

I think there is a bit of miscommunication in here.

In regards to the apartment walls shared with liftshaft, there is no mention on “liftshaft” or “lift” in the BASIX Thermal Comfort Protocol, hence we are referencing back to the NatHERS technical notes.

And in terms of the apartment entry walls, we are actually seeking for technical guidance over there. We acknowledge BASIX Thermal Comfort Protocol has advised the modelling of a non-conditioned day-time zone, however as we pointed out non-conditioned day-time zone is not available at the current approved NatHERS software version (BERS v4.3). Hence, we have investigated different options/ solutions to simulate the thermal performance/energy consumption as accurate as possible.

We are hoping you can provide us some technical guidance on the correct way to approach these situations. Your assistance in this matter would be greatly appreciated.

Kind Regards,

Erica Chan

Sustainability Engineer

Northrop Consulting Engineers Pty Ltd

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L11 345 George Street Sydney NSW 2000

[www.northrop.com.au](http://www.northrop.com.au)

Attachment(s)

[image001.jpg](#)

[image002.jpg](#)

[image003.jpg](#)

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**Mary Rentsch (Australian Building Sustainability Association)**

May 27, 2020, 1:52:24 PM GMT+10

Hi Erica,

Quite a few Councils now have their own auditors and ABSA only comments when asked to clarify issues highlighted by their own auditors as needing clarification in line with NatHERS / State regulations.

**The response to point 5 regarding neighbouring walls is incorrect.**

You feel the Basix TCP is outdated however this does not give you the assessor grounds to model how you feel should be correct.

If you have issue with the Basix TCP then you should be addressing those concerns with BASIX.

In this instance Basix TCP clearly overrides the NatHERS tech notes and the modelling is wrong and will continue to be marked wrong and highlight as an error to the council.

Assessor judgement does not extend to changing things 'one does not agree with' it is in place for complex modelling. **This is a standard class 2 and is not complex.**

Regards,

Mary Rentsch  
Quality Assurance Co-ordinator  
Monday, Tuesday, Thursday & Friday  
ABSA  
Level 1 / 241 Castlereagh St  
SYDNEY NSW 2000  
(02) 9211 0953

---

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**Erica Chan**

May 26, 2020, 4:58:42 PM GMT+10

Hi Mary,

I have re-attached the attachment for your reference.

Please let me know if you are still experiencing difficulties in receiving, I would move to a dropbox system.

Regards,

Erica Chan

Sustainability Engineer

Northrop Consulting Engineers Pty Ltd

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L11 345 George Street Sydney NSW 2000

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-- Forwarded part --

\*\*\*[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. \*\*\*

Hi Sohini,

The updated BASIX/NatHERS documentation has not addressed the problems identified in the review of the submission.

Given the extent of perceived problems identified in the previous submission, we referred two apartments to be corrected before resubmission. We understand the Assessor was made aware of the audit and audit findings.

The AAO audit reports are attached for your information.

We have conducted a preliminary review of the resubmission against the AAO audit recommendations and findings.

1. Apartments with skylights are still modelled with BERS v4.3, which renders the certificate invalid. The certificate is invalid as the BERS v4.3 is not a valid BERS version.
2. Not all exhaust fans required by the BCA has been included in the modelling. Eg 2304 has only included one exhaust fan.



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\* [SSen@cityofparramatta.nsw.gov.au](mailto:SSen@cityofparramatta.nsw.gov.au)

City of Parramatta  
126 Church Street, Parramatta NSW 2150

PO Box 32, Parramatta, NSW 2124

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(<https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cityofparramatta.nsw.gov.au/&uiGX4H880w5MVqtIZ%2FKIXtJlNkawDfvP8nnAe4tkTbo%3D&reserved=0>)

Attachment(s)

[image004.jpg](#)

[image005.jpg](#)

[image006.jpg](#)

[unnamed\\_attachment\\_1.eml](#)



**Mary Rentsch (Australian Building Sustainability Association)**

May 26, 2020, 4:54:43 PM GMT+10

Hi Erica,

Sorry but the DA number means nothing to us and none of the images at the bottom have the address on them.

Regards,

Mary Rentsch  
Quality Assurance Co-ordinator  
Monday, Tuesday, Thursday & Friday  
ABSA  
Level 1 / 241 Castlereagh St  
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**Erica Chan**

May 26, 2020, 4:49:23 PM GMT+10

Hi Mary,

---

As provided in the previous email's attachment, this is in regards to 134-142 Parramatta Road Granville.

Kind Regards,

Erica Chan

Sustainability Engineer

Northrop Consulting Engineers Pty Ltd

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Attachment(s)

[image001.jpg](#)

[image002.jpg](#)

[image003.jpg](#)

[image004.jpg](#)



**Mary Rentsch** (Australian Building Sustainability Association)

May 26, 2020, 4:44:22 PM GMT+10

Hi Erica,

If this is in relation to Melrose Park Certificate 0004464459-02 dated 15 May 2020

We sent a request for the updated rating file last Thursday so we could comment.

Please provide.

Regards,

Mary Rentsch

Quality Assurance Co-ordinator

Monday, Tuesday, Thursday & Friday

ABSA

Level 1 /241 Castlereagh St

SYDNEY NSW 2000

(02) 9211 0953



**Erica Chan**

May 26, 2020, 4:07:08 PM GMT+10

Hi ABSA Team,

We have recently received comments from Parramatta council regarding our BASIX submission.

We had a meeting with the council to talk through their queries and our modelling approach, and council

Please see below council's comments and our responses (in blue). Can ABSA please provide comments

1. Apartments with skylights are still modelled with BERS v4.3, which renders the certificate invalid. The

Clarification of the skylights will be included in the re-issue stamped drawings.

2. Not all exhaust fans required by the BCA has been included in the modelling. Eg 2304 has only included

Exhaust fans have been included in the modelling, the exhaust fans for bathroom and kitchen in unit 2

3. Auditor has not allowed for downlights as per default values from BASIX TCP.

As stated in the BASIX Thermal Comfort Protocol section 4.13.1, if lighting plan is not available, assess

4. The need for fall prevention compliant screens needs to be properly detailed and shown on the architect

As the project is at DA stage, detailed architectural plans/ window schedules are not yet available. Further, (25kg) as required in the National Construction Code (Vol 1: D.2.24 & Vol 2: 3.9.2.6).

5. Incorrectly modelled walls adjacent to the lift shaft and entry to the apartments has not been corrected

The project has enclosed corridors with the only external wall section mainly glazed.

Lift Shafts:

Since BASIX Thermal Comfort Protocol made no mention on dwellings adjoining walls to lifts, assessors

Entry to apartments:

As stated in BASIX Thermal Comfort Protocol section 4.16, for apartment walls shared with adjoining spaces adjacent to a non-conditioned day-time zone.

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This is an outdated clause on the BASIX Thermal Comfort Protocol as non-conditioned day-time zone is adjacent to neighbor, however, this is result in an additional non-conditioned zone and floor area in the building will result in the suggestion that the apartment owners are responsible for the heating and cooling of the building.

Thanks.

Kind Regards,

Erica Chan

Sustainability Engineer

Northrop Consulting Engineers Pty Ltd

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L11 345 George Street Sydney NSW 2000

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From: Sohini Sen <[SSen@cityofparramatta.nsw.gov.au](mailto:SSen@cityofparramatta.nsw.gov.au)>

Sent: Monday, 18 May 2020 2:13 PM

To: Schandel Fortu <[schandel@thinkplanners.com.au](mailto:schandel@thinkplanners.com.au)>

Subject: DA/655/2019 – ESD consultant comments

Good afternoon Schandel,

As discussed, please see the attached emails which contain the ESD consultant comments.

I will send the other comments to you as they come through.

Regards,

Sohini Sen

Senior Development Assessment Officer | Development Assessment

City Strategy and Development

(: 9806 5294

\* [SSen@cityofparramatta.nsw.gov.au](mailto:SSen@cityofparramatta.nsw.gov.au)

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(<https://apac01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cityofparramatta.nsw.gov.au/FvQvYScZdlyDVRjhA8%3D&reserved=0>)

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-- Forwarded part --

\*\*\*[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. \*\*\*

Hi Sohini,

The updated BASIX/NatHERS documentation has not addressed the problems identified in the review of

Given the extent of perceived problems identified in the previous submission, we referred two apartments corrected before resubmission. We understand the Assessor was made aware of the audit and audit findings.

The AAO audit reports are attached for your information.

We have conducted a preliminary review of the resubmission against the AAO audit recommendations.

1. Apartments with skylights are still modelled with BERS v4.3, which renders the certificate invalid. The
2. Not all exhaust fans required by the BCA has been included in the modelling. Eg 2304 has only included
3. Auditor has not allowed for downlights as per default values from BASIX TCP.
4. The need for fall prevention compliant screens needs to be properly detailed and shown on the architectural
5. Incorrectly modelled walls adjacent to the lift shaft and entry to the apartments has not been corrected

The above issues are material to compliance with BASIX and the City bears an unreasonable cost in reviewing

We recommend the applicant provides a resubmission of the BASIX certification that corrects all the issues

I will respond separately on the other aspects in the other ESD comments.

Please let me know if any questions.

Regards,

Ché

13

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[image005.png](#)

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[image010.jpg](#)

[image011.jpg](#)

[image023.jpg](#)

[image024.jpg](#)

[image025.jpg](#)

[image026.jpg](#)

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This email is a service from Australian Building Sustainability Association. Delivered by [Zendesk](#).

## Advice Note

**Date:** 04.08.2020

**Project:** DA/655/2019 | 134-142 Parramatta Road, 26-38 Good Street, 59-61 Cowper Street Granville

**Subject:** Response to Council RFIs

**Document Reference:** SY191237-SEME-2

This advice note intends to respond to City of Parramatta's comments raised in 16<sup>th</sup> July 2020, regarding the BASIX package prepared for the above-mentioned DA application. Northrop has sought out advices from AAO and Software Provider on the modelling approach and responses, copies of the correspondence from both organisations are attached in the appendix.

**1. Apartments with skylights are still modelled with BERS v4.3, which renders the certificate invalid. The Auditor had stated that the clarification to be provided if skylights are fixed with a shaft or to be remodelled in BERS 4.4, none of the above actions have been carried out.**

Guidance has been sought from ABSA which advised us to contact the BERS Pro software provider – Energy Inspection. Energy Inspection has confirmed the proposed skylight is fixed with a shaft which is allowable under BERS Pro v4.3 as skylight. Hence it has been modelled correctly.

Copy of correspondence from ABSA, Energy Inspection and the section drawing of skylight are provided in the appendix.

**2. Auditor has not allowed for downlights as per default values from BASIX TCP.**

As stated in the BASIX Thermal Comfort Protocol 4.13.1, if lighting plan is not available, assessor may rate the dwelling with no ceiling penetrations from luminaires.

### **4.13.1 Loss of ceiling insulation from ceiling penetrations**

The loss of ceiling insulation must be considered if anything is installed which requires penetration through the ceiling including recessed luminaires, vents or exhaust fans. Refer to the NatHERS Technical Notes for details.

If the lighting plan is not available after written requests to the client have been made, Accredited Assessors may rate the dwelling with no ceiling penetrations from luminaires. Alternatively, Accredited Assessors may model the penetrations based on the following defaults:

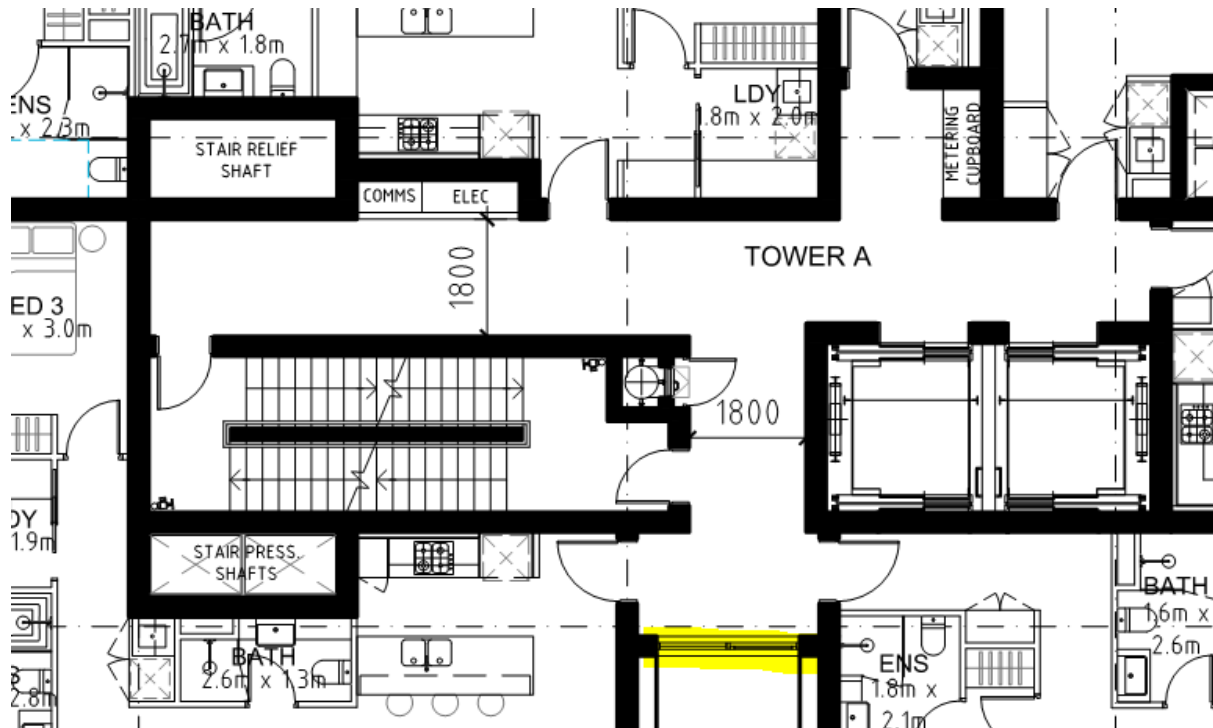
- Halogen downlights with the default dimensions and clearance from the software, in each zone where the downlights are likely to be installed based on the professional judgement of Accredited Assessors, and
- At a rate of 4 ventilated recessed downlights per 10 square metres of ceiling area in each zone being considered by Accredited Assessors. For zones between 5 and 10 square metres allow 2 recessed downlights and 1 recessed downlight for zones less than 5 square metres. For example a combined living/kitchen area of 15 square metres would have 6 ventilated recessed downlights, and a living/dining of 30 square metres would have 12.

The certificate must be revised when the lighting plan becomes available and if the number of ceiling penetrations from recessed luminaires being modelled (none or the defaults listed above) is lower than the number in the lighting plan. Using the defaults above may reduce the impacts of simulated heating and cooling loads after revisions.

ABSA has confirmed this is an acceptable approach as long as the final report will be revised when lighting plans become available. ABSA's correspondence is provided at the appendix.

### 3. Incorrectly modelled walls adjacent to the lift shaft and entry to the apartments has not been corrected.

The project has enclosed corridors with the only external wall section mainly glazed.



As stated in BASIX Thermal Comfort Protocol 4.16, for apartment walls shared with adjoining spaces that are enclosed but not conditioned, and where the adjoining space is a corridor with a majority of the external wall being glazing, the shared wall should be modelled as internal wall adjacent to a non-conditioned day-time zone.

Where walls, floors or ceilings are shared with adjoining spaces that are enclosed but not conditioned, they shall be described as external walls, floors above outdoor air or roofs, but with zero solar absorbance and modelled with an additional R0.5 insulation. However, where the adjoining space is a corridor with a majority of the external wall being glazing, the shared wall shall be described as an internal wall adjacent to a non-conditioned day-time zone, with the zone having the same length as the shared wall.

ABSA has confirmed that as long as the wall shared with the corridor and common area are modelled in line with BASIX Thermal Comfort Protocol 4.16, it would be considered as compliant. We confirm that the models have been updated to reflect the above modelling approach. A copy ABSA's email response is provided in the appendix.

| Date       | Rev | Issue           | Author  | Verifier      |
|------------|-----|-----------------|---------|---------------|
| 19.06.2020 | 1   | For Information | E. Chan | I. Van Eerden |
| 04.08.2020 | 2   | Second Issue    | E. Chan | A. Girgis     |

## Appendix A – Correspondence from Energy Inspection

## Erica Chan

---

**From:** Helen Reich (Energy Inspection) <admin@energyinspection.com.au>  
**Sent:** Monday, 3 August 2020 1:36 PM  
**To:** Erica Chan  
**Subject:** [Energy Inspection] Re: 'echan@northrop.com.au' submitted the form from your 'Contact/Support' page

##- Please type your reply above this line -##

Your request (12837) has been updated. To add additional comments, reply to this email.



**Helen Reich (Energy Inspection)**

Aug 3, 2020, 1:35 PM GMT+10

Hi Erica,

Yes the skylight modeling in BERS allows for a fixed, inoperable skylight, with a shaft calculation. From BERS Pro v4.4.0. forward, operable roof windows were accredited and added to the software. Your drawing shows a skylight which is fixed.

Kind Regards,

Helen Reich | Operations & Support| Energy Inspection

Email: [admin@energyinspection.com.au](mailto:admin@energyinspection.com.au)



Remember you can also refer to the [AccuRate FAQs](#) and [BERS Pro FAQs](#).



**Erica Chan**

Aug 3, 2020, 10:39 AM GMT+10

Hi Helen,

As mentioned in the enquiry below. Please find attached section drawing for the skylight.

Kind Regards,

---

**Erica Chan**

Sustainability Engineer

**Northrop Consulting Engineers Pty Ltd**

**T02 9241 4188 D 02 9156 3127**

L11 345 George Street Sydney NSW 2000

[www.northrop.com.au](http://www.northrop.com.au)



Attachment(s)

[DA350 – SKYLIGHT DETAILS-A.pdf](#)



**Erica Chan**

Aug 3, 2020, 10:37 AM GMT+10

**'echan@northrop.com.au' submitted the form from your  
'Contact/Support' page**

---

A user has submitted the contact form on your store.

**Here are their details:**

|                       |                       |
|-----------------------|-----------------------|
| <b>Full Name:</b>     | Erica Chan            |
| <b>Email Address:</b> | echan@northrop.com.au |
| <b>Phone Number:</b>  | 0292414188            |

Hi Helen,

We have completed a NatHERS assessment last year under BERS Pro v4.3 and council has requested clarification on the skylight type as BERS Pro v4.3 allows skylights but not roof windows.

As stated in NatHERS "Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated.", and as demonstrated in the attached section drawing on the typical skylight (will provide the attachment in the follow-up email), the proposed skylights in the development is a fixed skylight with shaft. Therefore, we have modelled the skylights as skylights as opposed to roof windows which will not have a shaft. Could Energy Inspection confirm this is considered as a skylight not a roof window?

Please let me know if you require further information. Thanks.

Kind Regards,

Erica

---

For support email us at: [admin@energyinspection.com.au](mailto:admin@energyinspection.com.au). Please include your order number (#) with your inquiry.

Thanks again,

**Energy Inspection**

Customer Service Team

Energy Inspection Pty Ltd

ABN 46 605 277 343

Suite 21

47 Bourke Street

Melbourne VIC 3000

<https://www.energyinspection.com.au>

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## Appendix B – Correspondence from ABSA

## Erica Chan

---

**From:** general@absa.net.au  
**Sent:** Friday, 31 July 2020 4:48 PM  
**To:** Erica Chan  
**Subject:** [Australian Building Sustainability Association] Re: RE: [Australian Building Sustainability Association] Re: FW: DA/655/2019 - ESD consultant comments

##- Please type your reply above this line -##

Your request ([#55150](#)) has been solved. To reopen this request, reply to this email or click the link below:  
<http://absa.zendesk.com/hc/requests/55150>



**Mary Rentsch (Australian Building Sustainability Association)**

Jul 31, 2020, 4:47 PM GMT+10

Hi Erica,

1. This would need to be address by the software provider Energy Inspection. The section provided from ABSA's perspective could be interpreted either way and clear clarification can be sought from the software provider as to what they were allowed to model under Bers 4.3 as a skylight and then this info can be passed onto the council.
2. The BASIX TCP 4.13.1 clear states the certificate must revised when the lighting plan becomes available, You can no just simply specify sealed downlights as they still require some small loss of insulation. Please read in detail BASIX TCP 4.13.1 as it provides step by step procedure for downlights and this is what ABSA would approve.
3. The BASIX TCP 4.16 over rides the tech notes and as such 4.16 states the following :  
Where walls, floors or ceilings are shared with adjoining spaces that are enclosed but not conditioned, they shall be described as external walls, floors above outdoor air or roofs, but with zero solar absorptance and modelled with an additional R0.5 insulation. However, where the adjoining space is a corridor with a majority of the external wall being glazing, the shared wall shall be described as an internal wall adjacent to a non-conditioned day-time zone, with the zone having the same length as the shared wall. As long as the small corridor is modelled in line with the above explanation then it would be considered compliant.

It is important for council and the assessor to remember that the BASIX TCP over rules the NatHERS technical notes. This has been confirmed by the Basix team as the correct way to use the modelling software

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**As an additional note**, the latest versions of the updated software have new ‘neighbouring’ zones available (basement garage, glazed corridor etc). BASIX has recently confirmed that these zones may NOT YET be used for assessments conducted in NSW under the BASIX protocol, as the current protocol takes precedence over the Thermal Comfort Notes (and the adjacent zone rulings still apply).

We hope that an updated protocol will soon be released which will allow assessors to use the software to its full capability.

Regards,

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**Erica Chan**

Jul 31, 2020, 12:15 PM GMT+10

This is a follow-up to your previous request [#54489](#) "FW: DA/655/2019 – ESD consu..."

Hi Mary,

I hope this email finds you well.

Apologies to bother you once again. We have received further council's comments based on the last RFI and they would like to receive clear confirmation from ABSA on some raised items. Please find attached (file name: DA\_655\_2019 – 134–142 Parramatta Road Granville Review (16 July 2020).pdf) for reference.

1. Council requires clarification on the skylight. As stated in NatHERS “Roof windows are ‘openable or fixed windows in a roof’ and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated.”, and as demonstrated in the attached section drawing on the typical skylight (file name: DA350–SKYLIGHT DETAILS–A.pdf), the proposed skylights in the development is a fixed skylight with shaft. Therefore, we have modelled the skylights as skylights as opposed to roof windows which will not have a shaft,

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please find attached bers file as example. Could ABSA confirm this is considered as a skylight not a roof window?

1. Council requires confirmation from ABSA that BASIX Thermal Comfort Protocol 4.13.1 allows for no ceiling penetrations from luminaires in modelling when lighting plan is not available. As the project is currently DA stage, no lighting plans have been developed yet, however we have required and notified the use of thermally sealed downlights to the electrical team to ensure the thermal performance of the dwellings will remain the same.

1. Council requires confirmation on the heavily glazed corridors. As the project has an enclosed corridor with the only external wall section being fully glazed, we have modelled the corridor as an additional unconditioned zone and stairs/lift shafts as external wall with additional R0.5 and zero solar absorptance as per BASIX Thermal Comfort Protocol 4.16. Please find attached screenshots and drawings (file names: level 23.pdf and south elevation.pdf), and a copy of the bers file for you reference.

If you require further information, please let me know. Your assistance on these matters would be greatly appreciated.

Thanks.

Kind Regards,

Erica Chan

Sustainability Engineer

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Attachment(s)

[image006.jpg](#)

[image007.jpg](#)

[image008.jpg](#)

[image009.jpg](#)

[image010.jpg](#)

[DA\\_655\\_2019 - 134-142 Parramatta Road Granville Review \(16 July 2020\).pdf](#)

[DA350 - SKYLIGHT DETAILS-A.pdf](#)

[level 23.pdf](#)

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[south elevation.pdf](#)  
[2304\\_1.BER](#)

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## Appendix C – Section Drawing of skylight



A

## Advice Note

**Date:** 15.09.2020

**Project:** DA/655/2019 | 134-142 Parramatta Road, 26-38 Good Street, 59-61 Cowper Street Granville

**Subject:** Response to Council RFIs

**Document Reference:** SY191237-SEME-3

This advice note intends to respond to City of Parramatta's comments raised in 4<sup>th</sup> September 2020, regarding the BASIX package prepared for the above-mentioned DA application. Based on council's comments, Northrop has produced an amended set of stamped drawings which includes the following requests from the council.

- Comment on downlights is included on plan DA002
- Location of the rainwater tank is indicated on plan DA102
- Location of the solar PV panels are indicated on plan DA111
- Detail of the skylight is included on plan DA350

Furthermore, council has expressed a concern about the AC condenser units located on the balconies. While we appreciate council's recommendation regarding the heat rejection from condensing units, however it does not propose any compliance issue as the proposed building design is compliance with the minimum standards. Moreover, the concerns around natural ventilation and noise are envisaged to be insignificant, as occupants are not likely to be both operating the AC and opening the windows/doors for natural ventilation at the same time.

| Date       | Rev | Issue           | Author  | Verifier      |
|------------|-----|-----------------|---------|---------------|
| 19.06.2020 | 1   | For Information | E. Chan | I. Van Eerden |
| 04.08.2020 | 2   | Second Issue    | E. Chan | A. Girgis     |
| 15.09.2020 | 3   | Third Issue     | E. Chan | A. Girgis     |