

# Assessor Certificate



## Multiple Dwellings

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

<b>Date:</b>	4 August 2022	<b>BSA File ref:</b>	17473
<b>Assessor</b>			
<b>Name:</b>	Gavin Chambers	<b>Company:</b>	Building Sustainability Assessments
<b>Assessor #:</b>	DMN/13/1491		
<b>Address:</b>	7 William Street, HAMILTON NSW 2303		
<b>Phone:</b>	(02) 4962 3439	<b>Email:</b>	enquiries@buildingsustainability.net.au
<b>Declaration of interest in the project design:</b>	None		
<b>Project</b>			
<b>Address:</b>	27A-29 Pine Avenue BROOKVALE NSW 2100		
<b>Climate Zone:</b>	56		
<b>Assessment</b>			
<b>Software:</b>	BERS Pro 4.4	<b>Ceiling fans used in the modelling:</b>	Living areas: None, Bedrooms: None
<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)

Walsh Architects 27.07.2022 E


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

Attached to the drawings and is on page: DA040




Scan QR code to see NatHERS Certificate ↑

Thermal performance specifications					Certificate #	0006750470	Page 1 of 3
Unit No.	Floor Areas		Predict. loads (MJ/M <sup>2</sup> /y)		Star Rating	Basix Floor Type and Area m <sup>2</sup>	
	Cond.	Uncond.	Heat	Cool			
1	63	0	17.8	15.1	7.4		
2	81	4	16.0	15.1	7.6		
3	78	0	44.2	10.4	5.7		
4	74	0	13.2	11.3	8.1		
5	60	0	42.6	22.0	5.1		
6	84	4	14.2	15.3	7.7		
7	64	0	13.8	16.9	7.6		
8	74	5	23.9	19.0	6.7		
9	119	6	33.5	15.4	6.2		
10	49	5	25.9	14.9	6.8		
11	49	5	26.1	14.5	6.9		
12	87	6	31.6	14.8	6.4		
13	74	5	25.1	17.9	6.7		
14	80	0	21.5	11.3	7.4		
15	75	5	26.3	18.8	6.4		



**0006750470 04 Aug 2022**


**Assessor** Gavin Chambers  
**Accreditation No.** DMN13/1491  
**Address**  
 27A-29 Pine Avenue ,  
 Brookvale , NSW , 2100



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<b>August 2022</b>		<b>BSA Reference: 17473</b>		
<b>Building Sustainability Assessments</b>		<b>Ph: (02) 4962 3439</b>		
<b>enquiries@buildingsustainability.net.au</b>		<b>www.buildingsustainability.net.au</b>		
<b>Important Note</b>				
<p>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 &amp; ventilation are complied with at construction.</p> <p>In NSW both BASIX &amp; the BCA variations must be complied with, in particular the following:</p> <ul style="list-style-type: none"> <li>- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1</li> <li>- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) &amp; 3.12.1.4(d)</li> <li>- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) &amp; (e) or (c), (d) &amp; (e)</li> <li>- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.</li> </ul>				
<b>Thermal Performance Specifications (does not apply to garage)</b>				
<b>External Wall Construction</b>		<i>Added Insulation</i>		
Lightweight				R2.0
<b>Internal Wall Construction</b>		<i>Added Insulation</i>		
Plasterboard on studs				None
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)				None
<b>Ceiling Construction</b>		<i>Added Insulation</i>		
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above		
<b>Roof Construction</b>		<i>Colour (Solar Absorptance)</i>	<i>Added Insulation</i>	
Concrete	Any			None
Metal	Any			Foil + R1.0
<b>Floor Construction</b>		<i>Covering (if not noted default values used)</i>	<i>Added Insulation</i>	
Concrete	As drawn	R0.5 to floors adjacent to basement carpark		
Concrete	As drawn	R2.0 to floors where open below to U3 only		
<b>Windows</b>	<i>Glass and frame type</i>	<i>U value</i>	<i>SHGC Range</i>	<i>Area sq m</i>
ALM-001-01 A	Aluminium Type A Single clear	6.70	0.51 - 0.63	As drawn
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77	As drawn
<p>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 &amp; doors, fixed windows, stacker doors, louvres</p>				
<b>Skylights</b>	<i>Glass and frame type</i>	<i>U</i>	<i>SHGC</i>	<i>Area sq m</i>
<i>Detail</i>				
<p>U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower &amp; the SHGC is within the range specified</p>				
<b>Shade elements</b>		<i>(eaves, verandahs, awnings etc)</i>		
All shade elements modelled as drawn				
<b>Ceiling Penetrations</b>		<i>(downlights, exhaust fans, flues etc)</i>		
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.				
<b>Additional Notes</b>				
Nil				

Unit No.	Floor Areas		Predict. loads (MJ/M <sup>2</sup> /y)		Star Rating	Basix Floor Type and Area m <sup>2</sup>
	Cond.	Uncond.	Heat	Cool		
16	87	6	29.5	14.7	6.6	
17	49	5	27.9	13.4	6.8	
18	49	5	26.7	13.9	6.9	
19	49	5	23.9	18.2	6.7	
20	93	6	27.0	16.3	6.6	



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