

Assessor Certificate



Multiple Dwellings

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

Date:	29 September 2023	BSA File ref:	19787
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:	135 Paton Street WOY WOY NSW 2256		
Climate Zone:	15		
Assessment			
Software:	BERS Pro 4.4	Ceiling fans used in the modelling:	Living areas: Yes, Bedrooms: Yes
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)

Howard Leslie & Assoc Plans for Job No: 05-WIP 23738

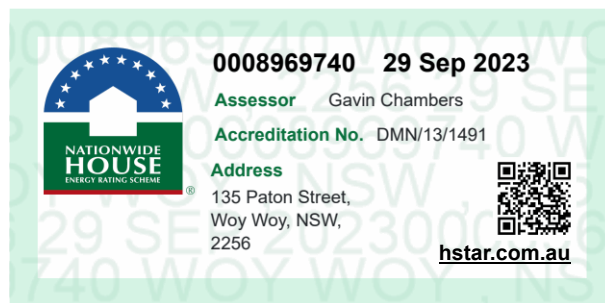
Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: 05-WIP 23738-A41



Scan QR code to see NatHERS Certificate ↑

Thermal performance specifications			Certificate #				0008969740	Page 1 of 2
Unit No.	Floor Areas		Predict. loads (MJ/M ² /y)				Basix Floor Type and Area m ²	
	Cond.	Uncond.	Heat	Cool	Total	Star		
1	100	6	57.8	32.7	90.5	4.8	Susp Open: 57, Garage: 10,	
2	106	0	36.9	31.1	68.0	5.9	Susp Open: 58, Garage: 3,	
3	106	0	46.8	33.1	79.9	5.3	Susp Open: 58, Garage: 3,	



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enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au		
Important Note				
<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 & ventilation are complied with at construction.</p> <p>In NSW both BASIX & the BCA variations must be complied with, in particular the following:</p> <ul style="list-style-type: none"> - 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 (sole occupancy units only)				
External Wall Construction		<i>Added Insulation</i>		
Brick Veneer & Lightweight on battens		R2.0		
Internal Wall Construction		<i>Added Insulation</i>		
Plasterboard on studs (internal to units)		R2.0 to walls adjacent to garage		
Plasterboard + stud + shaft liner + stud + p'board (party wall between units)		R2.0 + R2.0		
Ceiling Construction		<i>Added Insulation</i>		
Plasterboard		R5.0 to ceilings adjacent to roof and decks above		
Roof Construction		<i>Colour (Solar Absorptance)</i>		<i>Added Insulation</i>
Tile	Medium (SA0.50)			Foil
Metal	Medium (SA0.50)			Foil
Floor Construction		<i>Covering</i>		<i>Added Insulation</i>
Timber	As drawn (if not noted default values used)			R2.0 to ground floor
Timber	As drawn (if not noted default values used)			R2.0 where open below
		R2.0 floors adjacent to garage		
Windows	<i>Glass and frame type</i>	<i>U value</i>	<i>SHGC Range</i>	<i>Area sq m</i>
Performance glazing Type A		4.80	0.46 - 0.56	As drawn
Performance glazing Type B		4.80	0.53 - 0.65	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 & doors, fixed windows, stacker doors, louvres</p>				
Skylights	<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 & the SHGC is within the range specified</p>				
Shade elements		<i>(eaves, verandahs, awnings etc)</i>		
All shade elements modelled as drawn				
Ceiling Penetrations		<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.				
Additional Notes				
1400mm diam. ceiling fans to bedrooms, living rooms, dining rooms				