

Assessor Certificate

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



Building
Sustainability Assessments

DATE 24 January 2022

Date: 21 December 2021 BSA File ref: 17944

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: 28 South Street

STRATHFIELD NSW 2135

Assessment

Software: BERS Pro 4.4

BERS File Run Ref: 17944 - R_2

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)

CHD Design Project No. 2008

Thermal Performance Specification (copy below) is
attached to the drawings and is on page:

Drwg No. 01

BASIX Project Details

(enter these details on the Site Details page)

Conditioned Floor Area: 626 m²

Unconditioned Floor Area: 7 m²

BASIX Thermal Comfort Details

(enter these details on the Assessor Details page)

Assessor Number: DMN/13/1491

Certificate Number: 0006956783

Climate Zone: 56

Ceiling Fans Modelled to Living Areas: No Bedrooms: No

(enter these details on the Construction page)

Concrete slab on ground: 198 m²

Suspended floor open subfloor: 4 m²

Suspended floor enclosed subfloor: - m²

Suspended floor above garage: yes

(enter these details on the Thermal Loads page)

Heating: 38.4 (MJ/m²/annum)

Cooling: 20.7 (MJ/m²/annum)

Total: 59.1 (MJ/m²/annum)

Stars: 5.4 (NatHERS)

December 2021	BSA Reference: 17944
Building Sustainability Assessments	Ph: (02) 4962 3439
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Important Note

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.
If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction		Added Insulation
200mm Concrete to basement		R1.0
Cavity Brick to ground floor		R1.0
Internal Wall Construction		Added Insulation
Plasterboard on studs & Brick		R2.0 to walls adjacent to car park

Ceiling Construction		Added Insulation
Plasterboard		R3.5 to ceilings adjacent to roof space

Roof Construction		Colour	Added Insulation
Metal	Any	Foil + R1.0 blanket	
Concrete	Any	None	

Floor Construction		Covering	Added Insulation
Concrete	As drawn		R2.0 to floors where open below
Concrete	As drawn		R2.0 to floors adjacent to garage

Windows	Glass and frame type	U Value	SHGC Range	Area sq m
Performance glazing Type A		4.80	0.46 - 0.56	As drawn
Performance glazing Type B		4.80	0.53 - 0.65	As drawn

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 Value	SHGC	Area sq m
VEL-010-01 W		2.50	0.21	As drawn

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified

External Window Shading (eaves, verandahs, pergolas, awnings etc)

All shade elements modelled as drawn

Ceiling Penetrations (downlights, exhaust fans, flues etc)

No adjustment has been made for losses to insulation arising from ceiling penetrations unless noted on stamped plans.

Ceiling Fans used in the Modelling and to be installed in the following areas

Living areas = None, Bedrooms = None

0006956783 21 Dec 2021
Assessor Gavin Chambers
Accreditation No. DMN/13/1491
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28 South Street, Strathfield,
NSW, 2135

www.nathers.gov.au

hstar.com.au