

Assessor Certificate

Multiple Dwellings

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



Date:	22 September 2016	BSA File ref:	11347
Assessor			
Name:	Gavin Chambers	Company:	Building Sustainability Assessments
Assessor #:	BDAV/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:	134 Pitt Street		
	REDFERN NSW 2016	Climate Zone:	56
Assessment			
Software:	BERS Pro 4.3		

Affix assessor stamp

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)

Tony Owen Project No. 956

Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: A010

	Building Sustainability Assessments	
Certificate Number	0000774730	
Accreditation Number	VIC/BDAV/13/1491	
Signature		Date 22/09/2016

Thermal performance specifications					Certificate #	0000774730	Page 1 of 7
Unit No.	Floor Areas		Predict. loads (MJ/M ² /y)		Star Rating	Basix Floor Type and Area m ²	
	Cond.	Uncond.	Heat	Cool			
LG01	70	0	54	22	4.4		
LG02	71	0	15	18	7.4		
LG03	50	0	57	26	4.2		
LG04	50	0	28	27	5.8		
LG05	49	0	62	20	4.3		
LG06	50	0	29	25	5.8		
LG07	97	0	24	11	7.4		
LG08	96	0	30	11	6.9		
LG09	50	0	26	19	6.5		
LG10	70	0	34	59	3.9		
LG11	49	0	49	44	3.9		
LG12	49	0	39	39	4.4		
LG13	72	0	31	58	3.9		
LG14	95	0	33	51	4.2		
LG15	35	0	30	59	3.9		



Building
Sustainability Assessments

CORPORATE MEMBER

Building Designers Association Victoria

Certificate Number **0000774730**

Accreditation Number VIC/BDV/13/1491

Signature  Date 22/09/2016

August 2016		BSA Reference: 11347		
Building Sustainability Assessments		Ph: (02) 4962 3439		
enquiries@buildingsustainability.net.au		www. buildingsustainability.net.au		
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If different construction elements are applied then the Assessor Certificate is no longer valid.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				
External Wall Construction		Added Insulation		
150 Concrete + Frame + Plasterboard		R2.0		
Internal Wall Construction		Added Insulation		
Plasterboard on studs (internal to units)		none		
150 Concrete + Frame + Plasterboard (walls to lobbies, lifts, stairwells & party walls)		R2.0		
Ceiling Construction		Added Insulation		
Plasterboard		R3.5 to ceilings adjacent to roof and decks above		
Roof Construction		Colour	Added Insulation	
Concrete		Any	none	
Floor Construction		Covering	Added Insulation	
Concrete		As drawn	none	
Windows	Glass and frame type	U Value	SHGC	Area sq m
ALM-001-01 A	Aluminium Type A Single Clear	6.7	0.57	As drawn
ALM-002-01 A	Aluminium Type B Single Clear	6.7	0.70	As drawn
ALM-002-03 A	Aluminium Type B Single Low-e	5.4	0.58	(To units LG10, LG15, LG17, LG20 Only)
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
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.				
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.				
If insulation losses > 0.5% of the ceiling area occur then the assessment is no longer valid.				

Assessor Certificate			Assessor # BDAV/13/1491			Issued: 22 September 2016
Thermal performance specifications			Certificate # 0000774730			Page 3 of 7
Unit No.	Floor Areas		Predict. loads (MJ/M ² /y)		Star Rating	Basix Floor Type and Area m ²
	Cond.	Uncond.	Heat	Cool		
LG16	73	0	29	59	4.1	
LG17	70	0	34	58	3.9	
LG18	49	0	49	43	3.9	
LG19	49	0	39	38	4.4	
LG20	72	0	24	53	4.4	
LG21	53	0	63	18	4.3	
LG22	53	0	27	20	6.4	
LG23	95	0	49	18	4.9	
LG24	49	0	34	41	4.5	
LG25	50	0	30	46	4.4	
LG26	103	0	23	15	7.1	
LG27	96	0	42	16	5.4	
LG28	53	0	40	30	4.8	
LG29	75	0	40	15	5.8	
LG30	103	0	25	14	7.1	
LG31	49	0	64	41	3.4	
G01	70	0	48	24	4.7	
G02	71	0	13	15	7.8	
G03	50	0	54	22	4.4	
G04	51	0	29	20	6.2	
G05	49	0	56	19	4.4	
G06	53	0	26	24	6.2	
G07	98	0	20	11	7.7	
G08	97	0	21	10	7.6	
G09	54	0	26	17	6.7	
G10	91	0	59	22	4.3	
G11	50	0	30	19	6.2	
G12	70	0	27	32	5.4	
G13	49	0	38	24	5.3	
G14	49	0	31	25	5.6	
G15	72	0	21	36	5.6	
G16	70	0	25	22	6.3	
G17	69	0	42	41	4.2	
G18	72	0	16	32	6.4	
G19	70	0	35	45	4.4	
G20	49	0	51	31	4.3	
G21	49	0	41	34	4.4	
G22	72	0	22	40	5.3	
G23	74	0	24	23	6.4	
G24	49	0	22	19	6.8	
G25	68	0	63	19	4.3	
G26	50	0	21	21	6.8	
G27	75	0	14	11	8.1	
G28	71	0	23	11	7.4	

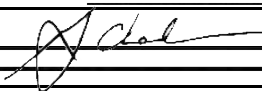

Building Sustainability Assessments

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Signature  Date 22/09/2016

Assessor Certificate			Assessor # BDAV/13/1491			Issued: 22 September 2016
Thermal performance specifications			Certificate # 0000774730			Page 4 of 7
Unit No.	Floor Areas		Predict. loads (MJ/M ² /y)		Star Rating	Basix Floor Type and Area m ²
	Cond.	Uncond.	Heat	Cool		
G29	53	0	26	20	6.4	
G30	40	0	64	25	3.9	
G31	75	0	18	12	7.8	
G32	77	0	18	11	7.9	
G33	70	0	64	22	4.2	
G34	55	0	9	36	6.5	
G35	48	0	51	44	3.9	
G36	48	0	50	34	4.2	
G37	55	0	27	30	5.6	
101	70	0	48	23	4.7	
102	71	0	14	15	7.8	
103	50	0	55	21	4.4	
104	51	0	29	20	6.2	
105	49	0	59	19	4.4	
106	53	0	27	24	6.1	
107	98	0	21	11	7.6	
108	97	0	20	11	7.5	
109	53	0	28	16	6.6	
110	50	0	57	21	4.4	
111	50	0	58	17	4.6	
112	50	0	30	22	5.9	
113	71	0	15	16	7.7	
114	70	0	51	25	4.4	
115	70	0	28	30	5.6	
116	49	0	39	23	5.3	
117	49	0	32	25	5.6	
118	72	0	21	35	5.6	
119	70	0	26	22	6.3	
120	69	0	51	31	4.3	
121	72	0	16	31	6.4	
122	70	0	28	30	5.6	
123	49	0	39	23	5.3	
124	49	0	32	25	5.6	
125	72	0	21	35	5.6	
126	70	0	26	22	6.3	
127	71	0	45	35	4.3	
128	72	0	16	31	6.4	
129	74	0	25	22	6.4	
130	49	0	23	19	6.8	
131	68	0	61	19	4.3	
132	50	0	21	20	6.8	
133	75	0	15	10	8.1	
134	71	0	23	11	7.4	
135	40	0	61	26	4.1	

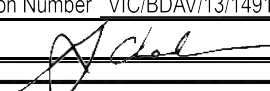

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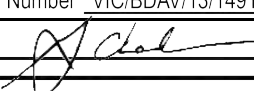
Assessor Certificate			Assessor # BDAV/13/1491			Issued: 22 September 2016
Thermal performance specifications			Certificate # 0000774730			Page 5 of 7
Unit No.	Floor Areas		Predict. loads (MJ/M ² /y)		Star Rating	Basix Floor Type and Area m ²
	Cond.	Uncond.	Heat	Cool		
136	53	0	26	19	6.4	
137	75	0	19	11	7.7	
138	77	0	18	11	7.8	
139	50	0	22	19	6.9	
140	70	0	63	22	4.1	
141	49	0	22	21	6.7	
142	72	0	32	38	4.8	
201	70	0	50	22	4.7	
202	71	0	18	14	7.6	
203	50	0	57	20	4.4	
204	51	0	31	19	6.2	
205	49	0	61	19	4.4	
206	53	0	27	23	6.1	
207	98	0	22	11	7.4	
208	97	0	22	11	7.4	
209	53	0	29	17	6.4	
210	50	0	59	20	4.4	
211	50	0	60	16	4.4	
212	50	0	31	20	5.9	
213	71	0	13	16	7.8	
214	70	0	48	25	4.6	
215	70	0	29	29	5.6	
216	49	0	40	22	5.3	
217	49	0	33	23	5.7	
218	72	0	22	34	5.7	
219	70	0	27	20	6.4	
220	73	0	44	36	4.3	
221	71	0	18	30	6.3	
222	70	0	29	29	5.6	
223	49	0	40	22	5.3	
224	49	0	33	23	5.7	
225	72	0	20	32	5.9	
226	70	0	27	20	6.4	
227	73	0	44	36	4.3	
228	74	0	17	28	6.5	
229	74	0	25	18	6.7	
230	49	0	22	16	7.0	
231	68	0	62	16	4.4	
232	50	0	22	18	6.9	
233	75	0	22	10	7.5	
234	71	0	30	10	6.9	
235	40	0	61	21	4.3	
236	53	0	26	16	6.8	
237	75	0	22	11	7.4	


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Assessor Certificate			Assessor # BDAV/13/1491			Issued: 22 September 2016
Thermal performance specifications			Certificate # 0000774730			Page 6 of 7
Unit No.	Floor Areas		Predict. loads (MJ/M ² /y)		Star Rating	Basix Floor Type and Area m ²
	Cond.	Uncond.	Heat	Cool		
238	77	0	22	10	7.4	
239	50	0	21	16	7.1	
240	70	0	64	18	4.3	
241	49	0	22	18	6.9	
242	72	0	34	33	4.9	
301	70	0	56	15	4.8	
302	71	0	20	13	7.4	
303	50	0	64	15	4.4	
304	51	0	35	15	6.1	
305	49	0	66	16	4.3	
306	53	0	32	18	6.1	
307	98	0	26	10	7.3	
308	97	0	26	10	7.3	
309	53	0	34	14	6.3	
310	50	0	66	15	4.3	
311	50	0	66	14	4.4	
312	50	0	36	15	5.9	
313	71	0	16	15	7.7	
314	70	0	55	20	4.6	
315	50	0	36	13	6.2	
316	49	0	45	17	5.3	
317	49	0	38	17	5.7	
318	72	0	24	22	6.4	
319	50	0	35	14	6.2	
320	74	0	50	26	4.4	
321	72	0	23	22	6.6	
322	50	0	36	13	6.2	
323	49	0	45	17	5.3	
324	49	0	38	17	5.7	
325	72	0	24	22	6.4	
326	50	0	35	14	6.2	
327	74	0	50	26	4.4	
328	72	0	23	22	6.6	
401	70	0	57	15	4.7	
402	71	0	21	13	7.4	
403	50	0	65	15	4.4	
404	51	0	36	15	6.1	
405	49	0	66	16	4.3	
406	53	0	32	18	6.1	
407	98	0	27	9	7.3	
408	97	0	26	10	7.2	
409	53	0	34	14	6.2	
410	50	0	66	15	4.3	
411	50	0	66	16	4.3	



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