

Assessor Certificate

Multiple Dwellings



TAYLOR SMITH
CONSULTING

Non-Regulatory Document

Assessor				
Name:	Raymond Sleiman	Company:	Taylor Smith Consulting	DMN #: 12/1472
Address:	PO Box 5044 Kingsdene NSW 2118			
Phone:	02 9890 8002	Email:	rsleiman@taylorsmith.com.au	
Client				
Name:	Sam Semaan	Company:	Tesseracth	
Address:	31 Woodstock Road, Carlingford NSW 2118			
Phone:	0488 221 234	Email:	sam@tesseracth.com.au	
Project				
Address:	47 Blackbutts Rd, Frenches Forest 2086			
Applicant:	Tesseracth	LGA:	Northern Beaches	
Assessment				
Date:	25/06/25	File ref:	2025246	Software: AccuRate
			Version:	1.3.3.23
			Climate Zone:	56

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:

Thermal Performance Spec:

Attached, Affixed to drawings Page#: A000

Drawings: (Title, Ref.#, Revision, Issue date, etc)

25014, 30-06-2025, DA Issue E

Building Specifications: (Title, Ref.#, Revision, Issue date, etc)



Assessor Certificate DMN Assessor # 12/1472 Certificate # 0012020590-01 Issued: 01/07/25

Thermal performance specifications					
Unit number(s)	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Star Rating
	Cond.	Uncond.	Heat	Cool (Sens & Lat)	
47	238.9	9.2	11.9	16.9	7.1
47A	238.9	9.2	15.1	14.3	7.1

Thermal Performance Specifications

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents

Windows	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
Unit 47		Double Toned	Aluminium	5.2	0.35		Awning
		Double Toned	Aluminium	5.2	0.39		Sliding, Fixed
Unit 47A		Double Low-E	Timber	2.9	0.33		Awning
		Double Low-E	Timber	2.9	0.42		Sliding, Fixed

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
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Window and skylight U and SHGC values, if specified, are according to AFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Insulation	Colour – solar abs.	Detail
Cavity Brick		None	Medium – SA 0.475 – 0.7	Garages
Cavity Brick		15mm Foilboard	Medium – SA 0.475 – 0.7	Ground Floor
Cavity Brick / Render		15mm Foilboard	Medium – SA 0.475 – 0.7	First Floor

Internal walls	Construction	Insulation	Detail
Brick Plasterboard		R2.0 XPS	Garages
Brick Plasterboard		None	As per plan
Cavity Brick		None	Party Walls

Floors	Construction	Insulation	Covering	Detail
Concrete		None	None	Garages
Concrete		R1.0 XPS	Tiles / Carpet / Timber	All Slab on Ground
Concrete		None	Tiles / Carpet / Timber	As per plan
Concrete		R2.0 XPS	Carpet	Outdoor Air Below

Ceilings	Construction	Insulation	Detail
Concrete Plasterboard		R2.0 XPS	Garage Ceiling
Concrete Plasterboard		R3.0 XPS	Concrete Roof Above
Concrete Plasterboard		None	As per plan
Plasterboard		R3.0 Bulk	Metal Roof Above

Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete		**	Light – SA < 0.475	** Insulation in Ceiling Below
Metal		R1.0 Anticon	Light – SA < 0.475	As per plan

Overshadowing	Overshadowing structures
	45 Blackbutts Rd

Orientation, Exposure, Ventilation and Infiltration	
Orientation of nominal north:	8
Terrain category:	Suburban
Seals to windows and doors:	Yes
Lighting plan provided:	No
Recessed downlights:	DEFAULTS MODELLED
Ceiling exhaust fans	DEFAULTS MODELLED



Certificate No. 0012020590-01

Scan QR code or follow website link for rating details.

Assessor name Raymond Sleiman

Accreditation No. DMN/12/1472

Property Address 47 Blackbutts
Road, Frenchs Forest
NSW, 2086

www.hstar.com.au/QR/Generate?p=cJUoZGksR

