

Assessor Certificate

Single Dwelling



TAYLOR SMITH
CONSULTING

Non-Regulatory Document

Assessor				
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Client				
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Project				
Address:	1808 Pittwater Road, Bayview NSW 2104			
Applicant:	Blackmore	LGA:	Northern Beaches	
Assessment				
Date:	31/05/2024	File ref:	2024352	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#: A200

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

2023-11, 20.05.2024, DA Issue C

Assessor Certificate **DMN Assessor #** 12/1472 **Certificate #** 0009224288-01 **Issued:** 07/06/24
THERMAL COMFORT – Simulation Method

The details below must be entered into the BASIX Assessment

Area Calculations (m²)

Net Conditioned Floor Area

222.3

Net Unconditioned Floor Area

0.0

Predicted annual energy loads (MJ/m².annum)

Heating:	18.0
Cooling: (sensible + latent)	11.9
Total:	29.9
Star Rating:	7.0

**Certificate No. 0009224288-01**
Scan QR code or follow website link for rating details.
Assessor name Raymond Sleiman
Accreditation No. DMN/12/1472
Property Address 1808 Pittwater Road, Bayview NSW, 2104
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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	Detail
W2.7		Single Clear	Aluminium	6.7	0.70	Double-Hung

All Other Windows & Doors		Double Low-E	Aluminium	3.6	0.47	Awning, Casement
		Double Low-E	Aluminium	3.6	0.54	Sliding, Fixed, D/H, Louvre

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
		Double Low-E	Aluminium	2.7	0.24		As per plans

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 10% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Insulation	Colour – solar abs.	Detail
Block (FCF) / Timber Cladding		R3.5 XPS	Medium – SA 0.475–0.7	As per plans
Block (FCF)		None	Medium – SA 0.475–0.7	Garage
Block (FCF)		R3.5 XPS	Medium – SA 0.475–0.7	As per plans
Timber Cladding		R3.5 XPS	Medium – SA 0.475–0.7	As per plans

Internal walls	Construction	Insulation	Detail
Brick Plasterboard		None	Lower Floor
Plasterboard on Studs		None	Ground Floor
Plasterboard on Studs		R2.5 Bulk	Garage / Roof Space

Floors	Construction	Insulation	Covering	Detail
Concrete		None	None	Garage
Concrete		None	Tiles / Timber	As per plans

Ceilings	Construction	Insulation	Detail
Concrete Plasterboard		R3.5 XPS	Garage / Balcony / Concrete Roof Above
Plasterboard		R4.0 Bulk	Slate Roof Above

Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete		**	Medium – SA 0.475–0.7	Insulation in Ceiling Below
Slate Tiles		RFL	Dark – SA > 0.7	As per plans

Overshadowing	Overshadowing structures	Overshadowing trees
	1806 Pittwater Road	

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	270
Terrain category:	Suburban
Seals to windows and doors:	Yes
Lighting plan provided:	No
Recessed downlights:	DEFAULTS MODELLED
Ceiling exhaust fans	DEFAULTS MODELLED


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