

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:	Antoine Portier	Company:	STUDIO JOHNSTON	
Address:	Level 1, 268A Devonshire Street, Surry Hills NSW 2010			
Phone:	9211 2700	Email:	antoine@studiojohnston.com.au	
Project				
Address:	13 Lodge Lane, Freshwater NSW 2096			
Applicant:	Connoisseur Property Holdings Pty Ltd	LGA:	Northern Beaches	
Assessment				
Date:	18/09/23	File ref:	2023382	Software:
				AccuRate
			Version:	2.4.3.21
			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#: A-310-002

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

2213, xx.09.23, DA Issue A



Assessor Certificate DMN Assessor # 12/1472 Certificate # 0008915900 Issued: 18/09/23					
Thermal performance specifications					
Unit number(s)	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Star Rating
	Cond.	Uncond.	Heat	Cool (Sens & Lat)	
1	176.1	0.0	42.5	7.2	6.1
2	176.1	0.0	9.9	23.4	7.4
3	160.1	9.3	39.3	19.0	5.4
4	152.0	9.3	24.0	29.0	5.9

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 1		Single Low-E	Aluminium	5.4	0.58		Sliding, Fixed, Double-Hung
Units 2, & 3		Single Clear	Aluminium	6.7	0.57		GD02 (Casement)
		Single Clear	Aluminium	6.7	0.70		Sliding, Fixed, Double-Hung
Unit 4		Double Low-E	Aluminium	4.8	0.34		Throughout
Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
		Double Low-E	Aluminium	2.6	0.24		SK01, SK02

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
Concrete Block		None	Medium – SA 0.475–0.7	Basement Carpark
Concrete Block / Sandstone (F02)		None	Medium – SA 0.475–0.7	Basement Carpark
Concrete Block / Sandstone (F02)		R2.0 XPS	Medium – SA 0.475–0.7	As per plan
Concrete Block / Render (F04)		R2.0 XPS	Light – SA < 0.475	As per plan
Concrete Block / Render (F05)		R2.0 XPS	Dark – SA > 0.70	As per plan
Metal Cladding (F03)		R2.0 Bulk	Medium – SA 0.475–0.7	As per plan

Internal walls	Construction	Insulation	Detail
Brick Plasterboard		None	As per plan
Cavity Brick		None	Party / Lobby Walls
Concrete Block		None	Lift / Stair Walls

Floors	Construction	Insulation	Covering	Detail
Concrete		None	None	Carpark
Concrete		None	Tiles / Carpet / Timber	As per plan

Ceilings	Construction	Insulation	Detail
Plasterboard		R3.0 XPS	Concrete Roof / Balcony Above
Plasterboard		R3.0 Bulk	Metal Roof Above

Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete		**	Medium – SA 0.475–0.7	** Insulation in Ceiling Below
Metal Deck		R1.0 Anticon	Medium – SA 0.475–0.7	As per plan

Overshadowing	Overshadowing structures
	2 Coastview Place

Orientation, Exposure, Ventilation and Infiltration	
Orientation of nominal north:	95
Terrain category:	Suburban / Open (U3 & U4)
Seals to windows and doors:	Yes
Lighting plan provided:	No
Recessed downlights:	No
Ceiling exhaust fans	SEALED



0008915900 18 Sep 2023

Assessor Raymond Sleiman

Accreditation No. DMN/12/1472

Address
13 Lodge Lane,
Freshwater, NSW,
2096

www.hstar.com.au

