

# Assessor Certificate

## Multiple Dwellings



Non-Regulatory Document

Assessor			
<b>Name:</b>	Raymond Sleiman	<b>Company:</b>	Taylor Smith Consulting
<b>DMN #:</b>	12/1472		
<b>Address:</b>	PO Box 5044 Kingsdene NSW 2118		
<b>Phone:</b>	02 9890 8002	<b>Email:</b>	rsleiman@taylorsmith.com.au
Client			
<b>Name:</b>	Harry Feng	<b>Company:</b>	CD Architects
<b>Address:</b>	Level 2, 60 Park Street, Sydney NSW 2000		
<b>Phone:</b>	9267 2000	<b>Email:</b>	harry@cdarchitects.com.au
Project			
<b>Address:</b>	69 Melwood Avenue, Forestville NSW 2087		
<b>Applicant:</b>	Dilcara	<b>LGA:</b>	Northern Beaches
Assessment			
<b>Date:</b>	24/07/23	<b>File ref:</b>	2023371
<b>Software:</b>	AccuRate	<b>Version:</b>	2.4.3.21
<b>Climate Zone:</b>	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#: DA 7044

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

J22558D, 13-07-2023, DA Issue C

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



**Assessor Certificate**    **DMN Assessor # 12/1472**    **Certificate # 0008272190**    **Issued: 25/07/23**

Unit number(s)	Floor area (M <sup>2</sup> )		Predict. loads (MJ/M <sup>2</sup> /y)		Star Rating
	Cond.	Uncond.	Heat	Cool (Sens & Lat)	
G01	108.5	0.0	34.2	25.5	5.4
G02	109.7	0.0	15.0	23.9	7.0
101	114.9	0.0	19.3	24.5	6.6
201	92.7	0.0	38.4	28.0	4.9
202	105.7	0.0	26.1	21.2	6.3
203	91.8	0.0	45.4	26.1	4.7
301	127.6	6.2	31.4	27.0	5.4

## 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 <sup>2</sup>	Detail
<b>Units G01 &amp; G02</b>		Single Clear	Aluminium	6.7	0.57		Awning
		Single Clear	Aluminium	6.7	0.70		Sliding, Fixed
<b>Unit 201</b>		Single Low-E	Aluminium	5.6	0.36		Awning
		Single Low-E	Aluminium	5.6	0.41		Sliding, Fixed
<b>Units 101, 202 &amp; 203</b>		Double Low-E	Aluminium	3.0	0.26		Awning
		Double Low-E	Aluminium	3.0	0.27		Sliding, Fixed
<b>Unit 301</b>		Double Low-E	Aluminium	2.0	0.18		Awning
		Double Low-E	Aluminium	2.0	0.23		Sliding, Fixed
Skylights	Product ID	Glass	Frame	U value	SHGC	Area M <sup>2</sup>	Detail
		Double Low-E	Aluminium	2.6	0.24		As per plan

*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		None	Medium – SA 0.475–0.7	Basement Carpark
Brick Veneer		R2.5 Bulk	Light – SA < 0.475	As per plan
Brick Veneer Render		R2.5 Bulk	Light – SA < 0.475	As per plan
Metal Cladding		R2.5 Bulk	Dark – SA > 0.70	As per plan

Internal walls	Construction	Insulation	Detail
Plasterboard on Studs		None	As per plan
Cavity Brick Plasterboard		None	Party / Lobby Walls
Concrete		None	Lift / Stair Walls
Cavity Brick Plasterboard		R1.0 XPS	Carpark to U101

Floors	Construction	Insulation	Covering	Detail
Concrete		R1.0 XPS	Tiles / Timber	Carpark / Outdoor Air Below
Concrete		None	Tiles / Timber	As per plan

Ceilings	Construction	Insulation	Detail
Plasterboard		R3.0 XPS	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
	67 Melwood Avenue

Orientation, Exposure, Ventilation and Infiltration	
Orientation of nominal north:	5
Terrain category:	Suburban
Seals to windows and doors:	Yes
Lighting plan provided:	No
Recessed downlights:	No
Ceiling exhaust fans	<b>SEALED</b>



**0008272190** 25 Jul 2023  
**Assessor** Raymond Sleiman  
**Accreditation No.** DMN/12/1472  
**Address**  
 69 Melwood Avenue,  
 Forestville, NSW, 2087



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