

# Assessor Certificate

## Single Dwelling

Non-Regulatory Document



<b>Assessor</b>			
<b>Name:</b>	Raymond Sleiman	<b>Company:</b>	Taylor Smith Consulting
<b>Address:</b>	PO Box 5044 Kingsdene NSW 2118		
<b>Phone:</b>	02 9890 8002	<b>Email:</b>	rsleiman@taylorsmith.com.au
<b>Client</b>			
<b>Name:</b>	Sam Semaan	<b>Company:</b>	Tesseract
<b>Address:</b>	31 Woodstock Road, Carlingford NSW 2118		
<b>Phone:</b>	0488 221 234	<b>Email:</b>	sam@tesseract.com.au
<b>Project</b>			
<b>Address:</b>	1 Lanford Avenue, Killarney Heights NSW 2087		
<b>Applicant:</b>	Mr & Mrs J Smith	<b>LGA:</b>	Northern Beaches
<b>Assessment</b>			
<b>Date:</b>	25/11/22	<b>File ref:</b>	2022403
<b>Software:</b>	AccuRate	<b>Version:</b>	2.4.3.21
<b>Climate Zone:</b>	56		
<b>Documentation</b>			
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#: Cover

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

24-11-2022, DA Issue A

Assessor Certificate	DMN Assessor # 12/1472	Certificate # 0008256075	Issued: 29/11/22
THERMAL COMFORT – Simulation Method			

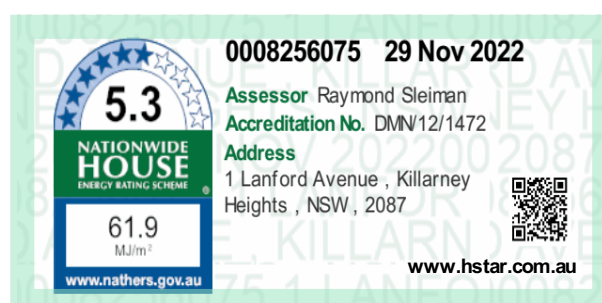
The details below must be entered into the BASIX Assessment

### Area Calculations (m<sup>2</sup>)

Net Conditioned Floor Area	337.6	Net Unconditioned Floor Area	16.6
----------------------------	-------	------------------------------	------

### Predicted annual energy loads (MJ/m<sup>2</sup>.annum)

Heating:	36.1
Cooling: (sensible + latent)	25.8
Total:	61.9
Star Rating:	5.3



## 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
		Double Low-E	Aluminium	3.1	0.39		Casement, Awning
		Double Low-E	Aluminium	3.1	0.49		Sliding, Fixed

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M <sup>2</sup>	Detail
		Double Low-E	Aluminium	2.6	0.24		SK-01, SK-02

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 (OF)		None	Light – SA < 0.475	Garage / Garden Store
Concrete Veneer (OF)		R2.5 Bulk	Light – SA < 0.475	As per plan
Metal Cladding (CL)		R2.5 Bulk	Dark – SA > 0.70	As per plan
Timber Cladding (TI-01)		R2.5 Bulk	Dark – SA > 0.70	As per plan

Internal walls	Construction	Insulation	Detail
Plasterboard on Studs		None	As per plans
Plasterboard on Studs		R2.5 Bulk	Garage

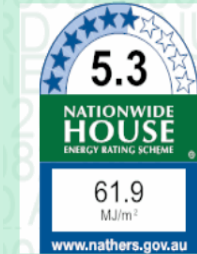
Floors	Construction	Insulation	Covering	Detail
Concrete		None	None	Garage
Concrete		None	None / Tiles / Carpet	As per plan
Concrete		R2.0 XPS	Tiles / Carpet	Outdoor Air Below

Ceilings	Construction	Insulation	Detail
Plasterboard		R4.0 Bulk	Roof Above

Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete		**	Light – SA < 0.475	** Insulation in Ceiling Below
Metal Deck		R1.5 Anticon	Light – SA < 0.475	As per plan

Overshadowing	Overshadowing structures
	3 Lanford Avenue

Orientation, Exposure, Ventilation and Infiltration	
Orientation of nominal north:	295
Terrain category:	Suburban
Seals to windows and doors:	Yes
Lighting plan provided:	No
Recessed downlights:	No
Ceiling exhaust fans	SEALED



0008256075 29 Nov 2022

**Assessor** Raymond Sleiman  
**Accreditation No.** DMN/12/1472  
**Address**  
 1 Lanford Avenue, Killarney Heights, NSW, 2087

www.nathers.gov.au

www.hstar.com.au

