# **Assessor Certificate**

# **Multiple Dwellings**





### **Non-Regulatory Document**

Assessor						
Name:	Raymond Sleiman	Company: Tay	lor Smith	Consulting	DMN #:	12/1472
Address:	PO Box 5044 Kingsdene NS	SW 2118				
Phone:	02 9890 8002		Email:	rsleiman@taylors	smith.com.au	
Client						
Name:	Harry Feng	Company:	CD Arch	itects		
Address:	Level 2, 60 Park Street, Syd	dney NSW 2000				
Phone:	9267 2000		Email:	harry@cdarchited	cts.com.au	
Project						
Address:	69 Melwood Avenue, Fores	tville NSW 2087				
Applicant:	Dilcara		LGA:	Northern Beache	es .	
Assessmen	t					

Software: AccuRate

## **Documentation**

Date:

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:

File ref: 2022408

# Thermal Performance Spec:

30/11/22

Attached, Affixed to drawings Page#: 7044

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

J22558D, 05-12-2022, DA Issue A

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



Version:

#### 0008272190 05 Dec 2022

Assessor Raymond Sleiman Accreditation No. DMN/12/1472 Address

69 Melwood Avenue, Forestville, NSW, 2087

2.4.3.21



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Climate Zone:

Assessor Cer	tificate DMN As	sessor # 12/1472	2 Certificate # 0	0008272190 Issu	ed: 05/12/22		
	Thermal performance specifications Page 1 of 2						
Unit	Floor	rea (M²)	Predict. lo	ads (MJ/M²/y)			
number(s)	Cond.	Uncond.	Heat	Cool (Sens & Lat)	Star Rating		
G01	116.4	0.0	24.3	22.4	6.4		
G02	117.4	0.0	8.5	21.1	7.7		
101	118.9	0.0	31.7	27.1	5.4		
201	94.2	0.0	35.0	25.9	5.3		
202	127.8	0.0	21.2	29.2	6.0		
203	112.0	0.0	40.5	24.8	5.0		
301	134.4	4.8	35.7	29.4	5.1		

### **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 M²	Detail
Units G01 & G02		Single Clear	Aluminium	6.7	0.57		Awning
		Single Clear	Aluminium	6.7	0.70		Sliding, Fixed
Unit 101		Single Toned	Aluminium	6.6	0.41		Awning
		Single Toned	Aluminium	6.6	0.49		Sliding, Fixed
Unit 201		Double Low-E	Aluminium	4.3	0.47		Awning
		Double Low-E	Aluminium	4.3	0.53		Sliding, Fixed
Units 202 & 2	203	Double Low-E	Aluminium	3.0	0.26		Awning
		Double Low-E	Aluminium	3.0	0.27		Sliding, Fixed
Unit 301		Double Low-E	Aluminium	2.0	0.25		Awning
		Double Low-E	Aluminium	2.0	0.31		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 Re	ender	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 Bulk	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
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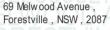
67 Melwood Avenue

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	SEALED	



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