

Assessor Certificate

Single Dwelling

Non-Regulatory Document



Assessor			
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Client			
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Project			
Address:	13 Iluka Road, Palm Beach NSW 2108		
Applicant:	Veronica & Chris Stevens	LGA:	Northern Beaches
Assessment			
Date:	07/03/2023	File ref:	2023321
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#: A510

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

2019-01, 10.03.2023, DA Issue G

Assessor Certificate	DMN Assessor #	12/1472	Certificate #	0007803307-01	Issued:	08/03/23
THERMAL COMFORT – Simulation Method						

The details below must be entered into the BASIX Assessment

Area Calculations (m²)			
Net Conditioned Floor Area	271.6	Net Unconditioned Floor Area	17.3

Predicted annual energy loads (MJ/m².annum)

Heating:	38.5
Cooling: (sensible + latent)	25.6
Total:	64.1
Star Rating:	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 M ²	Detail
		Double Low-E	Timber	2.9	0.33		Casement, Bi-Fold, Awning
		Double Low-E	Timber	2.9	0.42		Sliding, Fixed, Louvre

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
Velux		Double Low-E	Aluminium	2.5	0.24		Operable

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
WB Cladding		R2.5 Bulk	Dark – SA > 0.7	As per plans
FC Cladding / Render		R2.5 Bulk	Medium – SA 0.475–0.7	As per plans
FC Cladding / Render		None	Medium – SA 0.475–0.7	Garage
Concrete Block / Sandstone		R2.5 XPS	Medium – SA 0.475–0.7	As per plans

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 (225mm Waffle Pod)		None	Ceramic Tiles / Timber	Slab on Ground
Concrete (225mm Waffle Pod)		None	None	Garage & Store
Concrete		None	Ceramic Tiles / Timber	As per plans
Timber		None	Ceramic Tiles / Timber	As per plans
Timber		R4.0 Bulk	Ceramic Tiles / Timber	Outdoor Air Below

Ceilings	Construction	Insulation	Detail
Plasterboard		R4.0 Bulk	Garage Ceiling / Metal Roof / Balcony / Planter Above

Roof	Construction	Insulation	Colour – solar abs.	Detail
Metal Deck		R2.0 Anticon	Medium – SA 0.475–0.7	As per plans

Overshadowing	Overshadowing structures	Overshadowing trees
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Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	10
Terrain category:	Suburban
Seals to windows and doors:	Yes
Lighting plan provided:	No
Recessed downlights:	No
Ceiling exhaust fans:	SEALED



0007803307-01 08 Mar 2023

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