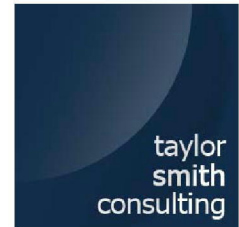


Assessor Certificate

Multiple Dwellings

Non-Regulatory Document



Assessor			
Name:	Raymond Sleiman	Company:	Taylor Smith Consulting
Address:	PO Box 5044 Kingsdene NSW 2118		BDAV #: 12/1472
Phone:	02 9890 8002	Email:	rsleiman@taylorsmith.com.au
Declaration of interest:	None		
Client			
Name:	Mark Makhoul	Company:	Building Design & Technology
Address:	PO Box 795 Kings Langley NSW 2147		
Phone:	0412 109 759	Fax:	02 9836 0852
		Email:	mark@build-design.com.au
Project			
Address:	26-30 Hope Street, Penrith NSW 2750		
Applicant:	Building Design & Technology	LGA:	Penrith
Assessment			
Date:	14/08/2019	File ref:	2019359
Software:	AccuRate	Version:	2.3.3.13
Climate Zone:	28		

Documentation	
<p>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:</p>	
Thermal Performance Spec:	
Attached, Affixed to drawings Page#:	A1.12A
Drawings: (Title, Ref.#, Revision, Issue date, etc)	201727, 08.07.19, DA Issue F
Building Specifications: (Title, Ref.#, Revision, Issue date, etc)	



Certificate no.: 0004134190
 Assessor Name: Raymond Sleiman
 Accreditation no.: VIC/BDAV/12/1472
 Certificate date: 20 August 2019
 Dwelling Address: 26-30 Hope Street Penrith, NSW 2750
www.nathers.gov.au



Assessor Certificate		BDAV Assessor # 12/1472		Certificate # 0004134190		Issued: 20/08/19	
Thermal performance specifications						Page 1 of 2	
Unit number(s)	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Star Rating	Concessions	
	Cond.	Uncond.	Heat	Cool (Sens & Lat)			
1	82.8	0.0	56.5	16.3	6.7	N/A	
2	67.7	0.0	31.0	14.8	7.9	N/A	
3	123.2	0.0	52.5	24.3	6.5	N/A	
4	90.0	0.0	36.9	14.3	7.7	N/A	
5	55.4	0.0	4.0	16.2	9.2	N/A	
6	86.7	0.0	6.9	17.4	8.9	N/A	
7	87.3	0.0	9.9	19.6	8.7	N/A	
8	62.2	0.0	38.4	15.4	7.6	N/A	
9	100.8	0.0	59.2	20.9	6.3	N/A	
10	92.5	0.0	58.5	17.1	6.6	N/A	
11	90.0	0.0	17.1	16.0	8.5	N/A	
12	55.4	0.0	4.3	16.0	9.2	N/A	
13	86.7	0.0	7.4	17.3	8.9	N/A	
14	87.3	0.0	9.9	19.9	8.7	N/A	

Thermal performance specifications Page 2 of 2

Unit number(s)	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Star Rating	Concessions
	Cond.	Uncond.	Heat	Cool (Sens & Lat)		
15	62.2	0.0	22.2	16.8	8.2	N/A
16	100.8	0.0	41.6	27.2	6.9	N/A
17	73.4	0.0	43.6	20.2	7.1	N/A
18	64.5	0.0	48.4	14.8	7.1	N/A
19	101.1	0.0	59.6	16.9	6.5	N/A
20	90.0	0.0	23.1	20.3	8.0	N/A
21	55.4	0.0	5.6	15.6	9.1	N/A
22	86.7	0.0	12.4	18.4	8.6	N/A
23	87.3	0.0	15.4	22.8	8.3	N/A
24	62.2	0.0	29.8	20.6	7.7	N/A
25	100.8	0.0	46.8	32.0	6.4	N/A
26	73.4	0.0	51.4	21.5	6.7	N/A
27	64.5	0.0	38.2	15.3	7.6	N/A
28	101.1	0.0	55.2	24.3	6.4	N/A
29	106.3	0.0	4.7	28.4	8.5	N/A
30	53.8	0.0	19.3	22.8	8.1	N/A
31	95.5	0.0	29.7	38.8	6.9	N/A
32	105.0	0.0	38.6	39.7	6.4	N/A
33	73.2	0.0	46.5	19.3	7.0	N/A
34	68.1	0.0	36.0	25.6	6.7	N/A
35	87.9	0.0	20.8	28.6	7.8	N/A
36	53.8	0.0	26.3	39.9	6.9	N/A
37	95.5	0.0	30.7	54.9	6.1	N/A
38	105.0	0.0	57.5	49.9	5.2	N/A
39	73.2	0.0	49.3	49.8	5.4	N/A
40	68.1	0.0	46.7	49.7	5.6	N/A

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
		Single Clear	Aluminium	6.7	0.57		Awning
		Single Clear	Aluminium	6.7	0.70		Fixed, Sliding, Double-Hung
		Single Low-E	Aluminium	5.4	0.58		Unit 9, 37
		Double Clear	Aluminium	4.8	0.59		Unit 10, 19

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
Velux		Double Low-E	Timber	2.6	0.24		Unit 39 (7.04m ²)

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
AFS 162		R1.0 EPS	Light – SA < 0.475	As per plans
AFS 162		R2.0 EPS	Light – SA < 0.475	Unit 9, 10, 19
AFS 162 + Metal Cladding		R1.0 EPS	Dark – SA > 0.7	As per plans

Internal walls	Construction	Insulation	Detail
	Plasterboard on Studs	None	As per plans
	AFS 162	None	Lobby / Stair Walls
	AFS 162	R1.0 EPS	Ground Floor Lobby / Stair Walls / To Garbage Room and Void
	AFS 162	None	Party / Lift Walls

Floors	Construction	Insulation	Covering	Detail
	Concrete	R1.5 EPS	Carpet / Ceramic Tiles	Carpark / Garbage Bay / Open Air Below
	Concrete	None	Carpet / Ceramic Tiles	As per plans

Ceilings	Construction	Insulation	Detail
	Concrete	None	As per plans

Roof	Construction	Insulation	Colour – solar abs.	Detail
	Concrete	R2.0 Bulk	Medium – SA 0.475–0.7	Insulation in Ceiling Below

Overshadowing	Overshadowing structures
	Future 24 & 32 Hope Street RFB

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	15
Terrain category:	Suburban / Open
Seals to windows and doors:	Yes
Ceiling Exhaust Fans:	Sealed
Lighting plan provided:	No
Recessed downlights:	No



Certificate no.: 0004134190
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