Assessor Certificate

Multiple Dwellings

Issued in accordance with
BASIX Thermal Comfort Simulation Method.

Assessor					
Name:	Raymond Sleiman	**Company:**	Taylor Smith Consulting	**BDAV #:**	12/1472
Address:	PO Box 5044 Kingsdene NSW 2118				
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:	19/04/2018	**File ref:**	2018336	**Software:**	AccuRate	**Version:**	2.3.3.13	**Climate Zone:**	28

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#: A0.01

Drawings: (Title, Ref.#, Revision, Issue date, etc)
201727, 11.04.18, DA Issue A

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

7.2 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.:	0002734450
Assessor Name:	Raymond Sleiman
Accreditation no.:	VIC/BDAV/12/1472
Certificate date:	10 May 2018
Dwelling Address:	26-30 Hope Street Penrith, NSW 2750

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Assessor Certificate **BDAV Assessor # 12/1472** **Certificate # 0002734450** **Issued: 10/05/18**

Thermal performance specifications

Unit number(s)	Floor area (M^2)		Predict. loads ($MJ/M^2/y$)		Star Rating	Concessions
	Cond.	Uncond.	Heat	Cool (Sens & Lat)		
1	87.3	0.0	25.8	13.8	8.2	N/A
2	51.3	0.0	34.2	16.4	7.7	N/A
3	61.4	0.0	46.4	12.5	7.3	N/A
4	87.3	0.0	25.1	12.8	8.3	N/A
5	96.2	0.0	59.5	13.9	6.7	N/A
6	83.4	7.2	57.1	11.8	6.9	N/A
7	91.9	0.0	60.0	13.6	6.7	N/A
8	79.9	0.0	25.5	14.0	8.2	N/A
9	51.5	0.0	26.4	18.4	7.9	N/A
10	60.3	0.0	43.7	14.9	7.3	N/A
11	85.7	0.0	15.2	14.8	8.7	N/A
12	51.4	0.0	51.4	17.1	6.9	N/A
13	64.8	0.0	60.9	27.2	5.9	N/A
14	83.4	7.2	35.4	12.6	7.8	N/A

Assessor Certificate	BDAV Assessor # 12/1472	Certificate # 0002734450	Issued: 10/05/18
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	88.3	7.2	54.5	19.8	6.6	N/A
16	36.2	0.0	54.4	34.8	5.9	N/A
17	79.9	0.0	25.8	14.0	8.2	N/A
18	51.5	0.0	26.7	18.7	7.9	N/A
19	60.3	0.0	44.1	14.7	7.3	N/A
20	85.7	0.0	15.6	14.5	8.7	N/A
21	109.4	0.0	44.9	17.8	7.1	N/A
22	83.4	7.2	36.1	12.9	7.8	N/A
23	87.1	7.2	44.1	17.3	7.2	N/A
24	46.6	0.0	53.8	38.4	5.8	N/A
25	79.9	0.0	27.4	13.3	8.2	N/A
26	51.5	0.0	28.0	18.1	7.9	N/A
27	60.3	0.0	45.5	14.5	7.3	N/A
28	85.7	0.0	17.0	13.9	8.6	N/A
29	51.4	0.0	59.9	18.3	6.4	N/A
30	64.8	0.0	62.4	30.0	5.8	N/A
31	83.4	7.2	37.9	11.6	7.8	N/A
32	87.1	7.2	46.1	15.5	7.2	N/A
33	46.6	0.0	54.4	36.2	5.8	N/A
34	79.9	0.0	41.7	19.6	7.2	N/A
35	51.5	0.0	42.0	24.0	7.0	N/A
36	60.3	0.0	50.4	16.5	6.9	N/A
37	85.7	0.0	19.9	14.9	8.4	N/A
38	82.6	0.0	59.1	14.8	6.6	N/A
39	83.4	7.2	37.2	12.9	7.7	N/A
40	87.1	7.2	45.7	17.4	7.1	N/A
41	46.6	0.0	55.7	36.2	5.8	N/A
42	103.4	0.0	40.0	24.9	7.1	N/A
43	80.9	5.0	61.7	28.0	5.9	N/A
44	117.8	0.0	52.2	26.0	6.4	N/A
45	63.0	0.0	58.7	35.9	5.7	N/A

BDAV Assessor # 12/1472	Certificate # 0002734450	Issued: 10/05/18

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*
		Single Clear	Aluminium	6.70	0.57		Awning
		Single Clear	Aluminium	6.70	0.70		Fixed, Sliding
		Double Clear	Aluminium	4.80	0.59		Unit 5 & 7

Skylights	*Product ID*	*Glass*	*Frame*	*U value*	*SHGC*	*Area M²*	*Detail*
Velux		Double Low-E	Timber	2.61	0.21		Unit 45 Study

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 + FC		R1.0 EPS	Dark – SA > 0.7	As per plans
AFS 162		R1.5 EPS	Light – SA < 0.475	Unit 5, 45
AFS 162		R2.5 EPS	Light – SA < 0.475	Unit 7
FC Cladding		R1.0 Bulk	Light – SA < 0.475	Part Unit 9, 18, 26, 35

Internal walls	*Construction*	*Insulation*	*Detail*
Plasterboard on Studs		None	As per plans
AFS 162		None	Lobby / Stair Walls
AFS 162		R1.5 EPS	Lobby / Stair Walls - Unit 5, 7, 12, 16, 41, 45
AFS 162		None	Party / Lift Walls

Floors	*Construction*	*Insulation*	*Covering*	*Detail*
Concrete		R2.0 EPS	Carpet / Ceramic Tiles	Carpark / 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 32 Hope Street RFB + 24 Hope Street	

Orientation, Exposure, Ventilation and Infiltration	
Orientation of nominal north:	15
Terrain category:	Suburban / Open
Seals to windows and doors:	Yes
Lighting plan provided:	No
Recessed downlights:	No

Certificate no.: 0002734450
Assessor Name: Raymond Sleiman
Accreditation no.: VIC/BDAV/12/1472
Certificate date: 10 May 2018
Dwelling Address:
26-30 Hope Street
Penrith, NSW
2750

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