

Assessor Certificate

Multiple Dwellings

Non-Regulatory Document



Assessor																		
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Client																		
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Project																		
Address:	26-30 Hope Street, Penrith NSW 2750																	
Applicant:	Building Design & Technology					LGA:		Penrith										
Assessment																		
Date:	05/06/2020		File ref:		2020349		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#: A1.XX

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

201727A, XX.06.20, DA Issue A

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

Assessor Certificate		BDAV Assessor # 12/1472		Certificate # 000XXXX		Issued: XX/06/20	
Thermal performance specifications					Page 1 of 2		
Unit number(s)	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Star Rating		
	Cond.	Uncond.	Heat	Cool (Sens & Lat)			
1	90.1	0.0	54.8	14.3	6.9		
2	64.7	0.0	34.1	17.3	7.7		
3	96.7	0.0	50.3	25.8	6.5		
4	90.2	0.0	42.6	12.8	7.4		
5	55.9	0.0	4.3	15.2	9.2		
6	71.4	0.0	36.4	16.0	7.6		
7	79.4	0.0	22.4	15.8	8.3		
8	60.0	0.0	41.1	13.7	7.5		
9	101.9	0.0	49.7	16.8	6.9		
10	105.1	0.0	62.0	12.0	6.6		
11	90.2	0.0	21.0	13.8	8.4		
12	55.9	0.0	4.4	15.1	9.2		
13	71.4	0.0	37.2	16.2	7.6		
14	82.1	0.0	22.5	15.1	8.3		
15	54.1	0.0	36.1	13.4	7.7		
16	96.1	0.0	52.0	23.4	6.6		
17	86.4	0.0	47.9	14.9	7.1		
18	54.2	0.0	61.8	14.8	6.5		

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Thermal performance specifications					Page 2 of 2		
Unit number(s)	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Star Rating		
	Cond.	Uncond.	Heat	Cool (Sens & Lat)			
19	105.1	0.0	62.0	12.4	6.6		
20	90.2	0.0	26.8	16.1	8.1		
21	55.9	0.0	6.4	14.6	9.1		
22	71.4	0.0	42.6	18.2	7.2		
23	82.1	0.0	27.9	18.6	7.9		
24	54.1	0.0	45.4	15.6	7.2		
25	96.1	0.0	57.3	27.3	6.1		
26	86.4	0.0	53.7	14.9	6.9		
27	56.2	0.0	44.9	17.8	7.2		
28	105.1	0.0	61.4	19.0	6.3		
29	102.8	0.0	12.5	26.9	8.2		
30	56.7	0.0	16.6	18.1	8.4		
31	94.1	0.0	23.8	28.8	7.6		
32	104.1	0.0	45.8	33.8	6.4		
33	74.4	0.0	45.6	16.7	7.2		
34	71.2	0.0	44.3	26.4	6.8		
35	58.6	0.0	29.7	32.7	7.2		
36	92.1	0.0	28.3	45.1	6.7		
37	119.5	0.0	58.9	28.5	5.9		
38	124.2	0.0	63.0	40.8	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 ²	Detail
		Single Clear	Aluminium	6.7	0.57		Awning, Casement
		Single Clear	Aluminium	6.7	0.70		Fixed, Sliding, Double-Hung
		Single Low-E	Aluminium	5.4	0.49		Unit 37 Awning
		Single Low-E	Aluminium	5.4	0.58		Unit 18, 37
		Double Clear	Aluminium	4.8	0.59		Unit 10
		Double Low-E	Aluminium	4.1	0.52		Unit 19

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
Velux		Double Low-E	Timber	2.6	0.21		Unit 35

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 10, 19
AFS 162 + Metal Cladding		R1.0 EPS	Dark – SA > 0.7	As per plans
AFS 162 + Timber Cladding		R1.0 EPS	Medium – SA 0.475–0.7	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, L1-L3, L5 Lobby / To Garbage Room
AFS 162		None	Party / Lift Walls

Floors	Construction	Insulation	Covering	Detail
Concrete		R1.5 EPS	Carpet / Ceramic Tiles	Carpark / Garbage Zone / 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