

Assessor Certificate

Multiple Dwellings



TAYLOR SMITH
CONSULTING

Non-Regulatory Document

Assessor					
Name:	Raymond Sleiman		Company:	Taylor Smith Consulting	
DMN #:	12/1472				
Address:	PO Box 5044 Kingsdene NSW 2118				
Phone:	02 9890 8002		Email:	rsleiman@taylorsmith.com.au	
Client					
Name:	Suba Kumar		Company:	Zhinar Architects	
Address:	Suite 1, Level 2, 2 Rowe Street, Eastwood NSW 2122				
Phone:	0432 665 112		Email:	suba@zhinar.com.au	
Project					
Address:	725-29B Rookwood Road, Yagoona NSW 2199				
Applicant:	JR Bankstown Pty Ltd		LGA:	Canterbury-Bankstown	
Assessment					
Date:	17/05/2025	File ref:	2025230	Software:	AccuRate
Version:	2.4.3.21	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#: S4.55-201

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

8776, 15.05.25, S4.55 Issue A

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



Assessor Certificate DMN Assessor # 12/1472 Certificate # 0011943410 Issued: 26/05/25					
Thermal performance specifications					
Unit number(s)	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Star Rating
	Cond.	Uncond.	Heat	Cool (Sens & Lat)	
1	73.5	0.0	36.5	17.7	5.8
2	72.8	0.0	31.2	25.4	5.6
3	73.9	0.0	11.5	27.5	7.0
4	72.8	0.0	16.6	18.5	7.3
5	75.3	0.0	34.9	11.9	6.3
6	72.3	0.0	31.4	23.2	5.7
7	73.5	0.0	17.3	21.9	6.9
8	72.8	0.0	10.5	28.4	7.0
9	73.4	0.0	4.4	18.6	8.2
10	72.8	0.0	3.5	21.8	8.1
11	77.7	0.0	7.8	13.3	8.4
12	49.7	0.0	14.2	21.0	7.3
13	73.5	0.0	20.1	23.2	6.6
14	72.8	0.0	13.7	25.9	6.9
15	73.4	0.0	7.0	17.9	8.1
16	72.8	0.0	3.8	21.6	8.1
17	77.7	0.0	8.0	12.7	8.4
18	49.7	0.0	14.0	22.6	7.2

Unit number(s)	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Star Rating
	Cond.	Uncond.	Heat	Cool (Sens & Lat)	
19	72.8	0.0	33.4	25.7	5.4
20	91.3	0.0	16.8	12.1	7.8
21	72.8	0.0	17.6	22.6	6.9
22	77.7	0.0	24.4	11.8	7.2
23	49.7	0.0	29.9	24.8	5.7
24	72.3	0.0	31.3	23.8	5.7
25	75.3	0.0	25.8	13.2	6.9
26	72.8	0.0	16.7	18.0	7.3
27	72.8	0.0	21.7	15.4	7.1
28	51.1	0.0	42.7	22.2	5.1
29	49.7	0.0	14.2	23.4	7.1
30	77.7	0.0	8.3	13.2	8.4
31	72.8	0.0	3.8	20.5	8.1
32	72.8	0.0	7.9	16.3	8.1
33	51.1	0.0	21.5	24.9	6.4
34	49.7	0.0	13.9	22.5	7.2
35	77.7	0.0	8.4	12.7	8.4
36	72.8	0.0	4.2	20.3	8.1
37	72.8	0.0	7.9	21.5	7.7
38	51.1	0.0	20.3	27.5	6.3
39	49.7	0.0	29.9	24.8	5.7
40	77.7	0.0	26.2	12.5	7.0
41	72.8	0.0	18.3	21.2	6.9
42	72.8	0.0	22.6	20.1	6.7
43	51.1	0.0	35.3	28.6	5.1
44	51.6	0.0	40.5	27.4	4.9
45	75.5	0.0	24.4	15.3	6.9
46	77.0	0.0	29.0	19.1	6.2
47	72.8	0.0	16.8	19.2	7.2
48	72.8	0.0	16.1	18.6	7.3
49	78.1	0.0	21.6	12.0	7.4
50	72.1	0.0	35.3	18.9	5.8
51	90.2	0.0	24.5	18.0	6.7
52	72.2	0.0	16.6	20.5	7.1
53	101.5	0.0	36.8	21.3	5.4
54	74.4	0.0	4.0	24.8	7.8
55	72.8	0.0	4.1	22.0	7.9
56	78.1	0.0	3.5	18.0	8.4
57	72.1	0.0	17.0	18.8	7.2
58	90.2	0.0	10.6	26.6	7.1
59	72.2	0.0	4.9	25.3	7.7
60	101.5	0.0	20.7	22.2	6.7
61	74.4	0.0	4.2	24.4	7.8
62	72.8	0.0	4.3	21.8	7.9
63	78.1	0.0	3.8	17.6	8.4
64	72.1	0.0	17.6	18.2	7.2
65	90.2	0.0	22.4	27.4	6.1

Unit number(s)	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Star Rating
	Cond.	Uncond.	Heat	Cool (Sens & Lat)	
66	72.2	0.0	19.8	25.4	6.4
67	101.5	0.0	38.3	23.8	5.2
68	74.4	0.0	16.0	24.5	6.9
69	72.8	0.0	16.7	22.5	6.9
70	78.1	0.0	17.6	17.6	7.3
71	72.1	0.0	31.9	20.0	5.9
72	73.0	0.0	41.6	17.0	5.4
73	79.6	0.0	25.5	17.5	6.7
74	71.9	0.0	11.2	25.7	7.1
75	74.8	0.0	40.3	17.2	5.5
76	73.0	0.0	19.7	17.4	7.1
77	78.2	0.0	8.6	23.0	7.5
78	71.9	0.0	4.2	23.5	7.9
79	74.8	0.0	16.0	15.2	7.6
80	73.0	0.0	20.3	19.1	6.9
81	78.2	0.0	8.9	22.7	7.5
82	71.9	0.0	4.6	25.8	7.6
83	74.8	0.0	16.2	15.8	7.5
84	73.0	0.0	35.7	16.1	5.9
85	78.2	0.0	24.7	22.7	6.3
86	71.9	0.0	14.6	27.9	6.7
87	74.8	0.0	30.5	13.2	6.6

Thermal Performance Specifications

These are the Specifications upon which the Certified Assessment is based.

Windows	Product ID	Glass	Frame	U value	SHGC	Detail
Units 2, 3, 8, 14, 63, 60, 66, 67, 74, 78, 82, 86		Single Toned	Aluminium	6.6	0.41	Awning
		Single Toned	Aluminium	6.6	0.49	Fixed, Sliding
Units 19, 38, 43		Single Low-E	Aluminium	5.6	0.31	Awning
		Single Low-E	Aluminium	5.6	0.41	Fixed, Sliding
Units 44, 72		Single Low-E	Aluminium	5.4	0.49	Awning
		Single Low-E	Aluminium	5.4	0.58	Fixed, Sliding
All Other Units		Single Clear	Aluminium	6.7	0.57	Awning
		Single Clear	Aluminium	6.7	0.70	Fixed, Sliding

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
Velux		Double Low-E	Aluminium	2.6	0.24		As per plans

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 5% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Insulation	Colour – solar abs.	Detail
Concrete		None	Dark – SA > 0.7	Basement
Brick Veneer		R2.5 Bulk	Light – SA < 0.475	As per plans
AAC Veneer		R2.5 Bulk	Light – SA < 0.475	As per plans
AAC Veneer		R2.5 Bulk	Dark – SA > 0.7	As per plans

Internal walls	Construction	Insulation	Detail
Plasterboard on Studs		None	As per plans
AAC Veneer		R1.5 Bulk	Lobby / Party Walls
Concrete		None	Stair / Lift Walls

Floors	Construction	Insulation	Covering	Detail
Concrete		R1.0 XPS	Timber / Ceramic Tiles	Carpark Below Only
Concrete		None	Timber / Ceramic Tiles	As per plans

Ceilings	Construction	Insulation	Detail
Concrete Plasterboard		None	As per plans

Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete		R3.0 XPS	Light – SA < 0.475	Main Roof (Insulation in Ceiling Below)
Concrete		R3.0 XPS	Medium – SA 0.475-0.7	Balcony Above (Insulation in Ceiling Below)

Overshadowing	Overshadowing structures
---------------	--------------------------

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	5
Terrain category:	Suburban / Open
Seals to windows and doors:	Yes
Lighting plan provided:	No
Recessed downlights:	No
Ceiling exhaust fans	SEALED



7.0
Average
star rating
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

0011943410 26 May 2025

Assessor Raymond Sleiman

Accreditation No. DMN/12/1472

Address
25-29B Rookwood Road,
Yagoona, NSW,
2199

www.hstar.com.au

