

Assessor Certificate

Multiple Dwellings

Non-Regulatory Document



Assessor					
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Client					
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Project					
Address:	23-25 Charles St, Liverpool NSW 2170				
Applicant:	Hume Community Housing		LGA:	Liverpool	
Assessment					
Date:	08/12/2020	File ref:	2020410	Software:	AccuRate
Version:	2.4.3.21		Climate Zone:	28	

Documentation

Drawings: (Title, Ref.#, Revision, Issue date, etc)
28705, 11-12-2020, DA Issue A

Assessor Certificate		DMN Assessor # 12/1472		Certificate # 0005484000		Issued: 09/12/20	
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	69.2	0.0	61.4	35.8	5.6		
2	48.6	0.0	62.3	16.4	6.4		
3	68.9	0.0	42.7	16.7	7.3		
4	68.3	0.0	36.7	28.1	7.1		
5	69.2	0.0	50.4	37.2	5.9		
6	48.6	0.0	53.4	21.5	6.6		
7	68.9	0.0	29.0	17.4	7.9		
8	68.3	0.0	27.2	28.1	7.4		
9	69.2	0.0	63.2	43.8	5.2		
10	48.6	0.0	59.5	24.1	6.2		
11	68.9	0.0	45.1	18.6	7.1		
12	68.3	0.0	30.1	25.0	7.4		
13	52.4	0.0	34.0	21.0	7.5		
14	51.6	0.0	22.5	27.0	7.7		
15	48.2	0.0	22.0	38.9	7.2		
16	52.4	0.0	31.5	21.6	7.6		
17	51.6	0.0	21.5	27.9	7.8		
18	48.2	0.0	22.2	39.1	7.2		
19	52.4	0.0	30.4	21.7	7.6		
20	51.6	0.0	20.7	28.6	7.8		
21	48.2	0.0	23.3	39.0	7.2		
22	74.6	0.0	61.9	27.0	5.9		
23	75.4	0.0	37.3	34.6	6.7		

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
Unit 02		Double Low-E	Aluminium	3.1	0.39		Awning
		Double Low-E	Aluminium	3.1	0.49		Sliding, Fixed
Units 06, 10		Double Low-E	Aluminium	4.3	0.47		Awning
		Double Low-E	Aluminium	4.3	0.53		Sliding, Fixed
All Other Units		Single Low-E	Aluminium	5.4	0.49		Awning
		Single Low-E	Aluminium	5.4	0.58		Sliding, Fixed

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
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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
Cavity Brick		None	Medium – SA 0.475–0.7	Ground Floor Carpark
Cavity Brick		10mm Foilboard	Medium – SA 0.475–0.7	Level 1 - 3
FC / Cavity Brick		10mm Foilboard	Medium – SA 0.475–0.7	Level 4 - 7

Internal walls	Construction	Insulation	Detail
Plasterboard on Studs		None	As per plans
Cavity Brick		10mm Foilboard	Lobby Walls
Cavity Brick		None	Party Walls
Concrete Block (FCF)		None	Lift / Stair Walls

Floors	Construction	Insulation	Covering	Detail
Concrete		R3.0 EPS	Carpet / Ceramic Tiles	Unit 01 & 02 - Carpark & Open Air Below
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		R3.0 Bulk	Light – SA < 0.475	Roof / Balcony - Insulation in Ceiling Below

Overshadowing	Overshadowing structures	Overshadowing trees
	Future West Neighbour	

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	275
Terrain category:	Suburban
Seals to windows and doors:	Yes
Lighting plan provided:	No
Recessed downlights:	No
Ceiling Fans:	YES



0005484000 09 Dec 2020

Assessor Raymond Sleiman

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