# Nationwide House Energy Rating Scheme\* — Multiple-dwelling summary

Certificate number: **0004863330** Certificate Date: **25 May 2020** ★ Average Star rating: **7.8** 



#### **Assessor details**

Accreditation

number: VIC/BDAV/13/1645
Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: **8544 1683** 

Declaration The Assessor has provided design

of interest: advice to the Applicant
Software: BERS Pro v4.3.0.2d (3.13)

BERS Pro v4.3.0.2f (3.13)

AAO: BDAV

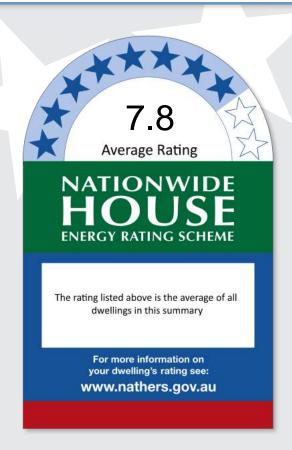
# **Dwelling details**

Street: **56 Beane Street** 

Suburb: Gosford
State: NSW
Postcode: 2250

Scan to access this certificate online and confirm this is valid.





# Summary of all dwellings

Certificate Details						
Certificate number	Dwelling/Unit number	Heating load	Cooling load	Total load	Star Rating	
0004420279-01	101	45.1	19.7	64.8	6.2	
0004420329	102	26.0	20.9	46.9	7.2	
0004420352	103	9.6	31.2	40.8	7.6	
0004420386-01	104	26.6	14.1	40.6	7.6	
0004420410-03	105	50.0	16.9	67.0	6	
0004420436-01	201	39.1	12.7	51.8	6.9	
0004420451	202	28.9	14.8	43.6	7.4	
0004420287	203	10.9	19.7	30.6	8.3	
0004420311	204	20.7	8.7	29.4	8.3	
0004420337	205	15.2	9.2	24.3	8.7	
0004420360	206	4.9	21.6	26.4	8.4	
0004420394	207	33.0	15.0	47.9	7.2	
0004420428-01	208	39.0	24.5	63.5	6.2	
0004420444-01	301	39.9	12.6	52.5	6.9	
0004420295	302	15.0	15.5	30.5	8.3	

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

# Nationwide House Energy Rating Scheme\* - Multiple Dwelling Summary

Certificate number: **0004863330** Certif

Certificate Date: 25 May 2020

★ Average Star rating: 7.8



# Summary of all dwellings continued

Certificate Details					
Certificate number	Dwelling/Unit number	Heating load	Cooling load	Total load	Star Rating
0004420303	303	2.3	20.9	23.3	8.7
0004420345	304	19.3	8.9	28.3	8.4
0004420378	305	14.5	9.1	23.6	8.7
0004420402	306	1.2	22.5	23.7	8.7
0004420477	307	26.0	15.6	41.6	7.5
0004420493-01	308	39.8	24.5	64.3	6.2
0004420527-01	401	50.6	9.7	60.4	6.4
0004420550	402	23.7	18.0	41.7	7.5
0004420584	403	5.4	23.7	29.1	8.4
0004420618	404	22.2	11.5	33.7	8
0004420642	405	18.3	11.0	29.3	8.3
0004420675	406	6.2	20.6	26.8	8.4
0004420469	407	29.7	12.8	42.4	7.4
0004420519-01	408	51.5	15.1	66.6	6
0004420535-01	501	24.4	21.4	45.8	7.3
0004420568	502	3.2	6.4	9.6	9.8
0004420600	503	3.5	7.1	10.6	9.7
0004420667-01	601	24.8	20.4	45.2	7.3
0004420683	602	3.5	16.1	19.7	8.9
0004420485	603	3.4	17.1	20.5	8.9
0004420501	604	21.7	25.6	47.3	7.2
0004420543-01	701	24.9	20.7	45.6	7.3
0004420576	702	9.6	15.5	25.1	8.6
0004420592	703	9.9	16.9	26.8	8.4
0004420626	704	29.7	24.5	54.2	6.8

Certificate number: **0004420279-01** Certificate Date: 18 Dec 2019 ★ Star rating: **6.2** 



then this certificate is not valid

#### Assessor details

Accreditation

VIC/BDAV/13/1645 number: Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

#### Overview

#### **Dwelling details**

Unit 101, 56 Beane Street Street:

Suburb: Gosford

State: Postcode: 2250 **NSW** NCC Class: **New Dwelling 1A** Type:

**NatHERS** climate zone: 15

Lot/DP number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Suspended Concrete Slab

Insulation: **R0.8** wall insulation

> No ceiling insulation R1.5 floor insulation

ALM-004-03 A Aluminium B DG Air Fill Glazing:

High Solar Gain low-E -Clear

#### Net floor area (m<sup>2</sup>)

Conditioned: 78.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 78.0

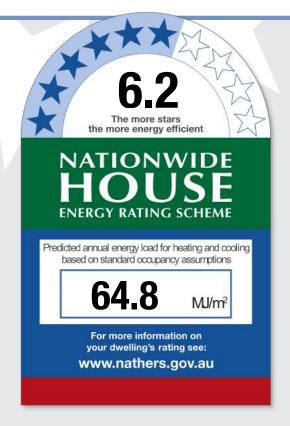
#### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 45.1 Cooling: 19.7 TOTAL: 64.8

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 33 Unsealed: 0 TOTAL:\*\* 33 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

# Window selection default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Scan to access this certificate online and confirm this is valid.



Certificate number: 0004420279-01 Certificate Date: 18 Dec 2019 ★ Star rating: 6



# **Building features**

Window ID	Window type	<b>U-value</b>	SHGC
ALM-004-03 A	ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53
ALM-003-03 A	ALM-003-03 A Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.3	0.47

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-004-03 A	n/a	2800	2670	S	No Shading
Bedroom 2	ALM-004-03 A	n/a	2800	2670	S	No Shading
Living	ALM-003-03 A	n/a	2800	920	N	No Shading
Living	ALM-003-03 A	n/a	2800	920	S	No Shading
Living	ALM-004-03 A	n/a	2800	2600	W	No Shading
Living	ALM-004-03 A	n/a	2800	900	W	No Shading
Kitchen/Living	ALM-004-03 A	n/a	800	1800	W	No Shading

ID	Window	type			U-value	SHGC
None Presen	it					
Roof windo	w and skyligl	nt schedule				
Location	ID	Roof	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation		V	Vall wrap or foi	
EW-1	Cavity Brick		Foil Anti-glare one side and Reflective other of the Bulk Insulation R0.8			Yes	
EW-2	Concrete bloc	k, lined	Bulk Insulation	n R1.5	1	No	
External wall	schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)	
Bedroom 1	EW-1	1400	2800	N	No	12200	
Bedroom 1	EW-1	500	2800	Е	No	3100	
Bedroom 1	EW-1	3300	2800	S	No	1300	
Bedroom 1	EW-1	4800	2800	W	No	300	
Bedroom 2	EW-1	3095	2800	S	No	1800	
Living	EW-1	1300	2800	N	No	2900	
Living	EW-1	1200	2800	S	No	10400	
Living	EW-1	5000	2800	W	No	2000	
Kitchen/Living	EW-1	4290	2800	W	No	1700	
.Entry	EW-2	1595	2800	E	No	14800	

# Internal wall type

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: **0004420279-01** Certificate Date: **18 Dec 2019** 

★ Star rating:



# **Building features continued**

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	72.0	No insulation	No
IW-2 - Concrete Panel/Blocks filled, plaster on studs	20.0	No Insulation	No
IW-3 - Cavity brick, plasterboard	41.0	No Insulation	No

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Suspended Concrete Slab 200mm	15.6	Very Open		Carpet+Rubber Underlay 18mm
Bedroom 2	Suspended Concrete Slab 200mm	10.2	Very Open		Carpet+Rubber Underlay 18mm
Bath	Suspended Concrete Slab 200mm	7.3	Very Open	Bulk Insulation in Contact with Floor R1.5	
Living	Suspended Concrete Slab 200mm	19.2	Very Open	Bulk Insulation in Contact with Floor R1.5	
Kitchen/Living	Suspended Concrete Slab 200mm	17.4	Very Open	Bulk Insulation in Contact with Floor R1.5	
Store	Suspended Concrete Slab 200mm	1.5	Very Open	Bulk Insulation in Contact with Floor R1.5	
.Entry	Suspended Concrete Slab 200mm	4.0	Very Open	Bulk Insulation in Contact with Floor R1.5	
Hallway	Suspended Concrete Slab 200mm	2.6	Very Open	Bulk Insulation in Contact with Floor R1.5	

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Living	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Store	Concrete, Plasterboard	No insulation	No
.Entry	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No

# **Ceiling penetrations**

Certificate number: **0004420279-01** Certificate Date: **18 D** 

**18 Dec 2019** ★ Star rating:



Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 1	6	Downlights - LED	150	Sealed
Bedroom 2	5	Downlights - LED	150	Sealed
Bath	3	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Living	8	Downlights - LED	150	Sealed
Kitchen/Living	8	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
.Entry	1	Downlights - LED	150	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		



Additional information		

# **Explanatory notes**

#### **About this report**

Residential energy ratings address the quality of the building fabric i.e. walls, windows, floors and roof/ceilings. Ratings do not cover the energy or water efficiency of appliances including heating and cooling, hot water, dishwashers, ovens, fridges, TVs etc. or solar panel or water tank requirements. The efficiency or specification of these items is generally covered by other regulations, standards or guidelines.

#### **General Information**

A NatHERS House Energy Rating is a comprehensive, dynamic computer modelling evaluation of the floorplans, elevations and specifications to predict an energy load of a home. Not all of us use our homes in the same way, so ratings are generated using standard assumptions. This means homes can be compared across the country.

The actual energy consumption of your home may vary significantly from the predicted energy load figures in the report depending on issues such as the size of your household and your personal preferences, e.g. in terms of heating or cooling.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparative purposes between different house designs and for demonstrating that the design meets the required regulatory compliance.

Homes that are energy efficient use less energy, are warmer in winter, cooler in summer and cost less to run. The higher the star rating the more energy efficient.

This NatHERS House Energy Rating report was carefully prepared by your assessor on the basis of comprehensive modelling using standard procedures to rate your home using the underlying engine developed by the Australian Commonwealth Scientific and Industrial Research Organisation (CSIRO).

All information relating to energy loads presented in this report is based on a range of standard assumptions in order to allow for comparisons with reports prepared for other homes and to demonstrate minimum regulatory compliance.

The standard assumptions include figures for occupancy, indoor air temperature and are based on a unique climate file for your region.

#### **Accredited Assessors**

To ensure you get a high-quality, professional NatHERS House Energy Rating report, you should always use an accredited assessor, accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

AAOs have specific quality assurance processes in place and continuing professional development requirements to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any on-going training requirements.

If you have any questions or concerns about this report, please direct them to your assessor in the first instance.

If your assessor is unable to address your questions or concerns, please contact their AAO listed under 'assessor details'. You can also find a range of information about accredited assessors on the AAO websites.

#### **Disclaimer**

The energy values quoted are for comparison purposes only; they are not a prediction of actual energy use. This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached drawing set that bears a stamp with the same number as this certificate. Changes to any of these details could affect the rating.

#### **Contact**

For more information on the Nationwide House Energy Rating Scheme (NatHERS), visit www.nathers.gov.au For more information on energy efficient design and insulation visit www.yourhome.gov.au

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: 0004420329 Certificate Date: 05 Dec 2019 ★ Star rating: 7.2



then this certificate is not valid.



Accreditation

number: VIC/BDAV/13/1645
Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: **8544 1683** 

Declaration The Assessor has provided design

of interest:
Software: advice to the Applicant
BERS Pro v4.3.0.2d (3.13)

AAO: BDAV

#### Overview

#### **Dwelling details**

Street: Unit 102, 56 Beane Street

Suburb: Gosford

State: NSW Postcode: 2250
Type: New Dwelling NCC Class: 2

NatHERS

Lot/DP climate zone: 15

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Suspended Concrete Slab

Insulation: R0.8 wall insulation

No ceiling insulation R1.5 floor insulation

Glazing: ALM-001-03 A Aluminium A SG High

**Solar Gain Low-E** 

#### Net floor area (m<sup>2</sup>)

Conditioned: 69.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 69.0

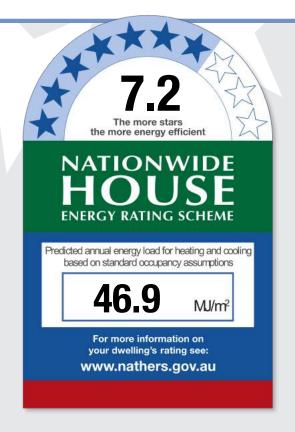
# Annual thermal performance loads (MJ/m²)

Heating: 26.0 Cooling: 20.9 TOTAL: 46.9

#### Plan documents

Plan ref/date: 2421.19

Prepared by: Stanton Dahl Architects



#### **Ceiling penetrations**

(see following pages for details)

Sealed: 22
Unsealed: 0

22

TOTAL:\*\*

\*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been

taken into account with the rating.

Principle downlight type: **LED** 

# Window selection - default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Scan to access this certificate online and confirm this is valid.



Certificate number: 0004420329 Certificate Date: 05 Dec 2019 ★ Star rating: 7.2



# **Building features**

Window ID	Window type	U-value	SHGC
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58

#### Window schedule

Bedroom 2

Bedroom 2

EW-1

EW-1

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-001-03 A	n/a	2800	920	N	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2800	2670	N	No Shading
Bedroom 2	ALM-001-03 A	n/a	2800	920	N	No Shading

Roof windov	v and skylight typ	e and performanc	e value			
None Present	Window type				U-value	SHGC
Roof window	v and skylight sch	nedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall	type					
ID	Wall type		Insulation			Wall wrap or foil
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Rosulation R0.8	eflective other	Yes
EW-2	Concrete blo	ck, lined	Bulk Insulation	n R0.5		No
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	de Eaves (mm)
Bedroom 1	EW-1	3895	2800	N	No	2800
Kitchen/Living	EW-1	4095	2800	N	No	1300
Kitchen/Living	EW-1	1500	2800	Е	No	3900
Entry	EW-2	1800	2800	S	No	2100
Bedroom 2	EW-1	3200	2800	N	No	200

2800

2800

Е

W

No

No

Internal wall type			
Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity brick, plasterboard	64.0	No Insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	43.0	No insulation	No
IW-3 - Concrete Panel/Blocks filled plaster on studs	d, 21.0	No Insulation	No

700

2400

8000

100

Certificate number: **0004420329** Certificate number: **0004420329** 

Certificate Date: **05 Dec 2019** 

★ Star rating:



Floors				
Location	Construction	Area (m²)	Sub floor ventilation	Added Covering insulation
Bedroom 1	Suspended Concrete Slab 200mm	12.9	Very Open	Bulk Insulation Carpet+Rubber in Contact with Underlay 18mm Floor R1.5
Bath	Suspended Concrete Slab 200mm	9.6	Very Open	Bulk Insulation Ceramic Tiles in Contact with 8mm Floor R1.5
Kitchen/Living	Suspended Concrete Slab 200mm	28.6	Very Open	Bulk Insulation Ceramic Tiles in Contact with 8mm Floor R1.5
Entry	Suspended Concrete Slab 200mm	6.9	Very Open	Bulk Insulation Ceramic Tiles in Contact with 8mm Floor R1.5
Bedroom 2	Suspended Concrete Slab 200mm	11.4	Very Open	Bulk Insulation Carpet+Rubber in Contact with Underlay 18mm Floor R1.5

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Entry	Concrete, Plasterboard	No insulation	No
Bedroom 2	Plasterboard	No insulation	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 1	6	Downlights - LED	150	Sealed
Bath	3	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	8	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Entry	1	Downlights - LED	150	Sealed
Bedroom 2	2	Downlights - LED	150	Sealed

Ceiling fans		
Location	Number	Diameter (mm)
None Present		

Roof type		
Construction	Added insulation	Roof colour

Certificate number: 0004420329 Certificate Date: 05 Dec 2019 ★ Star rating: 7.



# **Building features continued**

Concrete No Added Medium Insulation, No air Gap



Additional information	

# **Explanatory notes**

#### **About this report**

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While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparative purposes between different house designs and for demonstrating that the design meets the required regulatory compliance.

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#### **Accredited Assessors**

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#### **Disclaimer**

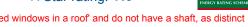
The energy values quoted are for comparison purposes only; they are not a prediction of actual energy use. This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached drawing set that bears a stamp with the same number as this certificate. Changes to any of these details could affect the rating.

#### **Contact**

For more information on the Nationwide House Energy Rating Scheme (NatHERS), visit www.nathers.gov.au For more information on energy efficient design and insulation visit www.yourhome.gov.au

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Certificate number: 0004420352 Certificate Date: 05 Dec 2019 ★ Star rating: 7.6



BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid

#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

#### Overview

#### **Dwelling details**

Unit 103, 56 Beane Street Street:

Suburb: Gosford

Lot/DP

State: Postcode: 2250 **NSW** NCC Class:

**New Dwelling** Type:

**NatHERS** climate zone: 15

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Suspended Concrete Slab

Insulation: **R0.8** wall insulation

> No ceiling insulation R1.5 floor insulation

ALM-001-03 A Aluminium A SG High Glazing:

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 50.0 Unconditioned: 7.0 Garage: 0.0 TOTAL: 57.0

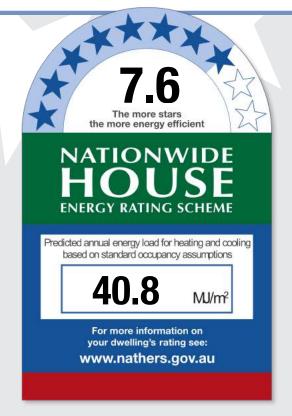
#### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 9.6 Cooling: 31.2 TOTAL: 40.8

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 19 Unsealed: 0 TOTAL:\*\* 19 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

# Window selection default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Scan to access this certificate online and confirm this is valid.



Certificate number: **0004420352** Certificate Date: **05 Dec 2019** ★ Star rating:



# **Building features**

Window type	e and performance value	
Window ID	Window type	

Window ID	Window type	U-value	SHGC
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bath	ALM-001-03 A	n/a	1150	880	N	No Shading
Kitchen/Living	ALM-002-03 A	n/a	1200	3650	N	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2400	2250	W	Vertical Louvres, Horizontal Blades
Bed 1	ALM-001-03 A	n/a	2800	880	N	No Shading
Bed 1	ALM-001-03 A	n/a	2800	880	Е	No Shading

ID	Window	type		U-value	SHGC
None Presen	it				
Roof windo	w and skyligi	nt schedule			

ID	Wall type	Insulation	Wall wrap or foi
EW-1	Cavity Brick	Foil Anti-glare one side and Reflective other of the Bulk Insulation R0.8	Yes
EW-2	Brick Veneer	Bulk Insulation R1.5	No
EW-3	Concrete block, lined	Bulk Insulation R0.5	No

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bath	EW-1	3095	2800	N	No	2700
Kitchen/Living	EW-1	3695	2800	N	No	100
Kitchen/Living	EW-1	2600	2800	W	No	3100
Entry	EW-3	2000	2800	S	No	8200
Entry	EW-3	1100	2800	Е	No	2000
Bed 1	EW-1	3795	2800	N	No	100
Bed 1	EW-1	1100	2800	E	No	0

Internal wall type			
Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	37.0	No insulation	No

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au





IW-2 - Cavity brick, plasterboard	35.0	No Insulation	No
IW-3 - Concrete Panel/Blocks filled plaster on studs	15.0	No Insulation	No

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bath	Suspended Concrete Slab 200mm	7.0	Very Open	Bulk Insulation in Contact with Floor R1.5	
Kitchen/Living	Suspended Concrete Slab 200mm	25.8	Very Open	Bulk Insulation in Contact with Floor R1.5	
Entry	Suspended Concrete Slab 200mm	8.1	Very Open	Bulk Insulation in Contact with Floor R1.5	Cork Tiles or Parquetry 8mn
Bed 1	Suspended Concrete Slab 200mm	16.0	Very Open		Carpet+Rubbe Underlay 18mi

Location	Construction	Added insulation	Roof space above
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Entry	Concrete, Plasterboard	No insulation	No
Bed 1	Plasterboard	No insulation	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bath	3	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	10	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Entry	3	Downlights - LED	150	Sealed
Entry	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added	Roof colour

Certificate number: 0004420352 Certificate Date: 05 Dec 2019 ★ Star rating: 7



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		featı	11 2 3 1		
	<b>GIII</b> 19	1000		- C 110	

	insulation
None Present	



Additional information	

# **Explanatory notes**

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Certificate number: 0004420386-01 Certificate Date: 18 Dec 2019 ★ Star rating: 7.6

BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan

then this certificate is not valid.



Accreditation

number: VIC/BDAV/13/1645
Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: **8544 1683** 

Declaration The Assessor has provided design

of interest:
Software: advice to the Applicant
BERS Pro v4.3.0.2d (3.13)

AAO: BDAV

#### Overview

#### **Dwelling details**

Street: Unit 104, 56 Beane Street

Suburb: Gosford

State: NSW Postcode: 2250
Type: New Dwelling NCC Class: 2

NatHERS

Lot/DP climate zone: 15

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Suspended Concrete Slab

Insulation: R0.8 wall insulation

No ceiling insulation R1.5 floor insulation

Glazing: ALM-004-03 A Aluminium B DG Air Fill

High Solar Gain low-E -Clear

#### Net floor area (m<sup>2</sup>)

Conditioned: 60.0
Unconditioned: 0.0
Garage: 0.0
TOTAL: 60.0

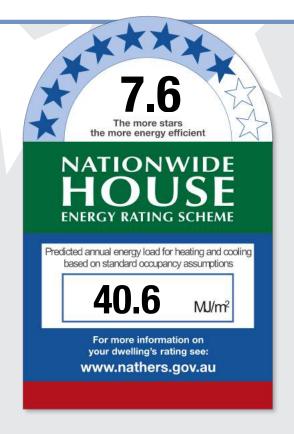
# Annual thermal performance loads (MJ/m²)

Heating: 26.6
Cooling: 14.1
TOTAL: 40.6

#### Plan documents

Plan ref/date: 2421.19

Prepared by: Stanton Dahl Architects



#### **Ceiling penetrations**

(see following pages for details)

Sealed: 26
Unsealed: 0
TOTAL:\*\* 26

\*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

# Window selection - default windows only

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Certificate number: 0004420386-01 Certificate Date: 18 Dec 2019 ★ Star rating:



# **Building features**

window type and performance value						
Window ID	Window type	U-value	SHGC			
ALM-003-03 A	ALM-003-03 A Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.3	0.47			
ALM-004-03 A	ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53			

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-003-03 A	n/a	2800	920	Е	No Shading
Kitchen/Living	ALM-004-03 A	n/a	800	2800	N	No Shading
Kitchen/Living	ALM-004-03 A	n/a	2800	2700	Е	No Shading

ID	Window type				U-value	SHGC
None Present						
Roof window	and skylight sch	edule				
Location	ID	Roof window/skylight	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation		W	all wrap or foi
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Resulation R0.8	eflective other Ye	es
EW-2	Brick Veneer		Bulk Insulation	n R1.5	Ne	<b>)</b>
EW-3	Concrete bloc	k, lined	Bulk Insulation	n R0.5	Ne	<b>)</b>
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	3295	2800	E	No	1900
Bath	EW-2	1490	580	N	No	4400
Kitchen/Living	EW-1	600	2800	W	No	4300
Kitchen/Living	EW-1	4800	2800	N	No	700
Kitchen/Living	EW-1	3695	2800	Е	No	1900
Kitchen/Living	EW-1	4300	2800	N	No	1300
Entry	EW-3	1400	2800	W	No	200

Internal wall type					
Area (m²)	Insulation	Wall wrap or foil			
45.0	No insulation	No			
39.0	No Insulation	No			
	45.0	45.0 No insulation			

Certificate number: 0004420386-01 Certificate Date: 18 Dec 2019

2019 ★ Star rating:



Floors				
Location	Construction	Area (m²)	Sub floor ventilation	Added Covering insulation
Bedroom 1	Suspended Concrete Slab 200mm	14.9	Very Open	Bulk Insulation Carpet+Rubber in Contact with Underlay 18mm Floor R1.5
Bath	Suspended Concrete Slab 200mm	7.5	Very Open	Bulk Insulation Ceramic Tiles in Contact with 8mm Floor R1.5
Kitchen/Living	Suspended Concrete Slab 200mm	31.2	Very Open	Bulk Insulation Ceramic Tiles in Contact with 8mm Floor R1.5
Entry	Suspended Concrete Slab 200mm	6.0	Very Open	Bulk Insulation Ceramic Tiles in Contact with 8mm Floor R1.5

Ceiling type			
Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Entry	Concrete, Plasterboard	No insulation	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 1	6	Downlights - LED	150	Sealed
Bath	3	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	12	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Entry	2	Downlights - LED	150	Sealed
Entry	1	Exhaust Fans	300	Sealed

Location Nu	ımber	Diameter (mm)
None Present		

Roof type	
Construction	Added Roof colour insulation
None Present	



Additional information	

# **Explanatory notes**

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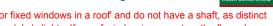
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Certificate number: **0004420436-01** Certificate Date: 18 Dec 2019 ★ Star rating: 6.9



BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid

#### Assessor details

Accreditation

VIC/BDAV/13/1645 number: Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

#### Overview

#### **Dwelling details**

Unit 201, 56 Beane Street Street:

Suburb: Gosford

Lot/DP

State: **NSW** Postcode: 2250 NCC Class: **New Dwelling** Type:

**NatHERS** 

climate zone: 15

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Suspended Concrete Slab

Insulation: **R0.8** wall insulation

> No ceiling insulation R2.0 floor insulation

ALM-004-03 A Aluminium B DG Air Fill Glazing:

High Solar Gain low-E -Clear

#### Net floor area (m<sup>2</sup>)

Conditioned: 68.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 68.0

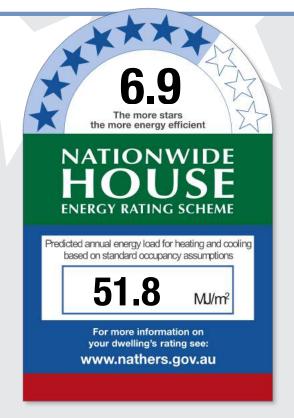
#### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 39.1 Cooling: 12.7 TOTAL: 51.8

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 31 Unsealed: 0 TOTAL:\*\* 31 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

# Window selection default windows only

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Certificate number: 0004420436-01 Certificate Date: 18 Dec 2019

★ Star rating:



# **Building features**

Window type	Window type and performance value				
Window ID	Window type	U-value	SHGC		
ALM-004-03 A	ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53		
ALM-003-03 A	ALM-003-03 A Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.3	0.47		

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-004-03 A	n/a	2400	2700	S	No Shading
Kitchen/Living	ALM-004-03 A	n/a	2400	2700	S	No Shading
Kitchen/Living	ALM-004-03 A	n/a	2400	2700	W	No Shading
Bedroom 2	ALM-003-03 A	n/a	850	2650	S	No Shading

ID	Window	type			U-value	SHGC
None Presen	it					
Roof windo	w and skyligh	nt schedule				
		Roof	A ( 0)	0.1	Outdoor shade	Indoor

ID	Wall type		Insulation		W	all wrap or foil
EW-1	Cavity Brick	Cavity Brick		Foil Anti-glare one side and Reflective other of the Bulk Insulation R0.8		
EW-2	Brick Veneer		Bulk Insulation R1.5			0
EW-3	Concrete bloc	k, lined	Bulk Insulation	n R2	Ne	0
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	3300	2800	E	No	0
Bedroom 1	EW-1	4095	2800	S	No	500
Kitchen/Living	EW-2	1200	580	Е	No	7800
Kitchen/Living	EW-1	7095	2800	S	No	600
Kitchen/Living	EW-1	4200	2800	W	No	2300
Entry	EW-3	2090	2800	N	No	1800
Bedroom 2	EW-1	500	2800	Е	No	4100
Bedroom 2	EW-1	3695	2800	S	No	0

Internal wall type				
Wall type	Area (m²)	Insulation	Wall wrap or foil	
IW-1 - Cavity wall, direct fix plasterboard, single gap	58.0	No insulation	No	
IW-2 - Concrete Panel/Blocks fil	lled, 8.0	No Insulation	No	

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Certificate number: **0004420436-01** Certificate Date: **18 Dec** 

**18 Dec 2019** ★ Star rating:



plaster on studs			
IW-3 - Cavity brick, plasterboard 2	26.0	No Insulation	No
IW-4 - Concrete Panel/Blocks filled, 1 plaster on studs	11.0	No insulation one side, Bulk Insulation the other R2	No

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Suspended Concrete Slab 300mm	12.2	Open		Carpet+Rubber Underlay 18mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	29.6	None	No Insulation	Ceramic Tiles 8mm
Entry	Suspended Concrete Slab 300mm	9.1	Open	Bulk Insulation in Contact with Floor R2	
Bedroom 2	Suspended Concrete Slab 300mm	10.0	Open		Carpet+Rubber Underlay 18mm
Store	Suspended Concrete Slab 300mm	2.1	Open	Bulk Insulation in Contact with Floor R2	
bath	Suspended Concrete Slab 300mm	5.2	Open	Bulk Insulation in Contact with Floor R2	

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Entry	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Store	Concrete, Plasterboard	No insulation	No
bath	Concrete, Plasterboard	No insulation	No

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Bedroom 1	5	Downlights - LED	150	Sealed
Kitchen/Living	12	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Entry	4	Downlights - LED	150	Sealed
Entry	1	Exhaust Fans	300	Sealed
Bedroom 2	5	Downlights - LED	150	Sealed
bath	2	Downlights - LED	150	Sealed
bath	1	Exhaust Fans	300	Sealed

Certificate number: **0004420436-01** Certificate Date:

18 Dec 2019

★ Star rating:

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Ceiling fans		
Location	Number	Diameter (mm)
None Present		

Roof type	
Construction	Added Roof colour insulation
None Present	



Additional information	

# **Explanatory notes**

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<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: 0004420451 Certificate Date: 05 Dec 2019 ★ Star rating: 7.4

BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid

#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

#### Overview

#### **Dwelling details**

Street: Unit 202, 56 Beane Street

Suburb: Gosford

Lot/DP

State: Postcode: 2250 **NSW** NCC Class: **New Dwelling** Type:

**NatHERS** 

climate zone: 15

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

> No ceiling insulation No floor insulation

ALM-001-03 A Aluminium A SG High Glazing:

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 51.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 51.0

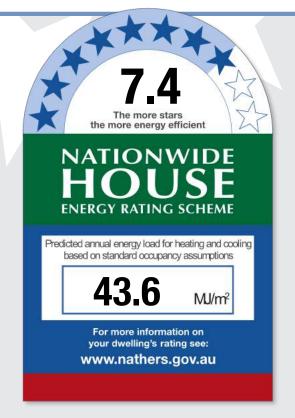
#### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 28.9 Cooling: 14.8 TOTAL: 43.6

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 23 Unsealed: 0 TOTAL:\*\* 23 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

# Window selection default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Scan to access this certificate online and confirm this is valid.



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Certificate number: 0004420451 Certificate Date: 05 Dec 2019 ★ Star rating: 7.4



# **Building features**

Window type	and	performance va	lue

Window ID	Window type	U-value	SHGC
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-001-03 A	n/a	2800	740	W	No Shading
Bedroom 1	ALM-001-03 A	n/a	2800	720	N	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2800	2500	W	No Shading

Roof window	w and skyligh	t type and performanc	e value			
ID None Present	Window	уре			U-value	SHGC
	w and skyligh	t schedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present	1					

External wal	I type					
ID	Wall type		Insulation			Wall wrap or foil
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Rosulation R0.8	eflective other	Yes
EW-2	Concrete bloc	k, lined	Bulk Insulation	n R0.5		No
External wal	I schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shace	le Eaves (mm)
Bedroom 1	EW-1	1700	2800	S	No	3600
Bedroom 1	EW-1	3578	2800	W	No	56
Bedroom 1	EW-1	1100	2800	N	No	0

2800

2800

Е

W

No

No

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity brick, plasterboard	39.0	No Insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	32.0	No insulation	No
IW-3 - Concrete Panel/Blocks filled plaster on studs	d, 21.0	No Insulation	No

#### **Floors**

Kitchen/Living

Kitchen/Living

EW-2

EW-1

2595

3595

17600

2500

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: **0004420451** Certificate Date: **05 Dec 2019** ★ Star rating:



Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 300mm	4.9	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1	Suspended Concrete Slab 300mm	10.0	Totally Open	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	4.5	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	24.5	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Suspended Concrete Slab 300mm	2.8	Totally Open	No Insulation	Ceramic Tiles 8mm
Hallway	Concrete Slab, Unit Below 300mm	4.4	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No

Ceiling penetrations					
Location	Number	Туре	Diameter (mm)	Sealed/unsealed	
Bedroom 1	5	Downlights - LED	150	Sealed	
Bath	2	Downlights - LED	150	Sealed	
Bath	1	Exhaust Fans	300	Sealed	
Kitchen/Living	11	Downlights - LED	150	Sealed	
Kitchen/Living	1	Exhaust Fans	300	Sealed	
Hallway	2	Downlights - LED	150	Sealed	
Hallway	1	Exhaust Fans	300	Sealed	
	1				

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		



Additional information	

# **Explanatory notes**

#### **About this report**

Residential energy ratings address the quality of the building fabric i.e. walls, windows, floors and roof/ceilings. Ratings do not cover the energy or water efficiency of appliances including heating and cooling, hot water, dishwashers, ovens, fridges, TVs etc. or solar panel or water tank requirements. The efficiency or specification of these items is generally covered by other regulations, standards or guidelines.

#### **General Information**

A NatHERS House Energy Rating is a comprehensive, dynamic computer modelling evaluation of the floorplans, elevations and specifications to predict an energy load of a home. Not all of us use our homes in the same way, so ratings are generated using standard assumptions. This means homes can be compared across the country.

The actual energy consumption of your home may vary significantly from the predicted energy load figures in the report depending on issues such as the size of your household and your personal preferences, e.g. in terms of heating or cooling.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparative purposes between different house designs and for demonstrating that the design meets the required regulatory compliance.

Homes that are energy efficient use less energy, are warmer in winter, cooler in summer and cost less to run. The higher the star rating the more energy efficient.

This NatHERS House Energy Rating report was carefully prepared by your assessor on the basis of comprehensive modelling using standard procedures to rate your home using the underlying engine developed by the Australian Commonwealth Scientific and Industrial Research Organisation (CSIRO).

All information relating to energy loads presented in this report is based on a range of standard assumptions in order to allow for comparisons with reports prepared for other homes and to demonstrate minimum regulatory compliance.

The standard assumptions include figures for occupancy, indoor air temperature and are based on a unique climate file for your region.

#### **Accredited Assessors**

To ensure you get a high-quality, professional NatHERS House Energy Rating report, you should always use an accredited assessor, accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

AAOs have specific quality assurance processes in place and continuing professional development requirements to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any on-going training requirements.

If you have any questions or concerns about this report, please direct them to your assessor in the first instance.

If your assessor is unable to address your questions or concerns, please contact their AAO listed under 'assessor details'. You can also find a range of information about accredited assessors on the AAO websites.

#### **Disclaimer**

The energy values quoted are for comparison purposes only; they are not a prediction of actual energy use. This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached drawing set that bears a stamp with the same number as this certificate. Changes to any of these details could affect the rating.

#### **Contact**

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Certificate number: 0004420287 Certificate Date: 05 Dec 2019 ★ Star rating: 8.3

BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid.



#### Assessor details

Accreditation

number: VIC/BDAV/13/1645
Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: **8544 1683** 

Declaration The Assessor has provided design

of interest:
Software: advice to the Applicant
BERS Pro v4.3.0.2d (3.13)

AAO: BDAV

#### Overview

#### **Dwelling details**

Street: Unit 203, 56 Beane Street

Suburb: Gosford

State: NSW Postcode: 2250
Type: New Dwelling NCC Class: 2

NatHERS

Lot/DP climate zone: 15

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: R0.8 wall insulation

No ceiling insulation
No floor insulation

Glazing: ALM-001-03 A Aluminium A SG High

**Solar Gain Low-E** 

#### Net floor area (m<sup>2</sup>)

Conditioned: 70.0
Unconditioned: 0.0
Garage: 0.0
TOTAL: 70.0

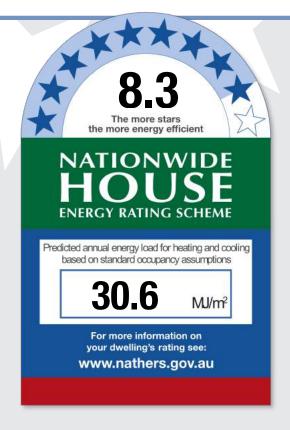
# Annual thermal performance loads (MJ/m²)

Heating: 10.9
Cooling: 19.7
TOTAL: 30.6

#### Plan documents

Plan ref/date: 2421.19

Prepared by: Stanton Dahl Architects



#### **Ceiling penetrations**

(see following pages for details)

 Sealed:
 30

 Unsealed:
 0

 TOTAL:\*\*
 30

\*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

# Window selection - default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

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Scan to access this certificate online and confirm this is valid.



ALM-002-03 A

ALM-001-03 A

n/a

n/a

Certificate number: 0004420287 Certificate Date: 05 Dec 2019 ★ Star rating: 8.3



No Shading

No Shading

# **Building features**

Kitchen/Living

Hallway

window type a	and performand	e value				
Window ID	Window type				U-value	SHGC
ALM-001-03 A	ALM-001-03 A A	Aluminium A SG I	High Solar Gain	Low-E	5.4	0.49
ALM-002-03 A	ALM-002-03 A A	Aluminium B SG I	High Solar Gain	Low-E	5.4	0.58
Window sched	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-001-03 A	n/a	2800	950	W	No Shading

2800

2800

2600

900

N

Ν

Bedroom 2         ALM-001-03 A         n/a         2800         950         W         No Sh	nading
Destruite dessend also limbs to me and mediants are seen.	
Roof window and skylight type and performance value  ID Window type U-value Sh	HGC
None Present	100

Location	ID	Roof window/skylight no.	Area (m²)	Orientation Outdoor shade	Indoor shade/diffuser
Maria Davida	1				

None Present

ID	Wall type		Insulation			Wall wrap or fo
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Resulation R0.8	eflective other	Yes
EW-2	Brick Veneer		Bulk Insulation	n R1.5		No
EW-3	Concrete bloc	k, lined	Bulk Insulation	n R0.5		No
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	e Eaves (mm)
Bedroom 1	EW-1	3095	2800	W	No	0
Bath	EW-2	1290	580	N	No	4800
Kitchen/Living	EW-1	1100	2800	Е	No	0
Kitchen/Living	EW-1	1000	2800	W	No	7100
Kitchen/Living	EW-1	4000	2800	N	No	1400
Hallway	EW-1	2790	2800	N	No	2400
Bedroom 2	EW-1	3700	2800	N	No	0
Bedroom 2	EW-1	1800	2800	Е	No	7400
Bedroom 2	EW-1	595	2800	N	No	2400
Bedroom 2	EW-1	3095	2800	W	No	0
Kitchen/Living	EW-3	1200	2800	S	No	2100

#### Internal wall type

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Certificate number: 0004420287 Certificate Date: 05 Dec 2019 ★ Star rating: 8.3



Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	54.0	No insulation	No
IW-2 - Cavity brick, plasterboard	53.0	No Insulation	No
IW-3 - Concrete Panel/Blocks filled, plaster on studs	6.0	No Insulation	No

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 300mm	6.8	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1	Suspended Concrete Slab 300mm	6.2	Totally Open	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	6.5	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	25.7	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Suspended Concrete Slab 300mm	2.8	Totally Open	No Insulation	Ceramic Tiles 8mm
Hallway	Concrete Slab, Unit Below 300mm	7.4	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 300mm	0.5	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2	Suspended Concrete Slab 300mm	11.5	Totally Open	No Insulation	Carpet+Rubber Underlay 18mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	2.5	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No

Ceiling penetrations				
Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 1	5	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	11	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed

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Certificate number: **0004420287** Certificate Date: **05 Dec 2019** ★ Star rating:



8.3

Hallway	3	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed
Bedroom 2	5	Downlights - LED	150	Sealed
Kitchen/Living	1	Downlights - LED	150	Sealed

Ceiling fans					
Location	Number	Diameter (mm)			
None Present					

Roof type		
Construction	Added Roof of insulation	colour
None Present		



Additional information	

# **Explanatory notes**

#### **About this report**

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#### **General Information**

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This NatHERS House Energy Rating report was carefully prepared by your assessor on the basis of comprehensive modelling using standard procedures to rate your home using the underlying engine developed by the Australian Commonwealth Scientific and Industrial Research Organisation (CSIRO).

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Certificate number: 0004420311 Certificate Date: 05 Dec 2019 ★ Star rating: 8.3

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#### Assessor details

Accreditation

number: VIC/BDAV/13/1645
Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: **8544 1683** 

Declaration The Assessor has provided design

of interest:
Software: advice to the Applicant
BERS Pro v4.3.0.2d (3.13)

AAO: BDAV

#### Overview

#### **Dwelling details**

Street: Unit 204, 56 Beane Street

Suburb: Gosford

State: NSW Postcode: 2250
Type: New Dwelling NCC Class: 2

NatHERS

Lot/DP climate zone: 15

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: R0.8 wall insulation

No ceiling insulation
No floor insulation

Glazing: ALM-001-03 A Aluminium A SG High

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: **49.0**Unconditioned: **0.0**Garage: **0.0**TOTAL: **49.0** 

# Annual thermal performance loads (MJ/m²)

 Heating:
 20.7

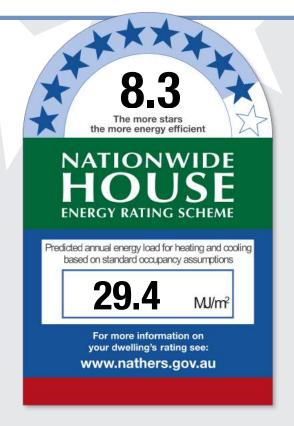
 Cooling:
 8.7

 TOTAL:
 29.4

#### Plan documents

Plan ref/date: 2421.19

Prepared by: Stanton Dahl Architects



#### **Ceiling penetrations**

(see following pages for details)

Sealed: 22 Unsealed: 0

TOTAL:\*\*

\*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

22

# Window selection - default windows only

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Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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Scan to access this certificate online and confirm this is valid.



ALM-002-03 A

Certificate number: 0004420311 Certificate Date: 05 Dec 2019 ★ Star rating: 8.3



No Shading

# **Building features**

Kitchen/Living

Window type	and performand	e value				
Window ID	Window type				U-value	SHGC
ALM-001-03 A	ALM-001-03 A	Aluminium A SG	High Solar Gain I	Low-E	5.4	0.49
ALM-002-03 A	ALM-002-03 A	Aluminium B SG	High Solar Gain I	Low-E	5.4	0.58
Window sche	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-001-03 A	n/a	800	2000	N	No Shading

2800

2540

N

ID	Window type	e			U-value	SHGC
None Present	t					
Roof window	w and skylight so	chedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation		Wa	all wrap or foi
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Resulation R0.8	eflective other Ye	es
EW-2	Brick Veneer		Bulk Insulation	n R1.5	No	)
EW-3	Concrete bloc	k, lined	Bulk Insulation	n R0.5	No	)
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	2200	2800	W	No	3800
Bedroom 1	EW-1	3300	2800	N	No	0
Bath	EW-2	1895	580	N	No	4200
Kitchen/Living	EW-2	2000	580	Е	No	3300
Kitchen/Living	EW-3	3200	2800	S	No	2000
Kitchen/Living	EW-1	3795	2800	N	No	2800

Internal wall type					
Wall type	Area (m²)	Insulation	Wall wrap or foi		
IW-1 - Cavity brick, plasterboard	41.0	No Insulation	No		
IW-2 - Cavity wall, direct fix plasterboard, single gap	31.0	No insulation	No		
IW-3 - Concrete Panel/Blocks filled plaster on studs	, 18.0	No Insulation	No		

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: 0004420311 Certificate Date: 05 Dec 2019 ★ Star rating: 8.3



Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 300mm	6.2	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1	Suspended Concrete Slab 300mm	7.4	Totally Open	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	5.3	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	26.7	None	No Insulation	Ceramic Tiles 8mm
Hallway	Concrete Slab, Unit Below 300mm	3.7	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 1	5	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	11	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Hallway	1	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed

Ceiling fans		
Location	Number	Diameter (mm)
None Present		

Roof type		
Construction	Added insulation	Roof colour
None Present		-



Additional information	

# **Explanatory notes**

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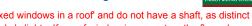
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Certificate number: 0004420337 Certificate Date: 05 Dec 2019 ★ Star rating: 8.7



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#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

#### Overview

#### **Dwelling details**

Unit 205, 56 Beane Street Street:

Suburb: Gosford

State: **NSW** Postcode: 2250 NCC Class: **New Dwelling** Type:

**NatHERS** 

climate zone: 15 Lot/DP

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

> No ceiling insulation No floor insulation

ALM-001-03 A Aluminium A SG High Glazing:

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 49.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 49.0

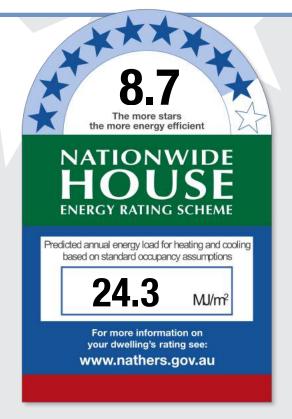
#### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 15.2 Cooling: 9.2 TOTAL: 24.3

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 22 Unsealed: 0

TOTAL:\*\*

\*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

22

## Window selection default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Scan to access this certificate online and confirm this is valid.



Certificate number: 0004420337 Certificate Date: 05 Dec 2019 ★ Star rating: 8.7



# **Building features**

Window type and performance value				
Window ID	Window type	U-value	SHGC	
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49	
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58	

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-001-03 A	n/a	800	2000	N	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2800	2500	N	No Shading

Roof window and skylight type and performance value								
None Present	Window type				U-value	SHGC		
Roof window	w and skylight sch	nedule						
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser		
None Present	t							

ID	Wall type		Insulation			Wall w	rap or foi
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	Yes	-		
EW-2	Concrete bloc	k, lined	Bulk Insulation R0.5			No	
EW-3	Brick Veneer		Bulk Insulation R1.5			No	
External wall	schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	-	aves mm)
Bedroom 1	EW-1	3300	2800	N	No	C	)
Bedroom 1	EW-1	2200	2800	Е	No	3	3800
Kitchen/Living	EW-1	3795	2800	N	No	2	2800
Kitchen/Living	EW-2	3200	2800	S	No	2	2000
Kitchen/Living	EW-3	2600	580	W	No		3300

Internal wall type					
Wall type	Area (m²)	Insulation	Wall wrap or foil		
IW-1 - Cavity wall, direct fix plasterboard, single gap	31.0	No insulation	No		
IW-2 - Cavity brick, plasterboard	41.0	No Insulation	No		
IW-3 - Concrete Panel/Blocks filled plaster on studs	, 18.0	No Insulation	No		

#### **Floors**

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: **0004420337** 

Certificate Date:

05 Dec 2019

★ Star rating:



Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 300mm	14.5	None	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	5.0	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	26.7	None	No Insulation	Ceramic Tiles 8mm
Hallway	Concrete Slab, Unit Below 300mm	3.2	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 1	5	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	11	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Hallway	1	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Added insulation	Roof colour



Additional information	

# **Explanatory notes**

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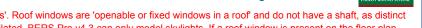
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Certificate number: 0004420360 Certificate Date: 05 Dec 2019 ★ Star rating: 8.4



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#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

#### Overview

#### **Dwelling details**

Unit 206, 56 Beane Street Street:

Suburb: Gosford

Lot/DP

State: **NSW** Postcode: 2250 NCC Class: Type:

**New Dwelling NatHERS** 

climate zone: 15

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

> No ceiling insulation No floor insulation

ALM-001-03 A Aluminium A SG High Glazing:

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 70.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 70.0

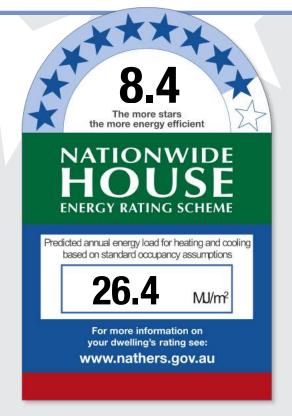
#### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 4.9 Cooling: 21.6 TOTAL: 26.4

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 30 Unsealed: 0 TOTAL:\*\* 30 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

## Window selection default windows only

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Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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ALM-001-03 A

n/a

Certificate number: 0004420360 Certificate Date: 05 Dec 2019 ★ Star rating: 8.4



No Shading

# **Building features**

Bedroom 2

Window type and performance value								
Window ID	Window type			U-value	SHGC			
ALM-001-03 A	ALM-001-03 A A	Aluminium A SG	5.4	0.49				
ALM-002-03 A	ALM-002-03 A A	Aluminium B SG	5.4	0.58				
Window schedule								
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade		
Bedroom 1	ALM-001-03 A	n/a	2800	840	Е	No Shading		
Kitchen/Living	ALM-002-03 A	n/a	2800	2600	N	No Shading		
Liellmen		- 1-	2000	000	N	No Shading		
Hallway	ALM-001-03 A	n/a	2800	900	IN	No Shading		

2800

Ν

900

ID	Window	type			U-value	SHGC
None Preser	nt					
Roof windo	w and skyligh	nt schedule				
Location	ID	Roof window/skylight	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation	Insulation		
EW-1	Cavity Brick		Foil Anti-glare one side and Reflective other of the Bulk Insulation R0.8			es
EW-2	Brick Veneer		Bulk Insulation	Bulk Insulation R1.5		
EW-3	Concrete block	, lined	Bulk Insulation	Bulk Insulation R0.5		
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	3095	2800	E	No	0
Bath	EW-2	1290	580	N	No	4800
Kitchen/Living	EW-1	4000	2800	N	No	1400
Kitchen/Living	EW-1	1000	2800	Е	No	7100
Kitchen/Living	EW-1	1100	2800	W	No	0
Hallway	EW-1	2790	2800	N	No	2400
Bedroom 2	EW-1	3095	2800	E	No	0
Bedroom 2	EW-1	595	2800	N	No	1800
Bedroom 2	EW-1	1800	2800	W	No	7400
Bedroom 2	EW-1	3700	2800	N	No	0
Kitchen/Living	EW-3	1200	2800	S	No	2100

# Internal wall type

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Certificate number: 0004420360 Certificate Date: 05 Dec 2019 ★ Star rating: 8.4



Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	54.0	No insulation	No
IW-2 - Cavity brick, plasterboard	59.0	No Insulation	No

Floors							
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering		
Bedroom 1	Concrete Slab, Unit Below 300mm	8.6	None	No Insulation	Carpet+Rubber Underlay 18mm		
Bedroom 1	Suspended Concrete Slab 300mm	4.4	Totally Open	No Insulation	Bare		
Bath	Concrete Slab, Unit Below 300mm	6.5	None	No Insulation	Ceramic Tiles 8mm		
Kitchen/Living	Concrete Slab, Unit Below 300mm	28.5	None	No Insulation	Ceramic Tiles 8mm		
Hallway	Concrete Slab, Unit Below 300mm	7.4	None	No Insulation	Ceramic Tiles 8mm		
Bedroom 2	Concrete Slab, Unit Below 300mm	6.8	None	No Insulation	Carpet+Rubber Underlay 18mm		
Bedroom 2	Suspended Concrete Slab 300mm	5.2	Totally Open	No Insulation	Carpet+Rubber Underlay 18mm		
Kitchen/Living	Concrete Slab, Unit Below 300mm	2.5	None	No Insulation	Ceramic Tiles 8mm		

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No

Ceiling	penetrations
Landin	a Maria la

Number	Туре	Diameter (mm)	Sealed/unsealed
5	Downlights - LED	150	Sealed
2	Downlights - LED	150	Sealed
1	Exhaust Fans	300	Sealed
11	Downlights - LED	150	Sealed
1	Exhaust Fans	300	Sealed
3	Downlights - LED	150	Sealed
1	Exhaust Fans	300	Sealed
5	Downlights - LED	150	Sealed
1	Downlights - LED	150	Sealed
	5 2 1 11 1 3 1	5 Downlights - LED 2 Downlights - LED 1 Exhaust Fans 11 Downlights - LED 1 Exhaust Fans 3 Downlights - LED 1 Exhaust Fans 5 Downlights - LED	5       Downlights - LED       150         2       Downlights - LED       150         1       Exhaust Fans       300         11       Downlights - LED       150         1       Exhaust Fans       300         3       Downlights - LED       150         1       Exhaust Fans       300         5       Downlights - LED       150

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Certificate number: **0004420360** Certificate Date:

05 Dec 2019

★ Star rating:



Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		-



Additional information	

# **Explanatory notes**

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#### **Contact**

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Certificate number: 0004420394 Certificate Date: 05 Dec 2019 ★ Star rating: 7.2

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#### Assessor details

Accreditation

VIC/BDAV/13/1645 number: Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

#### Overview

#### **Dwelling details**

Unit 207, 56 Beane Street Street:

Suburb: Gosford

Lot/DP

State: **NSW** Postcode: 2250 NCC Class:

**New Dwelling** Type: **NatHERS** 

climate zone: 15

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

> No ceiling insulation No floor insulation

ALM-001-03 A Aluminium A SG High Glazing:

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 49.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 49.0

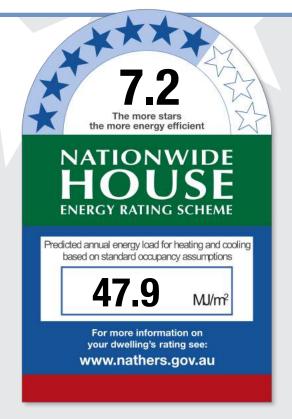
#### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 33.0 Cooling: 15.0 TOTAL: 47.9

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 23 Unsealed: 0 TOTAL:\*\* 23 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

## Window selection default windows only

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Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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Scan to access this certificate online and confirm this is valid.



Certificate number: 0004420394 Certificate Date: 05 Dec 2019 ★ Star rating: 7.2



# **Building features**

Window type	Window type and performance value				
Window ID	Window type	U-value	SHGC		
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49		
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58		

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-001-03 A	n/a	2800	900	E	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2800	2400	Е	No Shading

ID	Window type				U-value	SHGC
None Present						
Roof window	and skylight sch	edule				
Location	ID	Roof window/skylight	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation	Wall wrap or foil		
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Resulation R0.8	eflective other	Yes
EW-2	Concrete bloc	k, lined	Bulk Insulation	n R0.5		No
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	e Eaves (mm)
Bedroom 1	EW-1	1000	2800	Е	No	600
Bedroom 1	EW-1	2200	2800	Е	No	600
Bedroom 1	EW-1	1800	2800	S	No	3600
Kitchen/Living	EW-1	3595	2800	Е	No	2400
Kitchen/Living	EW-2	2595	2800	W	No	17600

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity brick, plasterboard	52.0	No Insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	32.0	No insulation	No
IW-3 - Concrete Panel/Blocks filled plaster on studs	d, 8.0	No Insulation	No

Floors				
Location	Construction	Area (m²) Sub floor	Added	Covering

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: 0004420394 Certificate Date: 05 Dec 2019 ★ Star rating:



			ventilation	insulation	
Bedroom 1	Concrete Slab, Unit Below 300mm	8.1	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1	Suspended Concrete Slab 300mm	4.5	Totally Open	No Insulation	Ceramic Tiles 8mm
Bath	Concrete Slab, Unit Below 300mm	4.5	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	27.3	None	No Insulation	Ceramic Tiles 8mm
Hallway	Concrete Slab, Unit Below 300mm	4.4	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above	
Bedroom 1	Concrete, Plasterboard	No insulation	No	
Bath	Concrete, Plasterboard	No insulation	No	
Kitchen/Living	Concrete, Plasterboard	No insulation	No	
Hallway	Concrete, Plasterboard	No insulation	No	

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 1	5	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	11	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Hallway	2	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		



Additional information	

# **Explanatory notes**

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#### Assessor details

Accreditation

number: VIC/BDAV/13/1645
Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: **8544 1683** 

Declaration The Assessor has provided design

of interest:
Software: advice to the Applicant
BERS Pro v4.3.0.2d (3.13)

AAO: BDAV

#### Overview

#### **Dwelling details**

Street: Unit 208, 56 Beane Street

Suburb: Gosford

State: NSW Postcode: 2250
Type: New Dwelling NCC Class: 2

NatHERS

Lot/DP climate zone: 15

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: R0.8 wall insulation

No ceiling insulation
No floor insulation

Glazing: ALM-003-03 A Aluminium A DG Air Fill

High Solar Gain low-E -Clear

#### Net floor area (m<sup>2</sup>)

Conditioned: 64.0 Unconditioned: 5.0 Garage: 0.0 TOTAL: 69.0

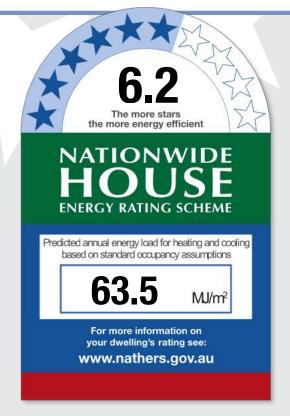
# Annual thermal performance loads (MJ/m²)

Heating: **39.0** Cooling: **24.5** TOTAL: **63.5** 

#### Plan documents

Plan ref/date: 2421.19

Prepared by: Stanton Dahl Architects



#### **Ceiling penetrations**

(see following pages for details)

Sealed: 32 Unsealed: 0

TOTAL:\*\*

\*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been

taken into account with the rating.

Principle downlight type: **LED** 

32

# Window selection - default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Scan to access this certificate online and confirm this is valid.



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Certificate number: 0004420428-01 Certificate Date: 18 Dec 2019 ★ Star rating:



6.2

# **Building features**

Window type	and performand	e value				
Window ID	Window type				U-value	SHGC
ALM-003-03 A	ALM-003-03 A	Aluminium A DG A	Air Fill High Solai	r Gain Iow-E -C	Clear 4.3	0.47
ALM-004-03 A	ALM-004-03 A	Aluminium B DG A	Air Fill High Solai	r Gain low-E -C	Clear 4.3	0.53
Window sche	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Redroom 1	ALM-003-03 A	n/a	2800	2400	S	No Shading

Location	Williaow ID	Williad Willo.	ricigiit (iiiiii)	Width (IIIII)	Officiation	Outdoor Sildac
Bedroom 1	ALM-003-03 A	n/a	2800	2400	S	No Shading
Bedroom 1	ALM-003-03 A	n/a	2800	1400	W	No Shading
Bath	ALM-003-03 A	n/a	850	900	S	No Shading
Kitchen/Living	ALM-004-03 A	n/a	2400	2700	E	No Shading
Kitchen/Living	ALM-004-03 A	n/a	850	2600	S	No Shading
Bedroom 2	ALM-003-03 A	n/a	2800	900	S	No Shading

ID	Window	type		U-value	SHGC
None Presen	nt				
<b>Roof windo</b>	w and skyligh	nt schedule			

ID	Wall type		Insulation		Wall wrap or foi	
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Resulation R0.8	eflective other	Yes
EW-2	Brick Veneer		Bulk Insulation	n R1.5		No
EW-3	Concrete block, lined		Bulk Insulation	Bulk Insulation R2		
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	3795	2800	S	No	0
Bedroom 1	EW-1	3200	2800	W	No	0
Bath	EW-1	2790	2800	S	No	0
Bath	EW-2	495	580	N	No	1200
Kitchen/Living	EW-1	4200	2800	Е	No	2600
Kitchen/Living	EW-1	4800	2800	S	No	0
Kitchen/Living	EW-1	1895	2800	S	No	0
Kitchen/Living	EW-2	3100	580	W	No	9700
Kitchen/Living	EW-3	3095	2800	N	No	2100
Bedroom 2	EW-1	1695	2800	S	No	0
Bedroom 2	EW-1	1395	2800	S	No	0

Certificate number: 0004420428-01 Certificate Date: 18 Dec 2019 ★ Star rating:



Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	55.0	No insulation	No
IW-2 - Concrete Panel/Blocks filled, plaster on studs	26.0	No insulation one side, Bulk Insulation the other R1.5	No
IW-3 - Cavity brick, plasterboard	22.0	No Insulation	No

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 300mm	11.1	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1	Suspended Concrete Slab 300mm	1.5	Totally Open	No Insulation	Ceramic Tiles 8mm
Bath	Concrete Slab, Unit Below 300mm	2.2	None	No Insulation	Ceramic Tiles 8mm
Bath	Suspended Concrete Slab 300mm	2.9	Totally Open	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	26.7	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Suspended Concrete Slab 300mm	1.3	Totally Open	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	11.9	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 300mm	2.9	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2	Suspended Concrete Slab 300mm	7.1	Totally Open	No Insulation	Carpet+Rubber Underlay 18mm
Store	Concrete Slab, Unit Below 300mm	1.5	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Store	Concrete, Plasterboard	No insulation	No

Ceiling penetrations						
Location	Number	Туре	Diameter (mm)	Sealed/unsealed		
Bedroom 1	5	Downlights - LED	150	Sealed		
Bath	2	Downlights - LED	150	Sealed		
Bath	1	Exhaust Fans	300	Sealed		

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Certificate number: 0004420428-01 Certificate Date: 18 Dec 2019 ★ Star rating:



Kitchen/Living	12	Downlights - LED	150	Sealed	
Kitchen/Living	1	Exhaust Fans	300	Sealed	
Kitchen/Living	5	Downlights - LED	150	Sealed	
Kitchen/Living	1	Exhaust Fans	300	Sealed	
Bedroom 2	5	Downlights - LED	150	Sealed	

Ceiling fans		
Location	Number	Diameter (mm)
None Present		

Roof type	
Construction	Added Roof colour insulation
None Present	



Additional information		

# **Explanatory notes**

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#### **Contact**

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Certificate number: 0004420444-01 Certificate Date: 18 Dec 2019 ★ Star rating: 6.9





#### Assessor details

Accreditation

number: VIC/BDAV/13/1645
Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: **8544 1683** 

Declaration The Assessor has provided design

of interest:
Software: advice to the Applicant
BERS Pro v4.3.0.2d (3.13)

AAO: BDAV

#### Overview

#### **Dwelling details**

Street: Unit 301, 56 Beane Street

Suburb: Gosford

Lot/DP

State: NSW Postcode: 2250
Type: New Dwelling NCC Class: 2

NatHERS climate zone: **15** 

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Suspended Concrete Slab

Insulation: R0.8 wall insulation

No ceiling insulation R2.0 floor insulation

Glazing: ALM-004-03 A Aluminium B DG Air Fill

High Solar Gain low-E -Clear

#### Net floor area (m<sup>2</sup>)

Conditioned: 68.0
Unconditioned: 0.0
Garage: 0.0
TOTAL: 68.0

# Annual thermal performance loads (MJ/m²)

Heating: **39.9** Cooling: **12.6** TOTAL: **52.5** 

#### Plan documents

Plan ref/date: 2421.19

Prepared by: Stanton Dahl Architects

# G.9 The more stars the more energy efficient NATIONWIDE HOUSE ENERGY RATING SCHEME Predicted annual energy load for heating and cooling based on standard occupancy assumptions 52.5 MJ/m² For more information on your dwelling's rating see: www.nathers.gov.au

#### **Ceiling penetrations**

(see following pages for details)

 Sealed:
 31

 Unsealed:
 0

 TOTAL:\*\*
 31

\*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

# Window selection - default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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Scan to access this certificate online and confirm this is valid.



Certificate number: **0004420444-01** Certificate Date: **18 Dec 2019** 



★ Star rating:

# **Building features**

Window type and performance value						
Window ID	Window type	U-value	SHGC			
ALM-004-03 A	ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53			
ALM-003-03 A	ALM-003-03 A Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.3	0.47			

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-004-03 A	n/a	2400	2700	S	No Shading
Kitchen/Living	ALM-004-03 A	n/a	2400	2700	S	No Shading
Kitchen/Living	ALM-004-03 A	n/a	2400	2700	W	No Shading
Bedroom 2	ALM-003-03 A	n/a	850	2650	S	No Shading

ID	Window	type			U-value	SHGC
None Presen	it					
Roof windo	w and skyligh	nt schedule				
		Roof	A ( 0)	0.1	Outdoor shade	Indoor

ID	Wall type		Insulation			Wall wrap or foi
EW-1	Cavity Brick		Foil Anti-glare one side and Reflective other of the Bulk Insulation R0.8			Yes
EW-2	Brick Veneer		Bulk Insulation	Bulk Insulation R1.5		
EW-3	Concrete block, lined		Bulk Insulation R2			No
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	e Eaves (mm)
Bedroom 1	EW-1	3300	2800	E	No	0
Bedroom 1	EW-1	4095	2800	S	No	500
Kitchen/Living	EW-2	1200	580	Е	No	7800
Kitchen/Living	EW-1	7095	2800	S	No	600
Kitchen/Living	EW-1	4200	2800	W	No	2300
Entry	EW-3	2090	2800	N	No	1800
Bedroom 2	EW-1	500	2800	Е	No	4100
Bedroom 2	EW-1	3695	2800	S	No	0

Internal wall type				
Wall type	Area (m²)	Insulation	Wall wrap or foil	
IW-1 - Cavity wall, direct fix plasterboard, single gap	58.0	No insulation	No	
IW-2 - Concrete Panel/Blocks fil	led, 8.0	No Insulation	No	

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: **0004420444-01** Certificate Date: **18** D

**18 Dec 2019** ★ Star rating:



plaster on studs			
IW-3 - Cavity brick, plasterboard	26.0	No Insulation	No
IW-4 - Concrete Panel/Blocks filled, plaster on studs	11.0	No insulation one side, Bulk Insulation the other R2	No

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Suspended Concrete Slab 300mm	12.2	Open		Carpet+Rubber Underlay 18mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	29.6	None	No Insulation	Ceramic Tiles 8mm
Entry	Suspended Concrete Slab 300mm	9.1	Open	Bulk Insulation in Contact with Floor R2	
Bedroom 2	Suspended Concrete Slab 300mm	10.0	Open		Carpet+Rubber Underlay 18mm
Store	Suspended Concrete Slab 300mm	2.1	Open	Bulk Insulation in Contact with Floor R2	
bath	Suspended Concrete Slab 300mm	5.2	Open	Bulk Insulation in Contact with Floor R2	

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Entry	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Store	Concrete, Plasterboard	No insulation	No
bath	Concrete, Plasterboard	No insulation	No

Ceiling penetrations					
Location	Number	Туре	Diameter (mm)	Sealed/unsealed	
Bedroom 1	5	Downlights - LED	150	Sealed	
Kitchen/Living	12	Downlights - LED	150	Sealed	
Kitchen/Living	1	Exhaust Fans	300	Sealed	
Entry	4	Downlights - LED	150	Sealed	
Entry	1	Exhaust Fans	300	Sealed	
Bedroom 2	5	Downlights - LED	150	Sealed	
bath	2	Downlights - LED	150	Sealed	
bath	1	Exhaust Fans	300	Sealed	

Certificate number: **0004420444-01** Certificate Date:

18 Dec 2019





Location Number Disperson (news)	
Location Number Diameter (mm)	
None Present	

Roof type	
Construction	Added Roof colour insulation
None Present	



Additional information	

# **Explanatory notes**

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#### **Contact**

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Certificate number: 0004420295 Certificate Date: 05 Dec 2019 ★ Star rating: 8.3

BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid.



#### Assessor details

Accreditation

number: VIC/BDAV/13/1645
Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: **8544 1683** 

Declaration The Assessor has provided design

of interest:
Software: advice to the Applicant
BERS Pro v4.3.0.2d (3.13)

AAO: BDAV

#### Overview

#### **Dwelling details**

Street: Unit 302, 56 Beane Street

Suburb: Gosford

State: NSW Postcode: 2250
Type: New Dwelling NCC Class: 2

NatHERS

Lot/DP climate zone: 15

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: R0.8 wall insulation

No ceiling insulation
No floor insulation

Glazing: ALM-001-03 A Aluminium A SG High

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 51.0
Unconditioned: 0.0
Garage: 0.0
TOTAL: 51.0

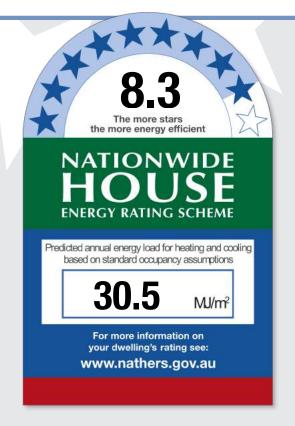
# Annual thermal performance loads (MJ/m²)

Heating: 15.0 Cooling: 15.5 TOTAL: 30.5

#### Plan documents

Plan ref/date: 2421.19

Prepared by: Stanton Dahl Architects



#### **Ceiling penetrations**

(see following pages for details)

Sealed: 23 Unsealed: 0 TOTAL:\*\* 23 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

# Window selection - default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Scan to access this certificate online and confirm this is valid.



<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: 0004420295 Certificate Date: 05 Dec 2019 ★ Star rating: 8.3



# **Building features**

Window ID	Window type	U-value	SHGC
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-001-03 A	n/a	2800	740	W	No Shading
Bedroom 1	ALM-001-03 A	n/a	2800	720	N	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2800	2500	W	No Shading

Roof window	w and skyligh	t type and performanc	e value			
None Present	Window t	type			U-value	SHGC
Roof window	w and skyligh	t schedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present	t					

External wall	type					
ID	Wall type		Insulation			Wall wrap or foi
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Rosulation R0.8	eflective other	Yes
EW-2	Concrete bloo	ck, lined	Bulk Insulation	n R0.5		No
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	1700	2800	S	No	3600
Bedroom 1	EW-1	3578	2800	W	No	56
Bedroom 1	EW-1	1100	2800	N	No	0
Kitchen/Living	EW-2	2595	2800	Е	No	17600
Kitchen/Living	EW-1	3595	2800	W	No	2500

Internal wall type				
Wall type	Area (m²)	Insulation	Wall wrap or foil	
IW-1 - Cavity brick, plasterboard	39.0	No Insulation	No	
IW-2 - Cavity wall, direct fix plasterboard, single gap	32.0	No insulation	No	
IW-3 - Concrete Panel/Blocks filled plaster on studs	l, 21.0	No Insulation	No	

#### **Floors**

Certificate number: **0004420295** Certificate Date:

05 Dec 2019





Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 300mm	14.9	None	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	4.5	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	27.3	None	No Insulation	Ceramic Tiles 8mm
Hallway	Concrete Slab, Unit Below 300mm	4.4	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 1	5	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	11	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Hallway	2	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added Roo insulation	fcolour
None Present		



Additional information	

# **Explanatory notes**

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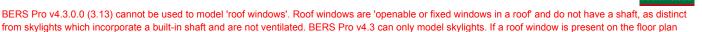
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Certificate number: 0004420303 Certificate Date: 05 Dec 2019 ★ Star rating: 8.7



then this certificate is not valid



Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

## Overview

#### **Dwelling details**

Unit 303, 56 Beane Street Street:

Suburb: Gosford

State: Postcode: 2250 **NSW** NCC Class:

**New Dwelling** Type:

**NatHERS** 

climate zone: 15 Lot/DP

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard

Concrete Slab, Unit Below

**R0.8** wall insulation No ceiling insulation

No floor insulation

ALM-001-03 A Aluminium A SG High Glazing:

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Insulation:

Conditioned: 70.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 70.0

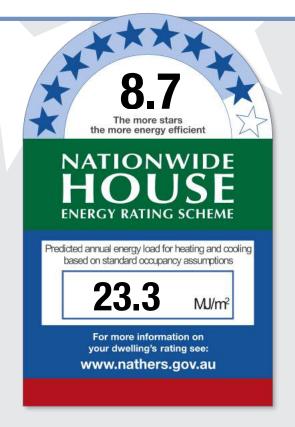
#### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 2.3 Cooling: 20.9 TOTAL: 23.3

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 30 Unsealed: 0 TOTAL:\*\* 30 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been

taken into account with the rating.

Principle downlight type: **LED** 

## Window selection default windows only

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Scan to access this certificate online and confirm this is valid.



ALM-001-03 A

n/a

Certificate number: 0004420303 Certificate Date: 05 Dec 2019 ★ Star rating: 8.



No Shading

# **Building features**

Bedroom 2

Window type	and performanc	e value				
Window ID	Window type			U-value	SHGC	
ALM-001-03 A	ALM-001-03 A A	Aluminium A SG	_ow-E	5.4	0.49	
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E				5.4	0.58
Window schedule						
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-001-03 A	n/a	2800	950	W	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2800	2600	N	No Shading
Hallway	ALM-001-03 A	n/a	2800	900	N	No Shading
Bedroom 2	ALM-001-03 A	n/a	2800	900	N	No Shading

2800

950

W

ID	Window	type			U-value	SHGC
None Presen	nt					
Roof windo	w and skyligh	nt schedule				
Location	ID	Roof window/skylight	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation			Wall wrap or fo	
EW-1	Cavity Brick		Foil Anti-glare one side and Reflective other of the Bulk Insulation R0.8			Yes	
EW-2	Brick Veneer		Bulk Insulation	Bulk Insulation R1.5			
EW-3	Concrete bloc	k, lined	Bulk Insulation	Bulk Insulation R0.5			
External wall s	schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shace	le Eaves (mm)	
Bedroom 1	EW-1	3095	2800	W	No	0	
Bath	EW-2	1290	580	N	No	4800	
Kitchen/Living	EW-1	1100	2800	Е	No	0	
Kitchen/Living	EW-1	1000	2800	W	No	7100	
Kitchen/Living	EW-1	4000	2800	N	No	1400	
Hallway	EW-1	2790	2800	N	No	2400	
Bedroom 2	EW-1	3700	2800	N	No	0	
Bedroom 2	EW-1	1800	2800	Е	No	7400	
Bedroom 2	EW-1	595	2800	N	No	2400	
Bedroom 2	EW-1	3095	2800	W	No	0	
Kitchen/Living	EW-3	1200	2800	S	No	2100	

## Internal wall type

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Certificate number: 0004420303 Certificate Date: 05 Dec 2019 ★ Star rating:



Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	54.0	No insulation	No
IW-2 - Cavity brick, plasterboard	53.0	No Insulation	No
IW-3 - Concrete Panel/Blocks filled, plaster on studs	6.0	No Insulation	No

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 300mm	13.0	None	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	6.5	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	28.5	None	No Insulation	Ceramic Tiles 8mm
Hallway	Concrete Slab, Unit Below 300mm	7.4	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 300mm	12.0	None	No Insulation	Carpet+Rubber Underlay 18mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	2.5	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 1	5	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	11	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Hallway	3	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed
Bedroom 2	5	Downlights - LED	150	Sealed
Kitchen/Living	1	Downlights - LED	150	Sealed

Certificate number: **0004420303** Certificate Date:

05 Dec 2019





Ceiling fans		
Location	Number	Diameter (mm)
None Present		
None Present		

Roof type	
Construction	Added Roof colour insulation
None Present	



Additional information			

# **Explanatory notes**

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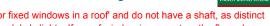
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Certificate number: 0004420345 Certificate Date: 05 Dec 2019 ★ Star rating: 8.4



BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid

#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

#### Overview

#### **Dwelling details**

Unit 304, 56 Beane Street Street:

Suburb: Gosford

State: **NSW** Postcode: 2250 NCC Class: Type:

**New Dwelling NatHERS** 

climate zone: 15

Lot/DP

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

> No ceiling insulation No floor insulation

ALM-001-03 A Aluminium A SG High Glazing:

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 49.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 49.0

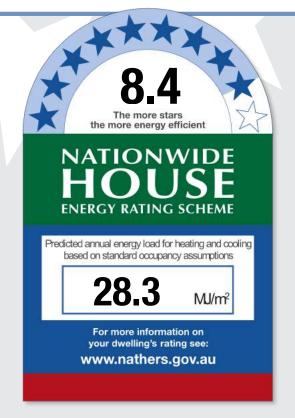
#### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 19.3 Cooling: 8.9 TOTAL: 28.3

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 22 Unsealed: 0

TOTAL:\*\*

maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

\*\*NOTE: This total is the

Principle downlight type: **LED** 

22

## Window selection default windows only

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ALM-002-03 A

n/a

Certificate number: 0004420345 Certificate Date: 05 Dec 2019 ★ Star rating: 8.4



No Shading

### **Building features**

Kitchen/Living

Window type	and performand	e value				
Window ID	Window type				U-value	SHGC
ALM-001-03 A	ALM-001-03 A	Aluminium A SG	High Solar Gain I	Low-E	5.4	0.49
ALM-002-03 A	ALM-002-03 A A	Aluminium B SG	High Solar Gain I	Low-E	5.4	0.58
Window schee	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-001-03 A	n/a	800	2000	N	No Shading

2800

N

2540

ID	Window type				U-value	SHGC
None Present						
Roof window	w and skylight sch	edule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation		Wa	all wrap or foi
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Resulation R0.8	eflective other Ye	es .
EW-2	Brick Veneer		Bulk Insulation	n R1.5	No	)
EW-3	Concrete bloc	k, lined	Bulk Insulation	n R0.5	No	)
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	2200	2800	W	No	3800
Bedroom 1	EW-1	3300	2800	N	No	0
Bath	EW-2	1895	580	N	No	4200
Kitchen/Living	EW-2	2000	580	Е	No	3300
Kitchen/Living	EW-3	3200	2800	S	No	2000
Kitchen/Living	EW-1	3795	2800	N	No	2800

Internal wall type					
Wall type	Area (m²)	Insulation	Wall wrap or foil		
IW-1 - Cavity brick, plasterboard	41.0	No Insulation	No		
IW-2 - Cavity wall, direct fix plasterboard, single gap	31.0	No insulation	No		
IW-3 - Concrete Panel/Blocks filled plaster on studs	, 18.0	No Insulation	No		

Certificate number: **0004420345** Certificate Date: **05 Dec 2019** ★ Star rating:



Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 300mm	6.2	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1	Suspended Concrete Slab 300mm	7.4	Totally Open	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	5.3	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	26.7	None	No Insulation	Ceramic Tiles 8mm
Hallway	Concrete Slab, Unit Below 300mm	3.7	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 1	5	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	11	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Hallway	1	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		-



Additional information	

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### **Contact**

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: 0004420378 Certificate Date: 05 Dec 2019 ★ Star rating: 8.7





#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

### Overview

### **Dwelling details**

Unit 305, 56 Beane Street Street:

Suburb: Gosford

State: Postcode: 2250 **NSW** NCC Class: **New Dwelling** Type:

**NatHERS** climate zone: 15

Suburban

Lot/DP number: 30/1250970 Exposure:

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard

Concrete Slab, Unit Below Insulation: **R0.8** wall insulation

> No ceiling insulation No floor insulation

ALM-001-03 A Aluminium A SG High Glazing:

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 49.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 49.0

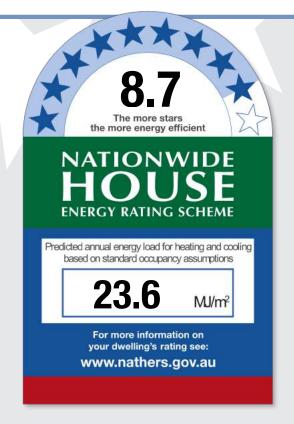
### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 14.5 Cooling: 9.1 TOTAL: 23.6

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 22 Unsealed: 0

TOTAL:\*\*

\*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

22

### Window selection default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Scan to access this certificate online and confirm this is valid.



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Certificate number: 0004420378 Certificate Date: 05 Dec 2019 ★ Star rating: 8.7



### **Building features**

Window ID	Window type	U-value	SHGC
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-001-03 A	n/a	800	2000	N	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2800	2500	N	No Shading

ID	Window	type			U-value	SHGC
None Presen	t					
Roof windo	w and skyligh	t schedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation			Wall wrap or foil	
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	Yes			
EW-2	Concrete bloc	k, lined	Bulk Insulation R0.5			No	
EW-3	Brick Veneer		Bulk Insulation R1.5			No	
External wall	schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	le Eaves (mm)	
Bedroom 1	EW-1	3300	2800	N	No	0	
Bedroom 1	EW-1	2200	2800	Е	No	3800	
Kitchen/Living	EW-1	3795	2800	N	No	2800	
Kitchen/Living	EW-2	3200	2800	S	No	2000	

Wall type	Area (m²)	Insulation	Wall wrap or foil
W-1 - Cavity wall, direct fix plasterboard, single gap	31.0	No insulation	No
W-2 - Cavity brick, plasterboard	41.0	No Insulation	No
W-3 - Concrete Panel/Blocks filled plaster on studs	, 18.0	No Insulation	No

#### **Floors**

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Certificate number: **0004420378** Certificate Date:

05 Dec 2019

★ Star rating:



Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 300mm	14.5	None	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	5.0	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	26.7	None	No Insulation	Ceramic Tiles 8mm
Hallway	Concrete Slab, Unit Below 300mm	3.2	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 1	5	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	11	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Hallway	1	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added Roo insulation	fcolour
None Present		



Additional information	

### **Explanatory notes**

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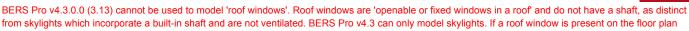
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Certificate number: 0004420402 Certificate Date: 05 Dec 2019 ★ Star rating: 8.7



then this certificate is not valid

#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

### Overview

### **Dwelling details**

Unit 306, 56 Beane Street Street:

Suburb: Gosford

Lot/DP

State: Postcode: 2250 **NSW** NCC Class: Type:

**New Dwelling NatHERS** 

climate zone: 15

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard

Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

No ceiling insulation No floor insulation

ALM-001-03 A Aluminium A SG High Glazing:

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 70.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 70.0

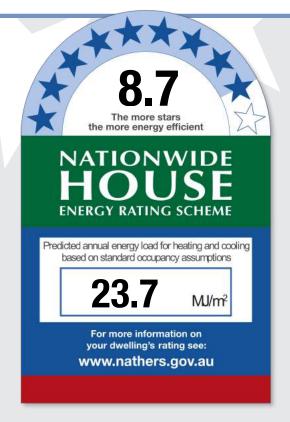
### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 1.2 Cooling: 22.5 TOTAL: 23.7

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 30 Unsealed: 0 TOTAL:\*\* 30 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been

taken into account with the rating.

Principle downlight type: **LED** 

### Window selection default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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ALM-001-03 A

ALM-001-03 A

ALM-001-03 A

n/a

n/a

n/a

Certificate number: 0004420402 Certificate Date: 05 Dec 2019 ★ Star rating: 8.7



No Shading

No Shading

No Shading

### **Building features**

Hallway

Bedroom 2

Bedroom 2

Window type and performance value							
Window ID	Window type				U-value	SHGC	
ALM-001-03 A	ALM-001-03 A A	Aluminium A SG	High Solar Gain I	Low-E	5.4	0.49	
ALM-002-03 A	ALM-002-03 A A	Aluminium B SG	5.4	0.58			
Window schee	dule						
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade	
Bedroom 1	ALM-001-03 A	n/a	2800	840	E	No Shading	
Kitchen/Living	ALM-002-03 A	n/a	2800	2600	N	No Shading	

2800

2800

2800

900

840

900

Ν

Е

Ν

ID	Window type				U-value	SHGC
None Present						-
Roof window	and skylight sch	edule				
Location	ID	Roof window/skylight	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation			Wall wrap or foil	
EW-1	Cavity Brick		Foil Anti-glare one side and Reflective other of the Bulk Insulation R0.8			Yes	
EW-2	Brick Veneer		Bulk Insulation	Bulk Insulation R1.5			
EW-3	Concrete block, lined		Bulk Insulation	Bulk Insulation R0.5			
External wall	schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	e Eaves (mm)	
Bedroom 1	EW-1	3095	2800	E	No	0	
Bath	EW-2	1290	580	N	No	4800	
Kitchen/Living	EW-1	4000	2800	N	No	1400	
Kitchen/Living	EW-1	1000	2800	E	No	7100	
Kitchen/Living	EW-1	1100	2800	W	No	0	
Hallway	EW-1	2790	2800	N	No	2400	
Bedroom 2	EW-1	3095	2800	E	No	0	
Bedroom 2	EW-1	595	2800	N	No	1800	
Bedroom 2	EW-1	1800	2800	W	No	7400	
Bedroom 2	EW-1	3700	2800	N	No	0	
Kitchen/Living	EW-3	1200	2800	S	No	2100	

### Internal wall type

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Certificate number: **0004420402** Certificate Date: **05 Dec 2019** ★ Star rating:



### **Building features continued**

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	54.0	No insulation	No
IW-2 - Cavity brick, plasterboard	59.0	No Insulation	No

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 300mm	13.0	None	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	6.5	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	28.5	None	No Insulation	Ceramic Tiles 8mm
Hallway	Concrete Slab, Unit Below 300mm	7.4	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 300mm	12.0	None	No Insulation	Carpet+Rubber Underlay 18mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	2.5	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 1	5	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	11	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Hallway	3	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed
Bedroom 2	5	Downlights - LED	150	Sealed
Kitchen/Living	1	Downlights - LED	150	Sealed

### **Ceiling fans**

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Certificate number: **0004420402** Certificate Date:

05 Dec 2019





Location	Number	Diameter (mm)
None Present		

Roof type		
Construction	Added insulation	Roof colour
None Present		



Additional information	

### **Explanatory notes**

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Certificate number: 0004420477 Certificate Date: 05 Dec 2019 ★ Star rating: **7.5** 

BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid

#### Assessor details

Accreditation

VIC/BDAV/13/1645 number: Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

### Overview

#### **Dwelling details**

Unit 307, 56 Beane Street Street:

Suburb: Gosford

State: **NSW** Postcode: 2250 NCC Class: **New Dwelling** Type:

**NatHERS** 

climate zone: 15 Lot/DP

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

> No ceiling insulation No floor insulation

ALM-001-03 A Aluminium A SG High Glazing:

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 49.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 49.0

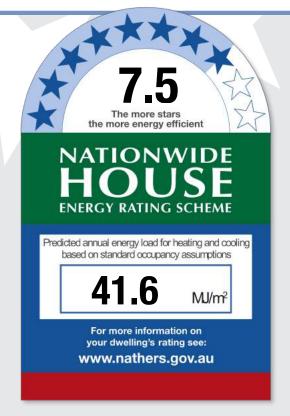
### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 26.0 Cooling: 15.6 TOTAL: 41.6

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 23 Unsealed: 0 TOTAL:\*\* 23 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

### Window selection default windows only

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Certificate number: 0004420477 Certificate Date: 05 Dec 2019 ★ Star rating: 7.5



### **Building features**

window type a	and performance value		
Window ID	Window type	U-value	SHGC
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-001-03 A	n/a	2800	900	E	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2800	2400	Е	No Shading

ID	Window type				U-value	SHGC
None Present						
Roof window	and skylight sch	edule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation			Wall wrap or foi	
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Resulation R0.8	eflective other	/es	
EW-2	Concrete bloc	k, lined	Bulk Insulation	n R0.5	1	No	
External wall	schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)	
Bedroom 1	EW-1	1000	2800	Е	No	600	
Bedroom 1	EW-1	2200	2800	Е	No	600	
Bedroom 1	EW-1	1800	2800	S	No	3600	
Kitchen/Living	EW-1	3595	2800	Е	No	2400	
Kitchen/Living	EW-2	2595	2800	W	No	17600	

Internal wall type				
Wall type	Area (m²)	Insulation	Wall wrap or foil	
IW-1 - Cavity brick, plasterboard	52.0	No Insulation	No	
IW-2 - Cavity wall, direct fix plasterboard, single gap	32.0	No insulation	No	
IW-3 - Concrete Panel/Blocks filled plaster on studs	l, 8.0	No Insulation	No	

Floors				
Location	Construction	Area (m²) Sub floor	Added	Covering

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Certificate number: 0004420477 Certificate Date: 05 Dec 2019 ★ Star rating:



			ventilation	insulation	
Bedroom 1	Concrete Slab, Unit Below 300mm	12.6	None	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	4.5	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	27.3	None	No Insulation	Ceramic Tiles 8mm
Hallway	Concrete Slab, Unit Below 300mm	4.4	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bedroom 1	5	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	11	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Hallway	2	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added insulation	Roof colour
None Present		



Additional information	

### **Explanatory notes**

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### **Contact**

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Certificate number: 0004420493-01 Certificate Date: 18 Dec 2019 ★ Star rating: 6.2





#### Assessor details

Accreditation

number: VIC/BDAV/13/1645
Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: **8544 1683** 

Declaration The Assessor has provided design

of interest: advice to the Applicant Software: BERS Pro v4.3.0.2d (3.13)

AAO: BDAV

### Overview

### **Dwelling details**

Street: Unit 308, 56 Beane Street

Suburb: Gosford

Lot/DP

State: NSW Postcode: 2250

New Dwelling NCC Class: 2

Type: New Dwelling NCC Class: 2

NatHERS climate zone: **15** 

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard

Insulation: Concrete Slab, Unit Below

R0.8 wall insulation

No ceiling insulation

No defining insulation

No floor insulation

Glazing: ALM-003-03 A Aluminium A DG Air Fill

High Solar Gain low-E -Clear

#### Net floor area (m<sup>2</sup>)

Conditioned: 64.0 Unconditioned: 5.0 Garage: 0.0 TOTAL: 69.0

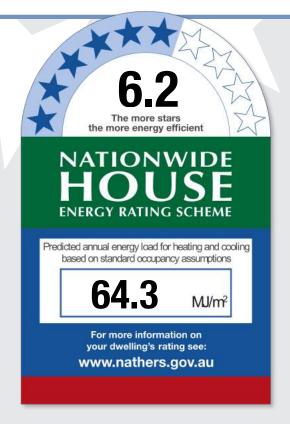
# Annual thermal performance loads (MJ/m²)

Heating: **39.8** Cooling: **24.5** TOTAL: **64.3** 

#### Plan documents

Plan ref/date: 2421.19

Prepared by: Stanton Dahl Architects



#### **Ceiling penetrations**

(see following pages for details)

Sealed: 32 Unsealed: 0

TOTAL:\*\*

\*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

32

## Window selection - default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

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Certificate number: 0004420493-01 Certificate Date: 18 Dec 2019 ★ Star rating:



### **Building features**

Window type	and performar	ice value				
Window ID	Window type				U-value	SHGC
ALM-003-03 A	ALM-003-03 A	Aluminium A DG A	Air Fill High Solai	r Gain low-E -0	Clear 4.3	0.47
ALM-004-03 A	ALM-004-03 A	Aluminium B DG A	Air Fill High Solai	Gain low-E -C	Clear 4.3	0.53
Window schee	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade

03 A n/a 03 A n/a 03 A n/a	2800 2800	2400 1400	S W	No Shading No Shading
			W	
02 1 2/2	0.50	000		
03 A n/a	850	900	S	No Shading
03 A n/a	2400	2700	Е	No Shading
03 A n/a	850	2600	S	No Shading
03 A n/a	2800	900	S	No Shading
(	03 A n/a	03 A n/a 850	03 A n/a 850 2600	03 A n/a 850 2600 S

ID	Window	type		U-value	SHGC
None Presen	it				
Roof windo	w and skyligl	nt schedule			

ID	Wall type		Insulation	V	Wall wrap or foil	
EW-1	Cavity Brick		Foil Anti-glare one side and Reflective other of the Bulk Insulation R0.8			Yes
EW-2	Brick Veneer		Bulk Insulation	n R1.5	I	Vo
EW-3	Concrete block, lined		Bulk Insulation R2			Vo
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	3795	2800	S	No	0
Bedroom 1	EW-1	3200	2800	W	No	0
Bath	EW-1	2790	2800	S	No	0
Bath	EW-2	495	580	N	No	1200
Kitchen/Living	EW-1	4200	2800	Е	No	2600
Kitchen/Living	EW-1	4800	2800	S	No	0
Kitchen/Living	EW-1	1895	2800	S	No	0
Kitchen/Living	EW-2	3100	580	W	No	9700
Kitchen/Living	EW-3	3095	2800	N	No	2100
Bedroom 2	EW-1	1695	2800	S	No	0
Bedroom 2	EW-1	1395	2800	S	No	0

Certificate number: 0004420493-01 Certificate Date: 18 Dec 2019 ★ Star rating:



Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	55.0	No insulation	No
IW-2 - Concrete Panel/Blocks filled, plaster on studs	26.0	No insulation one side, Bulk Insulation the other R1.5	No
IW-3 - Cavity brick, plasterboard	22.0	No Insulation	No

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 300mm	11.1	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1	Suspended Concrete Slab 300mm	1.5	Totally Open	No Insulation	Ceramic Tiles 8mm
Bath	Concrete Slab, Unit Below 300mm	2.2	None	No Insulation	Ceramic Tiles 8mm
Bath	Suspended Concrete Slab 300mm	2.9	Totally Open	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	26.7	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Suspended Concrete Slab 300mm	1.3	Totally Open	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	11.9	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 300mm	2.9	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2	Suspended Concrete Slab 300mm	7.1	Totally Open	No Insulation	Carpet+Rubber Underlay 18mm
Store	Concrete Slab, Unit Below 300mm	1.5	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
Store	Concrete, Plasterboard	No insulation	No

Ceiling penetrations						
Location	Number	Туре	Diameter (mm)	Sealed/unsealed		
Bedroom 1	5	Downlights - LED	150	Sealed		
Bath	2	Downlights - LED	150	Sealed		
Bath	1	Exhaust Fans	300	Sealed		

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Certificate number: 0004420493-01 Certificate Date: 18 Dec 2019 ★ Star rating:



Kitchen/Living	12	Downlights - LED	150	Sealed	
Kitchen/Living	1	Exhaust Fans	300	Sealed	
Kitchen/Living	5	Downlights - LED	150	Sealed	
Kitchen/Living	1	Exhaust Fans	300	Sealed	
Bedroom 2	5	Downlights - LED	150	Sealed	

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type	
Construction	Added Roof colour insulation
None Present	



Additional information	

### **Explanatory notes**

#### **About this report**

Residential energy ratings address the quality of the building fabric i.e. walls, windows, floors and roof/ceilings. Ratings do not cover the energy or water efficiency of appliances including heating and cooling, hot water, dishwashers, ovens, fridges, TVs etc. or solar panel or water tank requirements. The efficiency or specification of these items is generally covered by other regulations, standards or guidelines.

#### **General Information**

A NatHERS House Energy Rating is a comprehensive, dynamic computer modelling evaluation of the floorplans, elevations and specifications to predict an energy load of a home. Not all of us use our homes in the same way, so ratings are generated using standard assumptions. This means homes can be compared across the country.

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Certificate number: 0004420527-01 Certificate Date: 18 Dec 2019 ★ Star rating: 6.4

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#### Assessor details

Accreditation

number: VIC/BDAV/13/1645
Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: **8544 1683** 

Declaration The Assessor has provided design

of interest: advice to the Applicant Software: BERS Pro v4.3.0.2d (3.13)

AAO: BDAV

### Overview

#### **Dwelling details**

Street: Unit 401, 56 Beane Street

Suburb: Gosford

Lot/DP

State: NSW Postcode: 2250
Type: New Dwelling NCC Class: 2

NatHERS climate zone: **15** 

number: 30/1250970 Exposure: Open

### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Waterproofing Membrane Suspended Concrete Slab

Insulation: R0.8 wall insulation

R3.0 ceiling insulation R2.0 floor insulation

Glazing: ALM-004-03 A Aluminium B DG Air Fill

High Solar Gain low-E -Clear

#### Net floor area (m<sup>2</sup>)

Conditioned: 68.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 68.0

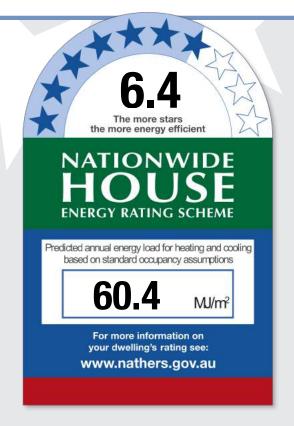
# Annual thermal performance loads (MJ/m²)

Heating: **50.6**Cooling: **9.7**TOTAL: **60.4** 

#### Plan documents

Plan ref/date: 2421.19

Prepared by: Stanton Dahl Architects



#### **Ceiling penetrations**

(see following pages for details)

Sealed: 31
Unsealed: 0
TOTAL:\*\* 31

\*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

### Window selection default windows only

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Certificate number: 0004420527-01 Certificate Date: 18 Dec 2019 ★ Star rating:



### **Building features**

Window type and performance value					
Window type	U-value	SHGC			
ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53			
ALM-003-03 A Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.3	0.47			
	Window type ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear	•			

#### Window schedule

Kitchen/Living

EW-1

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-004-03 A	n/a	2400	2700	S	No Shading
Kitchen/Living	ALM-004-03 A	n/a	2400	2700	S	No Shading
Kitchen/Living	ALM-004-03 A	n/a	2400	2700	W	No Shading
Bedroom 2	ALM-003-03 A	n/a	850	2650	S	No Shading

ID	Window	type		U-value	SHGC
None Presen	it				
Roof windo	w and skyligl	nt schedule			

External wall	type					
ID	Wall type		Insulation			Wall wrap or
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Rosulation R0.8	eflective other	Yes
EW-2	Brick Veneer	Brick Veneer Bulk Insulation R1.5			No	
EW-3	Concrete bloc	ck, lined	Bulk Insulation R2			No
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	de Eaves (mm)
Bedroom 1	EW-1	3300	2800	E	No	0
Bedroom 1	EW-1	4095	2800	S	No	500
Kitchen/Living	EW-2	1200	580	Е	No	7800

Kitchen/Living	EW-1	4200	2800	W	No	2300
Entry	EW-3	2090	2800	N	No	1800
Bedroom 2	EW-1	500	2800	E	No	4100
Bedroom 2	EW-1	3695	2800	S	No	0
Internal wall ty	pe					

2800

S

No

Internal wall type				
Wall type	Area (m²)	Insulation	Wall wrap or foil	
IW-1 - Cavity wall, direct fix plasterboard, single gap	58.0	No insulation	No	
IW-2 - Concrete Panel/Blocks fil	led, 8.0	No Insulation	No	

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7095

600

Certificate number: 0004420527-01 Certificate Date: 18 Dec 2019 ★ Star rating:



plaster on studs		
IW-3 - Cavity brick, plasterboard 26.0	No Insulation	No
IW-4 - Concrete Panel/Blocks filled, 11.0 plaster on studs	No insulation one side, Bulk Insulation the other R2	No

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Suspended Concrete Slab 300mm	12.2	Open		Carpet+Rubber Underlay 18mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	29.6	None	No Insulation	Ceramic Tiles 8mm
Entry	Suspended Concrete Slab 300mm	9.1	Open	Bulk Insulation in Contact with Floor R2	
Bedroom 2	Suspended Concrete Slab 300mm	10.0	Open		Carpet+Rubber Underlay 18mm
Store	Suspended Concrete Slab 300mm	2.1	Open	Bulk Insulation in Contact with Floor R2	
bath	Suspended Concrete Slab 300mm	5.2	Open	Bulk Insulation in Contact with Floor R2	

Location	Construction	Added	Roof space
		insulation	above
Bedroom 1	Concrete, Plasterboard	Bulk Insulation R3	No
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R3	No
Entry	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	Bulk Insulation R3	No
Store	Concrete, Plasterboard	No insulation	No
bath	Concrete, Plasterboard	No insulation	No

Ceiling penetrations					
Location	Number	Туре	Diameter (mm)	Sealed/unsealed	
Bedroom 1	5	Downlights - LED	150	Sealed	
Kitchen/Living	12	Downlights - LED	150	Sealed	
Kitchen/Living	1	Exhaust Fans	300	Sealed	
Entry	4	Downlights - LED	150	Sealed	
Entry	1	Exhaust Fans	300	Sealed	
Bedroom 2	5	Downlights - LED	150	Sealed	
bath	2	Downlights - LED	150	Sealed	

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Certificate number: **0004420527-01** Certificate Date: **18 Dec 2019** 

★ Star rating:



bath	1	Exhaust Fans	300	Sealed	

Ceiling fans		
Location Nu	umber	Diameter (mm)
None Present		

Roof type		
Construction	Added insulation	Roof colour
Waterproofing Membrane	No Added Insulation, No air Gap	Medium



Additional information	

### **Explanatory notes**

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### **Contact**

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Certificate number: 0004420550 Certificate Date: 05 Dec 2019 ★ Star rating: **7.5** 

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#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

### Overview

### **Dwelling details**

Unit 402, 56 Beane Street Street:

Suburb: Gosford

Lot/DP

State: Postcode: 2250 **NSW** NCC Class: **New Dwelling** Type:

**NatHERS** climate zone: 15

number: 30/1250970 Exposure: Open

#### **Key construction and insulation materials**

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

> No ceiling insulation No floor insulation

ALM-001-03 A Aluminium A SG High Glazing:

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 50.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 50.0

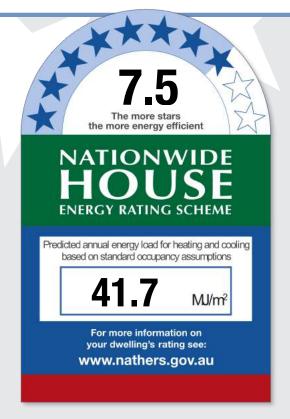
### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 23.7 Cooling: 18.0 TOTAL: 41.7

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 23 Unsealed: 0 TOTAL:\*\* 23 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

### Window selection default windows only

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Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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### **Building features**

Window ID	Window type	U-value	SHGC
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bed 1 Exp R	ALM-001-03 A	n/a	2800	740	W	No Shading
Bed 1 Exp R	ALM-001-03 A	n/a	2800	720	N	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2800	2500	W	No Shading

ID	Window	type			U-value	SHGC
None Presen	t				-	
Roof windo	w and skyligh	t schedule Roof	Area (m²)	Orientation O		

External wall	type					
ID	Wall type		Insulation			Wall wrap or foil
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Rosulation R0.8	eflective other	Yes
EW-2	Concrete bloc	ck, lined	Bulk Insulation	n R0.5		No
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shace	de Eaves (mm)
Bed 1 Exp R	EW-1	1700	2800	S	No	3600
Bed 1 Exp R	EW-1	3578	2800	W	No	56
Bed 1 Exp R	EW-1	1100	2800	N	No	0
Kitchen/Living	EW-2	2595	2800	Е	No	17600
Kitchen/Living	EW-1	3595	2800	W	No	2500

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	51.0	No insulation	No
IW-2 - Cavity brick, plasterboard	58.0	No Insulation	No
IW-3 - Concrete Panel/Blocks filled plaster on studs	l, 2.0	No Insulation	No

#### **Floors**

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: **0004420550** Certificate Date: **05 Dec 2019** ★ Star rating:



Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bed 1 Exp R	Concrete Slab, Unit Below 300mm	10.4	None	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	4.5	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	24.3	None	No Insulation	Cork Tiles or Parquetry 8mm
Hallway	Concrete Slab, Unit Below 300mm	4.4	None	No Insulation	40/60 Ceramic/Cork
Bed 1 Exp R	Concrete Slab, Unit Below 300mm	4.2	None	No Insulation	Carpet+Rubber Underlay 18mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	2.7	None	No Insulation	Cork Tiles or Parquetry 8mm

Location	Construction	Added insulation	Roof space above
Bed 1 Exp R	Concrete, Plasterboard	Bulk Insulation R3	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No
Bed 1 Exp R	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R3	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bed 1 Exp R	4	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	11	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Hallway	2	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed
Bed 1 Exp R	1	Downlights - LED	150	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added	Roof colour

Certificate number: 0004420550 Certificate Date: 05 Dec 2019 ★ Star rating: 7



	insulation
Waterproofing Membrane	No Added Medium Insulation, No air Gap



Additional information	

### **Explanatory notes**

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### **Contact**

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Certificate number: 0004420584 Certificate Date: 05 Dec 2019 ★ Star rating: 8.4



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#### Assessor details

Accreditation

VIC/BDAV/13/1645 number: Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

### Overview

### **Dwelling details**

Unit 403, 56 Beane Street Street:

Suburb: Gosford

State: **NSW** Postcode: 2250 NCC Class: **New Dwelling** Type:

**NatHERS** 

climate zone: 15

Suburban

Lot/DP number: 30/1250970 Exposure:

Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

**Waterproofing Membrane** Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

> R3.0 ceiling insulation No floor insulation

ALM-001-03 A Aluminium A SG High Glazing:

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 69.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 69.0

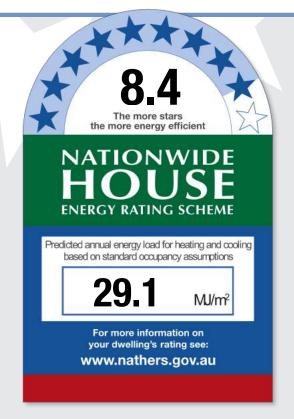
### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 5.4 Cooling: 23.7 TOTAL: 29.1

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 29 Unsealed: 0 TOTAL:\*\* 29 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

### Window selection default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Scan to access this certificate online and confirm this is valid.



ALM-001-03 A

ALM-001-03 A

n/a

n/a

Certificate number: 0004420584 Certificate Date: 05 Dec 2019 ★ Star rating: 8.4



No Shading

No Shading

### **Building features**

Hallway

Bedroom 2

window type a	and performand	e value				
Window ID	Window type				U-value	SHGC
ALM-002-03 A	ALM-002-03 A A	Aluminium B SG I	High Solar Gain I	Low-E	5.4	0.58
ALM-001-03 A	ALM-001-03 A A	Numinium A SG I	High Solar Gain I	Low-E	5.4	0.49
Window sched	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Exp Liv R	ALM-002-03 A	n/a	2800	2600	N	No Shading

2800

2800

900

900

N

Ν

Bedroom 2	ALM-001-03 A	n/a	2800	950	W	No Shading
Bed 1 Exp R	ALM-001-03 A	n/a	2800	950	W	No Shading
Roof window	and skylight typ	ne and perf	ormance value			
	and skylight typ	· ·	ormance value			
Roof window	and skylight typ	· ·	ormance value		U-v	ralue SHGC
	, , ,	· ·	ormance value		U-v	alue SHGC

Location	ID	Roof window/skylight no.	Area (m²)	Orientation Outdoor shade	Indoor shade/diffuser
None Present					

None Present

External wa	II type						
ID	Wall type		Insulation			Wall wrap or	
EW-1	Brick Veneer	Brick Veneer		n R1.5		No	
EW-2	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Rosulation R0.8	eflective other	Yes	
EW-3	Concrete block, lined		Bulk Insulatio	n R0.5		No	
External wa	II schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	de Eaves (mm)	
Bath	EW-1	1290	580	N	No	4900	

Location	ID	wiath (mm)	Height (mm)	Orientation	Fixed Shade	(mm)
Bath	EW-1	1290	580	N	No	4900
Exp Liv R	EW-2	1100	2800	Е	No	0
Exp Liv R	EW-2	1000	2800	W	No	7100
Exp Liv R	EW-2	4000	2800	N	No	1400
Hallway	EW-2	2790	2800	N	No	2400
Bedroom 2	EW-2	3700	2800	N	No	0
Bedroom 2	EW-2	1800	2800	E	No	7400
Bedroom 2	EW-2	595	2800	N	No	2400
Bedroom 2	EW-2	3095	2800	W	No	0
Exp Liv R	EW-3	1200	2800	S	No	2100
Bed 1 Exp R	EW-2	3095	2800	W	No	0

#### Internal wall type

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: **0004420584** Certificate Date: **05 Dec 2019** ★ Star rating:



Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	74.0	No insulation	No
IW-2 - Cavity brick, plasterboard	59.0	No Insulation	No

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bed 1 Exp R	Concrete Slab, Unit Below 300mm	2.8	None	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	6.4	None	No Insulation	Ceramic Tiles 8mm
Exp Liv R	Concrete Slab, Unit Below 300mm	14.1	None	No Insulation	Ceramic Tiles 8mm
Hallway	Concrete Slab, Unit Below 300mm	7.5	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 300mm	12.0	None	No Insulation	Carpet+Rubber Underlay 18mm
Exp Liv R	Concrete Slab, Unit Below 300mm	2.5	None	No Insulation	Ceramic Tiles 8mm
Bed 1 Exp R	Concrete Slab, Unit Below 300mm	9.9	None	No Insulation	Carpet+Rubber Underlay 18mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	14.0	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Bed 1 Exp R	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Exp Liv R	Concrete, Plasterboard	Bulk Insulation R3	No
Hallway	Concrete, Plasterboard	Bulk Insulation R3	No
Bedroom 2	Concrete, Plasterboard	Bulk Insulation R3	No
Exp Liv R	Concrete, Plasterboard	No insulation	No
Bed 1 Exp R	Concrete, Plasterboard	Bulk Insulation R3	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No

Ceiling penetrations				
Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bed 1 Exp R	5	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Exp Liv R	5	Downlights - LED	150	Sealed

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Certificate number: 0004420584 Certificate Date: 05 Dec 2019 ★ Star rating: 8



## **Building features continued**

Hallway	3	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed
Bedroom 2	5	Downlights - LED	150	Sealed
Exp Liv R	1	Downlights - LED	150	Sealed
Kitchen/Living	5	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed

Ceil	ina	fans

Location	Number	Diameter (mm)	
None Present			

### Roof type

Construction	Added Roof colou insulation
Waterproofing Membrane	No Added Medium Insulation, No air Gap



Additional information	

### **Explanatory notes**

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### **Contact**

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Certificate number: 0004420618 Certificate Date: 05 Dec 2019 ★ Star rating: 8.0

BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid.



#### Assessor details

Accreditation

number: VIC/BDAV/13/1645
Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: **8544 1683** 

Declaration The Assessor has provided design

of interest: advice to the Applicant Software: BERS Pro v4.3.0.2d (3.13)

AAO: BDAV

#### Overview

#### **Dwelling details**

Street: Unit 404, 56 Beane Street

Suburb: Gosford

State: NSW Postcode: 2250
Type: New Dwelling NCC Class: 2

NatHERS climate zone: **15** 

Lot/DP

number: 30/1250970 Exposure: Open

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: R0.8 wall insulation

No ceiling insulation
No floor insulation

Glazing: ALM-001-03 A Aluminium A SG High

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 49.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 49.0

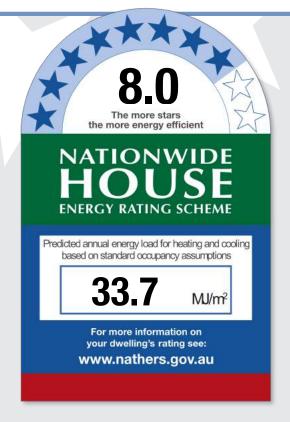
# Annual thermal performance loads (MJ/m²)

Heating: 22.2 Cooling: 11.5 TOTAL: 33.7

#### Plan documents

Plan ref/date: 2421.19

Prepared by: Stanton Dahl Architects



#### **Ceiling penetrations**

(see following pages for details)

Sealed: 21 Unsealed: 0 TOTAL:\*\* 21 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

## Window selection - default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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Certificate number: 0004420618 Certificate Date: 05 Dec 2019 ★ Star rating:



8.0

## **Building features**

Window ID	Window type	U-value	SHGC
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Exp Bed 1 R	ALM-001-03 A	n/a	800	2000	N	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2800	2540	N	No Shading

Roof windov	w and skylight typ	e and performanc	e value			
None Present	Window type				U-value	SHGC
Roof window	w and skylight sch	nedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present				•		

ID	Wall type		Insulation			Wall wrap or foi
EW-1	Cavity Brick			Foil Anti-glare one side and Reflective other of the Bulk Insulation R0.8		
EW-2	Brick Veneer		Bulk Insulation	n R1.5		No
EW-3	Concrete bloc	k, lined	Bulk Insulation	n R0.5		No
External wall		VAI: -141- ()	Height (mm)	Orientation	Fired Obed	
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	e Eaves (mm)
Exp Bed 1 R	EW-1	2200	2800	W	No	3800
Exp Bed 1 R	EW-1	3300	2800	N	No	0
Bath	EW-2	1895	580	N	No	4200
Kitchen/Living	EW-2	2890	580	N	No	3900
Kitchen/Living	EW-3	3200	2800	S	No	2000
	EW-1	3795	2800	N	No	2800

Internal wall type				
Wall type	Area (m²)	Insulation	Wall wrap or foil	
IW-1 - Cavity brick, plasterboard	20.0	No Insulation	No	
IW-2 - Cavity wall, direct fix plasterboard, single gap	55.0	No insulation	No	
IW-3 - Concrete Panel/Blocks filled plaster on studs	, 39.0	No Insulation	No	





## **Building features continued**

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Exp Bed 1 R	Concrete Slab, Unit Below 300mm	10.7	None	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	5.3	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	21.2	None	No Insulation	Cork Tiles or Parquetry 8mm
Hallway	Concrete Slab, Unit Below 300mm	3.7	None	No Insulation	40/60 Ceramic/Cork
Exp Bed 1 R	Concrete Slab, Unit Below 300mm	2.6	None	No Insulation	Carpet+Rubber Underlay 18mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	5.1	None	No Insulation	Cork Tiles or Parquetry 8mm

Location	Construction	Added insulation	Roof space above
Exp Bed 1 R	Concrete, Plasterboard	Bulk Insulation R3	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No
Exp Bed 1 R	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R3	No

Ceiling penetr	ations			
Location	Number	Type	Diameter (mm)	Sealed/unsealed
Exp Bed 1 R	5	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	8	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Hallway	1	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed
Kitchen/Living	2	Downlights - LED	150	Sealed

Ceiling fans		
Location	Number	Diameter (mm)
None Present		

## Roof type

Certificate number: **0004420618** Certificate Date: **05 Dec 2019** 

Dec 2019 ★ Star rating:



## **Building features continued**

Construction	Added Roof colour insulation
Waterproofing Membrane	No Added Medium Insulation, No air Gap



Additional information	

## **Explanatory notes**

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#### **Contact**

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Certificate number: 0004420642 Certificate Date: 05 Dec 2019 ★ Star rating: 8.3

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#### Assessor details

Accreditation

number: VIC/BDAV/13/1645
Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: **8544 1683** 

Declaration The Assessor has provided design

of interest:
Software: advice to the Applicant
BERS Pro v4.3.0.2d (3.13)

AAO: BDAV

#### Overview

#### **Dwelling details**

Street: Unit 405, 56 Beane Street

Suburb: Gosford

State: NSW Postcode: 2250
Type: New Dwelling NCC Class: 2

NatHERS

Lot/DP climate zone: 15

number: 30/1250970 Exposure: Suburban

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: R0.8 wall insulation

No ceiling insulation
No floor insulation

Glazing: ALM-001-03 A Aluminium A SG High

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: **49.0**Unconditioned: **0.0**Garage: **0.0**TOTAL: **49.0** 

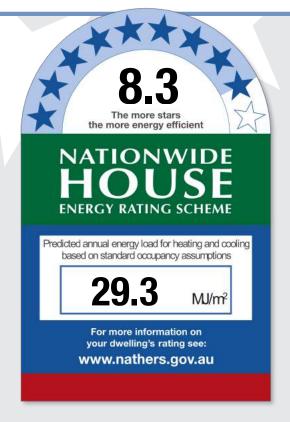
# Annual thermal performance loads (MJ/m²)

Heating: 18.3 Cooling: 11.0 TOTAL: 29.3

#### Plan documents

Plan ref/date: 2421.19

Prepared by: Stanton Dahl Architects



#### **Ceiling penetrations**

(see following pages for details)

 Sealed:
 24

 Unsealed:
 0

 TOTAL:\*\*
 24

\*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

## Window selection - default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Scan to access this certificate online and confirm this is valid.



<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

ALM-001-03 A

ALM-002-03 A

n/a

n/a

Certificate number: 0004420642 Certificate Date: 05 Dec 2019 ★ Star rating: 8.3



No Shading

No Shading

## **Building features**

Bed 1 Exp R

Kitchen/Living

window type	and performar	ice value				
Window ID	Window type				U-value	SHGC
ALM-001-03 A	ALM-001-03 A	Aluminium A SG I	High Solar Gain	Low-E	5.4	0.49
ALM-002-03 A	ALM-002-03 A	Aluminium B SG I	High Solar Gain	Low-E	5.4	0.58
Window sche	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade

2000

2500

Ν

N

800

2800

Roof windov	w and skylight typ	e and performanc	e value			
None Present	Window type				U-value	SHGC
Roof window	w and skylight sch	nedule				
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present				•		

ID	Wall type		Insulation			Wall wrap or foil	
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	Yes			
EW-2	Concrete bloc	k, lined	Bulk Insulation R0.5			No	
EW-3	Brick Veneer		Bulk Insulation R1.5			No	
External wall	schedule ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	le Eaves	
Location		Width (IIIII)	rioigni (min)	Onomation	Tixou ondo	(mm)	
Dod & Euro D	EW-1	3300	2800	N	No	0	
Bed 1 Exp R							
Bed 1 Exp R	EW-1	2100	2800	E	No	3800	
	EW-1 EW-2	2100 3200	2800 2800	S	No No	3800 2000	
Bed 1 Exp R				<del></del>			

Internal wall type Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	55.0	No insulation	No No
IW-2 - Cavity brick, plasterboard	41.0	No Insulation	No
IW-3 - Concrete Panel/Blocks filled plaster on studs	, 18.0	No Insulation	No

#### **Floors**

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: **0004420642** Certificate Date: **05 Dec 2019** ★ Star rating:



8.3

## **Building features continued**

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bed 1 Exp R	Concrete Slab, Unit Below 300mm	10.4	None	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	5.2	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	21.6	None	No Insulation	Ceramic Tiles 8mm
Hallway	Concrete Slab, Unit Below 300mm	3.2	None	No Insulation	Ceramic Tiles 8mm
Bed 1 Exp R	Concrete Slab, Unit Below 300mm	3.6	None	No Insulation	Carpet+Rubber Underlay 18mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	5.1	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Bed 1 Exp R	Concrete, Plasterboard	Bulk Insulation R3	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No
Bed 1 Exp R	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R3	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bed 1 Exp R	4	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	11	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Hallway	1	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed
Bed 1 Exp R	1	Downlights - LED	150	Sealed
Kitchen/Living	2	Downlights - LED	150	Sealed

Ceiling fans		
Location	Number	Diameter (mm)
None Present		

## Roof type

Certificate number: 0004420642 Certificate Date:

05 Dec 2019





## **Building features continued**

Construction	Added insulation	Roof colour
Waterproofing Membrane	No Added Insulation, No air Gap	Medium



Additional information	

## **Explanatory notes**

#### **About this report**

Residential energy ratings address the quality of the building fabric i.e. walls, windows, floors and roof/ceilings. Ratings do not cover the energy or water efficiency of appliances including heating and cooling, hot water, dishwashers, ovens, fridges, TVs etc. or solar panel or water tank requirements. The efficiency or specification of these items is generally covered by other regulations, standards or guidelines.

#### **General Information**

A NatHERS House Energy Rating is a comprehensive, dynamic computer modelling evaluation of the floorplans, elevations and specifications to predict an energy load of a home. Not all of us use our homes in the same way, so ratings are generated using standard assumptions. This means homes can be compared across the country.

The actual energy consumption of your home may vary significantly from the predicted energy load figures in the report depending on issues such as the size of your household and your personal preferences, e.g. in terms of heating or cooling.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparative purposes between different house designs and for demonstrating that the design meets the required regulatory compliance.

Homes that are energy efficient use less energy, are warmer in winter, cooler in summer and cost less to run. The higher the star rating the more energy efficient.

This NatHERS House Energy Rating report was carefully prepared by your assessor on the basis of comprehensive modelling using standard procedures to rate your home using the underlying engine developed by the Australian Commonwealth Scientific and Industrial Research Organisation (CSIRO).

All information relating to energy loads presented in this report is based on a range of standard assumptions in order to allow for comparisons with reports prepared for other homes and to demonstrate minimum regulatory compliance.

The standard assumptions include figures for occupancy, indoor air temperature and are based on a unique climate file for your region.

#### **Accredited Assessors**

To ensure you get a high-quality, professional NatHERS House Energy Rating report, you should always use an accredited assessor, accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

AAOs have specific quality assurance processes in place and continuing professional development requirements to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any on-going training requirements.

If you have any questions or concerns about this report, please direct them to your assessor in the first instance.

If your assessor is unable to address your questions or concerns, please contact their AAO listed under 'assessor details'. You can also find a range of information about accredited assessors on the AAO websites.

#### **Disclaimer**

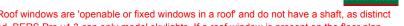
The energy values quoted are for comparison purposes only; they are not a prediction of actual energy use. This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached drawing set that bears a stamp with the same number as this certificate. Changes to any of these details could affect the rating.

#### **Contact**

For more information on the Nationwide House Energy Rating Scheme (NatHERS), visit www.nathers.gov.au For more information on energy efficient design and insulation visit www.yourhome.gov.au

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: 0004420675 Certificate Date: 05 Dec 2019 ★ Star rating: 8.4



BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid

#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

#### Overview

#### **Dwelling details**

Unit 406, 56 Beane Street Street:

Suburb: Gosford

Lot/DP

State: Postcode: 2250 **NSW** NCC Class: **New Dwelling** Type:

**NatHERS** climate zone: 15

number: 30/1250970 Exposure: Open

#### **Key construction and insulation materials**

(see following pages for details)

Construction: Cavity Brick

**Waterproofing Membrane** Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

> R3.0 ceiling insulation No floor insulation

ALM-001-03 A Aluminium A SG High Glazing:

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 69.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 69.0

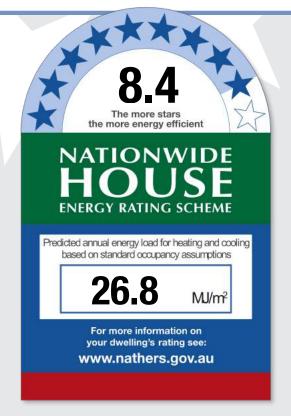
#### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 6.2 Cooling: 20.6 TOTAL: 26.8

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 29 Unsealed: 0 TOTAL:\*\* 29 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

## Window selection default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Scan to access this certificate online and confirm this is valid.



ALM-001-03 A

ALM-001-03 A

n/a

n/a

Certificate number: 0004420675 Certificate Date: 05 Dec 2019 ★ Star rating: 8.4



No Shading

No Shading

## **Building features**

Bedroom 2

Bedroom 2

window type	and performand	e value				
Window ID	Window type				U-value	SHGC
ALM-001-03 A	ALM-001-03 A	Aluminium A SG	High Solar Gain I	Low-E	5.4	0.49
ALM-002-03 A	ALM-002-03 A	Aluminium B SG	5.4	0.58		
Window sche	dule Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-001-03 A	n/a	2800	840	E	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2800	2600	N	No Shading
Hallway	ALM-001-03 A	n/a	2800	900	N	No Shading

2800

2800

840

900

Ε

Ν

ID	Window	type			U-value	SHGC
None Presen	it					
Roof windo	w and skyligh	nt schedule				
Location	ID	Roof window/skylight	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation			Wall wrap or foil	
EW-1	Cavity Brick		Foil Anti-glare one side and Reflective other of the Bulk Insulation R0.8			Yes	
EW-2	Brick Veneer		Bulk Insulation R1.5			No	
EW-3	Concrete block, lined		Bulk Insulation	Bulk Insulation R0.5			
External wall	schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	e Eaves (mm)	
Bedroom 1	EW-1	3095	2800	E	No	0	
Bath	EW-2	1290	580	N	No	4800	
Kitchen/Living	EW-1	4000	2800	N	No	1400	
Kitchen/Living	EW-1	1000	2800	Е	No	7100	
Kitchen/Living	EW-1	1100	2800	W	No	0	
Hallway	EW-1	2790	2800	N	No	2400	
Bedroom 2	EW-1	3095	2800	Е	No	0	
Bedroom 2	EW-1	595	2800	N	No	1800	
Bedroom 2	EW-1	1800	2800	W	No	7400	
Bedroom 2	EW-1	3700	2800	N	No	0	
Entry	EW-3	1200	2800	S	No	2100	

## Internal wall type

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: **0004420675** Certificate Date: **05 Dec 2019** ★ Star rating:



## **Building features continued**

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	74.0	No insulation	No
IW-2 - Cavity brick, plasterboard	59.0	No Insulation	No

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 300mm	10.3	None	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	6.5	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	13.7	None	No Insulation	Ceramic Tiles 8mm
Hallway	Concrete Slab, Unit Below 300mm	7.4	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 300mm	12.0	None	No Insulation	Carpet+Rubber Underlay 18mm
Entry	Concrete Slab, Unit Below 300mm	2.5	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 300mm	2.4	None	No Insulation	Carpet+Rubber Underlay 18mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	14.4	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	Bulk Insulation R3	No
Bath	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R3	No
Hallway	Concrete, Plasterboard	Bulk Insulation R3	No
Bedroom 2	Concrete, Plasterboard	Bulk Insulation R3	No
Entry	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No

Ceiling penetrations					
Location	Number	Туре	Diameter (mm)	Sealed/unsealed	
Bedroom 1	5	Downlights - LED	150	Sealed	
Bath	2	Downlights - LED	150	Sealed	
Bath	1	Exhaust Fans	300	Sealed	
Kitchen/Living	5	Downlights - LED	150	Sealed	

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Certificate number: 0004420675 Certificate Date: 05 Dec 2019 ★ Star rating:



8.4

Hallway	3	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed
Bedroom 2	5	Downlights - LED	150	Sealed
Entry	1	Downlights - LED	150	Sealed
Kitchen/Living	5	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Construction	Added Roof colou insulation
Waterproofing Membrane	No Added Medium Insulation, No air Gap



Additional information		

## **Explanatory notes**

#### **About this report**

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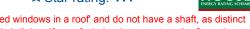
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#### **Contact**

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Certificate number: 0004420469 Certificate Date: 05 Dec 2019 ★ Star rating: 7.4



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#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

#### Overview

#### **Dwelling details**

Unit 407, 56 Beane Street Street:

Suburb: Gosford

State: Postcode: 2250 **NSW** NCC Class: **New Dwelling** Type:

**NatHERS** 

climate zone: 15 Lot/DP

number: 30/1250970 Exposure: Open

#### **Key construction and insulation materials**

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

> No ceiling insulation No floor insulation

ALM-001-03 A Aluminium A SG High Glazing:

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 48.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 48.0

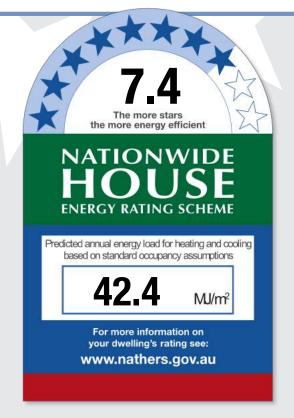
#### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 29.7 Cooling: 12.8 TOTAL: 42.4

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 23 Unsealed: 0 TOTAL:\*\* 23 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

## Window selection default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Scan to access this certificate online and confirm this is valid.



ALM-002-03 A

Certificate number: 0004420469 Certificate Date: 05 Dec 2019 ★ Star rating: 7.4



No Shading

## **Building features**

Kitchen/Living

Window type and performance value						
Window ID	Window type				U-value	SHGC
ALM-001-03 A	ALM-001-03 A A	Aluminium A SG	High Solar Gain I	Low-E	5.4	0.49
ALM-002-03 A	ALM-002-03 A A	Aluminium B SG	High Solar Gain I	Low-E	5.4	0.58
Window sche	dule					
Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bed 1 Exp R	ALM-001-03 A	n/a	2800	740	E	No Shading

2800

2500

Е

ID	Window type				U-value	SHGC
None Present						
Roof window	and skylight sch	edule				
Location	ID	Roof window/skylight	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation			Wall wrap or fo
EW-1	Cavity Brick			Foil Anti-glare one side and Reflective other of the Bulk Insulation R0.8		
EW-2	Concrete bloc	k, lined	Bulk Insulation	n R0.5		No
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	e Eaves (mm)
Bed 1 Exp R	EW-1	3200	2800	Е	No	750
Bed 1 Exp R	EW-1	1800	2800	S	No	3600
Kitchen/Living	EW-2	2595	2800	W	No	17600
Kitchen/Living	EW-1	3595	2800	Е	No	2500

Internal wall type				
Wall type	Area (m²)	Insulation	Wall wrap or foil	
IW-1 - Cavity brick, plasterboard	57.0	No Insulation	No	
IW-2 - Cavity wall, direct fix plasterboard, single gap	51.0	No insulation	No	
IW-3 - Concrete Panel/Blocks filled plaster on studs	d, 2.0	No Insulation	No	

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering

Certificate number: 0004420469 Certificate Date: 05 Dec 2019 ★ Star rating: 7



#### **Building features continued** Bed 1 Exp R Concrete Slab, Unit Below 8.1 None No Insulation Carpet+Rubber 300mm Underlay 18mm Concrete Slab, Unit Below 4.5 Ceramic Tiles **Bath** None No Insulation 300mm 8mm Kitchen/Living Concrete Slab, Unit Below 24.3 None No Insulation **Ceramic Tiles** 300mm 8mm Concrete Slab, Unit Below Hallway 4.4 None No Insulation **Ceramic Tiles** 300mm 8mm Concrete Slab, Unit Below None Bed 1 Exp R 4.2 No Insulation Carpet+Rubber 300mm Underlay 18mm Kitchen/Living Concrete Slab, Unit Below 2.7 None No Insulation **Ceramic Tiles** 300mm 8mm

Ceiling type				
Location	Construction	Added insulation	Roof space above	
Bed 1 Exp R	Concrete, Plasterboard	Bulk Insulation R3	No	
Bath	Concrete, Plasterboard	No insulation	No	
Kitchen/Living	Concrete, Plasterboard	No insulation	No	
Hallway	Concrete, Plasterboard	No insulation	No	
Bed 1 Exp R	Concrete, Plasterboard	No insulation	No	
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R3	No	

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Bed 1 Exp R	4	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	11	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Hallway	2	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed
Bed 1 Exp R	1	Downlights - LED	150	Sealed

Ceiling fans		
Location Numb	Diameter (mm)	
None Present		

Roof type		
Construction	Added insulation	Roof colour
Waterproofing Membrane	No Added	Medium

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: **0004420469** Certificate Date: **05 Dec 2019** ★ Star rating:



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Insulation, No air Gap



Additional information	

## **Explanatory notes**

#### **About this report**

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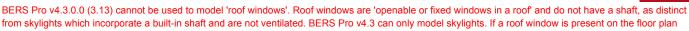
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Certificate number: **0004420519-01** Certificate Date: 18 Dec 2019 ★ Star rating: 6.0



then this certificate is not valid

#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

#### Overview

#### **Dwelling details**

Unit 408, 56 Beane Street Street:

Suburb: Gosford

Lot/DP

State: Postcode: 2250 **NSW** NCC Class: **New Dwelling** Type:

**NatHERS** climate zone: 15

number: 30/1250970 Exposure: Open

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

**Waterproofing Membrane** Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

R3.0 ceiling insulation

No floor insulation

ALM-003-03 A Aluminium A DG Air Fill Glazing:

High Solar Gain low-E -Clear

#### Net floor area (m<sup>2</sup>)

Conditioned: 64.0 Unconditioned: 5.0 Garage: 0.0 TOTAL: 69.0

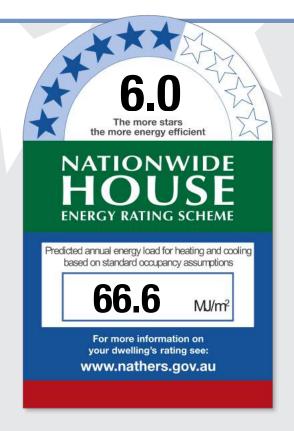
#### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 51.5 Cooling: 15.1 TOTAL: 66.6

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 32 Unsealed: 0

TOTAL:\*\*

\*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

32

## Window selection default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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Scan to access this certificate online and confirm this is valid.



Certificate number: 0004420519-01 Certificate Date: 18 Dec 2019

★ Star rating:



6.0

## **Building features**

Window ID	Window type	<b>U-value</b>	SHGC
ALM-003-03 A	ALM-003-03 A Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.3	0.47
ALM-004-03 A	ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bedroom 1	ALM-003-03 A	n/a	2800	2400	S	No Shading
Bedroom 1	ALM-003-03 A	n/a	2800	1400	W	No Shading
Bath	ALM-003-03 A	n/a	850	900	S	No Shading
Kitchen/Living	ALM-004-03 A	n/a	2400	2700	E	No Shading
Kitchen/Living	ALM-004-03 A	n/a	850	2600	S	No Shading
Bedroom 2	ALM-003-03 A	n/a	2800	900	S	No Shading

ID	Window type			U-value	SHGC
None Present					
Roof window	and skylight sch	edule			
		Roof	 	Outdoor shade	

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Anti-glare one side and Reflective other of the Bulk Insulation R0.8	Yes
EW-2	Brick Veneer	Bulk Insulation R1.5	No
EW-3	Concrete block, lined	Bulk Insulation R2	No

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	3795	2800	S	No	0
Bedroom 1	EW-1	3200	2800	W	No	0
Bath	EW-1	2790	2800	S	No	0
Bath	EW-2	495	580	N	No	1200
Kitchen/Living	EW-1	4200	2800	Е	No	2600
Kitchen/Living	EW-1	5600	2800	S	No	0
Kitchen/Living	EW-1	1095	2800	S	No	0
Kitchen/Living	EW-2	3100	580	W	No	9700
Kitchen/Living	EW-3	3095	2800	N	No	2100
Bedroom 2	EW-1	1695	2800	S	No	0
Bedroom 2	EW-1	1395	2800	S	No	0

Certificate number: 0004420519-01 Certificate Date: 18 De

**18 Dec 2019** ★ Star rating:



6.0

## **Building features continued**

Internal wall type						
Wall type	Area (m²)	Insulation	Wall wrap or foil			
IW-1 - Cavity wall, direct fix plasterboard, single gap	55.0	No insulation	No			
IW-2 - Concrete Panel/Blocks filled, plaster on studs	26.0	No insulation one side, Bulk Insulation the other R1.5	No			
IW-3 - Cavity brick, plasterboard	22.0	No Insulation	No			

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 300mm	11.1	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1	Suspended Concrete Slab 300mm	1.5	Totally Open	No Insulation	Ceramic Tiles 8mm
Bath	Concrete Slab, Unit Below 300mm	2.2	None	No Insulation	Ceramic Tiles 8mm
Bath	Suspended Concrete Slab 300mm	2.9	Totally Open	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	26.7	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Suspended Concrete Slab 300mm	1.3	Totally Open	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	11.9	None	No Insulation	Ceramic Tiles 8mm
Bedroom 2	Concrete Slab, Unit Below 300mm	2.9	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2	Suspended Concrete Slab 300mm	7.1	Totally Open	No Insulation	Carpet+Rubber Underlay 18mm
Store	Concrete Slab, Unit Below 300mm	1.5	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Bedroom 1	Concrete, Plasterboard	Bulk Insulation R3	No
Bath	Concrete, Plasterboard	Bulk Insulation R3	No
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R3	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	Bulk Insulation R3	No
Store	Concrete, Plasterboard	No insulation	No

Ceiling pene	etrations		
Location	Number	Туре	Diameter (mm) Sealed/unsealed

Certificate number: 0004420519-01 Certificate Date: 18 Dec 2019 ★ Star rating:



6.0

Bedroom 1	5	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Kitchen/Living	12	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Kitchen/Living	5	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 2	5	Downlights - LED	150	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type	
Construction	Added Roof colour insulation
Waterproofing Membrane	No Added Medium Insulation, No air Gap



Additional information	

## **Explanatory notes**

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Certificate number: **0004420535-01** Certificate Date: 18 Dec 2019 ★ Star rating: **7.3** 



BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid

#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

#### Overview

#### **Dwelling details**

Unit 501, 56 Beane Street Street:

Suburb: Gosford

Lot/DP

State: Postcode: 2250 **NSW** NCC Class: **New Dwelling** Type:

**NatHERS** climate zone: 15

number: 30/1250970 Exposure: Open

#### **Key construction and insulation materials**

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

> No ceiling insulation No floor insulation

ALM-002-03 A Aluminium B SG High Glazing:

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 69.0 Unconditioned: 10.0 Garage: 0.0 TOTAL: 79.0

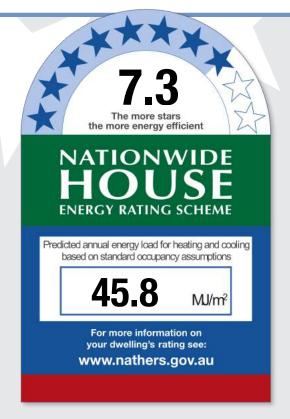
#### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 24.4 Cooling: 21.4 TOTAL: 45.8

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 18 Unsealed: 0 TOTAL:\*\* 18 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

## Window selection default windows only

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Scan to access this certificate online and confirm this is valid.



Certificate number: 0004420535-01 Certificate Date: 18 Dec 2019 ★ Star rating:



## **Building features**

Window type and performance value				
Window ID	Window type	U-value	SHGC	
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58	
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49	

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-03 A	n/a	2400	2600	N	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2400	2400	W	No Shading
Kitchen/Living	ALM-002-03 A	n/a	500	2000	W	No Shading
Bedroom 1	ALM-001-03 A	n/a	2800	900	S	No Shading
Bedroom 2	ALM-001-03 A	n/a	2800	900	S	No Shading
Bath	ALM-001-03 A	n/a	900	900	S	No Shading

ID	Window	type			U-value	SHGC
None Presen	t					
Roof windo	w and skyligh	nt schedule				
Location		Roof	A ( 2)	Orientation	<b>Outdoor shade</b>	Indoor

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Anti-glare one side and Reflective other of the Bulk Insulation R0.8	Yes
EW-2	Concrete block, lined	Bulk Insulation R2	No

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves
IZTrabas /ILTabas		1000	0000		NI.	(mm)
Kitchen/Living	EW-1	4600	2800	N	No	2000
Kitchen/Living	EW-1	6995	2800	W	No	200
Bedroom 1	EW-1	4490	2800	S	No	0
Bedroom 2	EW-1	3595	2800	S	No	0
Bedroom 2	EW-1	3295	2800	W	No	125
entry hall	EW-2	1995	2800	E	No	0
entry hall	EW-1	1090	2800	S	No	0
Bath	EW-1	3795	2800	S	No	0

Internal wall type					
Wall type	Area (m²)	Insulation	Wall wrap or foil		
IW-1 - Cavity brick, plasterboard	30.0	No Insulation	No		
IW-2 - Cavity wall, direct fix	62.0	No insulation	No		

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Certificate number: **0004420535-01** Certificate Date:

18 Dec 2019

★ Star rating:



## **Building features continued**

plasterboard, single gap

IW-3 - Concrete Panel/Blocks filled, 17.0 No insulation one side, Bulk Insulation the No

plaster on studs other R1.5

Floors					
Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 300mm	30.8	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 300mm	14.8	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2	Concrete Slab, Unit Below 300mm	11.0	None	No Insulation	Carpet+Rubber Underlay 18mm
entry hall	Concrete Slab, Unit Below 300mm	12.2	None	No Insulation	Ceramic Tiles 8mm
Bath	Concrete Slab, Unit Below 300mm	10.5	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
entry hall	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	8	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 1	3	Downlights - LED	150	Sealed
Bedroom 2	3	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added	Roof colour



★ Star rating:



## **Building features continued**

	insulation
None Present	



Additional information	

## **Explanatory notes**

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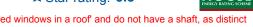
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Certificate number: 0004420568 Certificate Date: 05 Dec 2019 ★ Star rating: 9.8



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#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

#### Overview

#### **Dwelling details**

Unit 502, 56 Beane Street Street:

Suburb: Gosford

Lot/DP

State: Postcode: 2250 **NSW** NCC Class: **New Dwelling** Type:

**NatHERS** climate zone: 15

number: 30/1250970 Exposure: Open

#### **Key construction and insulation materials**

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard

Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

No ceiling insulation No floor insulation

ALM-001-03 A Aluminium A SG High Glazing:

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 53.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 53.0

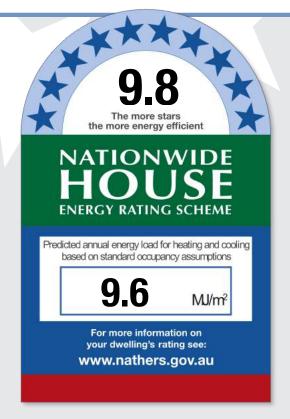
#### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 3.2 Cooling: 6.4 TOTAL: 9.6

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 22 Unsealed: 0

TOTAL:\*\*

ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required.

\*\*NOTE: This total is the

penetrations allowed to a

maximum number of ceiling

Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: Halogen

22

## Window selection default windows only

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Scan to access this certificate online and confirm this is valid.



Certificate number: 0004420568 Certificate Date: 05 Dec 2019 ★ Star rating: 9.8



## **Building features**

Window ID	Window type	U-value	SHGC
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-03 A	n/a	1200	2000	N	No Shading
Kitchen/Living	ALM-001-03 A	n/a	2800	1000	W	No Shading
Bedroom 1	ALM-001-03 A	n/a	2800	900	N	No Shading

Roof window and skylight type and performance value							
ID	Window type				U-value	SHGC	
None Present							
Roof window and skylight schedule							
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser	
None Present	t						

External wall	type					
ID	Wall type		Insulation		V	Wall wrap or foi
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Rosulation R0.8	eflective other	Yes
EW-2	Concrete bloc	ck, lined	Bulk Insulation	n R0.5		No
External wall		1872 to 1			E: 101 1	
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	6100	2800	N	No	0
Kitchen/Living	EW-1	495	2800	N	No	2200
Kitchen/Living	EW-1	1700	2800	W	No	4500
Bedroom 1	EW-1	3995	2800	N	No	2200
Entry hall	EW-2	1600	2800	S	No	0

Internal wall type					
Wall type	Area (m²)	Insulation	Wall wrap or foil		
IW-1 - Cavity brick, plasterboard	41.0	No Insulation	No		
IW-2 - Concrete Panel/Blocks filled, plaster on studs	18.0	No Insulation	No		
IW-3 - Cavity wall, direct fix plasterboard, single gap	34.0	No insulation	No		

#### **Floors**

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Certificate number: **0004420568** Certificate Date:

05 Dec 2019

★ Star rating:



## **Building features continued**

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 300mm	27.4	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 300mm	12.1	None	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	5.2	None	No Insulation	Ceramic Tiles 8mm
Entry hall	Concrete Slab, Unit Below 300mm	8.8	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Entry hall	Concrete, Plasterboard	No insulation	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	10	Downlights - Halogen	450	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 1	4	Downlights - LED	150	Sealed
Bath	2	Downlights - Halogen	450	Sealed
Bath	1	Exhaust Fans	300	Sealed
Entry hall	3	Downlights - LED	150	Sealed
Entry hall	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type	
Construction	Added Roof colour insulation
None Present	



Additional information		

## **Explanatory notes**

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#### **Contact**

For more information on the Nationwide House Energy Rating Scheme (NatHERS), visit www.nathers.gov.au For more information on energy efficient design and insulation visit www.yourhome.gov.au

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: 0004420600 Certificate Date: 05 Dec 2019 ★ Star rating: 9.7





#### Assessor details

Accreditation

number: VIC/BDAV/13/1645
Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: **8544 1683** 

Declaration The Assessor has provided design

of interest:
Software: advice to the Applicant
BERS Pro v4.3.0.2d (3.13)

AAO: BDAV

#### Overview

#### **Dwelling details**

Street: Unit 503, 56 Beane Street

Suburb: Gosford

Lot/DP

State: NSW Postcode: 2250
Type: New Dwelling NCC Class: 2

NatHERS climate zone: **15** 

number: 30/1250970 Exposure: Open

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: R0.8 wall insulation

No ceiling insulation
No floor insulation

Glazing: ALM-001-03 A Aluminium A SG High

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 53.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 53.0

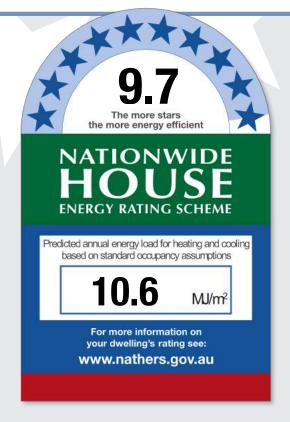
# Annual thermal performance loads (MJ/m²)

Heating: **3.5**Cooling: **7.1**TOTAL: **10.6** 

#### Plan documents

Plan ref/date: **2421.19** 

Prepared by: Stanton Dahl Architects



#### **Ceiling penetrations**

(see following pages for details)

 Sealed:
 22

 Unsealed:
 0

 TOTAL:\*\*
 22

\*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: Halogen

## Window selection - default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Scan to access this certificate online and confirm this is valid.







## **Building features**

Window	type	and	performance	value
--------	------	-----	-------------	-------

Window ID	Window type	U-value	SHGC
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-001-03 A	n/a	2800	1000	E	No Shading
Kitchen/Living	ALM-002-03 A	n/a	1200	2000	N	No Shading
Bedroom 1	ALM-001-03 A	n/a	2800	900	N	No Shading

Roof window and skylight type and performance value							
ID None Present	Window type				U-value	SHGC	
	w and skyligh	t schedule					
Location	ID	Roof window/skylight no.	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser	
None Present	1						

External wall t	type					
ID	Wall type		Insulation			Wall wrap or foil
EW-1	Cavity Brick		Foil Anti-glare one side and Reflective other of the Bulk Insulation R0.8			Yes
EW-2	Concrete block, lined		Bulk Insulation R0.5			No
External walls	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	e Eaves (mm)
Kitchen/Living	EW-1	1700	2800	E	No	4500
Kitchen/Living	EW-1	495	2800	N	No	2200
Kitchen/Living	EW-1	6100	2800	N	No	0
Bedroom 1	EW-1	3995	2800	N	No	2200
Entry hall	EW-2	1600	2800	S	No	0

Internal wall type						
Wall type	Area (m²)	Insulation	Wall wrap or foil			
IW-1 - Cavity wall, direct fix plasterboard, single gap	34.0	No insulation	No			
IW-2 - Concrete Panel/Blocks filled, plaster on studs	18.0	No Insulation	No			
IW-3 - Cavity brick, plasterboard	41.0	No Insulation	No			

#### **Floors**

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Certificate number: 0004420600 Certificate Date:

05 Dec 2019





Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 300mm	27.4	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 300mm	12.1	None	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	5.2	None	No Insulation	Ceramic Tiles 8mm
Entry hall	Concrete Slab, Unit Below 300mm	8.8	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Entry hall	Concrete, Plasterboard	No insulation	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	10	Downlights - Halogen	450	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 1	4	Downlights - LED	150	Sealed
Bath	2	Downlights - Halogen	450	Sealed
Bath	1	Exhaust Fans	300	Sealed
Entry hall	3	Downlights - LED	150	Sealed
Entry hall	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added Roo insulation	fcolour
None Present		



Additional information	

### **Explanatory notes**

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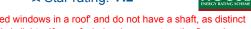
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### **Contact**

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Certificate number: 0004420634 Certificate Date: 05 Dec 2019 ★ Star rating: 7.2



BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid

#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

### Overview

### **Dwelling details**

Unit 504, 56 Beane Street Street:

Suburb: Gosford

Lot/DP

State: Postcode: 2250 **NSW** NCC Class: **New Dwelling** Type:

**NatHERS** climate zone: 15

number: 30/1250970 Exposure: Open

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

> No ceiling insulation No floor insulation

ALM-003-03 A Aluminium A DG Air Fill Glazing:

High Solar Gain low-E -Clear

#### Net floor area (m<sup>2</sup>)

Conditioned: 61.0 Unconditioned: 8.0 Garage: 0.0 TOTAL: 69.0

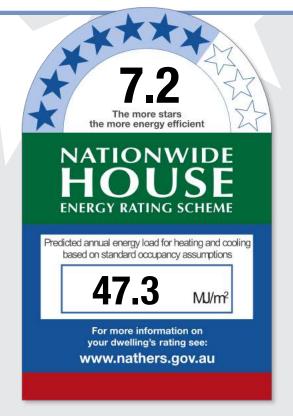
### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 19.0 Cooling: 28.2 TOTAL: 47.3

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 18 Unsealed: 0 TOTAL:\*\* 18 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

### Window selection default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

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Certificate number: 0004420634 Certificate Date: 05 Dec 2019 ★ Star rating: 7



### **Building features**

Window type and performance value					
Window ID	Window type	U-value	SHGC		
ALM-004-03 A	ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53		
ALM-003-03 A	ALM-003-03 A Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.3	0.47		

### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-004-03 A	n/a	2800	2400	E	No Shading
Kitchen/Living	ALM-004-03 A	n/a	500	2000	Е	No Shading
Kitchen/Living	ALM-004-03 A	n/a	2800	2600	N	No Shading
Bedroom 1	ALM-003-03 A	n/a	2800	2500	S	No Shading
Bedroom 2	ALM-003-03 A	n/a	2800	900	Е	No Shading
Bedroom 2	ALM-003-03 A	n/a	2800	900	S	No Shading
Bath	ALM-003-03 A	n/a	900	900	S	No Shading

ID	Window	type			U-value	SHGC
None Preser	nt					
Roof windo	w and skylig	nt schedule				
Location	ID	Roof window/skylight	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation		V	lall wrap or foi
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Resulation R0.8	eflective other Y	'es
EW-2	Concrete bloc	k, lined	Bulk Insulation	n R2	N	lo
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	6600	2800	E	No	250
Kitchen/Living	EW-1	600	2800	S	No	3075
Kitchen/Living	EW-1	4500	2800	N	No	2000
Bedroom 1	EW-1	4595	2800	S	No	0
Bedroom 2	EW-1	3695	2800	E	No	825
Bedroom 2	EW-1	3395	2800	S	No	0
entry hall	EW-2	1095	2800	W	No	0
Bath	EW-1	2295	2800	S	No	0
Bath	EW-1	400	2800	W	No	0

Internal wall type			
Wall type	Area (m²)	Insulation	Wall wrap or foil

Certificate number: 0004420634 Certificate Date: 05 Dec 2019 ★ Star rating: 7.



IW-1 - Cavity wall, direct fix plasterboard, single gap	50.0	No insulation	No
IW-2 - Cavity brick, plasterboard	30.0	No Insulation	No
IW-3 - Concrete Panel/Blocks filled, plaster on studs	13.0	No insulation one side, Bulk Insulation the other R1.5	No

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 300mm	28.7	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 300mm	13.8	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2	Concrete Slab, Unit Below 300mm	12.3	None	No Insulation	Carpet+Rubber Underlay 18mm
entry hall	Concrete Slab, Unit Below 300mm	6.1	None	No Insulation	Ceramic Tiles 8mm
Bath	Concrete Slab, Unit Below 300mm	8.1	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
entry hall	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No

Ceiling penetrations  Location Number Type Diameter (mm) Sealed/unsealed					
Number	Туре	Diameter (mm)	Sealed/unsealed		
8	Downlights - LED	150	Sealed		
1	Exhaust Fans	300	Sealed		
3	Downlights - LED	150	Sealed		
3	Downlights - LED	150	Sealed		
2	Downlights - LED	150	Sealed		
1	Exhaust Fans	300	Sealed		
	Number 8 1 3	Number Type  8 Downlights - LED  1 Exhaust Fans  3 Downlights - LED  3 Downlights - LED  2 Downlights - LED	Number         Type         Diameter (mm)           8         Downlights - LED         150           1         Exhaust Fans         300           3         Downlights - LED         150           3         Downlights - LED         150           2         Downlights - LED         150		

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Certificate number: 0004420634 Certificate Date: 05 Dec 2019 ★ St

★ Star rating:



Roof type		
Construction	Added insulation	Roof colour
None Present		



Additional information		

### **Explanatory notes**

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### **Contact**

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Certificate number: **0004420667-01** Certificate Date: 18 Dec 2019 ★ Star rating: **7.3** 



BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid

#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

### Overview

### **Dwelling details**

Unit 601, 56 Beane Street Street:

Suburb: Gosford

State: Postcode: 2250 **NSW** NCC Class: **New Dwelling** Type:

**NatHERS** 

climate zone: 15 Lot/DP

number: 30/1250970 Exposure: Open

#### **Key construction and insulation materials**

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

> No ceiling insulation No floor insulation

ALM-002-03 A Aluminium B SG High Glazing:

Solar Gain Low-E

#### Net floor area (m<sup>2</sup>)

Conditioned: 69.0 Unconditioned: 10.0 Garage: 0.0 TOTAL: 79.0

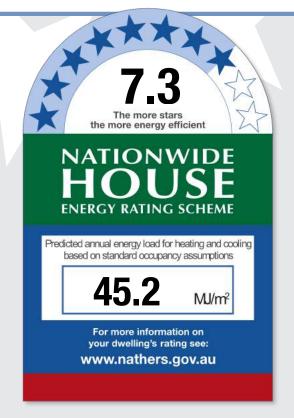
### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 24.8 Cooling: 20.4 TOTAL: 45.2

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 18 Unsealed: 0 TOTAL:\*\* 18 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

### Window selection default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Scan to access this certificate online and confirm this is valid.



Certificate number: 0004420667-01 Certificate Date: 18 Dec 2019 ★ Star rating:



### **Building features**

Window type and performance value					
Window ID	Window type	U-value	SHGC		
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58		
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49		

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-03 A	n/a	2400	2600	N	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2400	2400	W	No Shading
Kitchen/Living	ALM-002-03 A	n/a	500	2000	W	No Shading
Bedroom 1	ALM-001-03 A	n/a	2800	900	S	No Shading
Bedroom 2	ALM-001-03 A	n/a	2800	900	S	No Shading
Bath	ALM-001-03 A	n/a	900	900	S	No Shading

ID	Window	type		U-value	SHGC
None Presen	it				
Roof windo	w and skyligh	nt schedule			

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	Foil Anti-glare one side and Reflective other of the Bulk Insulation R0.8	Yes
EW-2	Concrete block, lined	Bulk Insulation R2	No

### External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	4600	2800	N	No	2000
Kitchen/Living	EW-1	6995	2800	W	No	200
Bedroom 1	EW-1	4490	2800	S	No	0
Bedroom 2	EW-1	3595	2800	S	No	0
Bedroom 2	EW-1	3295	2800	W	No	125
entry hall	EW-2	1995	2800	Е	No	0
entry hall	EW-1	1090	2800	S	No	0
Bath	EW-1	3795	2800	S	No	0

Internal wall type					
Wall type	Area (m²)	Insulation	Wall wrap or foil		
IW-1 - Cavity brick, plasterboard	30.0	No Insulation	No		
IW-2 - Cavity wall, direct fix	62.0	No insulation	No		

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: **0004420667-01** Certificate Date:

18 Dec 2019

★ Star rating:



### **Building features continued**

plasterboard, single gap

IW-3 - Concrete Panel/Blocks filled, 17.0 No insulation one side, Bulk Insulation the No

plaster on studs other R1.5

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 300mm	30.8	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 300mm	14.8	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2	Concrete Slab, Unit Below 300mm	11.0	None	No Insulation	Carpet+Rubber Underlay 18mm
entry hall	Concrete Slab, Unit Below 300mm	12.2	None	No Insulation	Ceramic Tiles 8mm
Bath	Concrete Slab, Unit Below 300mm	10.5	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
entry hall	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	8	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 1	3	Downlights - LED	150	Sealed
Bedroom 2	3	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type		
Construction	Added	Roof colour



★ Star rating:



	insulation
None Present	



Additional information	

### **Explanatory notes**

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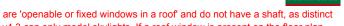
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### **Contact**

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Certificate number: 0004420683 Certificate Date: 05 Dec 2019 ★ Star rating: 8.9



BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid

#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

### Overview

### **Dwelling details**

Unit 602, 56 Beane Street Street:

Suburb: Gosford

State: Postcode: 2250 **NSW** NCC Class: **New Dwelling** Type:

**NatHERS** 

climate zone: 15 Lot/DP

number: 30/1250970 Exposure: Open

#### **Key construction and insulation materials**

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

> No ceiling insulation No floor insulation

ALM-002-03 A Aluminium B SG High Glazing:

Solar Gain Low-E

### Net floor area (m<sup>2</sup>)

Conditioned: 53.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 53.0

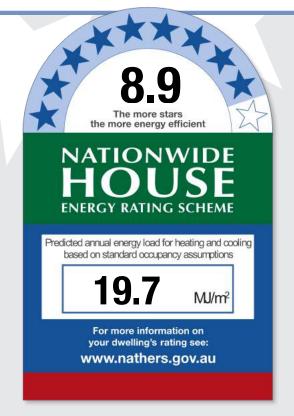
### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 3.5 Cooling: 16.1 TOTAL: 19.7

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 22 Unsealed: 0 TOTAL:\*\* 22 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: Halogen

### Window selection default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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Certificate number: 0004420683 Certificate Date: 05 Dec 2019 ★ Star rating: 8.9



### **Building features**

Window type	and performance value		
Window ID	Window type	U-value	SHGC
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-03 A	n/a	2800	900	N	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2800	900	N	No Shading
Kitchen/Living	ALM-001-03 A	n/a	2800	1000	W	No Shading
Bedroom 1	ALM-001-03 A	n/a	2800	900	N	No Shading

ID	Window	type			U-value	SHGC
None Presen	ıt					
Roof windo	w and skyligl	nt schedule				
Location	ID	Roof	Aroa (m2)	Orientation	Outdoor shade	Indoor

ID	Wall type		Insulation	Wall wrap or foil			
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Resulation R0.8	eflective other	Yes	
EW-2	Concrete block, lined		Bulk Insulation R0.5			No	
External wall	schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shace	de Eaves (mm)	
Kitchen/Living	EW-1	6100	2800	N	No	0	
Kitchen/Living	EW-1	495	2800	N	No	2200	
Kitchen/Living	EW-1	1700	2800	W	No	4500	
Bedroom 1	EW-1	3995	2800	N	No	2200	
Entry hall	EW-2	1600	2800	S	No	0	

Internal wall type					
Wall type	Area (m²)	Insulation	Wall wrap or foil		
IW-1 - Cavity brick, plasterboard	41.0	No Insulation	No		
IW-2 - Concrete Panel/Blocks filled, plaster on studs	18.0	No Insulation	No		
IW-3 - Cavity wall, direct fix plasterboard, single gap	34.0	No insulation	No		

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Certificate number: 0004420683 Certificate Date:

05 Dec 2019

★ Star rating:



Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 300mm	27.4	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 300mm	12.1	None	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	5.2	None	No Insulation	Ceramic Tiles 8mm
Entry hall	Concrete Slab, Unit Below 300mm	8.8	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Entry hall	Concrete, Plasterboard	No insulation	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	10	Downlights - Halogen	450	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 1	4	Downlights - LED	150	Sealed
Bath	2	Downlights - Halogen	450	Sealed
Bath	1	Exhaust Fans	300	Sealed
Entry hall	3	Downlights - LED	150	Sealed
Entry hall	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Added insulation	Roof colour



Additional information	

### **Explanatory notes**

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### **Contact**

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Certificate number: 0004420485 Certificate Date: 05 Dec 2019 ★ Star rating: 8.9





#### Assessor details

Accreditation

number: VIC/BDAV/13/1645
Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: **8544 1683** 

Declaration The Assessor has provided design

of interest:
Software: advice to the Applicant
BERS Pro v4.3.0.2d (3.13)

AAO: BDAV

### Overview

### **Dwelling details**

Street: Unit 603, 56 Beane Street

Suburb: Gosford

Lot/DP

State: NSW Postcode: 2250
Type: New Dwelling NCC Class: 2

NatHERS climate zone: **15** 

number: 30/1250970 Exposure: Open

### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: R0.8 wall insulation

No ceiling insulation
No floor insulation

Glazing: ALM-001-03 A Aluminium A SG High

Solar Gain Low-E

### Net floor area (m<sup>2</sup>)

Conditioned: 53.0 Unconditioned: 0.0 Garage: 0.0 TOTAL: 53.0

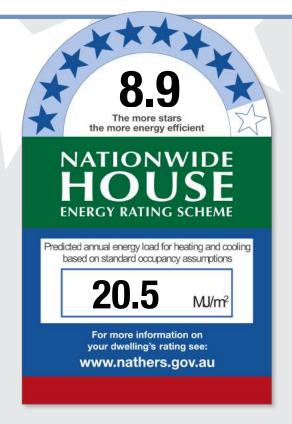
# Annual thermal performance loads (MJ/m²)

Heating: **3.4** Cooling: **17.1** TOTAL: **20.5** 

#### Plan documents

Plan ref/date: 2421.19

Prepared by: Stanton Dahl Architects



#### **Ceiling penetrations**

(see following pages for details)

Sealed: 22
Unsealed: 0
TOTAL:\*\* 22

\*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: Halogen

## Window selection - default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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Scan to access this certificate online and confirm this is valid.



Certificate number: 0004420485 Certificate Date:

05 Dec 2019





### **Building features**

Window type and performance value					
Window ID	Window type	U-value SHG			
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49		
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58		

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-001-03 A	n/a	2800	1000	E	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2800	900	N	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2800	900	N	No Shading
Bedroom 1	ALM-001-03 A	n/a	2800	900	N	No Shading

ID	Window	type			U-value	SHGC
None Presen	it					
Roof windo	w and skyligh	nt schedule				
		Roof	A ( 0)	0.1	Outdoor shade	Indoor

ID	Wall type		Insulation			Wall wrap or foi
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Resulation R0.8		Yes
EW-2	Concrete bloc	k, lined	Bulk Insulation	n R0.5		No
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	e Eaves (mm)
Kitchen/Living	EW-1	1700	2800	E	No	4500
Kitchen/Living	EW-1	495	2800	N	No	2200
Kitchen/Living	EW-1	6100	2800	N	No	0
Bedroom 1	EW-1	3995	2800	N	No	2200
Entry hall	EW-2	1600	2800	S	No	0

Internal wall type				
Wall type	Area (m²)	Insulation	Wall wrap or foil	
IW-1 - Cavity wall, direct fix plasterboard, single gap	34.0	No insulation	No	
IW-2 - Concrete Panel/Blocks filled, plaster on studs	, 18.0	No Insulation	No	
IW-3 - Cavity brick, plasterboard	41.0	No Insulation	No	

Certificate number: **0004420485** Certificate Date:

05 Dec 2019





Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 300mm	27.4	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 300mm	12.1	None	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	5.2	None	No Insulation	Ceramic Tiles 8mm
Entry hall	Concrete Slab, Unit Below 300mm	8.8	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No
Entry hall	Concrete, Plasterboard	No insulation	No

	ype	Diameter (mm)	
		Diameter (mm)	Sealed/unsealed
	Downlights - Halogen	450	Sealed
E	Exhaust Fans	300	Sealed
Г	Downlights - LED	150	Sealed
Γ	Downlights - Halogen	450	Sealed
E	Exhaust Fans	300	Sealed
Г	Downlights - LED	150	Sealed
Е	Exhaust Fans	300	Sealed
	] ] 3	Exhaust Fans Downlights - LED Downlights - Halogen Exhaust Fans Downlights - LED Exhaust Fans	Downlights - LED 150 Downlights - Halogen 450 Exhaust Fans 300 Downlights - LED 150

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type	
Construction	Added Roof colour insulation
None Present	



Additional information	

### **Explanatory notes**

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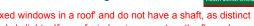
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Certificate number: 0004420501 Certificate Date: 05 Dec 2019 ★ Star rating: 7.2



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#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

### Overview

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Unit 604, 56 Beane Street Street:

Suburb: Gosford

Lot/DP

State: Postcode: 2250 **NSW** NCC Class: **New Dwelling** Type:

**NatHERS** climate zone: 15

number: 30/1250970 Exposure: Open

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Concrete, Plasterboard Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

> No ceiling insulation No floor insulation

ALM-003-03 A Aluminium A DG Air Fill Glazing:

High Solar Gain low-E -Clear

#### Net floor area (m<sup>2</sup>)

Conditioned: 61.0 Unconditioned: 8.0 Garage: 0.0 TOTAL: 69.0

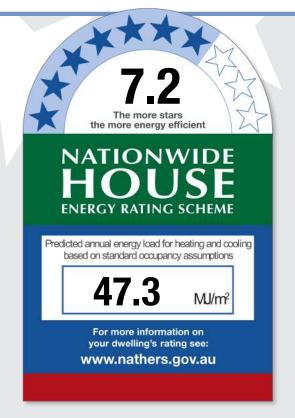
### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 21.7 Cooling: 25.6 TOTAL: 47.3

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 18 Unsealed: 0 TOTAL:\*\* 18 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

### Window selection default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Scan to access this certificate online and confirm this is valid.



Certificate number: 0004420501 Certificate Date: 05 Dec 2019 ★ Star rating: 7.2



### **Building features**

Window type and performance value					
Window ID	Window type	U-value	SHGC		
ALM-004-03 A	ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53		
ALM-003-03 A	ALM-003-03 A Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.3	0.47		

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-004-03 A	n/a	2800	2400	E	No Shading
Kitchen/Living	ALM-004-03 A	n/a	500	2000	Е	No Shading
Kitchen/Living	ALM-004-03 A	n/a	2800	2600	N	No Shading
Bedroom 1	ALM-003-03 A	n/a	2400	2500	S	No Shading
Bedroom 2	ALM-003-03 A	n/a	2800	900	Е	No Shading
Bedroom 2	ALM-003-03 A	n/a	2800	900	S	No Shading
Bath	ALM-003-03 A	n/a	900	1800	S	No Shading

ID	Window	type			U-value	SHGC
None Presen	t					
Roof windo	w and skylig	nt schedule				
Location	ID	Roof window/skylight	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

ID	Wall type		Insulation			<b>Wall wrap or foi</b>	
EW-1 Cavity Brick		Foil Anti-glare one side and Reflective other Yof the Bulk Insulation R0.8			es		
EW-2	Concrete block, lined		Bulk Insulation R2			No	
External wall s	schedule						
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)	
Kitchen/Living	EW-1	6600	2800	Е	No	250	
Kitchen/Living	EW-1	600	2800	S	No	3075	
Kitchen/Living	EW-1	4500	2800	N	No	2000	
Bedroom 1	EW-1	4595	2800	S	No	0	
Bedroom 2	EW-1	3695	2800	Е	No	825	
Bedroom 2	EW-1	3395	2800	S	No	0	
entry hall	EW-2	1095	2800	W	No	0	
Bath	EW-1	2295	2800	S	No	0	
Bath	EW-1	400	2800	W	No	0	

Internal wall type			
Wall type	Area (m²)	Insulation	Wall wrap or foil

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: 0004420501 Certificate Date: 05 Dec 2019 ★ Star rating: 7



IW-1 - Cavity wall, direct fix plasterboard, single gap	50.0	No insulation	No
IW-2 - Cavity brick, plasterboard	30.0	No Insulation	No
IW-3 - Concrete Panel/Blocks filled, plaster on studs	13.0	No insulation one side, Bulk Insulation the other R1.5	No

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 300mm	28.7	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 300mm	13.8	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2	Concrete Slab, Unit Below 300mm	12.3	None	No Insulation	Carpet+Rubber Underlay 18mm
entry hall	Concrete Slab, Unit Below 300mm	6.1	None	No Insulation	Ceramic Tiles 8mm
Bath	Concrete Slab, Unit Below 300mm	8.1	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bedroom 1	Concrete, Plasterboard	No insulation	No
Bedroom 2	Concrete, Plasterboard	No insulation	No
entry hall	Concrete, Plasterboard	No insulation	No
Bath	Concrete, Plasterboard	No insulation	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	8	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 1	3	Downlights - LED	150	Sealed
Bedroom 2	3	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed

Ceiling fans		
Location	Number	Diameter (mm)
None Present		

Certificate number: **0004420501** Certificate Date: **05 Dec 2019** ★ Star rating:



Roof type		
Construction	Added insulation	Roof colour
None Present		



Additional information	

### **Explanatory notes**

#### **About this report**

Residential energy ratings address the quality of the building fabric i.e. walls, windows, floors and roof/ceilings. Ratings do not cover the energy or water efficiency of appliances including heating and cooling, hot water, dishwashers, ovens, fridges, TVs etc. or solar panel or water tank requirements. The efficiency or specification of these items is generally covered by other regulations, standards or guidelines.

#### **General Information**

A NatHERS House Energy Rating is a comprehensive, dynamic computer modelling evaluation of the floorplans, elevations and specifications to predict an energy load of a home. Not all of us use our homes in the same way, so ratings are generated using standard assumptions. This means homes can be compared across the country.

The actual energy consumption of your home may vary significantly from the predicted energy load figures in the report depending on issues such as the size of your household and your personal preferences, e.g. in terms of heating or cooling.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparative purposes between different house designs and for demonstrating that the design meets the required regulatory compliance.

Homes that are energy efficient use less energy, are warmer in winter, cooler in summer and cost less to run. The higher the star rating the more energy efficient.

This NatHERS House Energy Rating report was carefully prepared by your assessor on the basis of comprehensive modelling using standard procedures to rate your home using the underlying engine developed by the Australian Commonwealth Scientific and Industrial Research Organisation (CSIRO).

All information relating to energy loads presented in this report is based on a range of standard assumptions in order to allow for comparisons with reports prepared for other homes and to demonstrate minimum regulatory compliance.

The standard assumptions include figures for occupancy, indoor air temperature and are based on a unique climate file for your region.

#### **Accredited Assessors**

To ensure you get a high-quality, professional NatHERS House Energy Rating report, you should always use an accredited assessor, accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

AAOs have specific quality assurance processes in place and continuing professional development requirements to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any on-going training requirements.

If you have any questions or concerns about this report, please direct them to your assessor in the first instance.

If your assessor is unable to address your questions or concerns, please contact their AAO listed under 'assessor details'. You can also find a range of information about accredited assessors on the AAO websites.

### **Disclaimer**

The energy values quoted are for comparison purposes only; they are not a prediction of actual energy use. This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached drawing set that bears a stamp with the same number as this certificate. Changes to any of these details could affect the rating.

### **Contact**

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Certificate number: **0004420543-01** Certificate Date: 18 Dec 2019 ★ Star rating: **7.3** 



BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan then this certificate is not valid

#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

### Overview

### **Dwelling details**

Unit 701, 56 Beane Street Street:

Suburb: Gosford

Lot/DP

State: Postcode: 2250 **NSW** NCC Class: **New Dwelling** Type:

**NatHERS** climate zone: 15

number: 30/1250970 Exposure: Open

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

**Waterproofing Membrane** Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

> R3.0 ceiling insulation No floor insulation

ALM-004-03 A Aluminium B DG Air Fill Glazing:

High Solar Gain low-E -Clear

#### Net floor area (m<sup>2</sup>)

Conditioned: 69.0 Unconditioned: 10.0 Garage: 0.0 TOTAL: 79.0

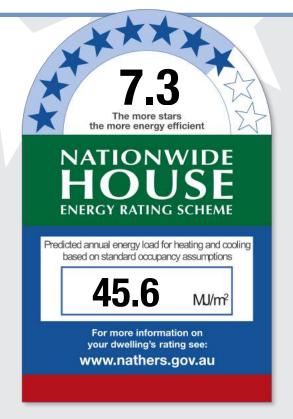
### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 24.9 Cooling: 20.7 TOTAL: 45.6

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 18 Unsealed: 0 TOTAL:\*\* 18 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

### Window selection default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

NB: This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated on page 2.

If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Scan to access this certificate online and confirm this is valid.



Certificate number: 0004420543-01 Certificate Date: 18 Dec 2019 ★ Star rating:



### **Building features**

Window type and performance value					
Window type	U-value	SHGC			
ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53			
ALM-003-03 A Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.3	0.47			
	Window type ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear	•			

#### Window schedule

Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
ALM-004-03 A	n/a	2450	2600	N	No Shading
ALM-004-03 A	n/a	2800	2400	W	No Shading
ALM-004-03 A	n/a	500	2000	W	No Shading
ALM-003-03 A	n/a	2800	900	S	No Shading
ALM-003-03 A	n/a	2800	900	S	No Shading
ALM-003-03 A	n/a	900	900	S	No Shading
	ALM-004-03 A ALM-004-03 A ALM-004-03 A ALM-003-03 A ALM-003-03 A	ALM-004-03 A n/a ALM-004-03 A n/a ALM-004-03 A n/a ALM-003-03 A n/a ALM-003-03 A n/a	ALM-004-03 A       n/a       2450         ALM-004-03 A       n/a       2800         ALM-004-03 A       n/a       500         ALM-003-03 A       n/a       2800         ALM-003-03 A       n/a       2800	ALM-004-03 A       n/a       2450       2600         ALM-004-03 A       n/a       2800       2400         ALM-004-03 A       n/a       500       2000         ALM-003-03 A       n/a       2800       900         ALM-003-03 A       n/a       2800       900	ALM-004-03 A       n/a       2450       2600       N         ALM-004-03 A       n/a       2800       2400       W         ALM-004-03 A       n/a       500       2000       W         ALM-003-03 A       n/a       2800       900       S         ALM-003-03 A       n/a       2800       900       S

ID	Window	type			U-value	SHGC
None Presen	t					
Roof windo	w and skyligl	nt schedule				
Location	ID	Roof	A 400 (m2)	Orientation	Outdoor shade	Indoor

External wa	all type							
ID	Wall type		Insulation			Wall wrap o		
EW-1	Cavity Brick	Cavity Brick		Foil Anti-glare one side and Reflective other of the Bulk Insulation R0.8				
EW-2	Concrete blo	ck, lined	Bulk Insulation R2		No			
External wa	all schedule							
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Sha	de	Faves	

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	4600	2800	N	No	2000
Kitchen/Living	EW-1	6995	2800	W	No	200
Bedroom 1	EW-1	4490	2800	S	No	0
Bedroom 2	EW-1	3595	2800	S	No	0
Bedroom 2	EW-1	3295	2800	W	No	125
entry hall	EW-2	1995	2800	Е	No	0
entry hall	EW-1	1090	2800	S	No	0
Bath	EW-1	3795	2800	S	No	0

Internal wall type					
Wall type	Area (m²)	Insulation	Wall wrap or foil		
IW-1 - Cavity brick, plasterboard	30.0	No Insulation	No		
IW-2 - Cavity wall, direct fix	62.0	No insulation	No		

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: **0004420543-01** Certificate Date:

**18 Dec 2019** ★ Star rating:



### **Building features continued**

plasterboard, single gap

IW-3 - Concrete Panel/Blocks filled, 17.0 No insulation one side, Bulk Insulation the No

plaster on studs other R1.5

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 300mm	30.8	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 300mm	14.8	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2	Concrete Slab, Unit Below 300mm	11.0	None	No Insulation	Carpet+Rubber Underlay 18mm
entry hall	Concrete Slab, Unit Below 300mm	12.2	None	No Insulation	Ceramic Tiles 8mm
Bath	Concrete Slab, Unit Below 300mm	10.5	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R3	No
Bedroom 1	Concrete, Plasterboard	Bulk Insulation R3	No
Bedroom 2	Concrete, Plasterboard	Bulk Insulation R3	No
entry hall	Concrete, Plasterboard	Bulk Insulation R3	No
Bath	Concrete, Plasterboard	Bulk Insulation R3	No

Ceiling penetrations					
Number	Туре	Diameter (mm)	Sealed/unsealed		
8	Downlights - LED	150	Sealed		
1	Exhaust Fans	300	Sealed		
3	Downlights - LED	150	Sealed		
3	Downlights - LED	150	Sealed		
2	Downlights - LED	150	Sealed		
1	Exhaust Fans	300	Sealed		
	Number 8 1 3 3 3	NumberType8Downlights - LED1Exhaust Fans3Downlights - LED3Downlights - LED2Downlights - LED	Number         Type         Diameter (mm)           8         Downlights - LED         150           1         Exhaust Fans         300           3         Downlights - LED         150           3         Downlights - LED         150           2         Downlights - LED         150		

		Ceiling fans
Diameter (mm)	Number	Location
		None Present
		None Present

Certificate number: **0004420543-01** Certificate Date: **18 Dec 2019** 

★ Star rating:



Roof type				
Construction	Added Roof colour insulation			
Waterproofing Membrane	No Added Medium Insulation, No air Gap			



Additional information	

### **Explanatory notes**

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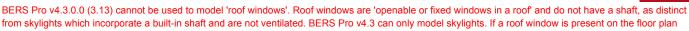
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### **Contact**

<sup>\*</sup> Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Certificate number: 0004420576 Certificate Date: 05 Dec 2019 ★ Star rating: 8.6



then this certificate is not valid.

#### Assessor details

Accreditation

number: VIC/BDAV/13/1645
Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: **8544 1683** 

Declaration The Assessor has provided design

of interest:
Software: advice to the Applicant
BERS Pro v4.3.0.2d (3.13)

AAO: BDAV

### Overview

### **Dwelling details**

Street: Unit 702, 56 Beane Street

Suburb: Gosford

Lot/DP

State: NSW Postcode: 2250
Type: New Dwelling NCC Class: 2

NatHERS climate zone: **15** 

number: 30/1250970 Exposure: Open

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Waterproofing Membrane Concrete Slab, Unit Below

Insulation: R0.8 wall insulation

R3.0 ceiling insulation No floor insulation

Glazing: ALM-002-03 A Aluminium B SG High

**Solar Gain Low-E** 

### Net floor area (m²)

Conditioned: 53.0
Unconditioned: 0.0
Garage: 0.0
TOTAL: 53.0

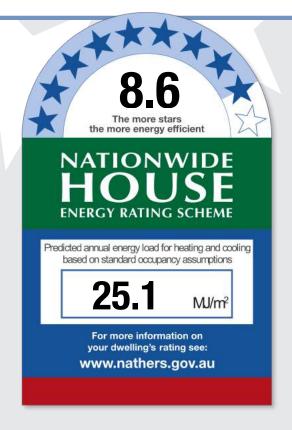
# Annual thermal performance loads (MJ/m²)

Heating: 9.6
Cooling: 15.5
TOTAL: 25.1

#### Plan documents

Plan ref/date: 2421.19

Prepared by: Stanton Dahl Architects



#### **Ceiling penetrations**

(see following pages for details)

Sealed: 22
Unsealed: 0

TOTAL:\*\*

\*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: Halogen

22

## Window selection - default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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Scan to access this certificate online and confirm this is valid.



Certificate number: 0004420576 Certificate Date: 05 Dec 2019 ★ Star rating: 8.6



### **Building features**

Window type and performance value				
Window ID	Window type	U-value	SHGC	
ALM-002-03 A	ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58	
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49	

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-002-03 A	n/a	2800	900	N	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2800	900	N	No Shading
Kitchen/Living	ALM-001-03 A	n/a	2800	1000	W	No Shading
Bedroom 1	ALM-001-03 A	n/a	2800	900	N	No Shading

ID	Window	type		U-value	SHGC
None Presen	t				
Roof windo	w and skyligh	nt schedule			
		Roof	Area (m²)	 Outdoor shade	

External wall	туре					
ID	Wall type		Insulation			Wall wrap or foil
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Resulation R0.8	eflective other	Yes
EW-2	Concrete bloc	k, lined	Bulk Insulation	n R0.5		No
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	e Eaves (mm)
Kitchen/Living	EW-1	6100	2800	N	No	0
Kitchen/Living	EW-1	495	2800	N	No	2200
Kitchen/Living	EW-1	1700	2800	W	No	4500
Bedroom 1	EW-1	3995	2800	N	No	2200
Entry hall	EW-2	1600	2800	S	No	0

Internal wall type				
Wall type	Area (m²)	Insulation	Wall wrap or foil	
IW-1 - Cavity brick, plasterboard	41.0	No Insulation	No	
IW-2 - Concrete Panel/Blocks filled, plaster on studs	18.0	No Insulation	No	
IW-3 - Cavity wall, direct fix plasterboard, single gap	34.0	No insulation	No	

Certificate number: 0004420576 Certificate Date: 05 Dec 2019 ★ Star rating: 8



Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 300mm	27.4	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 300mm	12.1	None	No Insulation	Carpet+Rubber Underlay 18mn
Bath	Concrete Slab, Unit Below 300mm	5.2	None	No Insulation	Ceramic Tiles 8mm
Entry hall	Concrete Slab, Unit Below 300mm	8.8	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R3	No
Bedroom 1	Concrete, Plasterboard	Bulk Insulation R3	No
Bath	Concrete, Plasterboard	Bulk Insulation R3	No
Entry hall	Concrete, Plasterboard	Bulk Insulation R3	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	10	Downlights - Halogen	450	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 1	4	Downlights - LED	150	Sealed
Bath	2	Downlights - Halogen	450	Sealed
Bath	1	Exhaust Fans	300	Sealed
Entry hall	3	Downlights - LED	150	Sealed
Entry hall	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type	
Construction	Added Roof colour insulation
Waterproofing Membrane	No Insulation, Medium Only an Air Gap



Additional information	

### **Explanatory notes**

#### **About this report**

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Certificate number: 0004420592 Certificate Date: 05 Dec 2019 ★ Star rating: 8.4

BERS Pro v4.3.0.0 (3.13) cannot be used to model 'roof windows'. Roof windows are 'openable or fixed windows in a roof' and do not have a shaft, as distinct from skylights which incorporate a built-in shaft and are not ventilated. BERS Pro v4.3 can only model skylights. If a roof window is present on the floor plan

then this certificate is not valid.

#### Assessor details

Accreditation

number: VIC/BDAV/13/1645
Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: **8544 1683** 

Declaration The Assessor has provided design

of interest:
Software: advice to the Applicant
BERS Pro v4.3.0.2d (3.13)

AAO: BDAV

### Overview

### **Dwelling details**

Street: Unit 703, 56 Beane Street

Suburb: Gosford

Lot/DP

State: NSW Postcode: 2250
Type: New Dwelling NCC Class: 2

NatHERS climate zone: **15** 

number: 30/1250970 Exposure: Open

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

Waterproofing Membrane Concrete Slab, Unit Below

Insulation: R0.8 wall insulation

R3.0 ceiling insulation No floor insulation

Glazing: ALM-001-03 A Aluminium A SG High

**Solar Gain Low-E** 

### Net floor area (m<sup>2</sup>)

Conditioned: 53.0
Unconditioned: 0.0
Garage: 0.0
TOTAL: 53.0

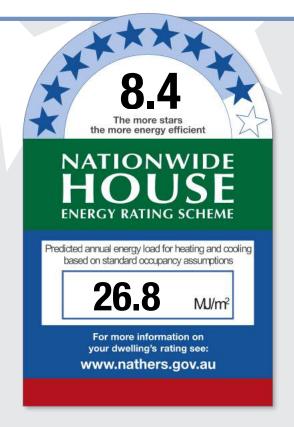
# Annual thermal performance loads (MJ/m²)

Heating: 9.9
Cooling: 16.9
TOTAL: 26.8

#### Plan documents

Plan ref/date: 2421.19

Prepared by: Stanton Dahl Architects



#### **Ceiling penetrations**

(see following pages for details)

Sealed: 22
Unsealed: 0
TOTAL:\*\* 22

\*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: Halogen

## Window selection - default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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Scan to access this certificate online and confirm this is valid.



Certificate number: 0004420592 Certificate Date: 05 Dec 2019 ★ Star rating: 8.4



### **Building features**

Window type and performance value			
Window type	U-value	SHGC	
ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49	
ALM-002-03 A Aluminium B SG High Solar Gain Low-E	5.4	0.58	
	Window type ALM-001-03 A Aluminium A SG High Solar Gain Low-E	Window type  ALM-001-03 A Aluminium A SG High Solar Gain Low-E  5.4	

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-001-03 A	n/a	2800	1000	Е	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2800	900	N	No Shading
Kitchen/Living	ALM-002-03 A	n/a	2800	900	N	No Shading
Bedroom 1	ALM-001-03 A	n/a	2800	900	N	No Shading

ID	Window	type			U-value	SHGC
None Presen	ıt					
Roof windo	w and skyligl	nt schedule				
Location	ID	Roof	Aroa (m2)	Orientation	Outdoor shade	Indoor

ID	Wall type		Insulation			Wall wrap or foi
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Resulation R0.8	eflective other	Yes
EW-2	Concrete bloc	k, lined	Bulk Insulation	n R0.5		No
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shad	e Eaves (mm)
Kitchen/Living	EW-1	1700	2800	E	No	4500
Kitchen/Living	EW-1	495	2800	N	No	2200
Kitchen/Living	EW-1	6100	2800	N	No	0
Bedroom 1	EW-1	3995	2800	N	No	2200
Entry hall	EW-2	1600	2800	S	No	0

Internal wall type				
Wall type	Area (m²)	Insulation	Wall wrap or foil	
IW-1 - Cavity wall, direct fix plasterboard, single gap	34.0	No insulation	No	
IW-2 - Concrete Panel/Blocks filled, plaster on studs	, 18.0	No Insulation	No	
IW-3 - Cavity brick, plasterboard	41.0	No Insulation	No	

Certificate number: 0004420592 Certificate Date: 05 Dec 2019 ★ Star rating: 8.4



Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 300mm	27.4	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 300mm	12.1	None	No Insulation	Carpet+Rubber Underlay 18mn
Bath	Concrete Slab, Unit Below 300mm	5.2	None	No Insulation	Ceramic Tiles 8mm
Entry hall	Concrete Slab, Unit Below 300mm	8.8	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R3	No
Bedroom 1	Concrete, Plasterboard	Bulk Insulation R3	No
Bath	Concrete, Plasterboard	Bulk Insulation R3	No
Entry hall	Concrete, Plasterboard	Bulk Insulation R3	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	10	Downlights - Halogen	450	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 1	4	Downlights - LED	150	Sealed
Bath	2	Downlights - Halogen	450	Sealed
Bath	1	Exhaust Fans	300	Sealed
Entry hall	3	Downlights - LED	150	Sealed
Entry hall	1	Exhaust Fans	300	Sealed

Ceiling fans			
Location	Number	Diameter (mm)	
None Present			

Roof type			
Construction	Added Roof colour insulation		
Waterproofing Membrane	No Insulation, Medium Only an Air Gap		



Additional information	

### **Explanatory notes**

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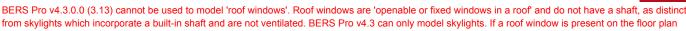
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Certificate number: 0004420626 Certificate Date: 05 Dec 2019 ★ Star rating: 6.8



then this certificate is not valid

#### Assessor details

Accreditation

number: VIC/BDAV/13/1645 Name: **Dean Gorman** 

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration The Assessor has provided design

of interest: advice to the Applicant BERS Pro v4.3.0.2d (3.13) Software:

**BDAV** AAO:

### Overview

### **Dwelling details**

Unit 704, 56 Beane Street Street:

Suburb: Gosford

State: Postcode: 2250 **NSW** NCC Class: **New Dwelling** Type:

**NatHERS** climate zone: 15

Lot/DP

number: 30/1250970 Exposure: Open

#### Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick

**Waterproofing Membrane** Concrete Slab, Unit Below

Insulation: **R0.8** wall insulation

R3.0 ceiling insulation

No floor insulation

ALM-003-03 A Aluminium A DG Air Fill Glazing:

High Solar Gain low-E -Clear

#### Net floor area (m<sup>2</sup>)

Conditioned: 61.0 Unconditioned: 8.0 Garage: 0.0 TOTAL: 69.0

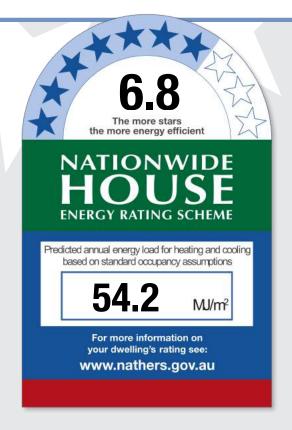
### **Annual thermal** performance loads (MJ/m<sup>2</sup>)

Heating: 29.7 Cooling: 24.5 TOTAL: 54.2

#### Plan documents

Plan ref/date: 2421.19

Prepared by: **Stanton Dahl Architects** 



#### Ceiling penetrations

(see following pages for details)

Sealed: 18 Unsealed: 0 TOTAL:\*\* 18 \*\*NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. If this number is exceded in construction then this certificate IS NOT VALID and a new certificate is required. Loss of ceiling insulation for the penetrations listed has been taken into account with the rating.

Principle downlight type: **LED** 

### Window selection default windows only

Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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Certificate number: **0004420626** Certificate Date: **05 Dec 2019** ★ Star rating:



### **Building features**

Window type and performance value				
Window ID	Window type	U-value	SHGC	
ALM-004-03 A	ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53	
ALM-003-03 A	ALM-003-03 A Aluminium A DG Air Fill High Solar Gain low-E -Clear	4.3	0.47	

#### Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Kitchen/Living	ALM-004-03 A	n/a	2800	2400	Е	No Shading
Kitchen/Living	ALM-004-03 A	n/a	500	2000	Е	No Shading
Kitchen/Living	ALM-004-03 A	n/a	2800	2600	N	No Shading
Bedroom 1	ALM-003-03 A	n/a	2400	2500	S	No Shading
Bedroom 2	ALM-003-03 A	n/a	2800	900	Е	No Shading
Bedroom 2	ALM-003-03 A	n/a	2800	900	S	No Shading
Bath	ALM-003-03 A	n/a	900	1800	S	No Shading

ID	Window	type			U-value	SHGC
None Presen	it					
Roof windo	w and skyligh	nt schedule				
Location	ID	Roof window/skylight	Area (m²)	Orientation	Outdoor shade	Indoor shade/diffuser

External wall t	• •					
ID	Wall type		Insulation		Wa	all wrap or foi
EW-1	Cavity Brick		Foil Anti-glare of the Bulk Ins	one side and Resulation R0.8	eflective other Ye	es
EW-2	Concrete bloc	k, lined	Bulk Insulation	n R2	No	)
External wall	schedule					
Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Kitchen/Living	EW-1	6600	2800	E	No	250
Kitchen/Living	EW-1	600	2800	S	No	3075
Kitchen/Living	EW-1	4500	2800	N	No	2000
Bedroom 1	EW-1	4595	2800	S	No	0
Bedroom 2	EW-1	3695	2800	Е	No	825
Bedroom 2	EW-1	3395	2800	S	No	0
entry hall	EW-2	1095	2800	W	No	0
Bath	EW-1	2295	2800	S	No	0
Bath	EW-1	400	2800	W	No	0

Internal wall type			
Wall type	Area (m²)	Insulation	Wall wrap or foil

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Certificate number: 0004420626 Certificate Date: 05 Dec 2019 ★ Star rating:



IW-1 - Cavity wall, direct fix plasterboard, single gap	50.0	No insulation	No
IW-2 - Cavity brick, plasterboard	30.0	No Insulation	No
IW-3 - Concrete Panel/Blocks filled, plaster on studs	13.0	No insulation one side, Bulk Insulation the other R1.5	No

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Kitchen/Living	Concrete Slab, Unit Below 300mm	28.7	None	No Insulation	Ceramic Tiles 8mm
Bedroom 1	Concrete Slab, Unit Below 300mm	13.8	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2	Concrete Slab, Unit Below 300mm	12.3	None	No Insulation	Carpet+Rubber Underlay 18mn
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Bath	Concrete Slab, Unit Below 300mm	8.1	None	No Insulation	Ceramic Tiles 8mm

Location	Construction	Added insulation	Roof space above
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R3	No
Bedroom 1	Concrete, Plasterboard	Bulk Insulation R3	No
Bedroom 2	Concrete, Plasterboard	Bulk Insulation R3	No
entry hall	Concrete, Plasterboard	Bulk Insulation R3	No
Bath	Concrete, Plasterboard	Bulk Insulation R3	No

Location	Number	Туре	Diameter (mm)	Sealed/unsealed
Kitchen/Living	8	Downlights - LED	150	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Bedroom 1	3	Downlights - LED	150	Sealed
Bedroom 2	3	Downlights - LED	150	Sealed
Bath	2	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed

Ceiling fans		
Location	Number	Diameter (mm)

Certificate number: **0004420626** Certificate Date: **05 Dec 2019** ★ Star rating:



### **Building features continued**

None Present

Roof type				
Construction	Added Roof colour insulation			
Waterproofing Membrane	No Added Medium Insulation, No air Gap			



Additional information					

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