

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 of interest: **The Assessor has provided design 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 |

Nationwide House Energy Rating Scheme* - Multiple Dwelling Summary

Certificate number: **0004863330**

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 |

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420279-01**

Certificate Date: **18 Dec 2019**

★ Star rating: **6.2**

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 of interest: **The Assessor has provided design advice to the Applicant**

Software: **BERS Pro v4.3.0.2d (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 101, 56 Beane Street**

Suburb: **Gosford**

State: **NSW**

Postcode: **2250**

Type: **New Dwelling**

NCC Class: **1A**

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

Glazing:

ALM-004-03 A Aluminium B DG Air Fill

High Solar Gain low-E -Clear

Net floor area (m²)

Conditioned: **78.0**

Unconditioned: **0.0**

Garage: **0.0**

TOTAL: **78.0**

Annual thermal performance loads (MJ/m²)

Heating: **45.1**

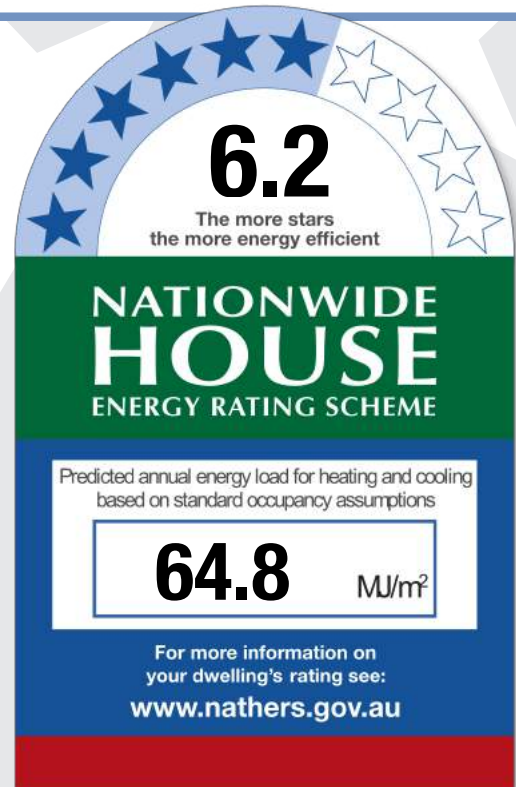
Cooling: **19.7**

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 exceeded 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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420279-01

Certificate Date:

18 Dec 2019

★ Star rating:

6.2



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 |
|----------------|--------------|------------|-------------|------------|-------------|---------------|
| 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 |

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 | | | | | | |

External wall 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 R1.5 | 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 | E | 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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420279-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.2



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, 20.0 plaster on studs | | No Insulation | No |
| IW-3 - Cavity brick, plasterboard | 41.0 | No Insulation | No |

Floors

| Location | Construction | Area (m²) | Sub floor ventilation | Added insulation | Covering |
|----------------|-------------------------------|-----------|-----------------------|--|-----------------------------|
| Bedroom 1 | Suspended Concrete Slab 200mm | 15.6 | Very Open | Bulk Insulation in Contact with Floor R1.5 | Carpet+Rubber Underlay 18mm |
| Bedroom 2 | Suspended Concrete Slab 200mm | 10.2 | Very Open | Bulk Insulation in Contact with Floor R1.5 | Carpet+Rubber Underlay 18mm |
| Bath | Suspended Concrete Slab 200mm | 7.3 | Very Open | Bulk Insulation in Contact with Floor R1.5 | Ceramic Tiles 8mm |
| Living | Suspended Concrete Slab 200mm | 19.2 | Very Open | Bulk Insulation in Contact with Floor R1.5 | Ceramic Tiles 8mm |
| Kitchen/Living | Suspended Concrete Slab 200mm | 17.4 | Very Open | Bulk Insulation in Contact with Floor R1.5 | Ceramic Tiles 8mm |
| Store | Suspended Concrete Slab 200mm | 1.5 | Very Open | Bulk Insulation in Contact with Floor R1.5 | Ceramic Tiles 8mm |
| .Entry | Suspended Concrete Slab 200mm | 4.0 | Very Open | Bulk Insulation in Contact with Floor R1.5 | Ceramic Tiles 8mm |
| Hallway | Suspended Concrete Slab 200mm | 2.6 | Very Open | Bulk Insulation in Contact with Floor R1.5 | Ceramic Tiles 8mm |

Ceiling type

| 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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420279-01

Certificate Date:

18 Dec 2019

★ Star rating:

6.2



Building features continued

| Location | Number | Type | 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 | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420279-01

Certificate Date: 18 Dec 2019

★ Star rating: 6.2



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

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420329**

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 of interest: **The Assessor has provided design advice to the Applicant**

Software: **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

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

Glazing:

ALM-001-03 A Aluminium A SG High

Solar Gain Low-E

Net floor area (m²)

Conditioned: **69.0**

Unconditioned: **0.0**

Garage: **0.0**

TOTAL: **69.0**

Annual thermal performance loads (MJ/m²)

Heating: **26.0**

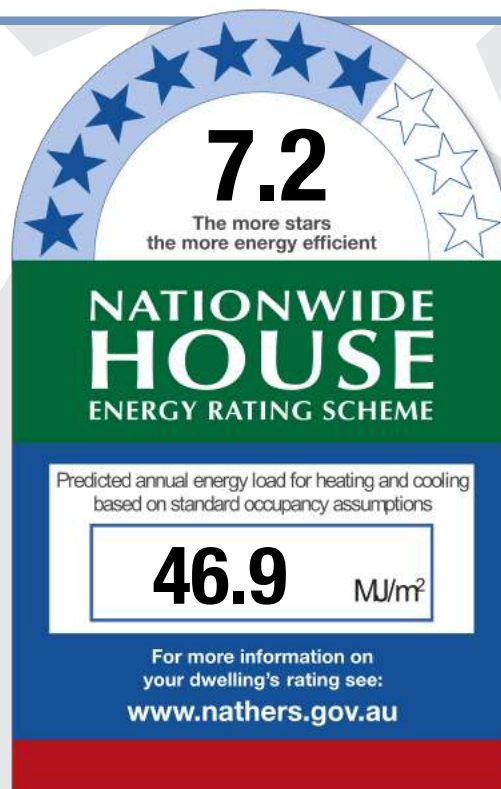
Cooling: **20.9**

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**

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 exceeded 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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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420329**

Certificate Date:

05 Dec 2019

★ Star rating:

7.2



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 | 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 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 | | | | | | |

External wall 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 wall schedule

| Location | ID | Width (mm) | Height (mm) | Orientation | Fixed Shade | 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 | E | No | 3900 |
| Entry | EW-2 | 1800 | 2800 | S | No | 2100 |
| Bedroom 2 | EW-1 | 3200 | 2800 | N | No | 200 |
| Bedroom 2 | EW-1 | 700 | 2800 | E | No | 8000 |
| Bedroom 2 | EW-1 | 2400 | 2800 | W | No | 100 |

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, 21.0 plaster on studs | | No Insulation | No |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420329**

Certificate Date:

05 Dec 2019

★ Star rating:

7.2



Building features continued

Floors

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

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 |
| Bedroom 2 | Plasterboard | No insulation | No |

Ceiling penetrations

| Location | Number | Type | 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 |
|--------------|------------------|-------------|
|--------------|------------------|-------------|

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420329**

Certificate Date:

05 Dec 2019

★ Star rating:

7.2



Building features continued

Concrete

No Added
Insulation, No air
Gap

Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420329

Certificate Date: 05 Dec 2019

★ Star rating: 7.2



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

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Contact

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Nationwide House Energy Rating Scheme* Certificate



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 of interest: **The Assessor has provided design advice to the Applicant**

Software: **BERS Pro v4.3.0.2d (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 103, 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: **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 (m²)

Conditioned: **50.0**

Unconditioned: **7.0**

Garage: **0.0**

TOTAL: **57.0**

Annual thermal performance loads (MJ/m²)

Heating: **9.6**

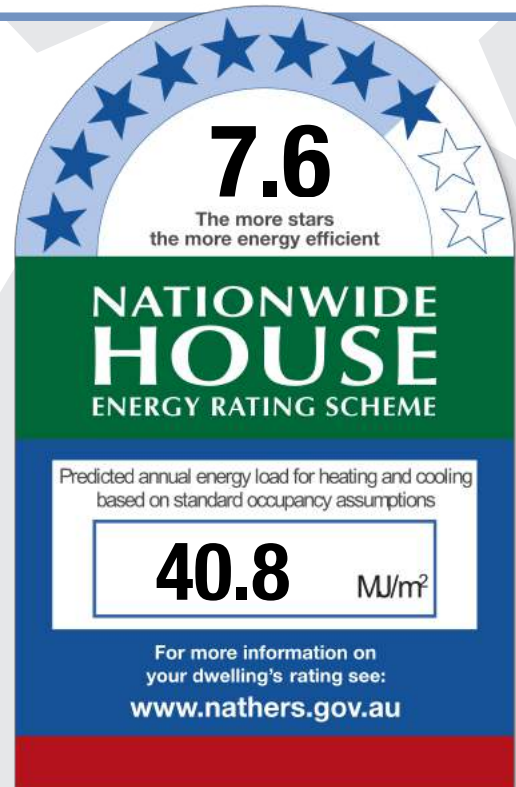
Cooling: **31.2**

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 exceeded 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

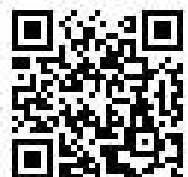
Note on allowable window values:
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Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420352**

Certificate Date:

05 Dec 2019

★ Star rating:

7.6



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 |
|----------------|--------------|------------|-------------|------------|-------------|-------------------------------------|
| 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 | E | 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 (m ²) | 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 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 |

External wall schedule

| 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 | E | 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 (m ²) | Insulation | Wall wrap or foil |
|---|------------------------|---------------|-------------------|
| IW-1 - Cavity wall, direct fix plasterboard, single gap | 37.0 | No insulation | No |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420352**

Certificate Date:

05 Dec 2019

★ Star rating:

7.6



Building features continued

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

Floors

| 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 | Ceramic Tiles 8mm |
| Kitchen/Living | Suspended Concrete Slab 200mm | 25.8 | Very Open | Bulk Insulation in Contact with Floor R1.5 | Ceramic Tiles 8mm |
| Entry | Suspended Concrete Slab 200mm | 8.1 | Very Open | Bulk Insulation in Contact with Floor R1.5 | Cork Tiles or Parquet 8mm |
| Bed 1 | Suspended Concrete Slab 200mm | 16.0 | Very Open | Bulk Insulation in Contact with Floor R1.5 | Carpet+Rubber Underlay 18mm |

Ceiling type

| 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 |

Ceiling penetrations

| Location | Number | Type | 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 |
|--------------|-------|-------------|
|--------------|-------|-------------|

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420352**

Certificate Date:

05 Dec 2019

★ Star rating:

7.6



Building features continued

insulation

None Present

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420352

Certificate Date: 05 Dec 2019

★ Star rating: 7.6



Additional information

Explanatory notes

About this report

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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.

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420386-01**

Certificate Date: **18 Dec 2019**

★ Star rating: **7.6**

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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 of interest: **The Assessor has provided design advice to the Applicant**

Software: **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

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

Glazing:

ALM-004-03 A Aluminium B DG Air Fill

High Solar Gain low-E -Clear

Net floor area (m²)

Conditioned: **60.0**

Unconditioned: **0.0**

Garage: **0.0**

TOTAL: **60.0**

Annual thermal performance loads (MJ/m²)

Heating: **26.6**

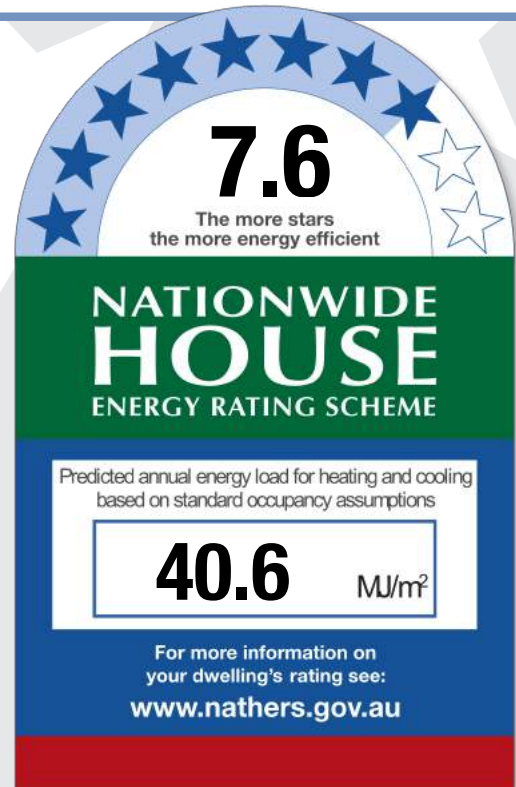
Cooling: **14.1**

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 exceeded 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

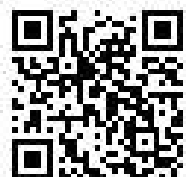
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420386-01**

Certificate Date:

18 Dec 2019

★ Star rating:

7.6



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 | E | 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 | E | 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 | | | | | | |

External wall 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 | Brick Veneer | Bulk Insulation R1.5 | No |
| EW-3 | Concrete block, lined | Bulk Insulation R0.5 | No |

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 | E | No | 1900 |
| Kitchen/Living | EW-1 | 4300 | 2800 | N | No | 1300 |
| Entry | EW-3 | 1400 | 2800 | W | No | 200 |

Internal wall type

| Wall type | Area (m²) | Insulation | Wall wrap or foil |
|---|-----------|---------------|-------------------|
| IW-1 - Cavity wall, direct fix plasterboard, single gap | 45.0 | No insulation | No |
| IW-2 - Cavity brick, plasterboard | 39.0 | No Insulation | No |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420386-01**

Certificate Date:

18 Dec 2019

★ Star rating:

7.6

Building features continued

Floors

| Location | Construction | Area (m ²) | Sub floor ventilation | Added insulation | Covering |
|----------------|-------------------------------|------------------------|-----------------------|--|-----------------------------|
| Bedroom 1 | Suspended Concrete Slab 200mm | 14.9 | Very Open | Bulk Insulation in Contact with Floor R1.5 | Carpet+Rubber Underlay 18mm |
| Bath | Suspended Concrete Slab 200mm | 7.5 | Very Open | Bulk Insulation in Contact with Floor R1.5 | Ceramic Tiles 8mm |
| Kitchen/Living | Suspended Concrete Slab 200mm | 31.2 | Very Open | Bulk Insulation in Contact with Floor R1.5 | Ceramic Tiles 8mm |
| Entry | Suspended Concrete Slab 200mm | 6.0 | Very Open | Bulk Insulation in Contact with Floor R1.5 | Ceramic Tiles 8mm |

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 |

Ceiling penetrations

| Location | Number | Type | 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 |

Ceiling fans

| Location | Number | Diameter (mm) |
|--------------|--------|---------------|
| None Present | | |

Roof type

| Construction | Added insulation | Roof colour |
|--------------|------------------|-------------|
| None Present | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420386-01

Certificate Date: 18 Dec 2019

★ Star rating: 7.6



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420436-01**

Certificate Date: **18 Dec 2019**

★ Star rating: **6.9**

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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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 201, 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: **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 (m²)

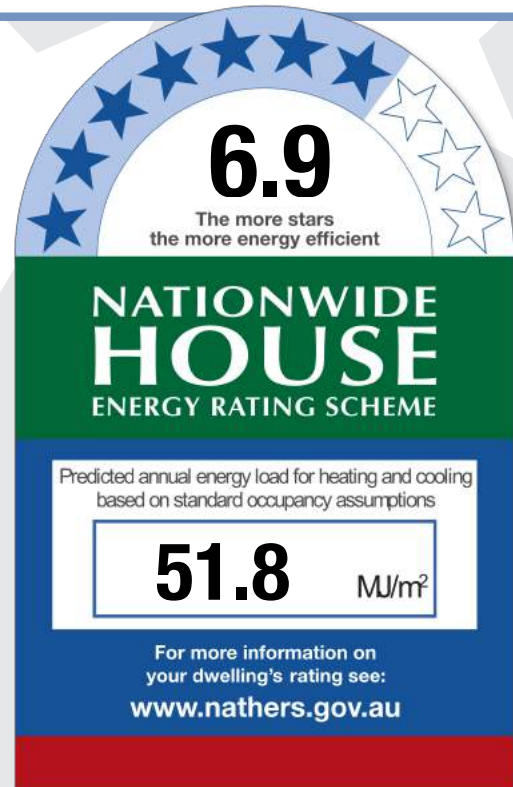
Conditioned: **68.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **68.0**

Annual thermal performance loads (MJ/m²)

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 exceeded 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.

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420436-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.9



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 |

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 | | | | | | |

External wall 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 | Brick Veneer | Bulk Insulation R1.5 | No |
| EW-3 | Concrete block, lined | Bulk Insulation R2 | No |

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 | E | 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 | E | 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 filled, 8.0 | | No Insulation | No |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420436-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.9



Building features continued

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 | Bulk Insulation in Contact with Floor R2 | 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 | Ceramic Tiles 8mm |
| Bedroom 2 | Suspended Concrete Slab 300mm | 10.0 | Open | Bulk Insulation in Contact with Floor R2 | Carpet+Rubber Underlay 18mm |
| Store | Suspended Concrete Slab 300mm | 2.1 | Open | Bulk Insulation in Contact with Floor R2 | Ceramic Tiles 8mm |
| bath | Suspended Concrete Slab 300mm | 5.2 | Open | Bulk Insulation in Contact with Floor R2 | Ceramic Tiles 8mm |

Ceiling type

| 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 | 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 |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420436-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.9



Building features continued

Ceiling fans

| Location | Number | Diameter (mm) |
|--------------|--------|---------------|
| None Present | | |

Roof type

| Construction | Added insulation | Roof colour |
|--------------|------------------|-------------|
| None Present | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420436-01

Certificate Date: 18 Dec 2019

★ Star rating: 6.9



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

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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.

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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

Nationwide House Energy Rating Scheme* Certificate



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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 202, 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: **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 (m²)

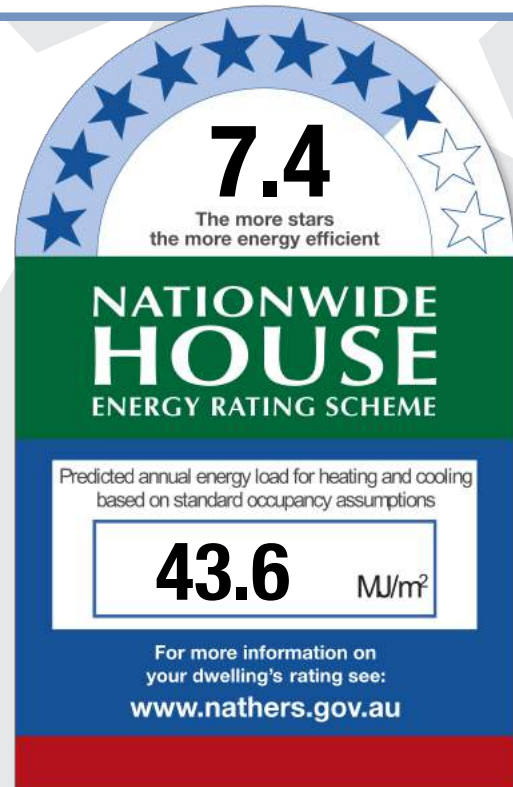
Conditioned: **51.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **51.0**

Annual thermal performance loads (MJ/m²)

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 exceeded 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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420451**

Certificate Date:

05 Dec 2019

★ Star rating:

7.4

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 | 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 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 (m ²) | 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 one side and Reflective other of the Bulk Insulation R0.8 | Yes |
| EW-2 | Concrete block, lined | Bulk Insulation 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 | E | No | 17600 |
| Kitchen/Living | EW-1 | 3595 | 2800 | W | No | 2500 |

Internal wall type

| Wall type | Area (m ²) | 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, 21.0 plaster on studs | | No Insulation | No |

Floors

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420451**

Certificate Date:

05 Dec 2019

★ Star rating:

7.4

Building features continued

| Location | Construction | Area (m ²) | 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 |

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 |
| Hallway | Concrete, Plasterboard | No insulation | No |

Ceiling penetrations

| Location | Number | Type | 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 | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420451

Certificate Date: 05 Dec 2019

★ Star rating: 7.4



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420287**

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 of interest: **The Assessor has provided design advice to the Applicant**

Software: **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

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

Glazing:

ALM-001-03 A Aluminium A SG High

Solar Gain Low-E

Net floor area (m²)

Conditioned: **70.0**

Unconditioned: **0.0**

Garage: **0.0**

TOTAL: **70.0**

Annual thermal performance loads (MJ/m²)

Heating: **10.9**

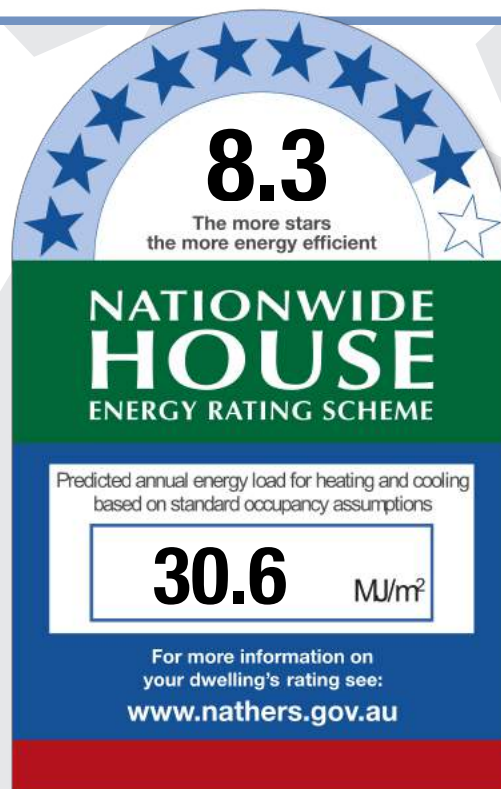
Cooling: **19.7**

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 exceeded 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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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420287**

Certificate Date:

05 Dec 2019

★ Star rating:

8.3

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 | 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 |
| Bedroom 2 | ALM-001-03 A | n/a | 2800 | 950 | W | 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 (m ²) | 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 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 |

External wall schedule

| Location | ID | Width (mm) | Height (mm) | Orientation | Fixed Shade | 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 | E | 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 | E | 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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420287**

Certificate Date:

05 Dec 2019

★ Star rating:

8.3



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 | 53.0 | No Insulation | No |
| IW-3 - Concrete Panel/Blocks filled, 6.0 plaster on studs | | 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 |

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 |
| Hallway | Concrete, Plasterboard | No insulation | No |
| Bedroom 2 | Concrete, Plasterboard | No insulation | No |
| Kitchen/Living | Concrete, Plasterboard | No insulation | No |

Ceiling penetrations

| Location | Number | Type | 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 |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420287**

Certificate Date:

05 Dec 2019

★ Star rating:

8.3



Building features continued

| | | | | |
|----------------|---|------------------|-----|--------|
| 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 insulation | Roof colour |
|--------------|------------------|-------------|
|--------------|------------------|-------------|

| | | |
|--------------|--|--|
| None Present | | |
|--------------|--|--|

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420287

Certificate Date: 05 Dec 2019

★ Star rating: 8.3



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.

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Nationwide House Energy Rating Scheme* Certificate



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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **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 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
Glazing: **ALM-001-03 A Aluminium A SG High**
Solar Gain Low-E

Net floor area (m²)

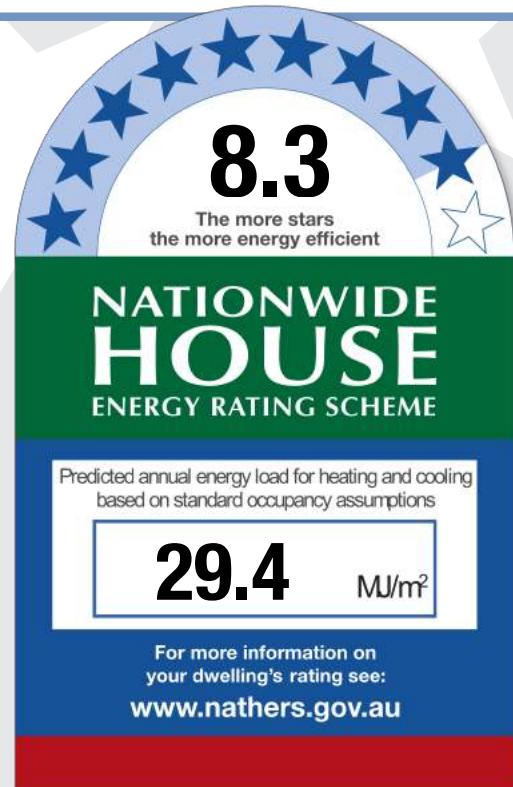
Conditioned: **49.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **49.0**

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:** **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 exceeded 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

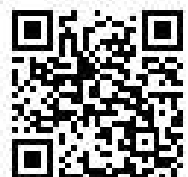
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Scan to access this certificate online and confirm this is valid.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420311**

Certificate Date:

05 Dec 2019

★ Star rating:

8.3



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 | 2540 | 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 | | | | | | |

External wall 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 | Brick Veneer | Bulk Insulation R1.5 | No |
| EW-3 | Concrete block, lined | Bulk Insulation 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 | E | 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, 18.0 plaster on studs | | No Insulation | No |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420311**

Certificate Date:

05 Dec 2019

★ Star rating:

8.3

Building features continued

Floors

| Location | Construction | Area (m ²) | 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 |

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 |
| Hallway | Concrete, Plasterboard | No insulation | No |

Ceiling penetrations

| Location | Number | Type | 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 | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420311

Certificate Date: 05 Dec 2019

★ Star rating: 8.3



Additional information

Explanatory notes

About this report

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Nationwide House Energy Rating Scheme* Certificate



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 of interest: **The Assessor has provided design advice to the Applicant**

Software: **BERS Pro v4.3.0.2d (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 205, 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: **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 (m²)

Conditioned: **49.0**

Unconditioned: **0.0**

Garage: **0.0**

TOTAL: **49.0**

Annual thermal performance loads (MJ/m²)

Heating: **15.2**

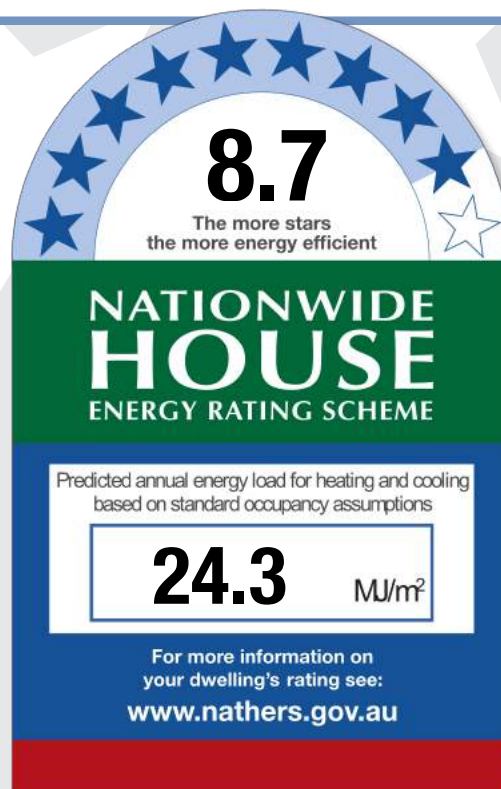
Cooling: **9.2**

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:** **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 exceeded 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:
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Nationwide House Energy Rating Scheme* Certificate

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

| ID | Window type | U-value | SHGC |
|--------------|-------------|---------|------|
| None Present | | | |

Roof window and skylight schedule

| Location | ID | Roof window/skylight no. | Area (m ²) | 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 one side and Reflective other of the Bulk Insulation R0.8 | Yes |
| EW-2 | Concrete block, 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 Shade | Eaves (mm) |
|----------------|------|------------|-------------|-------------|-------------|------------|
| Bedroom 1 | EW-1 | 3300 | 2800 | N | No | 0 |
| Bedroom 1 | EW-1 | 2200 | 2800 | E | No | 3800 |
| Kitchen/Living | EW-1 | 3795 | 2800 | N | No | 2800 |
| Kitchen/Living | EW-2 | 3200 | 2800 | S | No | 2000 |
| Kitchen/Living | EW-3 | 2600 | 580 | W | No | 3300 |

Internal wall type

| Wall type | Area (m ²) | 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, 18.0 plaster on studs | | No Insulation | No |

Floors

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420337**

Certificate Date:

05 Dec 2019

★ Star rating:

8.7

Building features continued

| Location | Construction | Area (m ²) | 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 |

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 |
| Hallway | Concrete, Plasterboard | No insulation | No |

Ceiling penetrations

| Location | Number | Type | 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 | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420337

Certificate Date: 05 Dec 2019

★ Star rating: 8.7



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Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 206, 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: **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 (m²)

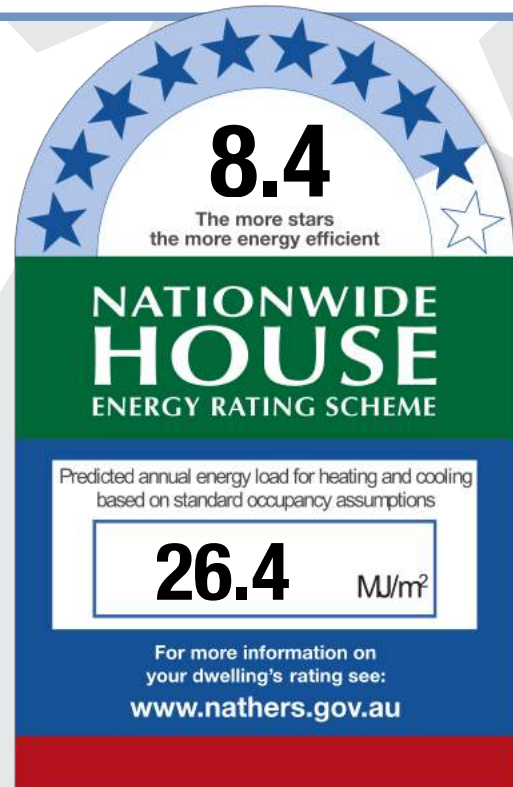
Conditioned: **70.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **70.0**

Annual thermal performance loads (MJ/m²)

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 exceeded 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

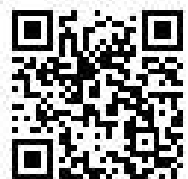
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420360**

Certificate Date:

05 Dec 2019

★ Star rating:

8.4



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 | 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 |
| Bedroom 2 | ALM-001-03 A | n/a | 2800 | 840 | E | No Shading |
| Bedroom 2 | 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 | | | | | | |

External wall 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 | Brick Veneer | Bulk Insulation R1.5 | No |
| EW-3 | Concrete block, lined | Bulk Insulation R0.5 | No |

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 | 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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420360**

Certificate Date:

05 Dec 2019

★ Star rating:

8.4



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 |

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 |

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 |
| Hallway | Concrete, Plasterboard | No insulation | No |
| Bedroom 2 | Concrete, Plasterboard | No insulation | No |
| Kitchen/Living | Concrete, Plasterboard | No insulation | No |

Ceiling penetrations

| Location | Number | Type | 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 |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420360**

Certificate Date:

05 Dec 2019

★ Star rating:

8.4



Building features continued

Ceiling fans

| Location | Number | Diameter (mm) |
|--------------|--------|---------------|
| None Present | | |

Roof type

| Construction | Added insulation | Roof colour |
|--------------|------------------|-------------|
| None Present | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420360

Certificate Date: 05 Dec 2019

★ Star rating: 8.4



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

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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

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420394**

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 of interest: **The Assessor has provided design advice to the Applicant**

Software: **BERS Pro v4.3.0.2d (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 207, 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: **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 (m²)

Conditioned: **49.0**

Unconditioned: **0.0**

Garage: **0.0**

TOTAL: **49.0**

Annual thermal performance loads (MJ/m²)

Heating: **33.0**

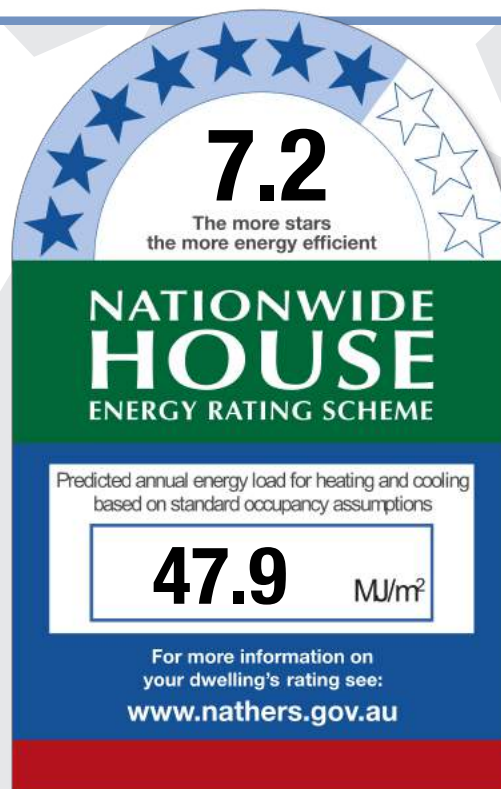
Cooling: **15.0**

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 exceeded 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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420394**

Certificate Date:

05 Dec 2019

★ Star rating:

7.2



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 | 2800 | 900 | E | No Shading |
| Kitchen/Living | ALM-002-03 A | n/a | 2800 | 2400 | E | 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 | | | | | | |

External wall 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 wall schedule

| Location | ID | Width (mm) | Height (mm) | Orientation | Fixed Shade | Eaves (mm) |
|----------------|------|------------|-------------|-------------|-------------|------------|
| Bedroom 1 | EW-1 | 1000 | 2800 | E | No | 600 |
| Bedroom 1 | EW-1 | 2200 | 2800 | E | No | 600 |
| Bedroom 1 | EW-1 | 1800 | 2800 | S | No | 3600 |
| Kitchen/Living | EW-1 | 3595 | 2800 | E | 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, 8.0 plaster on studs | | No Insulation | No |

Floors

| Location | Construction | Area (m²) | Sub floor | Added | Covering |
|----------|--------------|-----------|-----------|-------|----------|
|----------|--------------|-----------|-----------|-------|----------|

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420394**

Certificate Date:

05 Dec 2019

★ Star rating:

7.2

Building features continued

| | | | 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 |

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 |
| Hallway | Concrete, Plasterboard | No insulation | No |

Ceiling penetrations

| Location | Number | Type | 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 | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420394

Certificate Date: 05 Dec 2019

★ Star rating: 7.2



Additional information

Explanatory notes

About this report

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420428-01**

Certificate Date: **18 Dec 2019**

★ Star rating: **6.2**

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 of interest: **The Assessor has provided design advice to the Applicant**

Software: **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

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

Glazing:

ALM-003-03 A Aluminium A DG Air Fill

High Solar Gain low-E -Clear

Net floor area (m²)

Conditioned: **64.0**

Unconditioned: **5.0**

Garage: **0.0**

TOTAL: **69.0**

Annual thermal performance loads (MJ/m²)

Heating: **39.0**

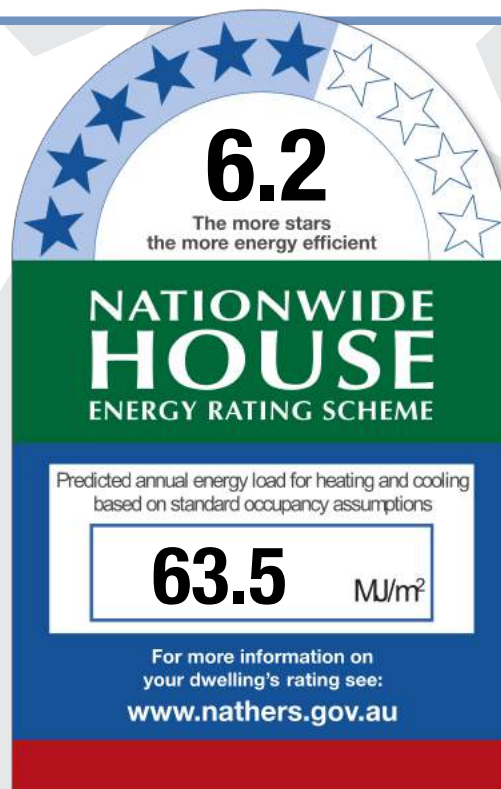
Cooling: **24.5**

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:** **32**

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded 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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420428-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.2



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 | 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 |

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 (m ²) | 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 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 |

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 | E | 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 |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420428-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.2



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, 26.0 plaster on studs | | No insulation one side, Bulk Insulation the other R1.5 | No |
| IW-3 - Cavity brick, plasterboard | 22.0 | No Insulation | No |

Floors

| 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 |

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 |
| Kitchen/Living | Concrete, Plasterboard | No insulation | No |
| Bedroom 2 | Concrete, Plasterboard | No insulation | No |
| Store | Concrete, Plasterboard | No insulation | No |

Ceiling penetrations

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420428-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.2



Building features continued

| | | | | |
|----------------|----|------------------|-----|--------|
| 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 insulation | Roof colour |
|--------------|------------------|-------------|
| None Present | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420428-01

Certificate Date: 18 Dec 2019

★ Star rating: 6.2



Additional information

Explanatory notes

About this report

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General Information

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420444-01**

Certificate Date: **18 Dec 2019**

★ Star rating: **6.9**

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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 of interest: **The Assessor has provided design advice to the Applicant**

Software: **BERS Pro v4.3.0.2d (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 301, 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: **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 (m²)

Conditioned: **68.0**

Unconditioned: **0.0**

Garage: **0.0**

TOTAL: **68.0**

Annual thermal performance loads (MJ/m²)

Heating: **39.9**

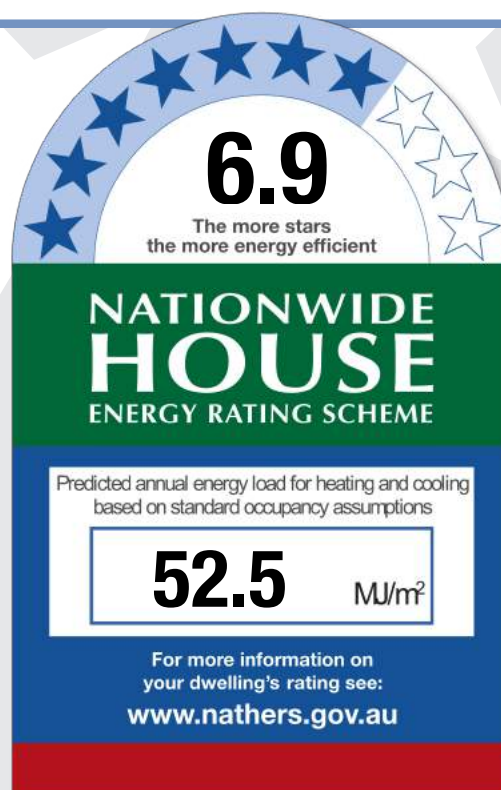
Cooling: **12.6**

TOTAL: **52.5**

Plan documents

Plan ref/date: **2421.19**

Prepared by: **Stanton Dahl Architects**



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 exceeded 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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420444-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.9



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 |

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 | | | | | | |

External wall 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 | Brick Veneer | Bulk Insulation R1.5 | No |
| EW-3 | Concrete block, lined | Bulk Insulation R2 | No |

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 | E | 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 | E | 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 filled, 8.0 | | No Insulation | No |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420444-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.9



Building features continued

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 | Bulk Insulation in Contact with Floor R2 | 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 | Ceramic Tiles 8mm |
| Bedroom 2 | Suspended Concrete Slab 300mm | 10.0 | Open | Bulk Insulation in Contact with Floor R2 | Carpet+Rubber Underlay 18mm |
| Store | Suspended Concrete Slab 300mm | 2.1 | Open | Bulk Insulation in Contact with Floor R2 | Ceramic Tiles 8mm |
| bath | Suspended Concrete Slab 300mm | 5.2 | Open | Bulk Insulation in Contact with Floor R2 | Ceramic Tiles 8mm |

Ceiling type

| 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 | 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 |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420444-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.9



Building features continued

Ceiling fans

| Location | Number | Diameter (mm) |
|--------------|--------|---------------|
| None Present | | |

Roof type

| Construction | Added insulation | Roof colour |
|--------------|------------------|-------------|
| None Present | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420444-01

Certificate Date: 18 Dec 2019

★ Star rating: 6.9



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420295**

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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **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 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
Glazing: **ALM-001-03 A Aluminium A SG High**
Solar Gain Low-E

Net floor area (m²)

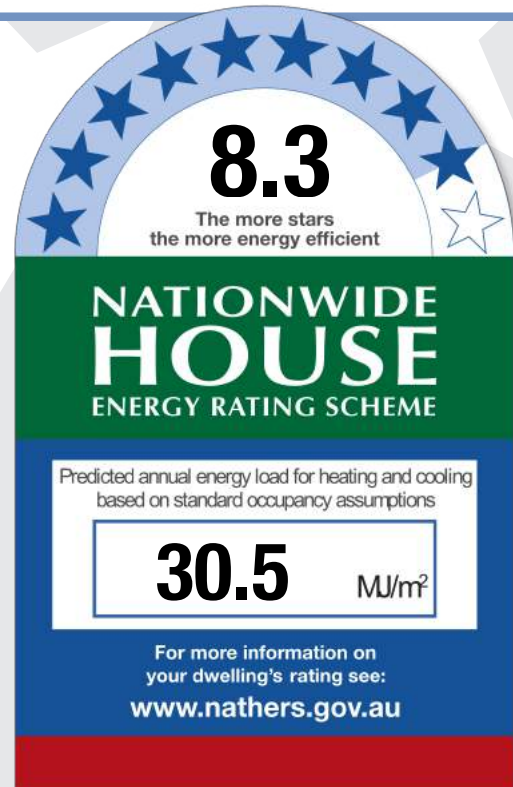
Conditioned: **51.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **51.0**

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 exceeded 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.

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420295**

Certificate Date:

05 Dec 2019

★ Star rating:

8.3

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 | 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 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 (m ²) | 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 one side and Reflective other of the Bulk Insulation R0.8 | Yes |
| EW-2 | Concrete block, lined | Bulk Insulation 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 | E | No | 17600 |
| Kitchen/Living | EW-1 | 3595 | 2800 | W | No | 2500 |

Internal wall type

| Wall type | Area (m ²) | 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, 21.0 plaster on studs | | No Insulation | No |

Floors

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420295**

Certificate Date:

05 Dec 2019

★ Star rating:

8.3

Building features continued

| Location | Construction | Area (m ²) | 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 |

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 |
| Hallway | Concrete, Plasterboard | No insulation | No |

Ceiling penetrations

| Location | Number | Type | 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 | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420295

Certificate Date: 05 Dec 2019

★ Star rating: 8.3



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420303**

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 of interest: **The Assessor has provided design advice to the Applicant**

Software: **BERS Pro v4.3.0.2d (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 303, 56 Beane Street**

Suburb: **Gosford**

State: **NSW** Postcode: **2250**

Type: **New Dwelling** NCC Class: **2**

Lot/DP number: **30/1250970** NatHERS climate zone: **15**

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 (m²)

Conditioned: **70.0**

Unconditioned: **0.0**

Garage: **0.0**

TOTAL: **70.0**

Annual thermal performance loads (MJ/m²)

Heating: **2.3**

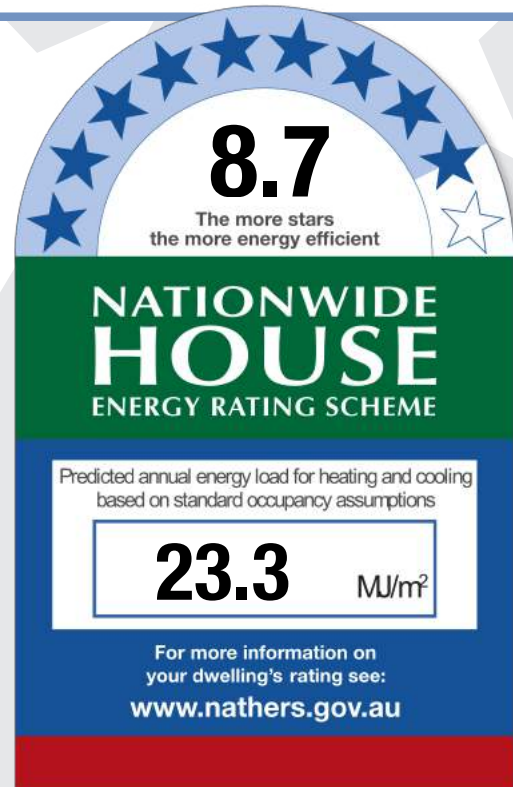
Cooling: **20.9**

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 exceeded 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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420303**

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 | 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 |
| Bedroom 2 | ALM-001-03 A | n/a | 2800 | 950 | W | 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 | | | | | | |

External wall 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 | Brick Veneer | Bulk Insulation R1.5 | No |
| EW-3 | Concrete block, lined | Bulk Insulation R0.5 | No |

External wall schedule

| Location | ID | Width (mm) | Height (mm) | Orientation | Fixed Shade | 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 | E | 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 | E | 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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420303**

Certificate Date:

05 Dec 2019

★ Star rating:

8.7



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 | 53.0 | No Insulation | No |
| IW-3 - Concrete Panel/Blocks filled, 6.0 plaster on studs | | No Insulation | No |

Floors

| 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 |

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 |
| Hallway | Concrete, Plasterboard | No insulation | No |
| Bedroom 2 | Concrete, Plasterboard | No insulation | No |
| Kitchen/Living | Concrete, Plasterboard | No insulation | No |

Ceiling penetrations

| Location | Number | Type | 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 |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420303**

Certificate Date:

05 Dec 2019

★ Star rating:

8.7



Building features continued

Ceiling fans

| Location | Number | Diameter (mm) |
|--------------|--------|---------------|
| None Present | | |

Roof type

| Construction | Added insulation | Roof colour |
|--------------|------------------|-------------|
| None Present | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420303

Certificate Date: 05 Dec 2019

★ Star rating: 8.7



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

Nationwide House Energy Rating Scheme* Certificate



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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 304, 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: **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 (m²)

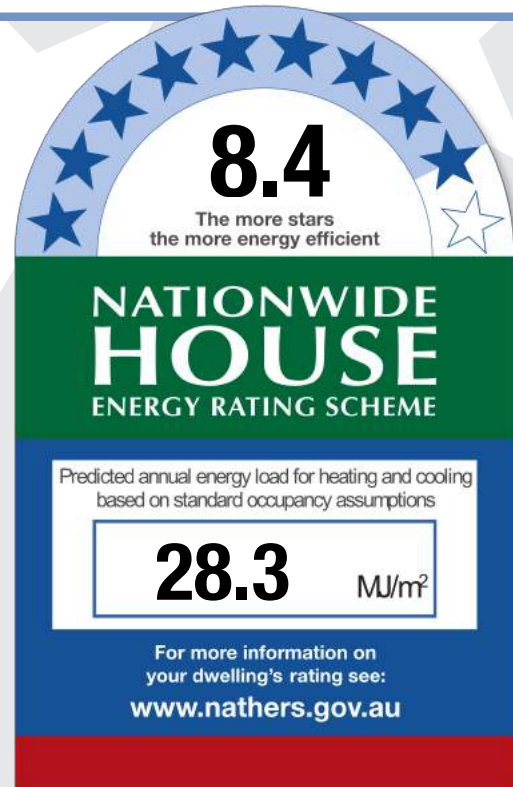
Conditioned: **49.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **49.0**

Annual thermal performance loads (MJ/m²)

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:** **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 exceeded 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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420345**

Certificate Date:

05 Dec 2019

★ Star rating:

8.4



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 | 2540 | 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 | | | | | | |

External wall 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 | Brick Veneer | Bulk Insulation R1.5 | No |
| EW-3 | Concrete block, lined | Bulk Insulation 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 | E | 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, 18.0 plaster on studs | | No Insulation | No |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420345**

Certificate Date:

05 Dec 2019

★ Star rating:

8.4

Building features continued

Floors

| Location | Construction | Area (m ²) | 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 |

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 |
| Hallway | Concrete, Plasterboard | No insulation | No |

Ceiling penetrations

| Location | Number | Type | 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 | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420345

Certificate Date: 05 Dec 2019

★ Star rating: 8.4



Additional information

Explanatory notes

About this report

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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).

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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

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For more information on energy efficient design and insulation visit www.yourhome.gov.au

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420378**

Certificate Date: **05 Dec 2019**

★ Star rating: **8.7**

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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 305, 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: **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 (m²)

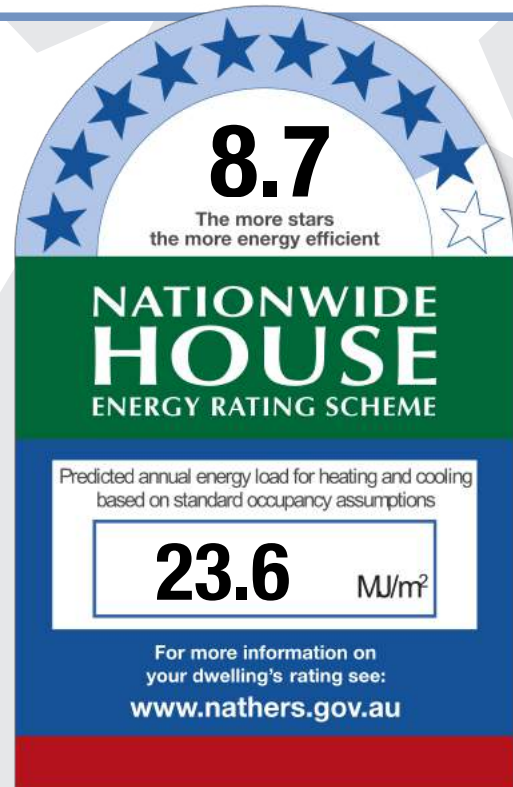
Conditioned: **49.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **49.0**

Annual thermal performance loads (MJ/m²)

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:** **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 exceeded 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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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420378**

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

| ID | Window type | U-value | SHGC |
|--------------|-------------|---------|------|
| None Present | | | |

Roof window and skylight schedule

| Location | ID | Roof window/skylight no. | Area (m ²) | 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 one side and Reflective other of the Bulk Insulation R0.8 | Yes |
| EW-2 | Concrete block, 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 Shade | Eaves (mm) |
|----------------|------|------------|-------------|-------------|-------------|------------|
| Bedroom 1 | EW-1 | 3300 | 2800 | N | No | 0 |
| Bedroom 1 | EW-1 | 2200 | 2800 | E | No | 3800 |
| Kitchen/Living | EW-1 | 3795 | 2800 | N | No | 2800 |
| Kitchen/Living | EW-2 | 3200 | 2800 | S | No | 2000 |
| Kitchen/Living | EW-3 | 2600 | 580 | W | No | 3300 |

Internal wall type

| Wall type | Area (m ²) | 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, 18.0 plaster on studs | | No Insulation | No |

Floors

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420378**

Certificate Date:

05 Dec 2019

★ Star rating:

8.7

Building features continued

| Location | Construction | Area (m ²) | 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 |

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 |
| Hallway | Concrete, Plasterboard | No insulation | No |

Ceiling penetrations

| Location | Number | Type | 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 | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420378

Certificate Date: 05 Dec 2019

★ Star rating: 8.7



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.

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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

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Disclaimer

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Contact

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For more information on energy efficient design and insulation visit www.yourhome.gov.au

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420402**

Certificate Date: **05 Dec 2019**

★ Star rating: **8.7**

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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 306, 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: **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 (m²)

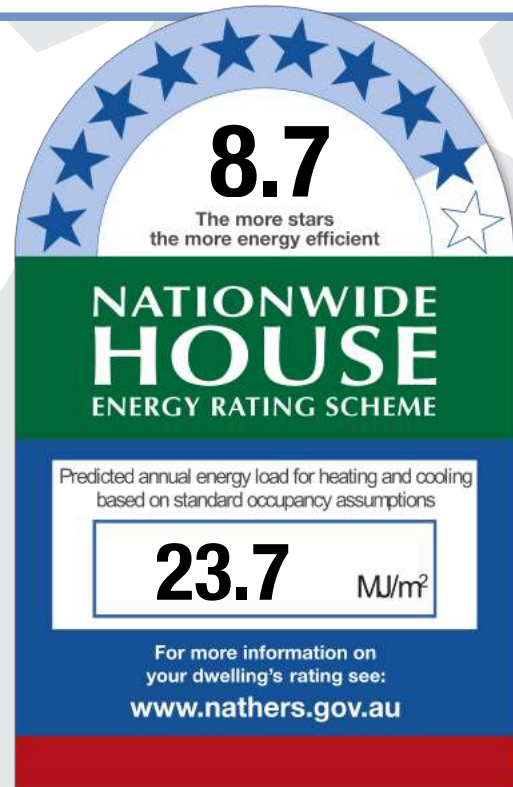
Conditioned: **70.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **70.0**

Annual thermal performance loads (MJ/m²)

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 exceeded 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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420402**

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 | 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 |
| Bedroom 2 | ALM-001-03 A | n/a | 2800 | 840 | E | No Shading |
| Bedroom 2 | 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 | | | | | | |

External wall 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 | Brick Veneer | Bulk Insulation R1.5 | No |
| EW-3 | Concrete block, lined | Bulk Insulation R0.5 | No |

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 | 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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420402**

Certificate Date:

05 Dec 2019

★ Star rating:

8.7



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 |

Floors

| 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 |

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 |
| Hallway | Concrete, Plasterboard | No insulation | No |
| Bedroom 2 | Concrete, Plasterboard | No insulation | No |
| Kitchen/Living | Concrete, Plasterboard | No insulation | No |

Ceiling penetrations

| Location | Number | Type | 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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420402**

Certificate Date:

05 Dec 2019

★ Star rating:

8.7



Building features continued

| Location | Number | Diameter (mm) |
|----------|--------|---------------|
|----------|--------|---------------|

| | | |
|--------------|--|--|
| None Present | | |
|--------------|--|--|

Roof type

| Construction | Added insulation | Roof colour |
|--------------|------------------|-------------|
|--------------|------------------|-------------|

| | | |
|--------------|--|--|
| None Present | | |
|--------------|--|--|

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420402

Certificate Date: 05 Dec 2019

★ Star rating: 8.7



Additional information

Explanatory notes

About this report

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General Information

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420477**

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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 307, 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: **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 (m²)

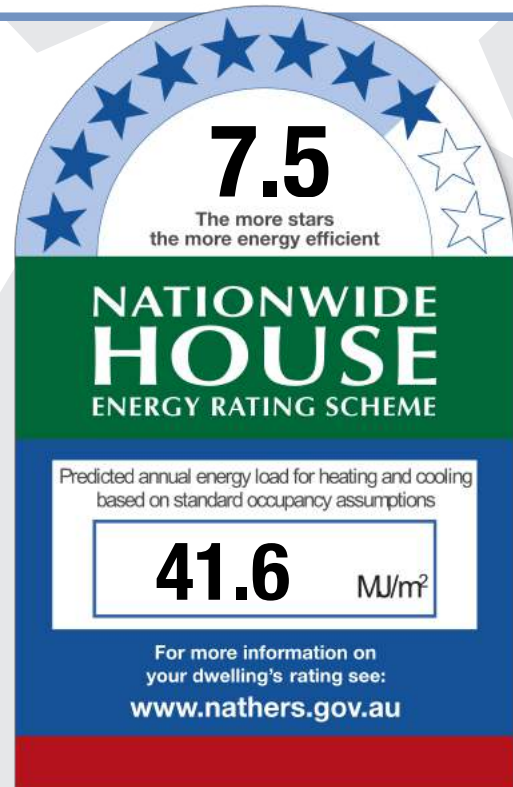
Conditioned: **49.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **49.0**

Annual thermal performance loads (MJ/m²)

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 exceeded 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

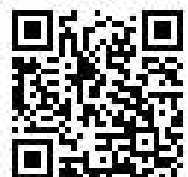
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Scan to access this certificate online and confirm this is valid.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420477**

Certificate Date:

05 Dec 2019

★ Star rating:

7.5



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 | 2800 | 900 | E | No Shading |
| Kitchen/Living | ALM-002-03 A | n/a | 2800 | 2400 | E | 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 | | | | | | |

External wall 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 wall schedule

| Location | ID | Width (mm) | Height (mm) | Orientation | Fixed Shade | Eaves (mm) |
|----------------|------|------------|-------------|-------------|-------------|------------|
| Bedroom 1 | EW-1 | 1000 | 2800 | E | No | 600 |
| Bedroom 1 | EW-1 | 2200 | 2800 | E | No | 600 |
| Bedroom 1 | EW-1 | 1800 | 2800 | S | No | 3600 |
| Kitchen/Living | EW-1 | 3595 | 2800 | E | 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, 8.0 plaster on studs | | No Insulation | No |

Floors

| Location | Construction | Area (m²) | Sub floor | Added | Covering |
|----------|--------------|-----------|-----------|-------|----------|
|----------|--------------|-----------|-----------|-------|----------|

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420477**

Certificate Date:

05 Dec 2019

★ Star rating:

7.5

Building features continued

| | | | 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 |

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 |
| Hallway | Concrete, Plasterboard | No insulation | No |

Ceiling penetrations

| Location | Number | Type | 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 | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420477

Certificate Date: 05 Dec 2019

★ Star rating: 7.5



Additional information

Explanatory notes

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Contact

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For more information on energy efficient design and insulation visit www.yourhome.gov.au

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420493-01**

Certificate Date: **18 Dec 2019**

★ Star rating: **6.2**

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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 of interest: **The Assessor has provided design 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**
State: **NSW** Postcode: **2250**
Type: **New Dwelling** NCC Class: **2**
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
Glazing: **ALM-003-03 A Aluminium A DG Air Fill**
High Solar Gain low-E -Clear

Net floor area (m²)

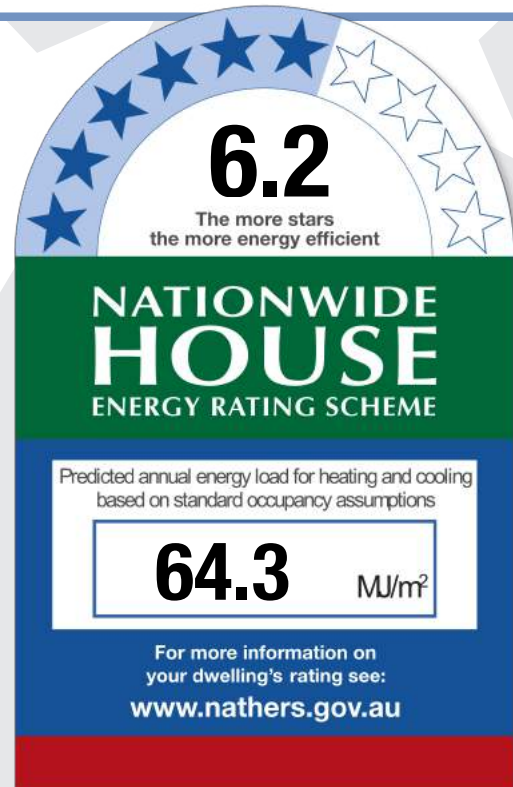
Conditioned: **64.0**
Unconditioned: **5.0**
Garage: **0.0**
TOTAL: **69.0**

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:** **32**

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded 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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420493-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.2



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 | 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 |

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 | | | | | | |

External wall 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 | Brick Veneer | Bulk Insulation R1.5 | No |
| EW-3 | Concrete block, lined | Bulk Insulation R2 | No |

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 | E | 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 |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420493-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.2



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, 26.0 plaster on studs | | No insulation one side, Bulk Insulation the other R1.5 | No |
| IW-3 - Cavity brick, plasterboard | 22.0 | No Insulation | No |

Floors

| 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 |

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 |
| Kitchen/Living | Concrete, Plasterboard | No insulation | No |
| Bedroom 2 | Concrete, Plasterboard | No insulation | No |
| Store | Concrete, Plasterboard | No insulation | No |

Ceiling penetrations

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420493-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.2



Building features continued

| | | | | |
|----------------|----|------------------|-----|--------|
| 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 insulation | Roof colour |
|--------------|------------------|-------------|
| None Present | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420493-01

Certificate Date: 18 Dec 2019

★ Star rating: 6.2



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.

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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

Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420527-01**

Certificate Date: **18 Dec 2019**

★ Star rating: **6.4**

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 of interest: **The Assessor has provided design 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**

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**

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 (m²)

Conditioned: **68.0**

Unconditioned: **0.0**

Garage: **0.0**

TOTAL: **68.0**

Annual thermal performance loads (MJ/m²)

Heating: **50.6**

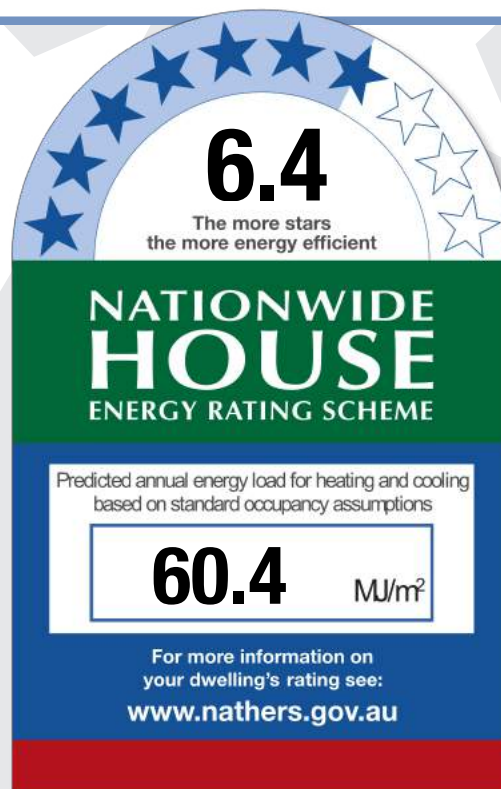
Cooling: **9.7**

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 exceeded 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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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420527-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.4



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 |

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 | | | | | | |

External wall 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 | Brick Veneer | Bulk Insulation R1.5 | No |
| EW-3 | Concrete block, lined | Bulk Insulation R2 | No |

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 | E | 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 | E | 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 filled, 8.0 | | No Insulation | No |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420527-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.4



Building features continued

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 | Bulk Insulation in Contact with Floor R2 | 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 | Ceramic Tiles 8mm |
| Bedroom 2 | Suspended Concrete Slab 300mm | 10.0 | Open | Bulk Insulation in Contact with Floor R2 | Carpet+Rubber Underlay 18mm |
| Store | Suspended Concrete Slab 300mm | 2.1 | Open | Bulk Insulation in Contact with Floor R2 | Ceramic Tiles 8mm |
| bath | Suspended Concrete Slab 300mm | 5.2 | Open | Bulk Insulation in Contact with Floor R2 | Ceramic Tiles 8mm |

Ceiling type

| Location | Construction | Added insulation | Roof space 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 | 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 |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420527-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.4



Building features continued

| | | | | |
|------|---|--------------|-----|--------|
| bath | 1 | Exhaust Fans | 300 | Sealed |
|------|---|--------------|-----|--------|

Ceiling fans

| Location | Number | Diameter (mm) |
|--------------|--------|---------------|
| None Present | | |

Roof type

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420527-01

Certificate Date: 18 Dec 2019

★ Star rating: 6.4



Additional information

Explanatory notes

About this report

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420550**

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 number: **VIC/BDAV/13/1645**
Name: **Dean Gorman**
Organisation: **Greenview Consulting Pty Ltd**
Email: **dean@greenview.net.au**
Phone: **8544 1683**
Declaration of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 402, 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 (m²)

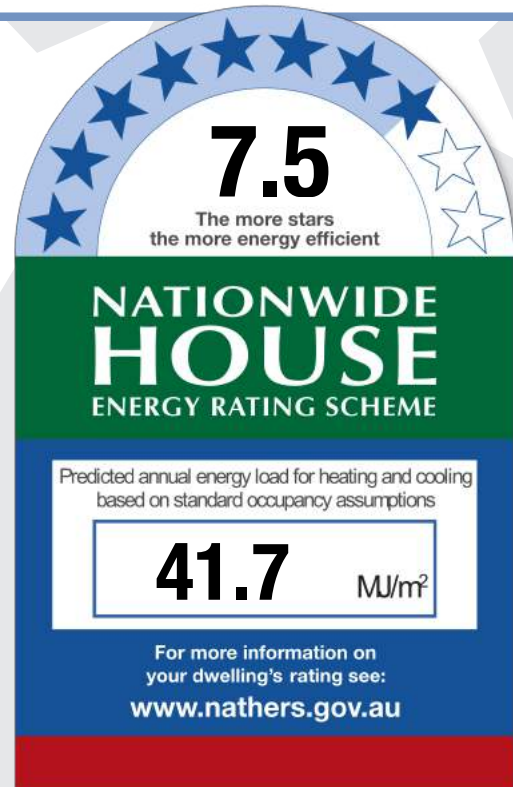
Conditioned: **50.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **50.0**

Annual thermal performance loads (MJ/m²)

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 exceeded 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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420550**

Certificate Date:

05 Dec 2019

★ Star rating:

7.5

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 |
|----------------|--------------|------------|-------------|------------|-------------|---------------|
| 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 |

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 (m ²) | 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 one side and Reflective other of the Bulk Insulation R0.8 | Yes |
| EW-2 | Concrete block, lined | Bulk Insulation R0.5 | No |

External wall schedule

| Location | ID | Width (mm) | Height (mm) | Orientation | Fixed Shade | 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 | E | No | 17600 |
| Kitchen/Living | EW-1 | 3595 | 2800 | W | No | 2500 |

Internal wall type

| Wall type | Area (m ²) | 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, 2.0 plaster on studs | | No Insulation | No |

Floors

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420550**

Certificate Date:

05 Dec 2019

★ Star rating:

7.5



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 | 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 |

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 |

Ceiling penetrations

| Location | Number | Type | 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 |
|--------------|-------|-------------|
|--------------|-------|-------------|

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420550**

Certificate Date:

05 Dec 2019

★ Star rating:

7.5



Building features continued

| | insulation | |
|------------------------|---------------------------------|--------|
| Waterproofing Membrane | No Added Insulation, No air Gap | Medium |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420550

Certificate Date: 05 Dec 2019

★ Star rating: 7.5



Additional information

Explanatory notes

About this report

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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.

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

Accredited Assessors

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Disclaimer

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Contact

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420584**

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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 403, 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: **Suburban**

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 (m²)

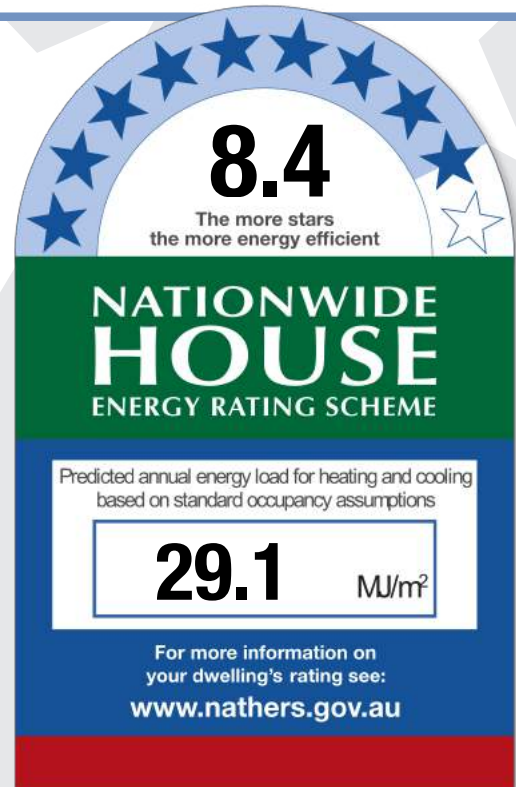
Conditioned: **69.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **69.0**

Annual thermal performance loads (MJ/m²)

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 exceeded 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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420584**

Certificate Date:

05 Dec 2019

★ Star rating:

8.4



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 |
|-------------|--------------|------------|-------------|------------|-------------|---------------|
| Exp Liv R | 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 |
| 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 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 | | | | | | |

External wall type

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

External wall schedule

| Location | ID | Width (mm) | Height (mm) | Orientation | Fixed Shade | Eaves (mm) |
|-------------|------|------------|-------------|-------------|-------------|------------|
| Bath | EW-1 | 1290 | 580 | N | No | 4900 |
| Exp Liv R | EW-2 | 1100 | 2800 | E | 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* Certificate

Certificate number: **0004420584**

Certificate Date:

05 Dec 2019

★ Star rating:

8.4



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 |
|----------------|---------------------------------|-----------|-----------------------|------------------|-----------------------------|
| 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 |

Ceiling type

| 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 | Type | 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 |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420584**

Certificate Date:

05 Dec 2019

★ Star rating:

8.4



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 |

Ceiling fans

| Location | Number | Diameter (mm) |
|----------|--------|---------------|
|----------|--------|---------------|

| | | |
|--------------|--|--|
| None Present | | |
|--------------|--|--|

Roof type

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420584

Certificate Date: 05 Dec 2019

★ Star rating: 8.4



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420618**

Certificate Date: **05 Dec 2019**

★ Star rating: **8.0**

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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 of interest: **The Assessor has provided design 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 (m²)

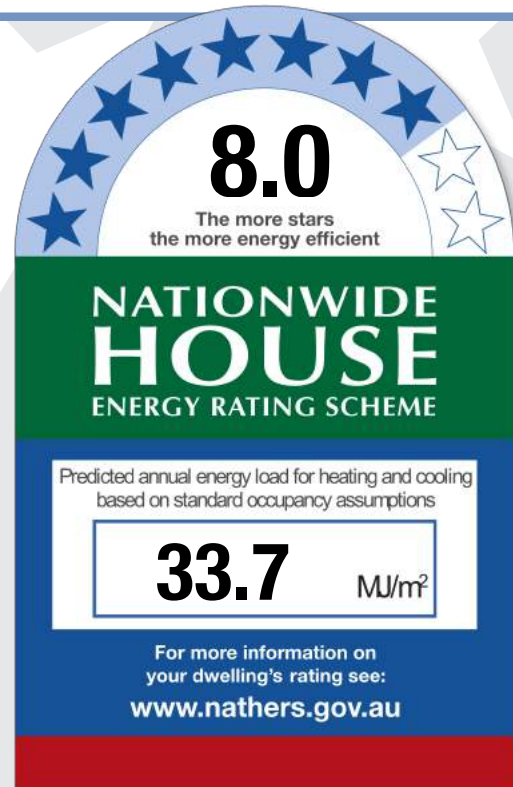
Conditioned: **49.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **49.0**

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 exceeded 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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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420618**

Certificate Date:

05 Dec 2019

★ Star rating:

8.0



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 |
|----------------|--------------|------------|-------------|------------|-------------|---------------|
| 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 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 | | | | | | |

External wall 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 | Brick Veneer | Bulk Insulation R1.5 | No |
| EW-3 | Concrete block, lined | Bulk Insulation R0.5 | No |

External wall schedule

| Location | ID | Width (mm) | Height (mm) | Orientation | Fixed Shade | 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 |
| 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 | 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 |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420618**

Certificate Date:

05 Dec 2019

★ Star rating:

8.0



Building features continued

Floors

| 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 |

Ceiling type

| 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 penetrations

| 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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420618**

Certificate Date:

05 Dec 2019

★ Star rating:

8.0



Building features continued

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420618

Certificate Date: 05 Dec 2019

★ Star rating: 8.0



Additional information

Explanatory notes

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Disclaimer

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420642**

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 of interest: **The Assessor has provided design advice to the Applicant**

Software: **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

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

Glazing: **ALM-001-03 A Aluminium A SG High Solar Gain Low-E**

Net floor area (m²)

Conditioned: **49.0**

Unconditioned: **0.0**

Garage: **0.0**

TOTAL: **49.0**

Annual thermal performance loads (MJ/m²)

Heating: **18.3**

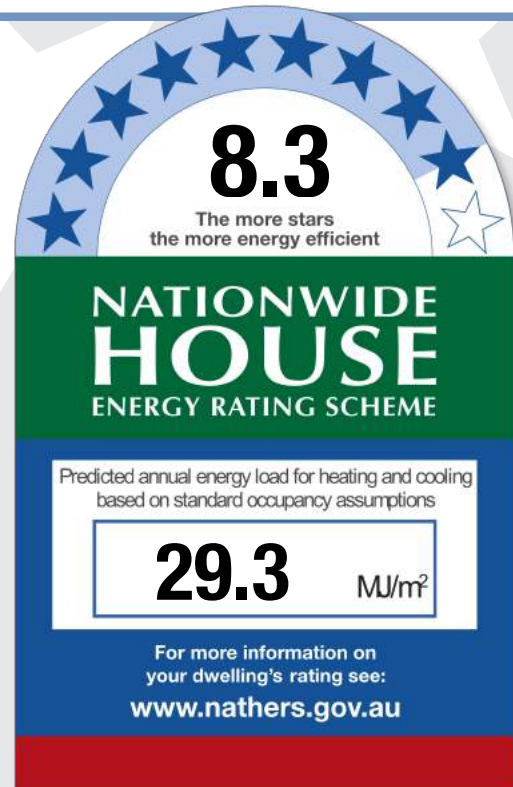
Cooling: **11.0**

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 exceeded 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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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420642**

Certificate Date:

05 Dec 2019

★ Star rating:

8.3

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 |
|----------------|--------------|------------|-------------|------------|-------------|---------------|
| Bed 1 Exp R | 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

| ID | Window type | U-value | SHGC |
|--------------|-------------|---------|------|
| None Present | | | |

Roof window and skylight schedule

| Location | ID | Roof window/skylight no. | Area (m ²) | 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 one side and Reflective other of the Bulk Insulation R0.8 | Yes |
| EW-2 | Concrete block, 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 Shade | Eaves (mm) |
|----------------|------|------------|-------------|-------------|-------------|------------|
| Bed 1 Exp R | EW-1 | 3300 | 2800 | N | No | 0 |
| Bed 1 Exp R | EW-1 | 2100 | 2800 | E | No | 3800 |
| Kitchen/Living | EW-2 | 3200 | 2800 | S | No | 2000 |
| Kitchen/Living | EW-3 | 1595 | 580 | W | No | 3300 |
| Kitchen/Living | EW-1 | 3795 | 2800 | N | No | 2700 |

Internal wall type

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

Floors

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420642**

Certificate Date:

05 Dec 2019

★ Star rating:

8.3



Building features continued

| Location | Construction | Area (m ²) | 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 |

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 |

Ceiling penetrations

| Location | Number | Type | 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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420642**

Certificate Date:

05 Dec 2019

★ Star rating:

8.3



Building features continued

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420642

Certificate Date: 05 Dec 2019

★ Star rating: 8.3



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).

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Nationwide House Energy Rating Scheme* Certificate



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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 406, 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**
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 (m²)

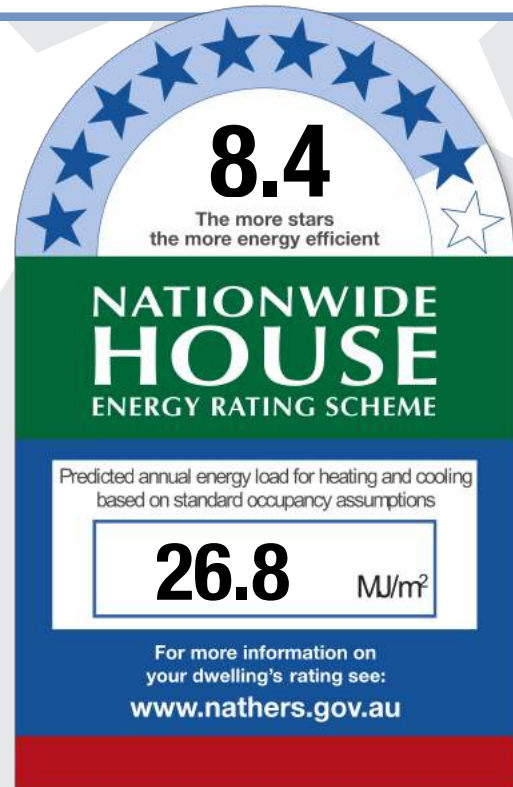
Conditioned: **69.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **69.0**

Annual thermal performance loads (MJ/m²)

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 exceeded 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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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420675**

Certificate Date:

05 Dec 2019

★ Star rating:

8.4



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 | 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 |
| Bedroom 2 | ALM-001-03 A | n/a | 2800 | 840 | E | No Shading |
| Bedroom 2 | 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 | | | | | | |

External wall 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 | Brick Veneer | Bulk Insulation R1.5 | No |
| EW-3 | Concrete block, lined | Bulk Insulation R0.5 | No |

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 | 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 |
| Entry | EW-3 | 1200 | 2800 | S | No | 2100 |

Internal wall type

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420675**

Certificate Date:

05 Dec 2019

★ Star rating:

8.4



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 |

Ceiling type

| 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 | Type | 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 |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420675**

Certificate Date:

05 Dec 2019

★ Star rating:

8.4



Building features continued

| | | | | |
|----------------|---|------------------|-----|--------|
| 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 | | |
|--------------|--|--|

Roof type

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420675

Certificate Date: 05 Dec 2019

★ Star rating: 8.4



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 407, 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 (m²)

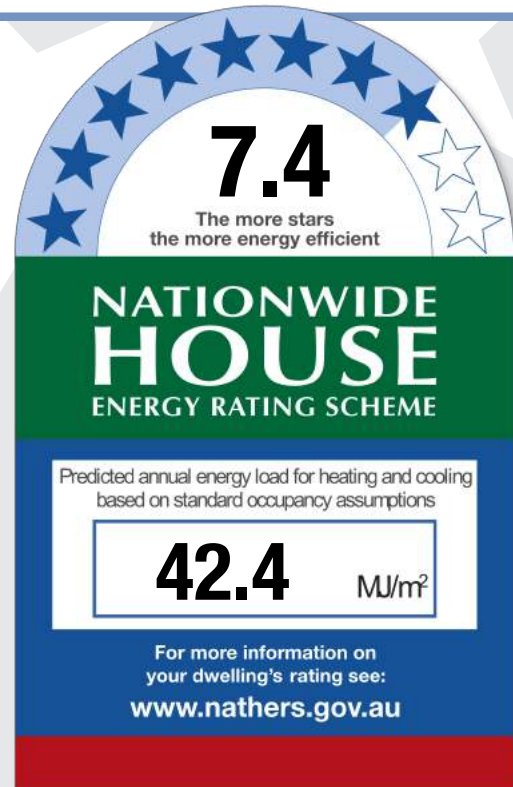
Conditioned: **48.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **48.0**

Annual thermal performance loads (MJ/m²)

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 exceeded 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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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420469**

Certificate Date:

05 Dec 2019

★ Star rating:

7.4



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 |
|----------------|--------------|------------|-------------|------------|-------------|---------------|
| Bed 1 Exp R | ALM-001-03 A | n/a | 2800 | 740 | E | No Shading |
| Kitchen/Living | ALM-002-03 A | n/a | 2800 | 2500 | E | 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 | | | | | | |

External wall 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 wall schedule

| Location | ID | Width (mm) | Height (mm) | Orientation | Fixed Shade | Eaves (mm) |
|----------------|------|------------|-------------|-------------|-------------|------------|
| Bed 1 Exp R | EW-1 | 3200 | 2800 | E | 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 | E | 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, 2.0 plaster on studs | | No Insulation | No |

Floors

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420469**

Certificate Date:

05 Dec 2019

★ Star rating:

7.4



Building features continued

| | | | | | |
|----------------|---------------------------------|------|------|---------------|-----------------------------|
| Bed 1 Exp R | Concrete Slab, Unit Below 300mm | 8.1 | 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 | Ceramic Tiles 8mm |
| Hallway | Concrete Slab, Unit Below 300mm | 4.4 | None | No Insulation | Ceramic Tiles 8mm |
| 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 | Ceramic Tiles 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 |

Ceiling penetrations

| Location | Number | Type | 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 insulation | Roof colour |
|------------------------|------------------|-------------|
| Waterproofing Membrane | No Added | Medium |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420469**

Certificate Date:

05 Dec 2019

★ Star rating:

7.4



Building features continued

Insulation, No air
Gap

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420469

Certificate Date: 05 Dec 2019

★ Star rating: 7.4



Additional information

Explanatory notes

About this report

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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.

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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

Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0004420519-01

Certificate Date: 18 Dec 2019

★ Star rating: 6.0

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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 408, 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**
Waterproofing Membrane
Concrete Slab, Unit Below
Insulation: **R0.8 wall insulation**
R3.0 ceiling insulation
No floor insulation
Glazing: **ALM-003-03 A Aluminium A DG Air Fill**
High Solar Gain low-E -Clear

Net floor area (m²)

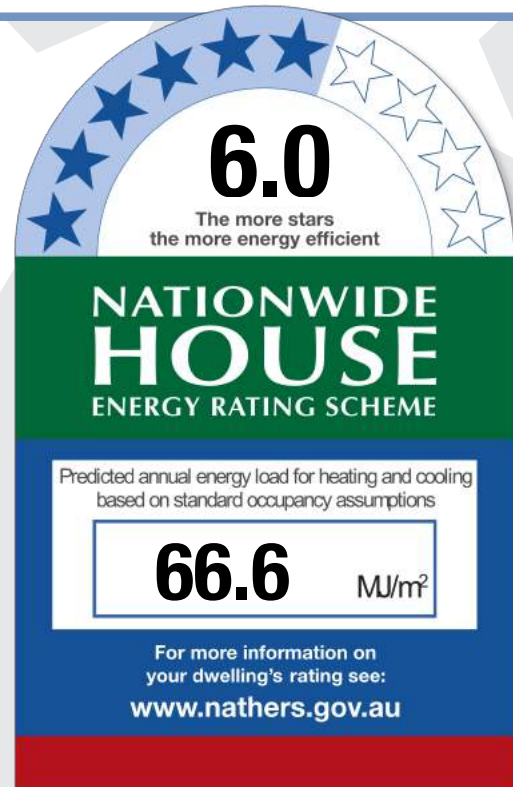
Conditioned: **64.0**
Unconditioned: **5.0**
Garage: **0.0**
TOTAL: **69.0**

Annual thermal performance loads (MJ/m²)

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:** **32**

NOTE: This total is the maximum number of ceiling penetrations allowed to a ceiling (under a roof) for this certificate. **If this number is exceeded 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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420519-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.0



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 | 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 |

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 | | | | | | |

External wall 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 | Brick Veneer | Bulk Insulation R1.5 | No |
| EW-3 | Concrete block, lined | Bulk Insulation R2 | No |

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 | E | 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 |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420519-01**

Certificate Date:

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, 26.0 plaster on studs | | No insulation one side, Bulk Insulation the other R1.5 | No |
| IW-3 - Cavity brick, plasterboard | 22.0 | No Insulation | No |

Floors

| 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 |

Ceiling type

| 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 penetrations

| Location | Number | Type | Diameter (mm) | Sealed/unsealed |
|----------|--------|------|---------------|-----------------|
|----------|--------|------|---------------|-----------------|

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420519-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.0



Building features continued

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420519-01

Certificate Date: 18 Dec 2019

★ Star rating: 6.0



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420535-01**

Certificate Date: **18 Dec 2019**

★ Star rating: **7.3**

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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 of interest: **The Assessor has provided design advice to the Applicant**

Software: **BERS Pro v4.3.0.2d (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 501, 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-002-03 A Aluminium B SG High

Solar Gain Low-E

Net floor area (m²)

Conditioned: **69.0**

Unconditioned: **10.0**

Garage: **0.0**

TOTAL: **79.0**

Annual thermal performance loads (MJ/m²)

Heating: **24.4**

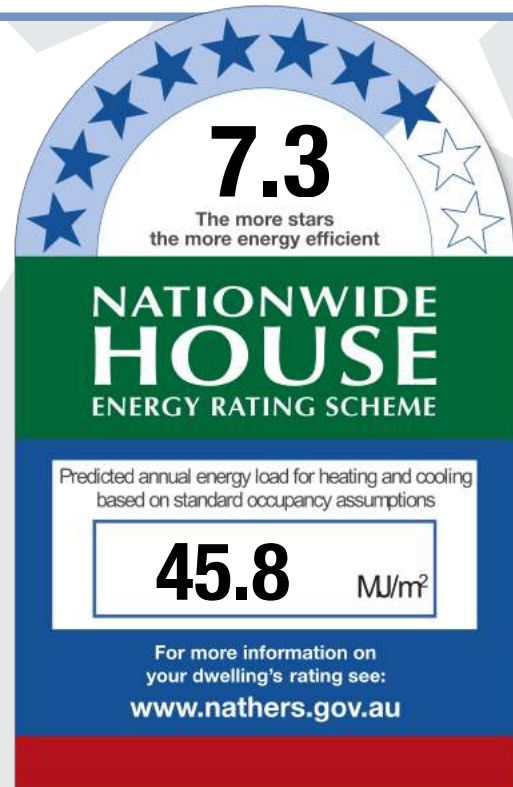
Cooling: **21.4**

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 exceeded 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

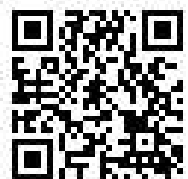
Note on allowable window values:
Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420535-01**

Certificate Date:

18 Dec 2019

★ Star rating:

7.3



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 |

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 | | | | | | |

External wall 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 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 | 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 |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420535-01**

Certificate Date:

18 Dec 2019

★ Star rating:

7.3



Building features continued

plasterboard, single gap

IW-3 - Concrete Panel/Blocks filled, 17.0 plaster on studs

No insulation one side, Bulk Insulation the other R1.5

No

Floors

| Location | Construction | Area (m ²) | 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 |

Ceiling type

| 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 |
|----------------|--------|------------------|---------------|-----------------|
| 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 |
|--------------|-------|-------------|
|--------------|-------|-------------|

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420535-01**

Certificate Date:

18 Dec 2019

★ Star rating:

7.3



Building features continued

insulation

None Present

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420535-01

Certificate Date: 18 Dec 2019

★ Star rating: 7.3



Additional information

Explanatory notes

About this report

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Nationwide House Energy Rating Scheme* Certificate



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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 502, 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 (m²)

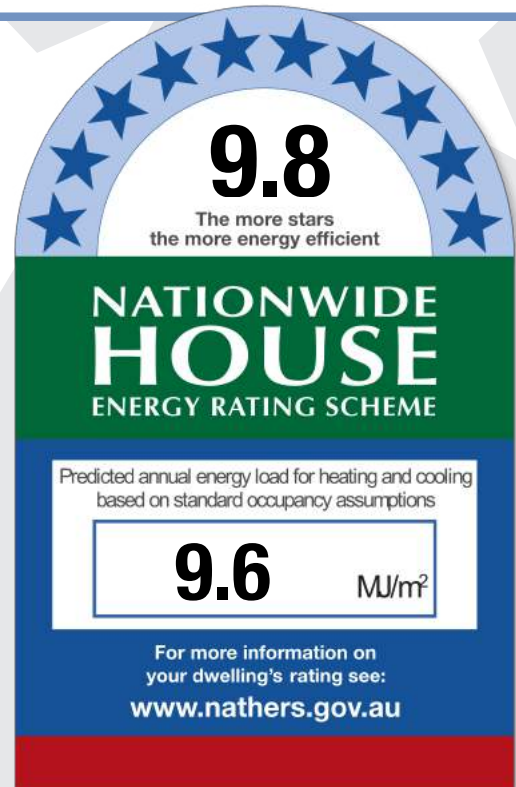
Conditioned: **53.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **53.0**

Annual thermal performance loads (MJ/m²)

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:** **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 exceeded 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.

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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420568**

Certificate Date:

05 Dec 2019

★ Star rating:

9.8

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 | 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 (m ²) | 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 one side and Reflective other of the Bulk Insulation R0.8 | Yes |
| EW-2 | Concrete block, lined | Bulk Insulation R0.5 | No |

External wall schedule

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

Floors

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420568**

Certificate Date:

05 Dec 2019

★ Star rating:

9.8

Building features continued

| Location | Construction | Area (m ²) | 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 |

Ceiling type

| 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 |

Ceiling penetrations

| Location | Number | Type | 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 insulation | Roof colour |
|--------------|------------------|-------------|
| None Present | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420568

Certificate Date: 05 Dec 2019

★ Star rating: 9.8



Additional information

Explanatory notes

About this report

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420600**

Certificate Date: **05 Dec 2019**

★ Star rating: **9.7**

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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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 503, 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 (m²)

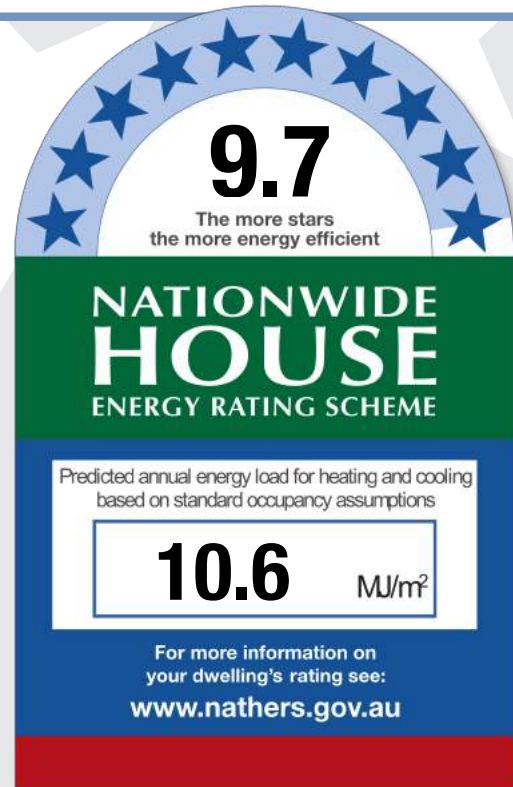
Conditioned: **53.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **53.0**

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 exceeded 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:
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420600**

Certificate Date:

05 Dec 2019

★ Star rating:

9.7



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 |
|----------------|--------------|------------|-------------|------------|-------------|---------------|
| 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 | 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 | | | | | | |

External wall 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 wall schedule

| Location | ID | Width (mm) | Height (mm) | Orientation | Fixed Shade | 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, 18.0 plaster on studs | | No Insulation | No |
| IW-3 - Cavity brick, plasterboard | 41.0 | No Insulation | No |

Floors

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420600**

Certificate Date:

05 Dec 2019

★ Star rating:

9.7

Building features continued

| Location | Construction | Area (m ²) | 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 |

Ceiling type

| 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 |

Ceiling penetrations

| Location | Number | Type | 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 insulation | Roof colour |
|--------------|------------------|-------------|
| None Present | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420600

Certificate Date: 05 Dec 2019

★ Star rating: 9.7



Additional information

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Nationwide House Energy Rating Scheme* Certificate



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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 504, 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-003-03 A Aluminium A DG Air Fill**
High Solar Gain low-E -Clear

Net floor area (m²)

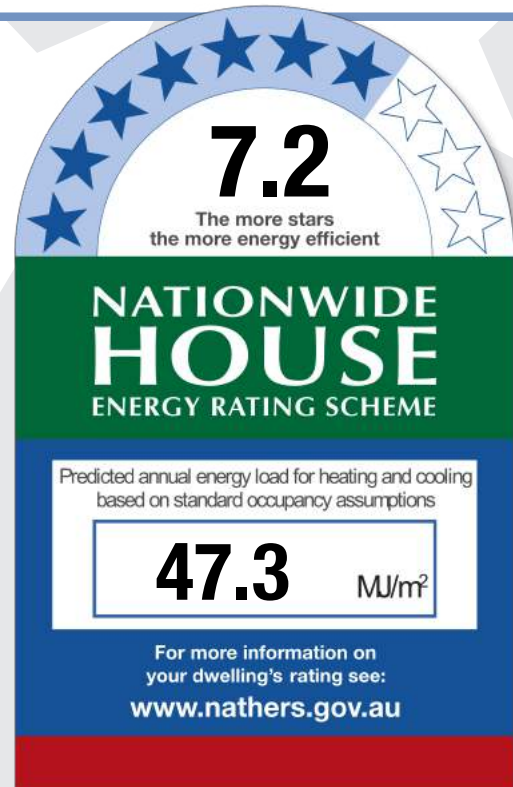
Conditioned: **61.0**
Unconditioned: **8.0**
Garage: **0.0**
TOTAL: **69.0**

Annual thermal performance loads (MJ/m²)

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 exceeded 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.

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420634**

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 | E | 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 | E | 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 |

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 | | | | | | |

External wall 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 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 | 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 |
|-----------|-----------|------------|-------------------|
|-----------|-----------|------------|-------------------|

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420634**

Certificate Date:

05 Dec 2019

★ Star rating:

7.2



Building features continued

| | | | |
|--|------|--|----|
| 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, 13.0 plaster on studs | | No insulation one side, Bulk Insulation the other R1.5 | No |

Floors

| 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 |

Ceiling type

| 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 |
|----------------|--------|------------------|---------------|-----------------|
| 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 | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420634**

Certificate Date:

05 Dec 2019

★ Star rating:

7.2



Building features continued

Roof type

| Construction | Added insulation | Roof colour |
|--------------|------------------|-------------|
| None Present | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420634

Certificate Date: 05 Dec 2019

★ Star rating: 7.2



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

Nationwide House Energy Rating Scheme* Certificate



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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 601, 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-002-03 A Aluminium B SG High**
Solar Gain Low-E

Net floor area (m²)

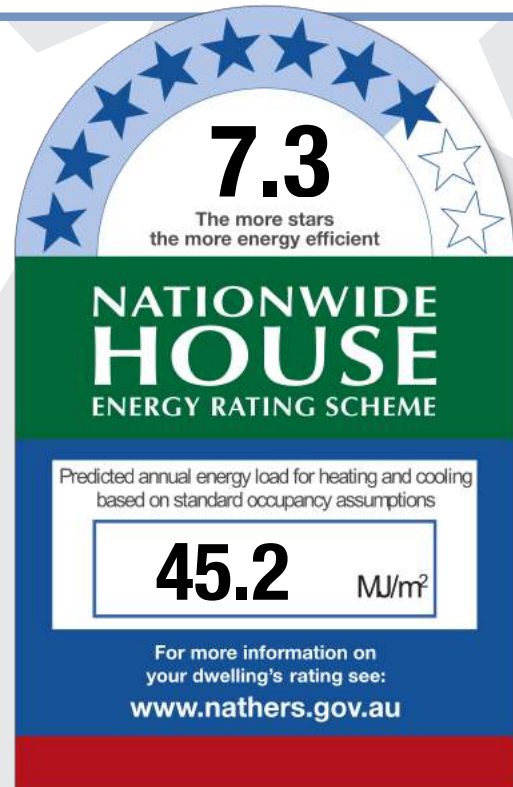
Conditioned: **69.0**
Unconditioned: **10.0**
Garage: **0.0**
TOTAL: **79.0**

Annual thermal performance loads (MJ/m²)

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 exceeded 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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420667-01**

Certificate Date:

18 Dec 2019

★ Star rating:

7.3



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 |

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 | | | | | | |

External wall 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 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 | 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 |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420667-01**

Certificate Date:

18 Dec 2019

★ Star rating:

7.3

Building features continued

plasterboard, single gap

IW-3 - Concrete Panel/Blocks filled, 17.0
plaster on studsNo insulation one side, Bulk Insulation the
other R1.5

No

Floors

| Location | Construction | Area (m ²) | 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 |

Ceiling type

| 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 |
|----------------|--------|------------------|---------------|-----------------|
| 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 |
|--------------|-------|-------------|
|--------------|-------|-------------|

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420667-01**

Certificate Date:

18 Dec 2019

★ Star rating:

7.3



Building features continued

insulation

None Present

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420667-01

Certificate Date: 18 Dec 2019

★ Star rating: 7.3



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420683**

Certificate Date: **05 Dec 2019**

★ Star rating: **8.9**

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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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 602, 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-002-03 A Aluminium B SG High**
Solar Gain Low-E

Net floor area (m²)

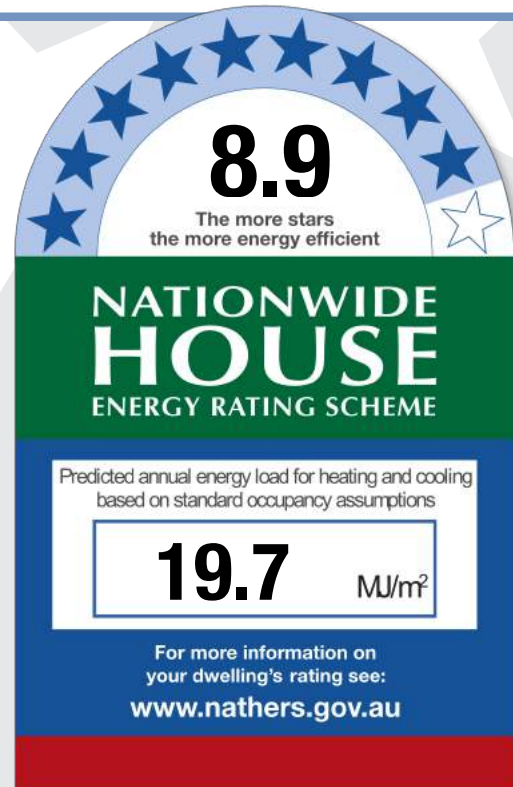
Conditioned: **53.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **53.0**

Annual thermal performance loads (MJ/m²)

Heating: **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 exceeded 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.

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
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Nationwide House Energy Rating Scheme* Certificate

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 |

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 (m ²) | 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 one side and Reflective other of the Bulk Insulation R0.8 | Yes |
| EW-2 | Concrete block, lined | Bulk Insulation R0.5 | No |

External wall schedule

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420683**

Certificate Date:

05 Dec 2019

★ Star rating:

8.9

Building features continued

Floors

| Location | Construction | Area (m ²) | 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 |

Ceiling type

| 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 |

Ceiling penetrations

| Location | Number | Type | 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 insulation | Roof colour |
|--------------|------------------|-------------|
| None Present | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420683

Certificate Date: 05 Dec 2019

★ Star rating: 8.9



Additional information

Explanatory notes

About this report

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Contact

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420485**

Certificate Date: **05 Dec 2019**

★ Star rating: **8.9**

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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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 603, 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 (m²)

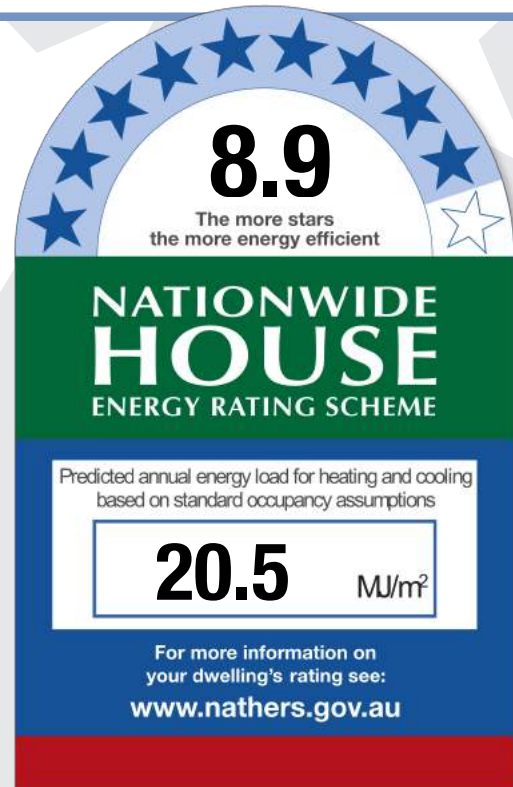
Conditioned: **53.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **53.0**

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 exceeded 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.

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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420485**

Certificate Date:

05 Dec 2019

★ Star rating:

8.9



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 | 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 |

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 (m ²) | 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 one side and Reflective other of the Bulk Insulation R0.8 | Yes |
| EW-2 | Concrete block, lined | Bulk Insulation R0.5 | No |

External wall schedule

| Location | ID | Width (mm) | Height (mm) | Orientation | Fixed Shade | 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 (m ²) | 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, 18.0 plaster on studs | | No Insulation | No |
| IW-3 - Cavity brick, plasterboard | 41.0 | No Insulation | No |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420485**

Certificate Date:

05 Dec 2019

★ Star rating:

8.9

Building features continued

Floors

| Location | Construction | Area (m ²) | 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 |

Ceiling type

| 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 |

Ceiling penetrations

| Location | Number | Type | 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 insulation | Roof colour |
|--------------|------------------|-------------|
| None Present | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420485

Certificate Date: 05 Dec 2019

★ Star rating: 8.9



Additional information

Explanatory notes

About this report

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Nationwide House Energy Rating Scheme* Certificate



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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 604, 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-003-03 A Aluminium A DG Air Fill**
High Solar Gain low-E -Clear

Net floor area (m²)

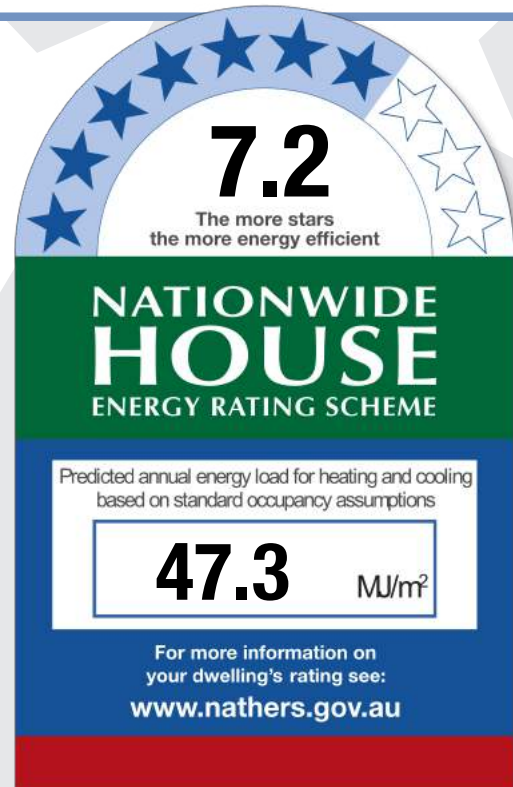
Conditioned: **61.0**
Unconditioned: **8.0**
Garage: **0.0**
TOTAL: **69.0**

Annual thermal performance loads (MJ/m²)

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 exceeded 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:
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Nationwide House Energy Rating Scheme* Certificate

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 | E | 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 | E | 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 |

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 | | | | | | |

External wall 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 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 | 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 |
|-----------|-----------|------------|-------------------|
|-----------|-----------|------------|-------------------|

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420501**

Certificate Date:

05 Dec 2019

★ Star rating:

7.2



Building features continued

| | | | |
|--|------|--|----|
| 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, 13.0 plaster on studs | | No insulation one side, Bulk Insulation the other R1.5 | No |

Floors

| 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 |

Ceiling type

| 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 |
|----------------|--------|------------------|---------------|-----------------|
| 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 | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420501**

Certificate Date:

05 Dec 2019

★ Star rating:

7.2



Building features continued

Roof type

| Construction | Added insulation | Roof colour |
|--------------|------------------|-------------|
| None Present | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420501

Certificate Date: 05 Dec 2019

★ Star rating: 7.2



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420543-01**

Certificate Date: **18 Dec 2019**

★ Star rating: **7.3**

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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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 701, 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**
Waterproofing Membrane
Concrete Slab, Unit Below
Insulation: **R0.8 wall insulation**
R3.0 ceiling insulation
No floor insulation
Glazing: **ALM-004-03 A Aluminium B DG Air Fill**
High Solar Gain low-E -Clear

Net floor area (m²)

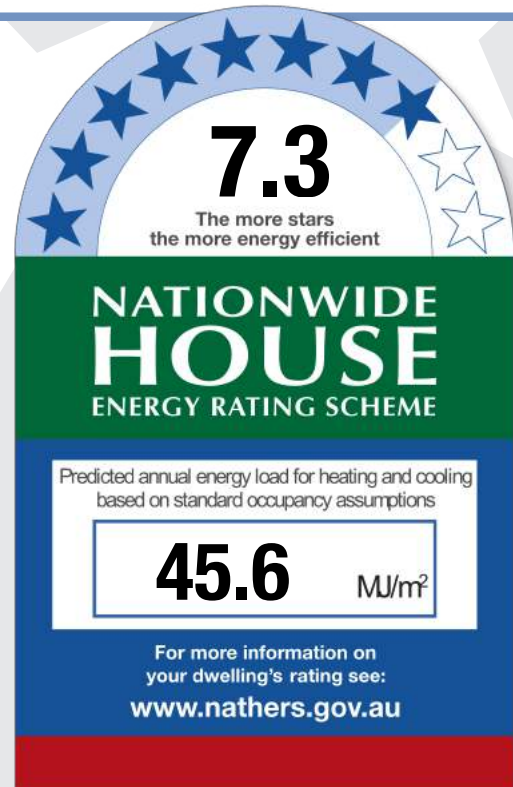
Conditioned: **69.0**
Unconditioned: **10.0**
Garage: **0.0**
TOTAL: **79.0**

Annual thermal performance loads (MJ/m²)

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 exceeded 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:
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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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420543-01**

Certificate Date:

18 Dec 2019

★ Star rating:

7.3



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 | 2450 | 2600 | N | No Shading |
| Kitchen/Living | ALM-004-03 A | n/a | 2800 | 2400 | W | No Shading |
| Kitchen/Living | ALM-004-03 A | n/a | 500 | 2000 | W | No Shading |
| Bedroom 1 | ALM-003-03 A | n/a | 2800 | 900 | S | 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 |

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 | | | | | | |

External wall 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 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 | 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 |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420543-01**

Certificate Date:

18 Dec 2019

★ Star rating:

7.3



Building features continued

plasterboard, single gap

IW-3 - Concrete Panel/Blocks filled, 17.0 plaster on studs

No insulation one side, Bulk Insulation the other R1.5

No

Floors

| Location | Construction | Area (m ²) | 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 |

Ceiling type

| 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

| Location | Number | Type | 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 | | |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420543-01**

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18 Dec 2019

★ Star rating:

7.3



Building features continued

Roof type

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420543-01

Certificate Date: 18 Dec 2019

★ Star rating: 7.3



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420576**

Certificate Date: **05 Dec 2019**

★ Star rating: **8.6**

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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 702, 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**
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)

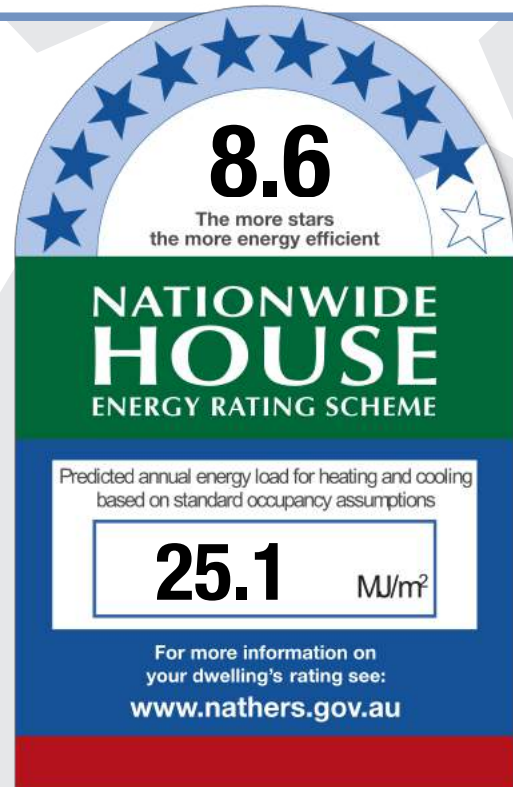
Conditioned: **53.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **53.0**

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:** **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 exceeded 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.

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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Nationwide House Energy Rating Scheme* Certificate

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 |

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 (m ²) | 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 one side and Reflective other of the Bulk Insulation R0.8 | Yes |
| EW-2 | Concrete block, lined | Bulk Insulation R0.5 | No |

External wall schedule

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420576**

Certificate Date:

05 Dec 2019

★ Star rating:

8.6

Building features continued

Floors

| Location | Construction | Area (m ²) | 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 |

Ceiling type

| 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 |

Ceiling penetrations

| Location | Number | Type | 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 insulation | Roof colour |
|------------------------|--------------------------------|-------------|
| Waterproofing Membrane | No Insulation, Only an Air Gap | Medium |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420576

Certificate Date: 05 Dec 2019

★ Star rating: 8.6



Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420592**

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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 703, 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**
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 (m²)

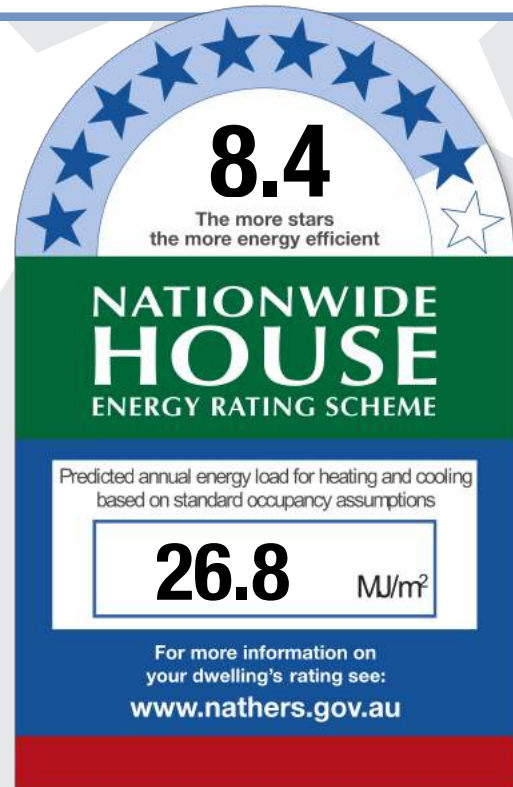
Conditioned: **53.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **53.0**

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 exceeded 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 Date:

05 Dec 2019

★ Star rating:

8.4



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 | 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 |

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 (m ²) | 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 one side and Reflective other of the Bulk Insulation R0.8 | Yes |
| EW-2 | Concrete block, lined | Bulk Insulation R0.5 | No |

External wall schedule

| Location | ID | Width (mm) | Height (mm) | Orientation | Fixed Shade | 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 (m ²) | 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, 18.0 plaster on studs | | No Insulation | No |
| IW-3 - Cavity brick, plasterboard | 41.0 | No Insulation | No |

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8.4

Building features continued

Floors

| Location | Construction | Area (m ²) | 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 |

Ceiling type

| 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 |

Ceiling penetrations

| Location | Number | Type | 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 insulation | Roof colour |
|------------------------|--------------------------------|-------------|
| Waterproofing Membrane | No Insulation, Only an Air Gap | Medium |

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420592

Certificate Date: 05 Dec 2019

★ Star rating: 8.4



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Contact

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: **0004420626**

Certificate Date: **05 Dec 2019**

★ Star rating: **6.8**

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 of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2d (3.13)**
AAO: **BDAV**

Overview

Dwelling details

Street: **Unit 704, 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**
Waterproofing Membrane
Concrete Slab, Unit Below
Insulation: **R0.8 wall insulation**
R3.0 ceiling insulation
No floor insulation
Glazing: **ALM-003-03 A Aluminium A DG Air Fill**
High Solar Gain low-E -Clear

Net floor area (m²)

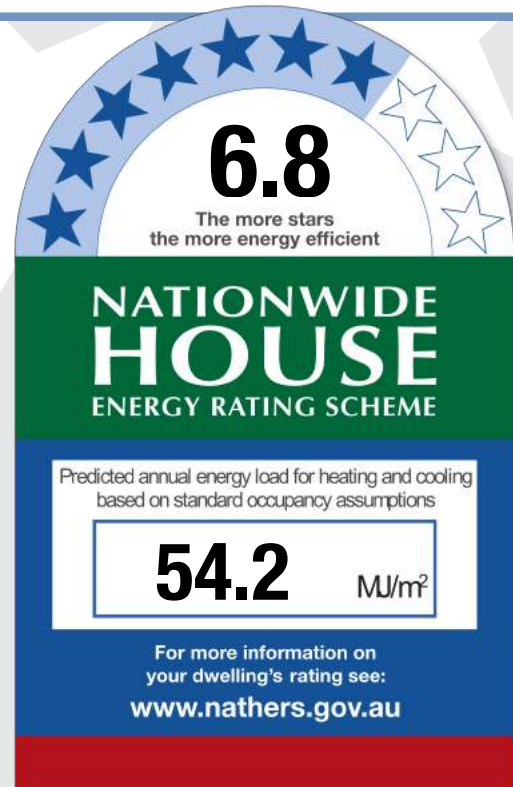
Conditioned: **61.0**
Unconditioned: **8.0**
Garage: **0.0**
TOTAL: **69.0**

Annual thermal performance loads (MJ/m²)

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 exceeded 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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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 | E | 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 | E | 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 |

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 | | | | | | |

External wall 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 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 | 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 |
|-----------|-----------|------------|-------------------|
|-----------|-----------|------------|-------------------|

Nationwide House Energy Rating Scheme* Certificate

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6.8

Building features continued

| | | | |
|--|------|--|----|
| 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, 13.0 plaster on studs | | No insulation one side, Bulk Insulation the other R1.5 | No |

Floors

| Location | Construction | Area (m ²) | 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 |

Ceiling type

| 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

| Location | Number | Type | 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) |
|----------|--------|---------------|
|----------|--------|---------------|

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6.8



Building features continued

None Present

Roof type

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

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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

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