

Nationwide House Energy Rating Scheme* — Multiple-dwelling summary



Certificate number: **0004476630**

Certificate Date: **18 Dec 2019**

★ Average Star rating: **7.8**

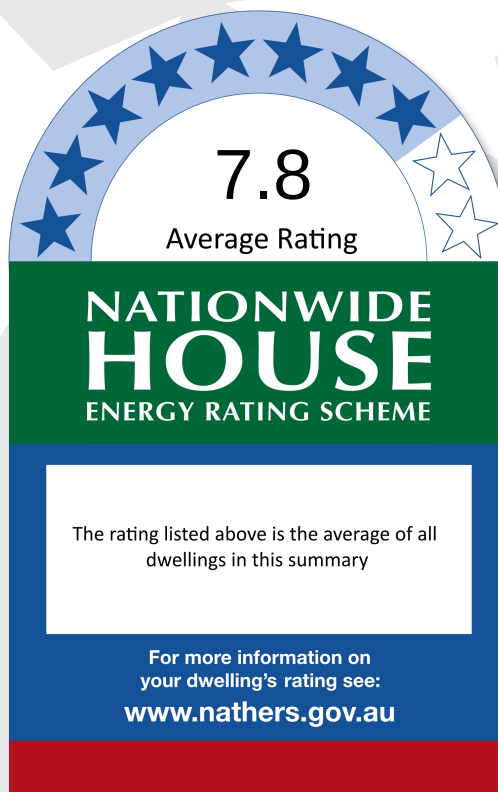
Assessor details

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)**
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
0004420410-01	105	42.2	13.4	55.6	6.7
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: **0004476630**

Certificate Date:

18 Dec 2019

★ 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
0004420634	504	19.0	28.2	47.3	7.2
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

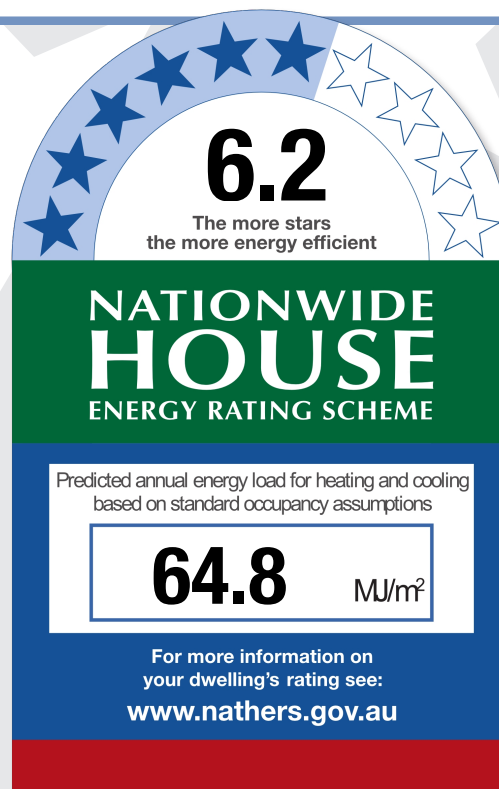
Cooling: 19.7

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.

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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

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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: 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)

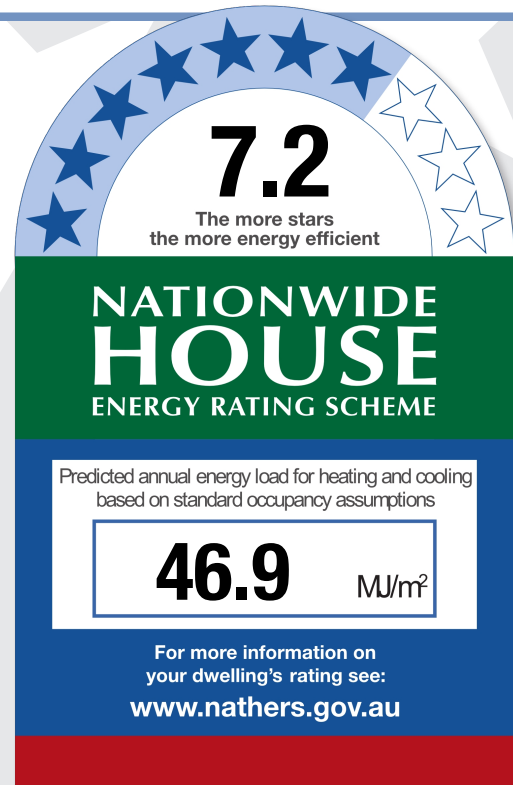
Conditioned: **69.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **69.0**

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 (m²)	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
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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

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0004420352

Certificate Date: 05 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 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

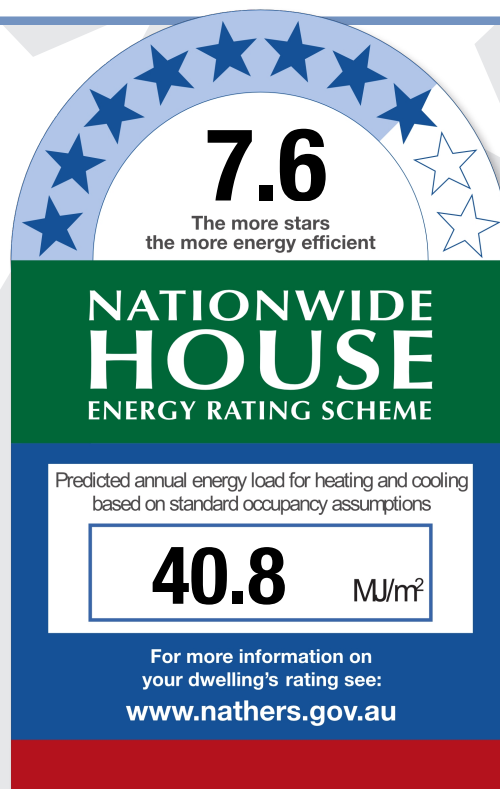
Cooling: 31.2

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:
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: 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 (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)
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 (m²)	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, 15.0 plaster on studs		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
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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

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Contact

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0004420386-01

Certificate Date: 18 Dec 2019

★ Star rating: 7.6

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

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

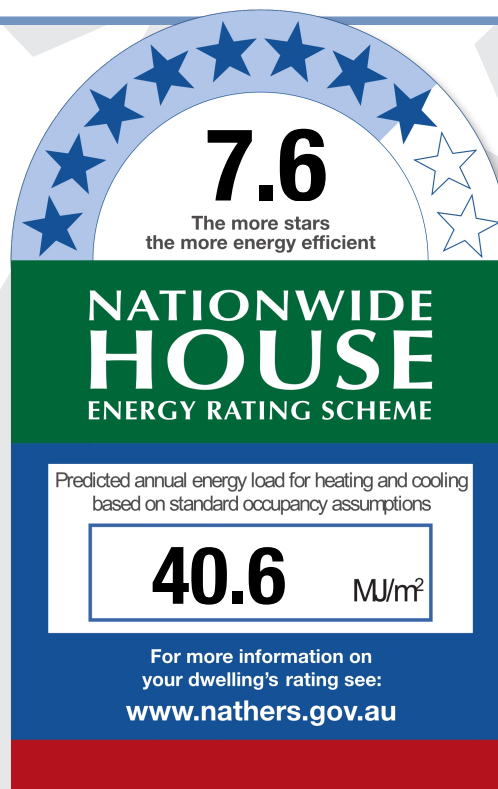
Cooling: 14.1

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

Note on allowable window values:
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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 (m²)	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: 0004420410-01

Certificate Date: 18 Dec 2019

★ Star rating: 6.7

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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 105, 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-003-03 A Aluminium A DG Air Fill

High Solar Gain low-E -Clear

Net floor area (m²)

Conditioned: 75.0

Unconditioned: 0.0

Garage: 0.0

TOTAL: 75.0

Annual thermal performance loads (MJ/m²)

Heating: 42.2

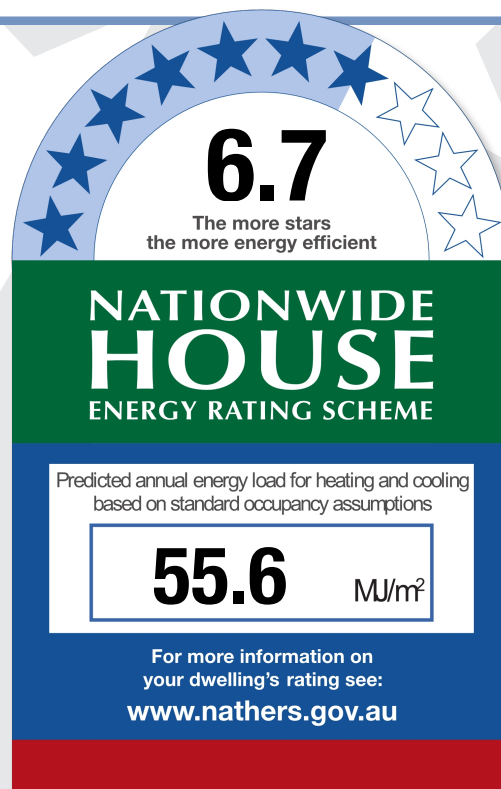
Cooling: 13.4

TOTAL: 55.6

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

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Certificate Date:

18 Dec 2019

★ Star rating:

6.7



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	2400	900	E	No Shading
Kitchen/Living	ALM-004-03 A	n/a	2400	2700	E	No Shading
Kitchen/Living	ALM-004-03 A	n/a	2400	2700	S	No Shading
Bedroom 2	ALM-003-03 A	n/a	2800	900	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	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 R2	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bedroom 1	EW-1	1700	2800	E	No	7625
Bedroom 1	EW-2	3300	2800	S	No	1100
Bedroom 1	EW-2	2500	2800	W	No	0
Bedroom 1	EW-3	1395	2800	W	No	0
Bath	EW-3	2495	2800	W	No	2100
Kitchen/Living	EW-2	4200	2800	E	No	250
Kitchen/Living	EW-2	7395	2800	S	No	2800
Kitchen/Living	EW-2	2800	2800	N	No	3000
Kitchen/Living	EW-3	595	2800	W	No	0
Kitchen/Living	EW-3	600	2800	S	No	0
Kitchen/Living	EW-3	1895	2800	W	No	2100
Bedroom 2	EW-2	2995	2800	E	No	3075

Internal wall type

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420410-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.7



Building features continued

Wall type	Area (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	56.0	No insulation	No
IW-2 - Cavity brick, plasterboard	24.0	No Insulation	No

Floors

Location	Construction	Area (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Suspended Concrete Slab 200mm	13.3	Very Open	Bulk Insulation in Contact with Floor R1.5	Carpet+Rubber Underlay 18mm
Bath	Suspended Concrete Slab 200mm	9.2	Very Open	Bulk Insulation in Contact with Floor R1.5	Ceramic Tiles 8mm
Kitchen/Living	Suspended Concrete Slab 200mm	30.0	Very Open	Bulk Insulation in Contact with Floor R1.5	Ceramic Tiles 8mm
Kitchen/Living	Suspended Concrete Slab 200mm	9.1	Very Open	Bulk Insulation in Contact with Floor R1.5	Ceramic Tiles 8mm
Bedroom 2	Suspended Concrete Slab 200mm	13.5	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
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Bedroom 2	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
Kitchen/Living	3	Downlights - LED	150	Sealed
Bedroom 2	7	Downlights - LED	150	Sealed

Ceiling fans

Location	Number	Diameter (mm)
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420410-01**

Certificate Date:

18 Dec 2019

★ Star rating:

6.7



Building features continued

None Present

Roof type

Construction	Added insulation	Roof colour
None Present		

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0004420436-01

Certificate Date: 18 Dec 2019

★ Star rating: 6.9

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

Assessor details

Accreditation

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

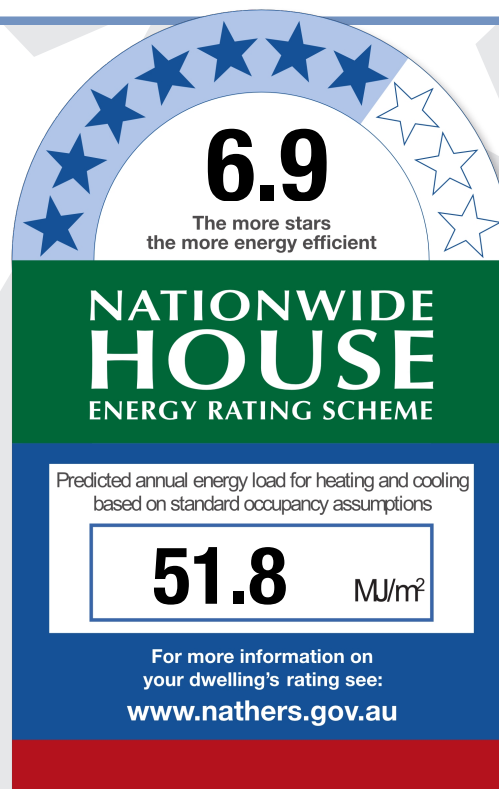
Cooling: 12.7

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.

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: 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 (m ²)	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

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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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Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0004420451

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 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)

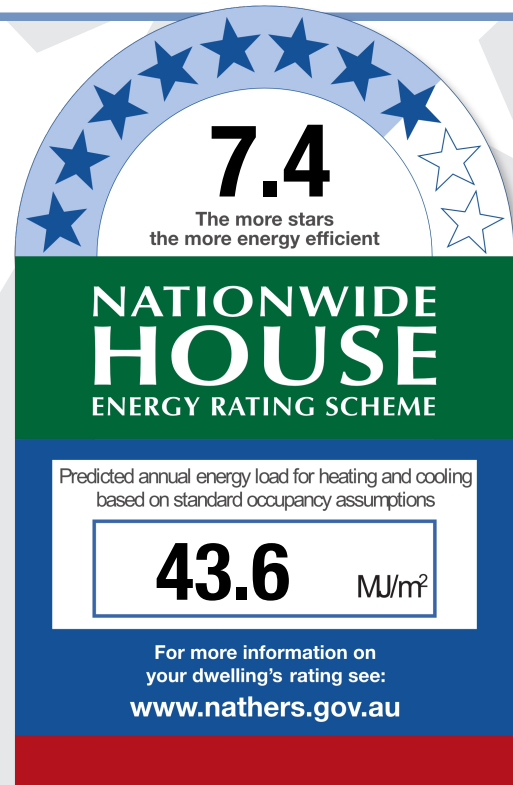
Conditioned: **51.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **51.0**

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:
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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 (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	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 (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity brick, plasterboard	39.0	No Insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	32.0	No insulation	No
IW-3 - Concrete Panel/Blocks filled, 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		

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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)

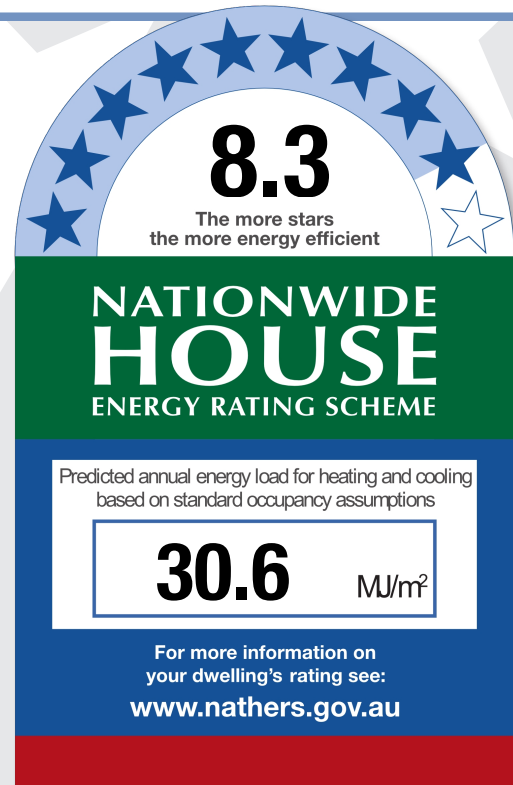
Conditioned: **70.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **70.0**

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

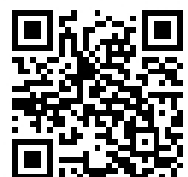
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Nationwide House Energy Rating Scheme* Certificate

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 (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: **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

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Contact

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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

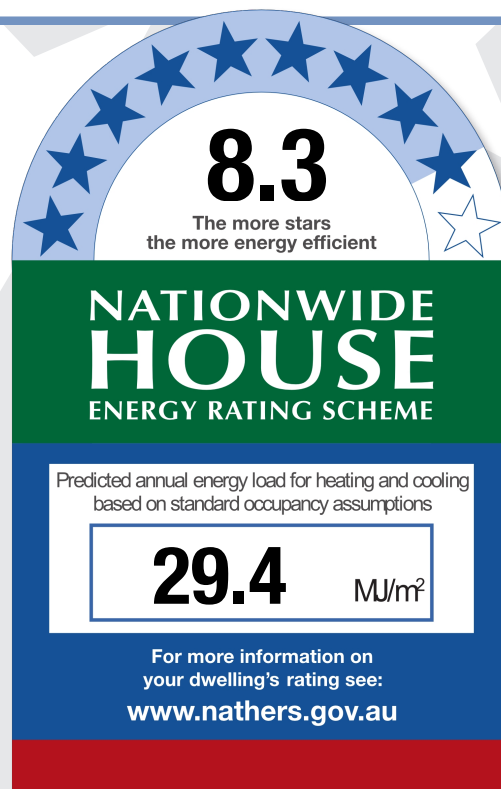
Cooling: 8.7

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

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

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

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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)

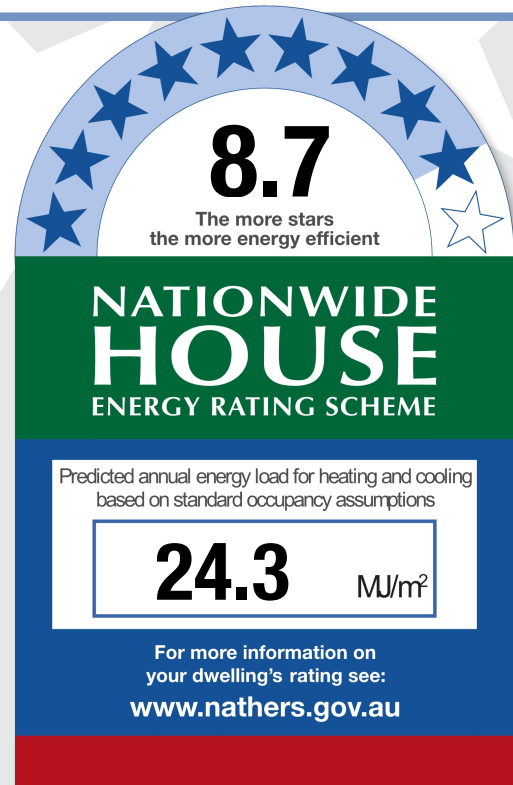
Conditioned: **49.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **49.0**

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

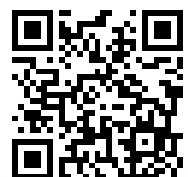
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Nationwide House Energy Rating Scheme* Certificate

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 (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
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 (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	31.0	No insulation	No
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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)

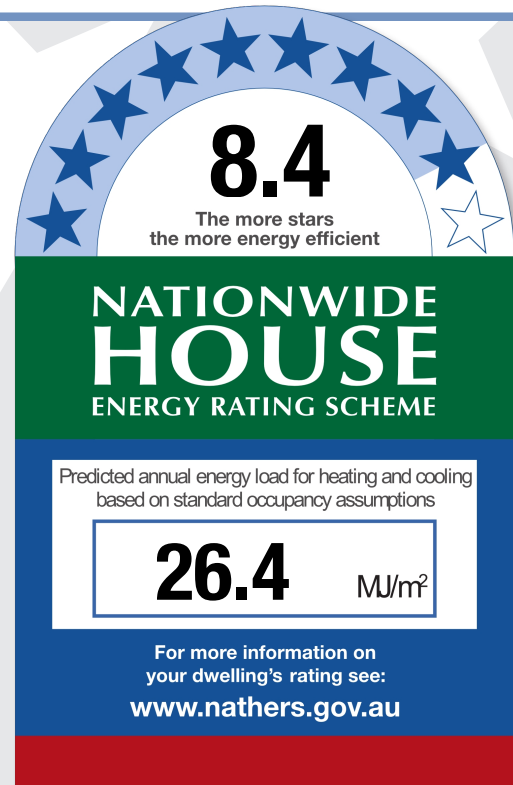
Conditioned: **70.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **70.0**

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

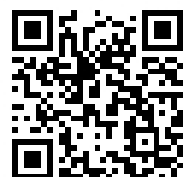
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Nationwide House Energy Rating Scheme* Certificate

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

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0004420394

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 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)

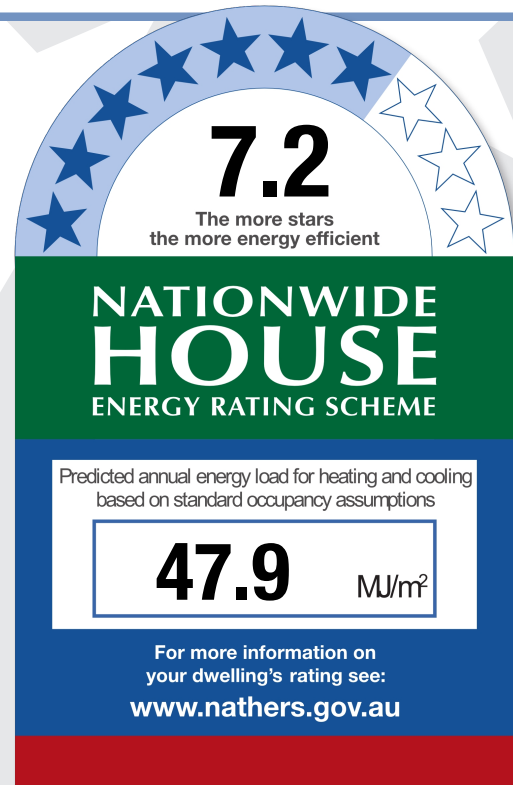
Conditioned: **49.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **49.0**

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

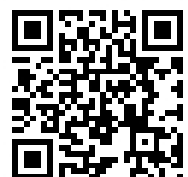
Note on allowable window values:
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If any of windows selected are outside the 5% tolerance then this certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

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



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
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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

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Additional information

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0004420428-01

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 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

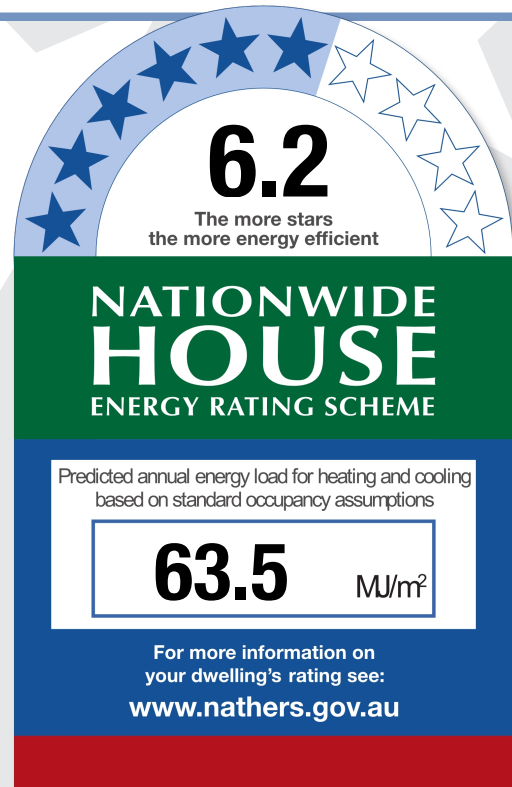
Cooling: 24.5

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

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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: **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

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0004420444-01

Certificate Date: 18 Dec 2019

★ Star rating: 6.9

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

Assessor details

Accreditation

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

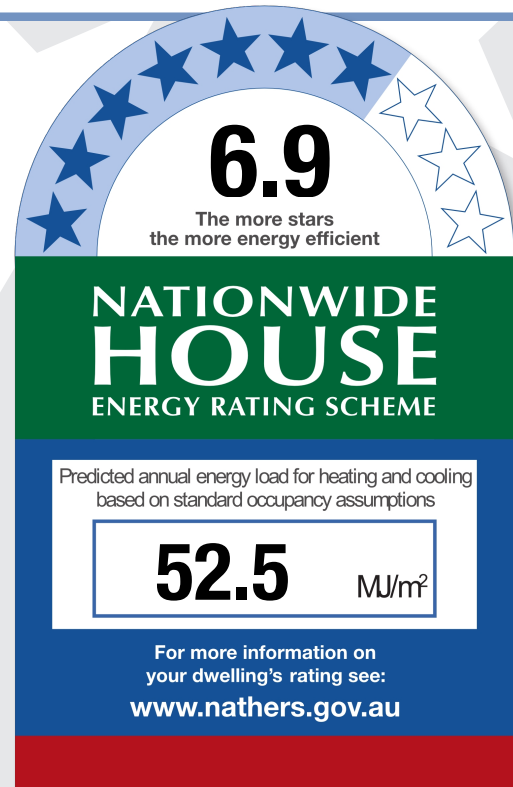
Cooling: 12.6

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

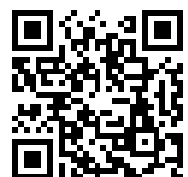
Note on allowable window values:
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Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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: 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 (m ²)	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

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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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

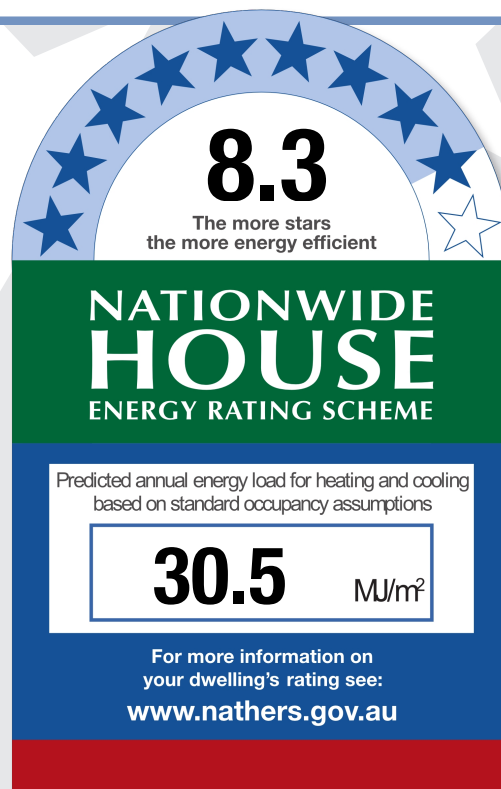
Cooling: 15.5

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:
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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 (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	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 (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity brick, plasterboard	39.0	No Insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	32.0	No insulation	No
IW-3 - Concrete Panel/Blocks filled, 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 (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 300mm	14.9	None	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	4.5	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	27.3	None	No Insulation	Ceramic Tiles 8mm
Hallway	Concrete Slab, Unit Below 300mm	4.4	None	No Insulation	Ceramic Tiles 8mm

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

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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

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: 2.3

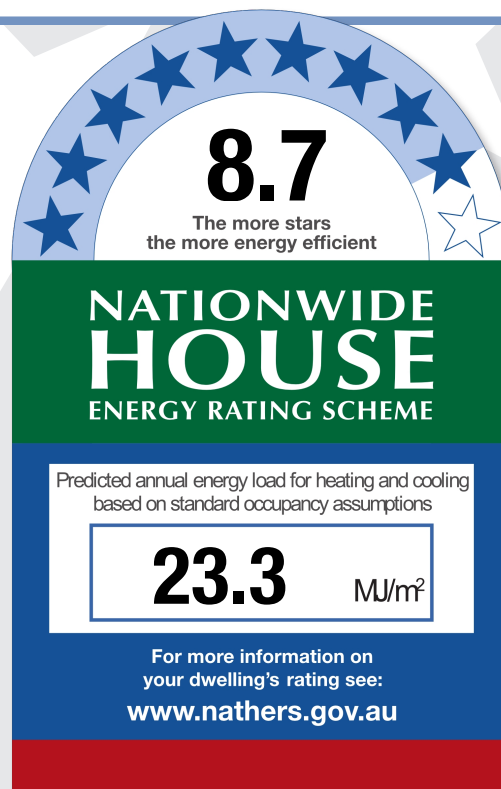
Cooling: 20.9

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

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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

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0004420345

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 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)

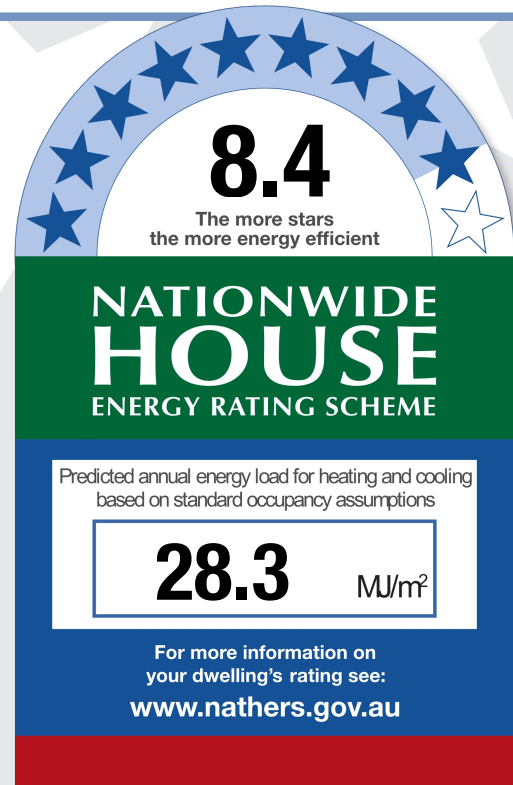
Conditioned: **49.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **49.0**

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

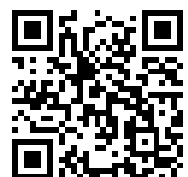
Note on allowable window values:
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Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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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 (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	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 (m ²)	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

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Certificate Date: 05 Dec 2019

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Additional information

Explanatory notes

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Certificate number: 0004420378

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 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

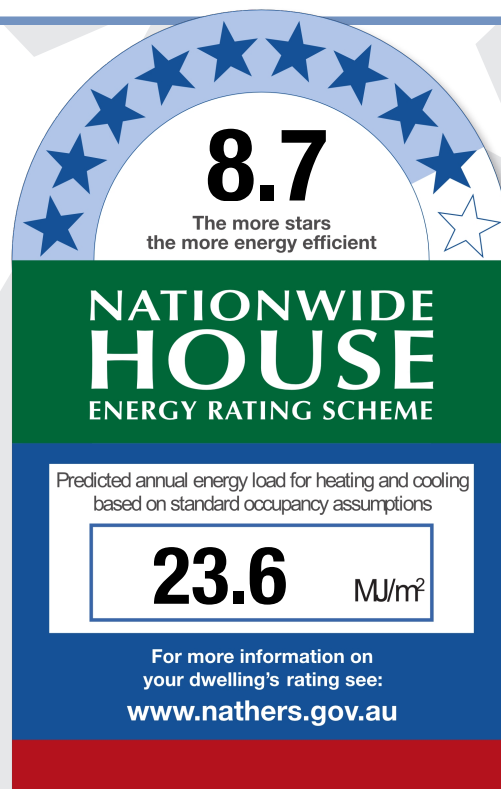
Cooling: 9.1

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

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★ 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 (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
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 (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	31.0	No insulation	No
IW-2 - Cavity brick, plasterboard	41.0	No Insulation	No
IW-3 - Concrete Panel/Blocks filled, 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 (m²)	Sub floor ventilation	Added insulation	Covering
Bedroom 1	Concrete Slab, Unit Below 300mm	14.5	None	No Insulation	Carpet+Rubber Underlay 18mm
Bath	Concrete Slab, Unit Below 300mm	5.0	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab, Unit Below 300mm	26.7	None	No Insulation	Ceramic Tiles 8mm
Hallway	Concrete Slab, Unit Below 300mm	3.2	None	No Insulation	Ceramic Tiles 8mm

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		

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0004420402

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 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)

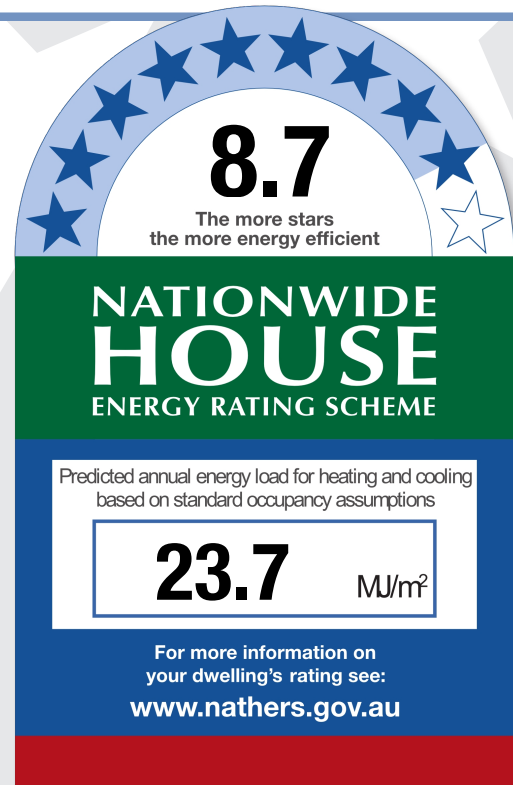
Conditioned: **70.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **70.0**

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

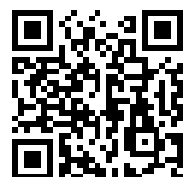
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Nationwide House Energy Rating Scheme* Certificate

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)
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None Present		
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Roof type

Construction	Added insulation	Roof colour
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None Present		
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420402

Certificate Date: 05 Dec 2019

★ Star rating: 8.7



Additional information

Explanatory notes

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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

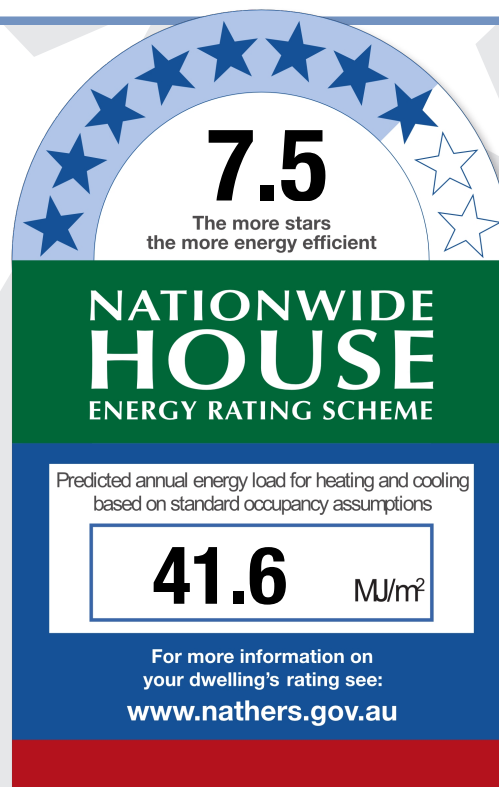
Cooling: 15.6

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

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: 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
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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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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

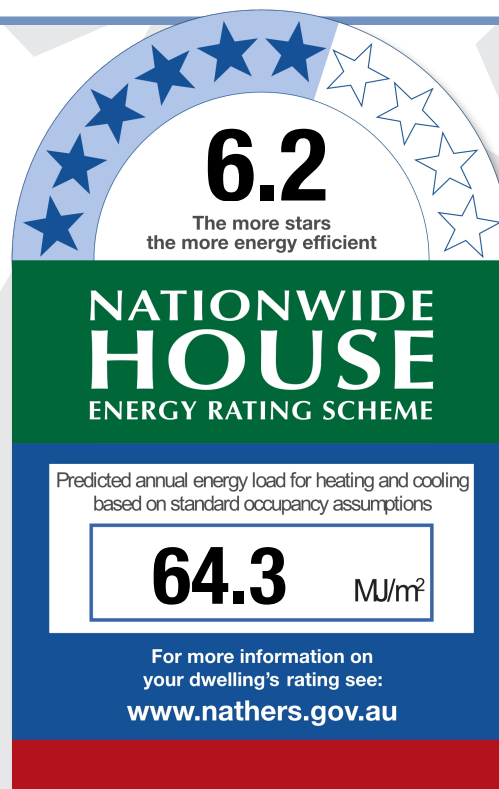
Cooling: 24.5

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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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)
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None Present		
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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

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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)

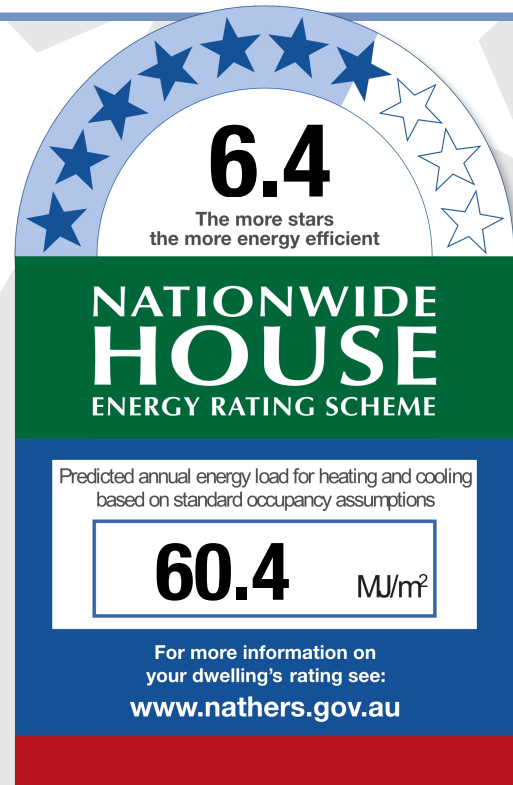
Conditioned: **68.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **68.0**

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

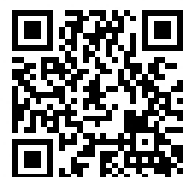
Note on allowable window values:
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Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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: 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
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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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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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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: 0004420550

Certificate Date: 05 Dec 2019

★ Star rating: 7.5

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Assessor details

Accreditation

number: VIC/BDAV/13/1645

Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration 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

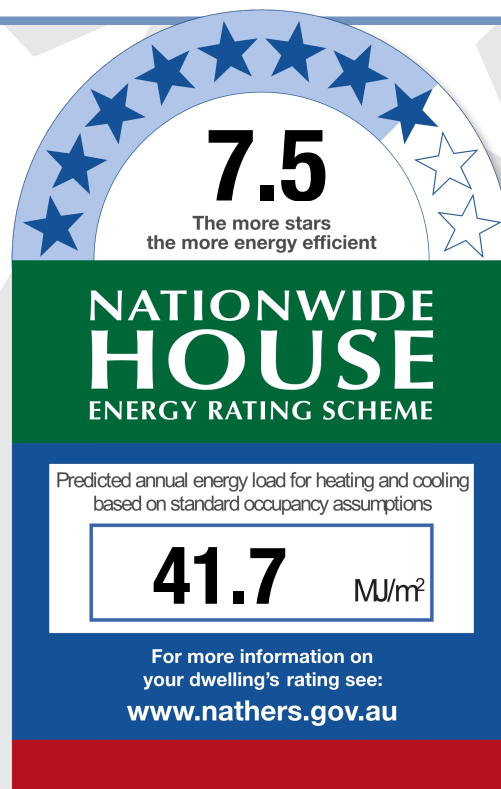
Cooling: 18.0

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:
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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 (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	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 (m²)	Insulation	Wall wrap or foil
IW-1 - Cavity wall, direct fix plasterboard, single gap	51.0	No insulation	No
IW-2 - Cavity brick, plasterboard	58.0	No Insulation	No
IW-3 - Concrete Panel/Blocks filled, 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
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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

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0004420584

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 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)

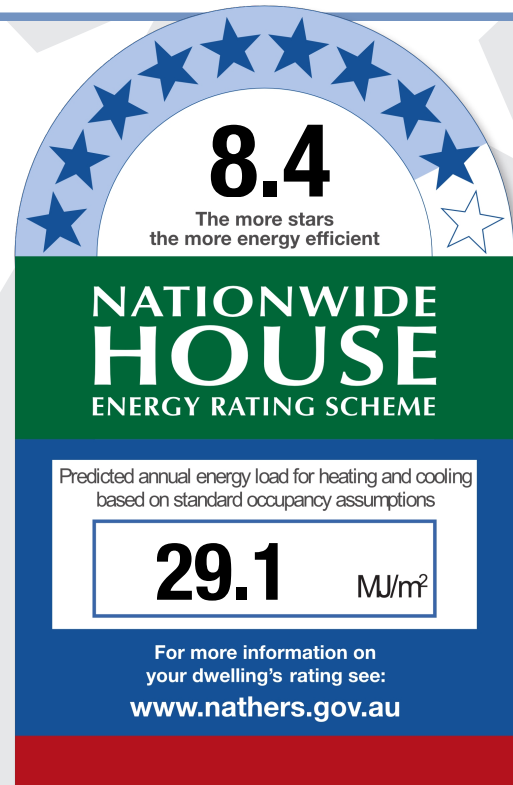
Conditioned: **69.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **69.0**

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

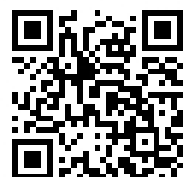
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Nationwide House Energy Rating Scheme* Certificate

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)
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None Present		
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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

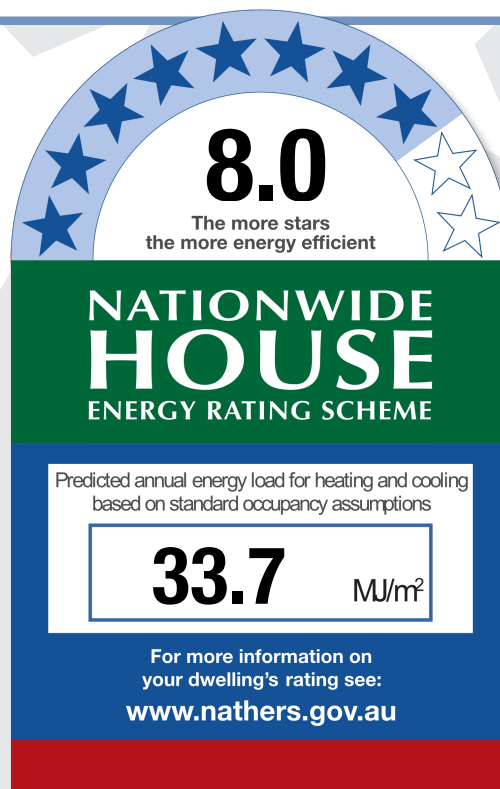
Cooling: 11.5

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.

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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 (m ²)	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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Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0004420642

Certificate Date: 05 Dec 2019

★ Star rating: 8.3

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Assessor details

Accreditation number: **VIC/BDAV/13/1645**
Name: **Dean Gorman**
Organisation: **Greenview Consulting Pty Ltd**
Email: **dean@greenview.net.au**
Phone: **8544 1683**
Declaration 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)

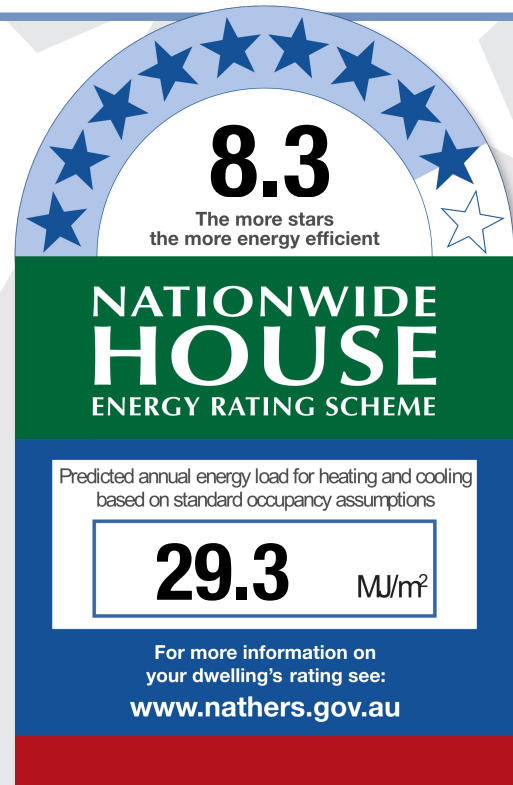
Conditioned: **49.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **49.0**

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

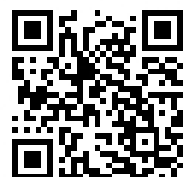
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Nationwide House Energy Rating Scheme* Certificate

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

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



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Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0004420675

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 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)

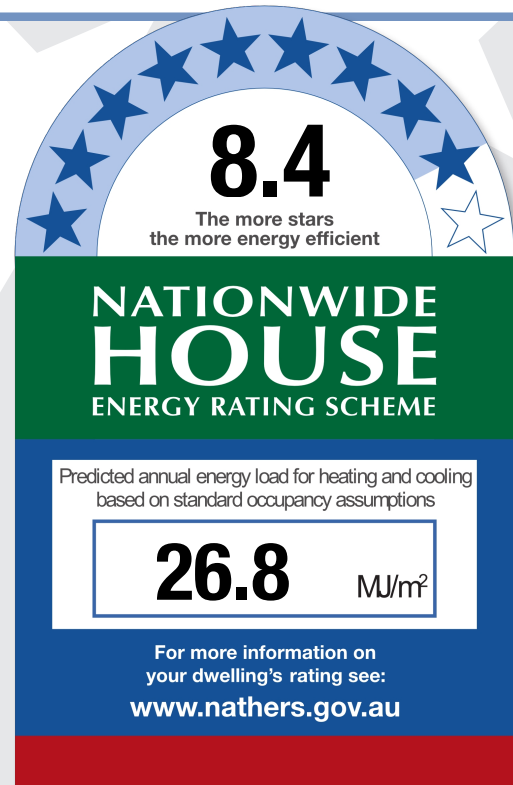
Conditioned: **69.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **69.0**

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.

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: 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

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

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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: 0004420469

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 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)

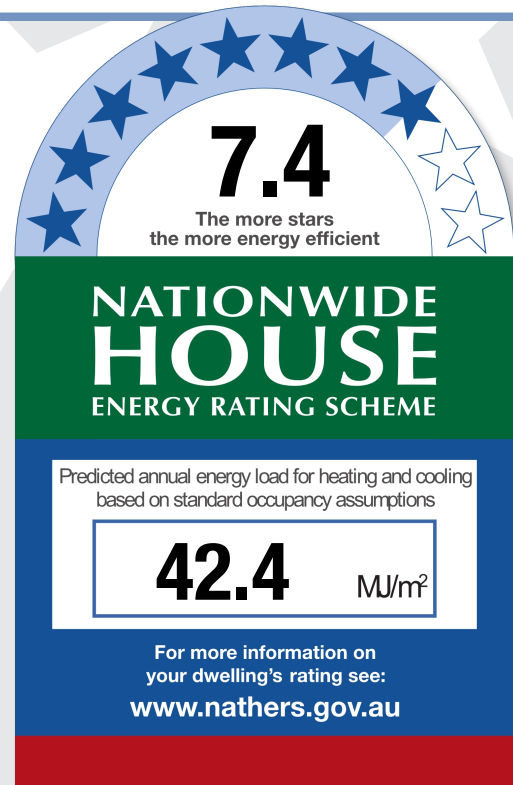
Conditioned: **48.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **48.0**

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.

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: 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
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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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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

Lot/DP NatHERS climate zone: 15

number: 30/1250970 Exposure: Open

Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick
Waterproofing Membrane
Concrete Slab, Unit Below

Insulation: R0.8 wall insulation
R3.0 ceiling insulation
No floor insulation

Glazing: ALM-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

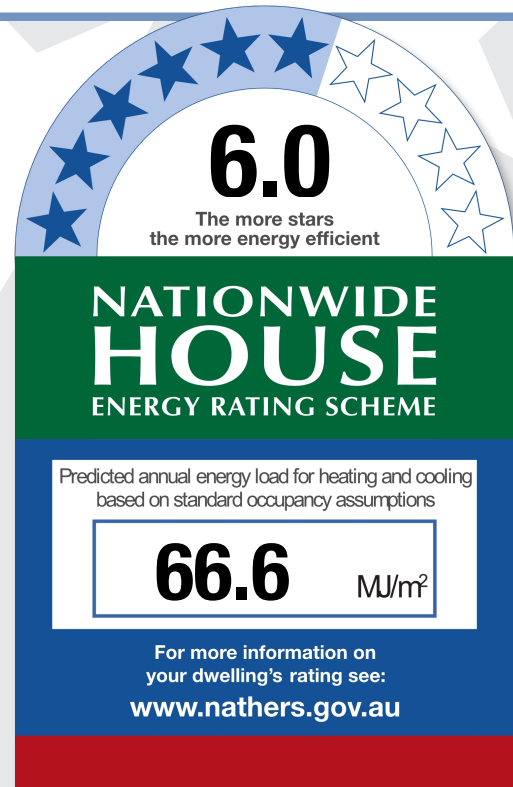
Cooling: 15.1

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

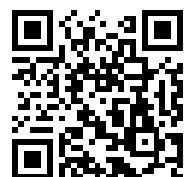
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Scan to access this certificate online and confirm this is valid.



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
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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

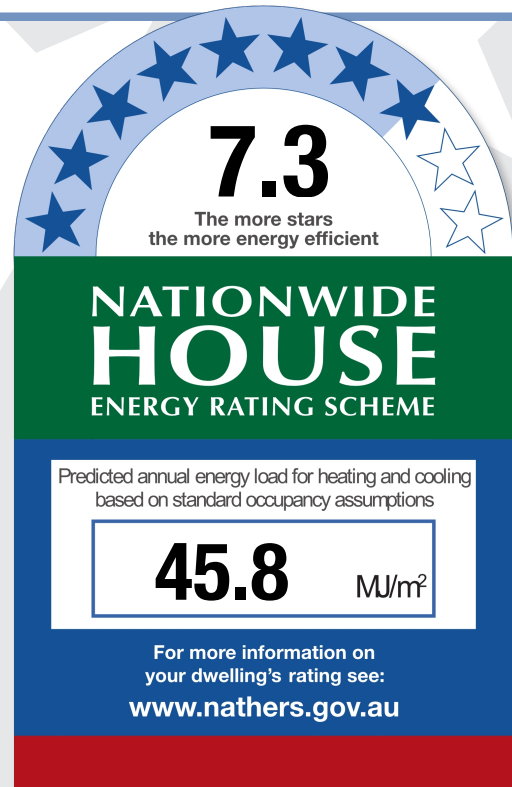
Cooling: 21.4

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

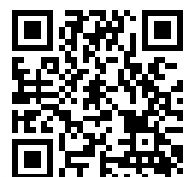
Note on allowable window values:
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Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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

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



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 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
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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

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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)

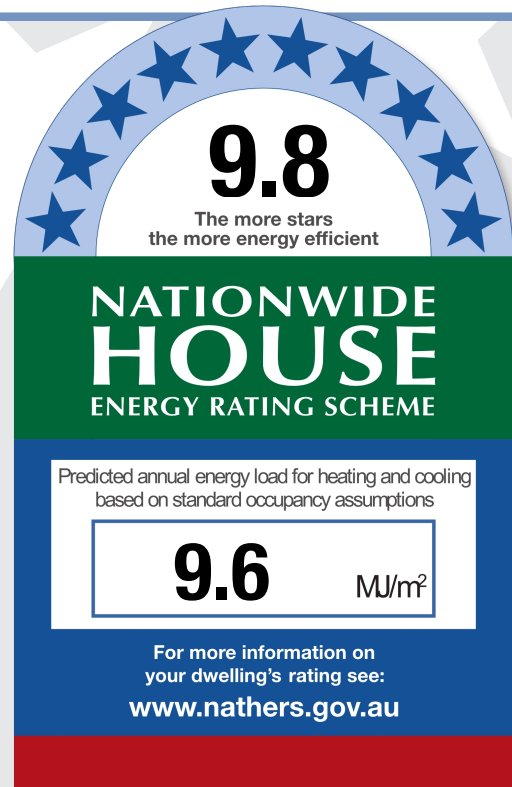
Conditioned: **53.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **53.0**

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

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

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Explanatory notes

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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)

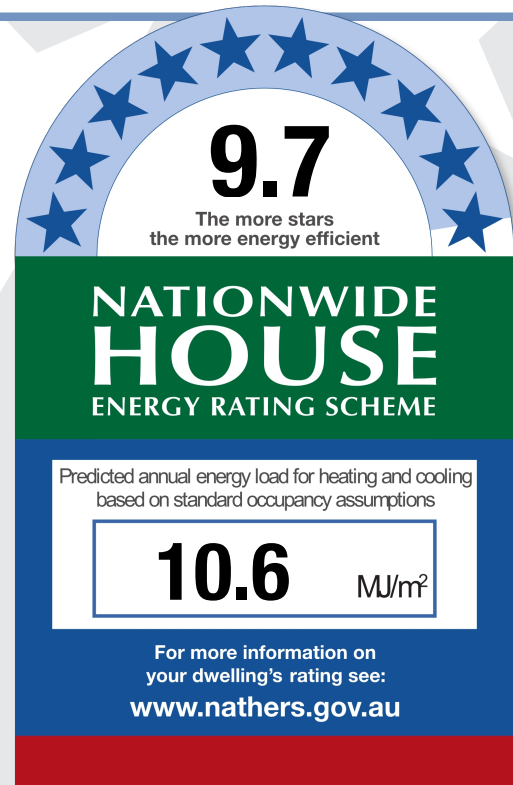
Conditioned: **53.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **53.0**

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

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

Explanatory notes

About this report

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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)

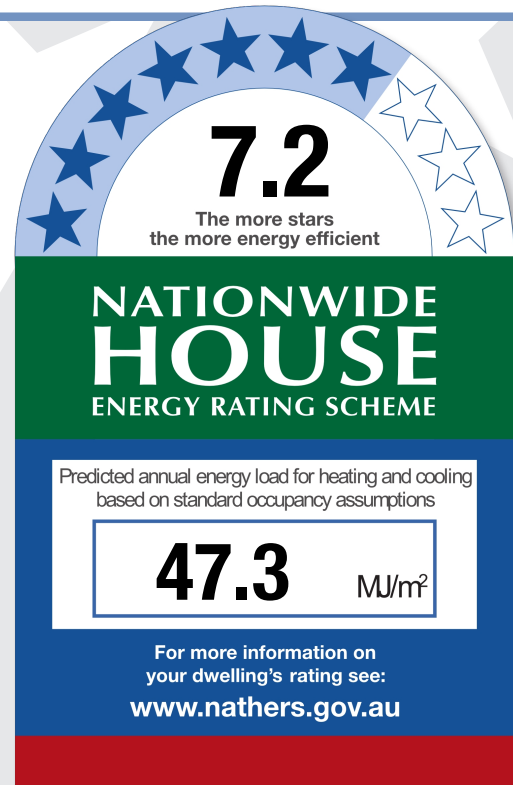
Conditioned: **61.0**
Unconditioned: **8.0**
Garage: **0.0**
TOTAL: **69.0**

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

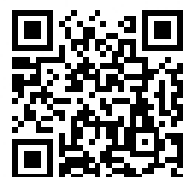
Note on allowable window values:
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Note: Only a +/- 5% SHGC tolerance is allowed with this rating.

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: 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
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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

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0004420667-01

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 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)

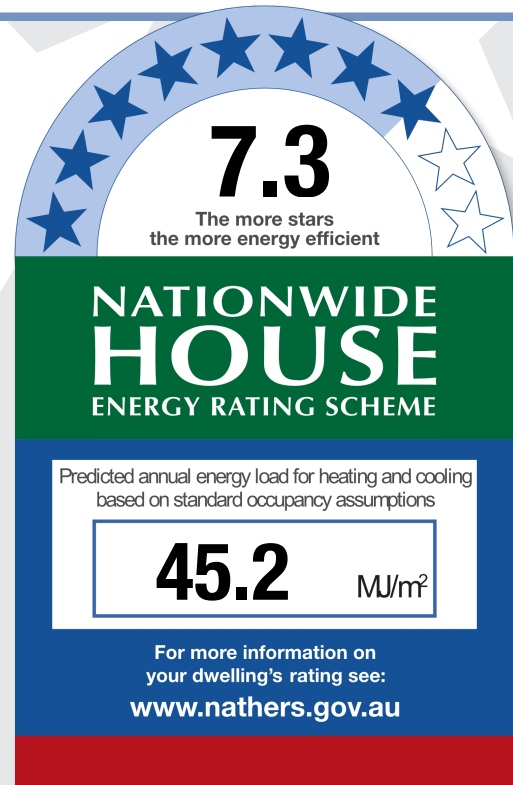
Conditioned: **69.0**
Unconditioned: **10.0**
Garage: **0.0**
TOTAL: **79.0**

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

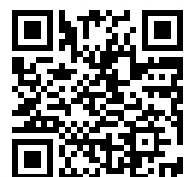
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Nationwide House Energy Rating Scheme* Certificate

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 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
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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



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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)

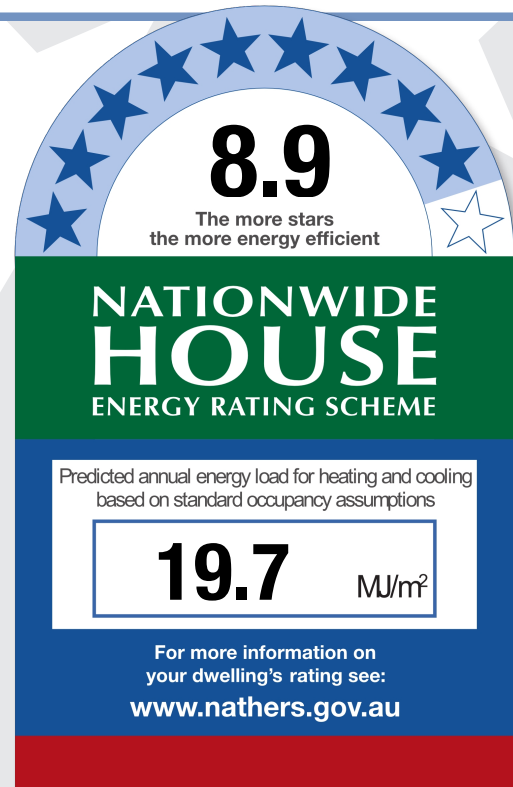
Conditioned: **53.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **53.0**

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

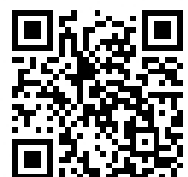
Note on allowable window values:
Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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.

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

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

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 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)

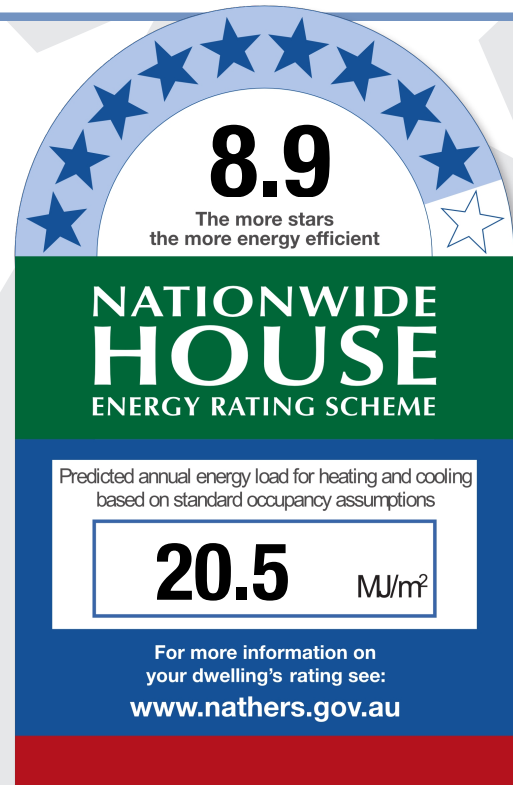
Conditioned: **53.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **53.0**

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

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

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

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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)

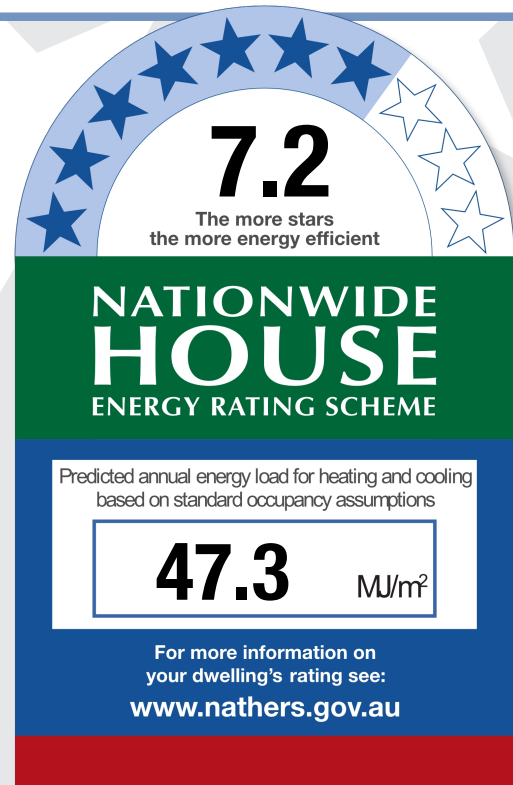
Conditioned: **61.0**
Unconditioned: **8.0**
Garage: **0.0**
TOTAL: **69.0**

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

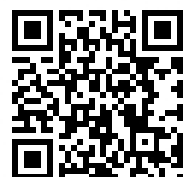
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Nationwide House Energy Rating Scheme* Certificate

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
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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 (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	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

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Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0004420543-01

Certificate Date: 18 Dec 2019

★ Star rating: 7.3

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

Assessor details

Accreditation

number: VIC/BDAV/13/1645

Name: Dean Gorman

Organisation: Greenview Consulting Pty Ltd

Email: dean@greenview.net.au

Phone: 8544 1683

Declaration 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

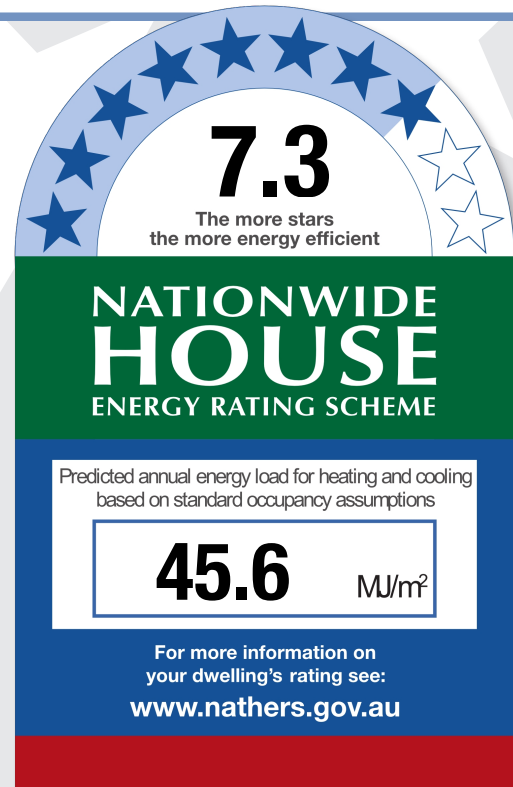
Cooling: 20.7

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:
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: 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**

Certificate Date:

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

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Additional information

Explanatory notes

About this report

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General Information

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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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Nationwide House Energy Rating Scheme* Certificate



Certificate number: 0004420576

Certificate Date: 05 Dec 2019

★ Star rating: 8.6

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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 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)

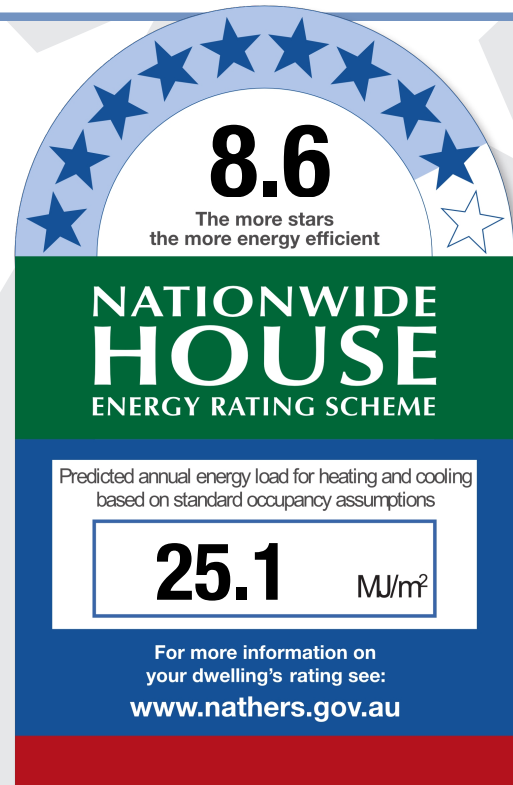
Conditioned: **53.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **53.0**

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

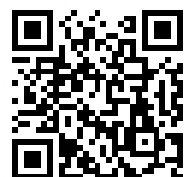
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Nationwide House Energy Rating Scheme* Certificate

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

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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**
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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)

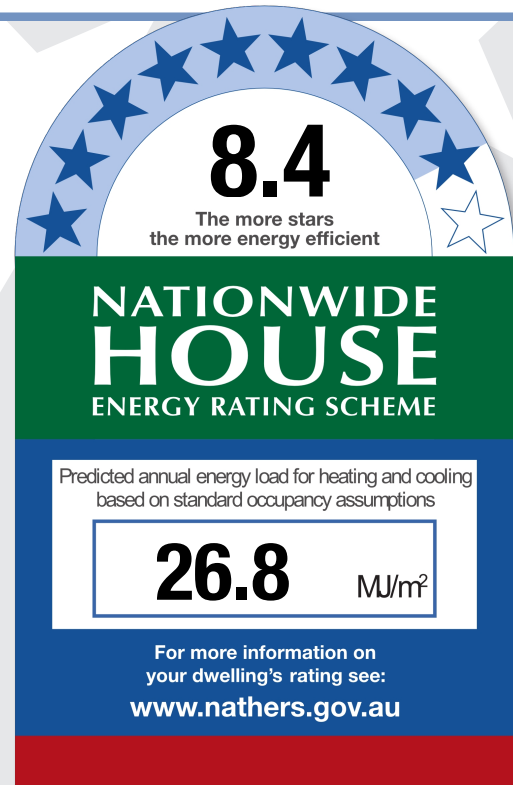
Conditioned: **53.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **53.0**

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:
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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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420592**

Certificate Date:

05 Dec 2019

★ Star rating:

8.4



Building features continued

Floors

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

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



Additional information

Explanatory notes

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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

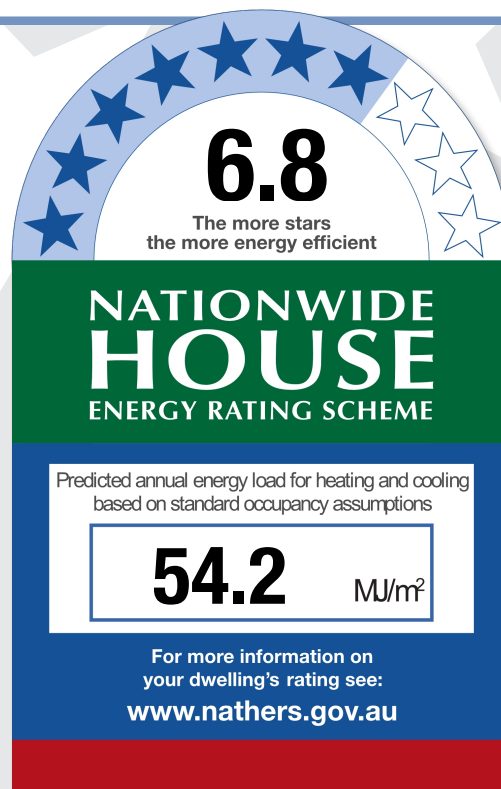
Cooling: 24.5

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.



Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004420626

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05 Dec 2019

★ Star rating:

6.8



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
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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004420626**

Certificate Date:

05 Dec 2019

★ Star rating:

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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Nationwide House Energy Rating Scheme* Certificate

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Certificate Date:

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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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