

06.09.2021

Ref: SY202243-SEL01-5

SH Gosford Residential Pty Ltd  
C/- DKO Architecture  
42 Davies Street  
Surry Hills NSW 2010

Dear Frank,

**Re: 32 Mann St, Gosford - BASIX Pathway Summary**

The following summary is the compliant BASIX pathway for Water, Energy and Thermal Comfort for the development application submission regarding the 26-30 Mann Street Gosford project, which is subject to change with the development of architectural and building services design.

**1.1 Water Efficiency**

Water score required: 40%

Current score: 40%

- Common Facilities:
  - 76,000L Rainwater Harvesting Tank to collect rainwater from at least 580m<sup>2</sup> of roof space to supply irrigation to at least 1045m<sup>2</sup> of common landscape & car washing bays
  - Common area toilets 3 Stars
  - Common area taps 5 Stars
  - Fire sprinkler test water to be contained in a closed system
- Dwellings:
  - Showerheads: 4 star WELS rated (>6 but ≤7.5 L/min)
  - Kitchen Taps & Bathroom Taps: 6 star WELS rated
  - Toilets: 4 star WELS rated

**1.2 Energy Efficiency**

Energy score required: 20%

Current Score: 25%

- Common Facilities:
  - Central Hot Water system: Gas instantaneous with R1.0 (~38mm) piping insulation internal and external to building
  - Lifts - gearless traction with VVVF motor with LED lightings connected to lift call button
  - Car Park (Basement) ventilation - mechanical supply and exhaust controlled by carbon monoxide (CO) sensor and VSD.
  - COMMS room - air-conditioning system with thermostatic control system
  - Switch room – mechanical supply with thermostatic control system
  - Bin room, garbage holding, chute discharge room and grease arrestor – mechanical exhaust only
  - Meter room and community garden room – naturally ventilated
  - Fire Control Room, Pump Room, and Sprinkler Tank Room – mechanical supply and exhaust interlocked to light switches

- Fire stairs, WC, Bulky Goods Storage, and Bike Store – mechanical exhaust only with time clock or BMS controlled
- Ground floor lobby – air-conditioning system with time clock or BMS controlled
- Lobby and Corridors – naturally ventilated
- All common areas to be provided with LEDs and motion sensors
- Photovoltaic System: 25kW peak rated
- Dwellings:
  - Domestic Hot Water: Central Hot water system
  - Individual fan ducted to roof or façade exhausts for bathroom, laundry and kitchens operated by light switches and timer off systems
  - 1-phase air conditioning for heating and cooling in living and bedroom areas, minimum EER between 3.0 – 3.5. Air conditioning provided in living and master bedrooms for 1-bed and 2-bed apartments, air conditioning provided in living and 2 bedrooms for 3-bed apartments, air-conditioning provided in living and all bedrooms for Level 21-24 apartments
  - Dedicated fluorescent or LED fittings for all internal areas
  - Gas cooktop & electric oven
  - Dishwasher: 3.5 star energy rating
  - Clothes Dryer: 2 star energy rating
  - 1 ceiling fan per each bedroom and each living room

### 1.3 Thermal Comfort

The following thermal comfort results are subject to change with the development of the design and details regarding window schedules, finishes and construction types for the building fabric

Element	Construction/Detail
External Wall construction	Precast concrete walls
External Wall Solar absorptance ( $0 < \text{absorptance} < 1$ )	0.5 (medium coloured)
Internal Wall	plasterboard assumed
Party Walls	35mm Alpha Panel System
Ceiling	plasterboard assumed
Roof construction	Concrete slab, plasterboard assumed
Roof Solar absorptance ( $0 < \text{absorptance} < 1$ )	0.5 (medium coloured)
Floor construction	Concrete Slab
Floor coverings	Carpet in bedrooms Timber for living area Tiles in wet areas.

The advice below is based on the preliminary plans and drawings received so far. The following building envelope properties would be compliant:

- External walls (precast concrete wall) with R2.5 bulk insulation (Total R-value of the wall system: R2.63)
- Party walls (Alpha Panel system) to achieve a Total R-Value of the wall system: R2.3
- Exposed Ceiling and Roof: Slab with R3.5 bulk insulation above plasterboard (Total R-value of the exposed ceiling system: R3.66)

- Suspended Floor to non-conditioned space (above car park): Concrete slab with R2.0 bulk insulation. (Total R-Value of the exposed floor system: R2.2)
- Window and frame system with total glazing performance U-value = 3.5 and SHGC = 0.47 (AFRC) for awnings window and casement door. Window and frame system with total glazing performance U-Value = 3.6 and SHGC = 0.54 (AFRC) for fixed window and sliding door.
- Provision of thermally sealed downlights, and surface mounted downlights only for units with exposed ceiling
- Weather seals are required for all exhaust and ventilation vents

Date	Rev	Issue	Author	Verifier
16.03.2021	1	Draft Issue	B. Park	E. Chan
17.03.2021	2	Second Issue	E. Chan	
23.03.2021	3	Third Issue	E. Chan	
14.04.2021	4	DA Issue	E. Chan	
06.09.2021	5	SSDA Issue	E. Chan	

# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Multi Dwelling

Certificate number: 1186192M\_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary

Date of issue: Thursday, 26 August 2021

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,  
Industry &  
Environment

### Project summary

Project name	Central Coast Quarter - Nth Tower_02
Street address	26-30 Mann Street Gosford 2250
Local Government Area	Central Coast Council
Plan type and plan number	deposited 1265226
Lot no.	111
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	136
No. of multi-dwelling houses	0
No. of single dwelling houses	0

### Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 24	Target 20

### Certificate Prepared by

Name / Company Name: Northrop Consulting Engineers Pty Ltd

ABN (if applicable): 81094433100

# Description of project

## Project address

Project name	Central Coast Quarter - Nth Tower_02
Street address	26-30 Mann Street Gosford 2250
Local Government Area	Central Coast Council
Plan type and plan number	deposited 1265226
Lot no.	111
Section no.	-

## Project type

No. of residential flat buildings	1
No. of units in residential flat buildings	136
No. of multi-dwelling houses	0
No. of single dwelling houses	0

## Site details

Site area (m²)	4168
Roof area (m²)	587.23
Non-residential floor area (m²)	593.0
Residential car spaces	167
Non-residential car spaces	16




## Common area landscape

Common area lawn (m²)	420.0
Common area garden (m²)	625.0
Area of indigenous or low water use species (m²)	0.0

## Assessor details

Assessor number	101311
Certificate number	0005864760
Climate zone	15
Ceiling fan in at least one bedroom	Yes
Ceiling fan in at least one living room or other conditioned area	Yes

## Project score

Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 24	Target 20

## Description of project

The tables below describe the dwellings and common areas within the project

### Residential flat buildings - Building1, 136 dwellings, 25 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
201	2	84.8	0.0	0.0	0.0
301	2	84.8	0.0	0.0	0.0
401	2	79.3	0.0	0.0	0.0
406	2	83.2	0.0	0.0	0.0
504	2	87.5	0.0	0.0	0.0
602	2	83.8	0.0	0.0	0.0
607	2	89.0	0.0	0.0	0.0
705	2	74.4	0.0	0.0	0.0
803	2	79.2	0.0	0.0	0.0
901	2	80.3	0.0	0.0	0.0
906	2	76.9	0.0	0.0	0.0
1004	2	87.2	0.0	0.0	0.0
1102	2	83.8	0.0	0.0	0.0
1107	2	89.0	0.0	0.0	0.0
1205	2	74.4	0.0	0.0	0.0
1303	2	79.2	0.0	0.0	0.0
1401	3	102.5	0.0	0.0	0.0
1406	2	76.9	0.0	0.0	0.0
Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
202	2	78.8	0.0	0.0	0.0
302	2	81.6	0.0	0.0	0.0
402	2	82.4	0.0	0.0	0.0
407	2	86.0	0.0	0.0	0.0
505	2	75.3	0.0	0.0	0.0
603	2	79.2	0.0	0.0	0.0
701	2	80.3	0.0	0.0	0.0
706	2	76.9	0.0	0.0	0.0
804	2	87.2	0.0	0.0	0.0
902	2	83.8	0.0	0.0	0.0
907	2	89.0	0.0	0.0	0.0
1005	2	74.4	0.0	0.0	0.0
1103	2	79.2	0.0	0.0	0.0
1201	2	80.3	0.0	0.0	0.0
1206	2	76.9	0.0	0.0	0.0
1304	2	87.2	0.0	0.0	0.0
1402	1	58.4	0.0	0.0	0.0
1407	2	89.0	0.0	0.0	0.0
Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
203	1	51.4	0.0	0.0	0.0
303	1	51.4	0.0	0.0	0.0
403	2	78.8	0.0	0.0	0.0
501	2	81.2	0.0	0.0	0.0
506	2	74.5	0.0	0.0	0.0
604	2	87.2	0.0	0.0	0.0
702	2	83.8	0.0	0.0	0.0
707	2	89.0	0.0	0.0	0.0
805	2	74.4	0.0	0.0	0.0
903	2	79.2	0.0	0.0	0.0
1001	2	80.3	0.0	0.0	0.0
1006	2	76.9	0.0	0.0	0.0
1104	2	87.2	0.0	0.0	0.0
1202	2	83.8	0.0	0.0	0.0
1207	2	89.0	0.0	0.0	0.0
1305	2	74.4	0.0	0.0	0.0
1403	2	79.2	0.0	0.0	0.0
1501	3	102.5	0.0	0.0	0.0
Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
204	1	51.5	0.0	0.0	0.0
304	1	52.1	0.0	0.0	0.0
404	2	89.9	0.0	0.0	0.0
502	2	82.4	0.0	0.0	0.0
507	2	84.8	0.0	0.0	0.0
605	2	74.4	0.0	0.0	0.0
703	2	79.2	0.0	0.0	0.0
801	2	80.3	0.0	0.0	0.0
806	2	76.9	0.0	0.0	0.0
904	2	87.2	0.0	0.0	0.0
1002	2	83.8	0.0	0.0	0.0
1007	2	89.0	0.0	0.0	0.0
1105	2	74.4	0.0	0.0	0.0
1203	2	79.2	0.0	0.0	0.0
1301	3	102.5	0.0	0.0	0.0
1306	2	76.9	0.0	0.0	0.0
1404	2	87.2	0.0	0.0	0.0
1502	1	58.4	0.0	0.0	0.0
Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
205	1	66.9	0.0	0.0	0.0
305	1	67.9	0.0	0.0	0.0
405	2	84.8	0.0	0.0	0.0
503	2	79.7	0.0	0.0	0.0
601	2	84.8	0.0	0.0	0.0
606	2	76.9	0.0	0.0	0.0
704	2	87.2	0.0	0.0	0.0
802	2	83.8	0.0	0.0	0.0
807	2	89.0	0.0	0.0	0.0
905	2	74.4	0.0	0.0	0.0
1003	2	79.2	0.0	0.0	0.0
1101	2	80.3	0.0	0.0	0.0
1106	2	76.9	0.0	0.0	0.0
1204	2	87.2	0.0	0.0	0.0
1302	1	58.4	0.0	0.0	0.0
1307	2	89.0	0.0	0.0	0.0
1405	2	74.4	0.0	0.0	0.0
1503	2	79.2	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
1504	2	87.2	0.0	0.0	0.0
1602	1	58.4	0.0	0.0	0.0
1607	2	89.0	0.0	0.0	0.0
1705	2	74.4	0.0	0.0	0.0
1803	2	79.2	0.0	0.0	0.0
1901	3	102.5	0.0	0.0	0.0
1906	2	76.9	0.0	0.0	0.0
2004	2	87.2	0.0	0.0	0.0
2102	3	144.6	0.0	0.0	0.0
2401	4 or more bedrooms	243.9	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
1505	2	74.4	0.0	0.0	0.0
1603	2	79.2	0.0	0.0	0.0
1701	3	102.5	0.0	0.0	0.0
1706	2	76.9	0.0	0.0	0.0
1804	2	87.2	0.0	0.0	0.0
1902	1	58.4	0.0	0.0	0.0
1907	2	89.0	0.0	0.0	0.0
2005	2	74.4	0.0	0.0	0.0
2201	3	109.2	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
1506	2	76.9	0.0	0.0	0.0
1604	2	87.2	0.0	0.0	0.0
1702	1	58.4	0.0	0.0	0.0
1707	2	89.0	0.0	0.0	0.0
1805	2	74.4	0.0	0.0	0.0
1903	2	79.2	0.0	0.0	0.0
2001	3	102.5	0.0	0.0	0.0
2006	2	76.9	0.0	0.0	0.0
2202	3	144.6	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
1507	2	89.0	0.0	0.0	0.0
1605	2	74.4	0.0	0.0	0.0
1703	2	79.2	0.0	0.0	0.0
1801	3	102.5	0.0	0.0	0.0
1806	2	76.9	0.0	0.0	0.0
1904	2	87.2	0.0	0.0	0.0
2002	1	58.4	0.0	0.0	0.0
2007	2	89.0	0.0	0.0	0.0
2301	3	109.2	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
1601	3	102.5	0.0	0.0	0.0
1606	2	76.9	0.0	0.0	0.0
1704	2	87.2	0.0	0.0	0.0
1802	1	58.4	0.0	0.0	0.0
1807	2	89.0	0.0	0.0	0.0
1905	2	74.4	0.0	0.0	0.0
2003	2	79.1	0.0	0.0	0.0
2101	3	109.2	0.0	0.0	0.0
2302	3	144.6	0.0	0.0	0.0

## Description of project

The tables below describe the dwellings and common areas within the project

### Common areas of unit building - Building1

Common area	Floor area (m²)
Carpark	5629.82
COMMS	4.65
Garbage holding	106.0
Community Garden Room	117.24
Pump Room	54.3
WC	20.65
Ground floor lobby type (No. 1)	50.0

Common area	Floor area (m²)
Lift car (No.1)	-
Switch Room	28.5
Chute Discharge Room	22.0
Meter	5.8
Sprinkler Tank Room	22.73
Bulky Goods Storage	20.0
Corridor	1100.0

Common area	Floor area (m²)
Lift car (No.2)	-
Bin Room	94.5
Grease Arrestor	9.0
Fire Control Room	35.93
Fire Stairs	603.99
Bike Store	79.5
Level 24 Corridor	2.37



# Schedule of BASIX commitments

## 1. Commitments for Residential flat buildings - Building1

### (a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

### (b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

## 2. Commitments for multi-dwelling houses

## 3. Commitments for single dwelling houses

## 4. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

## Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

### 1. Commitments for Residential flat buildings - Building1

#### (a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✓	✓
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	6 star	6 star	no	-	-	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	manual on / timer off	individual fan, ducted to façade or roof	manual on / timer off	individual fan, ducted to façade or roof	manual on / timer off

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
405	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
2401	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	4 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	2	yes
2102, 2202, 2302	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
203, 204, 205, 303, 304, 305, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All other dwellings	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	3.5 star	-	2 star	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:  (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
201	34.9	12.5
202	21.7	15.9
203	27.5	35.5
204	17.3	25.9
205	27.4	15.2
301	33.3	27.1
302	26.2	34.1
303	32.3	34.0
304	21.2	36.2
305	27.5	25.6
401	49.0	16.5
402	44.4	10.3

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
403	53.6	17.8
404	41.5	14.8
405	49.2	33.5
406	33.6	9.6
407	45.0	16.9
501	32.7	28.7
502	31.0	23.3
503	45.8	28.5
504	29.6	27.6
505	27.7	22.1
506	34.2	21.7
507	30.5	19.9
602	31.4	17.3
902	31.4	17.2
1002	34.2	14.5
1102	34.2	14.6
1202	34.5	22.6
1301	35.1	16.1
2001	50.8	18.2
2002	59.5	23.3
2003	44.4	23.3
2004	38.9	21.2
2006	42.6	23.1
2007	49.0	20.5
2101	38.6	17.1
2102	10.9	22.4
2201	37.7	17.1



	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
2202	11.1	22.1
2301	56.5	23.4
2302	14.8	27.4
2401	34.0	22.0
702, 802	31.4	17.0
1001, 1101, 1201	41.4	18.8
601, 701, 801, 901	38.2	21.1
603, 703, 803, 903	39.0	25.0
604, 704, 804, 904	27.7	22.6
605, 705, 805, 905	32.7	15.2
606, 706, 806, 906	38.0	18.9
607, 707, 807, 907	30.7	20.6
1401, 1501, 1601, 1701, 1801, 1901	34.5	16.1
1302, 1402, 1502, 1602, 1702, 1802, 1902	50.0	25.8
1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903	42.2	22.7
1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904	30.7	21.1
1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906	41.4	18.3
1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907	33.8	18.8
All other dwellings	28.5	18.3

**(b) Common areas and central systems/facilities**

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	3 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	76000.0	To collect run-off from at least: - 580.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 1045.0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	No
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	No
COMMS	air conditioning system	thermostatically controlled	light-emitting diode	motion sensors	No
Switch Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	No
Bin Room	ventilation exhaust only	-	light-emitting diode	motion sensors	No
Garbage holding	ventilation exhaust only	-	light-emitting diode	motion sensors	No
Chute Discharge Room	ventilation exhaust only	-	light-emitting diode	motion sensors	No
Grease Arrestor	ventilation exhaust only	-	light-emitting diode	motion sensors	No
Community Garden Room	no mechanical ventilation	-	light-emitting diode	motion sensors	No
Meter	no mechanical ventilation	-	light-emitting diode	motion sensors	No
Fire Control Room	ventilation (supply + exhaust)	interlocked to light	light-emitting diode	motion sensors	No
Pump Room	ventilation (supply + exhaust)	interlocked to light	light-emitting diode	motion sensors	No

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Sprinkler Tank Room	ventilation (supply + exhaust)	interlocked to light	light-emitting diode	motion sensors	No
Fire Stairs	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	No
WC	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	No
Bulky Goods Storage	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	No
Bike Store	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	No
Ground floor lobby type (No. 1)	air conditioning system	time clock or BMS controlled	light-emitting diode	motion sensors	No
Corridor	no mechanical ventilation	-	light-emitting diode	motion sensors	No
Level 24 Corridor	no mechanical ventilation	-	light-emitting diode	motion sensors	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas instantaneous	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 25
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 25

#### 4. Commitments for common areas and central systems/facilities for the development (non-building specific)

##### (b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	3 star	5 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 25.0 peak kW

## Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

## Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

# Nationwide House Energy Rating Scheme — Class 2 summary

## NatHERS Certificate No. 0005864760

Generated on 06 Sep 2021 using BERS Pro v4.4.0.2 (3.21)

### Property

**Address** 26-30 Mann St , Gosford , NSW ,  
2250

**Lot/DP** 111/1265226

**NatHERS climate zone** 15

**Accredited assessor** 

Erica Chan

Northrop Consulting Engineers

echan@northrop.com.au

(02) 9241 4188

**Accreditation No.** 101311

**Assessor Accrediting Organisation** ABSA



### Verification

To verify this certificate, scan the QR code or visit [hstar.com.au/QR/Generate?p=bdteaLRVP](https://hstar.com.au/QR/Generate?p=bdteaLRVP).  
When using either link, ensure you are visiting [hstar.com.au](https://hstar.com.au)

### Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m <sup>2</sup> /p.a.)	Cooling load (MJ/m <sup>2</sup> /p.a.)	Total load (MJ/m <sup>2</sup> /p.a.)	Star rating
<a href="#">0005863402</a>	201	34.9	12.5	47.4	7.2
<a href="#">0005863436</a>	202	21.7	15.9	37.5	7.8
<a href="#">0005863469</a>	203	27.5	35.5	63.1	6.3
<a href="#">0005863493</a>	204	17.3	25.9	43.2	7.4
<a href="#">0005863519</a>	205	27.4	15.1	42.5	7.4

*Continued Over*

### National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated buildings are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at [www.abcb.gov.au](https://www.abcb.gov.au).

State and territory variations and additions to the NCC may also apply.



## Summary of all dwellings (continued)

Certificate number and link	Unit Number	Heating load (MJ/m <sup>2</sup> /p.a.)	Cooling load (MJ/m <sup>2</sup> /p.a.)	Total load (MJ/m <sup>2</sup> /p.a.)	Star rating
<a href="#">0005863550</a>	301	33.3	27.1	60.4	6.4
<a href="#">0005863584</a>	302	26.2	34.1	60.3	6.4
<a href="#">0005863600</a>	303	32.3	34	66.3	6.1
<a href="#">0005863634</a>	304	21.2	36.2	57.4	6.6
<a href="#">0005863659</a>	305	27.5	25.6	53.1	6.9
<a href="#">0005863683</a>	401	49	16.5	65.5	6.1
<a href="#">0005863725</a>	402	44.4	10.3	54.7	6.8
<a href="#">0005863741</a>	403	53.6	17.8	71.4	5.8
<a href="#">0005863774</a>	404	41.5	14.8	56.3	6.7
<a href="#">0005863808</a>	405	49.2	33.2	82.4	5.2
<a href="#">0005863832</a>	406	33.6	9.6	43.2	7.4
<a href="#">0005863865</a>	407	45	16.9	61.9	6.3
<a href="#">0005863311</a>	501	32.7	28.8	61.5	6.4
<a href="#">0005863345</a>	502	31	23.3	54.2	6.8
<a href="#">0005863360</a>	503	45.8	28.5	74.3	5.6
<a href="#">0005863394</a>	504	29.6	27.6	57.2	6.6
<a href="#">0005863428</a>	505	27.7	22.1	49.8	7
<a href="#">0005863451</a>	506	34.2	21.7	55.8	6.7
<a href="#">0005863485</a>	507	30.5	19.9	50.4	6.9
<a href="#">0005863527</a>	601	38.2	21.1	59.2	6.4
<a href="#">0005863543</a>	602	31.4	17.3	48.6	7.1
<a href="#">0005863576</a>	603	39	25	64.1	6.2
<a href="#">0005863618</a>	604	27.7	22.6	50.4	6.9
<a href="#">0005863642</a>	605	32.7	15.2	47.9	7.2
<a href="#">0005863675</a>	606	38	18.9	57	6.6
<a href="#">0005863709</a>	607	30.7	20.6	51.3	6.9
<a href="#">0005863733</a>	701	38.2	21.1	59.3	6.4
<a href="#">0005863766</a>	702	31.4	17	48.4	7.2
<a href="#">0005863790</a>	703	39	25	64.1	6.2
<a href="#">0005863824</a>	704	27.7	22.6	50.4	6.9
<a href="#">0005863857</a>	705	32.6	15.3	47.9	7.2
<a href="#">0005863881</a>	706	38	18.9	57	6.6
<a href="#">0005863337</a>	707	30.7	20.6	51.3	6.9
<a href="#">0005863352</a>	801	38.2	21.1	59.3	6.4
<a href="#">0005863378</a>	802	31.4	17.3	48.6	7.1
<a href="#">0005863386</a>	803	39	25	64.1	6.2
<a href="#">0005863410</a>	804	27.7	22.6	50.4	6.9
<a href="#">0005863444</a>	805	32.6	15.3	47.9	7.2
<a href="#">0005863477</a>	806	38	18.9	57	6.6
<a href="#">0005863501</a>	807	30.7	20.6	51.3	6.9

Certificate number and link	Unit Number	Heating load (MJ/m /p.a.)	Cooling load (MJ/m /p.a.)	Total load (MJ/m /p.a.)	Star rating
<a href="#">0005863535</a>	901	38.2	21.1	59.3	6.4
<a href="#">0005863568</a>	902	31.4	17.2	48.6	7.1
<a href="#">0005863592</a>	903	39	25	64.1	6.2
<a href="#">0005863626</a>	904	27.7	22.6	50.4	6.9
<a href="#">0005863667</a>	905	32.6	15.3	47.9	7.2
<a href="#">0005863691</a>	906	38	18.9	57	6.6
<a href="#">0005863717</a>	907	30.7	20.6	51.3	6.9
<a href="#">0005863758</a>	1001	41.4	18.8	60.2	6.4
<a href="#">0005863782</a>	1002	34.2	14.5	48.8	7.1
<a href="#">0005863816</a>	1003	42.2	22.7	64.9	6.2
<a href="#">0005863840</a>	1004	30.7	21.1	51.8	6.9
<a href="#">0005863873</a>	1005	28.5	18.3	46.7	7.3
<a href="#">0005863899</a>	1006	41.4	18.3	59.7	6.4
<a href="#">0005863923</a>	1007	33.8	18.8	52.6	6.9
<a href="#">0005863956</a>	1101	41.4	18.8	60.2	6.4
<a href="#">0005863980</a>	1102	34.2	14.6	48.7	7.1
<a href="#">0005864012</a>	1103	42.2	22.7	64.9	6.2
<a href="#">0005864046</a>	1104	30.7	21.1	51.8	6.9
<a href="#">0005864079</a>	1105	28.5	18.3	46.7	7.3
<a href="#">0005864103</a>	1106	41.4	18.3	59.7	6.4
<a href="#">0005864137</a>	1107	33.8	18.8	52.6	6.9
<a href="#">0005864160</a>	1201	41.4	18.8	60.2	6.4
<a href="#">0005864194</a>	1202	34.5	22.6	57.1	6.6
<a href="#">0005864228</a>	1203	42.2	22.7	64.9	6.2
<a href="#">0005864251</a>	1204	30.7	21.1	51.8	6.9
<a href="#">0005864285</a>	1205	28.5	18.3	46.7	7.3
<a href="#">0005864319</a>	1206	41.4	18.3	59.7	6.4
<a href="#">0005864343</a>	1207	33.8	18.8	52.6	6.9
<a href="#">0005864376</a>	1301	35.1	16.1	51.2	6.9
<a href="#">0005864400</a>	1302	50	25.8	75.9	5.5
<a href="#">0005864434</a>	1303	42.2	22.7	64.9	6.2
<a href="#">0005864467</a>	1304	30.7	21.1	51.8	6.9
<a href="#">0005863907</a>	1305	28.5	18.3	46.7	7.3
<a href="#">0005863931</a>	1306	41.4	18.3	59.7	6.4
<a href="#">0005863964</a>	1307	33.8	18.8	52.6	6.9
<a href="#">0005863998</a>	1401	34.5	16.1	50.7	6.9
<a href="#">0005864020</a>	1402	50	25.8	75.9	5.5
<a href="#">0005864053</a>	1403	42.2	22.7	64.9	6.2
<a href="#">0005864087</a>	1404	30.7	21.1	51.8	6.9
<a href="#">0005864111</a>	1405	28.5	18.3	46.7	7.3
<a href="#">0005864145</a>	1406	41.4	18.3	59.7	6.4
<a href="#">0005864178</a>	1407	33.8	18.8	52.6	6.9

Certificate number and link	Unit Number	Heating load (MJ/m /p.a.)	Cooling load (MJ/m /p.a.)	Total load (MJ/m /p.a.)	Star rating
<a href="#">0005864202</a>	1501	34.5	16.1	50.7	6.9
<a href="#">0005864236</a>	1502	50	25.8	75.9	5.5
<a href="#">0005864269</a>	1503	42.2	22.7	64.9	6.2
<a href="#">0005864293</a>	1504	30.7	21.1	51.8	6.9
<a href="#">0005864327</a>	1505	28.5	18.3	46.7	7.3
<a href="#">0005864350</a>	1506	41.4	18.3	59.7	6.4
<a href="#">0005864384</a>	1507	33.8	18.8	52.6	6.9
<a href="#">0005864418</a>	1601	34.5	16.1	50.7	6.9
<a href="#">0005864442</a>	1602	50	25.8	75.9	5.5
<a href="#">0005864475</a>	1603	42.2	22.7	64.9	6.2
<a href="#">0005863915</a>	1604	30.7	21.1	51.8	6.9
<a href="#">0005863949</a>	1605	28.5	18.3	46.7	7.3
<a href="#">0005863972</a>	1606	41.4	18.3	59.7	6.4
<a href="#">0005864004</a>	1607	33.8	18.8	52.6	6.9
<a href="#">0005864038</a>	1701	34.5	16.1	50.7	6.9
<a href="#">0005864061</a>	1702	50	25.8	75.9	5.5
<a href="#">0005864095</a>	1703	42.2	22.7	64.9	6.2
<a href="#">0005864129</a>	1704	30.7	21.1	51.8	6.9
<a href="#">0005864152</a>	1705	28.5	18.3	46.7	7.3
<a href="#">0005864186</a>	1706	41.4	18.3	59.7	6.4
<a href="#">0005864210</a>	1707	33.8	18.8	52.6	6.9
<a href="#">0005864244</a>	1801	34.5	16.1	50.7	6.9
<a href="#">0005864277</a>	1802	50	25.8	75.9	5.5
<a href="#">0005864301</a>	1803	42.2	22.7	64.9	6.2
<a href="#">0005864335</a>	1804	30.7	21.1	51.8	6.9
<a href="#">0005864368</a>	1805	28.5	18.3	46.7	7.3
<a href="#">0005864392</a>	1806	41.4	18.3	59.7	6.4
<a href="#">0005864426</a>	1807	33.8	18.8	52.6	6.9
<a href="#">0005864459</a>	1901	34.5	16.1	50.7	6.9
<a href="#">0005864483</a>	1902	50	25.8	75.9	5.5
<a href="#">0005864509</a>	1903	42.2	22.7	64.9	6.2
<a href="#">0005864517</a>	1904	30.7	21.1	51.8	6.9
<a href="#">0005864541</a>	1905	28.5	18.3	46.7	7.3
<a href="#">0005864574</a>	1906	41.4	18.3	59.7	6.4
<a href="#">0005864608</a>	1907	33.8	18.8	52.6	6.9
<a href="#">0005864624</a>	2001	50.8	18.2	69	5.9
<a href="#">0005864640</a>	2002	59.5	23.3	82.8	5.2
<a href="#">0005864673</a>	2003	44.4	23.3	67.7	5.9
<a href="#">0005864707</a>	2004	38.9	21.2	60	6.4
<a href="#">0005864731</a>	2005	28.5	18.3	46.7	7.3
<a href="#">0005864491</a>	2006	42.6	23.1	65.7	6.1
<a href="#">0005864525</a>	2007	49	20.5	69.6	5.9

Certificate number and link	Unit Number	Heating load (MJ/m /p.a.)	Cooling load (MJ/m /p.a.)	Total load (MJ/m /p.a.)	Star rating
<a href="#">0005864558</a>	2101	38.6	17.1	55.6	6.7
<a href="#">0005864582</a>	2102	10.9	22.4	33.3	8.1
<a href="#">0005864616</a>	2201	37.7	17.1	54.8	6.8
<a href="#">0005864632</a>	2202	11.1	22.1	33.2	8.1
<a href="#">0005864665</a>	2301	56.5	23.4	79.9	5.4
<a href="#">0005864699</a>	2302	14.8	27.4	42.2	7.4
<a href="#">0005864723</a>	2401	34	22	55.9	6.7
Average		35.81	20.65	56.46	6.65

## Explanatory Notes

### About this report

This summary rating is the average rating of all NCC Class 2 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

### Accredited Assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

### Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.