

Nationwide House Energy Rating Scheme* — Class 2 summary



Certificate number: **0004762500**

Certificate Date: **15 Apr 2020**

★ Average Star rating: **5.8**

Assessor details

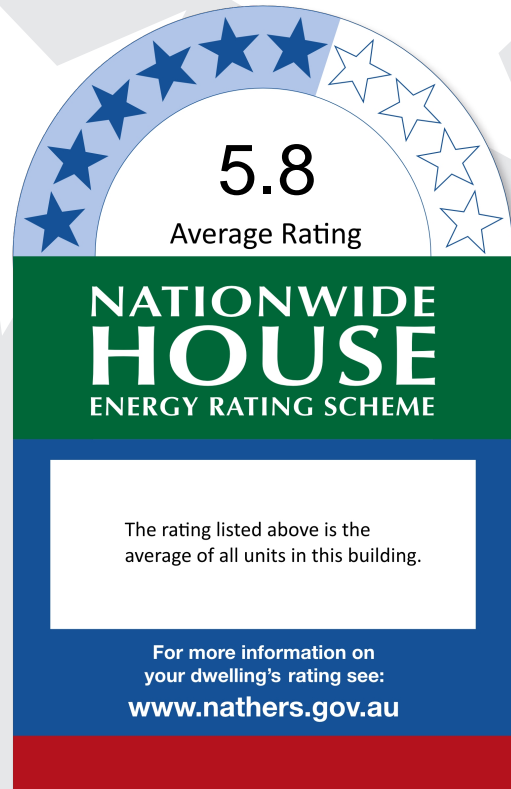
Accreditation number: **VIC/BDAV/12/1469**
Name: **Craig Crowther**
Organisation: **Insight Energy**
Email: **info@insightenergy.com.au**
Phone: **02 8188 6777**
Declaration of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.4.0.0 (3.21)**

AAO: **BDAV**

Dwelling details

Street: **231 Whale Beach Road**
Suburb: **WHALE BEACH**
State: **NSW**
Postcode: **2107**

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



Summary of all dwellings

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0004762100	Apt 1	44.7	10.5	55.2	5.7
0004762134	Apt 2	23.0	21.0	44.0	6.6
0004762142	Apt 3	41.5	15.3	56.7	5.6
0004762159	Apt 4	43.7	21.8	65.5	5.1
0004762498	Apt 5	33.8	19.3	53.1	5.9

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004762100

Certificate Date: 15 Apr 2020

★ Star rating: 5.7



Assessor details

Accreditation

number: **VIC/BDAV/12/1469**

Name: **Craig Crowther**

Organisation: **Insight Energy**

Email: **info@insightenergy.com.au**

Phone: **02 8188 6777**

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

Software: **BERS Pro v4.4.0.0 (3.21)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit Apt 1, 231 Whale Beach Road**

Suburb: **WHALE BEACH**

State: **NSW**

Postcode: **2107**

Type: **New Dwelling**

NCC Class: **2**

Lot/DP

number: **B/316404**

NatHERS climate zone: **56**

Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**

**Concrete, Plasterboard
Suspended Concrete Slab**

Insulation:

No wall insulation

No ceiling insulation

No floor insulation

Glazing:

ALM-002-01 A Aluminium B SG Clear

Net floor area (m²)

Conditioned: **184.0**

Unconditioned: **0.0**

Garage: **0.0**

TOTAL: **184.0**

Annual thermal performance loads (MJ/m²)

Heating: **44.7**

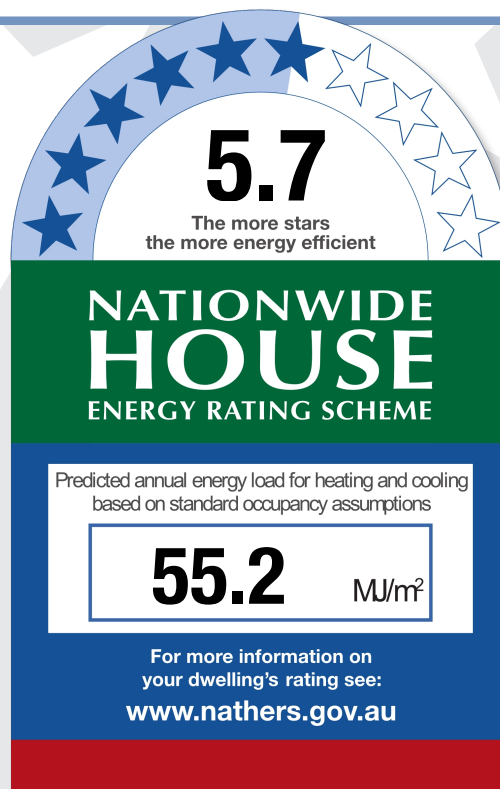
Cooling: **10.5**

TOTAL: **55.2**

Plan documents

Plan ref/date: **DA, Project No 1609, Issue L dated April 2020**

Prepared by: **Richard Cole Architects, Drawn KW**



Ceiling penetrations

(see following pages for details)

Sealed: **30**

Unsealed: **0**

TOTAL:** **30**

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

Principle downlight type: **LED**

Window selection - default windows only

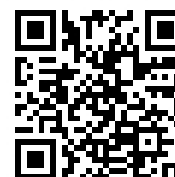
Note on allowable window values:
Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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

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

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

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004762100**

Certificate Date:

15 Apr 2020

★ Star rating:

5.7



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70
ALM-004-01 A	ALM-004-01 A Aluminium B DG Air Fill Clear-Clear	4.8	0.59

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bed 3	ALM-002-01 A	n/a	2950	2040	S	No Shading
Bed 2	ALM-002-01 A	n/a	2950	3300	S	No Shading
Bed 1	ALM-002-01 A	n/a	2950	3260	S	No Shading
Kitch/Din/Liv/S	ALM-002-01 A	n/a	550	3200	N	No Shading
Kitch/Din/Liv/S	ALM-004-01 A	n/a	2950	7120	E	No Shading
Kitch/Din/Liv/S	ALM-002-01 A	n/a	600	1110	S	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	No insulation	No
EW-2	Tilt up Concrete	No insulation	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Media	EW-1	4950	2950	S	No	100
Media	EW-2	4050	2950	W	No	100
Bed 3	EW-1	2050	2950	S	No	100
Bed 3	EW-1	1050	2950	S	No	100
Bed 2	EW-1	3300	2950	S	No	100
Bed 1	EW-1	3200	2950	S	No	100
Kitch/Din/Liv/S	EW-1	2650	2950	N	No	2300
Kitch/Din/Liv/S	EW-1	5600	2950	N	No	100
Kitch/Din/Liv/S	EW-2	8500	2950	E	No	3800
Kitch/Din/Liv/S	EW-1	2700	2950	S	No	100
Kitch/Din/Liv/S	EW-1	4550	2950	S	No	100
Hallway	EW-1	10750	2950	N	No	2300
Hallway	EW-2	1650	2950	W	No	100
Pantry	EW-1	1600	2950	S	No	100

Nationwide House Energy Rating Scheme* Certificate

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5.7



Building features continued

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Single Skin Brick	176.0	No insulation	No
IW-2 - Concrete Panel/Blocks fully core filled	22.0	No Insulation	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Media	Suspended Concrete Slab 300mm	20.1	Enclosed	No Insulation	Cork Tiles or Parquetry 8mm
Bed 3	Suspended Concrete Slab 300mm	13.6	Enclosed	No Insulation	Carpet 10mm
Bed 2	Suspended Concrete Slab 300mm	17.0	Enclosed	No Insulation	Carpet 10mm
Bed 1	Suspended Concrete Slab 300mm	16.8	Enclosed	No Insulation	Carpet 10mm
Ensuite 3	Suspended Concrete Slab 300mm	4.4	Enclosed	No Insulation	Ceramic Tiles 8mm
Ensuite 2	Suspended Concrete Slab 300mm	4.8	Enclosed	No Insulation	Ceramic Tiles 8mm
Ensuite 1	Suspended Concrete Slab 300mm	4.3	Enclosed	No Insulation	Ceramic Tiles 8mm
Kitch/Din/Liv/S	Concrete Slab, Unit Below 300mm	70.9	None	No Insulation	Cork Tiles or Parquetry 8mm
Hallway	Suspended Concrete Slab 300mm	28.8	Enclosed	No Insulation	Cork Tiles or Parquetry 8mm
Pantry	Concrete Slab, Unit Below 300mm	3.6	None	No Insulation	Cork Tiles or Parquetry 8mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Media	Concrete, Plasterboard	No insulation	No
Bed 3	Concrete, Plasterboard	No insulation	No
Bed 2	Concrete, Plasterboard	No insulation	No
Bed 1	Concrete, Plasterboard	No insulation	No
Ensuite 3	Concrete, Plasterboard	No insulation	No
Ensuite 2	Concrete, Plasterboard	No insulation	No
Ensuite 1	Concrete, Plasterboard	No insulation	No
Kitch/Din/Liv/S	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No
Pantry	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Media	2	Downlights - LED	150	Sealed

Nationwide House Energy Rating Scheme* Certificate

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5.7



Building features continued

Bed 2	2	Downlights - LED	150	Sealed
Bed 1	2	Downlights - LED	150	Sealed
Ensuite 3	2	Downlights - LED	150	Sealed
Ensuite 3	1	Exhaust Fans	300	Sealed
Ensuite 2	2	Downlights - LED	150	Sealed
Ensuite 2	1	Exhaust Fans	300	Sealed
Ensuite 1	2	Downlights - LED	150	Sealed
Ensuite 1	1	Exhaust Fans	300	Sealed
Kitch/Din/Liv/S	7	Downlights - LED	150	Sealed
Kitch/Din/Liv/S	1	Exhaust Fans	300	Sealed
Hallway	5	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed
Pantry	1	Downlights - LED	150	Sealed

Ceiling fans

Location	Number	Diameter (mm)
Bed 3	1	1200

Roof type

Construction	Added insulation	Roof colour
None Present		

Nationwide House Energy Rating Scheme* Certificate

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Additional information

Whale Beach Neighbourhood Centre Development - Residential

Explanatory notes

About this report

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

General Information

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

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

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

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

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

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

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

Accredited Assessors

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

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

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

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

Disclaimer

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

Contact

For more information on the Nationwide House Energy Rating Scheme (NatHERS), visit www.nathers.gov.au

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

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004762134

Certificate Date: 15 Apr 2020

★ Star rating: 6.6



Assessor details

Accreditation number: **VIC/BDAV/12/1469**
Name: **Craig Crowther**
Organisation: **Insight Energy**
Email: **info@insightenergy.com.au**
Phone: **02 8188 6777**
Declaration of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.4.0.0 (3.21)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit Apt 2, 231 Whale Beach Road**
Suburb: **WHALE BEACH**
State: **NSW** Postcode: **2107**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **B/316404** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Concrete, Plasterboard
Concrete Slab, Unit Below
Insulation: **No wall insulation**
No ceiling insulation
No floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

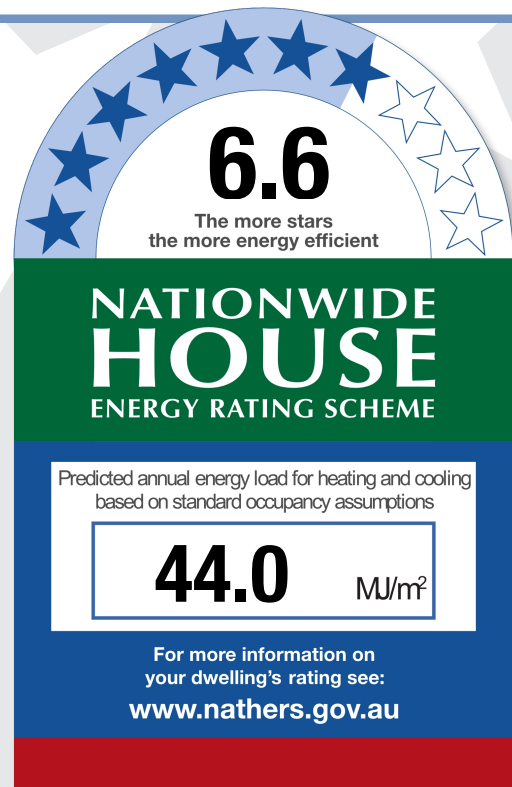
Conditioned: **233.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **233.0**

Annual thermal performance loads (MJ/m²)

Heating: **23.0**
Cooling: **21.0**
TOTAL: **44.0**

Plan documents

Plan ref/date: **DA, Project No 1609, Issue L dated April 2020**
Prepared by: **Richard Cole Architects, Drawn KW**



Ceiling penetrations

(see following pages for details)

Sealed: **34**
Unsealed: **0**
TOTAL:** **34**

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

Principle downlight type: **LED**

Window selection - default windows only

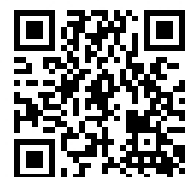
Note on allowable window values: Only a 5% tolerance to the nominated SHGC window values shown on page 2 can be used with this rating.

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004762134

Certificate Date:

15 Apr 2020

★ Star rating:

6.6



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bed 4	ALM-002-01 A	n/a	2400	1600	N	No Shading
Bed 3	ALM-002-01 A	n/a	2400	2800	N	No Shading
Rumpus	ALM-002-01 A	n/a	2400	1100	N	No Shading
Rumpus	ALM-002-01 A	n/a	2950	1850	N	No Shading
Rumpus	ALM-002-01 A	n/a	2950	3846	E	No Shading
Bed 1	ALM-002-01 A	n/a	2400	3600	N	No Shading
Bed 2	ALM-002-01 A	n/a	2400	2500	N	No Shading
Living 3	ALM-002-01 A	n/a	1400	5600	N	Vertical Louvres, Horizontal Blades
Living 3	ALM-002-01 A	n/a	1400	1100	N	No Shading
Living 3	ALM-002-01 A	n/a	2950	5041	E	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
None Present			

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
None Present						

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	No insulation	No
EW-2	Tilt up Concrete	No insulation	No
EW-3	Brick Veneer	No insulation	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Media	EW-1	4849	2950	N	No	158
Media	EW-2	5845	2950	W	No	100
Bed 4	EW-1	1561	2950	N	No	190
Bed 4	EW-1	2286	2950	N	No	214
Bed 3	EW-1	3085	2950	N	No	214
Rumpus	EW-1	3551	2950	N	No	182
Rumpus	EW-1	3418	2950	N	No	158
Rumpus	EW-2	3900	2950	E	No	2600
Rumpus	EW-1	7295	2950	S	No	2100
Stairs GF	EW-1	5590	2950	S	No	2100

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6.6



Building features continued

Store	EW-2	1945	2950	W	No	100
Bed 4 WIR	EW-1	1915	2950	N	No	158
Rumpus	EW-1	1895	2950	S	No	2100
Bed 1	EW-1	4849	2950	N	No	158
Bed 1	EW-2	4045	2950	W	No	100
Bed 1 Ensuite	EW-2	3745	2950	W	No	100
Bed 2	EW-1	4291	2950	N	No	190
Living 3	EW-1	8327	2950	N	No	158
Living 3	EW-2	5100	2950	E	No	4700
Living 3	EW-1	5195	2950	S	No	2100
Stairs FF	EW-1	4490	2950	S	No	2100
Living 3	EW-1	1895	2950	S	No	2100
Living 3	EW-3	345	2400	S	No	5400

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Single Skin Brick	203.0	No insulation	No
IW-2 - Cavity wall, direct fix plasterboard, single gap	40.0	No insulation	No
IW-3 - Concrete Panel/Blocks fully core filled	28.0	No Insulation	No
IW-4 - Cavity concrete panel/block fill	19.0	No Insulation	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Media	Concrete Slab, Unit Below 300mm	22.8	None	No Insulation	Cork Tiles or Parquetry 8mm
Bed 4	Concrete Slab, Unit Below 300mm	17.1	None	No Insulation	Carpet 10mm
Bed 3	Concrete Slab, Unit Below 300mm	13.6	None	No Insulation	Carpet 10mm
Ensuite 3	Concrete Slab, Unit Below 300mm	4.8	None	No Insulation	Ceramic Tiles 8mm
Ensuite 2	Concrete Slab, Unit Below 300mm	3.7	None	No Insulation	Ceramic Tiles 8mm
Rumpus	Concrete Slab, Unit Below 300mm	34.9	None	No Insulation	Cork Tiles or Parquetry 8mm
Stairs GF	Concrete Slab, Unit Below 300mm	5.8	None	No Insulation	Cork Tiles or Parquetry 8mm
Store	Concrete Slab, Unit Below 300mm	6.7	None	No Insulation	Cork Tiles or Parquetry 8mm
Bed 4 WIR	Concrete Slab, Unit Below 300mm	3.6	None	No Insulation	Carpet 10mm
Rumpus	Concrete Slab, Unit Below 300mm	14.4	None	No Insulation	Cork Tiles or Parquetry 8mm
Bed 1/Media	Concrete Above Plasterboard 100mm	14.5		No Insulation	Carpet 10mm

Nationwide House Energy Rating Scheme* Certificate

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15 Apr 2020

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6.6



Building features continued

Bed 1 Robe/Media	Concrete Above Plasterboard 100mm	3.7	No Insulation	Carpet 10mm
Bed 1 Robe/Store	Concrete Above Plasterboard 100mm	2.1	No Insulation	Carpet 10mm
Bed 1 Robe/Rumpus	Concrete Above Plasterboard 100mm	2.1	No Insulation	Carpet 10mm
Bed 1 Ensuite/Media	Concrete Above Plasterboard 100mm	4.2	No Insulation	Ceramic Tiles 8mm
Bed 1 Ensuite/Store	Concrete Above Plasterboard 100mm	4.6	No Insulation	Ceramic Tiles 8mm
Bed 2/Bed 4	Concrete Above Plasterboard 100mm	4.7	No Insulation	Carpet 10mm
Bed 2/Ensuite 3	Concrete Above Plasterboard 100mm	2.7	No Insulation	Carpet 10mm
Bed 2/Bed 4 WIR	Concrete Above Plasterboard 100mm	3.6	No Insulation	Carpet 10mm
Living 3/Bed 4	Concrete Above Plasterboard 100mm	7.8	No Insulation	Cork Tiles or Parquetry 8mm
Living 3/Bed 3	Concrete Above Plasterboard 100mm	14.0	No Insulation	Cork Tiles or Parquetry 8mm
Living 3/Ensuite 2	Concrete Above Plasterboard 100mm	3.1	No Insulation	Cork Tiles or Parquetry 8mm
Living 3/Rumpus	Concrete Above Plasterboard 100mm	20.5	No Insulation	Cork Tiles or Parquetry 8mm
Living 3/Stairs GF	Concrete Above Plasterboard 100mm	1.2	No Insulation	Cork Tiles or Parquetry 8mm
Living 3/Rumpus	Concrete Above Plasterboard 100mm	3.7	No Insulation	Cork Tiles or Parquetry 8mm
Stairs FF/Stairs GF	Concrete Above Plasterboard 100mm	2.6	No Insulation	Bare
Living 3/Bed 4	Concrete Above Plasterboard 100mm	4.1	No Insulation	40/60 Ceramic/Cork
Living 3/Ensuite 3	Concrete Above Plasterboard 100mm	2.1	No Insulation	40/60 Ceramic/Cork
Living 3/Ensuite 2	Concrete Above Plasterboard 100mm	0.9	No Insulation	40/60 Ceramic/Cork
Living 3/Rumpus	Concrete Above Plasterboard 100mm	8.1	No Insulation	40/60 Ceramic/Cork

Ceiling type

Location	Construction	Added insulation	Roof space above
Media	Concrete, Plasterboard	No insulation	No
Media	Concrete Above Plasterboard	No Insulation	No
Bed 4	Concrete, Plasterboard	No insulation	No
Bed 4	Concrete Above Plasterboard	No Insulation	No
Bed 3	Concrete, Plasterboard	No insulation	No
Bed 3	Concrete Above Plasterboard	No Insulation	No
Ensuite 3	Concrete, Plasterboard	No insulation	No
Ensuite 3	Concrete Above Plasterboard	No Insulation	No
Ensuite 2	Concrete, Plasterboard	No insulation	No
Ensuite 2	Concrete Above Plasterboard	No Insulation	No

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004762134**

Certificate Date:

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★ Star rating:

6.6



Building features continued

Rumpus	Concrete, Plasterboard	No insulation	No
Rumpus	Concrete Above Plasterboard	No Insulation	No
Stairs GF	Concrete, Plasterboard	No insulation	No
Stairs GF	Concrete Above Plasterboard	No Insulation	No
Store	Concrete, Plasterboard	No insulation	No
Store	Concrete Above Plasterboard	No Insulation	No
Bed 4 WIR	Concrete, Plasterboard	No insulation	No
Bed 4 WIR	Concrete Above Plasterboard	No Insulation	No
Rumpus	Concrete, Plasterboard	No insulation	No
Rumpus	Concrete Above Plasterboard	No Insulation	No
Bed 1	Concrete, Plasterboard	No insulation	No
Bed 1 Robe	Concrete, Plasterboard	No insulation	No
Bed 1 Ensuite	Concrete, Plasterboard	No insulation	No
Bed 2	Concrete, Plasterboard	No insulation	No
Living 3	Concrete, Plasterboard	No insulation	No
Stairs FF	Concrete, Plasterboard	No insulation	No
Living 3	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Media	2	Downlights - LED	150	Sealed
Ensuite 3	2	Downlights - LED	150	Sealed
Ensuite 3	1	Exhaust Fans	300	Sealed
Ensuite 2	2	Downlights - LED	150	Sealed
Ensuite 2	1	Exhaust Fans	300	Sealed
Rumpus	4	Downlights - LED	150	Sealed
Rumpus	1	Exhaust Fans	300	Sealed
Store	2	Downlights - LED	150	Sealed
Bed 4 WIR	2	Downlights - LED	150	Sealed
Bed 1	2	Downlights - LED	150	Sealed
Bed 1 Robe	2	Downlights - LED	150	Sealed
Bed 1 Ensuite	2	Downlights - LED	150	Sealed
Bed 1 Ensuite	1	Exhaust Fans	300	Sealed
Living 3	4	Downlights - LED	150	Sealed
Living 3	1	Exhaust Fans	300	Sealed
Stairs FF	1	Downlights - LED	150	Sealed
Living 3	3	Downlights - LED	150	Sealed
Living 3	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Number	Diameter (mm)
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004762134**

Certificate Date:

15 Apr 2020

★ Star rating:

6.6



Building features continued

Roof type

Construction	Added insulation	Roof colour
Concrete	No Added Insulation, No air Gap	Medium

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004762134

Certificate Date: 15 Apr 2020

★ Star rating: 6.6



Additional information

Whale Beach Neighbourhood Centre Development - Residential

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.

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

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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: 0004762142

Certificate Date: 15 Apr 2020

★ Star rating: 5.6



Assessor details

Accreditation

number: **VIC/BDAV/12/1469**

Name: **Craig Crowther**

Organisation: **Insight Energy**

Email: **info@insightenergy.com.au**

Phone: **02 8188 6777**

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

Software: **BERS Pro v4.4.0.0 (3.21)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit Apt 3, 231 Whale Beach Road**

Suburb: **WHALE BEACH**

State: **NSW**

Postcode: **2107**

Type: **New Dwelling**

NCC Class: **2**

Lot/DP

number: **B/316404**

NatHERS climate zone: **56**

Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**

**Concrete, Plasterboard
Concrete Slab, Unit Below**

Insulation:

**No wall insulation
No ceiling insulation
No floor insulation**

Glazing:

ALM-002-01 A Aluminium B SG Clear

Net floor area (m²)

Conditioned: **172.0**

Unconditioned: **0.0**

Garage: **0.0**

TOTAL: **172.0**

Annual thermal performance loads (MJ/m²)

Heating: **41.5**

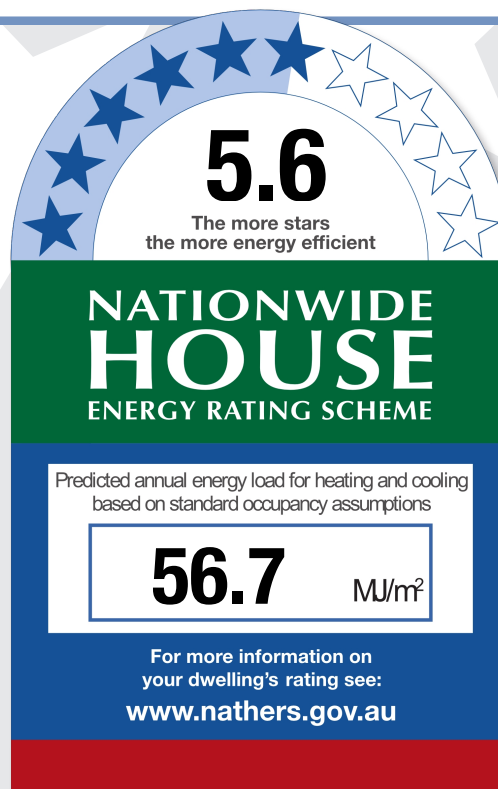
Cooling: **15.3**

TOTAL: **56.7**

Plan documents

Plan ref/date: **DA, Project No 1609, Issue L dated April 2020**

Prepared by: **Richard Cole Architects, Drawn KW**



Ceiling penetrations

(see following pages for details)

Sealed: **30**

Unsealed: **0**

TOTAL:** **30**

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

Principle downlight type: **LED**

Window selection - default windows only

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

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

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

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

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



Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004762142**

Certificate Date:

15 Apr 2020

★ Star rating:

5.6



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Media	ALM-002-01 A	n/a	600	2800	S	No Shading
Bed 3	ALM-002-01 A	n/a	2300	3199	S	No Shading
Bed 3	ALM-002-01 A	n/a	550	3260	S	No Shading
Bed 2	ALM-002-01 A	n/a	2300	3200	S	No Shading
Bed 2	ALM-002-01 A	n/a	550	3260	S	No Shading
Bed 1	ALM-002-01 A	n/a	2300	3210	S	No Shading
Bed 1	ALM-002-01 A	n/a	550	3260	S	No Shading
Kitch/Din/Liv/S	ALM-002-01 A	n/a	1325	1213	N	No Shading
Kitch/Din/Liv/S	ALM-002-01 A	n/a	500	3103	N	No Shading
Kitch/Din/Liv/S	ALM-002-01 A	n/a	1325	580	E	No Shading
Kitch/Din/Liv/S	ALM-002-01 A	n/a	2950	7373	E	No Shading
Kitch/Din/Liv/S	ALM-002-01 A	n/a	600	1110	S	No Shading
Hallway	ALM-002-01 A	n/a	500	3230	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	No insulation	No
EW-2	Tilt up Concrete	No insulation	No
EW-3	Cavity Brick	Foil Sided Bubble Wrap, Anti-glare one side	Yes
EW-4	Metal Clad Cavity Panel Direct Fix	Foil Sided Bubble Wrap, Anti-glare one side	Yes

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Media	EW-1	4100	2950	S	No	100
Media	EW-1	700	2950	S	No	100
Media	EW-2	4150	2950	W	No	100
Bed 3	EW-1	3150	2950	S	No	100
Bed 2	EW-1	3200	2950	S	No	100
Bed 1	EW-1	3200	2950	S	No	100
Kitch/Din/Liv/S	EW-3	2750	2950	N	No	100

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004762142**

Certificate Date:

15 Apr 2020

★ Star rating:

5.6



Building features continued

Kitch/Din/Liv/S	EW-4	700	2950	W	No	100
Kitch/Din/Liv/S	EW-4	3200	2950	N	No	100
Kitch/Din/Liv/S	EW-4	700	2950	E	No	100
Kitch/Din/Liv/S	EW-3	700	2950	N	No	100
Kitch/Din/Liv/S	EW-2	8500	2950	E	No	5375
Kitch/Din/Liv/S	EW-1	5650	2950	S	No	100
Hallway	EW-3	10750	2950	N	No	2300
Hallway	EW-2	1550	2950	W	No	100
Pantry	EW-1	1600	2950	S	No	100

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Single Skin Brick	163.0	No insulation	No
IW-2 - Tilt Concrete	12.0	No insulation	No
IW-3 - Concrete Panel/Blocks fully core filled	22.0	No Insulation	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Media	Concrete Slab, Unit Below 300mm	19.9	None	No Insulation	Cork Tiles or Parquetry 8mm
Bed 3	Concrete Slab, Unit Below 300mm	14.1	None	No Insulation	Carpet 10mm
Bed 2	Concrete Slab, Unit Below 300mm	16.8	None	No Insulation	Carpet 10mm
Bed 1	Concrete Slab, Unit Below 300mm	17.0	None	No Insulation	Carpet 10mm
Ensuite 3	Concrete Slab, Unit Below 300mm	4.2	None	No Insulation	Ceramic Tiles 8mm
Ensuite 2	Concrete Slab, Unit Below 300mm	4.4	None	No Insulation	Ceramic Tiles 8mm
Ensuite 1	Concrete Slab, Unit Below 300mm	4.2	None	No Insulation	Ceramic Tiles 8mm
Kitch/Din/Liv/S	Concrete Slab, Unit Below 300mm	59.5	None	No Insulation	Cork Tiles or Parquetry 8mm
Hallway	Concrete Slab, Unit Below 300mm	28.3	None	No Insulation	20/80 Ceramic/Cork
Pantry	Concrete Slab, Unit Below 300mm	3.6	None	No Insulation	Cork Tiles or Parquetry 8mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Media	Concrete, Plasterboard	No insulation	No
Bed 3	Concrete, Plasterboard	No insulation	No
Bed 2	Concrete, Plasterboard	No insulation	No

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004762142**

Certificate Date:

15 Apr 2020

★ Star rating:

5.6

Building features continued

Bed 1	Concrete, Plasterboard	No insulation	No
Ensuite 3	Concrete, Plasterboard	No insulation	No
Ensuite 2	Concrete, Plasterboard	No insulation	No
Ensuite 1	Concrete, Plasterboard	No insulation	No
Kitch/Din/Liv/S	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No
Pantry	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Media	2	Downlights - LED	150	Sealed
Bed 2	2	Downlights - LED	150	Sealed
Bed 1	2	Downlights - LED	150	Sealed
Ensuite 3	2	Downlights - LED	150	Sealed
Ensuite 3	1	Exhaust Fans	300	Sealed
Ensuite 2	2	Downlights - LED	150	Sealed
Ensuite 2	1	Exhaust Fans	300	Sealed
Ensuite 1	2	Downlights - LED	150	Sealed
Ensuite 1	1	Exhaust Fans	300	Sealed
Kitch/Din/Liv/S	7	Downlights - LED	150	Sealed
Kitch/Din/Liv/S	1	Exhaust Fans	300	Sealed
Hallway	5	Downlights - LED	150	Sealed
Hallway	1	Exhaust Fans	300	Sealed
Pantry	1	Downlights - LED	150	Sealed

Ceiling fans

Location	Number	Diameter (mm)
Bed 3	1	1200

Roof type

Construction	Added insulation	Roof colour
None Present		

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004762142

Certificate Date: 15 Apr 2020

★ Star rating: 5.6



Additional information

Whale Beach Neighbourhood Centre Development - Residential

Explanatory notes

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004762159

Certificate Date: 15 Apr 2020

★ Star rating: 5.1



Assessor details

Accreditation number: **VIC/BDAV/12/1469**
Name: **Craig Crowther**
Organisation: **Insight Energy**
Email: **info@insightenergy.com.au**
Phone: **02 8188 6777**
Declaration of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.4.0.0 (3.21)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit Apt 4, 231 Whale Beach Road**
Suburb: **WHALE BEACH**
State: **NSW** Postcode: **2107**
Type: **New Dwelling** NCC Class: **2**
NatHERS climate zone: **56**
Lot/DP number: **B/316404** Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Concrete, Plasterboard
Concrete Slab, Unit Below
Insulation: **No wall insulation**
No ceiling insulation
No floor insulation
Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

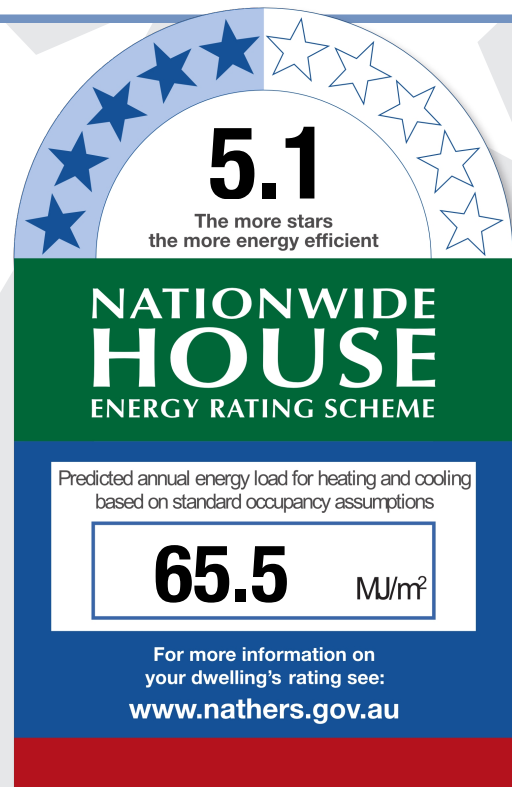
Conditioned: **125.0**
Unconditioned: **0.0**
Garage: **0.0**
TOTAL: **125.0**

Annual thermal performance loads (MJ/m²)

Heating: **43.7**
Cooling: **21.8**
TOTAL: **65.5**

Plan documents

Plan ref/date: **DA, Project No 1609, Issue L dated April 2020**
Prepared by: **Richard Cole Architects, Drawn KW**



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.

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004762159**

Certificate Date:

15 Apr 2020

★ Star rating:

5.1



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70
ALM-004-01 A	ALM-004-01 A Aluminium B DG Air Fill Clear-Clear	4.8	0.59

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bed 2	ALM-002-01 A	n/a	2300	3250	S	Vertical Louvres, Horizontal Blades
Bed 2	ALM-002-01 A	n/a	900	3300	S	No Shading
Bed 1	ALM-002-01 A	n/a	2300	3260	S	Vertical Louvres, Horizontal Blades
Bed 1	ALM-002-01 A	n/a	900	3260	S	No Shading
Kitch/Din/Liv/S	ALM-002-01 A	n/a	1600	1210	N	No Shading
Kitch/Din/Liv/S	ALM-002-01 A	n/a	575	3085	N	No Shading
Kitch/Din/Liv/S	ALM-002-01 A	n/a	1600	696	E	No Shading
Kitch/Din/Liv/S	ALM-004-01 A	n/a	2600	7373	E	No Shading
Kitch/Din/Liv/S	ALM-002-01 A	n/a	600	1110	S	No Shading
Kitch/Din/Liv/S	ALM-002-01 A	n/a	575	7477	E	No Shading
Hallway	ALM-002-01 A	n/a	575	3230	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	No insulation	No
EW-2	Cavity Brick	Foil Sided Bubble Wrap, Anti-glare one side	Yes
EW-3	Metal Clad Cavity Panel Direct Fix	Foil Sided Bubble Wrap, Anti-glare one side	Yes
EW-4	Tilt up Concrete	No insulation	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bed 2	EW-1	3350	3300	S	No	100
Bed 1	EW-1	3200	3300	S	No	100
Kitch/Din/Liv/S	EW-2	2750	3300	N	No	100
Kitch/Din/Liv/S	EW-3	700	3300	W	No	100
Kitch/Din/Liv/S	EW-3	3200	3300	N	No	100
Kitch/Din/Liv/S	EW-3	700	3300	E	No	100
Kitch/Din/Liv/S	EW-2	700	3300	N	No	175

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004762159**

Certificate Date:

15 Apr 2020

★ Star rating:

5.1



Building features continued

Kitch/Din/Liv/S	EW-4	8500	3300	E	No	4050
Kitch/Din/Liv/S	EW-1	5650	3300	S	No	100
Hallway	EW-2	10750	3300	N	No	2100
Pantry	EW-1	1600	3300	S	No	100

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - Single Skin Brick	117.0	No insulation	No
IW-2 - Concrete Panel/Blocks fully core filled	30.0	No Insulation	No
IW-3 - Brick, plasterboard	13.0	No Insulation	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Bed 2	Concrete Slab, Unit Below 300mm	17.7	None	No Insulation	Carpet 10mm
Bed 1	Concrete Slab, Unit Below 300mm	17.0	None	No Insulation	Carpet 10mm
Ensuite 2	Concrete Slab, Unit Below 300mm	4.5	None	No Insulation	Ceramic Tiles 8mm
Ensuite 1	Concrete Slab, Unit Below 300mm	4.2	None	No Insulation	Ceramic Tiles 8mm
Kitch/Din/Liv/S	Concrete Slab, Unit Below 300mm	59.5	None	No Insulation	Cork Tiles or Parquetry 8mm
Hallway	Concrete Slab, Unit Below 300mm	18.5	None	No Insulation	Cork Tiles or Parquetry 8mm
Pantry	Concrete Slab, Unit Below 300mm	3.6	None	No Insulation	Cork Tiles or Parquetry 8mm

Ceiling type

Location	Construction	Added insulation	Roof space above
Bed 2	Concrete, Plasterboard	No insulation	No
Bed 1	Concrete, Plasterboard	No insulation	No
Ensuite 2	Concrete, Plasterboard	No insulation	No
Ensuite 1	Concrete, Plasterboard	No insulation	No
Kitch/Din/Liv/S	Concrete, Plasterboard	No insulation	No
Hallway	Concrete, Plasterboard	No insulation	No
Pantry	Concrete, Plasterboard	No insulation	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Bed 2	2	Downlights - LED	150	Sealed

Nationwide House Energy Rating Scheme* Certificate

Certificate number: **0004762159**

Certificate Date:

15 Apr 2020

★ Star rating:

5.1



Building features continued

Bed 1	2	Downlights - LED	150	Sealed
Ensuite 2	2	Downlights - LED	150	Sealed
Ensuite 2	1	Exhaust Fans	300	Sealed
Ensuite 1	2	Downlights - LED	150	Sealed
Ensuite 1	1	Exhaust Fans	300	Sealed
Kitch/Din/Liv/S	7	Downlights - LED	150	Sealed
Kitch/Din/Liv/S	1	Exhaust Fans	300	Sealed
Pantry	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: 0004762159

Certificate Date: 15 Apr 2020

★ Star rating: 5.1



Additional information

Whale Beach Neighbourhood Centre Development - Residential

Explanatory notes

About this report

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Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0004762498

Certificate Date: 15 Apr 2020

★ Star rating: 5.9



Assessor details

Accreditation

number: **VIC/BDAV/12/1469**

Name: **Craig Crowther**

Organisation: **Insight Energy**

Email: **info@insightenergy.com.au**

Phone: **02 8188 6777**

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

Software: **BERS Pro v4.4.0.0 (3.21)**

AAO: **BDAV**

Overview

Dwelling details

Street: **Unit Apt 5, 231 Whale Beach Road**

Suburb: **WHALE BEACH**

State: **NSW** Postcode: **2107**

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

Lot/DP number: **B/316404** NatHERS climate zone: **56**

Exposure: **Suburban**

Key construction and insulation materials

(see following pages for details)

Construction: **Cavity Brick**
Waterproofing Membrane
Concrete Slab, Unit Below

Insulation: **No wall insulation**
R1.5 ceiling insulation
No floor insulation

Glazing: **ALM-002-01 A Aluminium B SG Clear**

Net floor area (m²)

Conditioned: **226.0**

Unconditioned: **9.0**

Garage: **0.0**

TOTAL: **235.0**

Annual thermal performance loads (MJ/m²)

Heating: **33.8**

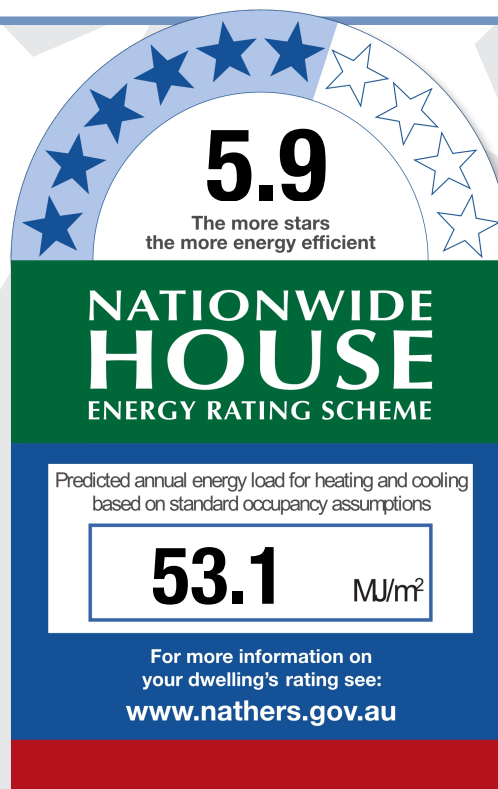
Cooling: **19.3**

TOTAL: **53.1**

Plan documents

Plan ref/date: **DA, Project No 1609, Issue K dated 12/12/2019**

Prepared by: **Richard Cole Architects, Drawn KW**



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: **0004762498**

Certificate Date:

15 Apr 2020

★ Star rating:

5.9



Building features

Window type and performance value

Window ID	Window type	U-value	SHGC
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70

Window schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Orientation	Outdoor shade
Bed 3	ALM-002-01 A	n/a	1400	4800	N	Vertical Louvres, Horizontal Blades
Bed 3	ALM-002-01 A	n/a	1200	2800	W	No Shading
Kitch/Din/Liv	ALM-002-01 A	n/a	1400	5609	N	Vertical Louvres, Horizontal Blades
Kitch/Din/Liv	ALM-002-01 A	n/a	1400	1100	N	Vertical Louvres, Horizontal Blades
Kitch/Din/Liv	ALM-002-01 A	n/a	2700	9108	E	No Shading
Bedroom 1	ALM-002-01 A	n/a	2700	5040	E	No Shading
Ensuite 1	ALM-002-01 A	n/a	2700	2400	E	No Shading
Ensuite 1	ALM-002-01 A	n/a	1400	1100	S	No Shading
Bed 1 WIR	ALM-002-01 A	n/a	1400	1100	S	No Shading
Bedroom 2	ALM-002-01 A	n/a	1400	3000	S	Vertical Louvres, Horizontal Blades
Bedroom 2	ALM-002-01 A	n/a	2700	2550	W	No Shading
Bath 2	ALM-002-01 A	n/a	1700	550	W	No Shading
Bath 3	ALM-002-01 A	n/a	1200	1900	W	No Shading
Dry/Lndry	ALM-002-01 A	n/a	800	2000	W	No Shading

Roof window and skylight type and performance value

ID	Window type	U-value	SHGC
GEN-04-006a	Single-glazed clear, Timber and Aluminium Frame	0.0	0.00

Roof window and skylight schedule

Location	ID	Roof window/skylight no.	Area (m ²)	Orientation	Outdoor shade	Indoor shade/diffuser
Kitch/Din/Liv	GEN-04-006a	1	5.7	N	None	No

External wall type

ID	Wall type	Insulation	Wall wrap or foil
EW-1	Cavity Brick	No insulation	No

External wall schedule

Location	ID	Width (mm)	Height (mm)	Orientation	Fixed Shade	Eaves (mm)
Bed 3	EW-1	566	2850	NW	No	106
Bed 3	EW-1	6469	2850	N	No	79
Bed 3	EW-1	3450	2850	W	No	100
Kitch/Din/Liv	EW-1	8904	2850	N	No	135
Kitch/Din/Liv	EW-1	9150	2850	E	No	2000
Bedroom 1	EW-1	5000	2850	E	No	2000

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Building features continued

Ensuite 1	EW-1	2350	2850	E	No	100
Ensuite 1	EW-1	5850	2850	S	No	100
Bed 1 WIR	EW-1	3000	2850	S	No	100
Bedroom 2	EW-1	4150	2850	S	No	100
Bedroom 2	EW-1	539	2850	S	No	158
Bedroom 2	EW-1	447	2850	SW	No	168
Bedroom 2	EW-1	3250	2850	W	No	100
Bath 2	EW-1	1750	2850	W	No	100
Bath 3	EW-1	1800	2850	W	No	100
Dry/Lndry	EW-1	1950	2850	W	No	100

Internal wall type

Wall type	Area (m ²)	Insulation	Wall wrap or foil
IW-1 - AAC , multi plaster layers	226.0	No Insulation	No
IW-2 - Concrete Panel/Blocks fully core filled	51.0	No Insulation	No

Floors

Location	Construction	Area (m ²)	Sub floor ventilation	Added insulation	Covering
Bed 3	Concrete Slab, Unit Below 300mm	21.3	None	No Insulation	Carpet 10mm
Kitch/Din/Liv	Concrete Slab, Unit Below 300mm	83.0	None	No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 1	Concrete Slab, Unit Below 300mm	35.8	None	No Insulation	Carpet 10mm
Ensuite 1	Concrete Slab, Unit Below 300mm	13.8	None	No Insulation	Ceramic Tiles 8mm
Bed 1 WIR	Concrete Slab, Unit Below 300mm	11.6	None	No Insulation	Carpet 10mm
Bedroom 2	Concrete Slab, Unit Below 300mm	20.8	None	No Insulation	Carpet 10mm
Bath 2	Concrete Slab, Unit Below 300mm	3.9	None	No Insulation	Ceramic Tiles 8mm
Bath 3	Concrete Slab, Unit Below 300mm	8.2	None	No Insulation	Ceramic Tiles 8mm
Corridor	Concrete Slab, Unit Below 300mm	18.1	None	No Insulation	Cork Tiles or Parquetry 8mm
Pwder	Concrete Slab, Unit Below 300mm	2.7	None	No Insulation	Ceramic Tiles 8mm
WC	Concrete Slab, Unit Below 300mm	3.1	None	No Insulation	Ceramic Tiles 8mm
Dry/Lndry	Concrete Slab, Unit Below 300mm	8.9	None	No Insulation	Ceramic Tiles 8mm
Pantry	Concrete Slab, Unit Below 300mm	3.8	None	No Insulation	Cork Tiles or Parquetry 8mm

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Building features continued

Ceiling type

Location	Construction	Added insulation	Roof space above
Bed 3	Concrete, Plasterboard	Bulk Insulation R1.5	No
Kitch/Din/Liv	Concrete, Plasterboard	Bulk Insulation R1.5	No
Bedroom 1	Concrete, Plasterboard	Bulk Insulation R1.5	No
Ensuite 1	Concrete, Plasterboard	Bulk Insulation R1.5	No
Bed 1 WIR	Concrete, Plasterboard	Bulk Insulation R1.5	No
Bedroom 2	Concrete, Plasterboard	Bulk Insulation R1.5	No
Bath 2	Concrete, Plasterboard	Bulk Insulation R1.5	No
Bath 3	Concrete, Plasterboard	Bulk Insulation R1.5	No
Corridor	Concrete, Plasterboard	Bulk Insulation R1.5	No
Pwder	Concrete, Plasterboard	Bulk Insulation R1.5	No
WC	Concrete, Plasterboard	Bulk Insulation R1.5	No
Dry/Lndry	Concrete, Plasterboard	Bulk Insulation R1.5	No
Pantry	Concrete, Plasterboard	Bulk Insulation R1.5	No

Ceiling penetrations

Location	Number	Type	Diameter (mm)	Sealed/unsealed
Bed 3	2	Downlights - LED	150	Sealed
Kitch/Din/Liv	8	Downlights - LED	150	Sealed
Kitch/Din/Liv	1	Exhaust Fans	300	Sealed
Bedroom 1	1	Downlights - LED	150	Sealed
Ensuite 1	1	Exhaust Fans	300	Sealed
Bed 1 WIR	2	Downlights - LED	150	Sealed
Bedroom 2	2	Downlights - LED	150	Sealed
Bath 2	2	Downlights - LED	150	Sealed
Bath 2	1	Exhaust Fans	300	Sealed
Bath 3	2	Downlights - LED	150	Sealed
Bath 3	1	Exhaust Fans	300	Sealed
Corridor	1	Downlights - LED	150	Sealed
Pwder	1	Downlights - LED	150	Sealed
WC	1	Downlights - LED	150	Sealed
WC	1	Exhaust Fans	300	Sealed
Dry/Lndry	1	Downlights - LED	150	Sealed
Dry/Lndry	1	Exhaust Fans	300	Sealed

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★ Star rating:

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Building features continued

Ceiling fans

Location	Number	Diameter (mm)
Bed 3	1	1200
Kitch/Din/Liv	1	1200

Roof type

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

Nationwide House Energy Rating Scheme* Certificate

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★ Star rating: 5.9



Additional information

Whale Beach Neighbourhood Centre Development - Residential

Explanatory notes

About this report

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

General Information

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

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

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

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

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

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

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

Accredited Assessors

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

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

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

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

Disclaimer

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

Contact

For more information on the Nationwide House Energy Rating Scheme (NatHERS), visit www.nathers.gov.au

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