

Nationwide House Energy Rating Scheme* Certificate

Certificate number: 0000304188-01 Certificate Date: 19 May 2016  Star rating: 4.4

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

Assessor details

Accreditation number: VIC/BDAV/12/1454
Name: Victor Lin
Organisation: Victor Lin & Associates Pty Ltd
Email: victor@linassociates.com.au
Phone: 0412988088
Declaration of interest: None
Software: BERS Pro v4.3.0.1 (3.13)
AAO: BDAV

Overview

Dwelling details

Street: 41 Marine Parade
Suburb: Avalon
State: NSW Postcode: 2107
Type: New Dwelling NCC Class: 1A
Lot/DP number: 553660 NatHERS climate zone: 56
Exposure: Suburban

Key construction and insulation materials

(see following pages for details)

Construction: Cavity Brick
Corrugated Iron
Concrete Slab on Ground
Insulation: R1.0 wall insulation
R3.5 ceiling insulation
No floor insulation
Glazing: TIM-004-01 W Timber B DG Air Fill Clear4

Net floor area (m²)

Conditioned: 294
Unconditioned: 68
Garage: 67
TOTAL: 362

Annual thermal performance loads (MJ/m²)

Heating: 48
Cooling: 28
TOTAL: 76

Plan documents

Plan ref/date: 41 Marine Pde - Casey brown Arch
Prepared by: RB/TO

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

Page 1 of 8

NatHERS Certification Summary

Project: **Address:** 41 Marine Parade, Avalon, NSW 2107
Applicant: NA
LGA: Pittwater
Client: **Name:** T. Ozaki
Address: Level 1, 63 William St., East Sydney, 2010
Contact: 93607977
Company: Casey Brown Architecture
Email: toshio@caseybrown.com.au

Assessor: **Name:** Victor Lin
Address: PO 5080, Southe Turramurra, 2074
Contact: 0412-988088
Company: Victor Lin & Associates
Number: BDAV/12/1454
Email: vlm007@hotmail.com

Ext. Walls: **Construction** Cavity Bwk
Insulation R1.0
Colour Med
Details As per plans

Int. Walls: **Construction** Brickwork
Insulation None
Details As per plans

Floors: **Construction** Concrete
Insulation None
Details Polished

Ext. Ceilings: **Construction** Plasterboard/framed
Insulation R3.5
Details Under all roofs

Roof: **Construction** Metal
Insulation Anticon 60mm (R1.2)
Colour Dark
Details As per plans

Windows: **Product ID** Generic
Glass D. Glazed
Frame Timber
Uw/SHGCw 3.0/0.48
Details Tilt & turn, casement, awning windows & doors
Double hung, sliding, fixed, louvre windows & doors.
3.0/0.56

Skylights: **Product ID** Generic
Glass D. Glazed
Frame Aluminium
Uw/SHGCw NA
Details As per drawings

Other: **Orientation** 75
Terrain Suburban
Weatherseals Yes
Exhaust Dampers Yes
Recessed Downlights YES

Overshadowing Details: Trees
Assessment: **Drawings:** Casey Brown DWGS A1.1 - A3.1 (May 2016) + daylight locations

File Ref: 3606V
Software: BERS Pro 4.3
Climate Zone: 56

Certification Number: 0000304188-01					Date: 26-May-2016	
Dwellings	Floor Area (m ²)		Predict Loads (MJ/m ² /pa) & HERS Rating			Requirements
	Cond.	Uncond.	Heat	Cool	STARS	
House	294	68	48	28	4.4	Refer to details above for insulation and construction requirements.

Disclaimer: By using this summary you are accepting all the terms of this disclaimer notice. While every effort is made to ensure that the content of this summary is accurate, the summary is provided "as is" and Victor Lin & Associates Pty Ltd, makes no representations or warranties in relation to the accuracy or completeness of the information found on it. In no event will Victor Lin & Associates Pty Ltd, be liable for any damages whatsoever for any differences between this summary and the NatHERS Universal Certificates that relate to this project. You accept that it is your responsibility to check the Universal Certificates and comply with any differences that may exist on those certificates.

Certificate no.: 0000304188-01
Assessor Name: Victor Lin
Accreditation no.: VIC/BDAV/12/1454
Certificate date: 20 May 2016
Dwelling Address: 41 Marine Parade
Avalon, NSW 2107

nathers.gov.au

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Details As per plans

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Victor Lin & Associates 3606V Avalon Casey Brown Assessor Cert Page 1 of 2(Pages)

DP : 553660	LOT: 6
SITE AREA :	1515 m²
SITE COVERAGE :	HARD SURFACE LANDSCAPED
PERMISSIBLE	40% (606 m²) 60% (909 m²) incl. 6% impervious (90.9 m²)
EXISTING	46% (700 m²) 54% (815 m²) incl. 3% impervious (51 m²)
PROPOSED	30% (455 m²) 70% (1060 m²) incl. 0% impervious
Note: Formal soft landscaping likely to require watering122m²	

ABBREVIATIONS

BR DOUBLE BRICK WALL
DP DOWN PIPE
MB METAL BALUSTRADE
MR METAL ROOF
OFC OFF FORM CONCRETE
PT PAVED TERRACE
TW TIMBER FRAME WINDOW
TD TIMBER FRAME DOOR
TV TIMBER FRAME VENT

ROOF/SITE/DEMOLITION PLAN LEGEND

STORM WATER DISCHARGE
SEWER CONNECTION TO MAIN
SEDIMENT FENCE DURING CONSTRUCTION

0 2 4 6 8 10M

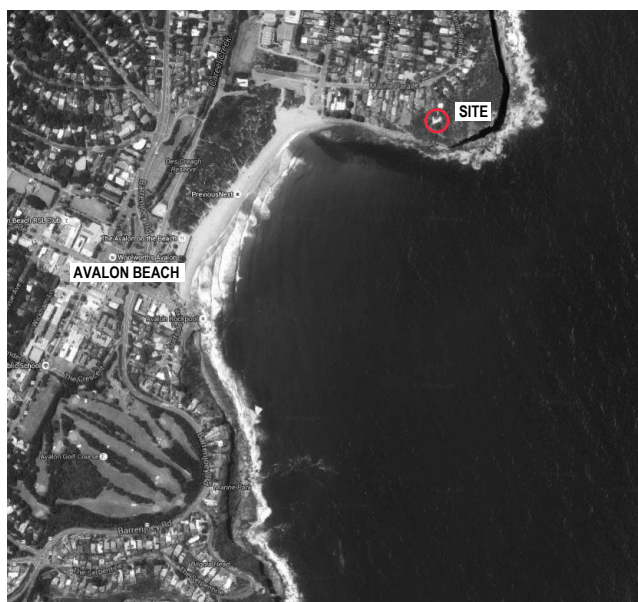
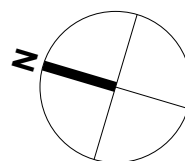
BASIX COMMITMENT

- RAIN WATER TANK MIN. CAPACITY 2000L, TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES
- FLOOR CONSTRUCTION TO BE EITHER CONCRETE SLAB ON GROUND OR SUSPENDED FLOOR/OPEN SUBFLOOR
- HOT WATER SYSTEM TO BE GAS INSTANTANEOUS WITH A PERFORMANCE OF 5 STARS OR A SYSTEM WITH A HIGHER ENERGY RATING
- MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 3 BATHROOMS/TOILETS IN THE DEVELOPMENT FOR NATURAL LIGHTING

NOTE: FOR MORE DETAIL REFER TO THE BASIX REPORT

THE PROPOSED WORKS HAVE BEEN DESIGNED TO COMPLY WITH:

- NATIONAL CONSTRUCTION CODE
- STATEMENT OF ENVIRONMENTAL EFFECTS PREPARED BY DENIS FISH
- BUSHFIRE HAZARD ASSESSMENT REPORT PREPARED BY BUILDING CODE & BUSHFIRE HAZARD SOLUTIONS
- BASIX REPORT PREPARED BY VICTOR LIN & ASSOCIATES
- GEOTECHNICAL REPORT PREPARED BY WHITE GEOTECHNICAL GROUP
- FLORA AND FAUNA REPORT PREPARED BY NARLA ENVIRONMENTAL
- LANDSCAPE DESIGN PREPARED BY SELENA HANNAN LANDSCAPE DESIGN



Rev.	Notes	Date	Reviewed
A	Development Application	18.05.2016	RB / TD

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F: 02 9918 5788

Bushfire Building Code & Bushfire
Hazard Solutions
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Berowra NSW 2081
P: 02 9457 6530
F: 02 9457 6532

BASIX Consultant Victor Lin & Associates
1100 Pymble Business Centre
Pymble NSW 2073
P: 02 9488 7898
F: 02 9488 7896

Land Survey Hill & Blume Consulting Surveyors
102 Crown Street
Woolloomooloo NSW 2011
P: 02 9332 4888
F: 02 9331 6422

Geotechnical Engineer White Geotechnical Group
Unit 5, 48 Collingwood St
Manly NSW 2095
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Flora and Fauna NARLA Environmental
2/56-58 Tesako Road
Terry Hills NSW 2084
P: 02 9885 1275

Landscape Selena Hannan Landscape Design
PO Box 4146
North Curt NSW 2099
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Architects Casey Brown
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Fax: 61 2 9360 2123
Email: cb@caseybrown.com.au

Project
41 MARINE PARADE, AVALON

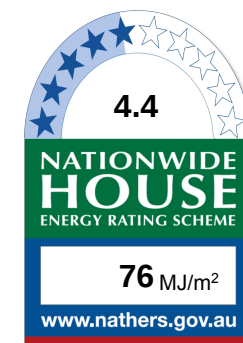
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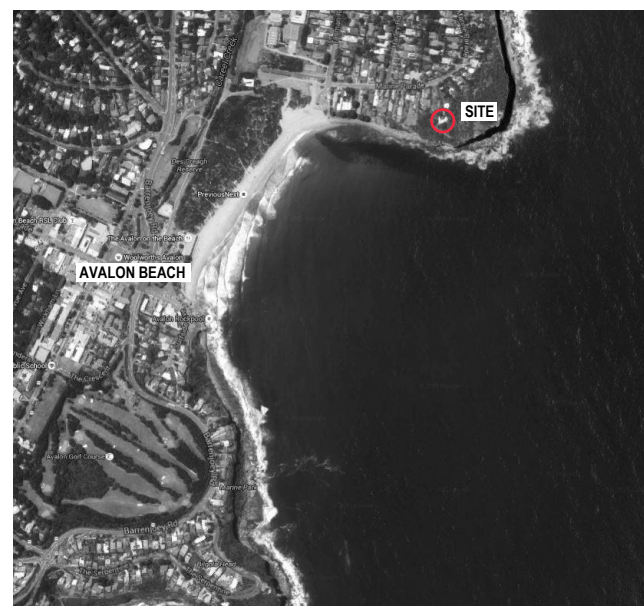
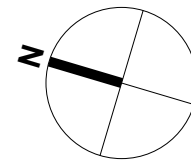
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Nominated Architect Robert Brown 5425

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No. 43



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Accreditation no.: VIC/BDIV/12/1454
Certificate date: 20 May 2016
Dwelling Address: 41 Marine Parade
Avalon, NSW 2107
www.nathers.gov.au



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Denis Fish Planning Services 15 Edward Avenue Rozzville NSW 2489 P: 02 6676 2841 F: 02 9918 5768	Building Code & Bushfire Hazard Solutions P.O. Box 124 Berowra NSW 2081 P: 02 9457 6530 F: 02 9457 6532

BASIX Consultant	Land Survey
Victor Lin & Associates 1100 Pymble Business Centre Pymble NSW 2073 P: 02 9488 7898 F: 02 9488 7896	Hill & Blume Consulting Surveyors 102 Crown Street Woolloomooloo NSW 2011 P: 02 9332 4888 F: 02 9331 6422

Geotechnical Engineer	Flora and Fauna
White Geotechnical Group Unit 5, 48 Collingwood St Manly NSW 2095 P: 02 7900 3214	NARLA Environmental 2/25-30 Teske Road Terry Hills NSW 2084 P: 02 9986 1225

Landscape
Selena Hannan Landscape Design PO Box 4146 North Curt Curt NSW 2099 P: 02 8064 3031

Architects
casey brown ARCHITECTURE

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Project
41 MARINE PARADE, AVALON

Drawing Title
UPPER LEVEL PLAN

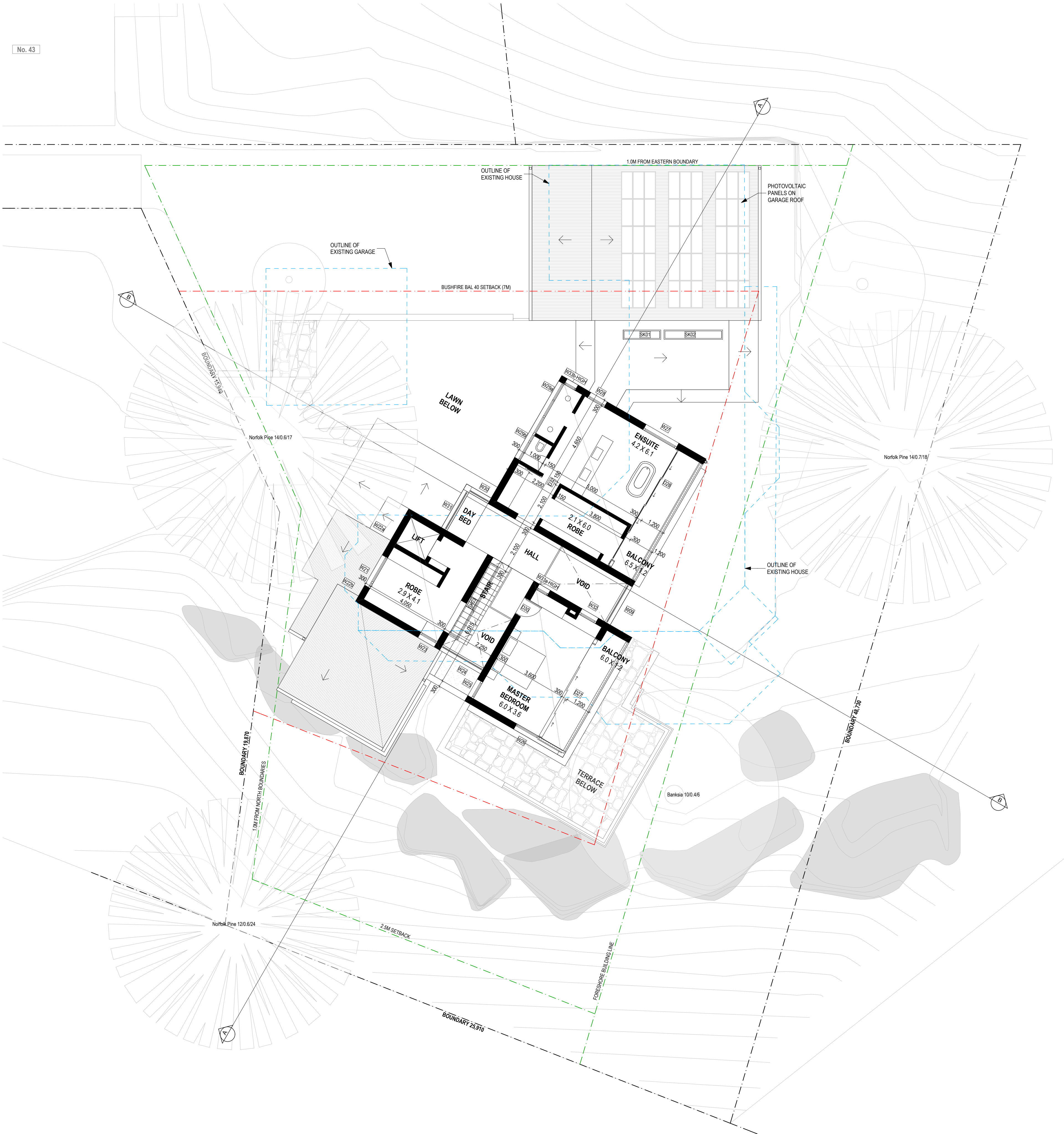
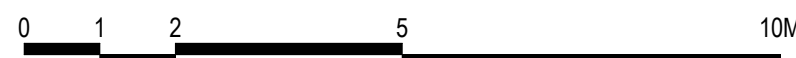
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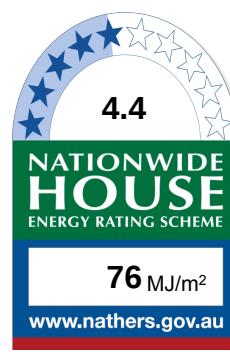
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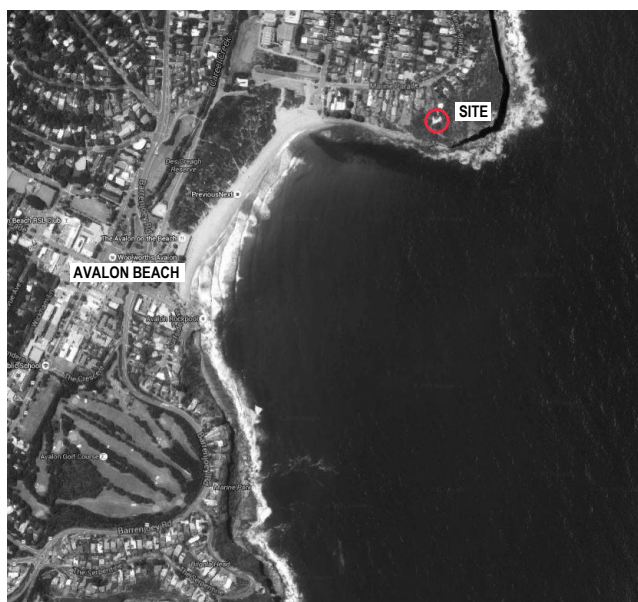
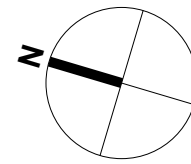


1 Upper Level Plan
1:100

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Project
41 MARINE PARADE, AVALON

Drawing Title
GROUND LEVEL PLAN

Drawing No. Scale
A1.3 1:100 (A1)

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Nominated Architect Robert Brown 5425

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Ground Level Plan
1:100



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Project
41 MARINE PARADE, AVALON

Drawing Title
LOWER LEVEL PLAN

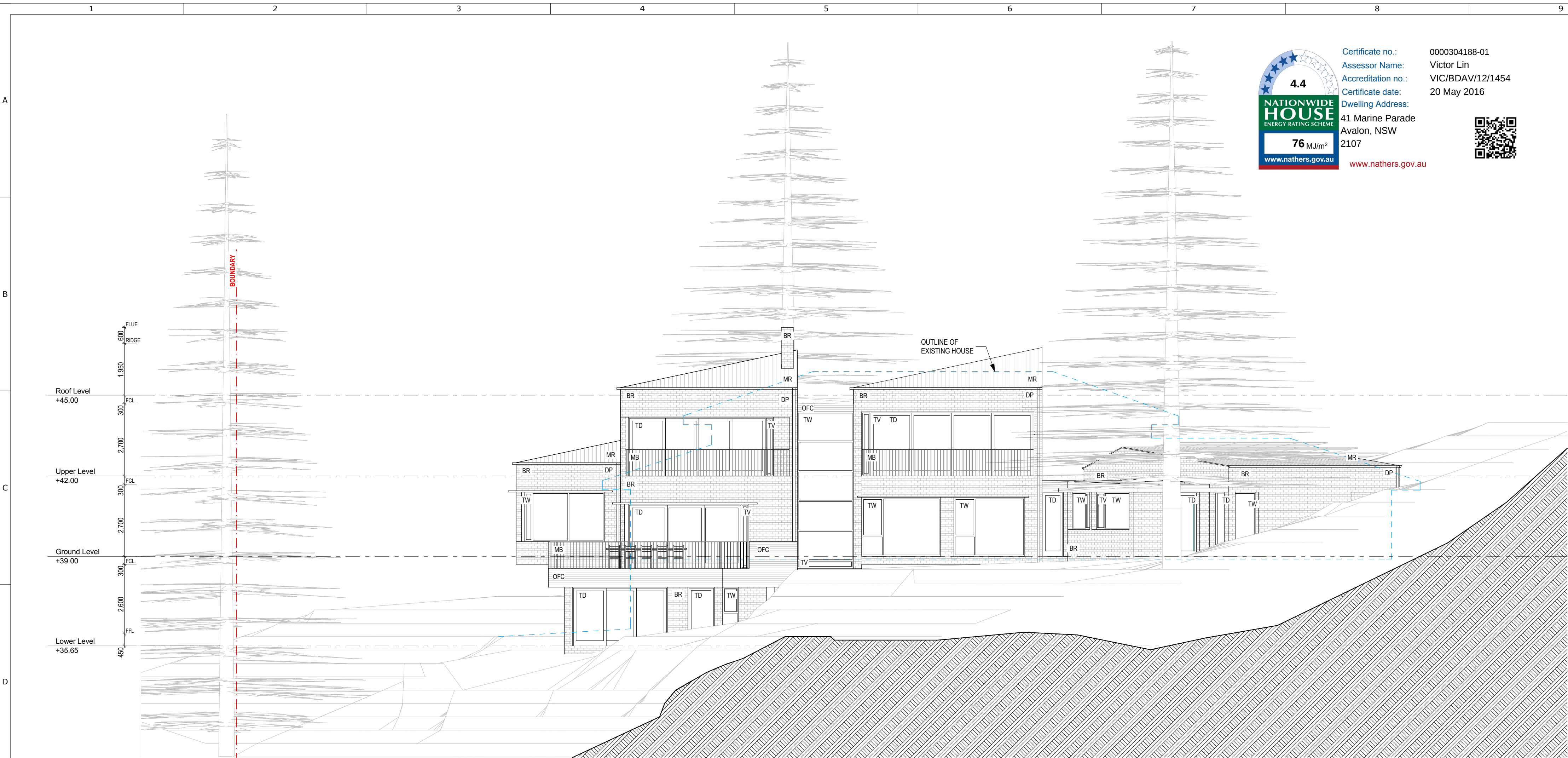
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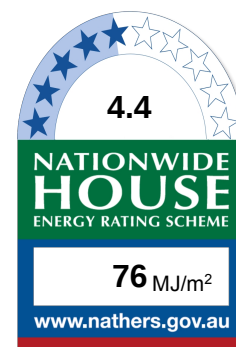




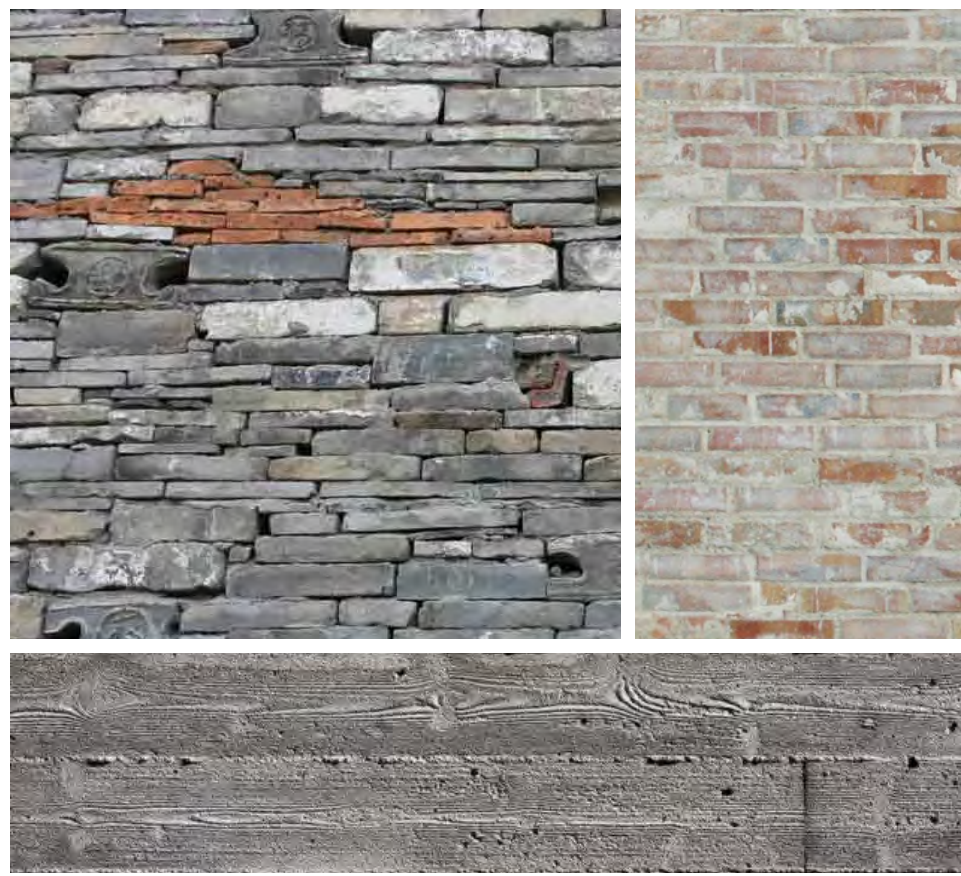
South Elevation
1:100



East Elevation
1:100



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3 Material Reference-Masonry/Off Form Concrete Walls



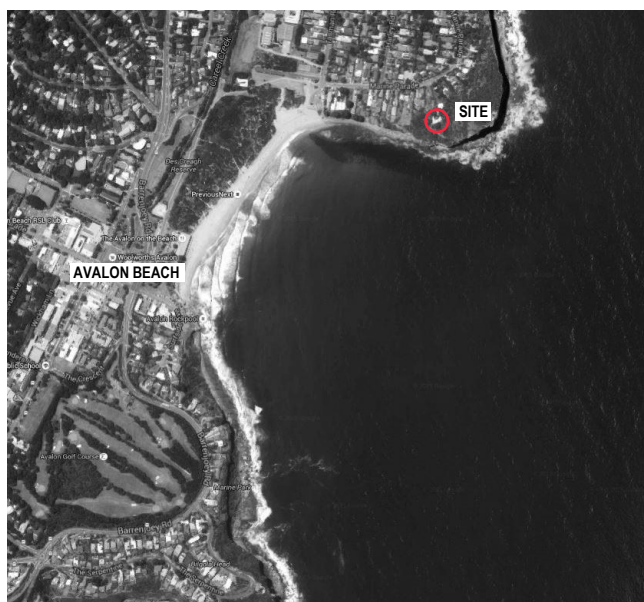
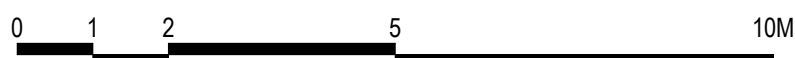
4 Material Reference-Manilkara Door/Window Frames



5 Material Reference-Dark Metal Roof

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Project
41 MARINE PARADE, AVALON

Drawing Title
SOUTH / EAST ELEVATIONS

Drawing No. A2.1
Scale 1:100 (A1)

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