



BUILDING PERMIT
Townhouse Development x10
Approval Number: - **25146**
259 - 261 Ashmore Road Benowa
Certifier: H.P. McHenry A707778

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BERS 4.3 Assessment: - Star Ratings

APMG

For Design Imagery

259 Ashmore Road

Benowa Q4217

Units 5 to 8

**Note:-If Acoustic Report supplied – Energy Report is minimum requirement-
Doesn't detract from the acoustic report which has to be adhered to**

BERS PRO 4.3 Assessment Assimilation:-

Requirements to achieve 6.0-star rating: - the BERS 4.3 rating is: - Ratings 6.1 to 6.7

Required – as below

Required fans in alfresco & Insulation (R1.5) under roof to achieve 6.0-star rating

Also required to bring the rating up to 6.0 stars as required

**Extra star to be obtained through NCC 2016 Vol 2 Part P2.6 by adding to external covered area - fan to
alfresco ceiling or outdoor living area with insulation under roof (R1.5)**

- 1. Medium Colors to external walls**
- 2. Medium color to Metal Roof**
- 3. 55mm R1.5 Anticon Blanket Under Metal Roof**
- 4. Brick Veneer sarking in wall cavity**
- 5. External Walls Cladding R1.0 with (Sisalation) Foil/wrap in wall cavity**
- 6. Holland or vertical blinds required over glass windows and doors (default)**
- 7. Weather stripping required around windows and doors**
- 8. Fans required in all Bedrooms,**
- 9. Carpet allowed in the bedrooms**
- 10. Glazing standard or as per requirements for Acoustic reports**
- 11. Shaft Liner – system to be compliant with double sided insulation**

All windows to comply with NCC 2016 Vol 2 Part 3.6

Sustainable Energy Requirements as per QDC

For Electrical: - 95% energy saving lighting

Plumbing: - shower roses

Dual flush toilets

Pressure reduction valves

HWS

Lagging 13mm to piping so as not to lose any heat

Any queries please don't hesitate to call.

Regards

Paul McHenry