BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1351718M_03

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

This certificate is a revision of certificate number 1351718M_02 lodged with the consent authority or certifier on 31 May 2023 with application DA-598/2023.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary
Date of issue: Friday, 13 October 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT

Project summary	
Project name	19 Park St Campsie_03
Street address	19 Park Street Campsie 2194
Local Government Area	CANTERBURY-BANKSTOWN
Plan type and plan number	Deposited Plan 3846
Lot no.	120
Section no.	-
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	0
No. of single dwelling houses	2

Project score			
Water	✔	41	Target 40
Thermal Comfort	✔	Pass	Target Pass
Energy	✔	52	Target 50

Certificate Prepared by
Name / Company Name: Building & Energy Consultants Australia
ABN (if applicable): 92122407783

Description of project

Project address	
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Section no.	-

Project type	
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	0
No. of single dwelling houses	2

Site details	
Site area (m²)	614.3
Roof area (m²)	300
Non-residential floor area (m²)	0.00
Residential car spaces	4
Non-residential car spaces	0

Common area landscape	
Common area lawn (m²)	0.00
Common area garden (m²)	0.00
Area of indigenous or low water use species (m²)	-

Assessor details and thermal loads	
Assessor number	DMN/20/1999
Certificate number	0008170260
Climate zone	56
Ceiling fan in at least one bedroom	Yes
Ceiling fan in at least one living room orother conditioned area	No

Project score			
Water	✔	41	Target 40
Thermal Comfort	✔	Pass	Target Pass
Energy	✔	52	Target 50

Description of project

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

Single dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
19	4+	144.60	6.80	132.30	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
19A	4+	144.30	6.80	104.90	-

No common areas specified.

Schedule of BASIX commitments

1. Commitments for multi-dwelling houses

2. Commitments for single dwelling houses

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Comfort

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

(a) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

2. Commitments for single dwelling houses

(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	4 star	4 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
All dwellings	Individual water tank (No. 1)	Tank size (min) 2000.00 liters	To collect run-off from at least: 60.00 square metres of roof area; 0.00 square metres of impervious area; 0.00 square metres of garden and lawn area; and 0.00 square metres of planter box area.	yes	no	yes	-	-
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(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.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.		✔	✔
(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".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

	Hot water
Dwelling no.	Hot water system
All dwellings	gas instantaneous - 5 star

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or diningroom	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	4	2	yes	yes	yes	yes	2	yes

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	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	yes

	Alternative energy
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	-

(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.	✔		

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.		✔	
(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)
19	39.70	24.70
All other dwellings	38.40	13.10

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
19	71.00	-	-	16.00	no
All other dwellings	71.00	-	-	17.00	no

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

(a) 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	no common facility	no common facility	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
Other	-	-

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).

NatHERS - THERMAL COMFORT SUMMARY

Address: *19 & 19A Park Street Campsie 2194*		Date: *18/05/2023*
Software: *BERS Pro v4.4(3.21)*	Certificate No.: *0008170260*	

Building Elements	Material	Detail
External walls – ground floor	Cavity brick	25mm DeSilvaline HR or the like *(total system R value R1.96) (excluding garage) min cavity width 60mm*
External walls – first floor	Cavity brick	-
	Lightweight cladding	R2.5 bulk insulation
Internal walls	Single skin brick	-
Common walls	Cavity brick	-
Ceilings	Plasterboard	R3.5 bulk insulation to ceilings with roof exposed to outside air *(excluding garage)*
Floors	Concrete	-
Floor finishes	Tiles – Wet areas, Timber flooring – Living areas, Carpet - bedrooms	-
Roof	Metal Roof – Medium colour	Builders Blanket (foil + R1.3)
	Concrete	

Windows/doors			
ANE-001-05	Aluminium frame, single glazed ET	U value 4.40 or less and SHGC 0.54	Double hung windows
AWS-011-18	Aluminium frame, single glazes comfort plus	U value 4.36 or less and SHGC 0.59	Sliding doors
BRZ-006-03	Aluminium frame, single glazes 6Evan	U value 4.66 or less and SHGC 0.48	Louvre windows – except as stated below
ALM-002-01	Aluminium frame, single glazed clear	U value 6.70 or less and SHGC 0.70	Louvre windows –W1, W26
ALM–004-03	Aluminium frame, double glazed low e or similar	U value 4.30 or less and SHGC 0.53	Fixed windows

U and SHGC values are according to NFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 10% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.

Ceiling fans: 1200mm ceiling fans to bedrooms

***Lighting*: Dwellings have been rated with non-ventilated LED downlights as per NatHERS certificate.**

***Note*: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA.**

***Note*: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.**

***Note*: Self-closing dampers to bathroom, ensuite and laundry exhaust fans.**

Nationwide House Energy Rating Scheme — Multiple Class1-dwelling summary NatHERS Certificate No. 0008170260

Generated on 18 May 2023 using BERS Pro v4.4.1.5 (3.21)

Property

Address 19 Park Street , Campsie , NSW , 2194

Lot/DP 120/3846

NatHERS climate zone 56

Accredited assessor

Thomas Ruck

Building Energy Consultants Australia

thomas@beca.net.au

9533 2388

Accreditation No. DMN/20/1999

Assessor Accrediting Organisation Design Matters National

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=eKkzKLOQp . When using either link, ensure you are visiting hstar.com.au

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m^2/p.a.)	Cooling load (MJ/m^2/p.a.)	Total load (MJ/m^2/p.a.)	Star rating
0008170235-01		39.7	24.7	64.4	5.1
0008170243-01	A	38.4	13.1	51.5	5.9

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses 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.

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

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.

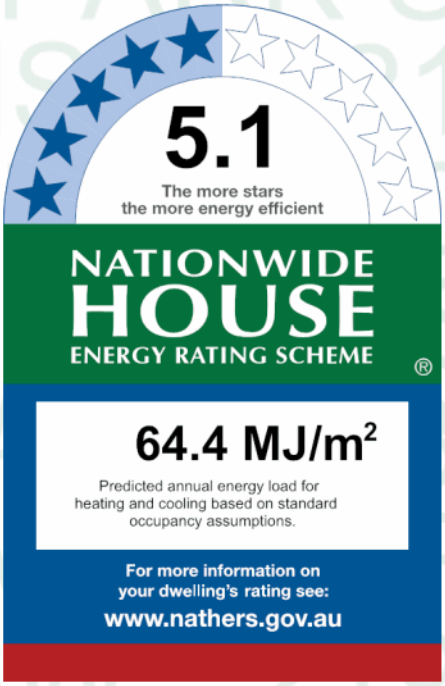
Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

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.

Nationwide House Energy Rating Scheme
NatHERS Certificate No. 0008170235-01

Generated on 18 May 2023 using BERS Pro v4.4.1.5 (3.21)



Property

Address	19 Park Street , Campsie , NSW , 2194
Lot/DP	120/3846
NCC Class*	1A
Type	New Dwelling

Plans

Main plan	DA
Prepared by	Graphio

Construction and environment

Assessed floor area (m^2)*	
Conditioned*	145.0
Unconditioned*	46.0
Total	190.0
Garage	39.0

Exposure type
Suburban

NatHERS climate zone
56

Thermal performance

Heating	Cooling
39.7 MJ/m^2	24.7 MJ/m^2

Accredited assessor

Name	Thomas Ruck
Business name	Building Energy Consultants Australia
Email	thomas@beca.net.au
Phone	9533 2388
Accreditation No.	DMN/20/1999
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	Declaration not completed

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

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National Construction Code (NCC) requirements

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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.

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

Certificate check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional notes

Double brick cavity to be 60mm
I have modeled the shading in accordance with NatHERS principles

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70	0.66	0.73
ALM-004-03 A	ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E - Clear	4.3	0.53	0.50	0.56

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ANE-001-05 A	ANE-001-05 A Al Sashless Double Hung Window SG 6ET	4.4	0.54	0.51	0.57

* Refer to glossary.

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-011-18 A	AWS-011-18 A 541/542 Al Sliding Door SG 638CP	4.4	0.59	0.56	0.62
BRZ-006-03 A	BRZ-006-03 A Easyscreen Altair Louvre SG 6EVan	4.7	0.48	0.46	0.50

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Garage	ALM-002-01 A	n/a	2700	900	n/a	90	S	No
Kitchen/Living	ANE-001-05 A	n/a	2700	1200	n/a	35	N	No
Kitchen/Living	ALM-004-03 A	n/a	2700	1790	n/a	00	N	No
Kitchen/Living	ANE-001-05 A	n/a	2700	1200	n/a	30	E	No
Kitchen/Living	ANE-001-05 A	n/a	2700	2070	n/a	00	E	No
Kitchen/Living	AWS-011-18 A	n/a	2700	3680	n/a	45	S	No
Kitchen/Living	AWS-011-18 A	n/a	2700	3980	n/a	45	S	No
Stairs/corridor	BRZ-006-03 A	n/a	2700	1200	n/a	90	N	No
Bedroom	ALM-002-01 A	n/a	1200	2700	n/a	10	S	No
Bedroom 2	ALM-002-01 A	n/a	1200	2700	n/a	10	S	No
Bedroom 3	ALM-002-01 A	n/a	1200	2700	n/a	10	S	No
Bathroom	ALM-002-01 A	n/a	2350	850	n/a	90	N	No
Bedroom 4	ANE-001-05 A	n/a	2350	1200	n/a	10	N	No
Bedroom 4	ALM-004-03 A	n/a	2350	2070	n/a	00	N	No
Bedroom 4	ANE-001-05 A	n/a	2350	1200	n/a	10	E	No
Bedroom 4	ALM-004-03 A	n/a	2350	2070	n/a	00	E	No
Bedroom 4	ALM-004-03 A	n/a	2350	1200	n/a	10	E	No
Ens	BRZ-006-03 A	n/a	2350	1200	n/a	90	N	No

Roof window *type and performance*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit

* Refer to glossary.

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight *type and performance*

Skylight ID	Skylight description
No Data Available	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2700	5800	90	N
Garage	2040	820	90	S
Kitchen/Living	2040	820	90	E

External wall *type*

* Refer to glossary.

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Cavity Brick	0.50	Medium	No insulation	No
EW-2	Cavity Brick	0.50	Medium	Foil, Anti-glare one side + Bulk Insulation R1	No
EW-3	Cavity Brick	0.85	Dark	Foil, Anti-glare one side + Bulk Insulation R1	No
EW-4	Fibro Cavity Panel Direct Fix	0.50	Medium	Bulk Insulation R2.5	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage	EW-1	2850	6145	N	2500	YES
Garage	EW-1	2850	6745	S	0	NO
Kitchen/Living	EW-2	2700	3445	N	300	NO
Kitchen/Living	EW-2	2700	8200	E	100	NO
Kitchen/Living	EW-2	2700	3900	S	0	NO
Kitchen/Living	EW-2	2701	4645	S	3000	NO
Stairs/corridor	EW-3	2700	5045	N	300	NO
Stairs/corridor	EW-3	2700	1645	W	6300	YES
Stairs/corridor	EW-3	2700	781	NW	711	NO
Bedroom	EW-1	2700	2945	S	100	YES
Bedroom	EW-1	2700	3645	W	100	NO
Bedroom 2	EW-1	2700	3745	S	0	NO
Bedroom 2	EW-1	2700	400	W	75	YES
Bedroom 3	EW-4	2700	2945	E	600	NO
Bedroom 3	EW-1	2700	4545	S	0	NO
Bathroom	EW-1	2700	1845	W	100	NO
Bathroom	EW-4	2700	2200	N	2700	YES
Bedroom 4	EW-1	2700	3445	N	500	NO
Bedroom 4	EW-1	2700	3800	E	600	NO
Bedroom 4	EW-4	2701	1345	E	600	NO
Ens	EW-4	2700	2890	N	500	NO
Hallway/stairs	EW-4	2700	2045	N	500	NO

* Refer to glossary.

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Hallway/stairs	EW-4	2700	1645	W	2300	YES
Hallway/stairs	EW-4	2700	781	NW	976	NO

Internal wall *type*

Wall ID	Wall type	Area (m^2)	Bulk insulation
IW-1 - Single Skin Brick		169.00	No insulation
IW-2 - Cavity brick		17.00	No Insulation

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage	Concrete Slab on Ground 100mm	39.20	None	No Insulation	Bare
Ldry	Concrete Slab on Ground 100mm	6.30	None	No Insulation	Ceramic Tiles 8mm
WC	Concrete Slab on Ground 100mm	2.20	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab on Ground 100mm	49.90	None	No Insulation	Cork Tiles or Parquetry 8mm
Stairs/corridor	Concrete Slab on Ground 100mm	12.10	None	No Insulation	Cork Tiles or Parquetry 8mm
Bedroom/Garage	Concrete Above Plasterboard 150mm	10.00		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom/Kitchen/Living	Concrete Above Plasterboard 150mm	0.70		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2/Kitchen/Living	Concrete Above Plasterboard 150mm	10.90		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 3/Kitchen/Living	Concrete Above Plasterboard 150mm	13.40		No Insulation	Carpet+Rubber Underlay 18mm
Bathroom/Garage	Concrete Above Plasterboard 150mm	4.00		No Insulation	Carpet+Rubber Underlay 18mm
Bathroom/Ldry	Concrete Above Plasterboard 150mm	2.50		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 4/Kitchen/Living	Concrete Above Plasterboard 150mm	18.60		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 4/Stairs/corridor	Concrete Above Plasterboard 150mm	1.60		No Insulation	Carpet+Rubber Underlay 18mm
Ens/WC	Concrete Above Plasterboard 150mm	0.50		No Insulation	Carpet+Rubber Underlay 18mm

* Refer to glossary.

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Ens/Stairs/corridor	Concrete Above Plasterboard 150mm	3.60		No Insulation	Carpet+Rubber Underlay 18mm
WIR/Ldry	Concrete Above Plasterboard 150mm	1.00		No Insulation	Carpet+Rubber Underlay 18mm
WIR/WC	Concrete Above Plasterboard 150mm	1.10		No Insulation	Carpet+Rubber Underlay 18mm
WIR/Stairs/corridor	Concrete Above Plasterboard 150mm	1.50		No Insulation	Carpet+Rubber Underlay 18mm
Hallway/stairs/Ldry	Concrete Above Plasterboard 150mm	2.90		No Insulation	Carpet+Rubber Underlay 18mm
Hallway/stairs/WC	Concrete Above Plasterboard 150mm	0.70		No Insulation	Carpet+Rubber Underlay 18mm
Hallway/stairs/Kitchen/Living	Concrete Above Plasterboard 150mm	4.70		No Insulation	Carpet+Rubber Underlay 18mm
Hallway/stairs/Stairs/corridor	Concrete Above Plasterboard 150mm	5.30		No Insulation	Carpet+Rubber Underlay 18mm

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage	Concrete, Plasterboard	No insulation	No
Garage	Concrete Above Plasterboard	No Insulation	No
Ldry	Concrete, Plasterboard	Bulk Insulation R3.5	No
Ldry	Concrete Above Plasterboard	No Insulation	No
WC	Concrete, Plasterboard	Bulk Insulation R3.5	No
WC	Concrete Above Plasterboard	No Insulation	No
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R3.5	No
Kitchen/Living	Concrete Above Plasterboard	No Insulation	No
Stairs/corridor	Concrete, Plasterboard	Bulk Insulation R3.5	No
Stairs/corridor	Concrete Above Plasterboard	No Insulation	No
Bedroom	Plasterboard	Bulk Insulation R3.5	No
Bedroom 2	Plasterboard	Bulk Insulation R3.5	No
Bedroom 3	Plasterboard	Bulk Insulation R3.5	No
Bathroom	Plasterboard	Bulk Insulation R3.5	No
Bedroom 4	Plasterboard	Bulk Insulation R3.5	No
Ens	Plasterboard	Bulk Insulation R3.5	No

* Refer to glossary.

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
WIR	Plasterboard	Bulk Insulation R3.5	No
Hallway/stairs	Plasterboard	Bulk Insulation R3.5	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm^2)	Sealed/unsealed
Ldry	3	Downlights - LED	100	Sealed
Ldry	1	Exhaust Fans	300	Sealed
WC	1	Downlights - LED	100	Sealed
WC	1	Exhaust Fans	300	Sealed
Kitchen/Living	18	Downlights - LED	100	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Stairs/corridor	3	Downlights - LED	100	Sealed
Bedroom	5	Downlights - LED	100	Sealed
Bedroom	1	Exhaust Fans	300	Sealed
Bedroom 2	5	Downlights - LED	100	Sealed
Bedroom 3	5	Downlights - LED	100	Sealed
Bathroom	2	Downlights - LED	150	Sealed
Bathroom	1	Exhaust Fans	300	Sealed
Ens	2	Downlights - LED	150	Sealed
Ens	1	Exhaust Fans	300	Sealed
WIR	2	Downlights - LED	150	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
Bedroom 2	1	1200
Bedroom 3	1	1200
Bedroom 4	1	1200

Roof *type*

* Refer to glossary.

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Waterproofing Membrane	No Insulation, Only an Air Gap	0.50	Medium
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.50	Medium

Explanatory notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an 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.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

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).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

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 ongoing training requirements.

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 of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. 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.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

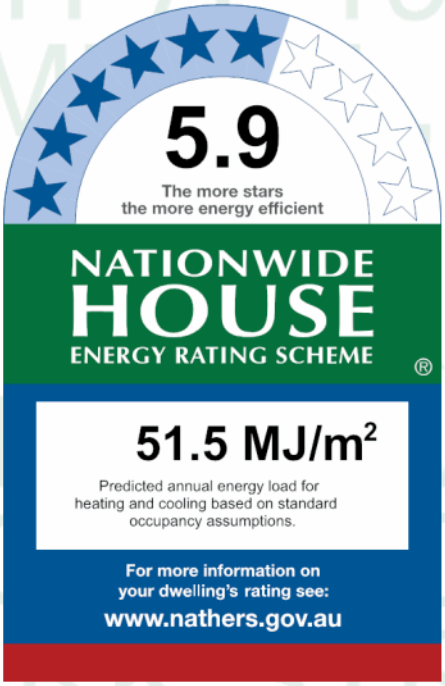
Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).

Nationwide House Energy Rating Scheme
NatHERS Certificate No. 0008170243-01

Generated on 18 May 2023 using BERS Pro v4.4.1.5 (3.21)



Property

Address	Unit A, 19 Park Street , Campsie , NSW , 2194
Lot/DP	120/3846
NCC Class*	1A
Type	New Dwelling

Plans

Main plan	DA
Prepared by	Graphio

Construction and environment

Assessed floor area (m^2)*	
Conditioned*	144.0
Unconditioned*	46.0
Total	190.0
Garage	39.0

Exposure type
Suburban

NatHERS climate zone
56

Thermal performance

Heating	Cooling
38.4	**13.1**
MJ/m^2	MJ/m^2

Accredited assessor

Name	Thomas Ruck
Business name	Building Energy Consultants Australia
Email	thomas@beca.net.au
Phone	9533 2388
Accreditation No.	DMN/20/1999
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	Declaration not completed

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=kjeDpmyaF.
When using either link, ensure you are visiting hstar.com.au

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses 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.

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

Certificate check

Ensure the dwelling is designed and then built as per the NatHERS Certificate. While you need to check the accuracy of the whole Certificate, the following spot check covers some important items impacting the dwelling's rating.

Genuine certificate

Does this Certificate match the one available at the web address or QR code in the verification box on the front page? Does the set of NatHERS-stamped plans for the dwelling have a Certificate number on the stamp that matches this Certificate?

Ceiling penetrations*

Does the 'number' and 'type' of ceiling penetrations (e.g. downlights, exhaust fans, etc) shown on the stamped plans or installed, match what is shown in this Certificate?

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional notes

Double brick cavity to be 60mm
I have modeled the shading in accordance with NatHERS principles

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70	0.66	0.73
ALM-004-03 A	ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E - Clear	4.3	0.53	0.50	0.56

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ANE-001-05 A	ANE-001-05 A Al Sashless Double Hung Window SG 6ET	4.4	0.54	0.51	0.57

* Refer to glossary.

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-011-18 A	AWS-011-18 A 541/542 Al Sliding Door SG 638CP	4.4	0.59	0.56	0.62
BRZ-006-03 A	BRZ-006-03 A Easyscreen Altair Louvre SG 6EVan	4.7	0.48	0.46	0.50

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Garage	ALM-002-01 A	n/a	2700	900	n/a	90	S	No
Kitchen/Living	ANE-001-05 A	n/a	2700	1200	n/a	35	N	No
Kitchen/Living	ALM-004-03 A	n/a	2700	1790	n/a	00	N	No
Kitchen/Living	AWS-011-18 A	n/a	2700	3680	n/a	45	S	No
Kitchen/Living	AWS-011-18 A	n/a	2700	3980	n/a	45	S	No
Bedroom	ALM-002-01 A	n/a	1200	2700	n/a	10	S	No
Bedroom 2	ALM-002-01 A	n/a	1200	2700	n/a	10	S	No
Bedroom 3	ALM-002-01 A	n/a	1200	2700	n/a	10	S	No
Bathroom	ALM-002-01 A	n/a	2350	850	n/a	90	N	No
Bedroom 4	ANE-001-05 A	n/a	2350	1200	n/a	10	N	No
Bedroom 4	ALM-004-03 A	n/a	2350	2070	n/a	00	N	No
Ens	BRZ-006-03 A	n/a	2350	1200	n/a	90	N	No

Roof window *type and performance*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight *type and performance*

Skylight ID	Skylight description
No Data Available	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2700	5800	90	N
Garage	2040	820	90	S
Stairs/corridor	2040	820	90	N

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Cavity Brick	0.50	Medium	No insulation	No
EW-2	Cavity Brick	0.50	Medium	Foil, Anti-glare one side + Bulk Insulation R1	No
EW-3	Cavity Brick	0.85	Dark	Foil, Anti-glare one side + Bulk Insulation R1	No
EW-4	Fibro Cavity Panel Direct Fix	0.50	Medium	Bulk Insulation R2.5	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage	EW-1	2850	6145	N	2500	YES
Garage	EW-1	2850	6745	S	100	NO
Kitchen/Living	EW-2	2700	3845	N	300	NO
Kitchen/Living	EW-2	2700	2200	E	100	NO
Kitchen/Living	EW-2	2700	3900	S	100	NO
Kitchen/Living	EW-2	2701	4645	S	3000	NO
Stairs/corridor	EW-3	2700	4645	N	300	NO
Stairs/corridor	EW-3	2700	1645	W	6300	YES
Stairs/corridor	EW-3	2700	781	NW	711	NO
Bedroom	EW-1	2700	2945	S	100	YES
Bedroom	EW-1	2700	3545	W	100	NO
Bedroom 2	EW-1	2700	3745	S	100	NO
Bedroom 2	EW-1	2700	500	W	100	YES
Bedroom 3	EW-1	2700	2945	E	100	NO
Bedroom 3	EW-1	2700	4545	S	100	NO
Bathroom	EW-1	2700	1845	W	100	NO
Bathroom	EW-4	2700	2200	N	2700	YES
Bedroom 4	EW-1	2700	3445	N	500	NO
Bedroom 4	EW-1	2700	5145	E	100	NO
Ens	EW-4	2700	2890	N	500	NO
Hallway/stairs	EW-4	2700	2045	N	500	NO
Hallway/stairs	EW-4	2700	1645	W	2300	YES
Hallway/stairs	EW-4	2700	781	NW	976	NO

Internal wall *type*

Wall ID	Wall type	Area (m^2)	Bulk insulation
IW-1 - Single Skin Brick		169.00	No insulation
IW-2 - Cavity brick		33.00	No Insulation

Floor *type*

* Refer to glossary.

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage	Concrete Slab on Ground 100mm	39.20	None	No Insulation	Bare
Ldry	Concrete Slab on Ground 100mm	6.30	None	No Insulation	Ceramic Tiles 8mm
WC	Concrete Slab on Ground 100mm	2.20	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living	Concrete Slab on Ground 100mm	50.10	None	No Insulation	Cork Tiles or Parquetry 8mm
Stairs/corridor	Concrete Slab on Ground 100mm	11.90	None	No Insulation	Cork Tiles or Parquetry 8mm
Bedroom/Garage	Concrete Above Plasterboard 150mm	9.70		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom/Kitchen/Living	Concrete Above Plasterboard 150mm	0.70		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2/Kitchen/Living	Concrete Above Plasterboard 150mm	10.90		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 3/Kitchen/Living	Concrete Above Plasterboard 150mm	13.40		No Insulation	Carpet+Rubber Underlay 18mm
Bathroom/Garage	Concrete Above Plasterboard 150mm	4.00		No Insulation	Carpet+Rubber Underlay 18mm
Bathroom/Ldry	Concrete Above Plasterboard 150mm	2.50		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 4/Kitchen/Living	Concrete Above Plasterboard 150mm	18.60		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 4/Stairs/corridor	Concrete Above Plasterboard 150mm	1.60		No Insulation	Carpet+Rubber Underlay 18mm
Ens/WC	Concrete Above Plasterboard 150mm	0.50		No Insulation	Carpet+Rubber Underlay 18mm
Ens/Kitchen/Living	Concrete Above Plasterboard 150mm	0.60		No Insulation	Carpet+Rubber Underlay 18mm
Ens/Stairs/corridor	Concrete Above Plasterboard 150mm	3.40		No Insulation	Carpet+Rubber Underlay 18mm
WIR/Ldry	Concrete Above Plasterboard 150mm	1.00		No Insulation	Carpet+Rubber Underlay 18mm
WIR/WC	Concrete Above Plasterboard 150mm	1.10		No Insulation	Carpet+Rubber Underlay 18mm
WIR/Stairs/corridor	Concrete Above Plasterboard 150mm	1.50		No Insulation	Carpet+Rubber Underlay 18mm
Hallway/stairs/Ldry	Concrete Above Plasterboard 150mm	2.90		No Insulation	Carpet+Rubber Underlay 18mm
Hallway/stairs/WC	Concrete Above Plasterboard 150mm	0.70		No Insulation	Carpet+Rubber Underlay 18mm
Hallway/stairs/Kitchen/Living	Concrete Above Plasterboard 150mm	4.70		No Insulation	Carpet+Rubber Underlay 18mm

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
Hallway/stairs/Stairs/corridor	Concrete Above Plasterboard 150mm	5.30		No Insulation	Carpet+Rubber Underlay 18mm

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage	Concrete, Plasterboard	No insulation	No
Garage	Concrete Above Plasterboard	No Insulation	No
Ldry	Concrete, Plasterboard	Bulk Insulation R3.5	No
Ldry	Concrete Above Plasterboard	No Insulation	No
WC	Concrete, Plasterboard	Bulk Insulation R3.5	No
WC	Concrete Above Plasterboard	No Insulation	No
Kitchen/Living	Concrete, Plasterboard	Bulk Insulation R3.5	No
Kitchen/Living	Concrete Above Plasterboard	No Insulation	No
Stairs/corridor	Concrete, Plasterboard	Bulk Insulation R3.5	No
Stairs/corridor	Concrete Above Plasterboard	No Insulation	No
Bedroom	Plasterboard	Bulk Insulation R3.5	No
Bedroom 2	Plasterboard	Bulk Insulation R3.5	No
Bedroom 3	Plasterboard	Bulk Insulation R3.5	No
Bathroom	Plasterboard	Bulk Insulation R3.5	No
Bedroom 4	Plasterboard	Bulk Insulation R3.5	No
Ens	Plasterboard	Bulk Insulation R3.5	No
WIR	Plasterboard	Bulk Insulation R3.5	No
Hallway/stairs	Plasterboard	Bulk Insulation R3.5	No

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm^2)	Sealed/unsealed
Ldry	3	Downlights - LED	100	Sealed
Ldry	1	Exhaust Fans	300	Sealed
WC	1	Downlights - LED	100	Sealed

* Refer to glossary.

Location	Quantity	Type	Diameter (mm^2)	Sealed/unsealed
WC	1	Exhaust Fans	300	Sealed
Kitchen/Living	18	Downlights - LED	100	Sealed
Kitchen/Living	1	Exhaust Fans	300	Sealed
Stairs/corridor	3	Downlights - LED	100	Sealed
Bedroom	5	Downlights - LED	100	Sealed
Bedroom	1	Exhaust Fans	300	Sealed
Bedroom 2	5	Downlights - LED	100	Sealed
Bedroom 3	5	Downlights - LED	100	Sealed
Bathroom	2	Downlights - LED	150	Sealed
Bathroom	1	Exhaust Fans	300	Sealed
Ens	2	Downlights - LED	150	Sealed
Ens	1	Exhaust Fans	300	Sealed
WIR	2	Downlights - LED	150	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
Bedroom 2	1	1200
Bedroom 3	1	1200
Bedroom 4	1	1200

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Waterproofing Membrane	No Insulation, Only an Air Gap	0.50	Medium
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.50	Medium

Explanatory notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an 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.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

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).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

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 ongoing training requirements.

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 of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. 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.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).