

Nationwide House Energy Rating Scheme®

NatHERS® Certificate No. #HR-5P86EV-02

Generated on 09 May 2025 using Hero 4.1 (Chenath v3.23)

Property

Address Unit 01, 32 PALM ROAD, Forster, NSW, 2428
Lot/DP LOT 25/1 DP 222922
NCC Class* 1a
Floor/all Floors 1 of 2 floors
Type New

Plans

Main Plan 06.05.25 REV N
Prepared by CWC

Construction and environment

Assessed floor area (m²)*	Exposure Type
Conditioned* 139.7	Suburban
Unconditioned* 6.8	NatHERS climate zone
Total 180.4	15 - Williamstown AMO
Garage 33.9	



Accredited assessor

Name Adam Clarke
Business name 10 Star Building Assessments
Email admin@10sba.com
Phone +61 481010999
Accreditation No. 101518
Assessor Accrediting Organisation ABSA
Declaration of interest No Conflict of Interest

NCC Requirements

BCA provisions Volume 2
State/Territory variation Yes

National Construction Code (NCC) requirements

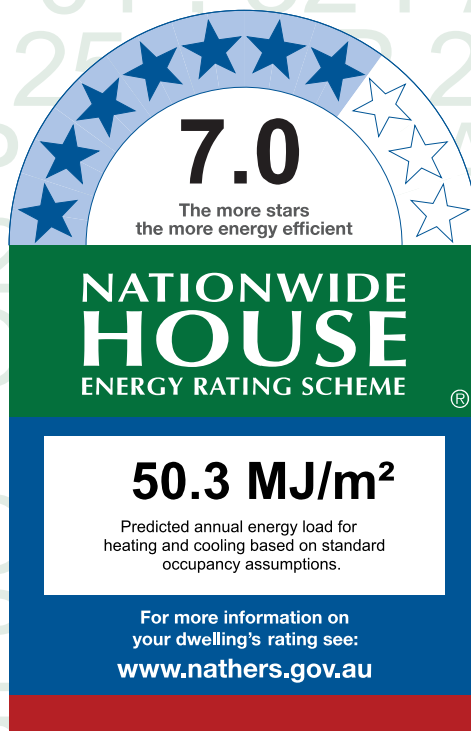
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance star rating



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	28.5	21.9
Load limits	46	31

Features determining load limits

Floor type	
(lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan N	

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate.

Verification

To verify this certificate, scan the QR code or visit

<http://www.hero-software.com.au/pdf/HR-5P86EV-02>.

When using either link, ensure you are visiting <http://www.hero-software.com.au>



* Refer to glossary.

About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

Energy use:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

* Refer to glossary.

Certificate check

The checklist covers important items impacting the dwelling's ratings.

It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.

It is not mandatory to complete this checklist.

Approval stage		Construction stage		
Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other

Genuine certificate check

Does this Certificate match the one available at the web address or QR code verification link on the front page?

☐☐☐☐

Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?

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Thermal performance check

Windows and glazed doors

Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?

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Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?

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External walls

Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'External wall type table' on this Certificate?

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Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?

☐☐☐☐☐

Floor

Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?

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Ceiling penetrations*

Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?

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Ceiling

Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?

☐☐☐☐☐

Roof

Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?

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Apartment entrance doors (NCC Class 2 assessments only)

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.

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Exposure*

Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

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Heating and cooling load limits*

Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?

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* Refer to glossary.

Certificate check

Continued

Approval stage		Construction stage		
Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other

Additional NCC requirements for thermal performance (not included in the NatHERS assessment)

Thermal bridging

Does the dwelling meet the NCC requirement for thermal bridging?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Insulation installation method

Has the insulation been installed according to the NCC requirements?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Building sealing

Does the dwelling meet the NCC requirements for Building Sealing?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Whole of Home performance check (not applicable if a Whole of Home assessment is not conducted)

Appliances

Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Additional NCC Requirements for Services (not included in the NatHERS assessment)

Does the lighting meet the artificial lighting requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the hot water system meet the additional requirements specified in the NCC?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Provisional values* check

Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?	<input type="checkbox"/>	<input type="checkbox"/>			
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Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

* Refer to glossary.



Additional Notes

Under floor heating requested to upper floor and lower grd floor.

Room schedule

Room	Zone Type	Area (m²)
BED 3	Bedroom	11.37
BED 2	Bedroom	11.37
STAIRS GRD	Day Time	4.32
WC	Day Time	2.99
BATH	Day Time	7.58
MPR	Bedroom	15.02
GRD ENTRY	Day Time	14.22
MASTER	Bedroom	11.98
WIR	Night Time	3.97
ENSUITE	Night Time	5.38
GARAGE	Garage	33.89
UTILITY	Unconditioned	6.85
ENTRY	Day Time	16.53
MEALS	Kitchen/Living	39.08

Window and glazed door type and performance

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
AWS-003-004	RESIDENTIAL SERIES 502/504 SLIDING WINDOW - DOUBLE GLAZED	3.67	0.55	0.52	0.57

* Refer to glossary.

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
AWS-013-013	RESIDENTIAL SERIES 541/542 SLIDING DOOR -DOUBLE GLAZED	2.96	0.49	0.46	0.51
AWS-018-005	RESIDENTIAL SERIES 549 ENTRY DOOR - SINGLE GLAZED	4.42	0.46	0.44	0.48
AWS-058-008	SERIES 525 LOUVRE WINDOW INTO SERIES 400 CENTREGLAZED - SINGLE GLAZED	4.74	0.47	0.44	0.49
AWS-067-011	RES SERIES 516 FIXED WINDOW	2.18	0.49	0.47	0.51

Window and glazed door schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
BED 2	AWS-003-004	W02	1200	1810	Sliding	45	SE	None
BED 3	AWS-013-013	2GD01	2100	2410	Sliding Door	60	NE	None
ENTRY	AWS-058-008	W04-B	2100	600	Louvre	90	SE	None
ENTRY	AWS-067-011	W04-C	2100	900	Fixed	0	SE	None
ENTRY	AWS-058-008	W04-A	2100	600	Louvre	90	SE	None
ENTRY	AWS-058-008	W03	2350	610	Louvre	90	SW	None
ENTRY	AWS-018-005	2GD08	2350	920	Hinged Door	90	SW	None
GRD ENTRY	AWS-018-005	2GD07	2350	920	Hinged Door	90	NE	None
GRD ENTRY	AWS-058-008	W01	900	910	Louvre	90	SE	None
MASTER	AWS-013-013	2GD06	2100	2710	Sliding Door	45	NE	None
MASTER	AWS-067-011	FG Over M Bed	570	2704	Fixed	0	NE	None
MEALS	AWS-013-013	2GD05	2100	2710	Sliding Door	45	NE	None
MEALS	AWS-067-011	FG Over Living	645	2686	Fixed	0	NE	None
MEALS	AWS-058-008	W05-B	900	600	Louvre	90	SE	None
MEALS	AWS-058-008	W06-B	900	600	Louvre	90	SE	None
MEALS	AWS-067-011	W05-A	900	1500	Fixed	0	SE	None
MEALS	AWS-067-011	W06-C	900	1500	Fixed	0	SE	None
MEALS	AWS-058-008	W06-A	900	600	Louvre	90	SE	None

* Refer to glossary.

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
MPR	AWS-013-013	2GD03	2100	2410	Sliding Door	60	NE	None

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
VEL-010-01 W	VS - Ventilating Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.53	0.21	0.20	0.22

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
ENSUITE	VEL-010-01 W	SKYRW 07	90	550	700	NW	None	None
MEALS	VEL-010-01 W	SKYRW 09	90	550	700	SE	None	VB
MEALS	VEL-010-01 W	SKYRW 10	90	550	700	SSE	None	VB
MEALS	VEL-010-01 W	SKYRW 11	90	550	700	NW	None	VB
MEALS	VEL-010-01 W	SKYRW 12	90	551	698	NW	None	VB
UTILITY	VEL-010-01 W	SKYRW 08	90	551	700	SE	None	None

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
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* Refer to glossary.

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
GARAGE	2380	4800	90	SW

External wall type

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-NONREFL-CAV	Brick Veneer Stud Wall with Non-Reflective Sarking	0.50	Medium	2.70	No
DBL-BRICK-110-110-FIN	Double Brick - 110mm/110mm Rendered Internally	0.50	Medium	0.00	No
PrimeLine™ weatherboard, Scyon™ Stria™ cladding & Scyon™ Linea™ weatherboard (DF)	PrimeLine™ weatherboard, Scyon™ Stria™ cladding & Scyon™ Linea™ weatherboard ((DF)	0.50	Medium	2.70	No

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* projection (mm)	Vertical shading feature
BED 2	BV-NONREFL-CAV	2580	3797	SE		Yes
BED 3	BV-NONREFL-CAV	2580	2994	NE	3964	Yes
BED 3	BV-NONREFL-CAV	2580	3798	SE		Yes
ENTRY	PrimeLine™ weatherboard, Scyon™ Stria™ cladding & Scyon™ Linea™ weatherboard (DF)	2440	6212	SE		Yes
ENTRY	PrimeLine™ weatherboard, Scyon™ Stria™ cladding & Scyon™ Linea™ weatherboard (DF)	2440	368	NE		Yes
ENTRY	BV-NONREFL-CAV	2440	251	SW	1140	Yes
ENTRY	BV-NONREFL-CAV	2440	140	NW		Yes
ENTRY	PrimeLine™ weatherboard, Scyon™ Stria™ cladding & Scyon™ Linea™ weatherboard (DF)	2440	1218	SE		Yes
ENTRY	PrimeLine™ weatherboard, Scyon™ Stria™ cladding & Scyon™ Linea™ weatherboard (DF)	2440	1782	SW	1278	Yes
GARAGE	DBL-BRICK-110-110-FIN	2440	5663	SW		Yes
GRD ENTRY	BV-NONREFL-CAV	2580	1079	NE	3964	Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
GRD ENTRY	BV-NONREFL-CAV	2580	1201	SE	339	No
MASTER	PrimeLine™ weatherboard, Scyon™ Stria™ cladding & Scyon™ Linea™ weatherboard (DF)	3790	224	ESE	4080	Yes
MASTER	PrimeLine™ weatherboard, Scyon™ Stria™ cladding & Scyon™ Linea™ weatherboard (DF)	3150	263	ENE	2645	Yes
MASTER	PrimeLine™ weatherboard, Scyon™ Stria™ cladding & Scyon™ Linea™ weatherboard (DF)	3150	3068	NE	2652	Yes
MASTER	PrimeLine™ weatherboard, Scyon™ Stria™ cladding & Scyon™ Linea™ weatherboard (DF)	3790	1050	SE	4069	Yes
MEALS	PrimeLine™ weatherboard, Scyon™ Stria™ cladding & Scyon™ Linea™ weatherboard (DF)	3105	3899	NE	3953	Yes
MEALS	PrimeLine™ weatherboard, Scyon™ Stria™ cladding & Scyon™ Linea™ weatherboard (DF)	2370	7875	SE		Yes
MPR	BV-NONREFL-CAV	2580	2994	NE	3964	Yes

Internal wall *type*

Wall ID	Wall Type	Area (m²)	Bulk insulation
BV-NONREFL-CAV	Brick Veneer Stud Wall with Non-Reflective Sarking	40.9	2.70
CSR 2405 PARTIWALL SYSTEM1	CSR 2405 PARTIWALL SYSTEM	62.3	4.00
INT-PB	Internal Plasterboard Stud Wall	98.9	0.00
INT-PB	Internal Plasterboard Stud Wall	14.6	2.70
INT-PB	Internal Plasterboard Stud Wall	42.0	1.50
SGL-BRICK-110-EXP	Single 110mm Brick Wall - Exposed	1.8	0.00

Floor *type*

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
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* Refer to glossary.

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
BATH	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	7.6	N/A	1.06	Tile (8mm)
BED 2	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	11.4	N/A	1.06	Carpet
BED 3	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	11.4	N/A	1.06	Carpet
ENSUITE	LT-CONC-SUBFLR-35: Lightweight Concrete Subfloor Panel 35mm (as 42mm FC)	5.4	N/A	0.15	Tile (8mm)
ENTRY	LT-CONC-SUBFLR-35: Lightweight Concrete Subfloor Panel 35mm (as 42mm FC)	4.3	N/A	3.50	Timber (12mm)
ENTRY	LT-CONC-SUBFLR-35: Lightweight Concrete Subfloor Panel 35mm (as 42mm FC)	3.2	N/A	0.15	Timber (12mm)
ENTRY	LT-CONC-SUBFLR-35-LINED: Lightweight Concrete Subfloor Panel 35mm (as 42mm FC) - Lined Below	0.7	N/A	3.50	Timber (12mm)
ENTRY	LT-CONC-SUBFLR-35: Lightweight Concrete Subfloor Panel 35mm (as 42mm FC)	8.3	Enclosed (Disc.)	3.50	Timber (12mm)
GARAGE	SUSP-CONC-150: Suspended Concrete Slab Floor (150mm)	33.9	Enclosed (Disc.)	0.00	Exposed
GRD ENTRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	14.2	N/A	1.06	Timber (12mm)
MASTER	LT-CONC-SUBFLR-35: Lightweight Concrete Subfloor Panel 35mm (as 42mm FC)	6.9	N/A	0.15	Carpet
MASTER	LT-CONC-SUBFLR-35-LINED: Lightweight Concrete Subfloor Panel 35mm (as 42mm FC) - Lined Below	5.1	N/A	2.50	Carpet
MEALS	LT-CONC-SUBFLR-35: Lightweight Concrete Subfloor Panel 35mm (as 42mm FC)	39.2	N/A	0.15	Timber (12mm)
MPR	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	15.0	N/A	1.06	Carpet
STAIRS GRD	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	4.3	N/A	1.06	Timber (12mm)
UTILITY	LT-CONC-SUBFLR-35: Lightweight Concrete Subfloor Panel 35mm (as 42mm FC)	6.8	N/A	0.15	Tile (8mm)
WC	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	3.0	N/A	1.06	Tile (8mm)
WIR	LT-CONC-SUBFLR-35: Lightweight Concrete Subfloor Panel 35mm (as 42mm FC)	4.0	N/A	0.15	Carpet

Ceiling type

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
ENSUITE	FLAT-02: Flat Framed / Skillion Metal Roof & Cathedral PB Ceiling (11°-33°)	5.00	Yes
ENSUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	5.00	Yes
ENTRY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	5.00	Yes

* Refer to glossary.

Ceiling type

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
GARAGE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	0.00	Yes
MASTER	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	5.00	Yes
MEALS	FLAT-02: Flat Framed / Skillion Metal Roof & Cathedral PB Ceiling (11°-33°)	5.00	Yes
UTILITY	FLAT-02: Flat Framed / Skillion Metal Roof & Cathedral PB Ceiling (11°-33°)	5.00	Yes
UTILITY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	5.00	Yes
WIR	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	5.00	Yes

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
BATH	2	Downlight	200	Sealed
BATH	1	Exhaust Fan	350	Sealed
BED 2	4	Downlight	200	Sealed
BED 3	3	Downlight	200	Sealed
ENSUITE	2	Downlight	200	Sealed
ENSUITE	1	Exhaust Fan	350	Sealed
ENTRY	3	Downlight	200	Sealed
GRD ENTRY	4	Downlight	200	Sealed
MASTER	4	Downlight	200	Sealed
MEALS	9	Downlight	200	Sealed
MEALS	1	Exhaust Fan	250	Sealed
MPR	5	Downlight	200	Sealed
UTILITY	2	Downlight	200	Sealed
UTILITY	1	Exhaust Fan	350	Sealed
WC	1	Exhaust Fan	250	Sealed
WC	1	Downlight	200	Sealed
WIR	1	Downlight	200	Sealed

* Refer to glossary.



Ceiling fans

Location	Quantity	Diameter (mm)
BED 2	1	1200
BED 3	1	1200
MASTER	1	1300
MEALS	1	1500
MPR	1	1200

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	1.80	0.30	Light
FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	1.80	0.30	Light
FLAT-02: Flat Framed / Skillion Metal Roof & Cathedral PB Ceiling (11°-33°)	1.80	0.30	Light

Thermal bridging schedule for steel frame elements

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance schedule

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				



Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
No Whole of Home Data		

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the home's energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary.

Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and

are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings 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, behaviour, appliance performance, indoor air temperature and local climate.

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
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, range hoods, 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.
COP	Coefficient of performance
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.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your home's rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
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	see exposure categories below
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 .
Net zero home	a home that achieves a net zero energy value*.
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
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
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 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.
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
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).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

* Refer to glossary.