Nationwide House Energy Rating Scheme[®] NatHERS[®] Certificate No. 0009626862

Generated on 13 Jul 2024 using BERS Pro v5.1.9 (3.23)

Property

Address

Lot/DP NCC class* Floor/all Floors Type

Unit 2, 26 Lithgow Street, GOULBURN, NSW, 2580 Lot 1 DP 1302794 1a G of 1 floors New Home

Plans

Main plan Prepared by Rev A recieved on: 02/07/2024 Hugh Gordon Architects

Construction and environment

Assessed floor area [m2]*

Conditioned* 55.4 Unconditioned* 4.5 79.9 Total Garage 20.1

Exposure type Suburban NatHERS climate zone

24 Canberra



Accredited assessor

Jamie Bonnefin Name **Business name** Certified Energy Email jobs@certifiedenergy.com.au Phone 1300 443 674 Accreditation No. 10056 Assessor Accrediting Organisation HERA **Declaration of interest** Declaration completed: no conflicts

NCC Requirements

NCC provisions Strate/Territory variation Volume Two

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 J3D3 and J3D15 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.

The more stars the more energy efficient

NATIONWIDE

119.9 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

> For more information on your dwelling's rating see: www.nathers.gov.au

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	106.4	13.5
Load limits	N/A	N/A

Features determining load limits

Floor Type	csog
(lowest conditioned area)	0000
NCC climate zone 1 or 2	No
Outdoor living area	No
Outdoor living area ceiling fan	No

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 hstar.com.au/QR/Generate? p=oJQRxyuOY When using either link, ensure you are visiting hstar.com.au





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 & 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 2022: 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

Energy use



Greenhouse gas emissions



Cost



7.1 Star Rating as of 13 Jul 2024

•					HOUSE
Certificate check	Approva	I Stage	Construe Stage	ction	
The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.	Assessor checked	Consent Authority/ Surveyor checked	Builder checked	Consent Authority Surveyor checked	Occupancy/Other
Note: The boxes indicate when and by whom each item should be checked. It is not mandatory to complete this checklist.	Assesso	Consent Surveyo	Builder o	Consent Surveyo	Occupar
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?					
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?					
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?					
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?					
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?					
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?					
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?					
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.					
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".					
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown					



	Approva	al Stage	Construe Stage	ction	HEREIN AND A	
Certificate check	ked	brity/ ked	pé	brity ked	her	
Continued	Assessor checked	Consent Authority/ Surveyor checked	Builder checked	Consent Authority Surveyor checked	Occupancy/Other	
Additional NCC requirements for thermal performance (not inclu	uded in t	he NatHE	RS asse	ssment)		
Thermal bridging						
Does the dwelling meet the NCC requirement for thermal bridging?						
Insulation installation method						
Has the insulation been installed according to the NCC requirements?						
Building sealing						
Does the dwelling meet the NCC requirements for Building Sealing?						
Whole of Home performance check (not applicable if a Whole of Hom	e performa	ance asses	ssment is r	not conduc	ted)	
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?						
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?						
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?						
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?						
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?						
Additional NCC Requirements for Services (not included in the	NatHERS	S assessi	ment)			
Does the lighting meet the artificial lighting requirements specified in the NCC?						
Does the hot water system meet the additional requirements specified in the NCC?						
Provisional values* check						
Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?						
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.

Additional notes

*Obscure glazing has been modelled as clear glass as it has similar thermal properties.



Room schedule

Room	Zone Type	Area [m ²]
Garage	Garage	20.05
Kitchen/Living	Kitchen/Living	33.35
Bath	Unconditioned	4.46
Bedroom 1	Bedroom	11.57
Bedroom 2	Bedroom	10.44

Window and glazed door type and performance

Default windows*

Window ID	Window	SHGC* -		Substitution tolerance ranges			
WINdow ID	Description			SHGC lower limit	SHGC upper limit		
ALM-002-01 A	Aluminium B SG Clear	6.7	0.70	0.67	0.74		
ALM-006-03 A	Aluminium B DG Argon Fill High Solar Gain Iow-E -Clear	4.1	0.52	0.49	0.55		

Custom windows*

Window ID	Window	Maximum	SHGC*	Substitution tolerance ranges		
WINDOW ID	Description	U-value*	3160	SHGC lower limit	SHGC upper limit	
No Data Available						

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	W23	600	2400	Sliding	45	SW	No
Kitchen/Living	ALM-006-03 A	W19	1100	900	Fixed	00	NE	No
Kitchen/Living	ALM-006-03 A	W22	2100	1800	Sliding	45	SE	No
Kitchen/Living	ALM-006-03 A	W17	2100	2700	Sliding	60	NW	No
Bath	ALM-002-01 A	W11	500	700	Sliding	45	NE	No
Bedroom 1	ALM-006-03 A	W20	1100	1800	Sliding	45	NE	No
Bedroom 1	ALM-006-03 A	W21	500	2400	Sliding	45	SE	No
Bedroom 2	ALM-006-03 A	W18	500	1800	Sliding	45	NW	No
Bedroom 2	ALM-006-03 A	W24	500	1800	Sliding	45	NE	No
Bedroom 2	ALM-006-03 A	W13	2100	1800	Sliding	45	SW	No



Roof window* type and performance value

Default roof windows*

Window ID	Description	U-value*	SHGC*	CLICC Jauran limit	
				SHGC lower limit	SHGC upper limit
No Data Availab	le				
Custom roof wind	dows*				
Minuter ID	Window	Maximum	01100*	Substitution to	lerance ranges
Window ID	Description	U-value*	SHGC*	SHGC lower limit	SHGC upper limit

Roof window* schedule

Location	Window ID	Window no.	Opening %	Height [mm]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Avai	lable							

Skylight* type and performance

Skylight ID	Skylight description	Skylight shaft reflectance
GEN-04-008a	Double-glazed clear, Timber and Aluminium Frame	0.5

Skylight* schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m ²]	Orientation	Outdoor shade	Diffuser
Kitchen/Living	GEN-04-008a	S1	50	0.35	NW	None	No

External door schedule

Location	Height [mm]	Width [mm]	Opening %	Orientation
Garage	2200	2400	90	SE
Garage	2100	870	90	SW
Kitchen/Living	2100	870	90	SE

External wall type

Wall	Wall	Solar	 Bulk insulation	Reflective
ID	type	absorptance	[R-value]	wall wrap*
EW-1	Timber Stud Frame Brick Veneer	0.50	Anti-glare foil with bulk no gap R2.7	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	2400	3000	NW	500	No
Garage	EW-1	2400	1800	NE	7400	No
Garage	EW-1	2400	2995	SE	500	No
Garage	EW-1	2400	6800	SW	500	No
Kitchen/Living	EW-1	2400	2195	NE	500	No
Kitchen/Living	EW-1	2400	3295	SE	500	No
Kitchen/Living	EW-1	2400	2400	SW	500	No
Kitchen/Living	EW-1	2400	3495	NW	2300	No
Bath	EW-1	2400	1890	NE	500	No
Bedroom 1	EW-1	2400	3300	NE	500	No
Bedroom 1	EW-1	2400	3595	SE	500	No
Bedroom 2	EW-1	2400	3400	NW	500	No
Bedroom 2	EW-1	2400	3095	NE	500	No
Bedroom 2	EW-1	2400	3095	SW	7000	No

Internal wall type

Wall ID	Wall type	Area [m ²] Bulk insulation	
IW-001	Timber Stud Frame, Direct Fix Plasterboard	17.04 Bulk Insulation, No Air Gap R2.7	
IW-002	Timber Stud Frame, Direct Fix Plasterboard	16.08 No insulation	

Floor type

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Garage	Concrete Slab on Ground 100mm	19.95	None	No Insulation	Bare
Kitchen/Living	Concrete Slab on Ground 100mm	33.35	None	Bulk Insulation ir Contact with Floor R1.5	n Vinyl 3mm

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7.1 Star Rating as of 13 Jul 2024



Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bath	Concrete Slab on Ground 100mm	4.46	None	Bulk Insulation in Contact with Floor R1.5	n Ceramic Tiles 8mm
Bedroom 1	Concrete Slab on Ground 100mm	11.57	None	Bulk Insulation ir Contact with Floor R1.5	n Carpet 10mm
Bedroom 2	Concrete Slab on Ground 100mm	10.44	None	Bulk Insulation ir Contact with Floor R1.5	ո Carpet 10mm

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
Garage	Plasterboard on Timber	Bulk Insulation R5	
Kitchen/Living	Plasterboard on Timber	Bulk Insulation R5	
Bath	Plasterboard on Timber	Bulk Insulation R5	
Bedroom 1	Plasterboard on Timber	Bulk Insulation R5	
Bedroom 2	Plasterboard on Timber	Bulk Insulation R5	

Ceiling penetrations*

Location	Quantity	Туре	Diameter [mm]	Sealed/unsealed
Kitchen/Living	14	Downlights - LED	50	Sealed
Kitchen/Living	1	Exhaust Fans	50	Sealed
Bath	1	Downlights - LED	50	Sealed
Bath	1	Exhaust Fans	50	Unsealed
Bedroom 1	5	Downlights - LED	50	Sealed
Bedroom 2	4	Downlights - LED	50	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
No Data Available		



Roof type

Construction	Added insulation	Solar	Roof shade
	[R-value]	absorptance	[colour]
Corrugated Iron Timber Frame	Bulk, Reflective Side Down, No Air Gap Above R1.8	0.85	Dark

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]
No Data Available				

Appliance schedule

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

Note: A flat assumption of 5W/m² is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system Minimum Recommended Appliance/ system type Location Fuel type efficiency/ capacity performance No Data Available Heating system Minimum Recommended Appliance/ system type Location Fuel type efficiency/ capacity performance No Data Available Hot water system **Zone 3 Substitution** Hot Minimum Assessed Zone 3 tolerance ranges Appliance/ system type Fuel type Water efficiency daily load STC **CER Zone** /STC lower limit upper limit [litres] No Data Available Pool/spa equipment Minimum Recommended Appliance/ system type Fuel type efficiency/ capacity performance No Data Available



Onsite Renewable Energy Schedule

System Type	Orientation	System Size Or Generation Capacity
No Data Available		

Battery Schedule

System Type	Size [Battery Storage Capacity]
No Data Available	



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 homes 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 healing and cooling, based on standard occupancy assumptions. Assessed floor area the floor area in the design documents. Ceiling penetrations Eastures that require a penetration to the calling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Exhaust fans, trange hoods, chimneys and flues. Conditioned a zone within a dwelling that is expected to require healing and cooling based on standard occupancy assumptions. In some circumstances will include gardges. Custom windows window, fleted in NAI-ERS software that are available on the market in Australia and have a WERS (Window Energy Rating window, fleted in NAI-ERS software that are available on the market in Australia and have a WERS (Window Energy Rating window) that are representative of a specific type of window product and whose properties have been derived by statistical methods. ER Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single KWh of electricity input. Entrance door The set cost to beaciery including, but not limited to costs to the building user, the environment and energy networks (as tetras and or beaciery including, but not initially above 10 floors). Exposure category – protected terrain with numerous, closely spaced obstructions being of quarked and stands. Exposure category – protected terrain with numerous, closely spaced obstructions bever 10 mousing, heavity regulated busing floare, gaves standring heavity expected busing floore on answer on the	AFRC	Australian Fenestration Rating Council
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Culture Current ances it will include garages. Current and the set of the s	COP	Coefficient of performance
Custom Windows 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 2 Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single KWh of electricity input 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 ABCE Housing Provisions Standard). Entrance door the net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCE Housing Provisions Standard). Exposure see exposure categories below. Exposure see exposure categories below. Exposure category – ponet serving with how obstructions e a similar height e.g. qrasslands with few well scattered obstructions below 10m e.g. suburban literrain with numerous. closely spaced obstructions below 10m e.g. suburban literrain with numerous. closely spaced obstructions over 10 m e.g. elva and industrial areas. Exposure category – ponet a home that achieves a net zero energy value ⁶ . Net zero home the Openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations. An one that achieves a net zero energy value ⁶ . the openability percentage or operable (moveable) area of doors windows that is used in ventilation calculations.	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.
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