

Nationwide House Energy Rating Scheme®

NatHERS® Certificate No. 0012488821-01

Generated on 03 Dec 2025 using BERS Pro v5.2.6 (3.23)

Property

Address 32 Permanent Avenue,
EARLWOOD , NSW , 2206

Lot/DP Lot 53 DP 12239

NCC class* 1a

Floor/all Floors G of 2 floors

Type New Home

Plans

Main plan 2020087

Prepared by AC

Construction and environment

Assessed floor area [m2]*	Exposure type
Conditioned* 270.9	Suburban
Unconditioned* 9.6	NatHERS climate zone
Total 310.2	56 Mascot (Sydney Airport)
Garage 29.6	



Accredited assessor

Name Ian Fry

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Accreditation No. DMN/12/1441

Assessor Accrediting Organisation

Design Matters National

Declaration of interest Declaration completed: no conflicts

NCC Requirements

NCC provisions Volume Two

State/Territory variation Yes

National Construction Code (NCC) requirements

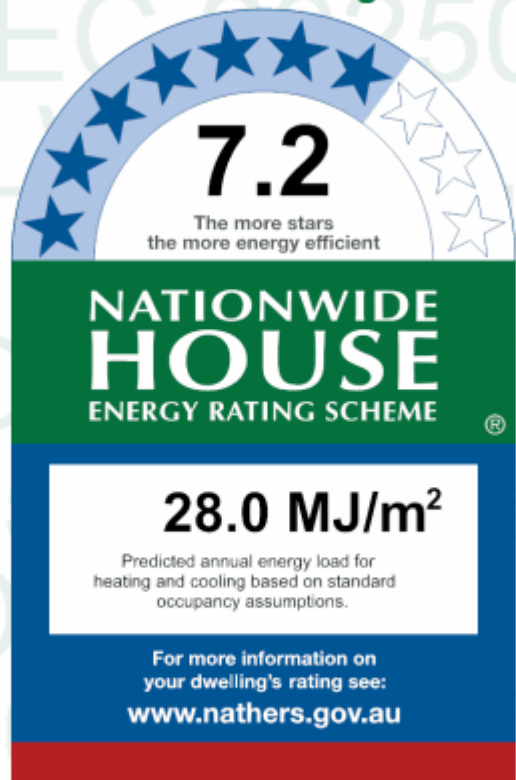
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two.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

Thermal performance Star rating



Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	10.2	17.8
Load limits	N/A	N/A

Features determining load limits

Floor Type (lowest conditioned area)	CSOG
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=dFUCbWffk. When using either link, ensure you are visiting hstar.com.au



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 & 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

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



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 by whom each item should be checked. 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?		☐	☐	☐	☐
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	☐	☐	☐	☐	☐



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?

☐ ☐ ☐ ☐

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 Home performance 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?

☐ ☐ ☐ ☐ ☐

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 assessment)

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

Where not noted on plans, default selections to floor coverings and external colours have been used in this

assessment, as noted in the NatHERS Technical Notes. Alternative selections past this point can be made to floor

coverings and external colours, without requiring an amended certificate.



Room schedule

Room	Zone Type	Area [m ²]
DIN KIT LIV	Kitchen/Living	60.75
BUTLERS	Daytime	3.41
WIP	Daytime	2.2
HOME OFFICE	Daytime	9.06
HOME THEATRE	Living	16.3
LAUNDRY	Unconditioned	4.93
ENTRY GF HALL	Daytime	32.84
GF POWDER	Unconditioned	4.68
GUEST BED	Bedroom	12.64
GARAGE	Garage	29.62
BED 3	Bedroom	12.38
WIR 3	Nighttime	2.07
ENSUITE 3	Nighttime	7.85
WIR 2	Nighttime	2.07
BED 2	Bedroom	12.69
LOUNGE UF HALL	Living	54.15
MASTER WIR 1	Nighttime	3.76
MASTER SUITE	Bedroom	15.34
MASTER WIR 2	Nighttime	5.9
ENSUITE 1	Nighttime	6.9
BED 4	Bedroom	11.54
WIR 4	Nighttime	1.93
ENSUITE 2	Nighttime	3.58
LIVING VOID	Unconditioned	19.06

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
TIM-001-01 W	Timber A SG Clear	5.4	0.56	0.53	0.59

* Refer to glossary.



Custom windows*

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
DOW-038-002	Aluminium Fixed Window DG LB Clr 4/14/4	2.1	0.55	0.52	0.58
ALS-037-059	Aluminium Sliding Door DG AGG PLUS Clr 6/8/4	3.0	0.49	0.47	0.51
DOW-005-007	Aluminium Awning Window DG LB Clr 4/12/4	3.0	0.45	0.43	0.47
DOW-022-007	Thermally Broken Aluminium Sliding Window DG LB Clr 4/12/4	2.0	0.51	0.48	0.53
DOW-001-001	Aluminium Sliding Window SG 3Clr	6.4	0.75	0.71	0.79

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
DIN KIT LIV	DOW-038-002-001	W7	500	4090	Fixed	00	W	No
DIN KIT LIV	DOW-038-002-001	W4	2057	1210	Fixed	00	E	No
DIN KIT LIV	DOW-038-002-001	W5	2057	1210	Fixed	00	E	No
DIN KIT LIV	ALS-037-059-001	SD01	2400	3610	Sliding	45	S	No
DIN KIT LIV	ALS-037-059-001	SD02	2400	2050	Sliding	45	E	No
DIN KIT LIV	DOW-005-007-001	W6	2057	2650	Awning	64	S	No
BUTLERS	DOW-022-007-001	W8	1372	1810	Sliding	45	W	No
HOME OFFICE	DOW-005-007-001	W9	2057	850	Awning	65	W	No
HOME THEATRE	DOW-005-007-001	W3	1800	1810	Awning	90	E	No
LAUNDRY	TIM-001-01 W	D05	1100	930	Casement	90	E	No
ENTRY GF HALL	DOW-038-002-001	W27 Lower	557	1210	Fixed	00	W	No
GF POWDER	DOW-001-001-001	W10	600	1210	Awning	45	W	No
GUEST BED	DOW-005-007-001	W1	2057	610	Awning	60	N	No
GUEST BED	DOW-005-007-001	W2	2057	610	Awning	60	N	No
BED 3	DOW-022-007-001	W24	1457	2050	Sliding	10	S	No
ENSUITE 3	DOW-001-001-001	W25	1029	850	Awning	90	W	No
BED 2	DOW-022-007-001	W26	1029	1810	Sliding	10	W	No

* Refer to glossary.



Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
LOUNGE UF HALL	DOW-038-002-001	W27 Upper	2143	1210	Fixed	00	W	No
LOUNGE UF HALL	DOW-022-007-001	W28	600	2650	Sliding	45	W	No
LOUNGE UF HALL	DOW-005-007-001	W11	1200	610	Awning	90	N	No
LOUNGE UF HALL	DOW-005-007-001	W12	1200	610	Awning	90	N	No
LOUNGE UF HALL	DOW-005-007-001	W13	1200	1210	Awning	45	N	No
LOUNGE UF HALL	DOW-005-007-001	W23	1457	850	Awning	90	S	No
MASTER SUITE	DOW-005-007-001	W14	1200	610	Awning	10	N	No
MASTER SUITE	DOW-005-007-001	W15	1200	610	Awning	10	N	No
MASTER SUITE	DOW-005-007-001	W16	1200	610	Awning	10	N	No
ENSUITE 1	DOW-001-001-001	W17	1029	1210	Sliding	45	E	No
BED 4	DOW-022-007-001	W18	1029	1810	Sliding	10	E	No
ENSUITE 2	DOW-001-001-001	W19	1029	1210	Sliding	45	E	No
LIVING VOID	DOW-038-002-001	W20	2057	1210	Fixed	00	E	No
LIVING VOID	DOW-038-002-001	W21	2057	1210	Fixed	00	E	No
LIVING VOID	DOW-038-002-001	W22	1457	3490	Fixed	00	S	No

Roof window* type and performance value

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	Skylight shaft reflectance
No Data Available		

Skylight* schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m ²]	Orientation	Outdoor shade	Diffuser
No Data Available							

External door schedule

Location	Height [mm]	Width [mm]	Opening %	Orientation
LAUNDRY	1300	930	90	E
ENTRY GF HALL	2340	1200	90	N
GARAGE	2700	4810	90	N

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
EW-1	Timber Stud Frame Brick Veneer	0.85		Bulk Insulation, Air Gap R2.5	No
EW-2	Single Skin Brick	0.85		No insulation	No
EW-3	Timber Stud Frame Brick Veneer	0.85		No insulation	No

External wall schedule

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
DIN KIT LIV	EW-1	2700	3000	W	100	No
DIN KIT LIV	EW-1	2700	700	S	100	No
DIN KIT LIV	EW-1	2700	4595	W	100	No
DIN KIT LIV	EW-1	2700	4595	E	100	No
DIN KIT LIV	EW-1	2700	4300	S	3000	No
DIN KIT LIV	EW-1	2700	3000	E	4100	No
DIN KIT LIV	EW-1	2700	4800	S	100	No
BUTLERS	EW-1	2700	2090	W	100	No
HOME OFFICE	EW-1	2700	2395	W	100	No



Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
HOME OFFICE	EW-1	2700	300	N	100	No
HOME THEATRE	EW-1	2700	3890	E	100	No
LAUNDRY	EW-1	3043	1990	E	100	No
ENTRY GF HALL	EW-1	3043	2690	W	100	No
ENTRY GF HALL	EW-1	3043	1690	N	1700	No
GF POWDER	EW-1	3043	300	S	100	No
GF POWDER	EW-1	3043	1895	W	100	No
GUEST BED	EW-1	3043	3395	W	100	No
GUEST BED	EW-1	3043	3800	N	100	No
GUEST BED	EW-1	3043	1100	E	1900	No
GARAGE	EW-2	3386	5495	N	100	No
GARAGE	EW-3	3386	5500	E	100	No
GARAGE	EW-3	3386	1200	S	100	No
BED 3	EW-1	2700	2995	W	600	No
BED 3	EW-1	2700	4195	S	600	No
ENSUITE 3	EW-1	2700	2990	W	600	No
BED 2	EW-1	2700	3095	W	600	No
BED 2	EW-1	2700	300	N	8600	No
LOUNGE UF HALL	EW-1	2700	2695	W	900	No
LOUNGE UF HALL	EW-1	2700	300	S	12400	No
LOUNGE UF HALL	EW-1	2700	5300	W	600	No
LOUNGE UF HALL	EW-1	2700	3800	N	600	No
LOUNGE UF HALL	EW-1	2700	600	W	4400	No
LOUNGE UF HALL	EW-1	2700	1900	N	600	No
LOUNGE UF HALL	EW-1	2700	1700	E	600	No
LOUNGE UF HALL	EW-1	2700	1390	S	600	No
MASTER SUITE	EW-1	2700	4095	N	600	No
MASTER SUITE	EW-1	2700	3795	E	600	No
ENSUITE 1	EW-1	2700	3090	E	600	No
BED 4	EW-1	2700	3090	E	600	No
ENSUITE 2	EW-1	2700	1390	E	600	No

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature [yes/no]
LIVING VOID	EW-1	2700	4595	E	600	No
LIVING VOID	EW-1	2700	4195	S	600	No

Internal wall type

Wall ID	Wall type	Area [m ²]	Bulk insulation
IW-001	Timber Stud Frame, Direct Fix Plasterboard	274.14	No insulation
IW-002	Timber Stud Frame, Direct Fix Plasterboard	57.21	Bulk Insulation, No Air Gap R2.5

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
DIN KIT LIV	Waffle pod slab 300 mm 100mm	60.75	None	Waffle Pod 300mm	Ceramic Tiles 8mm
BUTLERS	Waffle pod slab 300 mm 100mm	3.41	None	Waffle Pod 300mm	Ceramic Tiles 8mm
WIP	Waffle pod slab 300 mm 100mm	2.20	None	Waffle Pod 300mm	Ceramic Tiles 8mm
HOME OFFICE	Waffle pod slab 300 mm 100mm	9.06	None	Waffle Pod 300mm	Carpet+Rubber Underlay 18mm
HOME THEATRE	Waffle pod slab 300 mm 100mm	16.30	None	Waffle Pod 300mm	Carpet+Rubber Underlay 18mm
LAUNDRY	Waffle pod slab 300 mm 100mm	4.93	None	Waffle Pod 300mm	Ceramic Tiles 8mm
ENTRY GF HALL	Waffle pod slab 300 mm 100mm	32.84	None	Waffle Pod 300mm	Ceramic Tiles 8mm
GF POWDER	Waffle pod slab 300 mm 100mm	4.68	None	Waffle Pod 300mm	Ceramic Tiles 8mm
GUEST BED	Waffle pod slab 300 mm 100mm	12.64	None	Waffle Pod 300mm	Carpet+Rubber Underlay 18mm
GARAGE	Waffle pod slab 225 mm 100mm	29.62	None	Waffle Pod 225mm	Bare
BED 3 / DIN KIT LIV	Timber Framed Timber Above Plasterboard 19mm	12.38		No Insulation	Carpet+Rubber Underlay 18mm
WIR 3 / DIN KIT LIV	Timber Framed Timber Above Plasterboard 19mm	2.07		No Insulation	Carpet+Rubber Underlay 18mm
ENSUITE 3 / DIN KIT LIV	Timber Framed Timber Above Plasterboard 19mm	4.77		No Insulation	Ceramic Tiles 8mm
ENSUITE 3 / BUTLERS	Timber Framed Timber Above Plasterboard 19mm	2.13		No Insulation	Ceramic Tiles 8mm
ENSUITE 3 / WIP	Timber Framed Timber Above Plasterboard 19mm	0.45		No Insulation	Ceramic Tiles 8mm



Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
WIR 2 / DIN KIT LIV	Timber Framed Timber Above Plasterboard 19mm	0.89		No Insulation	Carpet+Rubber Underlay 18mm
WIR 2 / ENTRY GF HALL	Timber Framed Timber Above Plasterboard 19mm	0.52		No Insulation	Carpet+Rubber Underlay 18mm
BED 2 / BUTLERS	Timber Framed Timber Above Plasterboard 19mm	0.86		No Insulation	Carpet+Rubber Underlay 18mm
BED 2 / WIP	Timber Framed Timber Above Plasterboard 19mm	0.86		No Insulation	Carpet+Rubber Underlay 18mm
BED 2 / HOME OFFICE	Timber Framed Timber Above Plasterboard 19mm	9.02		No Insulation	Carpet+Rubber Underlay 18mm
BED 2 / ENTRY GF HALL	Timber Framed Timber Above Plasterboard 19mm	0.95		No Insulation	Carpet+Rubber Underlay 18mm
LOUNGE UF HALL / DIN KIT LIV	Timber Framed Timber Above Plasterboard 19mm	0.00		No Insulation	Carpet+Rubber Underlay 18mm
LOUNGE UF HALL / HOME THEATRE	Timber Framed Timber Above Plasterboard 19mm	0.00		No Insulation	Carpet+Rubber Underlay 18mm
LOUNGE UF HALL / ENTRY GF HALL	Timber Framed Timber Above Plasterboard 19mm	18.63		No Insulation	Carpet+Rubber Underlay 18mm
LOUNGE UF HALL / GF POWDER	Timber Framed Timber Above Plasterboard 19mm	0.00		No Insulation	Carpet+Rubber Underlay 18mm
LOUNGE UF HALL / GUEST BED	Timber Framed Timber Above Plasterboard 19mm	5.29		No Insulation	Carpet+Rubber Underlay 18mm
LOUNGE UF HALL	Suspended Floor Timber Frame 19mm	2.19	Totally Open	Bulk Insulation in Contact with Floor R2.5	Carpet+Rubber Underlay 18mm
MASTER WIR 1 / ENTRY GF HALL	Timber Framed Timber Above Plasterboard 19mm	3.20		No Insulation	Carpet+Rubber Underlay 18mm
MASTER SUITE / GARAGE	Timber Framed Timber Above Plasterboard 19mm	15.33		Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
MASTER WIR 2 / LAUNDRY	Timber Framed Timber Above Plasterboard 19mm	0.26		No Insulation	Carpet+Rubber Underlay 18mm
MASTER WIR 2 / ENTRY GF HALL	Timber Framed Timber Above Plasterboard 19mm	1.94		No Insulation	Carpet+Rubber Underlay 18mm
MASTER WIR 2 / GARAGE	Timber Framed Timber Above Plasterboard 19mm	3.10		Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
ENSUITE 1 / LAUNDRY	Timber Framed Timber Above Plasterboard 19mm	2.99		No Insulation	Ceramic Tiles 8mm
ENSUITE 1 / GARAGE	Timber Framed Timber Above Plasterboard 19mm	3.68		Bulk Insulation R2.5	Ceramic Tiles 8mm
BED 4 / HOME THEATRE	Timber Framed Timber Above Plasterboard 19mm	9.37		No Insulation	Carpet+Rubber Underlay 18mm



Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
BED 4 / LAUNDRY	Timber Framed Timber Above Plasterboard 19mm	1.28		No Insulation	Carpet+Rubber Underlay 18mm
BED 4 / ENTRY GF HALL	Timber Framed Timber Above Plasterboard 19mm	0.20		No Insulation	Carpet+Rubber Underlay 18mm
WIR 4 / HOME THEATRE	Timber Framed Timber Above Plasterboard 19mm	1.93		No Insulation	Carpet+Rubber Underlay 18mm
ENSUITE 2 / HOME THEATRE	Timber Framed Timber Above Plasterboard 19mm	3.58		No Insulation	Ceramic Tiles 8mm
LIVING VOID / DIN KIT LIV	Timber Framed Timber Above Plasterboard 19mm	16.18		No Insulation	Carpet+Rubber Underlay 18mm

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
DIN KIT LIV	Plasterboard on Timber	Bulk Insulation R6	
DIN KIT LIV	Plasterboard on Timber	Bulk Insulation R3	
DIN KIT LIV	Timber Framed Timber Above Plasterboard	No Insulation	
BUTLERS	Timber Framed Timber Above Plasterboard	No Insulation	
WIP	Timber Framed Timber Above Plasterboard	No Insulation	
HOME OFFICE	Timber Framed Timber Above Plasterboard	No Insulation	
HOME THEATRE	Timber Framed Timber Above Plasterboard	No Insulation	
LAUNDRY	Timber Framed Timber Above Plasterboard	No Insulation	
ENTRY GF HALL	Timber Framed Timber Above Plasterboard	No Insulation	
GF POWDER	Timber Framed Timber Above Plasterboard	No Insulation	
GUEST BED	Timber Framed Timber Above Plasterboard	No Insulation	
GARAGE	Plasterboard on Timber	No insulation	
GARAGE	Timber Framed Timber Above Plasterboard	Bulk Insulation R2.5	
BED 3	Plasterboard on Timber	Bulk Insulation R6	
BED 3	Plasterboard on Timber	Bulk Insulation R3	
WIR 3	Plasterboard on Timber	Bulk Insulation R6	
ENSUITE 3	Plasterboard on Timber	Bulk Insulation R6	
ENSUITE 3	Plasterboard on Timber	Bulk Insulation R3	
WIR 2	Plasterboard on Timber	Bulk Insulation R6	
BED 2	Plasterboard on Timber	Bulk Insulation R6	
BED 2	Plasterboard on Timber	Bulk Insulation R3	



Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap* [yes/no]
LOUNGE UF HALL	Plasterboard on Timber	Bulk Insulation R6	
LOUNGE UF HALL	Plasterboard on Timber	Bulk Insulation R3	
LOUNGE UF HALL	Plasterboard on Timber	Bulk Insulation R3	
MASTER WIR 1	Plasterboard on Timber	Bulk Insulation R6	
MASTER SUITE	Plasterboard on Timber	Bulk Insulation R6	
MASTER SUITE	Plasterboard on Timber	Bulk Insulation R3	
MASTER WIR 2	Plasterboard on Timber	Bulk Insulation R6	
ENSUITE 1	Plasterboard on Timber	Bulk Insulation R6	
ENSUITE 1	Plasterboard on Timber	Bulk Insulation R3	
BED 4	Plasterboard on Timber	Bulk Insulation R6	
BED 4	Plasterboard on Timber	Bulk Insulation R3	
WIR 4	Plasterboard on Timber	Bulk Insulation R6	
ENSUITE 2	Plasterboard on Timber	Bulk Insulation R6	
ENSUITE 2	Plasterboard on Timber	Bulk Insulation R3	
LIVING VOID	Plasterboard on Timber	Bulk Insulation R6	
LIVING VOID	Plasterboard on Timber	Bulk Insulation R3	

Ceiling penetrations*

Location	Quantity	Type	Diameter [mm]	Sealed/unsealed
DIN KIT LIV	1	Exhaust Fans	300	Sealed
GF POWDER	1	Exhaust Fans	300	Sealed
ENSUITE 3	1	Exhaust Fans	300	Sealed
ENSUITE 1	1	Exhaust Fans	300	Sealed
ENSUITE 2	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
DIN KIT LIV	1	1200
GUEST BED	1	1200
BED 3	1	1200
BED 2	1	1200
LOUNGE UF HALL	1	1200

* Refer to glossary.



Location	Quantity	Diameter [mm]
MASTER SUITE	1	1200
BED 4	1	1200

Roof type

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Corrugated Iron Timber Frame	Foil, Gap Above, Reflective Side Down, Anti-glare Up	0.85	Dark
Roof Tiles Timber Frame	Foil, Gap Above, Reflective Side Down, Anti-glare Up	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

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Data Available				

Hot water system

Appliance/ system type	Fuel type	Hot Water	Minimum efficiency /STC	Zone 3 STC	Zone 3 Substitution tolerance ranges		Assessed daily load [litres]
		CER Zone			lower limit	upper limit	
No Data Available							



Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
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 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

AFRC	Australian Fenestration Rating Council
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, 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.
COP	Coefficient of performance
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.
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 – protected	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – suburban	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 operability 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.
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.
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.
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 Regulator (CER)
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 or continuous thermal breaks such as polystyrene insulation sheathing or plastic strips
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	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.