

Nationwide House Energy Rating Scheme®

NatHERS® Certificate No. #HR-Q87GRJ-01

Generated on 01 Jul 2025 using Hero 4.1 (Chenath v3.23)

Property

Address 41, Wyadra Avenue, Freshwater, NSW, 2096
Lot/DP 65/DP12072
NCC Class* 1a
Floor/all Floors 1 of 2 floors
Type New

Plans

Main Plan REV H
Prepared by Hall & Hart

Construction and environment

Assessed floor area (m²)*	Exposure Type
Conditioned* 275.3	Suburban
Unconditioned* 34.3	NatHERS climate zone
Total 346.4	56 - Mascot AMO
Garage 36.8	



Accredited assessor

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Business name Jose Solorzano
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Accreditation No. DMN/24/2221
Assessor Accrediting Organisation DMN
Declaration of interest Conflict of Interest (Not Managed)

NCC Requirements

BCA provisions Volume 2
State/Territory variation Yes

National Construction Code (NCC) requirements

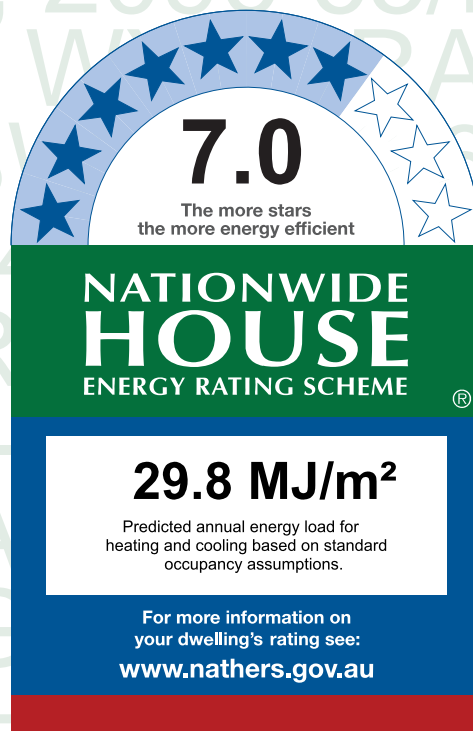
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. 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	15.8	14.0
Load limits	25	18

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-Q87GRJ-01>.

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 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.



Predicted onsite renewable energy impact

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 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"/>
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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"/>
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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"/>
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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"/>
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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"/>
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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"/>
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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"/>
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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.

Additional Notes

I confirm that I am an employee of the builder that requires a NatHERS assessment for this particular project , which may be considered as an apparent conflict of interest.

Default colour medium provided for floors, walls (internal & external) & roof (internal & external) as per NatHERS tech notes.

Provided default ceiling penetration values as per NatHERS tech notes.

Lighting as per BASIX

Doors D02, D03, D04 specs not available in custom window library. Substituted for window code AWS-013-036

Room schedule

Room	Zone Type	Area (m ²)
LDRY	Unconditioned	12.21
OFFICE	Bedroom	14.81
GUEST	Bedroom	20.23
WC 1	Day Time	2.12
PDR	Unconditioned	5.06
GARAGE	Garage	36.82
KITCHEN / LIVING	Kitchen/Living	70.82
B'PTRY	Day Time	9.01
ENTRY	Day Time	31.81
BATH 1	Unconditioned	7.98
BED 4	Bedroom	13.95
BED 3	Bedroom	15.55
BATH 2	Unconditioned	6.70
ENS	Night Time	10.35
MASTER BED	Bedroom	27.91
BED 2	Bedroom	16.35
STUDY 1	Day Time	7.61
WC 2	Unconditioned	2.30
HALL	Day Time	26.44
WIR	Night Time	8.35

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
TIM-002-01 W	Timber B SG Clear	5.4	0.63	0.60	0.66

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
AWS-013-036	RESIDENTIAL SERIES 541/542 SLIDING DOOR -DOUBLE GLAZED	3.0	0.31	0.30	0.33
BRZ-009-008	Innoscreen Altair Louvre Window	6.9	0.45	0.43	0.48
GJA-054-011	050 Louvre-101 Al Frame w 130 Altair	4.8	0.48	0.45	0.50
WID-117-026	Paragon Awning Window	4.3	0.36	0.34	0.38
WID-119-017	Paragon Fixed Window	6.0	0.62	0.59	0.65
WID-119-029	Paragon Fixed Window	2.7	0.50	0.48	0.53
WID-119-031	Paragon Fixed Window	2.7	0.48	0.46	0.51
WID-122-001	Paragon Entry Door	5.9	0.58	0.55	0.61
WID-122-028	Paragon Entry Door	3.2	0.40	0.38	0.41

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
ENTRY	WID-119-029	W12	1800	1210	Fixed	0	S	None
B'PTRY	WID-119-029	W04-B	1379	605	Fixed	0	W	None
B'PTRY	GJA-054-011	W04-A	1379	605	Louvre	90	W	None
BATH 1	BRZ-009-008	W20-B	819	785	Louvre	90	N	None
BATH 1	WID-119-017	W20-A	819	785	Fixed	0	N	None
BATH 2	BRZ-009-008	W14	819	1030	Louvre	90	W	None
BED 2	GJA-054-011	W15-C	819	803	Louvre	10	W	None
BED 2	GJA-054-011	W15-A	819	803	Louvre	10	W	None
BED 2	WID-119-029	W15-B	819	803	Fixed	0	W	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*
BED 3	WID-117-026	W13-C1	1200	883	Awning	90	S	None
BED 3	WID-119-029	W13-2	600	2650	Fixed	0	S	None
BED 3	WID-117-026	W13-A1	1200	883	Awning	90	S	None
BED 3	WID-119-029	W13-B1	1200	883	Fixed	0	S	None
BED 4	GJA-054-011	W22-C	539	803	Louvre	10	E	None
BED 4	GJA-054-011	W22-A	539	803	Louvre	10	E	None
BED 4	WID-119-029	W22-B	539	803	Fixed	0	E	None
BED 4	WID-117-026	W10-C1	1200	883	Awning	90	S	None
BED 4	WID-119-029	W10-2	600	2650	Fixed	0	S	None
BED 4	WID-117-026	W10-A1	1200	883	Awning	90	S	None
BED 4	WID-119-029	W10-B1	1200	883	Fixed	0	S	None
ENS	BRZ-009-008	W16	1239	850	Louvre	90	W	None
ENTRY	WID-119-031	W08	1800	2410	Fixed	0	N	None
ENTRY	TIM-002-01 W	D01-A	2400	400	Fixed	0	S	None
ENTRY	WID-119-031	W07	2700	1810	Fixed	0	E	None
GARAGE	WID-122-001	D05	2400	900	Hinged Door	90	E	None
GUEST	GJA-054-011	W03-C	1379	883	Louvre	90	W	None
GUEST	GJA-054-011	W03-A	1379	883	Louvre	90	W	None
GUEST	WID-119-029	W03-B	1379	883	Fixed	0	W	None
HALL	WID-119-031	W18	1800	1810	Fixed	0	E	None
KITCHEN / LIVING	WID-119-029	W05	1460	850	Fixed	0	E	None
KITCHEN / LIVING	WID-119-029	W06	1460	850	Fixed	0	E	None
KITCHEN / LIVING	AWS-013-036	D04	2700	3575	Sliding Door	90	S	None
KITCHEN / LIVING	AWS-013-036	D02	2700	3575	Sliding Door	90	N	None
KITCHEN / LIVING	AWS-013-036	D03	2700	3575	Sliding Door	90	N	None
LDRY	GJA-054-011	W09	2079	850	Louvre	90	N	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*
MASTER BED	GJA-054-011	W17-C	1239	600	Louvre	10	E	None
MASTER BED	GJA-054-011	W17-A	1239	600	Louvre	10	E	None
MASTER BED	WID-119-029	W17-B	1239	1800	Fixed	0	E	None
MASTER BED	WID-119-029	D06-C	2400	850	Fixed	0	N	None
MASTER BED	WID-119-029	D06-A	2400	850	Fixed	0	N	None
MASTER BED	WID-122-028	D06-B	2400	1710	Hinged Door	90	N	None
OFFICE	WID-117-026	W01-C1	1370	883	Awning	90	S	None
OFFICE	WID-119-029	W01-2	680	2650	Fixed	0	S	None
OFFICE	WID-117-026	W01-A1	1370	883	Awning	90	S	None
OFFICE	WID-119-029	W01-B1	1370	883	Fixed	0	S	None
PDR	BRZ-009-008	W02-B	539	785	Louvre	90	W	None
PDR	BRZ-009-008	W02-A	539	785	Louvre	90	W	None
STUDY 1	WID-117-026	W11-B1	1200	605	Awning	90	S	None
STUDY 1	WID-119-029	W11-2	600	1210	Fixed	0	S	None
STUDY 1	WID-119-029	W11-A1	1200	605	Fixed	0	S	None
ENTRY	WID-119-031	W19	1800	2410	Fixed	0	N	None
WC 2	BRZ-009-008	W21	679	850	Louvre	90	E	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-011-02 W	FS - Fixed Skylight DG 3mm LoE 366 / 10.5mm Argon Gap / 3mm Clear	2.7	0.24	0.23	0.25

Roof window schedule

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
ENS	VEL-011-02 W	SKYLT 01	0	550	980	E	None	None
HALL	VEL-011-02 W	SKYRW 03	0	540	993	E	None	None
WIR	VEL-011-02 W	SKYRW 01	0	947	575	W	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
ENTRY	2400	1280	90	S
GARAGE	2400	4810	100	S

External wall type

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
CONCBLOCK-150-PB	Concrete & Plasterboard	0.50	Medium	0.00	No
FC-NONREFL-CAV-HH	Fibre-Cement Clad Battened (Non-Refl Cavity) Stud Wall	0.36	Light (Surfmist Stainless)	2.70	No
RBV-NONREFL-CAV-HH	Rendered Brick Veneer Stud Wall with Non-Reflective Sarking	0.36	Light (Surfmist Stainless)	2.70	No
RBV-NONREFL-CAV-WIDE-HH1	Rendered Brick Veneer Stud Wall with Non-Reflective Sarking	0.36	Light (Surfmist Stainless)	2.70	No
SBV-NONREFL-CAV-HH1	Stone + Brick Veneer Stud Wall with Non-Reflective Sarking	0.30	Light	2.70	No
SRDBL-BRICK-110-110-HH1	Stone + Double Brick - 110mm/110mm Rendered	0.30	Light	0.00	No

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
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External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* projection (mm)	Vertical shading feature
ENTRY	FC-NONREFL-CAV-HH	2600	2070	S	1006	Yes
B'PTRY	RBV-NONREFL-CAV-HH	3336	2570	W		Yes
B'PTRY	CONCBLOCK-150-PB	286	690	E		No
B'PTRY	CONCBLOCK-150-PB	286	3110	S		No
BATH 1	FC-NONREFL-CAV-HH	2600	3070	E	572	Yes
BATH 1	FC-NONREFL-CAV-HH	2600	2599	N	572	Yes
BATH 2	FC-NONREFL-CAV-HH	2600	2840	W	572	No
BED 2	FC-NONREFL-CAV-HH	2600	3700	W	572	No
BED 3	FC-NONREFL-CAV-HH	2600	3625	S	246	No
BED 3	FC-NONREFL-CAV-HH	2600	4291	W	572	No
BED 3	FC-NONREFL-CAV-HH	2600	2160	E	551	Yes
BED 4	FC-NONREFL-CAV-HH	2600	3986	E	572	Yes
BED 4	FC-NONREFL-CAV-HH	2600	3500	S	320	No
ENS	FC-NONREFL-CAV-HH	2600	2441	W	572	No
ENTRY	FC-NONREFL-CAV-HH	222	3407	E		Yes
ENTRY	RBV-NONREFL-CAV-HH	2750	2951	N		Yes
ENTRY	RBV-NONREFL-CAV-HH	2750	2070	S	980	Yes
ENTRY	CONCBLOCK-150-PB	286	1350	S		No
ENTRY	CONCBLOCK-150-PB	286	690	W		No
ENTRY	CONCBLOCK-150-PB	286	1271	S		No
ENTRY	RBV-NONREFL-CAV-HH	3214	3407	E		Yes
GARAGE	RBV-NONREFL-CAV-HH	2836	5290	E	131	Yes
GARAGE	SRDBL-BRICK-110-110-HH1	2836	5901	S		No
GARAGE	SBV-NONREFL-CAV-HH1	2836	1220	W	1870	Yes
GARAGE	SBV-NONREFL-CAV-HH1	2836	621	E	111	Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
GUEST	RBV-NONREFL-CAV-HH	2750	4541	W		Yes
HALL	FC-NONREFL-CAV-HH	2600	3492	E	6156	Yes
KITCHEN / LIVING	RBV-NONREFL-CAV-HH	3336	5781	E	465	Yes
KITCHEN / LIVING	RBV-NONREFL-CAV-WIDE-HH1	3336	6042	S	465	Yes
KITCHEN / LIVING	RBV-NONREFL-CAV-HH	3336	6531	W		Yes
KITCHEN / LIVING	RBV-NONREFL-CAV-WIDE-HH1	3336	580	N	3680	Yes
KITCHEN / LIVING	RBV-NONREFL-CAV-WIDE-HH1	3336	11191	N	3680	Yes
LDRY	RBV-NONREFL-CAV-HH	2750	4071	E	131	Yes
LDRY	RBV-NONREFL-CAV-HH	2750	2999	N		Yes
MASTER BED	FC-NONREFL-CAV-HH	2263	125	E	572	Yes
MASTER BED	FC-NONREFL-CAV-HH	2440	4476	W	572	No
MASTER BED	FC-NONREFL-CAV-HH	2170	5576	E	572	Yes
MASTER BED	FC-NONREFL-CAV-HH	2533	125	W	572	No
MASTER BED	FC-NONREFL-CAV-HH	2600	5731	N	4511	Yes
OFFICE	FC-NONREFL-CAV-HH	2750	3620	S		No
OFFICE	FC-NONREFL-CAV-HH	2750	950	W		Yes
OFFICE	FC-NONREFL-CAV-HH	2750	2160	E	1856	Yes
OFFICE	RBV-NONREFL-CAV-HH	2750	3141	W		Yes
PDR	RBV-NONREFL-CAV-HH	2750	2200	W		Yes
STUDY 1	FC-NONREFL-CAV-HH	2600	1910	S	320	No
STUDY 1	FC-NONREFL-CAV-HH	2600	685	W	556	Yes
ENTRY	FC-NONREFL-CAV-HH	2600	2810	N	9854	Yes
WC 2	FC-NONREFL-CAV-HH	2600	2300	E	572	Yes
WIR	FC-NONREFL-CAV-HH	2600	1970	W	572	No

* Refer to glossary.

Internal wall type

Wall ID	Wall Type	Area (m ²)	Bulk insulation
INT-PB-EXP1	Internal Plasterboard Stud Wall (exposed 1 side)	14.5	2.70
INT-PB-EXP1	Internal Plasterboard Stud Wall (exposed 1 side)	8.2	0.00
INT-PB1-HH1	Internal Plasterboard Stud Wall	140.2	2.70
INT-PB1-HH1	Internal Plasterboard Stud Wall	100.5	0.00

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
B'PTRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	9.0	N/A	0.62	Timber (12mm)
BATH 1	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	8.0	N/A	2.70	Tile (8mm)
BATH 2	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	6.7	N/A	2.70	Tile (8mm)
BED 2	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	16.4	N/A	2.70	Carpet
BED 3	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	15.5	N/A	2.70	Carpet
BED 4	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	14.0	N/A	2.70	Carpet
ENS	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	10.3	N/A	2.70	Tile (8mm)
ENTRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	31.8	N/A	0.62	Timber (12mm)
GARAGE	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	36.8	N/A	0.59	Exposed
GUEST	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	20.2	N/A	0.62	Timber (12mm)
HALL	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	26.5	N/A	2.70	Carpet
KITCHEN / LIVING	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	70.8	N/A	0.62	Timber (12mm)
LDRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	12.2	N/A	0.62	Tile (8mm)
MASTER BED	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	27.9	N/A	2.70	Carpet
OFFICE	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	14.8	N/A	0.62	Carpet
PDR	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	5.1	N/A	0.62	Tile (8mm)

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
STUDY 1	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	7.6	N/A	2.70	Carpet
WC 1	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	2.1	N/A	0.62	Tile (8mm)
WC 2	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	2.3	N/A	2.70	Tile (8mm)
WIR	AAC-75: Suspended AAC (Aerated Autoclaved Concrete) Floor (75mm)	8.3	N/A	2.70	Carpet

Ceiling type

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
ENTRY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
ENTRY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	2.50	Yes
BATH 1	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	2.50	Yes
BATH 1	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
BATH 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
BATH 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	2.50	Yes
BED 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
BED 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	2.50	Yes
BED 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
BED 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	2.50	Yes
BED 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	2.50	Yes
BED 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
ENS	FLAT-02: Flat Framed / Skillion Metal Roof & Cathedral PB Ceiling (11°-33°)	2.50	Yes
ENS	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	2.50	Yes
ENS	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
GARAGE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	0.00	Yes
GARAGE	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	0.00	Yes

* Refer to glossary.

Ceiling type

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
HALL	FLAT-02: Flat Framed / Skillion Metal Roof & Cathedral PB Ceiling (11°-33°)	2.50	Yes
HALL	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	2.50	Yes
HALL	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
KITCHEN / LIVING	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	2.50	Yes
KITCHEN / LIVING	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
LDRY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	0.00	Yes
MASTER BED	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
STUDY 1	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
STUDY 1	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	2.50	Yes
WC 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	2.50	Yes
WC 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
WIR	FLAT-02: Flat Framed / Skillion Metal Roof & Cathedral PB Ceiling (11°-33°)	2.50	Yes
WIR	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	2.50	Yes
WIR	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
BATH 1	1	Exhaust Fan	250	Sealed
BATH 2	1	Exhaust Fan	250	Sealed
ENS	1	Exhaust Fan	250	Sealed
KITCHEN / LIVING	1	Exhaust Fan	350	Sealed
KITCHEN / LIVING	1	Other	300	Unsealed
PDR	1	Exhaust Fan	250	Sealed
WC 1	1	Exhaust Fan	250	Sealed

* Refer to glossary.

Ceiling fans

Location	Quantity	Diameter (mm)
BED 2	1	1300
BED 3	1	1300
BED 4	1	1300
GUEST	1	1300
MASTER BED	1	1300
OFFICE	1	1300

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	1.30	0.73	Dark (Monument)
FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	1.30	0.73	Dark (Monument)
FLAT-02: Flat Framed / Skillion Metal Roof & Cathedral PB Ceiling (11°-33°)	1.30	0.73	Dark (Monument)

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]
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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.