

Nationwide House Energy Rating Scheme

NatHERS Certificate No. 0004954301

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Property

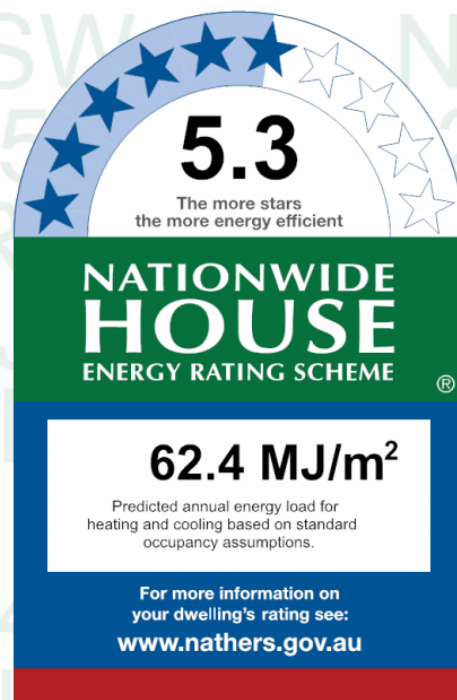
Address 7 Corrie Road , North Manly , NSW , 2100
Lot/DP 100/845963
NCC Class* 1A
Type New Dwelling

Plans

Main Plan 2019 15
Prepared by Site Specific Design

Construction and environment

Assessed floor area (m²)*	Exposure Type
Conditioned* 120.0	Suburban
Unconditioned* 38.0	NatHERS climate zone
Total 158.0	56
Garage 23.0	



Thermal performance

Heating	Cooling
40.0	22.4
MJ/m ²	MJ/m ²



Accredited assessor

Name Terry Chapman
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Accreditation No. 20920
Assessor Accrediting Organisation ABSA
Declaration of interest Declaration completed: no conflicts

About the rating

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

Verification

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



National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

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

Certificate check

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

Genuine certificate

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

Ceiling penetrations*

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

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate?

Apartment entrance doors

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

Exposure*

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

Provisional* values

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

Additional notes

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-001-03 A	ALM-001-03 A Aluminium A SG High Solar Gain Low-E	5.4	0.49	0.47	0.51

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-007-19 A	AWS-007-19 A 516 Al Awining Window SG 638CP	4.9	0.53	0.50	0.56
AWS-001-19 A	AWS-001-19 A 502/504 Al Sliding Window SG 638CP	4.5	0.59	0.56	0.62
VAN-004-08 A	VAN-004-08 A SERIES 525 LOUVRE WINDOW SG 6ET	4.5	0.54	0.51	0.57
AWS-066-03 A	AWS-066-03 A RES SERIES 516 FIXED WINDOW SG 638ComPlsClr	3.9	0.62	0.59	0.65

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-011-18 A	AWS-011-18 A 541/542 Al Sliding Door SG 638CP	4.4	0.59	0.56	0.62
AWS-016-18 A	AWS-016-18 A 548 BF Al BiFold Door SG 638CP	4.6	0.47	0.45	0.49

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Ldry	AWS-007-19 A	n/a	1200	600	n/a	90	SW	No
Bedroom 3/Study	AWS-001-19 A	n/a	1500	1550	n/a	45	NW	No
Bath	VAN-004-08 A	n/a	1700	600	n/a	90	NE	No
Kitchen/Living	AWS-066-03 A	n/a	900	5200	n/a	00	NE	No
Kitchen/Living	VAN-004-08 A	n/a	1800	600	n/a	90	SE	No
Kitchen/Living	AWS-011-18 A	n/a	2400	3600	n/a	66	SE	No
Kitchen/Living	AWS-016-18 A	n/a	1500	2350	n/a	80	SE	No
Entry/Hall	ALM-001-03 A	n/a	2400	900	n/a	90	NE	No
Entry/Hall	AWS-066-03 A	n/a	2400	600	n/a	00	NE	No
Entry/Hall	AWS-066-03 A	n/a	600	900	n/a	00	SW	No
Entry/Hall	AWS-066-03 A	n/a	2100	600	n/a	00	NW	No
Entry/Hall	AWS-066-03 A	n/a	600	1600	n/a	00	NW	No
Bedroom 2	AWS-001-19 A	n/a	1050	1800	n/a	10	SE	No
Bedroom 2	AWS-007-19 A	n/a	1350	600	n/a	10	SE	No
Bedroom 2	AWS-011-18 A	n/a	2140	1680	n/a	45	NW	Yes
Ensuite	VAN-004-08 A	n/a	900	725	n/a	90	NW	No
Ensuite	AWS-066-03 A	n/a	900	725	n/a	00	NW	No
Ensuite	VAN-004-08 A	n/a	900	600	n/a	90	NE	No
Stairs/Hall	AWS-011-18 A	n/a	2140	1680	n/a	45	NW	No
Stairs/Hall	ALM-001-03 A	n/a	450	4150	n/a	00	NE	No Shading

Roof window *type and performance*

Default* roof windows

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

Custom* roof windows

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

Roof window schedule

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

Skylight type and performance

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

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
Bed 1 WIR	GEN-04-008a	n/a	50	0.60	SW	None	No	0.50

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage 1	2400	2700	90	NW
Entry/Hall	2040	820	90	SW
Entry/Hall	2040	900	90	NW

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Fibro Cavity Panel Direct Fix	0.85	Dark	Foil, Anti-glare one side + Bulk Insulation R2.5	Yes
EW-2	Single Skin Brick	0.85	Dark	No insulation	No
EW-3	Fibro Cavity Panel Direct Fix	0.50	Medium	Foil, Anti-glare one side + Bulk Insulation R2.5	Yes
EW-4	Fibro Cavity Panel Direct Fix	0.78	Dark	Foil, Anti-glare one side + Bulk Insulation R2.5	Yes
EW-5	Fibro Cavity Panel Direct Fix	0.60	Medium	Foil, Anti-glare one side + Bulk Insulation R2.5	Yes

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage 1	EW-1	2750	3100	NW	200	NO
Garage 1	EW-2	2750	1700	NE	5800	YES
Garage 1	EW-2	2750	3100	SW	0	YES
Ldry	EW-3	2750	700	SE	4500	YES
Ldry	EW-3	2750	1695	SW	0	NO
Bedroom 3/Study	EW-3	2750	3500	NE	100	NO
Bedroom 3/Study	EW-3	2750	900	SE	100	YES

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Bedroom 3/Study	EW-1	2750	1000	SW	5300	YES
Bedroom 3/Study	EW-1	2750	3500	NW	1850	NO
Bath	EW-1	2750	1690	NE	0	YES
Kitchen/Living	EW-1	3450	5500	NE	600	NO
Kitchen/Living	EW-3	3000	8900	SE	700	NO
Kitchen/Living	EW-3	2750	3795	SW	700	YES
Kitchen/Living	EW-1	3300	900	NW	3600	YES
Entry/Hall	EW-1	2750	1990	NE	0	YES
Entry/Hall	EW-2	2750	1740	SW	0	NO
Entry/Hall	EW-1	2750	2140	NW	2175	YES
Bedroom 2	EW-3	2550	4095	NE	100	NO
Bedroom 2	EW-3	3000	3595	SE	400	NO
Bed 1 WIR	EW-3	2550	1195	SE	400	YES
Bed 1 WIR	EW-3	2550	800	NE	300	YES
Bed 1 WIR	EW-3	2550	2200	SE	200	NO
Bed 1 WIR	EW-3	2550	2495	SW	1100	YES
Bedroom 2	EW-3	2550	900	SE	2700	YES
Bedroom 2	EW-3	2550	4500	SW	200	NO
Bedroom 2	EW-4	2550	3095	NW	1800	NO
Ensuite	EW-3	3000	1000	SW	5500	YES
Ensuite	EW-3	2700	2600	NW	1200	NO
Ensuite	EW-5	2550	3095	NE	100	NO
Stairs/Hall	EW-3	3300	2190	NW	2200	YES
Garage 1	EW-2	2750	2945	SW	0	NO
Garage 1	EW-2	2750	795	NW	0	YES

Internal wall type

Wall ID	Wall type	Area (m ²)	Bulk insulation
IW-1 - Single Skin Brick		35.00	No insulation
IW-2 - Cavity wall, direct fix plasterboard, single gap		114.00	No insulation

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage 1	Waffle pod slab 300 mm 100mm	20.40	None	Waffle Pod 300mm	Bare
Ldry	Waffle pod slab 300 mm 100mm	3.50	None	Waffle Pod 300mm	Bare
Bedroom 3/Study	Waffle pod slab 300 mm 100mm	12.00	None	Waffle Pod 300mm	Bare

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	Waffle pod slab 300 mm 100mm	4.10	None	Waffle Pod 300mm	Bare
Kitchen/Living	Waffle pod slab 300 mm 100mm	46.00	None	Waffle Pod 300mm	Bare
Entry/Hall	Waffle pod slab 300 mm 100mm	22.50	None	Waffle Pod 300mm	Bare
Bedroom 2/Bedroom 3/Study	Timber Above Plasterboard 100mm	1.00		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 2/Bath	Timber Above Plasterboard 100mm	4.30		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 2/Entry/Hall	Timber Above Plasterboard 100mm	9.10		No Insulation	Cork Tiles or Parquetry 8mm
Bed 1 WIR/Garage 1	Timber Above Plasterboard 100mm	1.30		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Bed 1 WIR/Kitchen/Living	Timber Above Plasterboard 100mm	1.30		No Insulation	Cork Tiles or Parquetry 8mm
Bed 1 WIR/Entry/Hall	Timber Above Plasterboard 100mm	4.30		No Insulation	Cork Tiles or Parquetry 8mm
Bedroom 2/Garage 1	Timber Above Plasterboard 100mm	13.60		Bulk Insulation R2.5	Cork Tiles or Parquetry 8mm
Ensuite/Bedroom 3/Study	Timber Above Plasterboard 100mm	7.80		No Insulation	Ceramic Tiles 8mm
Stairs/Hall/Entry/Hall	Timber Above Plasterboard 100mm	7.00		No Insulation	Cork Tiles or Parquetry 8mm
Garage 1	Waffle pod slab 300 mm 100mm	2.20	None	Waffle Pod 300mm	Bare

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage 1	Metal outer layer sandwich panel with 125mm EPS	Bulk Insulation R4	No
Garage 1	Timber Above Plasterboard	Bulk Insulation R2.5	No
Ldry	Plasterboard	Bulk Insulation R4	No
Bedroom 3/Study	Plasterboard	Bulk Insulation R4	No
Bedroom 3/Study	Timber Above Plasterboard	No Insulation	No
Bath	Timber Above Plasterboard	No Insulation	No
Kitchen/Living	Plasterboard	Bulk Insulation R4	No
Kitchen/Living	Timber Above Plasterboard	No Insulation	No
Entry/Hall	Plasterboard	Bulk Insulation R4	No
Entry/Hall	Timber Above Plasterboard	No Insulation	No
Bedroom 2	Plasterboard	Bulk Insulation R4	No
Bed 1 WIR	Plasterboard	Bulk Insulation R4	No
Bedroom 2	Plasterboard	Bulk Insulation R4	No
Ensuite	Plasterboard	Bulk Insulation R4	No
Stairs/Hall	Plasterboard	Bulk Insulation R4	No
Garage 1	Plasterboard	Bulk Insulation R4	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm ²)	Sealed/unsealed
Ldry	1	Downlights - LED	150	Sealed
Bedroom 3/Study	2	Downlights - LED	150	Sealed

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Bath	1	Downlights - LED	150	Sealed
Bath	1	Exhaust Fans	300	Sealed
Entry/Hall	4	Downlights - LED	150	Sealed
Bedroom 2	2	Downlights - LED	150	Sealed
Bed 1 WIR	1	Downlights - LED	150	Sealed
Bedroom 2	2	Downlights - LED	150	Sealed
Ensuite	1	Downlights - LED	150	Sealed
Ensuite	1	Exhaust Fans	300	Sealed
Stairs/Hall	2	Downlights - LED	150	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Waterproofing Membrane	No Insulation, Only an Air Gap	0.85	Dark
Corrugated Iron	Foil, Gap Above, Reflective Side Down, Anti-glare Up	0.85	Dark
Corrugated Iron	Foil, Gap Above, Reflective Side Down, Anti-glare Up	0.50	Medium

Explanatory notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

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

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

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

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

AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

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

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

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

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

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

Glossary

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