

Nationwide House Energy Rating Scheme

NatHERS Certificate No. 0008851230-06

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Property

Address Unit 5, 231 Whale Beach Road,
Whale Beach , NSW , 2107

Lot/DP B/316404

NCC Class* 2

Type New Dwelling

Plans

Main plan Rev QQ Issue date : 17/07/2024

Prepared by Richard Cole Architecture

Construction and environment

Assessed floor area (m²)*	Exposure type
Conditioned* 210.0	Exposed
Unconditioned* 4.0	NatHERS climate zone
Total 213.0	56
Garage 0.0	



Accredited assessor

Name Jamie Bonnefin

Business name Certified Energy

Email jobs@certifiedenergy.com.au

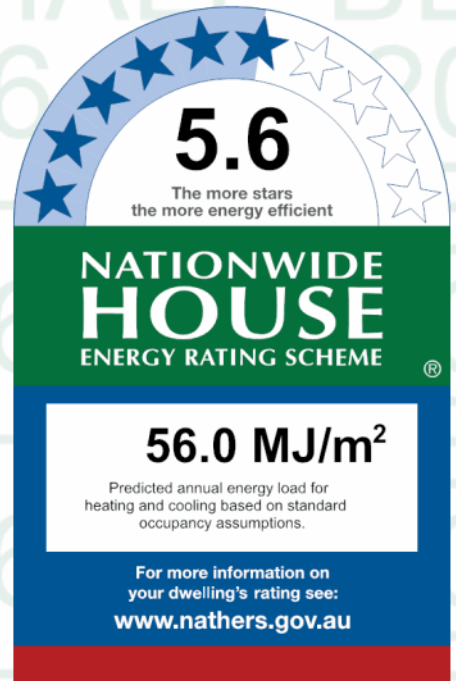
Phone 1300 443 674

Accreditation No. 10056

Assessor Accrediting Organisation

HERA

Declaration of interest Declaration completed: no conflicts



Thermal performance

Heating	Cooling
42.0	14.0
MJ/m²	MJ/m²

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=xiKCXBFW. 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? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

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

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

*AFS Wall modelled as concrete block wall

*Off form concrete modelled as tilt-up concrete

I have not modeled the shading, no shading is applicable

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-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70	0.66	0.73

Custom* windows

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

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Living	ALM-002-01 A	n/a	2700	500	n/a	00	NE	No
Living	ALM-002-01 A	n/a	2700	510	n/a	00	E	No
Living	ALM-002-01 A	n/a	2700	4657	n/a	60	E	No
Living	ALM-002-01 A	n/a	2700	910	n/a	00	E	No
Living	ALM-002-01 A	n/a	2700	3593	n/a	60	N	Yes
Master Bedroom	ALM-002-01 A	n/a	2700	3940	n/a	45	E	No
Bedroom 2	ALM-002-01 A	n/a	1350	735	n/a	90	N	Yes
Bedroom 2	ALM-002-01 A	n/a	1350	2130	n/a	00	N	Yes
Bedroom 2	ALM-002-01 A	n/a	1650	1255	n/a	90	NE	Yes
ENS 2	ALM-002-01 A	n/a	825	1028	n/a	90	W	No
ENS 2	ALM-002-01 A	n/a	825	1865	n/a	00	W	No
ENS 2	ALM-002-01 A	n/a	825	1028	n/a	90	W	No
ENS 2	ALM-002-01 A	n/a	1350	735	n/a	90	N	Yes
Kitchen/Dining	ALM-002-01 A	n/a	2700	1970	n/a	00	W	Yes
Bedroom 3	ALM-002-01 A	n/a	1350	990	n/a	90	S	Yes
Bedroom 3	ALM-002-01 A	n/a	1350	2011	n/a	00	S	Yes
Bedroom 3	ALM-002-01 A	n/a	2700	2092	n/a	45	W	Yes
ENS 3	ALM-002-01 A	n/a	1430	450	n/a	90	W	No
Master ENS	ALM-002-01 A	n/a	2700	2000	n/a	45	E	No
Master ENS	ALM-002-01 A	n/a	2700	1000	n/a	90	S	Yes
Master ENS	ALM-002-01 A	n/a	2700	1700	n/a	45	S	Yes
Master Robe	ALM-002-01 A	n/a	1350	320	n/a	00	E	No
Drying	ALM-002-01 A	n/a	825	1920	n/a	90	W	No
Kitchen/Dining	ALM-002-01 A	n/a	2700	4100	n/a	60	N	Yes

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
Living	GEN-04-008a	n/a	50	3.00	N	None	No	0.50
Kitchen/Dining	GEN-04-008a	n/a	50	0.50	N	None	No	0.50

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
No Data Available				

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Cavity Brick	0.30	Light	No insulation	No
EW-2	Cavity Brick	0.30	Light	Bulk Insulation R6	No
EW-3	Cavity Brick	0.30	Light	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)
Living	EW-1	2700	500	NE	715	NO
Living	EW-1	2700	510	E	1324	NO
Living	EW-1	2700	6055	E	1500	NO
Living	EW-1	2700	3595	N	617	NO
Master Bedroom	EW-2	2700	4310	E	1500	NO
Bedroom 2	EW-2	2700	3733	N	56	YES
Bedroom 2	EW-2	2700	1319	NE	354	YES
ENS 2	EW-2	2700	4055	W	0	NO
ENS 2	EW-2	2700	447	NW	0	NO
ENS 2	EW-2	2700	412	N	0	NO
ENS 2	EW-2	2700	1428	N	35	YES
Kitchen/Dining	EW-3	2700	2000	W	0	NO
Bedroom 3	EW-2	2700	4155	S	0	NO
Bedroom 3	EW-2	2700	608	S	0	NO
Bedroom 3	EW-2	2700	671	SW	0	NO
Bedroom 3	EW-2	2700	2055	W	0	NO
ENS 3	EW-2	2700	1855	W	0	NO
Master ENS	EW-1	2700	2155	E	0	NO
Master ENS	EW-2	2700	5755	S	600	YES
Master Robe	EW-2	2700	600	E	5800	YES
Master Robe	EW-2	2700	1155	S	0	NO
Drying	EW-2	2700	1955	W	0	NO

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Roof Access	EW-2	2700	1500	W	0	NO
Mwir ab Re3	EW-2	2700	1810	S	0	NO
Kitchen/Dining	EW-2	2700	4670	N	617	YES

Internal wall type

Wall ID	Wall type	Area (m ²)	Bulk insulation
IW-1 - Concrete Panel/Blocks filled, plasterboard		71.00	No Insulation
IW-2 - Cavity brick, plasterboard		30.00	No Insulation
IW-3 - Concrete Block		234.00	No insulation
IW-4 - Single Skin Brick		1.00	No insulation
IW-5 - Cavity brick		4.00	No Insulation
IW-6 - Cavity Brick		3.00	No insulation
IW-7 - Tilt Concrete		15.00	No insulation

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Stairs_L3	Concrete Slab, Unit Below 250mm	9.50	None	Bulk Insulation in Contact with Floor R1.5	Ceramic Tiles 8mm
Living	Concrete Slab, Unit Below 250mm	38.40	None	Bulk Insulation in Contact with Floor R1.5	Cork Tiles or Parquetry 8mm
Stairs_L4/Stairs_L3	Concrete Above Plasterboard 250mm	6.70		Bulk Insulation R1.5	Cork Tiles or Parquetry 8mm
Master Bedroom	Concrete Slab, Unit Below 250mm	27.10	None	Bulk Insulation in Contact with Floor R1.5	Cork Tiles or Parquetry 8mm
Bedroom 2	Concrete Slab, Unit Below 250mm	15.10	None	Bulk Insulation in Contact with Floor R3	Cork Tiles or Parquetry 8mm
ENS 2	Concrete Slab, Unit Below 250mm	8.20	None	Bulk Insulation in Contact with Floor R3	Ceramic Tiles 8mm
Laundry	Concrete Slab, Unit Below 250mm	5.00	None	Bulk Insulation in Contact with Floor R3	Ceramic Tiles 8mm
Kitchen/Dining/Stairs_L3	Concrete Above Plasterboard 250mm	2.40		Bulk Insulation R1.5	Cork Tiles or Parquetry 8mm
Kitchen/Dining/Lobby	Concrete Above Plasterboard 250mm	17.60		No Insulation	Cork Tiles or Parquetry 8mm

Location	Construction	Area Sub-floor ventilation (m ²)	Added insulation (R-value)	Covering
Kitchen/Dining	Concrete Slab, Unit Below 250mm	8.00 None	Bulk Insulation in Contact with Floor R3	Cork Tiles or Parquetry 8mm
Pantry	Concrete Slab, Unit Below 250mm	4.00 None	Bulk Insulation in Contact with Floor R3	Cork Tiles or Parquetry 8mm
Bedroom 3	Concrete Slab, Unit Below 250mm	16.10 None	Bulk Insulation in Contact with Floor R3	Cork Tiles or Parquetry 8mm
ENS 3	Concrete Slab, Unit Below 250mm	4.70 None	Bulk Insulation in Contact with Floor R3	Ceramic Tiles 8mm
Master ENS	Concrete Slab, Unit Below 250mm	12.40 None	Bulk Insulation in Contact with Floor R1.5	Ceramic Tiles 8mm
Powder	Concrete Slab, Unit Below 250mm	3.60 None	Bulk Insulation in Contact with Floor R3	Ceramic Tiles 8mm
Master Robe	Concrete Slab, Unit Below 250mm	3.10 None	Bulk Insulation in Contact with Floor R1.5	Cork Tiles or Parquetry 8mm
Drying	Concrete Slab, Unit Below 250mm	3.70 None	Bulk Insulation in Contact with Floor R3	Ceramic Tiles 8mm
Roof Access	Concrete Slab, Unit Below 250mm	5.30 None	No Insulation	Cork Tiles or Parquetry 8mm
Mwir ab Re3	Concrete Slab, Unit Below 250mm	5.00 None	Bulk Insulation in Contact with Floor R3	Cork Tiles or Parquetry 8mm
Kitchen/Dining	Concrete Slab, Unit Below 250mm	24.40 None	Bulk Insulation in Contact with Floor R3	Cork Tiles or Parquetry 8mm

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Stairs_L3	Concrete, Plasterboard	No insulation	No
Stairs_L3	Concrete Above Plasterboard	Bulk Insulation R1.5	No
Living	Concrete	Bulk Insulation R0.5	No
Stairs_L4	Concrete	Bulk Insulation R0.5	No
Master Bedroom	Concrete	Bulk Insulation R0.5	No
Bedroom 2	Concrete	Bulk Insulation R0.5	No
ENS 2	Concrete	Bulk Insulation R0.5	No
Laundry	Concrete	Bulk Insulation R0.5	No
Kitchen/Dining	Concrete	Bulk Insulation R0.5	No
Pantry	Concrete	Bulk Insulation R0.5	No
Bedroom 3	Concrete	Bulk Insulation R0.5	No
ENS 3	Concrete	Bulk Insulation R0.5	No

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Master ENS	Concrete	Bulk Insulation R0.5	No
Powder	Concrete	Bulk Insulation R0.5	No
Master Robe	Concrete	Bulk Insulation R0.5	No
Drying	Concrete	Bulk Insulation R0.5	No
Roof Access	Concrete	Bulk Insulation R0.5	No
Mwir ab Re3	Concrete	Bulk Insulation R0.5	No
Kitchen/Dining	Concrete	Bulk Insulation R0.5	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Living	6	Downlights - LED	150	Sealed
Stairs_L4	2	Downlights - LED	150	Sealed
Master Bedroom	4	Downlights - LED	150	Sealed
Bedroom 2	2	Downlights - LED	150	Sealed
ENS 2	4	Downlights - LED	150	Sealed
ENS 2	1	Exhaust Fans	300	Sealed
Laundry	2	Downlights - LED	150	Sealed
Laundry	1	Exhaust Fans	300	Sealed
Pantry	2	Downlights - LED	150	Sealed
Bedroom 3	2	Downlights - LED	150	Sealed
ENS 3	4	Downlights - LED	150	Sealed
ENS 3	1	Exhaust Fans	300	Sealed
Master ENS	4	Downlights - LED	150	Sealed
Master ENS	1	Exhaust Fans	300	Sealed
Powder	2	Downlights - LED	150	Sealed
Powder	1	Exhaust Fans	300	Sealed
Drying	2	Downlights - LED	150	Sealed
Drying	1	Exhaust Fans	300	Sealed
Mwir ab Re3	2	Downlights - LED	150	Sealed

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Kitchen/Dining	2	Downlights - LED	150	Sealed
Kitchen/Dining	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
Living	1	900
Master Bedroom	1	1200
Bedroom 2	1	1200
Bedroom 3	1	1200

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Waterproofing Membrane	No Insulation, Only an Air Gap	0.30	Light

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 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 .
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).