



Sekisui House Proposed Residential Development

To be built at Lot 11 Road NO.1, Frenchs Forest NSW 2086

Issue	File Ref	Description	Author	Date
A	#2401172	NatHERS Thermal Comfort and BASIX Assessment	CB/HE	28/04/2025

This report has been prepared by Efficient Living Pty Ltd on behalf of our client Sekisui House. Efficient Living prepares all reports in accordance with the BASIX Thermal Comfort Protocol and is backed by professional indemnity insurance. This report takes into account our Client's instructions and preferred building inclusions.

If there is a change to this specification during design or construction phases, please contact Efficient Living and quote the above file reference for advice, and to obtain an updated Certificate if required.



BASIX Inclusions – extra notes:

There are a few inclusions set in the BASIX Portal which are not showing correctly in the BASIX Certificate. These items have been flagged with BASIX as errors. The correct inclusions should be as follows (shown in bold text):

Ventilation

At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: interlocked to light / timer off

Nationwide House Energy Rating Scheme®

NatHERS® Certificate No. #HR-QVPVAX-01

Thermal performance
star rating

Generated on 24 Apr 2025 using Hero 4.1 (Chenath v3.23)

Property

Address Lot 11, Road No. 1, Frenchs Forest, NSW, 2086
Lot/DP Lot 11/unreg
NCC Class* 1a
Floor/all Floors 1 of 2 floors
Type New

Plans

Main Plan NM105570
Prepared by SEKISUI HOUSE SERVICES PTY LIMITED

Construction and environment

Assessed floor area (m²)*		Exposure Type
Conditioned*	215.0	Suburban
Unconditioned*	22.4	NatHERS climate zone
Total	271.9	56 - Mascot AMO
Garage	34.6	



Accredited assessor

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Accreditation No. 10213
Assessor Accrediting Organisation HERA
Declaration of interest No Conflict of Interest

NCC Requirements

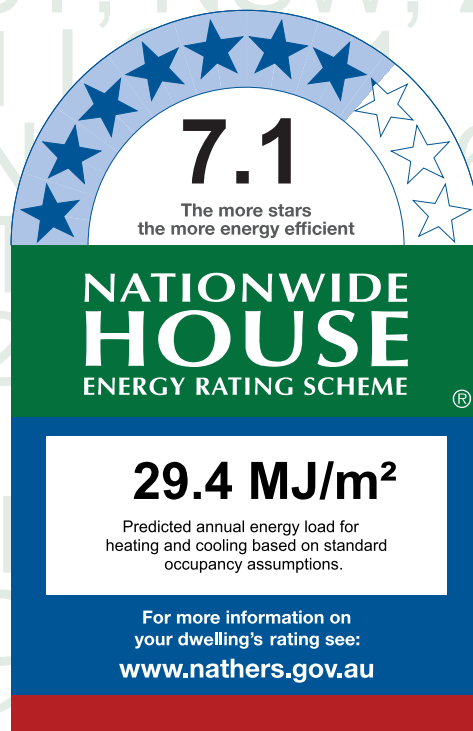
BCA provisions Volume 2
State/Territory variation Yes

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.



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	13.1	16.3
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-QVPVAX-01>

When using either link, ensure you are visiting <http://www.hero-software.com.au>



* Refer to glossary.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

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 onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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.

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?

☐☐☐

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?

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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?

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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"/>
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"/>
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"/>
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"/>
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"/>

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"/>
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"/>

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

Provisional Inclusions:

Roof default colour medium

Default colour modelled to external walls, windows frames and floor finishes

Waffle pod 225mm thick

Sealed and insulated Downlights 1 per 5m² ceiling penetration diameter 150mm

Sealed and insulated Exhaust fans ceiling penetration diameter 200mm

Windows modelled as a proxy to match window manufacturer U-value and SHGC

Floor coverings: bare concrete to garage, carpet to bedrooms and first floor living areas, tiles to remainder of the house

Page 2 - Whole of home and Appliance check list on this NatHERS Certificate is not applicable in NSW as energy is covered by BASIX.

Insulation is applied to the conditioned envelope of the house; this includes; external walls of habitable rooms, the wall between the garage and the house and any vertical walls adjacent to roof space. Unless noted otherwise garage external walls do not require insulation.

- Windows areas may be split into varying sash types in the model
- Raked ceilings under 10 degrees are modelled as flat ceiling
- Sisalation / sarking is only shown in certificate where it provides a reflective air-space
- No insulation clearance modeled as IC rated downlights are nominated

Room schedule

Room	Zone Type	Area (m ²)
LOUNGE	Living	13.12
GST BATH	Unconditioned	6.53
GUEST	Bedroom	10.91
KITCHEN/LIVING/DINING	Kitchen/Living	57.93
BUTLER'S PANTRY	Day Time	5.93
LAUNDRY	Unconditioned	4.88
ENTRY/STAIRS/MUD ROOM	Day Time	23.55
GARAGE	Garage	34.57
BED 4	Bedroom	11.13
FAMILY/STAIRS	Living	37.92
ENSUITE	Night Time	10.15
PRINCIPAL SUITE	Bedroom	19.91
WIR	Night Time	3.66
WIR	Night Time	3.67
BATH	Unconditioned	8.32
WC	Unconditioned	2.62

Room schedule

Room	Zone Type	Area (m²)
BED 2	Bedroom	10.54
BED 3	Bedroom	10.41
WIR	Night Time	2.27
PASS	Day Time	2.16

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
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
WID-101-032	Horizon Awning Window	3.97	0.58	0.55	0.61
WID-102-018	Horizon Sliding Window	3.96	0.61	0.58	0.64
WID-106-017	Horizon Fixed Window	3.10	0.71	0.68	0.75
WID-122-017	Paragon Entry Door	3.92	0.51	0.49	0.54
WID-124-018	Paragon Stacking Door	4.05	0.58	0.55	0.61

Window and glazed door schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
BATH	WID-102-018	W207	1000	1810	Sliding	45	S	None
BED 2	WID-101-032	W205	600	2410	Awning	45	S	None
BED 3	WID-101-032	W204	1370	2410	Awning	10	W	None
BED 4	WID-101-032	W203	1370	610	Awning	10	W	None
BED 4	WID-101-032	W202	1370	610	Awning	10	W	None
BED 4	WID-101-032	W201	1370	610	Awning	10	W	None
BUTLER'S PANTRY	WID-101-032	W102	1370	850	Awning	90	E	None



Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
ENSUITE	WID-101-032	W210	1030	1810	Awning	45	E	None
FAMILY/STAIRS	WID-106-017	W212	1200	3010	Fixed	0	N	None
FAMILY/STAIRS	WID-101-032	W211	600	2410	Awning	45	N	None
GST BATH	WID-101-032	W105	600	850	Awning	90	N	None
GUEST	WID-102-018	W104	1030	1810	Sliding	45	N	None
KITCHEN/LIVING/DINING	WID-124-018	D103	2920	3500	Sliding Door	57	E	None
KITCHEN/LIVING/DINING	WID-101-032	W103	2400	2400	Awning	25	E	None
LAUNDRY	WID-122-017	D102	2120	900	Casement	90	S	None
LOUNGE	WID-101-032	W101	2050	1570	Awning	27	W	None
PRINCIPAL SUITE	WID-101-032	W208	1030	2650	Awning	10	E	None
PRINCIPAL SUITE	WID-106-017	W209	1030	610	Fixed	0	N	None
WC	WID-101-032	W206	1000	610	Awning	90	S	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
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
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Skylight type and performance

Skylight ID	Skylight description
None	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orientation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
ENTRY/STAIRS/MUD ROOM	2360	1275	90	W
GARAGE	2265	4817	90	W

External wall type

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
CONC-100-PB	Precast 100mm Concrete - Plasterboard Internally	0.50	Medium	0.00	No
Sekisui Nichiha Cladding Walls-A	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	3.10	Yes
Sekisui Nichiha Cladding Walls-B	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	0.00	Yes

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* projection (mm)	Vertical shading feature
BATH	Sekisui Nichiha Cladding Walls-A	2510	1985	S	767	Yes
BED 2	Sekisui Nichiha Cladding Walls-A	2510	3741	S	760	Yes
BED 3	Sekisui Nichiha Cladding Walls-A	2510	3182	S	760	Yes
BED 3	Sekisui Nichiha Cladding Walls-A	2010	3606	W	1353	Yes
BED 4	Sekisui Nichiha Cladding Walls-A	1930	3159	N	760	Yes
BED 4	Sekisui Nichiha Cladding Walls-A	1870	2398	E	760	Yes
BED 4	Sekisui Nichiha Cladding Walls-A	2050	3523	W	760	Yes
BUTLER'S PANTRY	Sekisui Nichiha Cladding Walls-A	3190	1701	E	200	Yes
BUTLER'S PANTRY	Sekisui Nichiha Cladding Walls-A	3190	3489	S	200	Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* projection (mm)	Vertical shading feature
BUTLER'S PANTRY	CONC-100-PB	680	1701	W		No
ENSUITE	Sekisui Nichiha Cladding Walls-A	2510	3187	N	762	Yes
ENSUITE	Sekisui Nichiha Cladding Walls-A	2050	3186	E	2556	Yes
ENTRY/STAIRS/MUD ROOM	Sekisui Nichiha Cladding Walls-A	2510	2292	W	2100	Yes
FAMILY/STAIRS	Sekisui Nichiha Cladding Walls-A	1870	2398	W	760	Yes
FAMILY/STAIRS	Sekisui Nichiha Cladding Walls-A	1930	544	N	760	Yes
FAMILY/STAIRS	Sekisui Nichiha Cladding Walls-A	1810	3913	N	3158	Yes
FAMILY/STAIRS	Sekisui Nichiha Cladding Walls-A	2510	3540	N	760	Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2510	5881	S	246	Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2510	317	W		No
GARAGE	Sekisui Nichiha Cladding Walls-B	2510	5562	W	2146	Yes
GST BATH	Sekisui Nichiha Cladding Walls-A	2510	2269	N	200	Yes
GUEST	Sekisui Nichiha Cladding Walls-A	2510	2886	N	200	Yes
GUEST	Sekisui Nichiha Cladding Walls-A	2510	1503	E		Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	3190	5580	N		Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	3190	4793	E	3200	Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	3190	1806	N	5000	Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	3190	4086	E		Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	3190	3897	S		Yes
KITCHEN/LIVING /DINING	CONC-100-PB	680	4290	W		No
KITCHEN/LIVING /DINING	CONC-100-PB	680	463	S		No
KITCHEN/LIVING /DINING	CONC-100-PB	680	2292	W		No
KITCHEN/LIVING /DINING	CONC-100-PB	680	554	N		No
KITCHEN/LIVING /DINING	CONC-100-PB	680	2421	W		No
LAUNDRY	Sekisui Nichiha Cladding Walls-A	2510	1681	S	200	Yes

* Refer to glossary.



External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
LOUNGE	Sekisui Nichiha Cladding Walls-A	2510	3472	N	200	Yes
LOUNGE	Sekisui Nichiha Cladding Walls-A	2510	3780	W	900	Yes
LOUNGE	Sekisui Nichiha Cladding Walls-A	2510	1200	S	7901	Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	3995	E	760	Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2010	1796	N	4058	Yes
WC	Sekisui Nichiha Cladding Walls-A	2510	1437	S	760	Yes
WIR	Sekisui Nichiha Cladding Walls-A	2510	1507	E	760	Yes
WIR	Sekisui Nichiha Cladding Walls-A	2510	2430	S	760	Yes
WIR	Sekisui Nichiha Cladding Walls-A	2510	2432	S	760	Yes
WIR	Sekisui Nichiha Cladding Walls-A	2030	593	S	4465	Yes
WIR	Sekisui Nichiha Cladding Walls-A	2050	1571	W	760	Yes

Internal wall *type*

Wall ID	Wall Type	Area (m ²)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	158.6	0.00
INT-PB	Internal Plasterboard Stud Wall	27.4	2.50
INT-PB-EXP1	Internal Plasterboard Stud Wall (exposed 1 side)	14.6	3.10

Floor *type*

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
BATH	TIMB-001: Suspended Timber Floor	8.3	N/A	0.15	Tile (8mm)
BED 2	TIMB-001: Suspended Timber Floor	1.1	N/A	0.15	Carpet
BED 2	TIMB-001: Suspended Timber Floor	9.5	N/A	4.00	Carpet
BED 3	TIMB-001: Suspended Timber Floor	8.3	N/A	4.00	Carpet
BED 3	TIMB-002: Suspended Timber Floor - Lined Below	2.1	N/A	4.00	Carpet
BED 4	TIMB-001: Suspended Timber Floor	9.6	N/A	0.15	Carpet

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
BED 4	TIMB-002: Suspended Timber Floor - Lined Below	1.5	N/A	4.00	Carpet
BUTLER'S PANTRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	5.9	N/A	0.59	Tile (8mm)
ENSUITE	TIMB-001: Suspended Timber Floor	10.2	N/A	0.15	Tile (8mm)
ENTRY/STAIRS/MUD ROOM	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	23.5	N/A	0.59	Tile (8mm)
FAMILY/STAIRS	TIMB-001: Suspended Timber Floor	32.7	N/A	0.15	Carpet
FAMILY/STAIRS	TIMB-001: Suspended Timber Floor	5.2	N/A	4.00	Carpet
GARAGE	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	34.6	N/A	0.59	Exposed
GST BATH	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	6.5	N/A	0.59	Tile (8mm)
GUEST	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	10.9	N/A	0.59	Carpet
KITCHEN/LIVING/DINING	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	57.9	N/A	0.59	Tile (8mm)
LAUNDRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	4.9	N/A	0.59	Tile (8mm)
LOUNGE	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	13.1	N/A	0.59	Tile (8mm)
PASS	TIMB-001: Suspended Timber Floor	2.1	N/A	0.15	Carpet
PRINCIPAL SUITE	TIMB-001: Suspended Timber Floor	17.1	N/A	0.15	Carpet
PRINCIPAL SUITE	TIMB-002: Suspended Timber Floor - Lined Below	2.8	N/A	4.00	Carpet
WC	TIMB-001: Suspended Timber Floor	2.7	N/A	0.15	Tile (8mm)
WIR	TIMB-001: Suspended Timber Floor	7.7	N/A	0.15	Carpet
WIR	TIMB-001: Suspended Timber Floor	0.1	N/A	4.00	Carpet
WIR	TIMB-002: Suspended Timber Floor - Lined Below	1.9	N/A	4.00	Carpet

Ceiling type

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
BATH	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

Ceiling type

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
BED 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BUTLER'S PANTRY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
ENSUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
ENTRY/STAIRS/MUD ROOM	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
FAMILY/STAIRS	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
GARAGE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	0.00	Yes
GST BATH	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
GUEST	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
LAUNDRY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
LOUNGE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
PASS	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
PRINCIPAL SUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
WC	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
WIR	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
BATH	1	Downlight	150	Sealed
BATH	1	Exhaust Fan	200	Sealed
BED 2	2	Downlight	150	Sealed
BED 3	2	Downlight	150	Sealed
BED 4	2	Downlight	150	Sealed
BUTLER'S PANTRY	1	Downlight	150	Sealed
ENSUITE	2	Downlight	150	Sealed
ENSUITE	1	Exhaust Fan	200	Sealed

* Refer to glossary.

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
ENTRY/STAIRS/MUD ROOM	4	Downlight	150	Sealed
FAMILY/STAIRS	7	Downlight	150	Sealed
GST BATH	1	Downlight	150	Sealed
GST BATH	1	Exhaust Fan	200	Sealed
GUEST	2	Downlight	150	Sealed
KITCHEN/LIVING/DINING	11	Downlight	150	Sealed
KITCHEN/LIVING/DINING	1	Exhaust Fan	200	Sealed
LAUNDRY	1	Downlight	150	Sealed
LOUNGE	2	Downlight	150	Sealed
PASS	1	Downlight	150	Sealed
PRINCIPAL SUITE	4	Downlight	150	Sealed
WC	1	Downlight	150	Sealed
WC	1	Exhaust Fan	200	Sealed
WIR	3	Downlight	150	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
BED 2	1	1200
BED 3	1	1200
BED 4	1	1200
GUEST	1	1200
PRINCIPAL SUITE	1	1200

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	1.80	0.50	Medium



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)
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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
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No Whole of Home Data

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
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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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No Whole of Home Data

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
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No Whole of Home Data

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
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No Whole of Home Data

Battery *schedule*

Type	Storage Capacity [kWh]
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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.