

# Nationwide House Energy Rating Scheme

## NatHERS Certificate No. 0008915878-01

Generated on 23 May 2024 using AccuRate Sustainability V2.4.3.21 SP1

### Property

**Address** Unit 3, 13 Lodge Lane,  
Freshwater, NSW, 2096

**Lot/DP** Lot 1 DP 307134

**NCC Class\*** 2

**Type** New Home

### Plans

**Main plan** 2213, 19.04.24

**Prepared by** Antoine Portier

### Construction and environment

Assessed floor area (m <sup>2</sup> )*	Exposure type
Conditioned* 158.2	Open
Unconditioned* 13.4	<b>NatHERS climate zone</b>
Total 171.6	56
Garage	



### Accredited assessor

**Name** Raymond Sleiman

**Business name** Taylor Smith Consulting

**Email** rsleiman@taylorsmith.com.au

**Phone** 02 9890 8002

**Accreditation No.** DMN/12/1472

**Assessor Accrediting Organisation** Design Matters National

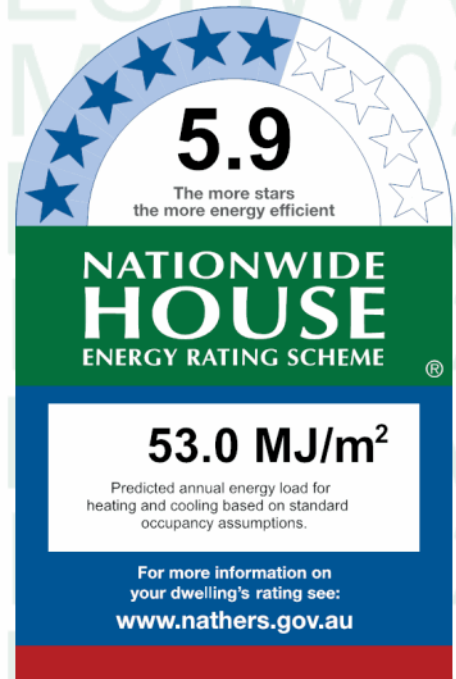
**Declaration of interest** Declaration completed: no conflicts

### 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](http://www.abcb.gov.au).

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



### Thermal performance

Heating	Cooling
<b>38.8</b>	<b>14.1</b>
MJ/m <sup>2</sup>	MJ/m <sup>2</sup>

### 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 [www.hstar.com.au/QR/Generate?p=WODnzhbeB](http://www.hstar.com.au/QR/Generate?p=WODnzhbeB). When using either link, ensure you are visiting [www.hstar.com.au](http://www.hstar.com.au)



## 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

## 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	Aluminium B SG Clear	6.7	0.70	0.67	0.74

### 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*
BATH	ALM-002-01 A	GL.3.16	1500	450	Double Hung	45	E	None
MASTER	ALM-002-01 A	GL.3.1	3050	2990	Sliding	45	N	None
MASTER	ALM-002-01 A	GL.3.21	3050	450	Double Hung	35	E	None
LIVING/KITCHEN	ALM-002-01 A	GL.3.4	3050	950	Double Hung	35	W	None
LIVING/KITCHEN	ALM-002-01 A	GL.3.5	3050	950	Double Hung	35	W	None
LIVING/KITCHEN	ALM-002-01 A	GL.3.2	3050	3702	Sliding	60	N	None
LIVING/KITCHEN	ALM-002-01 A	GL.3.3	3050	2509	Sliding	45	N	None
ENS	ALM-002-01 A	GL.3.18	1500	450	Double Hung	45	E	None
ENS	ALM-002-01 A	GL.3.19	1500	450	Double Hung	45	E	None
BED 1	ALM-002-01 A	GL.3.14	3050	450	Double Hung	35	E	None
BED 1	ALM-002-01 A	GL.3.15	3050	450	Double Hung	35	E	None
BED 1	ALM-002-01 A	GL.3.13	3050	880	Double Hung	35	S	None
STUDY	ALM-002-01 A	GL.3.8	3050	1956	Sliding	45	SW	None
STUDY	ALM-002-01 A	GL.3.9	3050	600	Double Hung	35	S	None
LDY	ALM-002-01 A	GL.3.17	1500	450	Double Hung	45	E	None
WIR	ALM-002-01 A	GL.3.20	3050	450	Double Hung	35	E	None
MEDIA	ALM-002-01 A	GL.3.11	3050	45	Double Hung	35	E	None
MEDIA	ALM-002-01 A	GL.3.12	3050	45	Double Hung	35	E	None
MEDIA	ALM-002-01 A	GL.3.10	3050	2112	Sliding	45	SW	None

## 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
No Data Available	

## Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m <sup>2</sup> )	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

## 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-005	Concrete block/Plasterboard	30	Light	Polystyrene extruded: R2.0	No
EW-006	Plasterboard	50	Medium	Glass fibre batt: R2.0	No

## External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
BATH	EW-005	3100	2300	E		Yes
MASTER	EW-005	3100	3000	N	2300	Yes
MASTER	EW-005	3100	1600	W	3900	Yes

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
MASTER	EW-005	3100	4900	E		Yes
MASTER	EW-005	3100	1000	NW	2300	No
LIVING/KITCHEN	EW-006	3100	5500	W		No
LIVING/KITCHEN	EW-005	3100	3800	N	3900	Yes
LIVING/KITCHEN	EW-005	3100	2510	N	600	Yes
LIVING/KITCHEN	EW-005	3100	1300	NW	900	Yes
ENS	EW-005	3100	3550	E		Yes
BED 1	EW-005	3100	2200	E		Yes
BED 1	EW-005	3100	1000	E		Yes
BED 1	EW-005	3100	880	S		Yes
BED 1	EW-005	3100	400	E		Yes
STUDY	EW-005	3100	1960	SW	400	Yes
STUDY	EW-005	3100	3700	W		Yes
STUDY	EW-005	3100	750	SE		Yes
STUDY	EW-005	3100	1870	S		No
LDY	EW-005	3100	2500	E		Yes
WIR	EW-005	3100	2300	E		Yes
MEDIA	EW-005	3100	3850	E		Yes
MEDIA	EW-005	3100	2600	SW	300	Yes
MEDIA	EW-005	3100	1300	SE		No
WIP	EW-005	3100	1300	E		Yes
CELLAR	EW-006	3100	2500	W		No

## Internal wall type

Wall ID	Wall type	Area (m <sup>2</sup> )	Bulk insulation
IW-001	Plasterboard/Concrete block/Brick wall	32.24	
IW-003	Plasterboard/Concrete block	6.20	
IW-004	Plasterboard/Brick wall	6.08	
IW-005	Plasterboard/Brick wall	197.78	

## Floor type

Location	Construction	Area Sub-floor ventilation (m <sup>2</sup> )	Added insulation (R-value)	Covering
ENTRY/Neighbour	Concrete Slab 200 mm: timber/plasterboard	11.00		
ENTRY/Ground	Concrete Slab 200 mm: timber/bare	4.30		
BATH/Neighbour	Concrete Slab 200 mm: ceramic tiles/plasterboard	8.40		Ceramic tile
MASTER/Neighbour	Concrete Slab 200 mm: carpet/plasterboard	21.20		Carpet 10 + felt underlay 10
LIVING/KITCHEN/Neighbour	Concrete Slab 200 mm: timber/plasterboard	50.50		
ENS/Neighbour	Concrete Slab 200 mm: ceramic tiles/plasterboard	9.70		Ceramic tile
BED 1/Neighbour	Concrete Slab 200 mm: carpet/plasterboard	9.20		Carpet 10 + felt underlay 10
BED 1/Ground	Concrete Slab 200 mm: carpet/bare	5.00		Carpet 10 + felt underlay 10
STUDY/Ground	Concrete Slab 200 mm: carpet/bare	14.70		Carpet 10 + felt underlay 10
WC/Neighbour	Concrete Slab 200 mm: ceramic tiles/plasterboard	3.00		Ceramic tile
LDY/Neighbour	Concrete Slab 200 mm: ceramic tiles/plasterboard	5.00		Ceramic tile
WIR/Neighbour	Concrete Slab 200 mm: carpet/plasterboard	6.20		Carpet 10 + felt underlay 10
MEDIA/Ground	Concrete Slab 200 mm: timber/bare	12.30		
WIP/Neighbour	Concrete Slab 200 mm: timber/plasterboard	6.10		
CELLAR/Neighbour	Concrete Slab 200 mm: timber/plasterboard	5.00		

## Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Neighbour/ENTRY	Concrete Slab 200 mm: timber/plasterboard		No
Neighbour/BATH	Concrete Slab 200 mm: ceramic tiles/plasterboard		No
Neighbour/MASTER	Concrete Slab 200 mm: carpet/plasterboard		No
Neighbour/LIVING/KITCHEN	Concrete Slab 200 mm: timber/plasterboard		No
Neighbour/ENS	Concrete Slab 200 mm: ceramic tiles/plasterboard		No

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Neighbour/BED 1	Concrete Slab 200 mm: carpet/plasterboard		No
Neighbour/STUDY	Concrete Slab 200 mm: carpet/plasterboard		No
Neighbour/WC	Concrete Slab 200 mm: ceramic tiles/plasterboard		No
Neighbour/LDY	Concrete Slab 200 mm: ceramic tiles/plasterboard		No
Neighbour/WIR	Concrete Slab 200 mm: carpet/plasterboard		No
Neighbour/MEDIA	Concrete Slab 200 mm: carpet/plasterboard		No
Neighbour/WIP	Concrete Slab 200 mm: timber/plasterboard		No
Neighbour/CELLAR	Concrete Slab 200 mm: timber/plasterboard		No

### Ceiling penetrations\*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
LIVING/KITCHEN	1	Ceiling exhaust fan	200	Sealed
WC	1	Ceiling exhaust fan	200	Sealed

### Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

### Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
BALC_ROOF-B013.rof #2017 © Concrete slab 200mm - Drained Tile walking surface - R3.0 insulation under slab - Susp. Ceiling under	R3.0	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

<b>Annual energy load</b>	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
<b>Assessed floor area</b>	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.
<b>Ceiling penetrations</b>	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.
<b>Conditioned</b>	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.
<b>Custom windows</b>	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
<b>Default windows</b>	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
<b>Entrance door</b>	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.
<b>Exposure category – exposed</b>	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
<b>Exposure category – open</b>	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).
<b>Exposure category – suburban</b>	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
<b>Exposure category – protected</b>	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
<b>Horizontal shading feature</b>	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
<b>National Construction Code (NCC) Class</b>	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 <a href="http://www.abcb.gov.au">www.abcb.gov.au</a> .
<b>Opening percentage</b>	the operability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
<b>Provisional value</b>	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 <a href="http://www.nathers.gov.au">www.nathers.gov.au</a>
<b>Reflective wrap</b> (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.
<b>Roof window</b>	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.
<b>Shading device</b>	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
<b>Shading features</b>	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
<b>Solar heat gain coefficient (SHGC)</b>	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.
<b>Skylight</b> (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.
<b>U-value</b>	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
<b>Unconditioned</b>	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
<b>Vertical shading features</b>	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).