

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-5CY12R-04

Thermal performance
star rating

Generated on 27 Jun 2025 using Hero 4.1 (Chenath v3.23)

Property

Address 1 Julian Place, Byron Bay, 1 Julian Place, Byron Bay, NSW, 2481
Lot/DP Lot 2/ DP 1208728
NCC Class* 1a
Floor/all Floors 1 of 4 floors
Type New

Plans

Main Plan Rev I Issue date:11.06.2025
Prepared by Kennon

Construction and environment

Assessed floor area (m²)*		Exposure Type
Conditioned*	1081.5	Suburban
Unconditioned*	2.6	NatHERS climate zone
Total	1329.0	10 - Brisbane AMO
Garage	244.8	



Accredited assessor

Name Jamie Bonnefin
Business name Certified Energy
Email jobs@certifiedenergy.com.au
Phone +61 1300 443
Accreditation No. 10056
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.

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



**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME®

51.1 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	6.6	44.5
Load limits	13	55

Features determining load limits

Floor type
(lowest conditioned area) CSOG
NCC climate zone 1 or 2 Y
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-5CY12R-04>.

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



* Refer to glossary.



About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating and Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

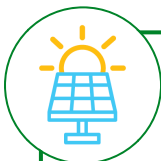
Energy use:



Greenhouse gas emissions:



Cost:



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

* Refer to glossary.



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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Ceiling penetrations*

Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
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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".	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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?

Insulation installation method

Has the insulation been installed according to the NCC requirements?

Building sealing

Does the dwelling meet the NCC requirements for Building Sealing?

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?

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?

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?

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?

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?

Additional NCC Requirements for Services (not included in the NatHERS assessment)

Does the lighting meet the artificial lighting requirements specified in the NCC?

Does the hot water system meet the additional requirements specified in the NCC?

Provisional values* check

Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?

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.

* Refer to glossary.



Additional Notes

- * Obscure glazing has been modelled as clear glass as it has similar thermal properties.
- * The dwelling has been assessed with "Assumed" recessed light fittings as NO electrical plan was provided.
- * Custom Windows from the NatHERS custom window library have been used.
- * Due to limitations in the HERO Software, the project has been assessed with Aluminium Frames in lieu of Steel. The client is permitted to use steel frames for glazing, and will be compliant with the thermal assessment compliances.

Room schedule

Room	Zone Type	Area (m ²)
Bins	Garage	6.35
Garage	Garage	238.49
Lift_LGF	Day Time	4.50
Store 1	Day Time	3.45
Cloak Room	Day Time	5.00
Entry Lobby	Day Time	116.54
Powder_LGF 1	Day Time	3.85
Sauna	Day Time	5.09
Store 2	Day Time	3.85
Steam	Day Time	5.09
Gymnasium	Day Time	42.70
Drying Room	Day Time	5.35
Laundry	Day Time	20.78
Dry Store	Day Time	20.60
WC	Day Time	5.77
Cellar	Day Time	16.36
Corridor	Day Time	12.62
Plant Room	Day Time	6.71
Powder_LGF 2	Day Time	7.24
Sound Booth	Day Time	12.97
Airlock	Day Time	4.79
Music Room	Day Time	49.11



Room schedule

Room	Zone Type	Area (m ²)
Lift_GF	Day Time	4.49
Garden Room	Day Time	124.15
Landing Gallery	Day Time	90.13
Corridor_GF	Day Time	25.10
Powder_GF 1	Day Time	4.19
Powder_GF 2	Day Time	4.27
Guest Bathroom	Night Time	5.53
Guest Room	Day Time	33.27
ENS 1	Night Time	5.87
Bedroom 1	Bedroom	22.25
ENS 2	Night Time	5.79
Bedroom 2	Bedroom	22.33
ENS 3	Night Time	5.85
ENS 4	Night Time	5.67
Bedroom 4	Bedroom	23.06
Bedroom 3	Bedroom	23.35
Library/Study	Day Time	31.07
Childrens Living	Living	51.84
Lift_FF	Day Time	4.49
Powder_FF	Unconditioned	2.60
Kitchen/Living	Kitchen/Living	200.86
Butler's	Day Time	14.63
Lift_SF	Day Time	4.49
Stairs_SF	Day Time	38.82
Main Bathroom	Night Time	13.07
WIR	Night Time	36.62

Room schedule

Room	Zone Type	Area (m ²)
Main bedroom	Bedroom	34.62

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
HACWD-035-022	Housing Aluminium Casement Window Double Glazed	3.4	0.22	0.21	0.24
HAFWD-025-050	Housing Aluminium Fixed Window Double Glazed	2.5	0.49	0.46	0.51
HAHDD-035-037	Housing Aluminium Hinged Door Double Glazed	3.5	0.38	0.36	0.40
HALWS-050-050	Housing Aluminium louvre Window Single Glazed	4.8	0.48	0.46	0.51
HASDD-030-062	Housing Aluminium Sliding Door Double Glazed	3.0	0.61	0.58	0.64

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Window and glazed door schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Shading device*
Bedroom 1	HAFWD-025-050	W22	2000	2500	Fixed	0	S	None
Bedroom 1	HALWS-050-050	W22.b	2000	500	Louvre	90	S	None
Bedroom 2	HAFWD-025-050	W21	2000	2500	Fixed	0	S	None
Bedroom 2	HALWS-050-050	W21.a	2000	500	Louvre	90	S	None
Bedroom 3	HALWS-050-050	W18	2440	630	Louvre	90	N	None
Bedroom 3	HACWD-035-022	W18.a	2440	1740	Casement	90	N	None
Bedroom 3	HALWS-050-050	W18.b	2440	630	Louvre	90	N	None
Bedroom 4	HALWS-050-050	W17	2440	630	Louvre	90	N	None
Bedroom 4	HACWD-035-022	W17.a	2440	1740	Casement	90	N	None
Bedroom 4	HALWS-050-050	W17.b	2440	630	Louvre	90	N	None

* Refer to glossary.

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Butler's	HAFWD-025-050	W31	3350	1100	Fixed	0	E	None
Childrens Living	HALWS-050-050	W19	2440	800	Louvre	90	N	None
Childrens Living	HAFWD-025-050	W19.a	2440	780	Fixed	0	N	None
Childrens Living	HACWD-035-022	W19.b	2440	1600	Casement	90	N	None
Childrens Living	HAFWD-025-050	W19.c	2440	780	Fixed	0	N	None
Childrens Living	HALWS-050-050	W19.d	2440	800	Louvre	90	N	None
Childrens Living	HAFWD-025-050	W20	2390	1000	Fixed	0	E	None
Childrens Living	HACWD-035-022	W20.a	2390	1800	Casement	90	E	None
Childrens Living	HAFWD-025-050	W20.b	2390	1000	Fixed	0	E	None
Entry Lobby	HAFWD-025-050	W01	2840	1820	Fixed	0	N	None
Entry Lobby	HAHDD-035-037	W01.a	2840	1985	Hinged Door	90	N	None
Entry Lobby	HAFWD-025-050	W01.b	2840	1820	Fixed	0	N	None
Entry Lobby	HAFWD-025-050	W02	2750	800	Fixed	0	N	None
Garden Room	HAFWD-025-050	W04	3000	1360	Fixed	0	E	None
Garden Room	HACWD-035-022	W04.a	2600	2200	Casement	90	E	None
Garden Room	HAFWD-025-050	W04.b	3000	1360	Fixed	0	E	None
Garden Room	HACWD-035-022	W05	3460	1970	Casement	90	S	None
Garden Room	HACWD-035-022	W06	3460	1970	Casement	90	S	None
Garden Room	HACWD-035-022	W07	3460	1970	Casement	90	S	None
Garden Room	HACWD-035-022	W08	3460	1970	Casement	90	S	None
Garden Room	HACWD-035-022	W12	3460	1970	Casement	90	N	None
Garden Room	HACWD-035-022	W11	3460	1970	Casement	90	N	None
Garden Room	HACWD-035-022	W10	3460	1970	Casement	90	N	None
Garden Room	HACWD-035-022	W09	3460	1970	Casement	90	N	None
Guest Bathroom	HACWD-035-022	W24	1700	500	Casement	90	S	None
Guest Room	HAFWD-025-050	W23	2000	1810	Fixed	0	S	None

* Refer to glossary.



Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Guest Room	HALWS-050-050	W23.a	2000	500	Louvre	90	S	None
Gymnasium	HASDD-030-062	W03	2650	6400	Sliding Door	60	E	None
Kitchen/Living	HAFWD-025-050	W25	1400	1360	Fixed	0	S	None
Kitchen/Living	HAFWD-025-050	W26	2250	6840	Fixed	0	W	None
Kitchen/Living	HACWD-035-022	W26.a	3350	2800	Casement	90	W	None
Kitchen/Living	HAFWD-025-050	W26.b	1400	2020	Fixed	0	W	None
Kitchen/Living	HASDD-030-062	W27	3350	11825	Sliding Door	60	N	None
Kitchen/Living	HAFWD-025-050	W28	3350	810	Fixed	0	E	None
Kitchen/Living	HASDD-030-062	W29	3350	6620	Sliding Door	60	N	None
Kitchen/Living	HASDD-030-062	W30	3050	5335	Sliding Door	90	E	None
Kitchen/Living	HAFWD-025-050	W33	865	300	Fixed	0	E	None
Landing Gallery	HALWS-050-050	W15	1690	620	Louvre	90	N	None
Landing Gallery	HAFWD-025-050	W15.a	1690	2510	Fixed	0	N	None
Landing Gallery	HAFWD-025-050	W13	1690	1470	Fixed	0	W	None
Landing Gallery	HACWD-035-022	W14	2390	2800	Casement	90	W	None
Library/Study	HALWS-050-050	W16	2440	630	Louvre	90	N	None
Library/Study	HACWD-035-022	W16.a	2440	1740	Casement	90	N	None
Library/Study	HALWS-050-050	W16.b	2440	630	Louvre	90	N	None
Main Bathroom	HAFWD-025-050	W36	2040	1815	Fixed	0	N	None
Main Bathroom	HAFWD-025-050	W34	2100	1000	Fixed	0	W	None
Main Bathroom	HAFWD-025-050	W35	2040	1385	Fixed	0	W	None
Main bedroom	HASDD-030-062	W37	2040	5885	Sliding Door	45	N	None
Main bedroom	HAFWD-025-050	W38	2040	1090	Fixed	0	N	None
Powder_FF	HACWD-035-022	W32	2000	605	Casement	90	S	None
Stairs_SF	HALWS-050-050	W39	2500	940	Louvre	90	N	None
Stairs_SF	HACWD-035-022	W39.a	2500	1795	Casement	45	N	None

* Refer to glossary.

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
Stairs_SF	HALWS-050-050	W39.b	2500	950	Louvre	90	N	None
Stairs_SF	HAFWD-025-050	W40	1000	300	Fixed	0	S	None
Stairs_SF	HAFWD-025-050	W41	2100	1270	Fixed	0	S	None
WIR	HACWD-035-022	W42	1060	450	Casement	90	S	None
WIR	HACWD-035-022	W43	1060	450	Casement	90	S	None
WIR	HACWD-035-022	W44	1060	450	Casement	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
VEL-011-01 W	FS - Fixed Skylight DG 3mm LoE 366 / 8.5mm Argon Gap / 5.36mm Clear La	2.6	0.24	0.23	0.25

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
Kitchen/Living	VEL-011-01 W	SK01	0	2068	1953	N	None	None
Stairs_SF	VEL-011-01 W	SK02	0	1788	1788	N	None	None
WIR	VEL-011-01 W	SK03	0	1435	5865	N	None	None

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

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

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2700	4500	90	N
Garage	2400	990	90	N

External wall type

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	0.50	Medium	0.00	Yes
WT-02	Stone-Clad Concrete Block 290mm Fully Core-Filled	0.50	Medium	2.70	No
WT-03	Stone-Clad Concrete Block 290mm Fully Core-Filled	0.50	Medium	2.70	No
WT-04	Stone-Clad Concrete Block 290mm Fully Core-Filled	0.50	Medium	2.70	No
WT-05	Precast 200mm Concrete - Plasterboard Internally	0.50	Medium	2.70	No
WT-07	Stone-Clad Concrete Block 190mm Fully Core-Filled	0.50	Medium	2.70	No
WT-17	Stone-Clad Concrete Block 290mm Fully Core-Filled	0.50	Medium	2.70	No
WT-18-A	200mm In-Situ Concrete - Plasterboard Internally	0.50	Medium	0.00	No
WT-18-B	200mm In-Situ Concrete - Plasterboard Internally	0.50	Medium	2.70	No
WT-20	Interior Wall	0.50	Medium	0.00	No
WT-21 Interior walls	Stone-Clad Concrete Block 200mm Fully Core-Filled	0.50	Medium	0.00	No

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* projection (mm)	Vertical shading feature
Airlock	WT-03	2850	2995	S		No
Bedroom 1	WT-07	3000	4079	S		No
Bedroom 2	WT-04	3000	4145	E		Yes
Bedroom 2	WT-07	3000	4081	S		No
Bedroom 3	WT-07	3000	4081	N	4452	Yes
Bedroom 3	WT-07	3000	2280	E		Yes
Bedroom 4	WT-07	3000	4022	N	4454	Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Bins	WT-05	2850	1930	N		Yes
Bins	WT-05	2850	3292	W		No
Bins	WT-05	2850	1856	E		Yes
Butler's	BV-REFL-CAV	3350	1982	E		Yes
Cellar	WT-03	2850	2635	S		No
Cellar	WT-03	2850	3442	W		No
Childrens Living	WT-07	3000	4774	N	6734	Yes
Childrens Living	WT-07	3000	1770	E		Yes
Childrens Living	WT-07	3000	421	N		Yes
Childrens Living	WT-07	3000	5274	E		Yes
Corridor	WT-03	2850	2525	S		No
Corridor	WT-03	2850	1147	W		No
Corridor_GF	WT-07	3000	1140	E		Yes
Corridor_GF	WT-18-A	3000	236	S		Yes
Corridor_GF	WT-07	3000	2807	W	9556	Yes
Corridor_GF	WT-07	3000	2329	E		No
Dry Store	WT-04	2850	3802	N		No
Dry Store	WT-03	2850	5417	W		No
Drying Room	WT-04	2850	2699	N		No
Drying Room	WT-04	2850	984	W		No
ENS 2	WT-04	3000	2778	E		Yes
Entry Lobby	WT-03	2850	1933	E		No
Entry Lobby	WT-03	2850	5648	S		No
Entry Lobby	WT-03	2850	997	W		No
Entry Lobby	WT-20	2850	6649	W		Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Entry Lobby	WT-05	2850	9299	N		Yes
Entry Lobby	WT-03	2850	4358	E		No
Entry Lobby	WT-20	2850	3025	N		Yes
Garage	WT-05	2850	5921	N	1273	Yes
Garage	WT-05	2850	1263	W		Yes
Garage	WT-05	2850	6410	N		Yes
Garage	WT-05	2850	5410	E		Yes
Garage	WT-03	2850	11997	E		No
Garage	WT-21 Interior walls	2850	929	S		Yes
Garage	WT-05	2850	8033	W		Yes
Garage	WT-21 Interior walls	2850	1043	W		Yes
Garage	WT-03	2850	14835	S		No
Garden Room	WT-17	3000	7640	E		Yes
Garden Room	WT-17	3460	16250	S		Yes
Garden Room	WT-02	3000	7640	W		No
Garden Room	WT-17	3460	16250	N		Yes
Guest Bathroom	WT-07	3000	1828	S		Yes
Guest Room	WT-07	3000	617	SW		No
Guest Room	WT-07	3000	1095	SSW		Yes
Guest Room	WT-07	3000	3797	S		Yes
Gymnasium	WT-04	2850	5950	N		No
Gymnasium	WT-20	2850	6401	E		Yes
Kitchen/Living	WT-18-B	3050	6082	S		No
Kitchen/Living	WT-18-B	3050	822	S		Yes
Kitchen/Living	WT-18-B	3050	1759	E		Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* projection (mm)	Vertical shading feature
Kitchen/Living	WT-03	3050	5648	S		Yes
Kitchen/Living	WT-03	3050	6944	W		Yes
Kitchen/Living	WT-03	3050	1985	S		Yes
Kitchen/Living	WT-03	3350	11372	W	632	No
Kitchen/Living	WT-03	3350	11881	N	390	No
Kitchen/Living	WT-03	3350	1116	E		Yes
Kitchen/Living	WT-03	3350	6663	N	1506	Yes
Kitchen/Living	WT-18-B	3350	6561	E	7963	Yes
Kitchen/Living	WT-03	3050	4358	E		Yes
Kitchen/Living	WT-18-B	3050	124	W		Yes
Landing Gallery	WT-07	3000	5648	N	14760	Yes
Landing Gallery	WT-03	3000	5648	S		No
Landing Gallery	WT-03	3000	15981	W	3050	Yes
Landing Gallery	WT-03	3000	4358	E		No
Laundry	WT-04	2850	1600	N		No
Library/Study	WT-07	3000	4262	N	4454	Yes
Library/Study	WT-07	3000	7289	W	9202	No
Library/Study	WT-07	3000	354	S		Yes
Lift_FF	WT-18-B	3050	2019	S		Yes
Lift_FF	WT-18-B	3050	186	E		Yes
Lift_GF	WT-07	3000	2224	E		No
Lift_GF	WT-07	3000	2020	S		No
Lift_LGF	WT-03	2850	2224	E		No
Lift_LGF	WT-03	2850	2021	S		No
Lift_SF	WT-18-A	2500	2019	N		No

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
Lift_SF	WT-18-A	2500	2225	E		Yes
Lift_SF	WT-18-A	2500	2019	S		Yes
Lift_SF	WT-18-A	2500	277	W		Yes
Main Bathroom	WT-04	2500	1906	N		Yes
Main Bathroom	WT-04	2500	1904	S		No
Main Bathroom	WT-04	2500	6863	W		No
Main bedroom	WT-04	2500	10646	N		Yes
Music Room	WT-03	2850	7911	S		No
Powder_FF	WT-18-B	3050	2118	E		Yes
Powder_FF	WT-18-B	3050	1226	S		Yes
Powder_LGF 1	WT-04	2850	1550	N		No
Powder_LGF 2	WT-03	2850	2343	S		No
Sauna	WT-04	2850	2049	N		No
Stairs_SF	WT-04	2500	7465	N		No
Stairs_SF	WT-03	2500	5648	S		Yes
Stairs_SF	WT-03	2500	4544	W		Yes
Stairs_SF	WT-03	2500	1817	S		Yes
Stairs_SF	WT-03	2500	4358	E		Yes
Store 1	WT-03	2850	1304	E		No
WC	WT-03	2850	1844	S		No
WC	WT-03	2850	3131	W		No
WIR	WT-04	2500	4962	E		Yes
WIR	WT-04	2500	10646	S		No

Internal wall *type*

Wall ID	Wall Type	Area (m ²)	Bulk insulation
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Internal wall type

Wall ID	Wall Type	Area (m ²)	Bulk insulation
BV-REFL-CAV	Brick Veneer Stud Wall with Reflective Sarking	1.8	0.00
INT-PB	Internal Plasterboard Stud Wall	364.7	0.00
WT-07	Stone-Clad Concrete Block 190mm Fully Core-Filled	14.6	2.70
WT-18	200mm In-Situ Concrete - Plasterboard Internally	34.1	0.00
WT-18	200mm In-Situ Concrete - Plasterboard Internally	6.8	2.70
WT-20	Interior Wall	185.6	0.00
WT-21 Interior walls	Stone-Clad Concrete Block 200mm Fully Core-Filled	21.1	0.00
WT-22 Interior Walls	Concrete Block 190mm Fully Core-Filled - Plasterboard	85.2	0.00
WT-24 Interior Walls	Stone-Clad Concrete Block 190mm Fully Core-Filled	15.8	0.00

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Airlock	CSOG-200: Concrete Slab on Ground (200mm)	4.8	N/A	0.00	Carpet
Bedroom 1	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	22.2	N/A	4.00	Tile (8mm)
Bedroom 2	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	22.4	N/A	4.00	Tile (8mm)
Bedroom 3	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	23.3	N/A	4.00	Tile (8mm)
Bedroom 4	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	22.3	N/A	4.00	Tile (8mm)
Bedroom 4	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	0.8	N/A	0.00	Tile (8mm)
Bins	CSOG-200: Concrete Slab on Ground (200mm)	6.4	N/A	0.00	Exposed
Butler's	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	12.2	N/A	0.00	Tile (8mm)
Butler's	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	2.4	N/A	0.00	Tile (8mm)
Cellar	CSOG-200: Concrete Slab on Ground (200mm)	16.4	N/A	0.00	Exposed
Childrens Living	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	44.4	N/A	4.00	Tile (8mm)
Childrens Living	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	7.5	N/A	0.00	Tile (8mm)
Cloak Room	CSOG-200: Concrete Slab on Ground (200mm)	5.0	N/A	0.00	Carpet
Corridor	CSOG-200: Concrete Slab on Ground (200mm)	12.6	N/A	0.00	Tile (8mm)

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Corridor_GF	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	18.9	N/A	4.00	Tile (8mm)
Corridor_GF	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	6.3	N/A	4.00	Tile (8mm)
Dry Store	CSOG-200: Concrete Slab on Ground (200mm)	20.6	N/A	0.00	Exposed
Drying Room	CSOG-200: Concrete Slab on Ground (200mm)	5.4	N/A	0.00	Exposed
ENS 1	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	5.9	N/A	0.00	Tile (8mm)
ENS 2	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	5.8	N/A	4.00	Tile (8mm)
ENS 3	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	5.9	N/A	4.00	Tile (8mm)
ENS 4	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	5.7	N/A	4.00	Tile (8mm)
Entry Lobby	CSOG-200: Concrete Slab on Ground (200mm)	116.5	N/A	0.00	Tile (8mm)
Garage	CSOG-200: Concrete Slab on Ground (200mm)	238.5	N/A	0.00	Exposed
Garden Room	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	124.2	N/A	0.00	Tile (8mm)
Guest Bathroom	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	5.5	N/A	4.00	Tile (8mm)
Guest Room	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	33.3	N/A	4.00	Tile (8mm)
Gymnasium	CSOG-200: Concrete Slab on Ground (200mm)	42.7	N/A	0.00	Exposed
Kitchen/Living	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	155.3	N/A	0.00	Tile (8mm)
Kitchen/Living	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	45.6	N/A	0.00	Tile (8mm)
Landing Gallery	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	90.2	N/A	0.00	Tile (8mm)
Laundry	CSOG-200: Concrete Slab on Ground (200mm)	20.8	N/A	0.00	Tile (8mm)
Library/Study	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	3.1	N/A	0.00	Carpet
Library/Study	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	9.0	N/A	4.00	Carpet
Library/Study	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	19.0	N/A	4.00	Carpet
Lift_FF	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	4.5	N/A	0.00	Exposed
Lift_GF	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	4.5	N/A	0.00	Exposed
Lift_LGF	CSOG-200: Concrete Slab on Ground (200mm)	4.5	N/A	0.00	Exposed

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Lift_SF	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	4.5	N/A	0.00	Exposed
Main Bathroom	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	13.1	N/A	0.00	Tile (8mm)
Main bedroom	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	34.6	N/A	0.00	Carpet
Music Room	CSOG-200: Concrete Slab on Ground (200mm)	49.1	N/A	0.00	Carpet
Plant Room	CSOG-200: Concrete Slab on Ground (200mm)	6.7	N/A	0.00	Exposed
Powder_FF	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	2.6	N/A	0.00	Tile (8mm)
Powder_GF 1	SUSP-CONC-300: Suspended Concrete Slab Floor (300mm)	4.1	N/A	4.00	Tile (8mm)
Powder_GF 2	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	4.2	N/A	4.00	Tile (8mm)
Powder_LGF 1	CSOG-200: Concrete Slab on Ground (200mm)	3.9	N/A	0.00	Tile (8mm)
Powder_LGF 2	CSOG-200: Concrete Slab on Ground (200mm)	7.2	N/A	0.00	Tile (8mm)
Sauna	CSOG-200: Concrete Slab on Ground (200mm)	5.1	N/A	0.00	Exposed
Sound Booth	CSOG-200: Concrete Slab on Ground (200mm)	13.0	N/A	0.00	Carpet
Stairs_SF	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	38.8	N/A	0.00	Cork
Steam	CSOG-200: Concrete Slab on Ground (200mm)	5.1	N/A	0.00	Exposed
Store 1	CSOG-200: Concrete Slab on Ground (200mm)	3.4	N/A	0.00	Tile (8mm)
Store 2	CSOG-200: Concrete Slab on Ground (200mm)	3.8	N/A	0.00	Exposed
WC	CSOG-200: Concrete Slab on Ground (200mm)	5.8	N/A	0.00	Tile (8mm)
WIR	SUSP-CONC-300-LINED: Suspended Concrete Slab Floor (300mm) - Lined Below	36.6	N/A	0.00	Carpet

Ceiling type

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Airlock	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Bedroom 1	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Bedroom 2	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Bedroom 3	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No

* Refer to glossary.

Ceiling type

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Bedroom 4	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Bins	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Butler's	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Cellar	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Childrens Living	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Corridor	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Dry Store	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Drying Room	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
ENS 1	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
ENS 2	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
ENS 3	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
ENS 4	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Entry Lobby	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Garage	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Garden Room	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Guest Bathroom	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Guest Room	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Gymnasium	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Kitchen/Living	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Laundry	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Library/Study	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Lift_SF	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Main Bathroom	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Main bedroom	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No

* Refer to glossary.

Ceiling type

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
Music Room	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Plant Room	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Powder_FF	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Powder_LGF 1	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Powder_LGF 2	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Sauna	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Sound Booth	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
Stairs_SF	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
WC	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No
WIR	SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	3.50	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Airlock	1	Downlight	200	Sealed
Bedroom 1	5	Downlight	200	Sealed
Bedroom 2	5	Downlight	200	Sealed
Bedroom 3	5	Downlight	200	Sealed
Bedroom 4	5	Downlight	200	Sealed
Butler's	3	Downlight	200	Sealed
Cellar	4	Downlight	200	Sealed
Childrens Living	11	Downlight	200	Sealed
Cloak Room	1	Downlight	200	Sealed
Corridor	3	Downlight	200	Sealed
Corridor_GF	5	Downlight	200	Sealed
Dry Store	4	Downlight	200	Sealed
Drying Room	1	Downlight	200	Sealed

* Refer to glossary.

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
ENS 1	1	Downlight	200	Sealed
ENS 1	1	Exhaust Fan	350	Sealed
ENS 2	1	Downlight	200	Sealed
ENS 2	1	Exhaust Fan	350	Sealed
ENS 3	1	Downlight	200	Sealed
ENS 3	1	Exhaust Fan	350	Sealed
ENS 4	1	Downlight	200	Sealed
ENS 4	1	Exhaust Fan	350	Sealed
Entry Lobby	24	Downlight	200	Sealed
Garden Room	25	Downlight	200	Sealed
Guest Bathroom	1	Downlight	200	Sealed
Guest Bathroom	1	Exhaust Fan	350	Sealed
Guest Room	7	Downlight	200	Sealed
Gymnasium	9	Downlight	200	Sealed
Kitchen/Living	40	Downlight	200	Sealed
Kitchen/Living	1	Exhaust Fan	350	Sealed
Landing Gallery	18	Downlight	200	Sealed
Laundry	4	Downlight	200	Sealed
Laundry	1	Exhaust Fan	350	Sealed
Library/Study	7	Downlight	200	Sealed
Lift_SF	1	Downlight	200	Sealed
Main Bathroom	3	Downlight	200	Sealed
Main Bathroom	1	Exhaust Fan	350	Sealed
Main bedroom	7	Downlight	200	Sealed
Music Room	10	Downlight	200	Sealed
Plant Room	2	Downlight	200	Sealed

* Refer to glossary.

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
Powder_FF	1	Downlight	200	Sealed
Powder_FF	1	Exhaust Fan	350	Unsealed
Powder_GF 1	1	Downlight	200	Sealed
Powder_GF 1	1	Exhaust Fan	350	Sealed
Powder_GF 2	1	Downlight	200	Sealed
Powder_GF 2	1	Exhaust Fan	350	Sealed
Powder_LGF 1	1	Downlight	200	Sealed
Powder_LGF 1	1	Exhaust Fan	350	Sealed
Powder_LGF 2	2	Downlight	200	Sealed
Powder_LGF 2	1	Exhaust Fan	350	Sealed
Sauna	1	Downlight	200	Sealed
Sauna	1	Exhaust Fan	350	Sealed
Sound Booth	3	Downlight	200	Sealed
Stairs_SF	8	Downlight	200	Sealed
Steam	1	Downlight	200	Sealed
Steam	1	Exhaust Fan	350	Sealed
Store 1	1	Downlight	200	Sealed
Store 2	1	Downlight	200	Sealed
WC	1	Downlight	200	Sealed
WC	1	Exhaust Fan	350	Sealed
WIR	8	Downlight	200	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
Kitchen/Living	1	1400

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
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* Refer to glossary.



Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
SLAB-300-CEIL-01: Concrete Slab (300mm) with Suspended PB Ceiling	0.00	0.30	Light

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions (height x width, mm)	Frame spacing (mm)	Steel thickness (BMT mm)	Thermal Break (R-value)
None				

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Cooling system

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

Heating system

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

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

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

Onsite Renewable Energy *schedule*

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

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	

* Refer to glossary.

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.