

**Nationwide House Energy Rating Scheme**  
**NatHERS Certificate No. 0005290259-01**  
 Generated on 25 Mar 2021 using BERS Pro v4.4.0.2 (3.21)

**Property**  
**Address** Unit 1, 263 Mount Vernon Road Street, Mount Vernon, NSW, 2178  
**Lot/DP** 72/32140  
**NCC Class\*** 1A  
**Type** New Dwelling  
**Plans**  
**Main Plan** Grippaudo 20-1072  
**Prepared by** 0

**Construction and environment**

Assessed floor area (m <sup>2</sup> )	Exposure Type
Conditioned*	328.0 Suburban
Unconditioned*	485.0
Total	813.0
Garage	457.0

**Thermal performance**

Heating	Cooling
54.3 MJ/m <sup>2</sup>	37.4 MJ/m <sup>2</sup>

**Accredited assessor**  
**Name** Ian Fry  
**Business name** Fry's Energywise  
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**Phone** 02 9899 2825  
**Accreditation No.** DMN12/1441  
**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 J.2 and J.5 to J.8 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.

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

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

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

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

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

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

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

**Additional notes**

**Window and glazed door type and performance**

Default\* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TM-004-03 W	TM-004-03 W Timber B DG Air Fill High Solar Gain low-E-Clear	2.3	0.32	0.32	0.32

Custom\* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TND-002-01 A	TND-002-01 A Trend A Awning Window SG 3Cr	6.5	0.66	0.63	0.69
TND-024-01 A	TND-024-01 A Trend A Internal offset glazed window SG 5Cr	6.1	0.75	0.71	0.79
TND-020-01 A	TND-020-01 A Trend A Double Hung Window SG 3Cr	6.1	0.75	0.71	0.79
TND-026-05 A	TND-026-05 A Trend A Bi-Fold Door DG LightBridge_CrS0_4-10-4	3.3	0.40	0.38	0.42
TND-029-05 A	TND-029-05 A Trend A Double Hung Window DG LightBridge_CrS0_4-10-4	3.3	0.46	0.44	0.48

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Custom\* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TND-031-05 A	TND-031-05 A Trend A Internal offset glazed window DG LightBridge_CrS0_4-10-4	2.3	0.52	0.49	0.55

**Window and glazed door schedule**

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Garage 1	TND-002-01 A	n/a	600	2650	n/a	90	SW	No
Garage 2	TND-024-01 A	n/a	2035	850	n/a	00	NW	No
Garage 2	TND-002-01 A	n/a	2035	1810	n/a	22	NW	No
Garage 2	TND-002-01 A	n/a	2035	1810	n/a	22	NW	No
Garage 2	TND-020-01 A	n/a	2400	3010	n/a	20	SE	No
Garage 2	TND-024-01 A	n/a	1000	4480	n/a	00	NE	No Shading
Bathroom	TND-024-01 A	n/a	2400	2650	n/a	00	NW	No
Laundry	TND-024-01 A	n/a	2340	360	n/a	00	NW	No
Pantry	TND-026-05 A	n/a	2400	3612	n/a	33	NW	No
Ensuite M	TND-020-01 A	n/a	2400	1570	n/a	45	SW	No
Ensuite M	TND-020-01 A	n/a	2400	1570	n/a	45	SE	No
Master Suite	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Master Suite	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Master Suite	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Bedroom 2	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Bedroom 2	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Bedroom 3	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Bedroom 3	TND-029-05 A	n/a	2400	970	n/a	45	SE	No
Kitchen/Dining	TND-026-05 A	n/a	2400	2530	n/a	90	SW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	SW	No
Kitchen/Dining	TND-026-05 A	n/a	2400	2530	n/a	90	SW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	SW	No
Kitchen/Dining	TND-026-05 A	n/a	2400	5650	n/a	45	NW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	NW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	NW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2410	n/a	00	NW	No
Kitchen/Dining	TND-031-05 A	n/a	1030	2530	n/a	00	NW	No
Kitchen/Dining	TND-026-05 A	n/a	2400	2530	n/a	90	NW	No
Kitchen/Dining	TND-024-01 A	n/a	650	2800	n/a	00	NW	No Shading
Theatre/Gym	TND-026-05 A	n/a	2400	2781	n/a	90	SE	No
Theatre/Gym	TND-029-05 A	n/a	2400	1570	n/a	45	SW	No
Entry/Hallway	TND-029-05 A	n/a	2400	1210	n/a	45	NE	No

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Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Entry/Hallway	TND-029-05 A	n/a	2400	1210	n/a	45	NE	No
Entry/Hallway	TM-004-03 W	n/a	600	2450	n/a	00	SE	No

**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
VEL-011-01 W	Glass	2.6	0.24	0.23	0.25

**Roof window schedule**

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
WIR M	VEL-011-01 W	n/a	0	600	600	SE	No	No
WIR M	VEL-011-01 W	n/a	0	600	600	SE	No	No

**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
Garage 1	2486	4810	90	SW
Garage 1	2486	4810	90	SW
Garage 2	2400	2410	90	NE
Garage 2	2486	4810	90	NE
Garage 2	2400	2410	90	NE
Bathroom	2340	820	90	SW

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Location	Height (mm)	Width (mm)	Opening %	Orientation
Laundry	2340	820	90	NW
Entry/Hallway	2340	2450	90	SE

**External wall type**

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Single Skin Brick	0.50	Medium	No insulation	No
EW-2	Brick Veneer	0.50	Medium	No insulation	No
EW-3	Single Skin Brick	0.50	Medium	No insulation	No
EW-4	Fibro Cavity Panel Direct Fix	0.50	Medium	No insulation	No
EW-5	Brick Veneer	0.50	Medium	Reflective foil with bulk no gap R2.5	Yes
EW-6	Brick Veneer	0.50	Medium	Reflective foil with bulk no gap R2.5	Yes
EW-7	Fibro Cavity Panel Direct Fix	0.50	Medium	Reflective foil with bulk no gap R2.5	Yes

**External wall schedule**

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage 1	EW-1	3000	17400	NW	100	NO
Garage 1	EW-1	3000	5000	NE	100	YES
Garage 1	EW-1	3000	5100	NW	100	YES
Garage 1	EW-1	3000	7800	NE	7800	NO
Garage 1	EW-1	3000	4900	SE	5100	YES
Garage 1	EW-1	3000	5200	NE	12500	YES
Garage 1	EW-1	3000	17600	SE	3400	NO
Garage 1	EW-1	3000	18000	SW	3800	NO
Garage 2	EW-2	3172	8700	NW	600	NO
Garage 2	EW-3	3172	3200	NE	100	YES
Garage 2	EW-3	3172	800	NW	100	YES
Garage 2	EW-3	3172	6300	NE	100	NO
Garage 2	EW-3	3172	800	SE	100	YES
Garage 2	EW-3	3172	3300	NE	100	YES
Garage 2	EW-4	3172	6295	SE	600	NO
Garage 2	EW-5	3000	1500	SW	400	YES
Bathroom	EW-5	3000	1300	SW	0	YES
Bathroom	EW-5	3000	3695	NW	600	YES
Laundry	EW-5	3000	2690	NW	6900	YES
Pantry	EW-5	3000	3990	NW	6900	NO
Ensuite M	EW-5	3000	3000	SW	500	YES
Ensuite M	EW-5	3000	3695	SE	700	YES

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Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Master Suite	EW-5	3000	6395	SE	700	YES
Master Suite	EW-5	3000	600	SW	4200	YES
Bedroom 2	EW-5	3000	4195	SE	10800	YES
Bedroom 2	EW-5	3000	1000	NE	4800	YES
Bedroom 3	EW-5	3000	1500	NE	600	YES
Bedroom 3	EW-5	3000	4195	SE	3400	YES
WIR 3	EW-6	3000	1490	SE	600	YES
Kitchen/Dining	EW-5	4900	7395	SW	2400	YES
Kitchen/Dining	EW-5	4900	12700	NW	6200	NO
Kitchen/Dining	EW-5	4900	700	NE	19700	YES
Kitchen/Dining	EW-5	4900	495	NW	6900	YES
Theatre/Gym	EW-7	3000	4495	SE	600	YES
Theatre/Gym	EW-7	3000	3700	SW	600	NO
Theatre/Gym	EW-5	3000	1900	SW	600	NO
Theatre/Gym	EW-5	3000	1400	NW	13600	YES
Entry/Hallway	EW-5	3000	4100	NE	6900	YES
Entry/Hallway	EW-5	3000	2900	SE	6700	NO
Entry/Hallway	EW-5	3000	700	SW	6800	YES

**Internal wall type**

Wall ID	Wall type	Area (m <sup>2</sup> )	Bulk insulation
W-1	Cavity wall, direct fix plasterboard, single gap	41.00	Bulk Insulation, No Air Gap R2.5
W-2	Cavity wall, direct fix plasterboard, single gap	50.00	Bulk Insulation, No Air Gap R2
W-3	Cavity wall, direct fix plasterboard, single gap	262.00	No insulation

**Floor type**

Location	Construction	Area (m <sup>2</sup> )	Sub-floor ventilation (R-value)	Added insulation (R-value)	Covering
Garage 1	Concrete Slab on Ground 100mm	354.00	None	No Insulation	Bare
Garage 2/Garage 1	Concrete Above Plasterboard 150mm	9.30	Bulk Insulation R2.5	Bulk Insulation R2.5	Bare
Garage 2	Suspended Concrete Slab 150mm	98.60	Very Open	No Insulation	Bare
Bathroom/Garage 1	Concrete Above Plasterboard 150mm	15.10	Bulk Insulation R2.5	Bulk Insulation R2.5	Ceramic Tiles 8mm
Laundry/Garage 1	Concrete Above Plasterboard 150mm	13.20	Bulk Insulation R2.5	Bulk Insulation R2.5	Ceramic Tiles 8mm
Pantry/Garage 1	Concrete Above Plasterboard 150mm	19.80	Bulk Insulation R2.5	Bulk Insulation R2.5	Ceramic Tiles 8mm
Cool Room/Garage 1	Concrete Above Plasterboard 150mm	3.60	Bulk Insulation R2.5	Bulk Insulation R2.5	Ceramic Tiles 8mm
Ensuite M/Garage 1	Concrete Above Plasterboard 100mm	4.30	Bulk Insulation R2.5	Bulk Insulation R2.5	Ceramic Tiles 8mm

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Location	Construction	Area (m <sup>2</sup> )	Sub-floor ventilation (R-value)	Added insulation (R-value)	Covering
Ensuite M	Concrete Slab on Ground 100mm	13.00	None	No Insulation	Ceramic Tiles 8mm
WIR M/Garage 1	Concrete Above Plasterboard 150mm	27.10	Bulk Insulation R2.5	Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
Master Suite/Garage 1	Concrete Above Plasterboard 100mm	14.00	Bulk Insulation R2.5	Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
Master Suite	Concrete Slab on Ground 100mm	26.20	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 2/Garage 1	Concrete Above Plasterboard 100mm	14.90	Bulk Insulation R2.5	Bulk Insulation R2.5	Carpet+Rubber Underlay 18mm
Bedroom 2	Concrete Slab on Ground 100mm	5.20	None	No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 3	Concrete Slab on Ground 100mm	19.60	None	No Insulation	