

# Nationwide House Energy Rating Scheme

## NatHERS Certificate No. 4BPO2A1TZH

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### Property

**Address** 1, 6 Assisi Close, Cranebrook, NSW, 2749  
**Lot/DP** 20/-/DP1197799  
**NCC Class\*** Class 1a  
**Type** New Home

### Plans

**Main plan** 2146 Oct 2021  
**Prepared by** AA Dream Homes

### Construction and environment

Assessed floor area (m <sup>2</sup> )*	Exposure type	
Conditioned*	142.9	suburban
Unconditioned*	16.3	<b>NatHERS climate zone</b>
Total	159.2	28 Richmond
Garage	16.3	



### Accredited assessor

**Name** Tania Hannaford  
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**Accreditation No.** DMN/21/2023  
**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.

**5.9**  
The more stars  
the more energy efficient

**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME

**87.1 MJ/m<sup>2</sup>**  
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](http://www.nathers.gov.au)

### Thermal performance

Heating	Cooling
<b>52.8</b>	<b>34.3</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 <https://www.fr5.com.au/QRCodeLanding?PublicId=4BPO2A1TZH> When using either link, ensure you are visiting [www.FR5.com.au](http://www.FR5.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?

### 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	0.7	0.66	0.74
ALM-001-01 A	Aluminium A SG Clear	6.7	0.57	0.54	0.6

#### 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*
Kitchen/Living	ALM-002-01 A	Kitchen	1800	900	sliding	45.0	WSW	No
Kitchen/Living	ALM-002-01 A	Dining	1800	2400	sliding	45.0	WSW	No
Kitchen/Living	ALM-002-01 A	Dining	2100	2400	sliding	45.0	SSE	No
Kitchen/Living	ALM-002-01 A	Living	600	2400	sliding	45.0	SSE	No

\* Refer to glossary.

Kitchen/Living	ALM-001-01 A	Living	1800	600	awning	45.0	ENE	No
Kitchen/Living	ALM-001-01 A	Living	1800	600	awning	45.0	ENE	No
Kitchen/Living	ALM-001-01 A	Living	1800	600	awning	45.0	ENE	No
Bedroom 2	ALM-002-01 A	Bed 2	1200	1500	sliding	10.0	SSE	No
Bedroom 3	ALM-002-01 A	Bed 3	1200	1500	sliding	10.0	WSW	No
Bedroom 1	ALM-002-01 A	Bed 1	600	2400	sliding	45.0	SSE	No
Bedroom 1	ALM-002-01 A	Bed 1	2100	1800	sliding	45.0	ENE	No
Ensuite	ALM-002-01 A	Ensuite	900	1500	sliding	45.0	ENE	No
Bedroom 4	ALM-002-01 A	Bed 4	1200	1500	sliding	10.0	WSW	No
TV Area/Hall	ALM-002-01 A	TV Area/Hall	1200	1500	sliding	10.0	SSE	No

## Roof window type and performance value

### 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 %	Area (m <sup>2</sup> )	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
Kitchen/Living	2040	820	100.0	ENE
Garage	2100	2400	100.0	ENE

## External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
No Data Available					

1	01 - HALF PARTI WALL	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	No
2	FR5 - Brick Veneer	0.5	Medium	Glass fibre batt: R1.5 (R1.5)	Yes
3	FR5 - Fibro Clad Framed	0.5	Medium	Glass fibre batt: R1.5 (R1.5)	Yes

## External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Bath	1	3125	2466	NNW	0	No
Kitchen/Living	2	1025	753	WSW	414	No
Kitchen/Living	3	1025	932	WSW	566	No
Kitchen/Living	2	2100	1685	WSW	0	No
Kitchen/Living	2	3125	2555	WSW	414	No
Kitchen/Living	3	1025	2453	WSW	566	No
Kitchen/Living	2	1025	544	WSW	414	No
Kitchen/Living	2	2100	2997	WSW	0	No
Kitchen/Living	2	3125	374	SSE	424	Yes
Kitchen/Living	2	3125	6524	SSE	3446	Yes
Kitchen/Living	2	3125	577	ENE	0	Yes
Kitchen/Living	2	3125	2215	SSE	0	Yes
Kitchen/Living	2	3125	1084	WSW	424	Yes
Kitchen/Living	2	3125	3924	SSE	424	No
Kitchen/Living	2	3125	2162	ENE	1645	No
Kitchen/Living	2	3125	2464	ENE	1181	No
Kitchen/Living	2	3125	1075	NNW	0	Yes
Kitchen/Living	1	3125	3802	NNW	0	No
Garage	2	3125	2983	ENE	0	Yes
Garage	1	3125	5456	NNW	0	No
Bedroom 2	2	2440	2522	SSE	418	No
Bedroom 2	2	2440	625	ENE	424	Yes
Bedroom 3	3	2440	3595	WSW	549	No
Bedroom 3	2	2440	3310	SSE	424	No
Bedroom 1	2	2440	1078	NNW	428	Yes
Bedroom 1	2	2440	3961	SSE	394	Yes
Bedroom 1	2	2440	661	ENE	424	No
Bedroom 1	2	2440	666	ENE	1006	Yes
Bedroom 1	2	2440	2278	ENE	1006	Yes
WIR	1	2440	1422	NNW	0	No
Ensuite	2	2440	2997	ENE	424	Yes
Ensuite	1	2440	1373	NNW	0	No
Bathroom	1	2440	2224	NNW	0	No
Bedroom 4	3	2440	3595	WSW	543	No

Bedroom 4	1	2440	3299	NNW	0	No
TV Area/Hall	2	2440	1964	SSE	424	Yes
TV Area/Hall	1	2440	2281	NNW	0	No

## Internal wall type

Wall ID	Wall type	Area (m <sup>2</sup> )	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	135.7	

## Floor type

Location	Construction	Area (m <sup>2</sup> )	Sub-floor ventilation	Added insulation (R-value)	Covering
Bath	FR5 - 375mm waffle pod, 100mm concrete (R0.65)	5.7	Enclosed	R0.0	Tiles
Laundry	FR5 - 375mm waffle pod, 100mm concrete (R0.65)	1.4	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 375mm waffle pod, 100mm concrete (R0.65)	8.3	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 375mm waffle pod, 100mm concrete (R0.65)	0.7	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 375mm waffle pod, 100mm concrete (R0.65)	57.3	Enclosed	R0.0	Tiles
Garage	FR5 - 375mm waffle pod, 85mm concrete (R0.65)	3.4	Enclosed	R0.0	none
Garage	FR5 - 375mm waffle pod, 85mm concrete (R0.65)	12.9	Enclosed	R0.0	none
Bedroom 2	FR5 - Timber Lined	7.6	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - Timber Lined	11	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - Timber Lined	14.3	Enclosed	R0.0	Carpet
WIR	FR5 - Timber Lined	4.3	Enclosed	R0.0	Carpet
Ensuite	FR5 - Timber Lined	4.1	Enclosed	R0.0	Tiles
Bathroom	FR5 - Timber Lined	6.8	Enclosed	R0.0	Tiles
Bedroom 4	FR5 - Timber Lined	10.9	Enclosed	R0.0	Carpet
TV Area/Hall	FR5 - Timber Lined	18.5	Enclosed	R0.0	Carpet

## Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Bath	FR5 - Timber Lined	R0.0	No
Laundry	FR5 - Timber Lined	R0.0	No
Kitchen/Living	FR5 - Timber Lined	R0.0	No
Kitchen/Living	Plasterboard	R4.0	No
Kitchen/Living	Plasterboard	R4.0	No
Kitchen/Living	FR5 - Timber Lined	R0.0	No
Garage	Plasterboard	R4.0	No
Garage	FR5 - Timber Lined	R0.0	No
Bedroom 2	Plasterboard	R4.0	No

\* Refer to glossary.

Bedroom 3	Plasterboard	R4.0	No
Bedroom 1	Plasterboard	R4.0	No
WIR	Plasterboard	R4.0	No
Ensuite	Plasterboard	R4.0	No
Bathroom	Plasterboard	R4.0	No
Bedroom 4	Plasterboard	R4.0	No
TV Area/Hall	Plasterboard	R4.0	No

### Ceiling penetrations\*

Location	Quantity	Type	Diameter (mm)	Sealed/unsealed
Bath	1	Exhaust Fans	150	Sealed
Laundry	1	Exhaust Fans	150	Sealed
Kitchen/Living	1	Exhaust Fans	150	Sealed
Ensuite	1	Exhaust Fans	150	Sealed
Bathroom	1	Exhaust Fans	150	Sealed

### Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

### Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Disc:Attic-Discontinuous	1.3	0.5	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

## 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.

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.

<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 openability 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).