

Nationwide House Energy Rating Scheme[®]

Class 2 Summary

NatHERS[®] Certificate No. 0012243930

Generated on 07 Oct 2025 using BERS Pro v5.2.6 (3.23)

Property

Address 135 Building B, Badgerys Creek Road,
Bradfield, NSW, 2556

Lot/DP Lot 7 DP DP243457

NatHERS Climate Zone 28 Richmond



Accredited assessor

Name Luke Williams

Business name Aspire Sustainability Consulting

Email luke@aspire.com.au

Phone 02 9662 0650

Accreditation No. 10070

Assessor Accrediting Organisation HERA

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=suWUMvLJV. When using either link, ensure you are visiting hstar.com.au



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 J3D3 and J3D15 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.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star Rating	Whole of Home Rating
0012242160-01	B.401	42.2 (N/A)	25.1 (N/A)	67.3	6.6	0
0012242178-01	B.402	28.6 (N/A)	47.9 (N/A)	76.5	6.1	0

Thermal performance
Star rating



**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME[®]

The rating above is the average of all dwellings in this summary.

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

NCC heating and cooling maximum loads (MJ/m²/p.a.)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	33.6	21.4
Maximum block limit	N/A	N/A

Whole of Home performance rating

No Whole of Home performance rating conducted for this summary certificate or not completed for all dwellings



Summary of all dwellings (continued)

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star Rating	Whole of Home Rating
0012242194-01	B.403	35.6 (N/A)	23.1 (N/A)	58.8	7.1	0
0012242202-01	B.404	24.3 (N/A)	28.6 (N/A)	52.9	7.4	0
0012242228-01	B.405	44.0 (N/A)	21.9 (N/A)	65.8	6.7	0
0012242236-01	B.406	45.7 (N/A)	6.5 (N/A)	52.2	7.4	0
0012242251-01	B.407	37.7 (N/A)	8.1 (N/A)	45.8	7.8	0
0012242277-01	B.408	42.7 (N/A)	12.1 (N/A)	54.8	7.3	0
0012242285-01	B.409	48.2 (N/A)	19.8 (N/A)	68.0	6.6	0
0012242293-01	B.410	30.9 (N/A)	19.4 (N/A)	50.3	7.5	0
0012242319-01	B.411	28.4 (N/A)	16.7 (N/A)	45.1	7.8	0
0012242327-01	B.412	34.9 (N/A)	19.1 (N/A)	54.1	7.3	0
0012242343-01	B.413	36.2 (N/A)	27.0 (N/A)	63.2	6.8	0
0012242350-01	B.414	13.4 (N/A)	22.9 (N/A)	36.3	8.3	0
0012242368-01	B.415	3.7 (N/A)	19.9 (N/A)	23.6	8.9	0
0012242384-01	B.416	43.1 (N/A)	23.3 (N/A)	66.3	6.7	0
0012242392-01	B.417	41.8 (N/A)	19.7 (N/A)	61.5	6.9	0
0012242442-01	B.418	40.8 (N/A)	11.0 (N/A)	51.7	7.4	0
0012242491-01	B.419	39.6 (N/A)	17.1 (N/A)	56.8	7.2	0
0012242525-01	B.420	32.0 (N/A)	31.1 (N/A)	63.1	6.8	0
0012242566-01	B.421	25.9 (N/A)	35.7 (N/A)	61.6	6.9	0
0012242632-01	B.422	23.7 (N/A)	17.8 (N/A)	41.5	7.9	0
0012242673-01	B.423	41.5 (N/A)	18.6 (N/A)	60.1	6.9	0
0012242681-01	B.424	36.2 (N/A)	10.8 (N/A)	47.0	7.7	0
0012242186-01	B.501	35.3 (N/A)	25.1 (N/A)	60.4	6.9	0
0012242244-01	B.502	23.0 (N/A)	37.3 (N/A)	60.4	6.9	0
0012242301-01	B.503	31.3 (N/A)	47.5 (N/A)	78.8	6	0
0012242376-01	B.504	23.0 (N/A)	28.9 (N/A)	51.9	7.4	0
0012242400-01	B.505	41.2 (N/A)	20.2 (N/A)	61.4	6.9	0
0012242426-01	B.506	46.6 (N/A)	10.1 (N/A)	56.7	7.2	0
0012242459-01	B.507	56.5 (N/A)	17.0 (N/A)	73.6	6.3	0
0012242483-01	B.508	36.3 (N/A)	11.9 (N/A)	48.1	7.6	0
0012242517-01	B.509	41.3 (N/A)	11.8 (N/A)	53.1	7.4	0
0012242541-01	B.510	48.7 (N/A)	19.8 (N/A)	68.5	6.6	0
0012242582-01	B.511	27.7 (N/A)	14.7 (N/A)	42.4	7.9	0
0012242657-01	B.512	27.3 (N/A)	14.4 (N/A)	41.7	7.9	0



<u>0012242210-01</u>	B.513	42.3 (N/A)	13.2 (N/A)	55.5	7.3	0
<u>0012242269-01</u>	B.514	39.4 (N/A)	36.9 (N/A)	76.3	6.2	0
<u>0012242335-01</u>	B.515	13.7 (N/A)	23.3 (N/A)	37.0	8.3	0
<u>0012242418-01</u>	B.516	3.8 (N/A)	19.3 (N/A)	23.2	8.9	0
<u>0012242434-01</u>	B.517	18.8 (N/A)	24.3 (N/A)	43.1	7.9	0
<u>0012242467-01</u>	B.518	25.2 (N/A)	10.6 (N/A)	35.9	8.3	0
<u>0012242509-01</u>	B.519	42.3 (N/A)	19.8 (N/A)	62.1	6.9	0
<u>0012242533-01</u>	B.520	38.5 (N/A)	11.6 (N/A)	50.1	7.5	0
<u>0012242558-01</u>	B.521	27.7 (N/A)	39.0 (N/A)	66.7	6.7	0
<u>0012242574-01</u>	B.522	14.0 (N/A)	29.9 (N/A)	43.9	7.9	0
<u>0012242590-01</u>	B.523	18.6 (N/A)	41.1 (N/A)	59.7	7	0
<u>0012242608-01</u>	B.524	36.6 (N/A)	15.6 (N/A)	52.2	7.4	0
<u>0012242616-01</u>	B.525	35.4 (N/A)	10.8 (N/A)	46.2	7.7	0
<u>0012242624-01</u>	B.601	35.7 (N/A)	25.1 (N/A)	60.7	6.9	0
<u>0012242640-01</u>	B.602	23.4 (N/A)	36.8 (N/A)	60.2	6.9	0
<u>0012242665-01</u>	B.603	29.9 (N/A)	47.2 (N/A)	77.0	6.1	0
<u>0012242715-01</u>	B.604	23.5 (N/A)	28.7 (N/A)	52.2	7.4	0
<u>0012242749-01</u>	B.605	41.8 (N/A)	19.7 (N/A)	61.5	6.9	0
<u>0012242764-01</u>	B.606	46.8 (N/A)	9.3 (N/A)	56.1	7.2	0
<u>0012242798-01</u>	B.607	50.4 (N/A)	19.6 (N/A)	69.9	6.5	0
<u>0012242822-01</u>	B.608	36.6 (N/A)	11.7 (N/A)	48.3	7.6	0
<u>0012242855-01</u>	B.609	41.7 (N/A)	12.2 (N/A)	53.9	7.3	0
<u>0012242889-01</u>	B.610	49.2 (N/A)	19.8 (N/A)	69.0	6.6	0
<u>0012242913-01</u>	B.611	28.2 (N/A)	14.7 (N/A)	42.8	7.9	0
<u>0012242947-01</u>	B.612	23.4 (N/A)	16.5 (N/A)	40.0	8.1	0
<u>0012242970-01</u>	B.613	43.5 (N/A)	13.0 (N/A)	56.5	7.2	0
<u>0012242988-01</u>	B.614	38.2 (N/A)	36.6 (N/A)	74.8	6.2	0
<u>0012243010-01</u>	B.615	13.7 (N/A)	23.1 (N/A)	36.9	8.3	0
<u>0012243044-01</u>	B.616	4.0 (N/A)	19.2 (N/A)	23.2	8.9	0
<u>0012243093-01</u>	B.617	18.7 (N/A)	24.8 (N/A)	43.5	7.9	0
<u>0012243127-01</u>	B.618	25.6 (N/A)	10.7 (N/A)	36.3	8.3	0
<u>0012243150-01</u>	B.619	42.8 (N/A)	19.9 (N/A)	62.7	6.9	0
<u>0012243192-01</u>	B.620	38.8 (N/A)	11.7 (N/A)	50.5	7.5	0
<u>0012243226-01</u>	B.621	28.0 (N/A)	38.4 (N/A)	66.3	6.7	0
<u>0012243275-01</u>	B.622	14.4 (N/A)	29.8 (N/A)	44.2	7.8	0
<u>0012243309-01</u>	B.623	16.7 (N/A)	40.2 (N/A)	57.0	7.2	0
<u>0012243358-01</u>	B.624	37.1 (N/A)	15.5 (N/A)	52.7	7.4	0
<u>0012243382-01</u>	B.625	35.8 (N/A)	10.7 (N/A)	46.5	7.7	0



<u>0012243408-01</u>	B.701	35.8 (N/A)	25.0 (N/A)	60.8	6.9	0
<u>0012243424-01</u>	B.702	23.7 (N/A)	36.7 (N/A)	60.5	6.9	0
<u>0012243457-01</u>	B.703	30.2 (N/A)	46.9 (N/A)	77.1	6.1	0
<u>0012243481-01</u>	B.704	23.8 (N/A)	28.7 (N/A)	52.5	7.4	0
<u>0012243515-01</u>	B.705	42.1 (N/A)	19.7 (N/A)	61.8	6.9	0
<u>0012243531-01</u>	B.706	47.0 (N/A)	9.2 (N/A)	56.2	7.2	0
<u>0012243564-01</u>	B.707	50.7 (N/A)	19.5 (N/A)	70.2	6.4	0
<u>0012243580-01</u>	B.708	36.9 (N/A)	11.7 (N/A)	48.6	7.6	0
<u>0012243614-01</u>	B.709	42.0 (N/A)	11.6 (N/A)	53.6	7.4	0
<u>0012243630-01</u>	B.710	49.5 (N/A)	19.8 (N/A)	69.4	6.5	0
<u>0012243663-01</u>	B.711	28.4 (N/A)	14.7 (N/A)	43.1	7.9	0
<u>0012243697-01</u>	B.712	22.1 (N/A)	16.8 (N/A)	38.9	8.1	0
<u>0012243713-01</u>	B.713	43.8 (N/A)	13.1 (N/A)	56.9	7.2	0
<u>0012243739-01</u>	B.714	38.1 (N/A)	36.4 (N/A)	74.6	6.2	0
<u>0012243762-01</u>	B.715	13.9 (N/A)	22.8 (N/A)	36.7	8.3	0
<u>0012243788-01</u>	B.716	4.2 (N/A)	19.0 (N/A)	23.1	8.9	0
<u>0012243812-01</u>	B.717	18.7 (N/A)	25.3 (N/A)	44.1	7.8	0
<u>0012243838-01</u>	B.718	24.4 (N/A)	10.7 (N/A)	35.1	8.4	0
<u>0012242707-01</u>	B.719	43.1 (N/A)	19.8 (N/A)	62.9	6.9	0
<u>0012242731-01</u>	B.720	39.1 (N/A)	11.7 (N/A)	50.7	7.5	0
<u>0012242772-01</u>	B.721	28.3 (N/A)	38.3 (N/A)	66.6	6.7	0
<u>0012242806-01</u>	B.722	14.6 (N/A)	29.5 (N/A)	44.0	7.9	0
<u>0012242830-01</u>	B.723	17.1 (N/A)	40.6 (N/A)	57.7	7.1	0
<u>0012242863-01</u>	B.724	37.4 (N/A)	15.6 (N/A)	53.0	7.4	0
<u>0012242897-01</u>	B.725	36.0 (N/A)	10.8 (N/A)	46.8	7.7	0
<u>0012242921-01</u>	B.801	36.0 (N/A)	24.7 (N/A)	60.7	6.9	0
<u>0012242954-01</u>	B.802	24.1 (N/A)	36.6 (N/A)	60.6	6.9	0
<u>0012242996-01</u>	B.803	30.1 (N/A)	44.7 (N/A)	74.8	6.2	0
<u>0012243028-01</u>	B.804	24.2 (N/A)	28.6 (N/A)	52.8	7.4	0
<u>0012243051-01</u>	B.805	42.8 (N/A)	19.1 (N/A)	61.9	6.9	0
<u>0012243077-01</u>	B.806	47.2 (N/A)	9.2 (N/A)	56.5	7.2	0
<u>0012243119-01</u>	B.807	50.9 (N/A)	19.9 (N/A)	70.8	6.4	0
<u>0012243143-01</u>	B.808	37.3 (N/A)	11.5 (N/A)	48.7	7.6	0
<u>0012243176-01</u>	B.809	42.4 (N/A)	11.5 (N/A)	53.9	7.3	0
<u>0012243200-01</u>	B.810	61.9 (N/A)	15.0 (N/A)	76.8	6.1	0
<u>0012243234-01</u>	B.811	42.5 (N/A)	11.6 (N/A)	54.2	7.3	0
<u>0012243259-01</u>	B.812	29.3 (N/A)	13.2 (N/A)	42.5	7.9	0
<u>0012243283-01</u>	B.813	43.2 (N/A)	13.2 (N/A)	56.4	7.2	0



<u>0012243317-01</u>	B.814	36.9 (N/A)	36.2 (N/A)	73.0	6.3	0
<u>0012243333-01</u>	B.815	14.2 (N/A)	22.8 (N/A)	37.0	8.3	0
<u>0012243366-01</u>	B.816	4.4 (N/A)	18.7 (N/A)	23.1	8.9	0
<u>0012243390-01</u>	B.817	16.0 (N/A)	20.8 (N/A)	36.9	8.3	0
<u>0012243432-01</u>	B.818	41.7 (N/A)	8.3 (N/A)	50.0	7.6	0
<u>0012243465-01</u>	B.819	43.5 (N/A)	19.5 (N/A)	63.0	6.9	0
<u>0012243499-01</u>	B.820	39.5 (N/A)	11.5 (N/A)	51.0	7.5	0
<u>0012243523-01</u>	B.821	25.8 (N/A)	38.7 (N/A)	64.5	6.8	0
<u>0012243556-01</u>	B.822	12.3 (N/A)	25.9 (N/A)	38.2	8.2	0
<u>0012243572-01</u>	B.823	17.2 (N/A)	42.0 (N/A)	59.3	7	0
<u>0012243606-01</u>	B.824	37.9 (N/A)	15.6 (N/A)	53.6	7.4	0
<u>0012243622-01</u>	B.825	36.4 (N/A)	10.6 (N/A)	46.9	7.7	0
<u>0012243655-01</u>	B.901	35.0 (N/A)	22.8 (N/A)	57.8	7.1	0
<u>0012243689-01</u>	B.902	22.7 (N/A)	37.2 (N/A)	59.9	7	0
<u>0012243705-01</u>	B.903	19.2 (N/A)	44.1 (N/A)	63.4	6.8	0
<u>0012243721-01</u>	B.904	27.4 (N/A)	32.9 (N/A)	60.3	6.9	0
<u>0012243754-01</u>	B.905	18.0 (N/A)	17.5 (N/A)	35.5	8.3	0
<u>0012243770-01</u>	B.906	47.2 (N/A)	9.4 (N/A)	56.5	7.2	0
<u>0012243804-01</u>	B.907	48.6 (N/A)	19.7 (N/A)	68.3	6.6	0
<u>0012243820-01</u>	B.908	37.5 (N/A)	11.3 (N/A)	48.8	7.6	0
<u>0012242699-01</u>	B.909	48.3 (N/A)	19.5 (N/A)	67.9	6.6	0
<u>0012242723-01</u>	B.910	56.8 (N/A)	9.4 (N/A)	66.2	6.7	0
<u>0012242756-01</u>	B.911	43.9 (N/A)	15.6 (N/A)	59.6	7	0
<u>0012242780-01</u>	B.912	21.4 (N/A)	17.7 (N/A)	39.1	8.1	0
<u>0012242814-01</u>	B.913	12.1 (N/A)	15.7 (N/A)	27.8	8.8	0
<u>0012242848-01</u>	B.914	50.6 (N/A)	18.7 (N/A)	69.2	6.5	0
<u>0012242871-01</u>	B.915	57.0 (N/A)	15.2 (N/A)	72.2	6.4	0
<u>0012242905-01</u>	B.916	48.4 (N/A)	7.8 (N/A)	56.3	7.2	0
<u>0012242939-01</u>	B.917	24.7 (N/A)	31.6 (N/A)	56.3	7.2	0
<u>0012242962-01</u>	B.918	29.4 (N/A)	34.6 (N/A)	64.0	6.8	0
<u>0012243002-01</u>	B.919	17.5 (N/A)	42.1 (N/A)	59.6	7	0
<u>0012243036-01</u>	B.920	49.1 (N/A)	12.3 (N/A)	61.4	6.9	0
<u>0012243069-01</u>	B.921	36.6 (N/A)	10.4 (N/A)	47.1	7.7	0
<u>0012243085-01</u>	B.1001	46.2 (N/A)	18.4 (N/A)	64.6	6.8	0
<u>0012243101-01</u>	B.1002	27.9 (N/A)	18.1 (N/A)	46.0	7.8	0
<u>0012243135-01</u>	B.1003	29.1 (N/A)	24.1 (N/A)	53.3	7.4	0
<u>0012243168-01</u>	B.1004	25.7 (N/A)	14.2 (N/A)	39.9	8.1	0
<u>0012243184-01</u>	B.1005	26.6 (N/A)	14.6 (N/A)	41.2	7.9	0



<u>0012243218-01</u>	B.1006	58.8 (N/A)	4.8 (N/A)	63.6	6.8	0
<u>0012243242-01</u>	B.1007	55.6 (N/A)	16.2 (N/A)	71.8	6.4	0
<u>0012243267-01</u>	B.1008	48.6 (N/A)	9.1 (N/A)	57.8	7.1	0
<u>0012243291-01</u>	B.1009	56.8 (N/A)	17.0 (N/A)	73.8	6.3	0
<u>0012243325-01</u>	B.1010	31.4 (N/A)	25.3 (N/A)	56.7	7.2	0
<u>0012243341-01</u>	B.1011	33.0 (N/A)	27.3 (N/A)	60.3	6.9	0
<u>0012243374-01</u>	B.1012	28.5 (N/A)	35.8 (N/A)	64.2	6.8	0
<u>0012243416-01</u>	B.1013	50.5 (N/A)	8.5 (N/A)	59.0	7.1	0

Explanatory notes

About this ratings

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. Individual unit ratings are listed in the 'Summary of all dwellings' section of this Certificate.

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 energy loads and societal cost. 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.

For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

For high quality 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.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register.

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 certificates 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 use, 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 while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.