

Nationwide House Energy Rating Scheme

NatHERS Certificate No. 0006832166

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Property

Address 45 MEREDITH STREET , STRATHFIELD
, NSW , 2135

Lot/DP 8/17827

NCC Class* 1A

Type New Dwelling

Plans

Main Plan P5

Prepared by P5

Construction and environment

Assessed floor area (m ² *)	Exposure Type
Conditioned* 404.0	Suburban
Unconditioned* 204.0	NatHERS climate zone
Total 609.0	56
Garage 179.0	

Accredited assessor

Name Shafee Hassan

Business name Dural Group

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Accreditation No. DMN/19/1938

Assessor Accrediting Organisation

Design Matters National

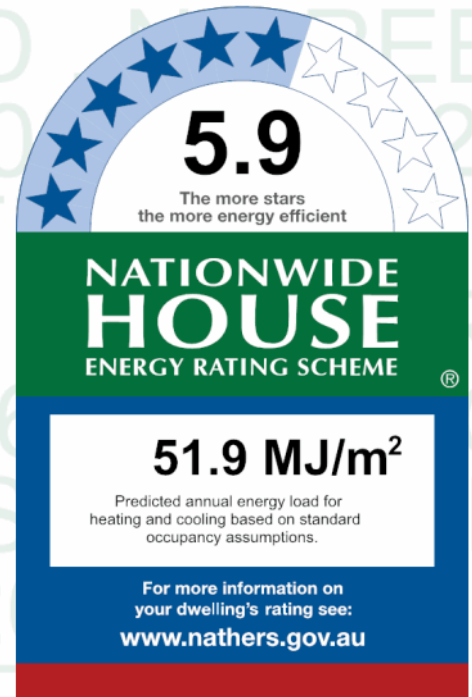
Declaration of interest Declaration completed: no conflicts

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.

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



Thermal performance

Heating	Cooling
34.3 MJ/m ²	17.5 MJ/m ²

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 hstar.com.au/QR/Generate?p=ATktKXipk. When using either link, ensure you are visiting hstar.com.au



Certificate check

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

Genuine certificate

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

Ceiling penetrations*

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

Windows

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

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-001-01 A	ALM-001-01 A Aluminium A SG Clear	6.7	0.57	0.54	0.60
ALM-002-01 A	ALM-002-01 A Aluminium B SG Clear	6.7	0.70	0.66	0.73

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*
Formal Lounge	ALM-001-01 A	n/a	2050	950	n/a	00	NE	No

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Formal Lounge	ALM-001-01 A	n/a	2050	950	n/a	00	NE	No
Formal Lounge	ALM-001-01 A	n/a	2000	850	n/a	00	SE	No
Formal Lounge	ALM-001-01 A	n/a	2000	850	n/a	00	SE	No
Formal Lounge	ALM-001-01 A	n/a	2000	850	n/a	00	SE	No
Office	ALM-001-01 A	n/a	900	3100	n/a	00	SW	No
Office	ALM-001-01 A	n/a	2000	850	n/a	00	SE	No
Office	ALM-001-01 A	n/a	2000	850	n/a	00	SE	No
Office	ALM-001-01 A	n/a	2000	850	n/a	00	SE	No
Ldry	ALM-001-01 A	n/a	750	2500	n/a	45	SW	No
Kitchen/Living	ALM-001-01 A	n/a	750	3000	n/a	45	SW	No
Kitchen/Living	ALM-001-01 A	n/a	2550	5000	n/a	45	NW	No
Kitchen/Living	ALM-001-01 A	n/a	2050	1250	n/a	00	NE	No
Kitchen/Living	ALM-001-01 A	n/a	2050	2000	n/a	00	NW	No
Kitchen/Living	ALM-001-01 A	n/a	2050	1150	n/a	00	NE	No
Kitchen/Living	ALM-001-01 A	n/a	2050	1150	n/a	00	NE	No
Kitchen/Living	ALM-001-01 A	n/a	2050	700	n/a	00	NE	No
Kitchen/Living	ALM-001-01 A	n/a	2050	700	n/a	00	NE	No
Retreat	ALM-002-01 A	n/a	1550	850	n/a	45	SE	No
Retreat	ALM-002-01 A	n/a	1550	850	n/a	45	SE	No
Retreat	ALM-002-01 A	n/a	2150	1500	n/a	45	SE	No
Retreat	ALM-002-01 A	n/a	2310	1200	n/a	45	NW	No
Retreat	ALM-002-01 A	n/a	1550	700	n/a	00	NE	No
Retreat	ALM-002-01 A	n/a	1500	1000	n/a	00	NE	No
Retreat	ALM-002-01 A	n/a	1500	1000	n/a	00	NE	No
Bedroom 3	ALM-002-01 A	n/a	810	2000	n/a	45	NE	No
Bedroom 3	ALM-002-01 A	n/a	1110	2500	n/a	45	NW	No
Bedroom 4	ALM-002-01 A	n/a	1500	700	n/a	45	NE	No
Bedroom 4	ALM-002-01 A	n/a	1500	700	n/a	45	NE	No
Bedroom M	ALM-002-01 A	n/a	1550	850	n/a	45	SE	No
Bedroom M	ALM-002-01 A	n/a	1550	850	n/a	45	SE	No
Bedroom M	ALM-002-01 A	n/a	1510	1000	n/a	00	SW	No
Bedroom M	ALM-002-01 A	n/a	1510	1000	n/a	00	SW	No
Bedroom 2	ALM-002-01 A	n/a	1110	2500	n/a	45	NW	No
Bedroom 2	ALM-002-01 A	n/a	810	2000	n/a	45	SW	No
Bedroom 1	ALM-002-01 A	n/a	1510	700	n/a	45	SW	No
Bedroom 1	ALM-002-01 A	n/a	1510	700	n/a	45	SW	No
ENS-M	ALM-002-01 A	n/a	810	1100	n/a	45	SW	No
Bath-2	ALM-002-01 A	n/a	810	1100	n/a	45	SW	No
Bath-3	ALM-002-01 A	n/a	810	1100	n/a	45	NE	No

* Refer to glossary.

Roof window type and performance

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window schedule

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight type and performance

Skylight ID	Skylight description
No Data Available	

Skylight schedule

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

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage	2400	4110	90	SE
Formal Lounge	2040	1800	90	SE
Ldry	2040	900	90	SW
Kitchen/Living	2040	900	90	NW

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Concrete Block	0.50	Medium	No insulation	No
EW-2	Cavity Brick	0.50	Medium	No insulation	No

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage	EW-1	3150	6800	SE	0	NO
Garage	EW-1	3150	10000	SW	0	YES
Garage	EW-1	3150	4900	SE	0	YES
Garage	EW-1	3150	9500	SW	0	NO
Garage	EW-1	3150	11700	NW	0	NO
Garage	EW-1	3150	19500	NE	0	NO
Formal Lounge	EW-2	3400	4900	NE	0	NO
Formal Lounge	EW-2	3400	4400	SE	0	NO
Formal Lounge	EW-2	3400	1200	SW	7200	YES
Formal Lounge	EW-2	3400	2145	SE	2300	YES
Formal Lounge	EW-2	3400	1700	NW	5200	YES
Office	EW-2	3400	4600	SW	0	NO
Office	EW-2	3400	600	NW	5600	YES
Office	EW-2	3400	1300	NE	6600	YES
Office	EW-2	3400	5000	SE	0	NO
Ldry	EW-2	3400	5490	SW	0	YES
Kitchen/Living	EW-2	3400	600	SE	5600	YES
Kitchen/Living	EW-2	3400	9300	SW	0	NO
Kitchen/Living	EW-2	3400	2500	NW	9300	YES
Kitchen/Living	EW-2	3400	2700	SW	2500	YES
Kitchen/Living	EW-2	3400	5700	NW	6600	NO
Kitchen/Living	EW-2	3400	2700	NE	0	YES
Kitchen/Living	EW-2	3400	3400	NW	0	YES
Kitchen/Living	EW-2	3400	9300	NE	50	NO
Kitchen/Living	EW-2	3400	1700	SE	5200	YES
Kitchen/Living	EW-2	3400	5145	NE	0	YES
Retreat	EW-2	2900	4800	SE	500	YES
Retreat	EW-2	2900	1000	NE	500	YES
Retreat	EW-2	2900	1800	SE	500	NO
Retreat	EW-2	2900	900	SW	4900	YES
Retreat	EW-2	2900	1990	NW	500	YES
Retreat	EW-2	2900	5145	NE	500	YES
Retreat	EW-2	2900	1700	NW	500	YES
Retreat	EW-2	2900	4900	NE	500	NO
Bedroom 3	EW-2	2900	4445	NE	500	NO
Bedroom 3	EW-2	2900	1900	SW	500	YES
Bedroom 3	EW-2	2900	4500	NW	500	NO

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Bedroom 4	EW-2	2900	4345	NE	500	NO
Bedroom 4	EW-2	2900	1700	SE	500	YES
Bedroom M	EW-2	2900	4345	SE	500	YES
Bedroom M	EW-2	2900	4945	SW	500	NO
WIR-M	EW-2	2900	4990	SW	500	YES
Bedroom 2	EW-2	2900	5000	NW	500	NO
Bedroom 2	EW-2	2900	4645	NE	500	YES
Bedroom 2	EW-2	2900	4645	SW	500	NO
Bedroom 1	EW-2	2900	4390	SW	500	NO
ENS-M	EW-2	2900	600	SE	10600	YES
ENS-M	EW-2	2900	2745	SW	500	NO
Bath-2	EW-2	2900	1290	SW	500	NO
Bath-3	EW-2	2900	1490	NE	500	NO

Internal wall type

Wall ID	Wall type	Area (m ²)	Bulk insulation
IW-1 - Single Skin Brick		287.00	No insulation

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage	Concrete Slab on Ground 100mm	179.20	None	No Insulation	Carpet 10mm
Formal Lounge/Garage	Concrete Above Plasterboard 100mm	29.20		No Insulation	Ceramic Tiles 8mm
Office/Garage	Concrete Above Plasterboard 100mm	0.90		No Insulation	Carpet 10mm
Office	Concrete Slab on Ground 100mm	21.70	None	No Insulation	Ceramic Tiles 8mm
Ldry	Concrete Slab on Ground 100mm	11.90	None	No Insulation	Ceramic Tiles 8mm
WC	Concrete Slab on Ground 100mm	2.30	None	No Insulation	Ceramic Tiles 8mm
Pdr/Garage	Concrete Above Plasterboard 100mm	0.70		No Insulation	Carpet 10mm
Pdr	Concrete Slab on Ground 100mm	3.10	None	No Insulation	Ceramic Tiles 8mm
Kitchen/Living /Garage	Concrete Above Plasterboard 100mm	132.90		No Insulation	Carpet 10mm
Kitchen/Living	Concrete Slab on Ground 100mm	19.40	None	No Insulation	Ceramic Tiles 8mm
Retreat/Formal Lounge	Concrete Above Plasterboard 150mm	29.10		No Insulation	Carpet 10mm
Retreat/Kitchen/Living	Concrete Above Plasterboard 150mm	42.60		No Insulation	Carpet 10mm
Retreat	Suspended Concrete Slab 150mm	4.30	Totally Open	No Insulation	Carpet 10mm
Bedroom 3/Kitchen/Living	Concrete Above Plasterboard 150mm	15.90		No Insulation	Carpet 10mm
Bedroom 3	Suspended Concrete Slab 150mm	4.00	Totally Open	No Insulation	Carpet 10mm
Bedroom 4/Kitchen/Living	Concrete Above Plasterboard 150mm	19.20		No Insulation	Carpet 10mm
Bedroom M/Office	Concrete Above Plasterboard 150mm	19.80		No Insulation	Carpet 10mm

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Bedroom M/Ldry	Concrete Above Plasterboard 150mm	0.90		No Insulation	Carpet 10mm
Bedroom M/Kitchen/Living	Concrete Above Plasterboard 150mm	0.80		No Insulation	Carpet 10mm
WIR-M/Ldry	Concrete Above Plasterboard 150mm	11.30		No Insulation	Carpet 10mm
WIR-M/WC	Concrete Above Plasterboard 150mm	2.80		No Insulation	Carpet 10mm
WIR-M/Pdr	Concrete Above Plasterboard 150mm	3.90		No Insulation	Carpet 10mm
WIR-M/Kitchen/Living	Concrete Above Plasterboard 150mm	3.70		No Insulation	Carpet 10mm
Bedroom 2/Kitchen/Living	Concrete Above Plasterboard 150mm	10.10		No Insulation	Carpet 10mm
Bedroom 2	Suspended Concrete Slab 150mm	13.10	Totally Open	No Insulation	Carpet 10mm
Bedroom 1/Kitchen/Living	Concrete Above Plasterboard 150mm	21.70		No Insulation	Carpet 10mm
ENS-M/Kitchen/Living	Concrete Above Plasterboard 150mm	12.90		No Insulation	Ceramic Tiles 8mm
Bath-2/Kitchen/Living	Concrete Above Plasterboard 150mm	6.40		No Insulation	Ceramic Tiles 8mm
Bath-3/Kitchen/Living	Concrete Above Plasterboard 150mm	6.60		No Insulation	Ceramic Tiles 8mm

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage	Concrete, Plasterboard	No insulation	No
Garage	Concrete Above Plasterboard	No Insulation	No
Formal Lounge	Concrete Above Plasterboard	No Insulation	No
Office	Concrete, Plasterboard	No insulation	No
Office	Concrete Above Plasterboard	No Insulation	No
Ldry	Concrete Above Plasterboard	No Insulation	No
WC	Concrete Above Plasterboard	No Insulation	No
Pdr	Concrete Above Plasterboard	No Insulation	No
Kitchen/Living	Concrete, Plasterboard	No insulation	No
Kitchen/Living	Concrete Above Plasterboard	No Insulation	No
Retreat	Plasterboard	Bulk Insulation R3	No
Bedroom 3	Plasterboard	Bulk Insulation R3	No
Bedroom 4	Plasterboard	Bulk Insulation R3	No
Bedroom M	Plasterboard	Bulk Insulation R3	No
WIR-M	Plasterboard	Bulk Insulation R3	No
Bedroom 2	Plasterboard	Bulk Insulation R3	No
Bedroom 1	Plasterboard	Bulk Insulation R3	No
ENS-M	Plasterboard	Bulk Insulation R3	No
Bath-2	Plasterboard	Bulk Insulation R3	No
Bath-3	Plasterboard	Bulk Insulation R3	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm ²)	Sealed/unsealed
WC	1	Exhaust Fans	150	Sealed
Pdr	1	Exhaust Fans	150	Sealed
Retreat	6	Downlights - LED	50	Sealed
Bedroom 3	4	Downlights - LED	50	Sealed
Bedroom 4	4	Downlights - LED	50	Sealed
Bedroom M	4	Downlights - LED	50	Sealed
WIR-M	2	Downlights - LED	50	Sealed
Bedroom 2	4	Downlights - LED	50	Sealed
Bedroom 1	4	Downlights - LED	50	Sealed
ENS-M	1	Downlights - LED	50	Sealed
Bath-2	1	Downlights - LED	50	Sealed
Bath-3	1	Downlights - LED	50	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Concrete	No Insulation, Only an Air Gap	0.50	Medium
Concrete	No Insulation, Only an Air Gap	0.50	Medium
Roof Tiles	Foil, No Gap, Reflective Side Down, Anti-glare Up	0.50	Medium

Explanatory notes

About this report

A NatHERS rating is a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate an energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances or energy production of solar panels.

Ratings are based on a unique climate zone where the home is located and are generated using standard assumptions, including occupancy patterns and thermostat settings. The actual energy consumption of a home may vary significantly from the predicted energy load, as the assumptions used in the rating will not match actual usage patterns. For example, the number of occupants and personal heating or cooling preferences will vary.

While the figures are an indicative guide to energy use, they can be used as a reliable guide for comparing different dwelling designs and to demonstrate that the design meets the energy efficiency requirements in the National Construction Code. Homes that are energy efficient use less energy, are warmer on cool days, cooler on hot days and cost less to run. The higher the star rating the more thermally efficient the dwelling is.

Accredited assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO).

Australian Capital Territory (ACT) licensed assessors may only produce assessments for regulatory purposes using software for which they have a licence endorsement. Licence endorsements can be confirmed on the ACT licensing register

AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country. Non-accredited assessors do not have this level of quality assurance or any ongoing training requirements.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content of each individual certificate is entered and created by the assessor to create a NatHERS Certificate. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

The predicted annual energy load in this NatHERS Certificate is an estimate based on an assessment of the building by the assessor. It is not a prediction of actual energy use, but may be used to compare how other buildings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, indoor air temperature and local climate.

Not all assumptions that may have been made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
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, 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.
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.
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.
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 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 10m 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 .
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
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 device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
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.
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).