



Energy@greenchoiceconsulting.com.au
1300 864 944

Energy Efficiency Report

Address:

113 Orchard Street, Warriewood, NSW, 2102

Building Classification:

Class 1

GC Consulting Job Number:

ER1-T1434

Client Job Number:

DWG7873-wd4

Compliance achieved?

Yes

Date of Report:

17/01/2024



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Home Performance

Target

| | |
|-----------------------------------|----|
| Heating (MJ/m ²) | 25 |
| Cooling (MJ/m ²) | 18 |
| Total Energy (MJ/m ²) | - |

Proposed

| | |
|-----------------------------------|------|
| Heating (MJ/m ²) | 14.6 |
| Cooling (MJ/m ²) | 15.4 |
| Total Energy (MJ/m ²) | 30.0 |

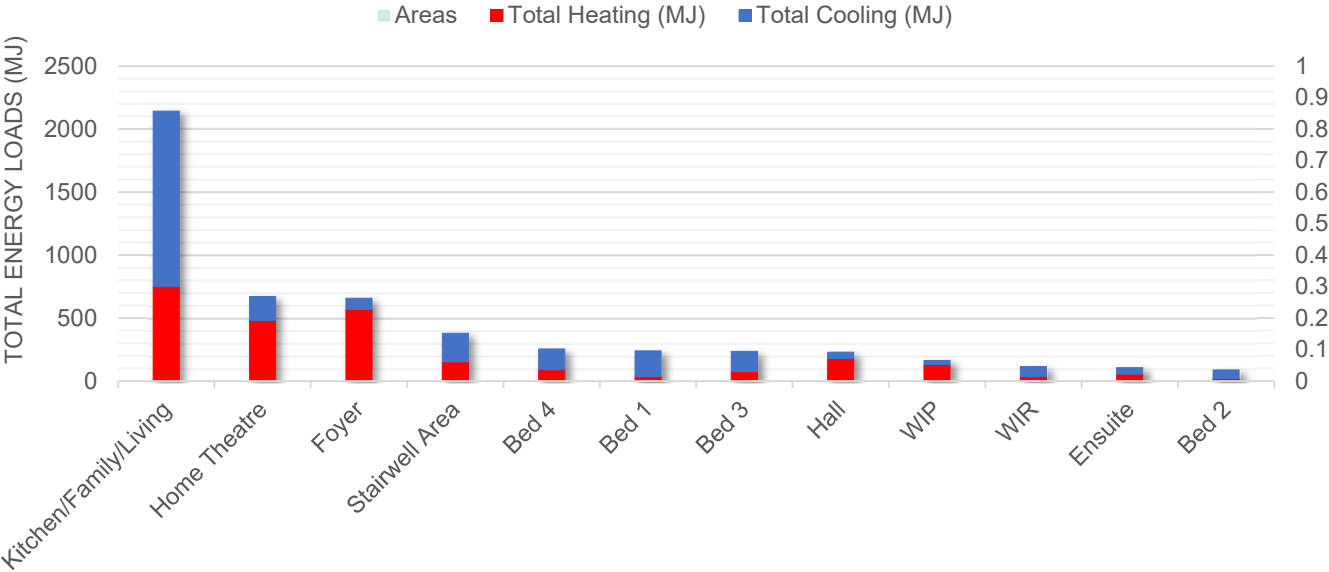
7.0 Stars

Compliance is achieved when the following conditions are met:

- 1. The proposed heating load must be lower than the target heating load.
- 2. The proposed cooling load must be lower than the target cooling load.
- 3. The proposed total Energy must be lower than the target total energy.

NatHERS Climate Zone: 56

ZONED ENERGY LOAD DISTRIBUTION TOTALS (MJ)





Certificate No. # 9LDSAXTF9Z-01

Scan QR code or follow website link for rating details.

Assessor name Albert Burton
Accreditation No. DMN/21/2045
Property Address 113 Orchard Street, Warriewood, NSW, 2102

<https://app-fr5web-prod-eastau-001.azurewebsites.net/QRCodeLanding?Public>



Building Specifications

| External Wall Construction | Insulation | Frame Material | Notes |
|------------------------------|-----------------|----------------|--------|
| Single/Double Brick | None | No Frame | Garage |
| Retaining wall w/stud frame | R2.0 Insulation | Timber Frame | Living |
| Concrete Blockwork Retaining | None | No Frame | Garage |
| Brick Veneer | R2.5 Insulation | Timber Frame | Living |
| Framed | R2.5 Insulation | Timber Frame | Living |

If a steel frame is nominated, then a thermal break with an R-Value of 0.2 (or greater) must be installed between the frame and any external cladding, if applicable.

| Internal Wall Construction | Insulation | Notes |
|----------------------------|-----------------|-------------------------------------|
| Stud Frame | None | Throughout |
| Stud Frame | R2.5 Insulation | To the Garage, Bath & Laundry walls |

| Floor Construction Type/s | Underfloor Insulation | Slab Edge Insulation | Notes |
|---------------------------|-----------------------|-----------------------|-----------------------------|
| Waffle Pod 225/85 | None | 50mm Rigid Insulation | Ground floor (excl. Garage) |
| Framed Suspended | R4.0 Insulation | None | Floors above outdoor areas |
| Framed Suspended | None | None | Remainder |

Floor coverings as per drawings/client notes (NatHERS Defaults modelled if not specified)

| Ceiling Construction Type | Insulation | Notes |
|---------------------------|-----------------|------------|
| Plasterboard | R6.0 Insulation | Throughout |

| Roof Construction Type | Insulation | Notes | Colour |
|------------------------|------------|-----------------|---------------|
| Colorbond | Anticon | As per drawings | Not nominated |

All ceiling penetrations are to be sealed.

| Glazing Supplier |
|------------------|
| Not Nominated |

| Type | Material | U-Value | SHGC | Glass | Notes |
|---------------|-----------|---------|------|--------------------------|----------------------|
| Default A | Aluminium | 3.60 | 0.47 | TB Double Glazed + Low-E | As per documentation |
| Default B | Aluminium | 3.60 | 0.54 | TB Double Glazed + Low-E | As per documentation |
| Default B | Aluminium | 6.70 | 0.70 | Single Glazed | As per documentation |
| Sliding Doors | Aluminium | 2.18 | 0.40 | DG + Low-E | As per documentation |
| Hinged Doors | Aluminium | 2.17 | 0.39 | DG + Low-E | As per documentation |

If the window type is default A the values apply to the following window/door types: Awning, Bi-Fold, Casement, hinged, French and Tilt'n'turn windows.

If the window type is default B the values apply to the following window/door types: Fixed, Double-Hung, Louvre, Sliding, and stacker.

A 5% tolerance is allowed to the nominated SHGC values. The U-Value must be the same or lower than the nominated values.

Your NatHERS Certificate may show codes for other suppliers. In some instances, suppliers do not have all their windows available in the database.

Please contact us if your supplier does not meet the values noted above.


Energy Efficiency Report

Energy@Greenchoiceconsulting.com.au
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Declaration of Compliance

I certify that the details provided within this energy efficiency report are true, correct, and reflective of the plans and specifications of this dwelling. I certify that I am a specialist in the relevant discipline and compliance has been demonstrated with the requirements of the National Construction Code (NCC) as outlined in this report.

Name of assessor: Albert Burton
Qualification: CPP41212 Certificate IV in NatHERS Assessment
Accreditation number: DMN/21/2045
Signature: 
Company Name: Green Choice Consulting Pty Ltd (ABN 63 658 893 415)

Green Choice Consulting Pty Ltd (ACN 658 893 415) holds no responsibility if the project is not constructed in accordance with the requirements of the current National Construction Code (NCC) or and/or the requirements detailed in this report. Any changes to the design elements of the building may void this assessment and require the project to be recertified to confirm compliance.

Provisions for this assessment

This assessment demonstrates compliance with Part H6 of the NCC. Calculations have been done using FirstRate5 and the Chenath Engine (v3.22).

- (1) Building must comply with Section 13 of the ABCB Housing Provisions clauses—
 - (a) 13.2.2, for building fabric thermal insulation; and
 - (b) 13.2.3(7) and 13.2.5(5), for thermal breaks; and
 - (c) 13.2.3(5), for compensating for a loss of ceiling insulation, other than where the *house energy rating software* has compensated for a loss of ceiling insulation; and
 - (d) 13.2.6(4), 13.2.6(5) and 13.2.6(6) for floor edge insulation; and
 - (e) Part 13.4, for building sealing
- (2) To comply with H6P2, in addition to S42C3, a building must comply with Part 13.7 of the ABC Housing Provisions.

Services must be installed as per Part 13.7.

All metal roof framing must have a thermal break, consisting of a material with an R-Value of greater than or equal to 0.2, installed between the metal sheet roofing and its supporting metal purlins, metal rafters or metal battens.

All metal wall framing must have a thermal break, consisting of a material with an R-Value greater than or equal to 0.2, installed between the external cladding and the metal frame.

QLD only provisions (to apply if this project is in QLD)

In accordance with the Queensland Development Code Part 4.1—

For applying S42C2 of Specification 42 of the BCA, a reference to climate zones 1 and 2 is taken to be a reference to climate zones 1, 2, 3 or 5.

Toilet cisterns must have a dual flush function, minimum 4-star WELS rating and be compatible with the size of the toilet bowl to allow for proper functioning of the toilet.

WA only provisions (to apply if this project is in WA)

All tap fittings other than bath outlets and garden taps must be a minimum of 4 stars WELS rated.

All showerheads must be a minimum of 3 stars WELS rated.

All sanitary flushing systems must be a minimum of 4 stars WELS rated dual flush.

An outdoor private swimming pool or spa associated with a Class 1 building must be supplied with a cover, blanket or the like that is designed to reduce water evaporation and is accredited under the Smart Approved Watermark Scheme governed by the Australian Water Association, the Irrigation Association of Australia, the Nursery and Garden Industry Australia and the Water Services Association of Australia.

All internal heated water outlets (such as taps, showers and washing machine water supply fittings) must be connected to a heated water system or a re-circulating heated water system with pipes installed and insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services. The pipe from the heated water system or re-circulating heated water system to the furthest heated water outlet must not be more than 20 m in length or 2 liters of internal volume.

NSW only provisions (to apply if this project is in NSW)

All requirements in this report are in accordance with the BASIX requirements.

All insulation must be installed as per NSW H6P1.

Building must be sealed as per NSW H6P2.

Domestic services must be selected and have features as per NSW H6P3.

Energy Efficiency Report

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Nationwide House Energy Rating Scheme®

NatHERS® Certificate No. 9LDSAXTF9Z-01

Generated on 17 Jan 2024 using FirstRate5: 5.5.3a (3.22)

Property

Address 113 Orchard Street,
Warriewood, NSW, 2102
Lot/DP 6/749791
NCC Class* Class 1a
Floor/all Floors
Type New Home

Plans

Main plan DWG 7873-wd4/23.06.2023
Prepared by Tullipan Homes

Construction and environment

| | | |
|----------------------------------|-------|-----------------------------|
| Assessed floor area [m²]* | | Exposure type |
| Conditioned* | 165.4 | suburban |
| Unconditioned* | 44.7 | NatHERS climate zone |
| Total | 210.1 | 56 Mascot AMO |
| Garage | 33.4 | |



Accredited assessor

Name Albert Burton
Business name Green Choice Consulting
Email Albert@greenchoiceconsulting.com.au
Phone 0452191324
Accreditation No. DMN/21/2045
Assessor Accrediting Organisation
Design Matters National
Declaration of interest No

NCC Requirements

NCC provisions Volume 2
State/Territory variation Yes

National Construction Code (NCC) requirements

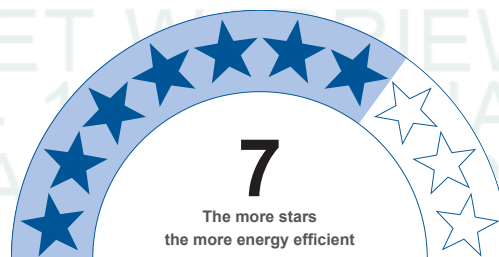
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses 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.

Thermal performance star rating



**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME®

30 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 | 14.6 | 15.4 |
| Load limits | N/A | N/A |
| Features determining load limits | | |
| Floor type (lowest conditioned area) | | N/A |
| NCC climate zone 1 or 2 | | N/A |
| Outdoor living area | | N/A |
| Outdoor living area ceiling fan | | N/A |

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 <https://a.pp-fr5web-prod-eastau-001.azurewebsites.net/QRCodeLanding?PublicId=9LDSAXTF9Z-01> When using either link, ensure you are visiting www.fr5.com.au.





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 & 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 NatHERS heating and cooling load limits Standard 2022 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:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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 | |
| 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"/> |
| 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"/> |
| 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"/> |
| 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"/> |
| 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"/> |
| 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"/> |
| 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"/> |
| 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"/> |
| Heating and cooling load limits* | | | | | |
| Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NatHERS heating and cooling load limits for the appropriate climate zone? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



Certificate check

Continued

| | Approval stage | | Construction stage | | Occupancy/other |
|--|------------------|--|--------------------|--|-----------------|
| | Assessor checked | Consent authority/ surveyor checked | Builder checked | Consent authority/ surveyor checked | |

Additional NCC requirements for thermal performance (not included in the NatHERS assessment)

Thermal bridging

| | | | | | |
|--|--|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the dwelling meet the NCC requirement for thermal bridging? | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--|--------------------------|--------------------------|--------------------------|--------------------------|

Insulation installation method

| | | | | | |
|--|--|--|--------------------------|--------------------------|--------------------------|
| Has the insulation been installed according to the NCC requirements? | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--|--|--------------------------|--------------------------|--------------------------|

Building sealing

| | | | | | |
|---|--|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the dwelling meet the NCC requirements for Building Sealing? | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--|--------------------------|--------------------------|--------------------------|--------------------------|

Whole of Home performance check (not applicable if a Whole of Home performance 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

| | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

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

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

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

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

| | | | | | |
|---|--|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the lighting meet the artificial lighting requirements specified in the NCC? | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--|--------------------------|--------------------------|--------------------------|--------------------------|

| | | | | | |
|--|--|--------------------------|--------------------------|--------------------------|--------------------------|
| Does the hot water system meet the additional requirements specified in the NCC? | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--|--------------------------|--------------------------|--------------------------|--------------------------|

Provisional values* check

| | | | | | |
|--|--------------------------|--------------------------|--|--|--|
| Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below? | <input type="checkbox"/> | <input type="checkbox"/> | | | |
|--|--------------------------|--------------------------|--|--|--|

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.

Additional notes

Default penetrations used for downlights

Default roof colour of Medium has been used



Room *schedule*

| Room | Zone Type | Area [m²] |
|-----------------------|---------------|-----------|
| Home Theatre | living | 19.9 |
| Foyer | dayTime | 14 |
| Garage | garage | 33.4 |
| Bed 4 | bedroom | 10.1 |
| Laundry | unconditioned | 4.7 |
| Bath | unconditioned | 6.6 |
| WIP | dayTime | 3.6 |
| Bed 2 | bedroom | 10.1 |
| Ensuite | nightTime | 4.5 |
| WIR | nightTime | 3.7 |
| Bed 1 | bedroom | 14.2 |
| Bed 3 | bedroom | 12.2 |
| Hall | dayTime | 6 |
| Kitchen/Family/Living | kitchen | 65.8 |
| Stairwell Area | dayTime | 9.3 |

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 |
| ATB-003-01 B | Al Thermally Broken A DG Air Fill Clear-Clear | 3.6 | 0.47 | 0.45 | 0.49 |
| ATB-004-01 B | Al Thermally Broken B DG Air Fill Clear-Clear | 3.6 | 0.54 | 0.51 | 0.57 |
| ALM-002-01 A | Aluminium B SG Clear | 6.7 | 0.7 | 0.66 | 0.74 |

Custom* windows

| Window ID | Window description | Maximum U-value* | SHGC* | Substitution tolerance ranges | |
|--------------|--|---------------------|-------|-------------------------------|------------------|
| | | | | SHGC lower limit | SHGC upper limit |
| AWS-089-62 A | RES SERIES 704 FLUSH SLIDING DOOR DG LightbridgeNeutralSI_638_12_5mm | 2.18 | 0.4 | 0.38 | 0.42 |
| BRD-109-11 A | Signature Hinged Door 100TB DG DuoUltraClr L1_638Clr-12-6mm | 2.17 | 0.39 | 0.37 | 0.41 |

Window and glazed door *schedule*



| Location | Window ID | Window no. | Height [mm] | Width [mm] | Window type | Opening % | Orientation | Window shading device* |
|------------------------|--------------|---------------|-------------|------------|-------------|-----------|-------------|------------------------|
| Home Theatre | ATB-003-01 B | Opening 16 | 1800 | 600 | awning | 60.0 | E | No |
| Home Theatre | ATB-003-01 B | Opening 17 | 1800 | 600 | awning | 60.0 | E | No |
| Home Theatre | ATB-003-01 B | Opening 18 | 1800 | 600 | awning | 60.0 | E | No |
| Foyer | ATB-004-01 B | Opening 20 | 2100 | 450 | fixed | 0.0 | E | No |
| Garage | ALM-002-01 A | uncon Garage | 900 | 1200 | sliding | 45.0 | N | No |
| Bed 4 | ATB-004-01 B | Opening 12 | 1200 | 1500 | sliding | 45.0 | W | No |
| Laundry | ALM-002-01 A | uncon laundry | 2100 | 1800 | sliding | 45.0 | N | No |
| Bath | ALM-002-01 A | uncon Bath | 1000 | 1200 | sliding | 45.0 | N | No |
| Bed 2 | ATB-004-01 B | Opening 9 | 1200 | 1500 | sliding | 45.0 | N | No |
| Ensuite | ATB-004-01 B | Opening 8 | 900 | 900 | sliding | 45.0 | N | No |
| WIR | ATB-003-01 B | Opening 7 | 1800 | 600 | awning | 60.0 | E | No |
| Bed 1 | ATB-003-01 B | Opening 4 | 1800 | 600 | awning | 60.0 | E | No |
| Bed 1 | ATB-003-01 B | Opening 5 | 1800 | 600 | awning | 60.0 | E | No |
| Bed 1 | ATB-003-01 B | Opening 6 | 1800 | 600 | awning | 60.0 | E | No |
| Bed 3 | ATB-004-01 B | Opening 13 | 1200 | 1500 | sliding | 45.0 | W | No |
| Kitchen/Family/-Living | AWS-089-62 A | Opening 14 | 2400 | 2400 | sliding | 60.0 | S | No |
| Kitchen/Family/-Living | AWS-089-62 A | Opening 15 | 2400 | 2700 | sliding | 60.0 | W | No |
| Kitchen/Family/-Living | BRD-109-11 A | Opening 1 | 2100 | 1640 | other | 100.0 | S | No |
| Kitchen/Family/-Living | AWS-089-62 A | Opening 2 | 2100 | 3600 | sliding | 45.0 | E | No |
| Stairwell Area | ATB-004-01 B | Opening 3 | 2100 | 1800 | sliding | 45.0 | E | 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 [m²] | Width [mm] | Orientation | Outdoor shade | Indoor shade |
|----------|-----------|------------|-----------|-----------|------------|-------------|---------------|--------------|
|----------|-----------|------------|-----------|-----------|------------|-------------|---------------|--------------|



No Data Available

Skylight* type and performance

| Skylight ID | Skylight description | Skylight shaft reflectance |
|-------------------|----------------------|----------------------------|
| No Data Available | | |

Skylight* schedule

| Location | Skylight ID | Skylight No. | Skylight shaft length [mm] | Area [m ²] | Orient-ation | Outdoor shade | Diffuser |
|-------------------|-------------|--------------|----------------------------|------------------------|--------------|---------------|----------|
| No Data Available | | | | | | | |

External door schedule

| Location | Height [mm] | Width [mm] | Opening % | Orientation |
|----------|-------------|------------|-----------|-------------|
| Foyer | 2100 | 820 | 100.0 | E |
| Garage | 2400 | 5100 | 100.0 | E |

External wall type

| Wall ID | Wall type | Solar absorptance | Wall shade [colour] | Bulk insulation [R-value] | Reflective wall wrap* |
|---------|--|-------------------|---------------------|-------------------------------|-----------------------|
| 1 | BV - Brick Veneer - R2.5 Batts | 0.5 | Medium | Glass fibre batt: R2.5 (R2.5) | No |
| 2 | C - Earth Retaining Wall with 90mm Stud (R2.0) | 0.5 | Medium | Glass fibre batt: R2.0 (R2.0) | No |
| 3 | S - External Stud Wall - R2.0 Batts | 0.5 | Medium | Glass fibre batt: R2.0 (R2.0) | No |
| 4 | B - Double Brick | 0.5 | Medium | | No |
| 5 | B - Single Brick | 0.5 | Medium | | No |
| 6 | C - Concrete Blockwork - External Retaining | 0.5 | Medium | | No |
| 7 | S - External Stud Wall - R2.5 Batts | 0.5 | Medium | Glass fibre batt: R2.5 (R2.5) | No |

External wall schedule

| Location | Wall ID | Height [mm] | Width [mm] | Orientation | Horizontal shading feature* maximum projection [mm] | Vertical shading feature* (yes/no) |
|--------------|---------|-------------|------------|-------------|---|------------------------------------|
| Home Theatre | 1 | 2740 | 3919 | S | 1970 | No |
| Home Theatre | 1 | 2740 | 5072 | E | 2701 | Yes |
| Home Theatre | 2 | 1400 | 5072 | W | 0 | No |
| Home Theatre | 3 | 1340 | 5072 | W | 0 | Yes |
| Foyer | 1 | 2740 | 1538 | S | 5005 | Yes |
| Foyer | 1 | 2740 | 2570 | E | 2754 | No |
| Foyer | 2 | 1400 | 2570 | W | 0 | No |



| | | | | | | |
|-----------------------|---|------|------|---|------|-----|
| Foyer | 3 | 1340 | 2570 | W | 0 | Yes |
| Garage | 4 | 2740 | 5830 | E | 0 | No |
| Garage | 5 | 2740 | 3980 | N | 0 | Yes |
| Garage | 5 | 2740 | 470 | E | 0 | Yes |
| Garage | 5 | 2740 | 1627 | N | 0 | No |
| Garage | 6 | 2740 | 6300 | W | 0 | No |
| Garage | 1 | 2740 | 139 | S | 0 | Yes |
| Bed 4 | 1 | 2740 | 3899 | W | 441 | No |
| Bed 4 | 1 | 2740 | 3002 | N | 561 | No |
| Laundry | 1 | 2740 | 470 | W | 591 | Yes |
| Laundry | 1 | 2740 | 2172 | N | 591 | No |
| Bath | 1 | 2740 | 2697 | N | 591 | No |
| Bed 2 | 1 | 2740 | 2900 | N | 591 | No |
| Bed 2 | 1 | 2740 | 470 | E | 591 | Yes |
| Ensuite | 7 | 2740 | 2174 | N | 741 | Yes |
| WIR | 7 | 2740 | 2052 | E | 500 | No |
| WIR | 7 | 2740 | 1785 | N | 750 | Yes |
| Bed 1 | 7 | 2740 | 3535 | E | 491 | No |
| Bed 3 | 1 | 2740 | 3603 | S | 650 | Yes |
| Bed 3 | 1 | 2740 | 2998 | W | 441 | No |
| Kitchen/Family/Living | 1 | 2740 | 3150 | S | 5971 | Yes |
| Kitchen/Family/Living | 1 | 2740 | 6076 | W | 4450 | Yes |
| Kitchen/Family/Living | 1 | 2740 | 478 | W | 491 | Yes |
| Kitchen/Family/Living | 1 | 2740 | 890 | S | 580 | No |
| Kitchen/Family/Living | 1 | 2740 | 4933 | S | 2550 | No |
| Kitchen/Family/Living | 1 | 2740 | 900 | S | 580 | No |
| Kitchen/Family/Living | 7 | 2740 | 5160 | E | 2890 | Yes |
| Stairwell Area | 7 | 2740 | 2570 | E | 2774 | No |
| Stairwell Area | 7 | 2740 | 1448 | S | 5870 | Yes |

Internal wall type

| Wall ID | Wall type | Area [m²] | Bulk insulation |
|---------|---|-----------|-------------------------------|
| 1 | S - Internal Stud Walls - No Insulation | 129.1 | |
| 2 | S - Internal Stud Walls -R2.5 Batts | 47.4 | Glass fibre batt: R2.5 (R2.5) |

Floor type

| Location | Construction | Area [m²] | Sub-floor ventilation | Added insulation [R-value] | Covering |
|--------------|---|-----------|-----------------------|----------------------------|----------|
| Home Theatre | FR5 - 225mm waffle pod, 85mm concrete (R0.60) | 19.9 | Enclosed | R0.0 | Carpet |



| | | | | | |
|---------|--|------|----------|------|--------|
| Foyer | FR5 - 225mm waffle pod, 85mm concrete (R0.60) | 14 | Enclosed | R0.0 | Carpet |
| Garage | FR5 - 225mm waffle pod, 85mm concrete (R0.60) | 33.4 | Enclosed | R0.0 | none |
| Bed 4 | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 9 | Enclosed | R4.0 | Carpet |
| Bed 4 | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 1 | Enclosed | R4.0 | Carpet |
| Laundry | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 4.6 | Enclosed | R4.0 | Tiles |
| Laundry | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 0.1 | Enclosed | R4.0 | Tiles |
| Bath | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 6.6 | Enclosed | R4.0 | Tiles |
| WIP | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 1.9 | Enclosed | R4.0 | Tiles |
| WIP | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 1.7 | Enclosed | R4.0 | Tiles |
| Bed 2 | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 4.7 | Enclosed | R4.0 | Carpet |
| Bed 2 | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 0.1 | Enclosed | R4.0 | Carpet |
| Bed 2 | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 5.3 | Enclosed | R4.0 | Carpet |
| Ensuite | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 4.5 | Enclosed | R4.0 | Tiles |
| WIR | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 0.7 | Enclosed | R4.0 | Carpet |
| WIR | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 3 | Enclosed | R4.0 | Carpet |
| Bed 1 | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 1.2 | Enclosed | R4.0 | Carpet |
| Bed 1 | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 13.1 | Enclosed | R4.0 | Carpet |



| | | | | | |
|-------------------------|--|------|----------|------|--------|
| Bed 3 | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 11.4 | Enclosed | R4.0 | Carpet |
| Bed 3 | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 0.8 | Enclosed | R4.0 | Carpet |
| Hall | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 6 | Enclosed | R4.0 | Carpet |
| Kitchen/Family/L- iving | FRAMED - Internal Framed Suspended Floor (uninsulated) | 1.5 | Enclosed | R0.0 | Tiles |
| Kitchen/Family/L- iving | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 2.3 | Enclosed | R4.0 | Tiles |
| Kitchen/Family/L- iving | FRAMED - Internal Framed Suspended Floor (uninsulated) | 24.4 | Enclosed | R0.0 | Tiles |
| Kitchen/Family/L- iving | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 1.7 | Enclosed | R4.0 | Tiles |
| Kitchen/Family/L- iving | FRAMED - External Framed Suspended Floor (R2.0 Insulation) | 0 | Enclosed | R2.0 | Tiles |
| Kitchen/Family/L- iving | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | 35.9 | Enclosed | R4.0 | Tiles |
| Stairwell Area | FRAMED - Internal Framed Suspended Floor (uninsulated) | 8.4 | Enclosed | R0.0 | Tiles |
| Stairwell Area | FRAMED - Internal Framed Suspended Floor (uninsulated) | 0.9 | Enclosed | R0.0 | Tiles |

Ceiling type

| Location | Construction material/type | Bulk insulation R-value [may include edge batt values] | Reflective wrap* |
|--------------|--|---|---------------------|
| Home Theatre | FRAMED - Internal Framed Suspended Floor (uninsulated) | R0.0 | No |
| Foyer | FRAMED - Internal Framed Suspended Floor (uninsulated) | R0.0 | No |
| Garage | FRAMED - External Framed Suspended Floor (R4.0 Insulation) | R4.0 | No |
| Garage | FRAMED - Internal Framed Suspended Floor (uninsulated) | R0.0 | No |
| Bed 4 | Plasterboard | R6.0 | Yes |



| | | | |
|-------------------------|--------------|------|-----|
| Bed 4 | Plasterboard | R3.0 | Yes |
| Laundry | Plasterboard | R6.0 | Yes |
| Bath | Plasterboard | R6.0 | Yes |
| WIP | Plasterboard | R6.0 | Yes |
| WIP | Plasterboard | R6.0 | Yes |
| Bed 2 | Plasterboard | R6.0 | Yes |
| Bed 2 | Plasterboard | R6.0 | Yes |
| Ensuite | Plasterboard | R6.0 | Yes |
| WIR | Plasterboard | R3.0 | Yes |
| WIR | Plasterboard | R6.0 | Yes |
| Bed 1 | Plasterboard | R3.0 | Yes |
| Bed 1 | Plasterboard | R6.0 | Yes |
| Bed 3 | Plasterboard | R6.0 | Yes |
| Bed 3 | Plasterboard | R3.0 | Yes |
| Hall | Plasterboard | R6.0 | Yes |
| Kitchen/Family/L- iving | Plasterboard | R3.0 | Yes |
| Kitchen/Family/L- iving | Plasterboard | R6.0 | Yes |
| Kitchen/Family/L- iving | Plasterboard | R6.0 | Yes |
| Kitchen/Family/L- iving | Plasterboard | R3.0 | Yes |
| Kitchen/Family/L- iving | Plasterboard | R6.0 | Yes |
| Stairwell Area | Plasterboard | R6.0 | Yes |
| Stairwell Area | Plasterboard | R3.0 | Yes |

Ceiling penetrations*

| Location | Quantity | Type | Height [mm] | Width [mm] | Sealed/unsealed |
|--------------|----------|--------------|----------------|---------------|-----------------|
| Home Theatre | 8 | Downlights | 100 | 100 | Sealed |
| Foyer | 6 | Downlights | 100 | 100 | Sealed |
| Garage | 14 | Downlights | 100 | 100 | Sealed |
| Bed 4 | 5 | Downlights | 100 | 100 | Sealed |
| Laundry | 1 | Downlights | 100 | 100 | Sealed |
| Bath | 1 | Exhaust Fans | 250 | 250 | Sealed |
| Bath | 2 | Downlights | 100 | 100 | Sealed |
| WIP | 1 | Downlights | 100 | 100 | Sealed |
| Bed 2 | 5 | Downlights | 100 | 100 | Sealed |
| Ensuite | 1 | Exhaust Fans | 250 | 250 | Sealed |
| Ensuite | 1 | Downlights | 100 | 100 | Sealed |
| WIR | 1 | Downlights | 100 | 100 | Sealed |
| Bed 1 | 6 | Downlights | 100 | 100 | Sealed |
| Bed 3 | 5 | Downlights | 100 | 100 | Sealed |

*Refer to glossary.



| | | | | | |
|-----------------------|----|--------------|-----|-----|--------|
| Hall | 2 | Downlights | 100 | 100 | Sealed |
| Kitchen/Family/Living | 28 | Downlights | 100 | 100 | Sealed |
| Kitchen/Family/Living | 1 | Exhaust Fans | 185 | 185 | Sealed |
| Stairwell Area | 2 | Downlights | 100 | 100 | Sealed |

Ceiling fans

| Location | Quantity | Diameter [mm] |
|-------------------|----------|---------------|
| No Data Available | | |

Roof type

| Construction | Added insulation [R-value] | Solar absorptance | Roof shade [colour] |
|-----------------------|----------------------------|-------------------|---------------------|
| Cont:Attic-Continuous | 1.3 | 0.5 | Medium |
| Cont:Attic-Continuous | 1.3 | 0.8 | Dark |

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] |
|-------------------|---|--------------------|--------------------------|-------------------------|
| No Data Available | | | | |

Appliance *schedule*

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

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

| Appliance/ system type | Location | Fuel type | Minimum efficiency/ performance | Recommended capacity |
|---|----------|-----------|---------------------------------|----------------------|
| No Whole of Home performance assessment conducted for this certificate. | | | | |

Heating system

| Appliance/ system type | Location | Fuel type | Minimum efficiency/ performance | Recommended capacity |
|---|----------|-----------|---------------------------------|----------------------|
| No Whole of Home performance assessment conducted for this certificate. | | | | |

Hot water system

| | | | Substitution tolerance ranges | | |
|---|-----------|---------------------------------|-------------------------------|-------------|---------------------|
| Appliance/ system type | Fuel type | Minimum efficiency/ performance | Zone 3 STC | Zone 3 STC | Assessed daily load |
| | | | lower limit | upper limit | |
| No Whole of Home performance assessment conducted for this certificate. | | | | | |

Pool/spa equipment

| Appliance/ system type | Fuel type | Minimum efficiency/ performance | Recommended capacity |
|---|-----------|---------------------------------|----------------------|
| No Whole of Home performance assessment conducted for this certificate. | | | |



Onsite renewable energy *schedule*

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

| System type | Orientation | System size or generation capacity |
|---|-------------|------------------------------------|
| No Whole of Home performance assessment conducted for this certificate. | | |

Battery *schedule*

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

| System type | Size [battery storage capacity] |
|---|---------------------------------|
| No Whole of Home performance assessment conducted for this certificate. | |



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 homes 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 homes 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 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 air gap 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. |

*Refer to glossary.



| | |
|---------------------------|---|
| 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) |



KEY

- EXISTING VEGETATION - UNBUILT ON AREA WITHIN BOUNDARIES
- NEW SCREEN PLANTING
- ARENA, DAY YARDS, TOP PADDOCKS
- ACCESS DRIVE
- HORSE PATH
- NEW STRUCTURES

CHECK TREE POSITIONS NEAR TO FACILITIES
REPORT ANY DISCREPANCIES TO ARCHITECT
BEFORE COMMENCING CONSTRUCTION

- EXISTING TREE CANOPY
- TREE PROTECTION ZONE IMPORTANT TREES
- TREE PROTECTION ZONE LESS IMPORTANT TREES
- TREE TO BE REMOVED
- NEW LEVEL
- CUT BERM
MAXIMUM 30° SLOPE
- GABION RETAINING WALL
- 1800 HIGH TIMBER FENCE
- RETAINING WALL

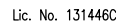
SITE PLAN
SCALE 1:200 AT A1
SITE AREA 9766m²

| Revision | Date | Remarks |
|---|---------|---------|
| J | 11.5.23 | FOR DA |
| Revision | Date | Remarks |
| Project | | |
| PROPOSED HORSE ARENA AND FACILITIES AND ADDITIONS TO EXISTING DWELLING | | |
| LOT 6 DP749791 | | |
| Address | | |
| 113 Orchard St, Warriewood | | |
| Title | | |
| SITE PLAN | | |
| DA | | |
| Tony McLain Architect (Reg. No. 4291) | | |
| Tel 98108631 | | |
| Mob 0402223665 | | |
| mclainTony@gmail.com | | |
| Scale 1:200 @ A1 | | |
| Date MAY 2023 | | |
| Project No. 1826 | | |
| Drawing No. 01 | | |
| Rev. J | | |

Certificate No. # 9LDSAXTF9Z-01
Scan QR code or follow website link for rating details.

Assessor name Albert Burton
Accreditation No. DMN212045
Property Address 113 Orchard Street, Warriewood, NSW, 2102

<https://app.f5web-prod-eastau-001.azurewebsites.net/QRCodeAnding?Publi>



constructed by:

**TULLIPAN
HOMES PTY LTD**

PH 02 4353 8644
FAX 02 4353 8655

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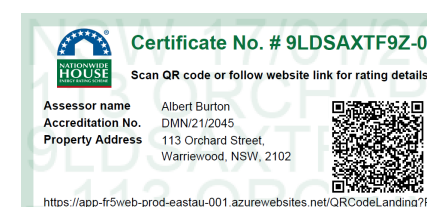
Mariners Building
Level 4, Suite 410
1 Bryant Drive
Tuggerah NSW 2259
PO Box 5148
CHITTAWAY BAY NSW 2261

***PROPOSED
RESIDENCE***

Client: A & S Simpson + N & J Hunter
Site: 113 Orchard Street
Warriewood NSW 2102
Lot 6, DP 749791

| | |
|-------|---------------------------------|
| AA | Front Page |
| A01 | Location Plan |
| A02 | Site Plan - Site Anaysis |
| A03 | Ground Floor Plan |
| A04 | First Floor Plan |
| A05 | Elevations |
| A06 | Elevations |
| A07 | Cross Section & Driveway levels |
| A08 | Water Management Plan |
| A09 | Shadow Diagram |
| A10 | Ground Floor Electrical Plan |
| A11 | First Floor Electrical Plan |
| A12 | Gas Plan |
| A - A | Wet Area Details |
| A - B | Wet Area Details |

| | |
|---------------------------|----------------------|
| Site Details | |
| Site Area: | 9598.8m ² |
| Roof Area: | 240.9m ² |
| Harvested Roof Area: | As per BASIX |
| Total Garden & Lawn Area: | 200m ² |



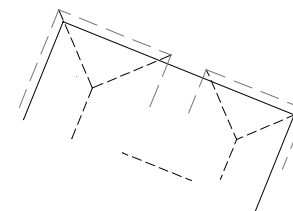
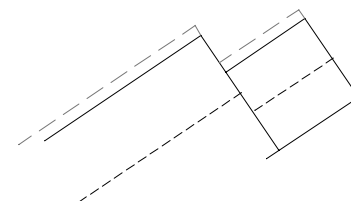
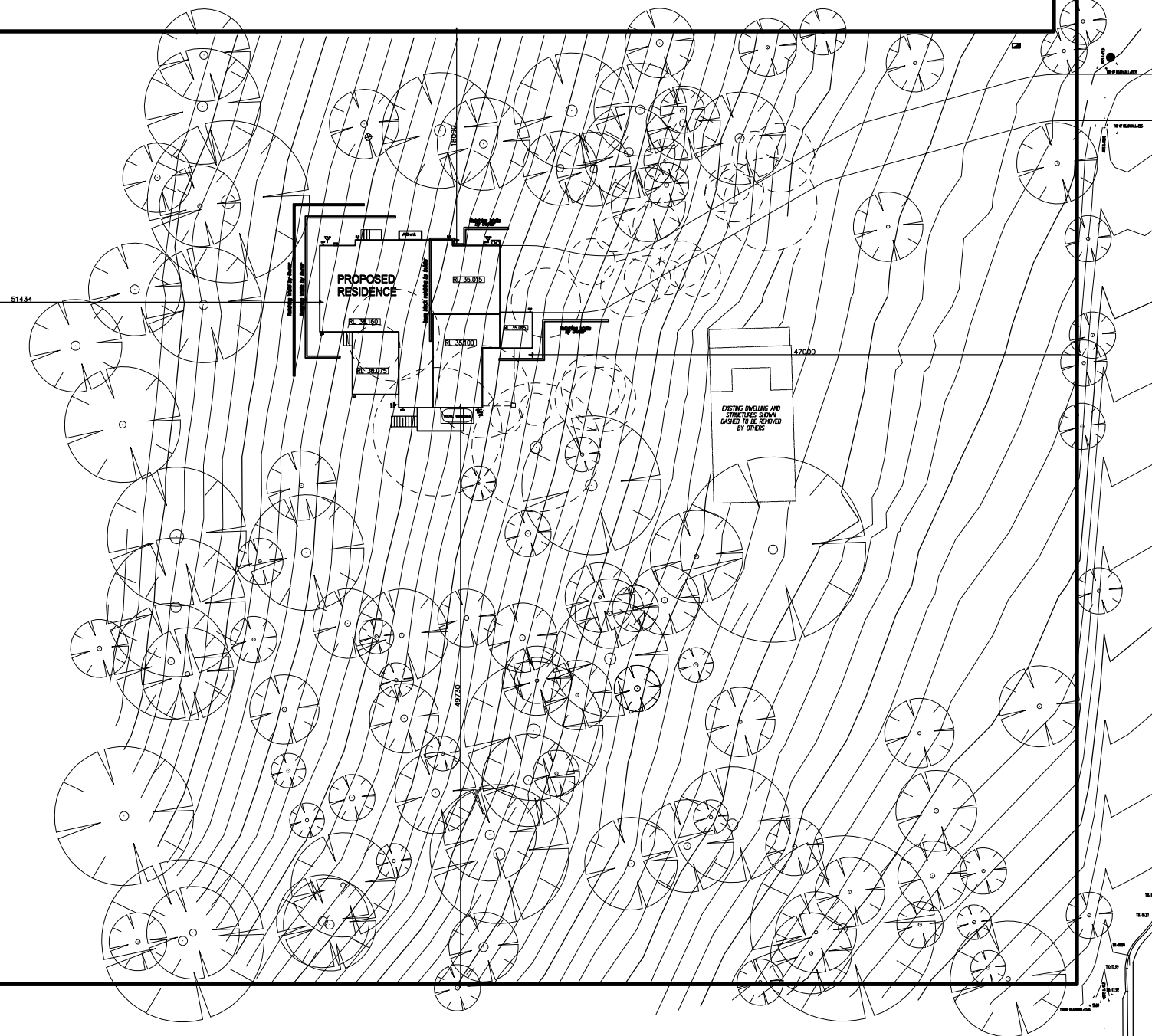


STREET

ORCHARD

5
DP749791

6
DP749791



LOCATION PLAN
SCALE 1:500

Certificate No. # 9LDSAXTF9Z-01
Scan QR code or follow website link for rating details.

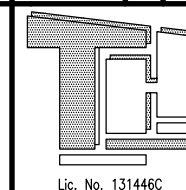
Assessor name Albert Burton
Accreditation No. DMN/21/2045
Property Address 113 Orchard Street, Warriewood, NSW, 2102

<https://app-fr5web-prod-eastau-001.azurewebsites.net/QRCodeLanding?Publi>

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|----------|---|----------|--|
| | | | |
| | | | |
| | | | |
| 00/00/00 | # | REVISION | |

| | | |
|--|--------------------|----------------------------|
| CLIENT A & S Simpson + N & J Hunter | | |
| JOB Proposed Residence | | |
| LOCATION 113 Orchard Street Warriewood NSW 2102 | | |
| - BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION. - FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE. | | |
| SHEET 1 of 12 | DATE 23/06/2022 | DWG No. 7873-wd4 |

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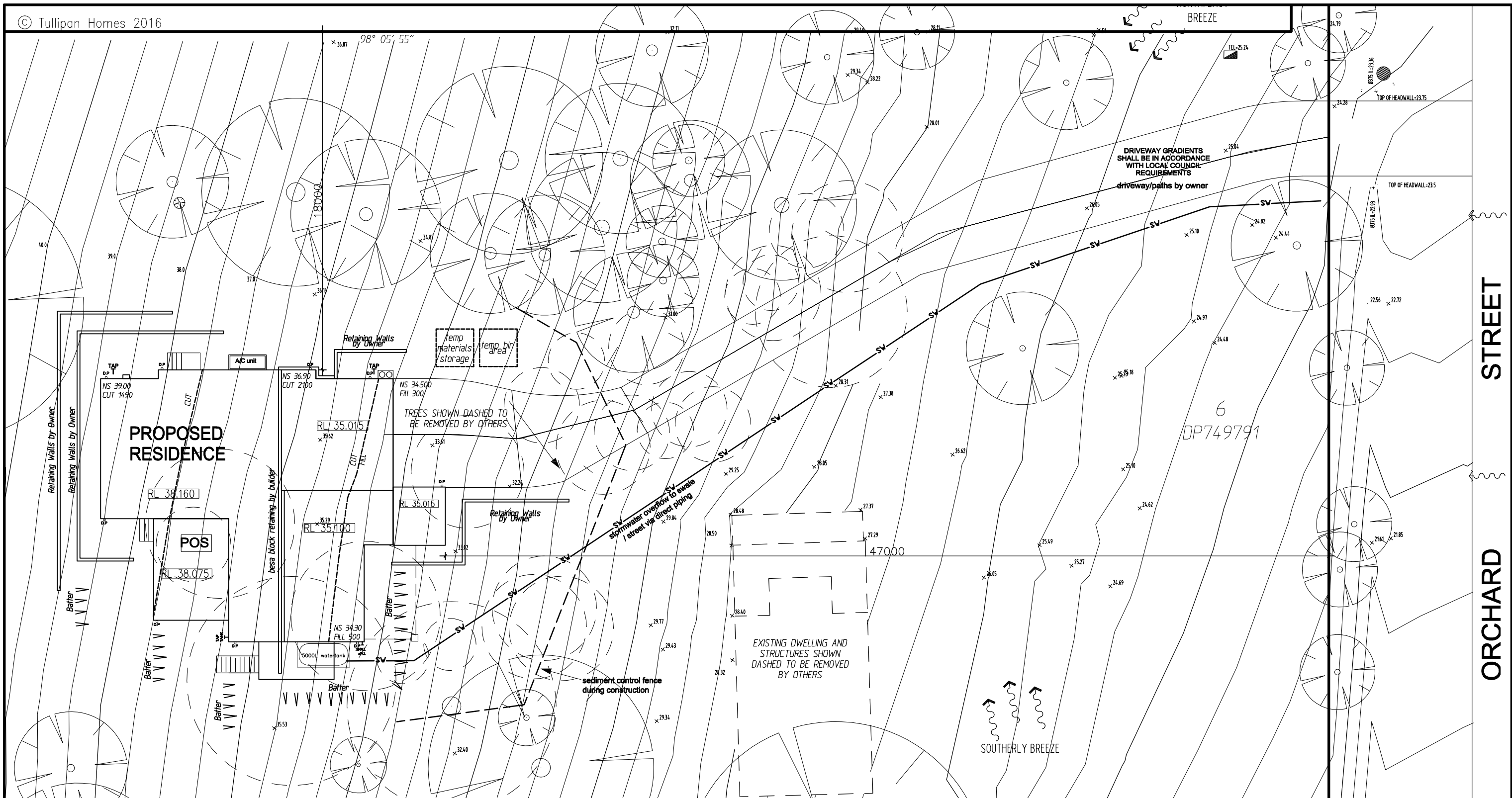


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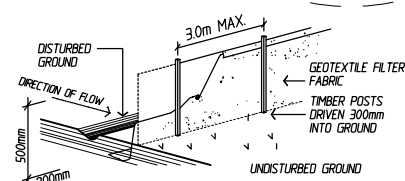
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1 Bryant Drive
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PO Box 5148
CHITTAWAY BAY NSW 2261



SITE AREA: 9598.8sq.m
 Site Cover: 198.3sq.m
 Drive/paths: 185.2sq.m
 Open space: 96%



SEDIMENT FENCE
 N.T.S.

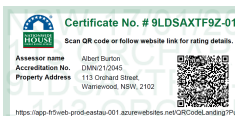
SETOUT NOTE
 BOUNDARY DIMENSIONS AND LOCATION OF DWELLING TO BE CONFIRMED AND SETOUT BY SURVEYOR PRIOR TO COMMENCEMENT OF WORK. BUILDER TO BE PRESENT TO CONFIRM PREFERENCE TO LOCATION.

COUNCIL NOTES:
 - NO WATERWAYS, WATERCOURSES OR EXISTING DRAINAGE PROBLEMS
 - EASEMENTS SHOWN ON SITE PLAN
 - EXISTING VEGETATION SHOWN ON SITE PLAN
 - STORMWATER DISPOSED OF TO COUNCIL'S REQUIREMENTS

BOUNDARY NOTE
 BOUNDARY INFORMATION SUPPLIED BY BUILDER. CONFIRM ALL BOUNDARY INFORMATION PRIOR TO COMMENCEMENT OF WORK.

CAUTION:

- UTILITY SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE. PRIOR TO EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR CONFIRMATION OF LOCATION OF SERVICES. **** DIAL BEFORE YOU DIG (CALL 1100) ****
- THE BOUNDARIES SHOWN HEREON ARE APPROXIMATE ONLY. FOR ANY CONSTRUCTION ACTIVITIES PROPOSED IN CLOSE PROXIMITY TO THE BOUNDARIES, IT IS RECOMMENDED THAT THOSE BOUNDARIES BE MARKED TO AVOID POSSIBILITY OF ENCROACHMENT.



LEGEND

- NOISE FROM ROAD TRAFFIC
- VEHICULAR SITE ENTRY
- PRIVATE OPEN SPACE
- PREVAILING WINDS

BAL 40 construction

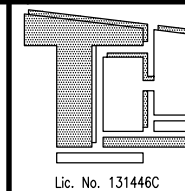
SITE PLAN / ANALYSIS

SCALE 1:200



| | | | |
|---|---|---------|------------|
| CLIENT | A & S Simpson + N & J Hunter | | |
| JOB | Proposed Residence | | |
| LOCATION | 113 Orchard Street Warriewood NSW 2102 | | |
| <div>- BUILDER TO CHECK ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.</div> <div>- FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE.</div> | | | |
| SHEET | 2 of 12 | DATE | 23/06/2022 |
| | | DWG No. | 7873-wd4 |

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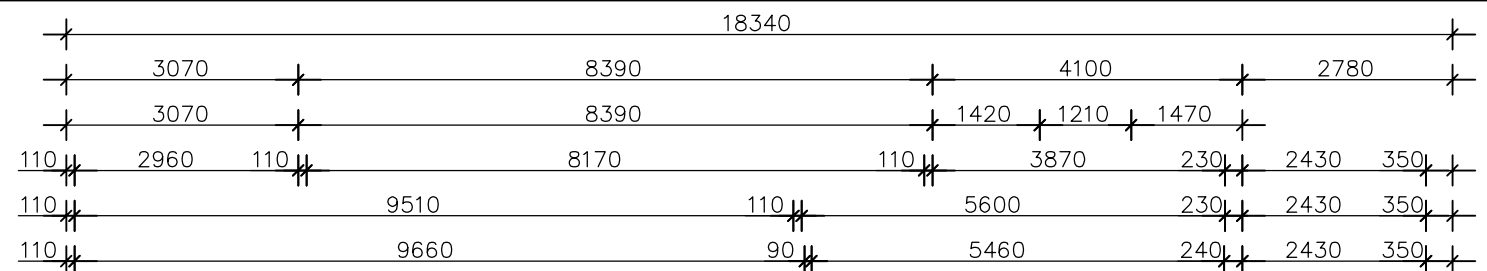
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BULKHEAD AND STACK LOCATION
TO BUILDERS DISCRETION

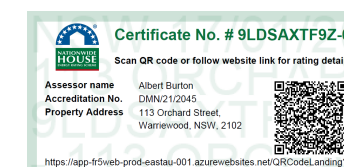
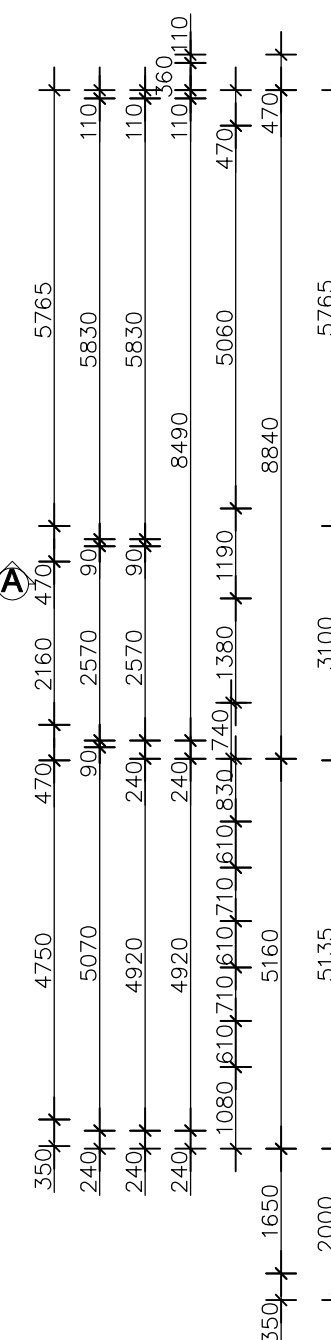
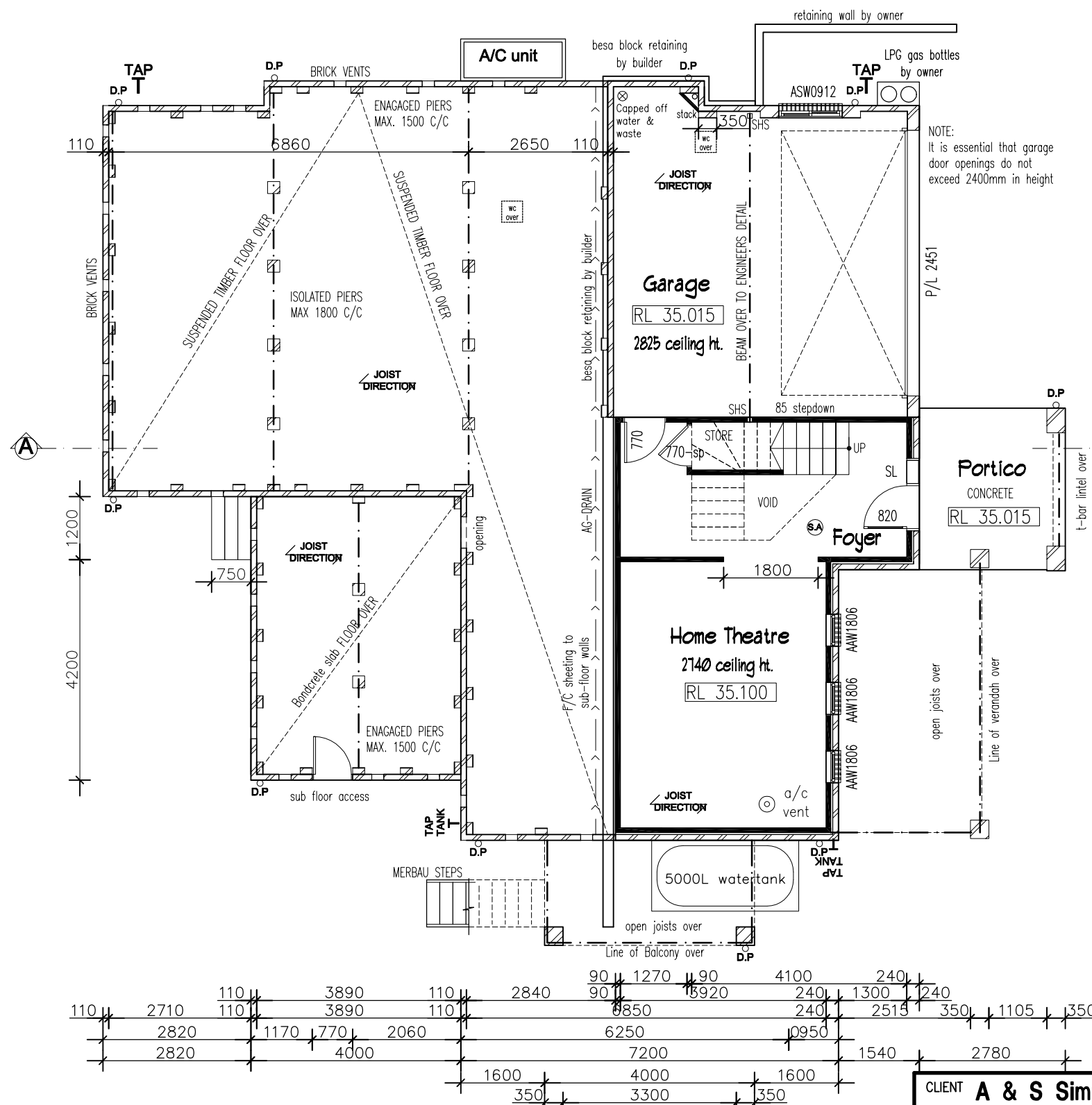
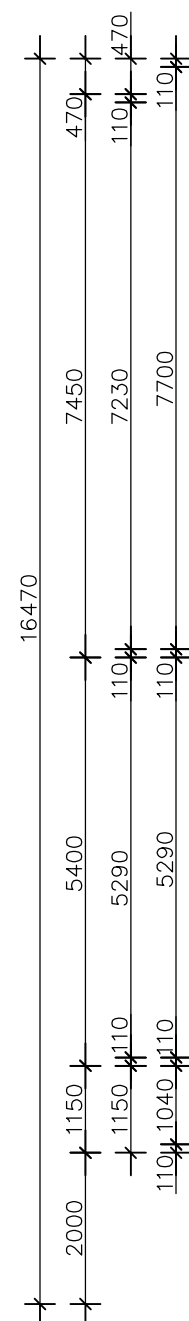


MAYFIELD MKII

A/C
VENT

NOTE: AC VENTS MUST NOT BE POSITIONED WITHIN 500mm OF KITCHEN ISLAND BENCH

BAL 40 construction



AREAS:

| | |
|---------------|---------------------------|
| Portico: | 8.6m ² |
| Ground Floor: | 38.7m ² |
| Garage: | 36.1m ² |
| First Floor: | 169.2m ² |
| Verandah: | 21.3m ² |
| Alfresco: | 21.6m ² |
| Balcony: | 8.0m ² |
| TOTAL: | 303.5m² |

air conditioning locations, "locations are intended, however may vary if the home structure dictates otherwise", this applies to all air conditioning details signed off by clients.

GROUND FLOOR PLAN

SCALE 1:100

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CLIENT **A & S Simpson + N & J Hunter**

| JOB | Proposed Residence |
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| 2 | 2 |
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| 99 | 99 |
| 100 | 100 |

LOCATION **113 Orchard Street
Warriewood NSW 2102**

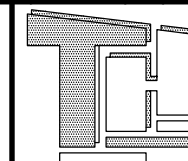
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SHEET
3 of 12

| | |
|------|------------|
| DATE | 23/06/2022 |
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plan prepared by
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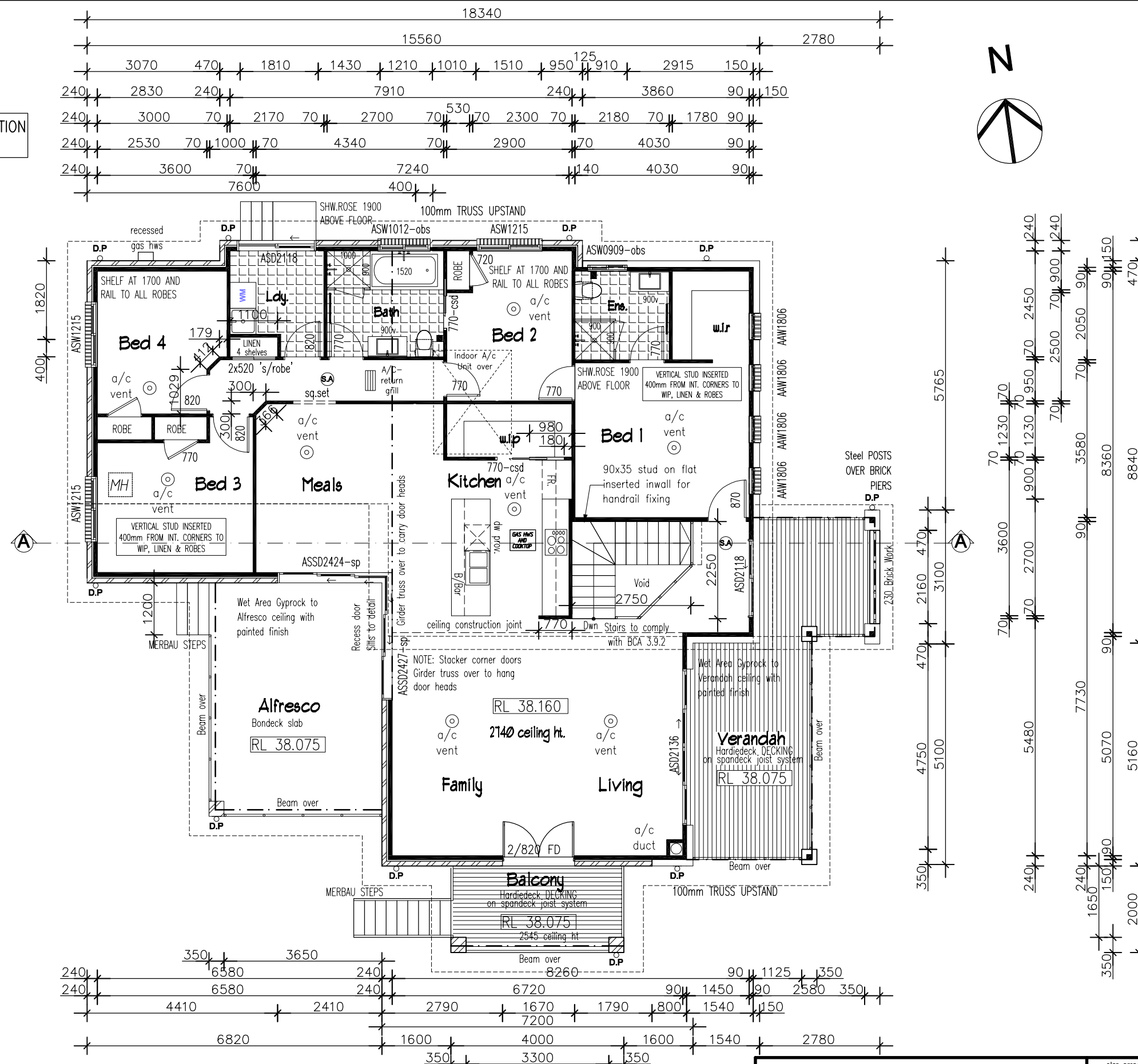
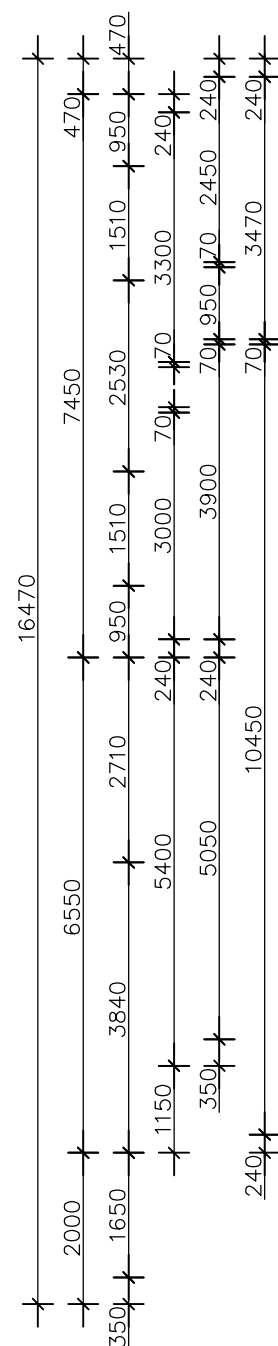
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BULKHEAD AND STACK LOCATION
TO BUILDERS DISCRETION

NOTE: AC VENTS MUST NOT BE POSITIONED WITHIN 500mm OF KITCHEN ISLAND BENCH

BAL 40 construction



air conditioning locations, "locations are intended, however may vary if the home structure dictates otherwise", this applies to all air conditioning details signed off by clients.

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FIRST FLOOR PLAN
SCALE 1:100

| | |
|----------|---|
| CLIENT | A & S Simpson + N & J Hunter |
| JOB | Proposed Residence |
| LOCATION | 113 Orchard Street Warriewood NSW 2102 |

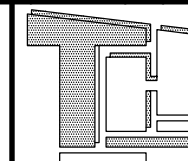
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SHEET
4 of 12

| | |
|------|------------|
| DATE | 23/06/2022 |
|------|------------|

DWG No.
7873-wd4

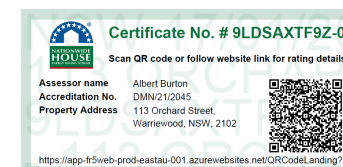
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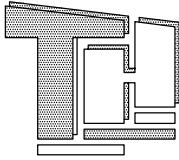
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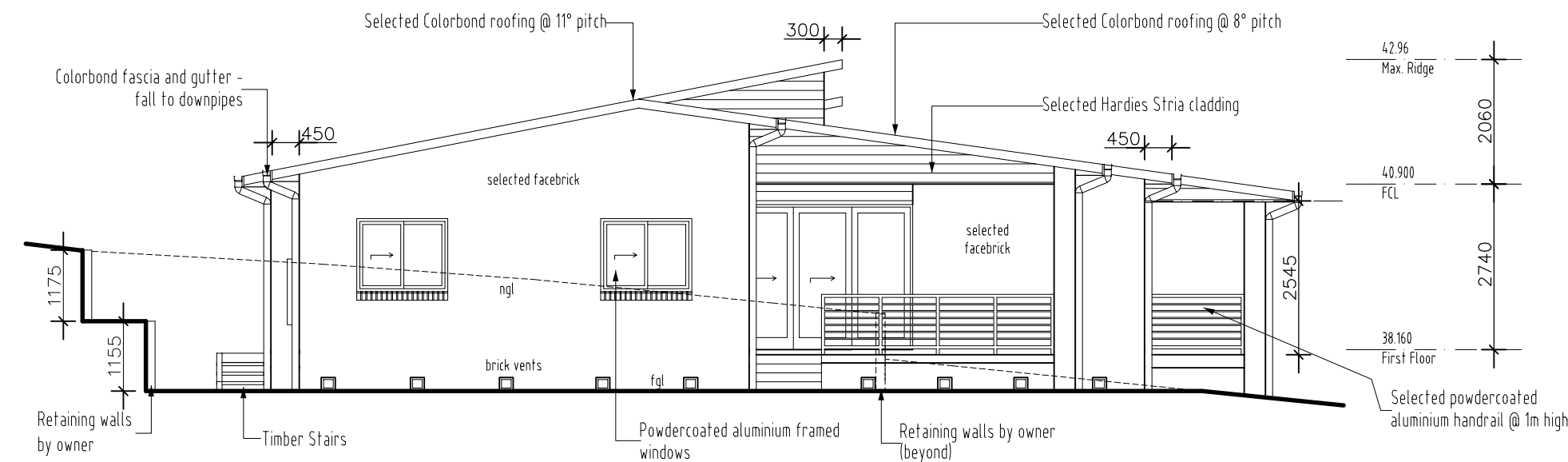
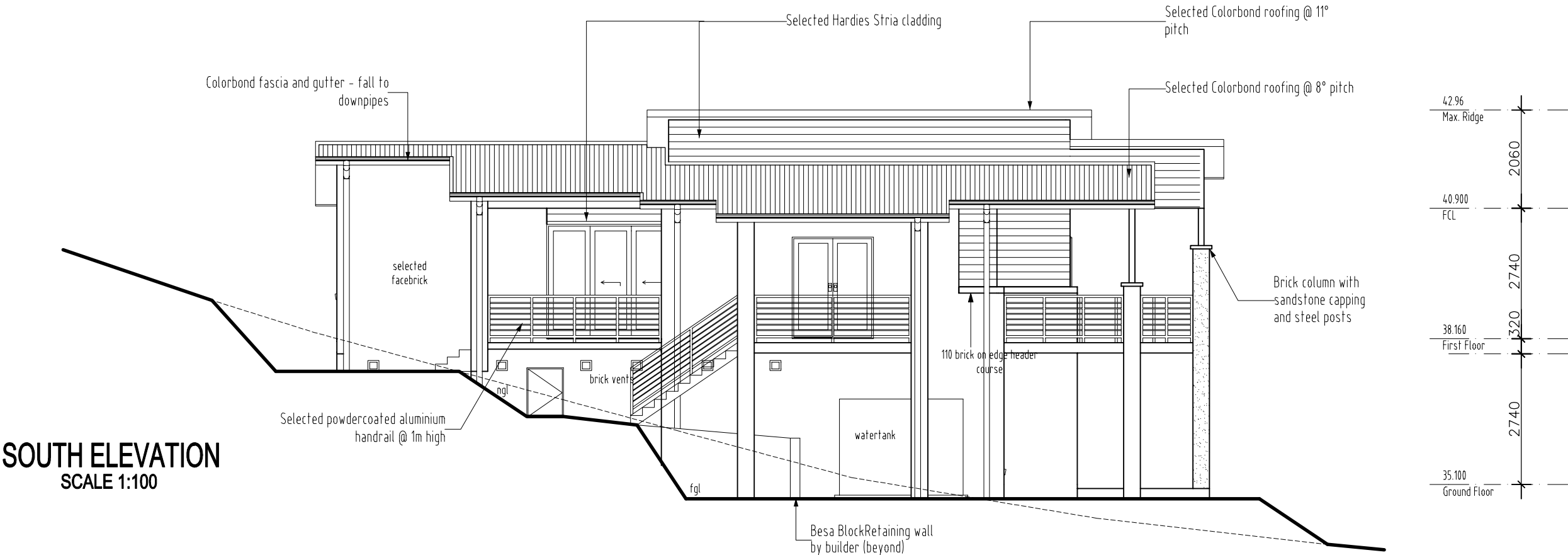
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WEST ELEVATION
SCALE 1:100



| | | | |
|---|---|----------|--|
| CLIENT | A & S Simpson + N & J Hunter | | |
| JOB | Proposed Residence | | |
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| SHEET | DATE | DWG No. | |
| 6 of 12 | 23/06/2022 | 7873-wd4 | |

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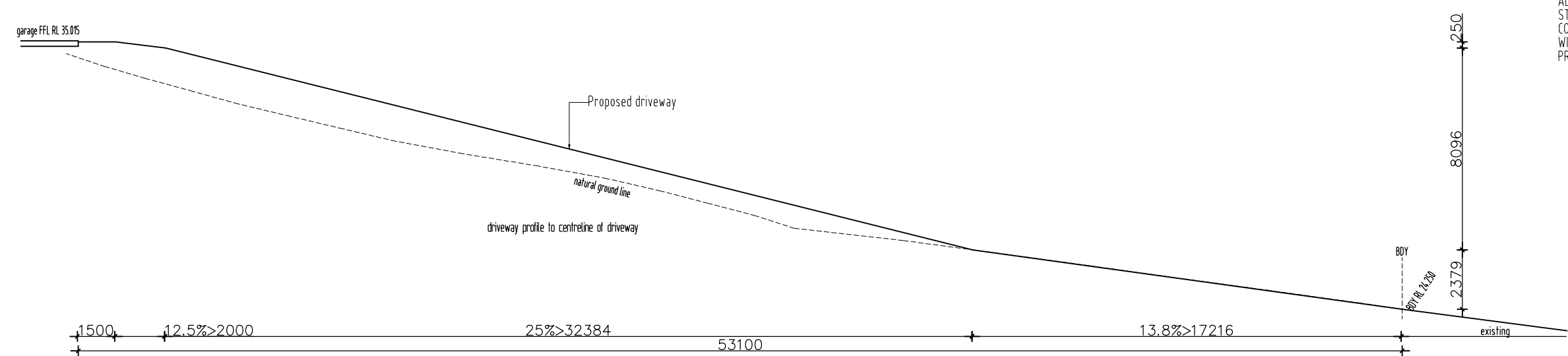
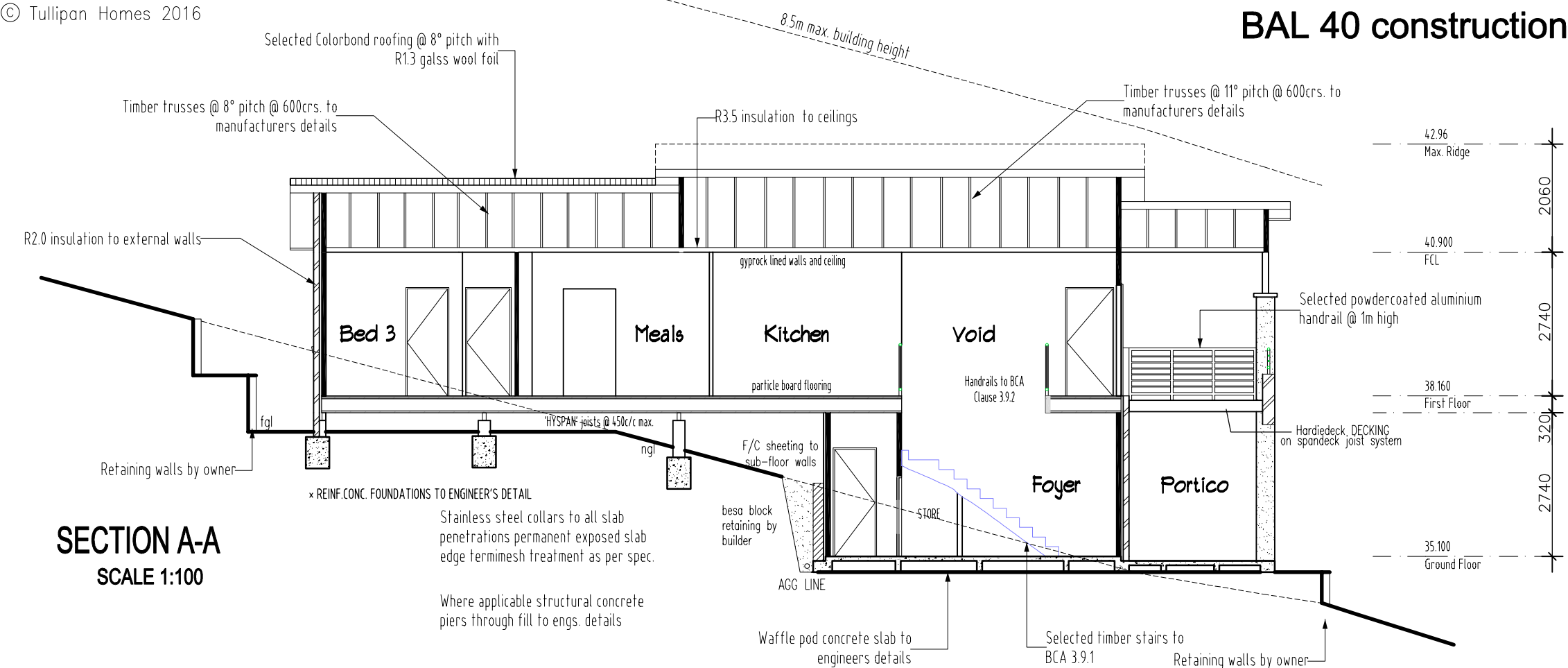


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BAL 40 construction

MAYFIELD MKII

SUSPENDED TIMBER FLOORS
* GALVANISED ANT
CAPPING TO BRICK PIERS
& FOUNDATION WALLS
* REINF.CONC. FOUNDATIONS
TO ENGINEER'S DETAIL

19mm COMPRESSED FC SHEETING
PLUS WET AREA
WATERPROOFING INSTALLATION
AS PER AS 3740 TO WET ROOMS

ALL MECHANICAL VENTILATION
DISCHARGE POINTS TO COMPLY
WITH BCA PART 3.8.7.4

HANDRAILS TO BCA 3.9.2

BULKHEAD AND STACK
LOCATION TO BUILDERS
DISCRETION

STAINLESS STEEL WALL TIES &
GALVANIZING TO ANY EXPOSED
BEAMS

BRACING, TIE DOWN AND
GLAZING DETAILS TO
ENGINEERS SPECIFICATIONS

NOTE:
BLUE H2-F TIMBER FRAMING
TO COMPLY WITH AS1684

STAINLESS STEEL COLLARS TO ALL
SLAB PENETRATIONS PERMANENT
EXPOSED SLAB EDGE TERMIMESH
TREATMENT AS PER SPEC.

ALL FIRST FLOOR BEDROOMS WITH
SILLS LESS THAN 1.7m WILL HAVE
DEVICES INSTALLED RESTRICTING
THE WINDOW OPENING TO COMPLY
WITH BCA PART 3.9.2.6

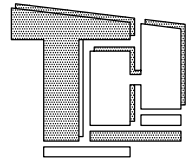
BRICKLAYER

LOCATION OF VERTICAL CONTROL JOINTS SHOWN ON PLAN TO BE USED AS
GUIDE ONLY. REFER TO BCA 3.3.18(b) BELOW FOR CONFIRMATION.
BCA 3.3.18

- (b) Articulation joints must have a width not less than 10mm and be provided
- (i) in straight, continuous walls having no openings, at not more than 6m centres and not closer than the height of the wall away from corners; and
 - (ii) where the height of the wall changes by more than 20%, at the position of change in height; and
 - (iii) where openings more than 900x900mm occur, at not more than 5m centres, and positioned in line with one edge of the opening; and
 - (iv) where walls change in thickness; and
 - (v) at control or construction joints in footing slabs; and
 - (vi) at junctions of walls constructed of different masonry materials; and
 - (vii) at deep chases (rebates) for service pipes.

ENGINEER

ALL STRUCTURAL REFERENCES MADE ON THIS PLAN ARE TO BE DESIGNED AND ALSO
STATED ON AN ENGINEERS CERTIFICATE AS BEING WHOLLY APPROVED BEFORE
COMMENCEMENT OF ANY WORKS. THESE DRAWINGS ARE TO BE THEN READ IN CONJUNCTION
WITH ENGINEERS PLANS AND DOCUMENTS, WITH ENGINEERS REFERENCES TAKING
PRECEDENCE.

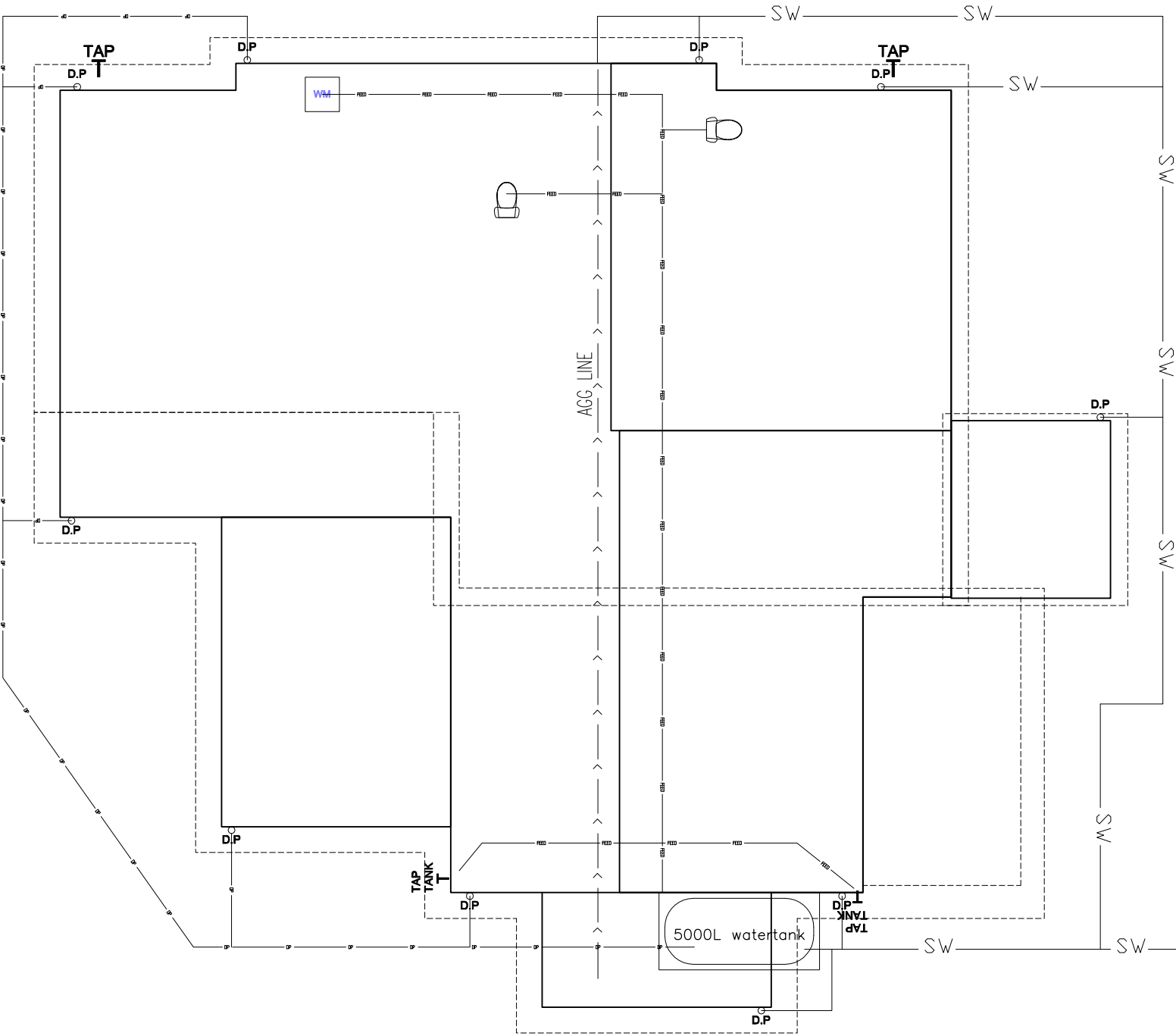
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| | | |
|--|--------------------|----------------------------|
| CLIENT A & S Simpson + N & J Hunter | | |
| JOB Proposed Residence | | |
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| SHEET 7 of 12 | DATE 23/06/2022 | DWG No. 7873-wd4 |

 **Certificate No. # 9LDSAXTF9Z-01**
Scan QR code or follow website link for rating details.

Assessor name Albert Burton
Accreditation No. DMN21/2045
Property Address 113 Orchard Street,
Warriewood, NSW, 2102


<https://app-h5web-prod-eastau-001.azurewebsites.net/QRCodeLanding?Publi>



STORMWATER LEGEND

TOILET

WASHING MACHINE

YARD TAP

YARD TAP FROM TANK

DOWNPIPE POSITION

DOWNPIPE COLLECTION LINE INTO TANK

TOILET, WASHINE MACHINE FEED LINE

TANK OVERFLOW TO STREET

Agg Line

WATER MANAGEMENT PLAN

SCALE 1:100

Certificate No. #9LDSAXTF9Z-01

Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Albert Burton
DMN/21/2045
113 Orchard Street,
Warriewood, NSW, 2102

<https://app-95web-prod-eastau-001.azurewebsites.net/QRCodeLanding?Publi>

CLIENT

A & S Simpson + N & J Hunter

JOB

Proposed Residence

LOCATION

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Warriewood NSW 2102

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SHEET

8 of 12

DATE

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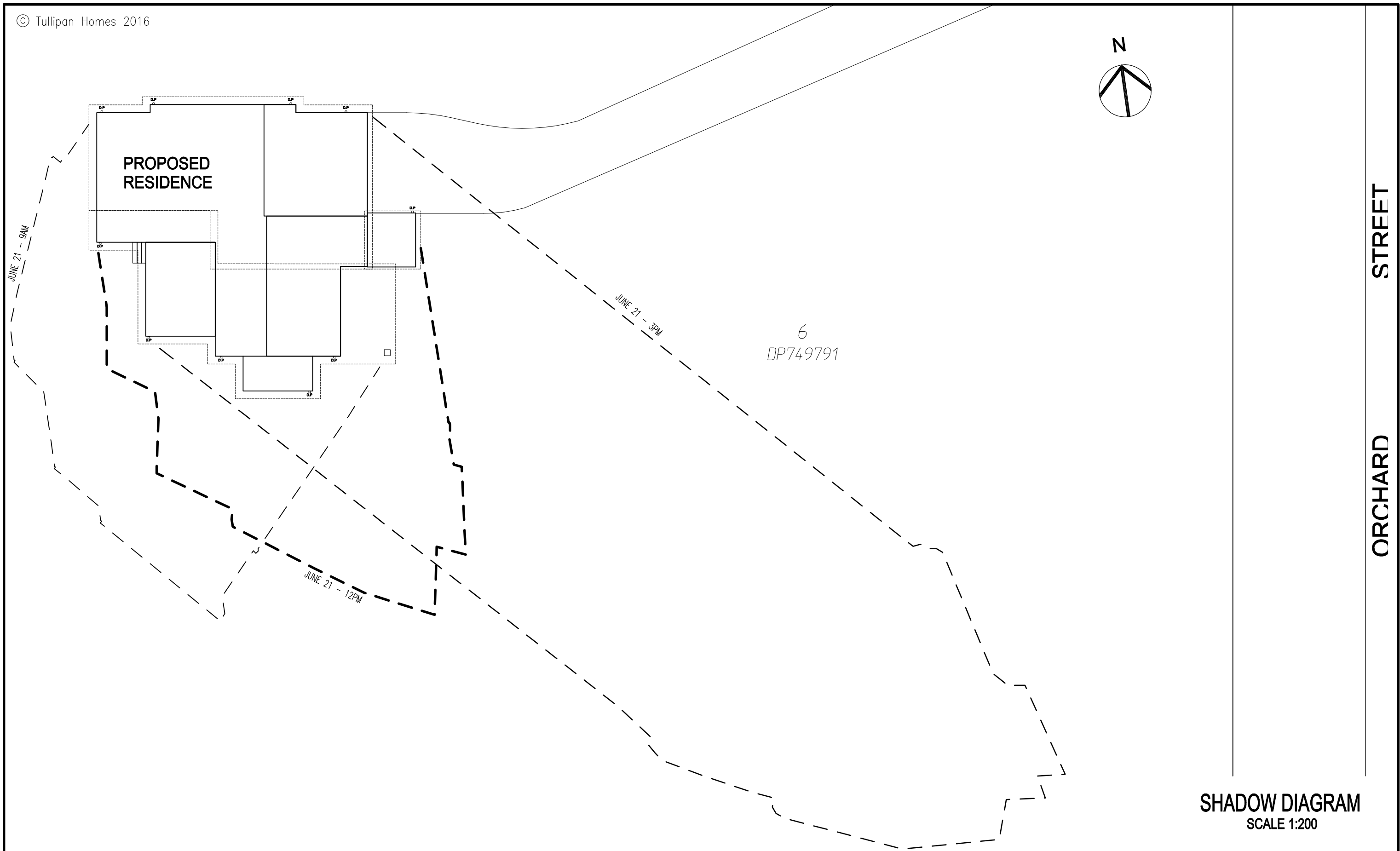
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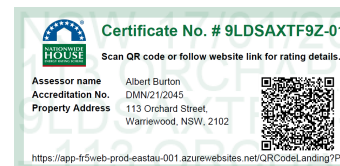
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SHADOW DIAGRAM
SCALE 1:200



| | | | |
|--|--------------------|---|---|
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