

Thermal Comfort & BASIX Assessment

BUILDING SUSTAINABILITY CONSULTANTS



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Kuatro Proposed Residential Development 8 Forest Road, Warriewood NSW 2102

| Issue | File Ref | Description | Author | Date |
|-------|----------|---|--------|----------|
| Draft | 9503 | Thermal Comfort and BASIX Assessment | MF | 23/09/15 |
| А | 9503 | Thermal Comfort and BASIX Assessment | MF | 24/09/15 |
| В | 17-0068 | Redesign- Thermal Comfort and BASIX Assessment | DO | 24/02/17 |
| С | 18-0109 | Redesign- Thermal Comfort and BASIX Assessment | AM | 25/01/18 |
| D | 21-2631 | Building fabric update and design changes | AA/PJC | 17/12/21 |
| Е | 22-4135R | Thermal Comfort and BASIX Update | HE | 24/01/23 |
| F | 23-4645R | Thermal Comfort and BASIX Update | SF | 29/08/23 |
| G | 23-5031R | BASIX update | MP | 14/09/23 |
| Н | - | BASIX update – individual rainwater tanks to townhouses removed | LP | 23/10/23 |
| I | - | BASIX update – common area ventilation update, rainwater tank update | LP | 09/11/23 |



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This report has been prepared by Efficient Living Pty Ltd on behalf of our client Kuatro. Efficient Living prepares reports in accordance with the BASIX Thermal Comfort (PD) ocol and is backed by professional indemnity insurance. This report takes into account our client's instructions and preferred building inclusions.



| Prepared for | Kuatro |
|-----------------|---|
| | 1 Macquarie St, Sydney NSW 2000 |
| Contact | Jessie Farrell |
| | Phone: 0434 415 293 Email: jessie.f@kuatro.com.au |
| Introduction | Efficient Living has investigated the estimated thermal comfort, water and energy usage of the proposed development to be built at 8 Forest Road, Warriewood. |
| | Heating and cooling loads for the development have been determined using BERS thermal simulation software. The report is based on the architectural drawings provided by Kuatro. For further details, refer to the individual BASIX certificates and Efficient Living inclusions summary respectively. |
| Analysis | The BASIX assessment is divided into three sections, each independently measuring the efficiency of the development. These are Water, Thermal Comfort and Energy. |
| | BASIX requires a minimum target of 40% for the Water section. A BERS pass or fail is required for the thermal comfort section and a minimum required energy target of 30% for the unit buildings and 40% for the townhouses. |
| Water | The proposed development has achieved the BASIX Water target of 40%. |
| | The water usage of the development is calculated based on the number and efficiency of permanent fixtures and appliances such as taps, showerheads and toilets, the dish washer and clothes washing machine. The size of the rain tank and number of connections has a huge impact on your water score as does the area of gardens and lawns and whether or not low water plant species are incorporated. |
| Thermal comfort | Thermal Comfort targets are set by the Department of Planning in the form of heating and cooling caps. The buildings thermal physics is measured using BERS thermal performance assessment tools. This equates an expected level of energy consumption to heat and cool each dwelling per annum expressed in MJ (megajoules) per square meter of floor area. |
| | Each unit has individual heating and cooling caps and a weighted average heating and cooling load for the whole development. The weighted average caps are a lot harder to achieve than the individual unit caps. |
| Energy | The proposed development has achieved the energy target of 35% for the unit buildings and 40% for the townhouses, to pass this section. |
| | The energy usage of the development is calculated based on the efficiency of fixed appliances that will be used. This includes the air conditioning system, hot water system, lighting, exhaust fans, cook top, oven, and clothes drying facilities. |





| Inclusions summary | The inclusions as outlined in the table below have been incorporated in each unit to allow them to reach their environmental sustainability targets. |
|-----------------------|---|
| Thermal comfort | Average heating loads are 20% below allowable BASIX targets |
| | Average cooling loads are 48% below allowable BASIX targets |
| Glazing Doors/windows | Aluminium framed single clear glazing to all units & townhouses: |
| | Type A: awning + hinged |
| | U-Value: 6.7 (equal to or lower than) and SHGC: 0.57 (±10%) |
| | Type B: sliding + fixed |
| | U-Value: 6.7 (equal to or lower than) and SHGC: 0.70 (±10%) |
| | |
| | Glazing upgrade: |
| | Type B: sliding |
| | U-Value: 5.6 (equal to or lower than) and SHGC: 0.41 (±10%) |
| | Given values are NFRC, total window values |
| Roof | Concrete roof |
| | Default colour modelled |
| Ceiling | Suspended plasterboard ceiling with soffit insulation R _{SYSTEM} 2.2 |
| | No ceiling insulation |
| | Note: There will be no loss of ceiling insulation due to the installation of downlights as insulation is to be installed such that the downlights do not infringe on the insulation zone. |
| External wall | 75mm Hebel with R1.5 insulation (insulation only value) |
| | Metal cladding with R1.5 insulation (insulation only value) |
| | 200mm concrete with R0.9 insulation (insulation only value) |
| | Default colour modelled |
| Inter tenancy walls | Townhouses: 200mm concrete with plasterboard lining |
| | Units: Framed with plasterboard lining, 200mm concrete with plasterboard lining where concrete walls/columns shown on drawings |
| | Minimum system R-value for walls to common corridors of R _{SYSTEM} 0.8 |





| Walls with-in dwellings | Plasterboard on studs with no insulation | | | | | | | |
|-------------------------|--|--|---------------------------|--|--|--|--|--|
| Floors | Concrete – R0.9 subfloor insulation required to units with garage below | | | | | | | |
| | No insulation required between levels | | | | | | | |
| Floor coverings | Default floor coverings modelled | | | | | | | |
| BASIX water inclusions | Score – 40/40 (Units) and 41/40 (Townhouses) | | | | | | | |
| Fixtures | | Units Townhouses | | | | | | |
| | Showerheads: | Mid (>6L but <=7.5 L/min) | Mid (>6L but <=7.5 L/min) | | | | | |
| | Toilets: | 4.0 star | 4.0 star | | | | | |
| | Kitchen taps: | 5.0 star | 6.0 star | | | | | |
| | Bathroom vanity taps: | 5.0 star | 6.0 star | | | | | |
| Appliances within units | Dishwashers: | 5.0 star | N/A | | | | | |
| | Clothes washers: | 4.5 star to units 2, 4, 8, 12, 15, 18 and 26 | N/A | | | | | |
| Rainwater storage | Total storage capacity of 1 | 0,000L | | | | | | |
| | To collect from a combine | d roof area of 600m² | | | | | | |
| | To be connected to comm | on area landscaping and private | townhouse landscaping | | | | | |
| Fire sprinkler systems | No BASIX restriction | | | | | | | |
| BASIX energy inclusions | Score – 35/35 (Units) and 4 | 41/40 (Townhouses) | | | | | | |
| Hot water system | Units: Central hot water system - gas-fired boiler. Specification: Piping insulation (ringmain & supply risers) (a) Piping external to building: R1.0 (~38mm); (b) Piping internal to building: R1.0 (~38mm) | | | | | | | |
| | | vater system - gas-fired boiler. Sp (a) Piping external to building: R1 ~38mm) | | | | | | |
| Lift motors | All lifts to have gearless tra | action with VVVF motor | | | | | | |
| | | | | | | | | |





| Appliances & other efficiency | | Units | Townhouses | | | |
|---|---|---|---------------------------------|--|--|--|
| measures | Cooking: | Gas cooktop & electric oven | Gas cooktop & electric oven | | | |
| | Dishwashers: | 4.0 star | N/A | | | |
| | Clothes washers: | 3.5 star to units 2, 4, 8, 12, 15, 18 and 26 | N/A | | | |
| | Clothes dryers: | 7.0 star | N/A | | | |
| Fridge space | Well ventilated fridge | space | | | | |
| Heating & cooling within units and townhouses | All units and terraces living areas and at lea | to have individual, single phase, re ast 1 bedroom | verse cycle air conditioning to | | | |
| | | Units | Townhouses | | | |
| | Cooling EER: | EER 3.0 - 3.5 | EER 3.0 - 3.5 | | | |
| | Heating EER (COP): | EER 3.0 - 3.5 | EER 3.0 - 3.5 | | | |
| | Day night zoning required | | | | | |
| Artificial lighting within units | At least 80% of all ligl | ht fittings with-in each room are to | have fluorescent or LED globes. | | | |
| Ventilation | Bathroom – Individual fan, ducted to roof or façade – manual on / manual off switch | | | | | |
| within units | Laundry – Individual fan, ducted to roof or façade – manual on / manual off switch | | | | | |
| | Kitchen range hood – Individual fan, ducted to roof or façade – manual on / manual off switch | | | | | |
| Artificial lighting | Underground car park area – Fluorescent lights with zoned switching and motion sensors | | | | | |
| to common areas | Lifts – LED lights connected to lift call button | | | | | |
| | Garbage rooms – Fluo | prescent lights with motion sensor | | | | |
| | Covered fitness area – compact fluorescent lights with time clocks | | | | | |
| | Pool Plant – compact fluorescent with motion sensor | | | | | |
| | Adaptable AC – LED lights with manual on/off switch | | | | | |
| | Lobbies and common area hallways – LED lights with zoned switching and motion sensors | | | | | |





Ventilation to common areas

Underground car park area – supply & exhaust air with a carbon monoxide monitor &

VSD fan

Garbage rooms – Exhaust air, running continuously

Covered fitness area – ventilation supply air only, time clock or BMS controlled

Pool Plant – ventilation supply air only, continuous

Adaptable AC – no mechanical ventilation

Ground floor lobbies and hallways of Buildings A, B, C & D – Naturally ventilated

Level 1 and Level 2 lobbies and hallways of Buildings A & D – Supply air, time clock or

BMS controlled

Level 1 and Level 2 lobbies and hallways of Buildings B & C – Naturally ventilated

Alternative energy

No BASIX requirement for alternative energy

Report Contact

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Thermal Comfort Upgrades Proposed Residential Development



8 Forest Road, Warriewood NSW 2102

Issued in accordance with BASIX Thermal Comfort Simulation Method

| Certificat | Issued in accordance with BASIX Thermal Comfort Simulation Method Certificate # 0006938500 and 0006938520 Accreditation # HERA10033 | | | | | | | | | |
|----------------|---|------|---------|------|-------------------------|----------------|------------------------------|--|--|--|
| | Thermal performance specifications | | | | | | | | | |
| Unit number | Number of Bedrooms | | or area | | dict. loads MJ/M²/y) | Star Rating | Thermal Comfort Upgrades | | | |
| number | Beardonis | Con. | Uncon. | Heat | Cool (Sens & Lat) | rating | | | | |
| | Townhouses | | | | | | | | | |
| 01 | 4 | 222 | 7 | 31.8 | 23.1 | 5.7 | None | | | |
| 02 | 4 | 171 | 0 | 37.1 | 41.7 | 4.4 | None | | | |
| 03 | 4 | 171 | 0 | 32.4 | 38.2 | 4.7 | None | | | |
| 04 | 4 | 171 | 0 | 38 | 41.3 | 4.3 | None | | | |
| 05 | 4 | 171 | 0 | 46.6 | 51.9 | 3.7 | Glazing upgrade to TH05-FG18 | | | |
| 06 | 4 | 171 | 0 | 45.3 | 48.2 | 3.8 | Glazing upgrade to TH06-FG18 | | | |
| 07 | 4 | 171 | 0 | 32.4 | 37.7 | 4.8 | None | | | |
| 08 | 4 | 171 | 0 | 38.3 | 40.9 | 4.3 | None | | | |
| 09 | 4 | 171 | 0 | 48 | 51.4 | 3.6 | Glazing upgrade to TH09-FG18 | | | |
| 10 | 4 | 171 | 0 | 45 | 49.4 | 3.8 | Glazing upgrade to TH10-FG18 | | | |
| 11 | 4 | 171 | 0 | 32.3 | 38.2 | 4.8 | None | | | |
| 12 | 4 | 171 | 0 | 38 | 41.4 | 4.3 | None | | | |
| 13 | 4 | 177 | 0 | 33 | 37.8 | 4.7 | None | | | |
| 14 | 4 | 201 | 3 | 50.5 | 51.4 | 3.6 | None | | | |
| | | | | | Buildi | ng A | | | | |
| 01 | 3 | 121 | 0 | 47.4 | 22.6 | 4.8 | None | | | |
| 02 | 3 | 121 | 0 | 35.7 | 21.8 | 5.5 | None | | | |
| 03 | 3 | 126 | 0 | 22.6 | 16.2 | 7 | None | | | |
| 04 | 1 | 81 | 0 | 33.8 | 19.5 | 5.8 | None | | | |
| 05 | 2 | 94 | 7 | 37 | 21.5 | 5.4 | None | | | |
| 06 | 3 | 126 | 0 | 44.1 | 15.8 | 5.4 | None | | | |
| 07 | 3 | 121 | 0 | 30.5 | 38.6 | 4.8 | None | | | |
| 08 | 3 | 121 | 0 | 21.6 | 38.5 | 5.4 | None | | | |
| 09 | 3 | 126 | 0 | 9.8 | 30.6 | 6.9 | None | | | |
| 10 | 3 | 131 | 0 | 6.7 | 30.4 | 7.1 | None | | | |
| 11 | 2 | 94 | 7 | 18.6 | 32.8 | 5.9 | None | | | |
| 12 | 3 | 126 | 0 | 26.1 | 23.3 | 6.1 | None | | | |
| 13 | 4 | 133 | 0 | 51.2 | 37.2 | 3.9 | None | | | |
| 14 | 3 | 121 | 0 | 25.8 | 29 | 5.7 | None | | | |
| 15 | 3 | 126 | 0 | 17.8 | 23 | 6.9 | None | | | |
| 16 | 3 | 131 | 0 | 16.6 | 26.9 | 6.6 | None | | | |
| 17 | 2 | 94 | 7 | 39.6 | 23.4 | 5.2 | None | | | |
| 18 | 3 | 126 | 0 | 46.7 | 31.8 | 4.4 | None | | | |
| | | | | | Buildi | _ | | | | |
| 19 | 3 | 121 | 0 | 27.4 | 22.3 | 6.1 | None | | | |



Thermal Comfort Upgrades

Proposed Residential Development

8 Forest Road, Warriewood NSW 2102

Issued in accordance with BASIX Thermal Comfort Simulation Method

| Certificat | Certificate # 0006938500 and 0006938520 Accreditation # HERA1003 | | | | | | | | |
|------------------------------------|--|------|---------|------|-------------------------|--------|--------------------------|--|--|
| Thermal performance specifications | | | | | | | | | |
| Unit | Number of | | or area | Pre | dict. loads MJ/M²/y) | Star | Thermal Comfort Upgrades | | |
| number | Bedrooms | Con. | Uncon. | Heat | Cool (Sens & Lat) | Rating | | | |
| 20 | 3 | 126 | 0 | 18.6 | 15.9 | 7.3 | None | | |
| 21 | 2 | 86 | 7 | 25.5 | 15.6 | 6.8 | None | | |
| 22 | 3 | 119 | 0 | 48.2 | 20.4 | 4.9 | None | | |
| 23 | 3 | 127 | 0 | 41.1 | 12.5 | 5.8 | None | | |
| 24 | 3 | 131 | 0 | 37 | 27.9 | 5.1 | None | | |
| 25 | 3 | 121 | 0 | 14.2 | 35.3 | 6.1 | None | | |
| 26 | 3 | 126 | 0 | 8.6 | 28.1 | 7.2 | None | | |
| 27 | 2 | 86 | 7 | 12 | 28.6 | 6.9 | None | | |
| 28 | 3 | 119 | 0 | 30.7 | 33.2 | 5.1 | None | | |
| 29 | 3 | 127 | 0 | 22.9 | 19.2 | 6.7 | None | | |
| 30 | 3 | 131 | 0 | 21.1 | 38.6 | 5.4 | None | | |
| 31 | 3 | 121 | 0 | 21.8 | 30.9 | 5.9 | None | | |
| 32 | 3 | 126 | 0 | 17.2 | 22.9 | 6.9 | None | | |
| 33 | 2 | 86 | 7 | 22.3 | 23.6 | 6.4 | None | | |
| 34 | 3 | 119 | 0 | 50.9 | 36.1 | 4 | None | | |
| 35 | 3 | 127 | 0 | 43.9 | 26 | 4.8 | None | | |
| 36 | 3 | 131 | 0 | 41.6 | 50.8 | 3.9 | None | | |
| | | | | | Buildi | ng C | | | |
| 37 | 3 | 131 | 0 | 26.3 | 18.7 | 6.5 | None | | |
| 38 | 3 | 132 | 0 | 28.6 | 18.2 | 6.4 | None | | |
| 39 | 3 | 131 | 0 | 65 | 28.3 | 3.8 | None | | |
| 40 | 3 | 129 | 0 | 43.9 | 26.4 | 4.8 | None | | |
| 41 | 3 | 131 | 0 | 13.6 | 32.8 | 6.4 | None | | |
| 42 | 3 | 132 | 0 | 12.4 | 33.6 | 6.4 | None | | |
| 43 | 3 | 142 | 0 | 40.6 | 34.2 | 4.5 | None | | |
| 44 | 3 | 129 | 0 | 25.2 | 38.6 | 5.1 | None | | |
| 45 | 3 | 131 | 0 | 23.5 | 27 | 6 | None | | |
| 46 | 3 | 132 | 0 | 24.5 | 28 | 5.9 | None | | |
| 47 | 3 | 142 | 0 | 61.8 | 38.2 | 3.6 | None | | |
| 48 | 3 | 129 | 0 | 43.5 | 46.3 | 3.9 | None | | |
| | | | | | Buildi | ng D | | | |
| 49 | 3 | 121 | 0 | 46.1 | 22.5 | 4.9 | None | | |
| 50 | 2 | 87 | 0 | 50.6 | 20.4 | 4.7 | None | | |
| 51 | 3 | 118 | 0 | 44.9 | 32.2 | 4.4 | None | | |
| 52 | 3 | 112 | 7 | 21.4 | 18.9 | 6.9 | None | | |
| 53 | 3 | 127 | 0 | 18.9 | 13.3 | 7.4 | None | | |



Thermal Comfort Upgrades Proposed Residential Development



8 Forest Road, Warriewood NSW 2102

Issued in accordance with BASIX Thermal Comfort Simulation Method

| Certificat | e # 0006938 | | | Accreditation # HERA10033 | | | | | | | |
|------------|------------------------------------|--------------------|--------|-----------------------------|----------------------|--------|---|--|--|--|--|
| | Thermal performance specifications | | | | | | | | | | |
| Unit | Number of | Floor area (M²) | | Predict. loads (MJ/M²/y) | | Star | Thermal Comfort Upgrades | | | | |
| number | Bedrooms | Con. | Uncon. | Heat | Cool (Sens & Lat) | Rating | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | | | |
| 54 | 3 | 121 | 0 | 26.1 | 20.7 | 6.3 | None | | | | |
| 55 | 3 | 121 | 0 | 27.4 | 34 | 5.3 | None | | | | |
| 56 | 2 | 87 | 0 | 32.6 | 30 | 5.2 | None | | | | |
| 57 | 3 | 118 | 0 | 27.6 | 45.1 | 4.6 | None | | | | |
| 58 | 3 | 112 | 7 | 7.8 | 34.7 | 6.7 | None | | | | |
| 59 | 3 | 127 | 0 | 7.2 | 21.7 | 7.8 | None | | | | |
| 60 | 3 | 121 | 0 | 12.8 | 36.6 | 6.1 | None | | | | |
| 61 | 3 | 121 | 0 | 44.3 | 41.5 | 4.1 | None | | | | |
| 62 | 2 | 87 | 0 | 50 | 42.6 | 3.9 | None | | | | |
| 63 | 3 | 118 | 0 | 46.2 | 52.5 | 3.7 | None | | | | |
| 64 | 3 | 112 | 7 | 17.9 | 27.9 | 6.4 | None | | | | |
| 65 | 3 | 127 | 0 | 14.4 | 21.6 | 7.2 | None | | | | |
| 66 | 3 | 121 | 0 | 21.9 | 33.3 | 5.7 | None | | | | |

Nationwide House Energy Rating Scheme — Multiple Class1dwelling summary NatHERS Certificate No. 0006938500

Generated on 29 Aug 2023 using BERS Pro v4.4.1.5 (3.21)

Property

Address 8 Forest Road,

Warriewood, NSW, 2102

Lot/DP 1/5055

NatHERS climate zone 56



Tracey Cools
Efficient Living
admin@efficientliving.com.au
02 9970 6181

Accreditation No. HERA10033

Assessor Accrediting Organisation HERA





Verification

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

Summary of all dwellings

| Certificate number and link | Unit Number | Heating load (MJ/m²/p.a.) | Cooling load (MJ/m²/p.a.) | Total load (MJ/m ² /p.a.) | Star rating |
|-----------------------------|----------------|------------------------------|---------------------------|---|-------------|
| 0008350894-03 | TH01 | 31.8 | 23.1 | 54.8 | 5.7 |
| 0008350902-03 | TH02 | 37.1 | 41.7 | 78.8 | 4.4 |
| 0008350928-03 | TH03 | 32.4 | 38.2 | 70.6 | 4.7 |
| 0008350936-03 | TH04 | 38 | 41.3 | 79.2 | 4.3 |
| 0008350944-03 | TH05 | 46.6 | 51.9 | 98.4 | 3.7 |

National Construction Code (NCC) requirements

Continued Over

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.



Summary of all dwellings (continued)

| Certificate number and link | Unit Number | Heating load (MJ/m²/p.a.) | Cooling load (MJ/m²/p.a.) | Total load (MJ/m²/p.a.) | Star rating |
|-----------------------------|----------------|------------------------------|------------------------------|----------------------------|----------------|
| 0008350951-03 | TH06 | 45.3 | 48.2 | 93.5 | 3.8 |
| 0008350969-03 | TH07 | 32.4 | 37.7 | 70.1 | 4.8 |
| 0008350977-03 | TH08 | 38.3 | 40.9 | 79.2 | 4.3 |
| 0008350985-03 | TH09 | 48 | 51.4 | 99.4 | 3.6 |
| 0008350993-03 | TH10 | 45 | 49.4 | 94.4 | 3.8 |
| 0008351009-03 | TH11 | 32.3 | 38.2 | 70.4 | 4.8 |
| 0008351017-03 | TH12 | 38 | 41.4 | 79.5 | 4.3 |
| 0008351025-03 | TH13 | 33 | 37.8 | 70.8 | 4.7 |
| 0008351033-03 | TH14 | 50.5 | 51.4 | 101.9 | 3.6 |



Explanatory notes

About this report

This summary rating is the average rating of all NCC Class 2 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the 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. For more details about an individual dwelling's assessment, refer to the individual dwelling's Nathers Certificate (accessible via link).

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). 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.

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.

Disclaime

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. 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.

Nationwide House Energy Rating Scheme — Class 2 summary NatHERS Certificate No. 0006938520

Generated on 29 Aug 2023 using BERS Pro v4.4.1.5 (3.21)

Property

Address 8 Forest Road,

Warriewood, NSW, 2102

Lot/DP 1/5055

NatHERS climate zone 56

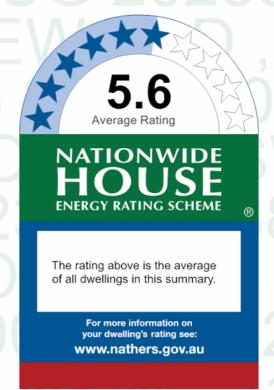
Accredited assessor



Tracey Cools
Efficient Living
admin@efficientliving.com.au
02 9970 6181

Accreditation No. HERA10033

Assessor Accrediting Organisation HERA





Verification

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

Summary of all dwellings

| Certificate number and link | Unit Number | Heating load (MJ/m²/p.a.) | Cooling load (MJ/m²/p.a.) | Total load (MJ/m ² /p.a.) | Star rating |
|-----------------------------|----------------|------------------------------|---------------------------|---|-------------|
| 0008351074-03 | 01 | 47.4 | 22.6 | 70 | 4.8 |
| 0008351082-03 | 02 | 35.7 | 21.8 | 57.6 | 5.5 |
| 0008366528-02 | 03 | 22.6 | 16.2 | 38.7 | 7 |
| 0008351108-03 | 04 | 33.8 | 19.5 | 53.4 | 5.8 |
| 0008351116-09 | 05 | 37 | 21.5 | 58.4 | 5.4 |

National Construction Code (NCC) requirements

Continued Over

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.



Summary of all dwellings (continued)

| Certificate number and link | Unit Number | Heating load (MJ/m²/p.a.) | Cooling load (MJ/m²/p.a.) | Total load (MJ/m²/p.a.) | Star rating |
|-----------------------------|----------------|------------------------------|---------------------------|----------------------------|----------------|
| 0008366536-02 | 06 | 44.1 | 15.8 | 59.9 | 5.4 |
| 0008351124-03 | 07 | 30.5 | 38.6 | 69.1 | 4.8 |
| 0008351132-03 | 08 | 21.6 | 38.5 | 60.1 | 5.4 |
| 0008366544-02 | 09 | 9.8 | 30.6 | 40.4 | 6.9 |
| 0008351140-06 | 10 | 6.7 | 30.4 | 37.1 | 7.1 |
| 0008366551-02 | 11 | 18.6 | 32.8 | 51.4 | 5.9 |
| 0008366569-02 | 12 | 26.1 | 23.3 | 49.5 | 6.1 |
| 0008351157-03 | 13 | 51.2 | 37.2 | 88.5 | 3.9 |
| 0008351165-03 | 14 | 25.8 | 29 | 54.8 | 5.7 |
| 0008366577-02 | 15 | 17.8 | 23 | 40.8 | 6.9 |
| 0008366585-02 | 16 | 16.6 | 26.9 | 43.5 | 6.6 |
| 0008366593-02 | 17 | 39.6 | 23.4 | 63 | 5.2 |
| 0008366601-02 | 18 | 46.7 | 31.8 | 78.4 | 4.4 |
| 0008351173-03 | 19 | 27.4 | 22.3 | 49.7 | 6.1 |
| 0008351090-27 | 20 | 18.6 | 15.9 | 34.4 | 7.3 |
| 0008351181-09 | 21 | 25.5 | 15.6 | 41.2 | 6.8 |
| 0008351199-09 | 22 | 48.2 | 20.4 | 68.6 | 4.9 |
| 0008351207-09 | 23 | 41.1 | 12.5 | 53.6 | 5.8 |
| 0008351215-09 | 24 | 37 | 27.9 | 64.9 | 5.1 |
| 0008351223-03 | 25 | 14.2 | 35.3 | 49.6 | 6.1 |
| 0008366619-02 | 26 | 8.6 | 28.1 | 36.7 | 7.2 |
| 0008366627-02 | 27 | 12 | 28.6 | 40.6 | 6.9 |
| 0008366635-02 | 28 | 30.7 | 33.2 | 63.9 | 5.1 |
| 0008366643-02 | 29 | 22.9 | 19.2 | 42.1 | 6.7 |
| 0008366650-02 | 30 | 21.1 | 38.6 | 59.7 | 5.4 |
| 0008351231-03 | 31 | 21.8 | 30.9 | 52.7 | 5.9 |
| 0008366668-02 | 32 | 17.2 | 22.9 | 40.1 | 6.9 |
| 0008366676-02 | 33 | 22.3 | 23.6 | 45.9 | 6.4 |



| Certificate number and link | Unit Number | Heating load (MJ/m²/p.a.) | Cooling load (MJ/m²/p.a.) | Total load (MJ/m²/p.a.) | Star rating |
|-----------------------------|----------------|---------------------------|------------------------------|----------------------------|----------------|
| 0008366684-02 | 34 | 50.9 | 36.1 | 87 | 4 |
| 0008366692-02 | 35 | 43.9 | 26 | 69.9 | 4.8 |
| 0008366700-02 | 36 | 41.6 | 50.8 | 92.4 | 3.9 |
| 0008351256-09 | 37 | 26.3 | 18.7 | 45 | 6.5 |
| 0008351264-07 | 38 | 28.6 | 18.2 | 46.7 | 6.4 |
| 0008351272-03 | 39 | 65 | 28.3 | 93.3 | 3.8 |
| 0008351280-07 | 40 | 43.9 | 26.4 | 70.3 | 4.8 |
| 0008366718-02 | 41 | 13.6 | 32.8 | 46.4 | 6.4 |
| 0008366726-02 | 42 | 12.4 | 33.6 | 46 | 6.4 |
| 0008351298-05 | 43 | 40.6 | 34.2 | 74.8 | 4.5 |
| 0008366734-02 | 44 | 25.2 | 38.6 | 63.8 | 5.1 |
| 0008366742-02 | 45 | 23.5 | 27 | 50.5 | 6 |
| 0008366759-02 | 46 | 24.5 | 28 | 52.5 | 5.9 |
| 0008366767-02 | 47 | 61.8 | 38.2 | 100 | 3.6 |
| 0008366775-02 | 48 | 43.5 | 46.3 | 89.8 | 3.9 |
| 0008351306-09 | 49 | 46.1 | 22.5 | 68.6 | 4.9 |
| 0008351314-03 | 50 | 50.6 | 20.4 | 71.1 | 4.7 |
| 0008351322-08 | 51 | 44.9 | 32.2 | 77.1 | 4.4 |
| 0008351330-09 | 52 | 21.4 | 18.9 | 40.3 | 6.9 |
| 0008351348-09 | 53 | 18.9 | 13.3 | 32.1 | 7.4 |
| 0008351355-09 | 54 | 26.1 | 20.7 | 46.9 | 6.3 |
| 0008366783-02 | 55 | 27.4 | 34 | 61.4 | 5.3 |
| 0008351363-06 | 56 | 32.6 | 30 | 62.7 | 5.2 |
| 0008366791-02 | 57 | 27.6 | 45.1 | 72.7 | 4.6 |
| 0008366809-02 | 58 | 7.8 | 34.7 | 42.5 | 6.7 |
| 0008366817-02 | 59 | 7.2 | 21.7 | 28.9 | 7.8 |
| 0008366825-02 | 60 | 12.8 | 36.6 | 49.4 | 6.1 |
| 0008366833-02 | 61 | 44.3 | 41.5 | 85.8 | 4.1 |
| 0008366841-01 | 62 | 57.2 | 53.9 | 111 | 3.3 |
| 0008366858-01 | 63 | 46.9 | 58.1 | 105 | 3.4 |
| 0008366866-02 | 64 | 17.9 | 27.9 | 45.8 | 6.4 |

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5.6 Star Rating as of 29 Aug 2023

| A. Care | |
|-----------------|-----|
| HO INDEXTENT | USE |

| Certificate number and link | Unit Number | Heating load (MJ/m²/p.a.) | Cooling load (MJ/m²/p.a.) | Total load (MJ/m²/p.a.) | Star rating |
|-----------------------------|----------------|------------------------------|------------------------------|----------------------------|----------------|
| 0008366874-02 | 65 | 14.4 | 21.6 | 36 | 7.2 |
| 0008366882-02 | 66 | 21.9 | 33.3 | 55.2 | 5.7 |
| Average | | 29.87 | 28.90 | 58.78 | 5.63 |



Explanatory notes

About this report

This summary rating is the average rating of all NCC Class 2 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the 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. For more details about an individual dwelling's assessment, refer to the individual dwelling's Nathers Certificate (accessible via link).

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). 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.

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.

Disclaime

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. 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.