

Nationwide House Energy Rating Scheme

NatHERS Certificate No. 0008295354-01

Generated on 13 Dec 2022 using BERS Pro v4.4.1.5 (3.21)

Property

Address Greendale Avenue , Frenchs Forest ,
NSW , 2086

Lot/DP 20/224556

NCC Class* 1A

Type New Dwelling

Plans

Main Plan 29916047

Prepared by Clarendon Homes - AL

Construction and environment

Assessed floor area (m²)*	Exposure Type
Conditioned* 298.0	Suburban
Unconditioned* 52.0	NatHERS climate zone
Total 350.0	56
Garage 38.0	



Accredited assessor

Name Daniel.Warda

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Assessor Accrediting Organisation
ABSA

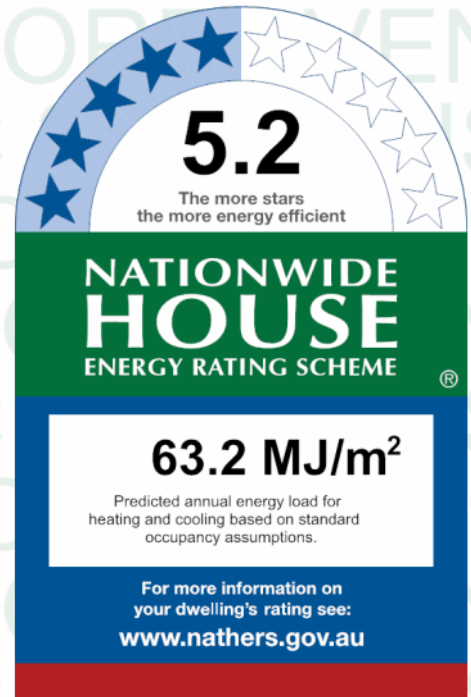
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

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



Thermal performance

Heating	Cooling
37.8	25.5
MJ/m²	MJ/m²

About the rating

NatHERS software models the expected thermal energy loads using information about the design and construction, climate and common patterns of household use. The software does not take into account appliances, apart from the airflow impacts from ceiling fans.

Verification

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



Certificate check

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

Genuine certificate

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

Ceiling penetrations*

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

Windows

Does the installed window meet the substitution tolerances (SHGC and U-value) and window type, of the window shown on this Certificate? Substituted values must be based on the Australian Fenestration Rating Council (AFRC) protocol.

Apartment entrance doors

Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.

Exposure*

Has the appropriate exposure level (terrain) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".

Provisional* values

Have provisional values been used in the assessment and, if so, noted in "additional notes" below?

Additional notes

Rev D

I have modeled the shading in accordance with NatHERS principles

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
No Data Available					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
STG-002-01 A	STG-002-01 A Aluminium Awning Window SG 3Clr	6.5	0.65	0.62	0.68
STG-073-01 W	STG-073-01 W Alumiere Fixed Window SG 4CLR	6.2	0.76	0.72	0.80
STG-058-03 A	STG-058-03 A Aluminium Bi-fold Window SG 3Clr	6.1	0.52	0.49	0.55
STG-007-01 A	STG-007-01 A Aluminium Sliding Window SG 3Clr	6.3	0.73	0.69	0.77

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
WIP	STG-002-01 A	n/a	2000	800	n/a	90	W	No
WIP	STG-002-01 A	n/a	600	1800	n/a	45	S	No
Kitchen/Family/	STG-073-01 W	n/a	2000	2600	n/a	00	W	No
Kitchen/Family/	STG-073-01 W	n/a	2000	2600	n/a	00	W	No
Kitchen/Family/	STG-073-01 W	n/a	2000	1800	n/a	00	W	No
Kitchen/Family/	STG-058-03 A	n/a	2400	2770	n/a	90	N	No
Study	STG-007-01 A	n/a	2000	2400	n/a	30	W	No
Study	STG-002-01 A	n/a	500	2600	n/a	60	N	No
MPR	STG-002-01 A	n/a	500	2600	n/a	60	N	No
MPR	STG-002-01 A	n/a	1800	1200	n/a	90	E	No
MPR	STG-002-01 A	n/a	1800	1200	n/a	90	E	No
Guest Bed	STG-002-01 A	n/a	1800	1200	n/a	90	E	No
Guest Bed	STG-002-01 A	n/a	1800	1200	n/a	90	E	No
Garage	STG-002-01 A	n/a	600	1800	n/a	45	S	No
Leisure	STG-007-01 A	n/a	1200	2600	n/a	45	W	No
Leisure	STG-002-01 A	n/a	1200	2100	n/a	45	E	No
Bath	STG-007-01 A	n/a	1200	800	n/a	45	N	No
Bedroom 2/WIR	STG-007-01 A	n/a	1200	2100	n/a	45	W	No
Bedroom 3/WIR	STG-002-01 A	n/a	1300	2100	n/a	45	E	No
Bedroom 4	STG-002-01 A	n/a	1300	2100	n/a	45	E	No
Bedroom 1	STG-002-01 A	n/a	1300	1800	n/a	45	E	No
Bedroom 1	STG-002-01 A	n/a	1300	1800	n/a	45	E	No
Bedroom 1	STG-002-01 A	n/a	600	1500	n/a	45	S	No
Ensuite	STG-007-01 A	n/a	1200	800	n/a	45	W	No

Roof window *type and performance*

Default* roof windows

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

Custom* roof windows

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

Roof window schedule

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

Skylight type and performance

Skylight ID	Skylight description
No Data Available	

Skylight schedule

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

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Laundry	2340	820	90	S
Entry	2457	1020	90	E
Garage	2412	4810	90	E

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Brick Veneer	0.50	Medium	Bulk Insulation R2	No
EW-2	Brick Veneer	0.50	Medium	No insulation	No
EW-3	Single Skin Brick	0.50	Medium	No insulation	No
EW-4	Brick Veneer	0.50	Medium	Bulk Insulation R2	No
EW-5	Fibro Cavity Panel Direct Fix	0.50	Medium	Anti-glare foil with bulk no gap R2	No
EW-6	Fibro Cavity Panel Direct Fix	0.50	Medium	Anti-glare foil with bulk no gap R2	No

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
WIP	EW-1	2750	1895	W	100	NO
WIP	EW-1	2750	2695	S	100	NO
Kitchen/Family/	EW-1	2750	11395	W	100	NO
Kitchen/Family/	EW-1	2750	4500	N	4800	YES
Laundry	EW-1	2750	2990	S	100	YES
Study	EW-1	2750	4195	W	5100	YES

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Study	EW-1	2750	3495	N	600	NO
MPR	EW-1	2750	4395	N	600	NO
MPR	EW-1	2750	5595	E	100	NO
Guest Bed	EW-1	2750	2095	E	100	YES
Guest Bed	EW-1	2750	500	N	100	YES
Guest Bed	EW-1	2750	2400	E	100	NO
Guest Bed	EW-1	2750	2200	S	1800	YES
Entry	EW-1	2750	1690	E	2300	YES
Garage	EW-2	2825	600	N	12400	YES
Garage	EW-3	2825	6600	E	100	NO
Garage	EW-2	2825	5600	S	100	NO
Garage	EW-2	2825	900	W	100	YES
Leisure	EW-4	650	6490	W	0	NO
Leisure	EW-5	2100	6490	W	600	NO
Leisure	EW-4	650	3395	E	0	NO
Leisure	EW-5	2100	3395	E	500	NO
Leisure	EW-4	650	1600	S	0	NO
Leisure	EW-5	2100	1600	S	800	NO
Leisure	EW-6	2750	1000	S	6300	YES
Bath	EW-6	2750	3195	W	600	YES
Bath	EW-6	2750	2895	N	600	NO
Bedroom 2/WIR	EW-4	650	3795	W	0	NO
Bedroom 2/WIR	EW-5	2100	3795	W	600	NO
Bedroom 2/WIR	EW-6	2750	4500	N	600	YES
Bedroom 3/WIR	EW-6	2750	4995	N	600	NO
Bedroom 3/WIR	EW-4	650	3395	E	0	NO
Bedroom 3/WIR	EW-5	2100	3395	E	600	NO
Bedroom 4	EW-4	650	3295	E	0	YES
Bedroom 4	EW-5	2100	3295	E	600	YES
Bedroom 4	EW-4	650	500	N	0	YES
Bedroom 4	EW-5	2100	500	N	7300	YES
Bedroom 4	EW-4	650	695	E	0	NO
Bedroom 4	EW-5	2100	695	E	500	NO
Bedroom 1	EW-6	2750	5695	E	600	YES
Bedroom 1	EW-6	2750	4600	S	600	NO
Bedroom 1	EW-4	650	1895	S	0	NO
Bedroom 1	EW-5	2100	1895	S	600	NO
Ensuite	EW-4	650	3795	S	0	NO

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Ensuite	EW-5	2100	3795	S	600	NO
Ensuite	EW-4	650	2995	W	0	NO
Ensuite	EW-5	2100	2995	W	600	NO

Internal wall type

Wall ID	Wall type	Area (m ²)	Bulk insulation
IW-1 - Cavity wall, direct fix plasterboard, single gap		279.00	No insulation
IW-2 - Cavity wall, direct fix plasterboard, single gap		34.00	Bulk Insulation, No Air Gap R2

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
WIP	Waffle pod slab 300 mm 100mm	4.90	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Kitchen/Family/	Waffle pod slab 300 mm 100mm	60.80	None	Waffle Pod 300mm	60/40 Carpet 10mm/Ceramic
Laundry	Waffle pod slab 300 mm 100mm	6.10	None	Waffle Pod 300mm	Ceramic Tiles 8mm
PDR	Waffle pod slab 300 mm 100mm	6.40	None	Waffle Pod 300mm	Ceramic Tiles 8mm
Study	Waffle pod slab 300 mm 100mm	14.40	None	Waffle Pod 300mm	Carpet+Rubber Underlay 18mm
MPR	Waffle pod slab 300 mm 100mm	24.20	None	Waffle Pod 300mm	Carpet+Rubber Underlay 18mm
Guest Bed	Waffle pod slab 300 mm 100mm	19.70	None	Waffle Pod 300mm	Carpet+Rubber Underlay 18mm
Entry	Waffle pod slab 300 mm 100mm	16.10	None	Waffle Pod 300mm	Carpet+Rubber Underlay 18mm
Garage	Waffle pod slab 225 mm 100mm	37.80	None	Waffle Pod 225mm	Bare
Leisure/Kitchen/Family/	Timber Above Plasterboard 19mm	31.40		No Insulation	Carpet+Rubber Underlay 18mm
Leisure/PDR	Timber Above Plasterboard 19mm	3.70		No Insulation	Carpet+Rubber Underlay 18mm
Leisure/Guest Bed	Timber Above Plasterboard 19mm	9.00		No Insulation	Carpet+Rubber Underlay 18mm
Leisure/Entry	Timber Above Plasterboard 19mm	16.50		No Insulation	Carpet+Rubber Underlay 18mm
Leisure	Suspended Timber Floor 19mm	3.70	Totally Open	No Insulation	Carpet+Rubber Underlay 18mm
Hall/Kitchen/Family/	Timber Above Plasterboard 19mm	3.80		No Insulation	Carpet+Rubber Underlay 18mm
Hall/PDR	Timber Above Plasterboard 19mm	1.00		No Insulation	Carpet+Rubber Underlay 18mm
Hall/Study	Timber Above Plasterboard 19mm	1.20		No Insulation	Carpet+Rubber Underlay 18mm
Hall/MPR	Timber Above Plasterboard 19mm	2.50		No Insulation	Carpet+Rubber Underlay 18mm
Hall/Guest Bed	Timber Above Plasterboard 19mm	1.30		No Insulation	Carpet+Rubber Underlay 18mm
Bath/Study	Timber Above Plasterboard 19mm	8.30		No Insulation	Ceramic Tiles 8mm

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
WC/Kitchen/Family/	Timber Above Plasterboard 19mm	0.70		No Insulation	Ceramic Tiles 8mm
WC/PDR	Timber Above Plasterboard 19mm	1.80		No Insulation	Ceramic Tiles 8mm
Bedroom 2/WIR/Kitchen/Family/	Timber Above Plasterboard 19mm	17.00		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 3/WIR/Study	Timber Above Plasterboard 19mm	1.20		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 3/WIR/MPR	Timber Above Plasterboard 19mm	13.20		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 4/MPR	Timber Above Plasterboard 19mm	3.80		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 4/Guest Bed	Timber Above Plasterboard 19mm	9.20		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1/Laundry	Timber Above Plasterboard 19mm	3.00		No Insulation	Carpet+Rubber Underlay 18mm
Bedroom 1/Garage	Timber Above Plasterboard 19mm	25.60		No Insulation	Carpet+Rubber Underlay 18mm
Ensuite/WIP	Timber Above Plasterboard 19mm	5.00		No Insulation	Ceramic Tiles 8mm
Ensuite/Kitchen/Family/	Timber Above Plasterboard 19mm	4.10		No Insulation	Ceramic Tiles 8mm
Ensuite/Laundry	Timber Above Plasterboard 19mm	2.00		No Insulation	Ceramic Tiles 8mm
WIR/Kitchen/Family/	Timber Above Plasterboard 19mm	3.10		No Insulation	Carpet+Rubber Underlay 18mm
WIR/Laundry	Timber Above Plasterboard 19mm	1.30		No Insulation	Carpet+Rubber Underlay 18mm
WIR/Garage	Timber Above Plasterboard 19mm	1.00		No Insulation	Carpet+Rubber Underlay 18mm

Ceiling type

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
WIP	Timber Above Plasterboard	No Insulation	No
Kitchen/Family/	Timber Above Plasterboard	No Insulation	No
Laundry	Timber Above Plasterboard	No Insulation	No
PDR	Timber Above Plasterboard	No Insulation	No
Study	Plasterboard	Bulk Insulation R3.5	No
Study	Timber Above Plasterboard	No Insulation	No
MPR	Plasterboard	Bulk Insulation R3.5	No
MPR	Timber Above Plasterboard	No Insulation	No
Guest Bed	Timber Above Plasterboard	No Insulation	No
Entry	Timber Above Plasterboard	No Insulation	No
Garage	Plasterboard	No insulation	No
Garage	Timber Above Plasterboard	No Insulation	No
Leisure	Plasterboard	Bulk Insulation R3.5	No
Hall	Plasterboard	Bulk Insulation R3.5	No
Bath	Plasterboard	Bulk Insulation R3.5	No
WC	Plasterboard	Bulk Insulation R3.5	No

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Bedroom 2/WIR	Plasterboard	Bulk Insulation R3.5	No
Bedroom 3/WIR	Plasterboard	Bulk Insulation R3.5	No
Bedroom 4	Plasterboard	Bulk Insulation R3.5	No
Bedroom 1	Plasterboard	Bulk Insulation R3.5	No
Ensuite	Plasterboard	Bulk Insulation R3.5	No
WIR	Plasterboard	Bulk Insulation R3.5	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm ²)	Sealed/unsealed
Kitchen/Family/	1	Wall Vents	300	
PDR	1	Exhaust Fans	300	Sealed
WC	1	Exhaust Fans	300	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
Kitchen/Family/	1	1200
Study	1	1200
MPR	1	1200
Guest Bed	1	1200
Leisure	1	1200
Bedroom 2/WIR	1	1200
Bedroom 3/WIR	1	1200
Bedroom 4	1	1200
Bedroom 1	1	1200

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Corrugated Iron	Bulk, Reflective Side Down, No Air Gap Above R1.3	0.50	Medium

Explanatory notes

About this report

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

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

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

Accredited assessors

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

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

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

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

Disclaimer

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

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

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

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, rangehoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au .
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate airgap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes eaves.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).