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NatHERS and BASIX Assessment

Sekisui House
Proposed Residential Development

To be built at **Lot 13, 53A & 53B Warriewood Road, Warriewood NSW 2102**

Issue	File Ref	Description	Author	Date
A	#2501490	NatHERS Thermal Comfort and BASIX Assessment	RF/HE	22/04/2025

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

If there is a change to this specification during design or construction phases, please contact Efficient Living and quote the above file reference for advice, and to obtain an updated Certificate if required.

Sustainable Building Consultants
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BASIX Inclusions – extra notes:
There are a few inclusions set in the BASIX Portal which are not showing correctly in the BASIX Certificate. These items have been flagged with BASIX as errors. The correct inclusions should be as follows (shown in bold text):

Ventilation
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: **interlocked to light / timer off**

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-P9CYML-02

Generated on 22 Apr 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	LOT 13, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
Lot/DP	Lot 13/unreg
NCC Class*	1a
Floor/all Floors	1 of 2 floors
Type	New

Plans

Main Plan	NM105715- REV02 16.04.2025
Prepared by	SEKISUI HOUSE SERVICES PTY LIMITED

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	156.1	Suburban
Unconditioned*	4.4	**NatHERS climate zone**
Total	194.9	56 - Mascot AMO
Garage	34.4	

Accredited assessor

Name	Haylea Edwards
Business name	haylea@efficientliving.com.au
Email	haylea@efficientliving.com.au
Phone	+61 9970 6181
Accreditation No.	10213
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 2
State/Territory variation	Yes

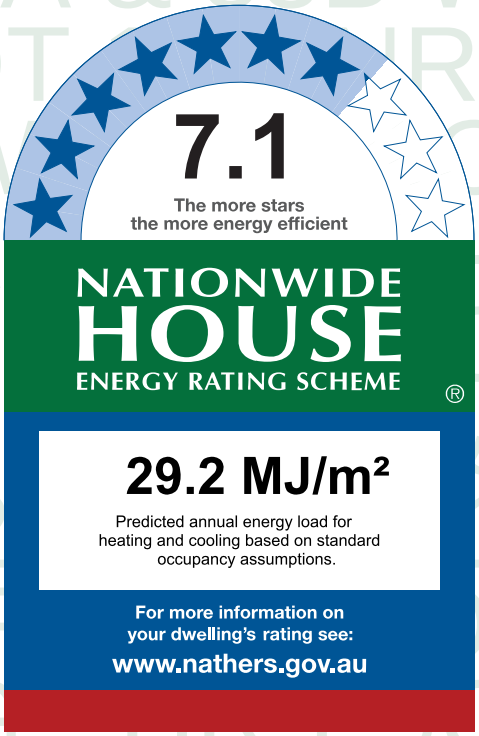
National Construction Code (NCC) requirements

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 J2D2(2)(a) and (3) 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.

Thermal performance star rating



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	18.0	11.2
Load limits	25	18

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

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 http://www.hero-software.com.au/pdf/HR-P9CYML-02. When using either link, ensure you are visiting http://www.hero-software.com.au

* Refer to glossary.

About the ratings

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

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 and 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 Standard: NatHERS heating and cooling load limits* 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:

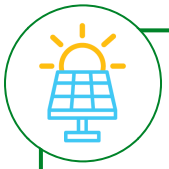
- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA - Not Applicable



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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.

* Refer to glossary.

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	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?			☐	☐	☐
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?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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 Certifi cate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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.	☐	☐		☐	☐
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".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

* Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home 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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

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.

* Refer to glossary.

Additional Notes

Provisional Inclusions:
Roof and window frames colour dark
Default colour modelled to external walls and floor finishes
Waffle pod 225mm thick
Sealed and insulated Downlights 1 per 5m2 ceiling penetration diameter 150mm
Sealed and insulated Exhaust fans ceiling penetration diameter 200mm
Windows modelled as a proxy to match window manufacturer U-value and SHGC
Floor coverings: bare concrete to garage, carpet to bedrooms and first floor living areas, tiles to remainder of the house
Page 2 - Whole of home and Appliance check list on this NatHERS Certificate is not applicable in NSW as energy is covered by BASIX.
Insulation is applied to the conditioned envelope of the house; this includes; external walls of habitable rooms, the wall between the garage and the house and any vertical walls adjacent to roof space. Unless noted otherwise garage external walls do not require insulation.

- Windows areas may be split into varying sash types in the model
- Raked ceilings under 10 degrees are modelled as flat ceiling
- Sisalation / sarking is only shown in certificate where it provides a reflective air-space
- No insulation clearance modeled as IC rated downlights are nominated

Room *schedule*

Room	Zone Type	Area (m²)
KITCHEN/LIVING/DINING/ENTRY/STAIRS	Kitchen/Living	61.68
LDRY	Unconditioned	4.36
PDR	Day Time	2.87
GARAGE	Garage	34.40
ENS	Night Time	7.46
WIR	Night Time	8.08
BATH	Day Time	7.37
BED 3	Bedroom	11.06
BED 4	Bedroom	10.86
WIL	Day Time	2.49
STAIRS/PASS	Day Time	14.44
BED 2	Bedroom	10.11
PRINCIPAL SUITE	Bedroom	17.26
BUTLER'S PANTY	Day Time	3.88
PASS	Day Time	4.84

* Refer to glossary.

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
WID-101-002	Horizon Awning Window	3.35	0.49	0.46	0.51
WID-102-021	Horizon Sliding Window	3.31	0.51	0.49	0.54
WID-106-020	Horizon Fixed Window	2.31	0.59	0.56	0.62
WID-111-005	Ascend Stacking Door	2.93	0.48	0.46	0.50
WID-122-017	Paragon Entry Door	3.92	0.51	0.49	0.54

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
BED 2	WID-101-002	W21302	860	2650	Awning	10	NW	None
BED 3	WID-102-021	W21306	860	1810	Sliding	10	NE	None
BED 4	WID-106-020	W21305	860	850	Fixed	0	NE	None
BED 4	WID-101-002	W21304	860	2410	Awning	10	NW	None
ENS	WID-101-002	W21301	455	1570	Awning	45	SW	None
KITCHEN/LIVING/DINING /ENTRY/STAIRS	WID-101-002	W11302	2050	610	Awning	60	NW	None
KITCHEN/LIVING/DINING /ENTRY/STAIRS	WID-111-005	D11302	2660	3300	Sliding Door	59	SW	None
KITCHEN/LIVING/DINING /ENTRY/STAIRS	WID-111-005	D11301	2660	3244	Sliding Door	60	NW	None
KITCHEN/LIVING/DINING /ENTRY/STAIRS	WID-101-002	W11301	2050	1210	Awning	60	SW	None
LDRY	WID-122-017	D11304	2120	900	Casement	90	NE	None
PRINCIPAL SUITE	WID-111-005	D21301	2510	3576	Sliding Door	57	SW	None
STAIRS/PASS	WID-106-020	W21303	860	2050	Fixed	0	NW	None

* Refer to glossary.

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
GARAGE	2265	4817	90	NW
KITCHEN/LIVING/DINING/ENTRY/STAIRS	2360	1275	90	NW

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
Sekisui Nichiha Cladding Walls-A	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	3.10	Yes
Sekisui Nichiha Cladding Walls-B	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	0.00	Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
BATH	Sekisui Nichiha Cladding Walls-A	1750	3696	SE		Yes
BED 2	Sekisui Nichiha Cladding Walls-A	2510	636	NW		No
BED 2	Sekisui Nichiha Cladding Walls-A	2510	2876	NW		Yes
BED 3	Sekisui Nichiha Cladding Walls-A	1750	675	SE		Yes
BED 3	Sekisui Nichiha Cladding Walls-A	2040	3065	NE	200	Yes
BED 3	Sekisui Nichiha Cladding Walls-A	2510	2935	SE		Yes
BED 4	Sekisui Nichiha Cladding Walls-A	2040	3010	NE	200	Yes
BED 4	Sekisui Nichiha Cladding Walls-A	1910	3610	NW		Yes
ENS	Sekisui Nichiha Cladding Walls-A	1750	3791	SE		Yes
ENS	Sekisui Nichiha Cladding Walls-A	2510	1674	SW	1192	Yes
ENS	Sekisui Nichiha Cladding Walls-A	2510	618	NW	4200	Yes
ENS	Sekisui Nichiha Cladding Walls-A	2510	293	SW		No
GARAGE	Sekisui Nichiha Cladding Walls-B	2660	3037	SE		Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2660	6183	NE	500	Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2660	5564	NW	900	Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2660	1802	SW	1667	Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2660	2377	SE	200	Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	4963	NW		Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	4216	SW	4810	Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	3609	NW	4200	Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	2137	SW	1201	Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	1645	SW		Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	1509	NW		Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	1801	NW	2656	Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	1802	NE	7314	Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	312	NW		Yes
LDRY	Sekisui Nichiha Cladding Walls-A	2660	1702	NE	194	Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	2856	NW		Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	4103	SW	1810	Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	925	NW		No
STAIRS/PASS	Sekisui Nichiha Cladding Walls-A	2510	2266	NW		Yes
WIL	Sekisui Nichiha Cladding Walls-A	1910	1301	NW		Yes
WIR	Sekisui Nichiha Cladding Walls-A	1750	4101	SE		Yes

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	109.4	0.00
INT-PB	Internal Plasterboard Stud Wall	9.4	2.50
INT-PB-EXP1	Internal Plasterboard Stud Wall (exposed 1 side)	15.1	3.10
PARTIWALL11	PARTIWALL	32.5	4.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
BATH	TIMB-001: Suspended Timber Floor	7.3	N/A	0.15	Tile (8mm)
BED 2	TIMB-001: Suspended Timber Floor	10.1	N/A	0.15	Carpet
BED 3	TIMB-001: Suspended Timber Floor	1.3	N/A	0.15	Carpet
BED 3	TIMB-001: Suspended Timber Floor	9.8	N/A	4.00	Carpet
BED 4	TIMB-001: Suspended Timber Floor	0.6	N/A	0.15	Carpet
BED 4	TIMB-001: Suspended Timber Floor	9.6	N/A	4.00	Carpet
BED 4	TIMB-002: Suspended Timber Floor - Lined Below	0.8	N/A	4.00	Carpet
BUTLER'S PANTY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	3.9	N/A	0.59	Tile (8mm)

* Refer to glossary.

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
ENS	TIMB-001: Suspended Timber Floor	7.5	N/A	0.15	Tile (8mm)
GARAGE	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	34.4	N/A	0.59	Exposed
KITCHEN/LIVING/DINING /ENTRY/STAIRS	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	61.7	N/A	0.59	Tile (8mm)
LDRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	4.4	N/A	0.59	Tile (8mm)
PASS	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	4.8	N/A	0.59	Tile (8mm)
PDR	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	2.9	N/A	0.59	Tile (8mm)
PRINCIPAL SUITE	TIMB-001: Suspended Timber Floor	5.0	N/A	0.15	Carpet
PRINCIPAL SUITE	TIMB-002: Suspended Timber Floor - Lined Below	12.3	N/A	4.00	Carpet
STAIRS/PASS	TIMB-001: Suspended Timber Floor	14.4	N/A	0.15	Carpet
WIL	TIMB-001: Suspended Timber Floor	0.1	N/A	0.15	Tile (8mm)
WIL	TIMB-002: Suspended Timber Floor - Lined Below	2.3	N/A	4.00	Tile (8mm)
WIR	TIMB-001: Suspended Timber Floor	8.1	N/A	0.15	Carpet

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
BATH	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BUTLER'S PANTY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
ENS	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
GARAGE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	0.00	Yes
KITCHEN/LIVING/DINING /ENTRY/STAIRS	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
LDRY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
PRINCIPAL SUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

* Refer to glossary.

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
STAIRS/PASS	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
WIL	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
WIR	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
BATH	1	Exhaust Fan	200	Sealed
BATH	1	Downlight	150	Sealed
BED 2	2	Downlight	150	Sealed
BED 3	2	Downlight	150	Sealed
BED 4	2	Downlight	150	Sealed
BUTLER'S PANTY	1	Downlight	150	Sealed
ENS	1	Exhaust Fan	200	Sealed
ENS	1	Downlight	150	Sealed
KITCHEN/LIVING/DINING/ENTRY/STAIRS	1	Exhaust Fan	200	Sealed
KITCHEN/LIVING/DINING/ENTRY/STAIRS	12	Downlight	150	Sealed
LDRY	1	Downlight	150	Sealed
PASS	1	Downlight	150	Sealed
PDR	1	Exhaust Fan	200	Sealed
PDR	1	Downlight	150	Sealed
PRINCIPAL SUITE	3	Downlight	150	Sealed
STAIRS/PASS	2	Downlight	150	Sealed
WIL	1	Downlight	150	Sealed
WIR	1	Downlight	150	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)

* Refer to glossary.

Ceiling *fans*

Location	Quantity	Diameter (mm)
BED 2	1	1200
BED 3	1	1200
BED 4	1	1200
PRINCIPAL SUITE	1	1200

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	1.80	0.64	Dark (Wallaby)

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)
None				

Appliance *schedule*

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

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

* Refer to glossary.

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]

No Whole of Home Data

Battery *schedule*

Type	Storage Capacity [kWh]

No Whole of Home Data

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	see exposure categories below
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 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 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.
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)

* Refer to glossary.

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1792565S_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 23 April 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-P9CYML-02.

Project summary	
Project name	LOT 13, WARRIEWOOD_03
Street address	LOT 13, 53A & 53B WARRIEWOOD ROAD WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan
Lot no.	13
Section no.	UNREG
Project type	dwelling house (attached)
No. of bedrooms	4

Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 100	Target 72
Materials	✔ -83	Target n/a

Certificate Prepared by
Name / Company Name: Efficient Living Pty Ltd
ABN (if applicable):

Description of project

Project address	
Project name	LOT 13, WARRIEWOOD_03
Street address	LOT 13, 53A & 53B WARRIEWOOD ROAD WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan
Lot no.	13
Section no.	UNREG

Project type	
Project type	dwelling house (attached)
No. of bedrooms	4

Site details	
Site area (m²)	393
Roof area (m²)	153
Conditioned floor area (m²)	156.1
Unconditioned floor area (m²)	4.4
Total area of garden and lawn (m²)	166
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
NatHERS assessor number	HERA10213
NatHERS certificate number	HR-P9CYML-02
Climate zone	56
Area adjusted cooling load (MJ/m².year)	11
Area adjusted heating load (MJ/m².year)	18

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	100	Target 72
Materials	✔	-83	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 100 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Insulation
floor - concrete slab on ground, waffle pod slab.	77.6	not specified
floor - suspended floor above open subfloor, particle board; frame: laminated veneer lumber (LVL).	15.4	not specified
floor - above habitable rooms or mezzanine, particle board; frame: laminated veneer lumber (LVL)..	48.1	not specified
floor - suspended floor above garage, particle board; frame: laminated veneer lumber (LVL).	19.4	not specified
garage floor - concrete slab on ground, waffle pod slab.	34.4	not specified
external wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	all external walls	not specified
external garage wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	50.4	none
internal wall: plasterboard; frame: timber - untreated softwood.	183.3	not specified
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - untreated softwood.	153.26	ceiling: not specified; roof: not specified.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✔	✔	✔

Frames	Maximum area - m2
aluminium	41.2
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	0
double	41.2
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: please select		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovolatic system must consist of: • photovolatic collectors with the capacity to generate at least 5 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north east	✔	✔	✔
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

efficient LIVING

NatHERS and BASIX Assessment

Sekisui House
Proposed Residential Development

To be built at **Lot 14, 53A & 53B Warriewood Road, Warriewood NSW 2102**

Issue	File Ref	Description	Author	Date
A	#2501491	NatHERS Thermal Comfort and BASIX Assessment	RF/HE	22/04/2025

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

If there is a change to this specification during design or construction phases, please contact Efficient Living and quote the above file reference for advice, and to obtain an updated Certificate if required.

Sustainable Building Consultants
p. 02 9970 6181 **e.** admin@efficientliving.com.au
www.efficientliving.com.au

BASIX Inclusions – extra notes:
There are a few inclusions set in the BASIX Portal which are not showing correctly in the BASIX Certificate. These items have been flagged with BASIX as errors. The correct inclusions should be as follows (shown in bold text):

Ventilation
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: **interlocked to light / timer off**

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-0Q7IKA-02

Generated on 22 Apr 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	LOT 14, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
Lot/DP	14/unreg
NCC Class*	1a
Floor/all Floors	1 of 2 floors
Type	New

Plans

Main Plan	NM105716- REV 02 16.04.2025
Prepared by	SEKISUI HOUSE SERVICE

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	159.3	Suburban
Unconditioned*	0.0	**NatHERS climate zone**
Total	192.1	56 - Mascot AMO
Garage	32.8	

Accredited assessor

Name	Haylea Edwards
Business name	haylea@efficientliving.com.au
Email	haylea@efficientliving.com.au
Phone	+61 9970 6181
Accreditation No.	10213
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 2
State/Territory variation	Yes

National Construction Code (NCC) requirements

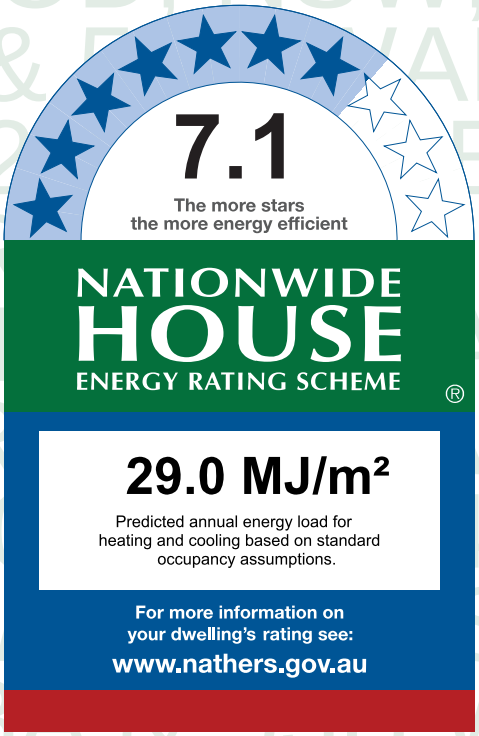
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) 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



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	19.5	9.4
Load limits	25	18

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

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 http://www.hero-software.com.au/pdf/HR-0Q7IKA-02. When using either link, ensure you are visiting http://www.hero-software.com.au

* Refer to glossary.

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 and 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 Standard: NatHERS heating and cooling load limits* 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 onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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.

* Refer to glossary.

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	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?			☐	☐	☐
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?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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 Certifi cate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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.	☐	☐		☐	☐
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".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

* Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home 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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

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.

* Refer to glossary.

Additional Notes

Provisional Inclusions:
Roof and window frames colour dark
Default colour modelled to external walls and floor finishes
Waffle pod 225mm thick
Sealed and insulated Downlights 1 per 5m2 ceiling penetration diameter 150mm
Sealed and insulated Exhaust fans ceiling penetration diameter 200mm
Windows modelled as a proxy to match window manufacturer U-value and SHGC
Floor coverings: bare concrete to garage, carpet to bedrooms and first floor living areas, tiles to remainder of the house
Page 2 - Whole of home and Appliance check list on this NatHERS Certificate is not applicable in NSW as energy is covered by BASIX.
Insulation is applied to the conditioned envelope of the house; this includes; external walls of habitable rooms, the wall between the garage and the house and any vertical walls adjacent to roof space. Unless noted otherwise garage external walls do not require insulation.

- Windows areas may be split into varying sash types in the model
- Raked ceilings under 10 degrees are modelled as flat ceiling
- Sisalation / sarking is only shown in certificate where it provides a reflective air-space
- No insulation clearance modeled as IC rated downlights are nominated

Room *schedule*

Room	Zone Type	Area (m²)
GARAGE	Garage	32.82
PDR	Day Time	2.00
LAUNDRY	Day Time	4.72
ENTRY	Day Time	11.86
KITCHEN/LIVING	Kitchen/Living	44.99
PRINCIPAL SUITE	Bedroom	23.42
BATH	Day Time	7.85
BED 2	Bedroom	11.71
BED 3	Bedroom	10.51
BED 4	Bedroom	10.51
HALLWAY	Day Time	24.02
ENSUITE	Night Time	6.40
WIR	Night Time	4.02
WIL	Day Time	2.83

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
WID-101-012	Horizon Awning Window	3.17	0.45	0.43	0.47
WID-102-028	Horizon Sliding Window	3.12	0.47	0.45	0.49
WID-106-028	Horizon Fixed Window	2.08	0.54	0.52	0.57
WID-111-005	Ascend Stacking Door	2.93	0.48	0.46	0.50
WID-124-029	Paragon Stacking Door	3.26	0.45	0.43	0.47

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
BED 2	WID-102-028	W21403	860	1810	Sliding	10	SE	None
BED 3	WID-102-028	W21404	1045	1810	Sliding	10	NE	None
BED 4	WID-102-028	W21405	1045	1810	Sliding	10	NE	None
ENSUITE	WID-101-012	W21401	860	850	Awning	90	SE	None
ENTRY	WID-101-012	W11401	2050	1570	Awning	30	SE	None
HALLWAY	WID-106-028	W21402	860	1570	Fixed	0	SE	None
KITCHEN/LIVING	WID-124-029	D11402	2660	2950	Sliding Door	59	NE	None
KITCHEN/LIVING	WID-124-029	D11403	2660	2905	Sliding Door	45	SE	None
KITCHEN/LIVING	WID-101-012	W11402	1030	1210	Awning	90	NE	None
PRINCIPAL SUITE	WID-111-005	D21401	2510	5174	Sliding Door	58	SW	None

* Refer to glossary.

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit

None

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit

None

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade

None

Skylight *type and performance*

Skylight ID	Skylight description

None

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance

None

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
ENTRY	2360	982	90	SW
GARAGE	2265	4817	90	SW

* Refer to glossary.

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
Sekisui Nichiha Cladding Walls-A	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	0.00	Yes
Sekisui Nichiha Cladding Walls-B	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	3.10	Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
BATH	Sekisui Nichiha Cladding Walls-B	1740	2590	NW		Yes
BED 2	Sekisui Nichiha Cladding Walls-B	2510	3891	SE	434	Yes
BED 3	Sekisui Nichiha Cladding Walls-B	2510	3080	SE	434	Yes
BED 3	Sekisui Nichiha Cladding Walls-B	2510	3640	NE	434	Yes
BED 4	Sekisui Nichiha Cladding Walls-B	2510	3630	NE	434	Yes
BED 4	Sekisui Nichiha Cladding Walls-B	1740	3080	NW		Yes
ENSUITE	Sekisui Nichiha Cladding Walls-B	2510	1693	SE	434	Yes
ENTRY	Sekisui Nichiha Cladding Walls-B	2660	4056	SE		Yes
ENTRY	Sekisui Nichiha Cladding Walls-B	2660	1381	SW	1793	Yes
GARAGE	Sekisui Nichiha Cladding Walls-A	2660	3159	NW		Yes
GARAGE	Sekisui Nichiha Cladding Walls-A	2660	289	SW		No
GARAGE	Sekisui Nichiha Cladding Walls-A	2660	3927	SE	1523	Yes
GARAGE	Sekisui Nichiha Cladding Walls-A	2660	246	SW		No
GARAGE	Sekisui Nichiha Cladding Walls-A	2660	5345	SW	843	Yes
HALLWAY	Sekisui Nichiha Cladding Walls-B	2510	1680	SE	434	Yes
HALLWAY	Sekisui Nichiha Cladding Walls-B	1740	4147	NW		Yes
KITCHEN/LIVING	Sekisui Nichiha Cladding Walls-B	2660	4681	SE		Yes
KITCHEN/LIVING	Sekisui Nichiha Cladding Walls-B	2660	3901	NE	2974	Yes
KITCHEN/LIVING	Sekisui Nichiha Cladding Walls-B	2660	3000	SE	3877	Yes
KITCHEN/LIVING	Sekisui Nichiha Cladding Walls-B	2660	3480	NE		Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-B	2510	2123	NW		Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-B	2510	277	SW		No
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-B	2510	908	SE	1934	Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-B	2510	311	SW		No
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-B	2510	5292	SW	2479	Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-B	1740	2305	NW		Yes
WIR	Sekisui Nichiha Cladding Walls-B	2510	2895	SE	434	Yes
WIR	Sekisui Nichiha Cladding Walls-B	2510	1390	SW	680	Yes

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	115.3	0.00
INT-PB	Internal Plasterboard Stud Wall	17.5	2.50
INT-PB-EXP1	Internal Plasterboard Stud Wall (exposed 1 side)	11.0	3.10
PARTIWALL11	PARTIWALL	6.4	2.00
PARTIWALL11	PARTIWALL	26.5	4.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
BATH	TIMB-001: Suspended Timber Floor	7.9	N/A	0.15	Tile (8mm)
BED 2	TIMB-001: Suspended Timber Floor	11.7	N/A	0.15	Carpet
BED 3	TIMB-001: Suspended Timber Floor	0.3	N/A	0.15	Carpet
BED 3	TIMB-002: Suspended Timber Floor - Lined Below	10.2	N/A	4.00	Carpet
BED 4	TIMB-001: Suspended Timber Floor	10.2	N/A	0.15	Carpet
BED 4	TIMB-002: Suspended Timber Floor - Lined Below	0.3	N/A	4.00	Carpet
ENSUITE	TIMB-001: Suspended Timber Floor	1.2	N/A	4.00	Tile (8mm)

* Refer to glossary.

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
ENSUITE	TIMB-001: Suspended Timber Floor	5.2	N/A	0.15	Tile (8mm)
ENTRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	11.9	N/A	0.59	Tile (8mm)
GARAGE	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	32.8	N/A	0.59	Exposed
HALLWAY	TIMB-001: Suspended Timber Floor	23.3	N/A	0.15	Carpet
HALLWAY	TIMB-002: Suspended Timber Floor - Lined Below	0.7	N/A	4.00	Carpet
KITCHEN/LIVING	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	45.0	N/A	0.59	Tile (8mm)
LAUNDRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	4.7	N/A	0.59	Tile (8mm)
PDR	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	2.0	N/A	0.59	Tile (8mm)
PRINCIPAL SUITE	TIMB-001: Suspended Timber Floor	23.4	N/A	4.00	Carpet
WIL	TIMB-001: Suspended Timber Floor	0.9	N/A	4.00	Tile (8mm)
WIL	TIMB-001: Suspended Timber Floor	1.9	N/A	0.15	Tile (8mm)
WIR	TIMB-001: Suspended Timber Floor	1.4	N/A	0.15	Carpet
WIR	TIMB-002: Suspended Timber Floor - Lined Below	2.6	N/A	4.00	Carpet

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
BATH	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
ENSUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
GARAGE	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	0.00	No
HALLWAY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
PRINCIPAL SUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
WIL	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

* Refer to glossary.

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
WIR	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
BATH	1	Downlight	150	Sealed
BATH	1	Exhaust Fan	200	Sealed
BED 2	2	Downlight	150	Sealed
BED 3	2	Downlight	150	Sealed
BED 4	2	Downlight	150	Sealed
ENSUITE	1	Downlight	150	Sealed
ENSUITE	1	Exhaust Fan	200	Sealed
ENTRY	3	Downlight	150	Sealed
HALLWAY	4	Downlight	150	Sealed
KITCHEN/LIVING	9	Downlight	150	Sealed
KITCHEN/LIVING	1	Exhaust Fan	200	Sealed
LAUNDRY	1	Downlight	150	Sealed
LAUNDRY	1	Exhaust Fan	200	Sealed
PDR	1	Downlight	150	Sealed
PDR	1	Exhaust Fan	200	Sealed
PRINCIPAL SUITE	5	Downlight	150	Sealed
WIL	1	Downlight	150	Sealed
WIR	1	Downlight	150	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
BED 2	1	1200
BED 3	1	1200

* Refer to glossary.

Ceiling *fans*

Location	Quantity	Diameter (mm)
BED 4	1	1200
PRINCIPAL SUITE	1	1200

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	1.80	0.64	Dark (Wallaby)
FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	0.00	0.64	Dark (Wallaby)

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)
None				

Appliance *schedule*

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

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]

* Refer to glossary.

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
No Whole of Home Data		

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	

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	see exposure categories below
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 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 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.
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)

* Refer to glossary.

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1792590S_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 23 April 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-0Q7IKA-02.

Project summary	
Project name	LOT 14, WARRIEWOOD_02
Street address	LOT 14, 53A & 53B WARRIEWOOD ROAD WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan
Lot no.	14
Section no.	UNREG
Project type	dwelling house (attached)
No. of bedrooms	4

Project score		
Water	✔ 41	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 100	Target 72
Materials	✔ -75	Target n/a

Certificate Prepared by
Name / Company Name: Efficient Living Pty Ltd
ABN (if applicable):

Description of project

Project address	
Project name	LOT 14, WARRIEWOOD_02
Street address	LOT 14, 53A & 53B WARRIEWOOD ROAD WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan
Lot no.	14
Section no.	UNREG

Project type	
Project type	dwelling house (attached)
No. of bedrooms	4

Site details	
Site area (m²)	288
Roof area (m²)	142
Conditioned floor area (m²)	159.3
Unconditioned floor area (m²)	0.0
Total area of garden and lawn (m²)	97
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
NatHERS assessor number	HERA10213
NatHERS certificate number	HR-0Q7IKA-02
Climate zone	56
Area adjusted cooling load (MJ/m².year)	9
Area adjusted heating load (MJ/m².year)	20

Project score			
Water	✔	41	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	100	Target 72
Materials	✔	-75	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 50 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Insulation
floor - concrete slab on ground, waffle pod slab.	63.6	not specified
floor - suspended floor above open subfloor, particle board; frame: laminated veneer lumber (LVL).	13.8	not specified
floor - above habitable rooms or mezzanine, particle board; frame: laminated veneer lumber (LVL)..	56.4	not specified
floor - suspended floor above garage, particle board; frame: laminated veneer lumber (LVL).	25.5	not specified
garage floor - concrete slab on ground, waffle pod slab.	32.8	not specified
external wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	all external walls	not specified
external garage wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	34.5	none
internal wall: plasterboard; frame: timber - untreated softwood.	183.9	not specified
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - untreated softwood.	141.7	ceiling: not specified; roof: not specified.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✔	✔	✔

Frames	Maximum area - m2
aluminium	40.5
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	0
double	40.5
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: please select		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovolatic system must consist of: • photovolatic collectors with the capacity to generate at least 5 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north east	✔	✔	✔
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

efficient LIVING

NatHERS and BASIX Assessment

Sekisui House
Proposed Residential Development

To be built at **Lot 15, 53A & 53B Warriewood Road, Warriewood NSW 2102**

Issue	File Ref	Description	Author	Date
A	#2501492	NatHERS Thermal Comfort and BASIX Assessment	RF/HE	22/04/2025

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

If there is a change to this specification during design or construction phases, please contact Efficient Living and quote the above file reference for advice, and to obtain an updated Certificate if required.

Sustainable Building Consultants
p. 02 9970 6181 **e.** admin@efficientliving.com.au
www.efficientliving.com.au

BASIX Inclusions – extra notes:
There are a few inclusions set in the BASIX Portal which are not showing correctly in the BASIX Certificate. These items have been flagged with BASIX as errors. The correct inclusions should be as follows (shown in bold text):

Ventilation
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: **interlocked to light / timer off**

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-YUSFL7-01

Generated on 22 Apr 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	Lot 15, 53A & 53B Warriewood Road, Warriewood, NSW, 2102
Lot/DP	Lot 15/unreg
NCC Class*	1a
Floor/all Floors	1 of 2 floors
Type	New

Plans

Main Plan	NM105717 - REV02 16.04.2025
Prepared by	SEKISUI HOUSE SERVICE

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	159.5	Suburban
Unconditioned*	0.0	**NatHERS climate zone**
Total	192.3	56 - Mascot AMO
Garage	32.8	

Accredited assessor

Name	Haylea Edwards
Business name	haylea@efficientliving.com.au
Email	haylea@efficientliving.com.au
Phone	+61 9970 6181
Accreditation No.	10213
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 2
State/Territory variation	Yes

National Construction Code (NCC) requirements

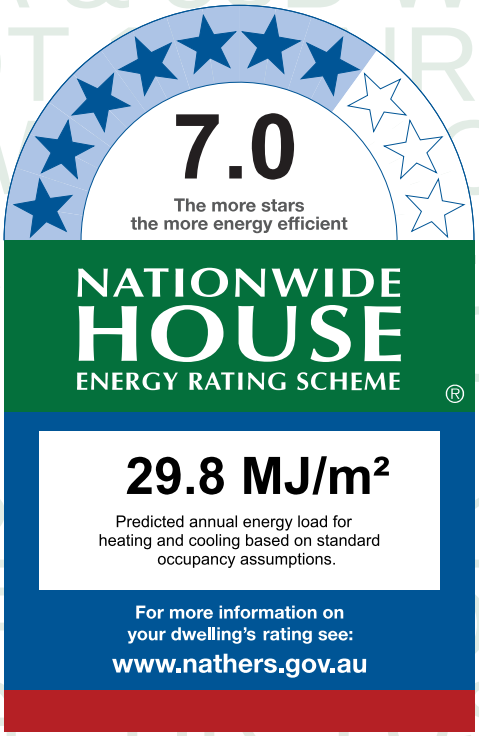
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) 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



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	18.2	11.6
Load limits	25	18

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

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 http://www.hero-software.com.au/pdf/HR-YUSFL7-01. When using either link, ensure you are visiting http://www.hero-software.com.au

* Refer to glossary.

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 and 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 Standard: NatHERS heating and cooling load limits* 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 onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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.

* Refer to glossary.

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	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?			☐	☐	☐
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?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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 Certifi cate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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.	☐	☐		☐	☐
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".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

* Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home 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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

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.

* Refer to glossary.

Additional Notes

Provisional Inclusions:
Roof and window frames colour dark
Default colour modelled to external walls and floor finishes
Waffle pod 225mm thick
Sealed and insulated Downlights 1 per 5m2 ceiling penetration diameter 150mm
Sealed and insulated Exhaust fans ceiling penetration diameter 200mm
Windows modelled as a proxy to match window manufacturer U-value and SHGC
Floor coverings: bare concrete to garage, carpet to bedrooms and first floor living areas, tiles to remainder of the house
Page 2 - Whole of home and Appliance check list on this NatHERS Certificate is not applicable in NSW as energy is covered by BASIX.
Insulation is applied to the conditioned envelope of the house; this includes; external walls of habitable rooms, the wall between the garage and the house and any vertical walls adjacent to roof space. Unless noted otherwise garage external walls do not require insulation.

- Windows areas may be split into varying sash types in the model
- Raked ceilings under 10 degrees are modelled as flat ceiling
- Sisalation / sarking is only shown in certificate where it provides a reflective air-space
- No insulation clearance modeled as IC rated downlights are nominated

Room *schedule*

Room	Zone Type	Area (m²)
GARAGE	Garage	32.82
PDR	Day Time	1.99
LAUNDRY	Day Time	4.77
ENTRY	Day Time	11.86
KITCHEN/LIVING	Kitchen/Living	44.99
PRINCIPAL SUITE	Bedroom	23.79
BATH	Day Time	7.84
BED 2	Bedroom	11.71
BED 3	Bedroom	10.51
BED 4	Bedroom	10.51
HALLWAY	Day Time	23.80
WIR	Night Time	3.99
ENSUITE	Night Time	6.39
WIL	Day Time	2.82

* Refer to glossary.

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
WID-101-002	Horizon Awning Window	3.35	0.49	0.46	0.51
WID-101-032	Horizon Awning Window	3.97	0.58	0.55	0.61
WID-102-021	Horizon Sliding Window	3.31	0.51	0.49	0.54
WID-106-020	Horizon Fixed Window	2.31	0.59	0.56	0.62
WID-111-014	Ascend Stacking Door	3.13	0.52	0.49	0.55
WID-124-022	Paragon Stacking Door	3.44	0.49	0.46	0.51

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
BED 2	WID-102-021	W21503	860	1810	Sliding	10	NW	None
BED 3	WID-102-021	W21504	1030	1810	Sliding	10	NE	None
BED 4	WID-102-021	W21505	1030	1810	Sliding	10	NE	None
ENSUITE	WID-101-032	W21501	860	850	Awning	90	NW	None
ENTRY	WID-101-002	W11501	2050	1570	Awning	30	NW	None
HALLWAY	WID-106-020	W21502	860	1570	Fixed	0	NW	None
KITCHEN/LIVING	WID-124-022	D11502	2660	2950	Sliding Door	59	NE	None
KITCHEN/LIVING	WID-124-022	D11503	2660	2905	Sliding Door	59	NW	None
KITCHEN/LIVING	WID-101-002	W11502	1030	1210	Awning	90	NE	None
PRINCIPAL SUITE	WID-111-014	D21501	2510	5174	Sliding Door	59	SW	None

* Refer to glossary.

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
ENTRY	2360	982	90	SW
GARAGE	2265	4817	90	SW

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
Sekisui Nichiha Cladding Walls-A	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	0.00	Yes
Sekisui Nichiha Cladding Walls-B	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	3.10	Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
BATH	Sekisui Nichiha Cladding Walls-B	1740	2594	SE		Yes
BED 2	Sekisui Nichiha Cladding Walls-B	2510	3891	NW	190	Yes
BED 3	Sekisui Nichiha Cladding Walls-B	2510	3080	NW	190	Yes
BED 3	Sekisui Nichiha Cladding Walls-B	2510	3640	NE	201	Yes
BED 4	Sekisui Nichiha Cladding Walls-B	2510	3630	NE	201	Yes
BED 4	Sekisui Nichiha Cladding Walls-B	1740	3080	SE		Yes
ENSUITE	Sekisui Nichiha Cladding Walls-B	2510	1688	NW	199	Yes
ENTRY	Sekisui Nichiha Cladding Walls-B	2660	4071	NW		Yes
ENTRY	Sekisui Nichiha Cladding Walls-B	2660	1381	SW	1800	Yes
GARAGE	Sekisui Nichiha Cladding Walls-A	2660	312	SW		No
GARAGE	Sekisui Nichiha Cladding Walls-A	2660	3941	NW	1500	Yes
GARAGE	Sekisui Nichiha Cladding Walls-A	2660	5261	SW	880	Yes
GARAGE	Sekisui Nichiha Cladding Walls-A	2660	307	SW		No
GARAGE	Sekisui Nichiha Cladding Walls-A	2660	3461	SE		Yes
HALLWAY	Sekisui Nichiha Cladding Walls-B	2510	1680	NW	190	Yes
HALLWAY	Sekisui Nichiha Cladding Walls-B	1740	4005	SE		Yes
KITCHEN/LIVING	Sekisui Nichiha Cladding Walls-B	2660	4681	NW		Yes
KITCHEN/LIVING	Sekisui Nichiha Cladding Walls-B	2660	3901	NE	2974	Yes
KITCHEN/LIVING	Sekisui Nichiha Cladding Walls-B	2660	3000	NW	3877	Yes
KITCHEN/LIVING	Sekisui Nichiha Cladding Walls-B	2660	3480	NE		Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-B	2510	932	NW		Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-B	1740	2204	SE		Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-B	2510	278	SW		No
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-B	2510	350	SW		No
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-B	2510	5248	SW	2001	Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-B	2510	2411	SE		Yes
WIR	Sekisui Nichiha Cladding Walls-B	2510	2890	NW	199	Yes
WIR	Sekisui Nichiha Cladding Walls-B	2510	1381	SW		Yes

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	115.9	0.00
INT-PB	Internal Plasterboard Stud Wall	17.6	2.50
INT-PB-EXP1	Internal Plasterboard Stud Wall (exposed 1 side)	9.2	3.10
PARTIWALL11	PARTIWALL	5.6	2.00
PARTIWALL11	PARTIWALL	26.5	4.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
BATH	TIMB-001: Suspended Timber Floor	7.8	N/A	0.15	Tile (8mm)
BED 2	TIMB-001: Suspended Timber Floor	11.7	N/A	0.15	Carpet
BED 3	TIMB-001: Suspended Timber Floor	0.3	N/A	0.15	Carpet
BED 3	TIMB-002: Suspended Timber Floor - Lined Below	10.2	N/A	4.00	Carpet
BED 4	TIMB-001: Suspended Timber Floor	10.2	N/A	0.15	Carpet
BED 4	TIMB-002: Suspended Timber Floor - Lined Below	0.3	N/A	4.00	Carpet
ENSUITE	TIMB-001: Suspended Timber Floor	1.2	N/A	4.00	Tile (8mm)
ENSUITE	TIMB-001: Suspended Timber Floor	5.2	N/A	0.15	Tile (8mm)
ENTRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	11.9	N/A	0.59	Tile (8mm)
GARAGE	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	32.8	N/A	0.59	Exposed
HALLWAY	TIMB-001: Suspended Timber Floor	23.1	N/A	0.15	Carpet
HALLWAY	TIMB-002: Suspended Timber Floor - Lined Below	0.7	N/A	4.00	Carpet

* Refer to glossary.

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
KITCHEN/LIVING	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	45.0	N/A	0.59	Tile (8mm)
LAUNDRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	4.8	N/A	0.59	Tile (8mm)
PDR	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	2.0	N/A	0.59	Tile (8mm)
PRINCIPAL SUITE	TIMB-001: Suspended Timber Floor	23.5	N/A	4.00	Carpet
PRINCIPAL SUITE	TIMB-001: Suspended Timber Floor	0.3	N/A	0.15	Carpet
WIL	TIMB-001: Suspended Timber Floor	0.8	N/A	4.00	Tile (8mm)
WIL	TIMB-001: Suspended Timber Floor	2.0	N/A	0.15	Tile (8mm)
WIR	TIMB-001: Suspended Timber Floor	1.5	N/A	0.15	Carpet
WIR	TIMB-002: Suspended Timber Floor - Lined Below	2.5	N/A	4.00	Carpet

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
BATH	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
ENSUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
GARAGE	FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	0.00	No
HALLWAY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
PRINCIPAL SUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
WIL	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
WIR	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
BATH	1	Downlight	150	Sealed

* Refer to glossary.

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
BATH	1	Exhaust Fan	200	Sealed
BED 2	2	Downlight	150	Sealed
BED 3	2	Downlight	150	Sealed
BED 4	2	Downlight	150	Sealed
ENSUITE	1	Downlight	150	Sealed
ENSUITE	1	Exhaust Fan	200	Sealed
ENTRY	3	Downlight	150	Sealed
HALLWAY	4	Downlight	150	Sealed
KITCHEN/LIVING	9	Downlight	150	Sealed
KITCHEN/LIVING	1	Exhaust Fan	200	Sealed
LAUNDRY	1	Downlight	150	Sealed
LAUNDRY	1	Exhaust Fan	200	Sealed
PDR	1	Downlight	150	Sealed
PDR	1	Exhaust Fan	200	Sealed
PRINCIPAL SUITE	5	Downlight	150	Sealed
WIL	1	Downlight	150	Sealed
WIR	1	Downlight	150	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
BED 2	1	1200
BED 3	1	1200
BED 4	1	1200
PRINCIPAL SUITE	1	1200

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour

* Refer to glossary.

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	1.80	0.64	Dark (Wallaby)
FLAT-01: Flat Framed / Skillion Metal Roof & Flat PB Ceiling	0.00	0.64	Dark (Wallaby)

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)
None				

Appliance *schedule*

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

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
No Whole of Home Data		

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	

* Refer to glossary.

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	see exposure categories below
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 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 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.
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)

* Refer to glossary.

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1792594S_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 23 April 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-YUSFL7-01.

Project summary	
Project name	LOT 15, WARRIEWOOD_02
Street address	LOT 15, 53A & 53B WARRIEWOOD ROAD WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan
Lot no.	15
Section no.	Unreg
Project type	dwelling house (attached)
No. of bedrooms	4

Project score		
Water	✔ 42	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 100	Target 72
Materials	✔ -70	Target n/a

Certificate Prepared by
Name / Company Name: Efficient Living Pty Ltd
ABN (if applicable):

Description of project

Project address	
Project name	LOT 15, WARRIEWOOD_02
Street address	LOT 15, 53A & 53B WARRIEWOOD ROAD WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan
Lot no.	15
Section no.	Unreg

Project type	
Project type	dwelling house (attached)
No. of bedrooms	4

Site details	
Site area (m²)	271
Roof area (m²)	125
Conditioned floor area (m²)	159.5
Unconditioned floor area (m²)	0.0
Total area of garden and lawn (m²)	86
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
NatHERS assessor number	HERA10213
NatHERS certificate number	HR-YUSFL7-01
Climate zone	56
Area adjusted cooling load (MJ/m².year)	12
Area adjusted heating load (MJ/m².year)	18

Project score			
Water	✔	42	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	100	Target 72
Materials	✔	-70	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 50 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Insulation
floor - concrete slab on ground, waffle pod slab.	63.6	not specified
floor - suspended floor above open subfloor, particle board; frame: laminated veneer lumber (LVL).	13.7	not specified
floor - above habitable rooms or mezzanine, particle board; frame: laminated veneer lumber (LVL)..	62.2	not specified
floor - suspended floor above garage, particle board; frame: laminated veneer lumber (LVL).	25.5	not specified
garage floor - concrete slab on ground, waffle pod slab.	32.8	not specified
external wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	all external walls	not specified
external garage wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	35.3	none
internal wall: plasterboard; frame: timber - untreated softwood.	181.3	not specified
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - untreated softwood.	125.25	ceiling: not specified; roof: not specified.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✔	✔	✔

Frames	Maximum area - m2
aluminium	40.5
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	0
double	40.5
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: please select		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovolatic system must consist of: • photovolatic collectors with the capacity to generate at least 5 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north east	✔	✔	✔
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

efficient LIVING

NatHERS and BASIX Assessment

Sekisui House
Proposed Residential Development

To be built at **Lot 16, 53A & 53B Warriewood Road, Warriewood NSW 2102**

Issue	File Ref	Description	Author	Date
A	#2501493	NatHERS Thermal Comfort and BASIX Assessment	CB/HE	22/04/2025

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

If there is a change to this specification during design or construction phases, please contact Efficient Living and quote the above file reference for advice, and to obtain an updated Certificate if required.

Sustainable Building Consultants
p. 02 9970 6181 **e.** admin@efficientliving.com.au
www.efficientliving.com.au

BASIX Inclusions – extra notes:
There are a few inclusions set in the BASIX Portal which are not showing correctly in the BASIX Certificate. These items have been flagged with BASIX as errors. The correct inclusions should be as follows (shown in bold text):

Ventilation
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: **interlocked to light / timer off**

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-P3QFLB-01

Generated on 22 Apr 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	LOT 16, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
Lot/DP	Lot 16/unreg
NCC Class*	1a
Floor/all Floors	1 of 2 floors
Type	New

Plans

Main Plan	NM105718- REV 02 16.04.2025
Prepared by	SEKISUI HOUSE SERVICES PTY LIMITED

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	159.1	Suburban
Unconditioned*	3.9	**NatHERS climate zone**
Total	197.4	56 - Mascot AMO
Garage	34.4	

Accredited assessor

Name	Haylea Edwards
Business name	haylea@efficientliving.com.au
Email	haylea@efficientliving.com.au
Phone	+61 9970 6181
Accreditation No.	10213
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 2
State/Territory variation	Yes

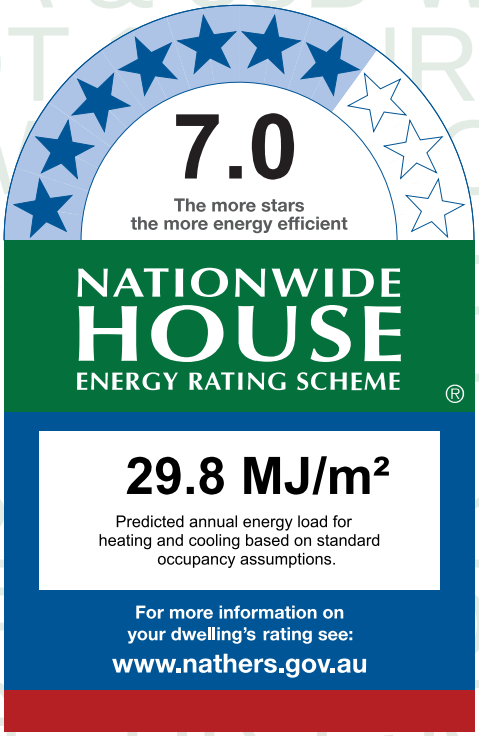
National Construction Code (NCC) requirements

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 J2D2(2)(a) and (3) 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.

Thermal performance star rating



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	20.0	9.8
Load limits	25	18

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

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 http://www.hero-software.com.au/pdf/HR-P3QFLB-01. When using either link, ensure you are visiting http://www.hero-software.com.au

* Refer to glossary.

About the ratings

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

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 and 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 Standard: NatHERS heating and cooling load limits* 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 onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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.

* Refer to glossary.

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	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?			☐	☐	☐
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?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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 Certifi cate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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.	☐	☐		☐	☐
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".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

* Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home 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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

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.

* Refer to glossary.

Additional Notes

Provisional Inclusions:

Roof and window frames colour dark
Default colour modelled to external walls and floor finishes
Waffle pod 225mm thick
Sealed and insulated Downlights 1 per 5m2 ceiling penetration diameter 150mm
Sealed and insulated Exhaust fans ceiling penetration diameter 200mm
Windows modelled as a proxy to match window manufacturer U-value and SHGC
Floor coverings: bare concrete to garage, carpet to bedrooms and first floor living areas, tiles to remainder of the house
Page 2 - Whole of home and Appliance check list on this NatHERS Certificate is not applicable in NSW as energy is covered by BASIX.
Insulation is applied to the conditioned envelope of the house; this includes; external walls of habitable rooms, the wall between the garage and the house and any vertical walls adjacent to roof space. Unless noted otherwise garage external walls do not require insulation.

- Windows areas may be split into varying sash types in the model
- Raked ceilings under 10 degrees are modelled as flat ceiling
- Sisalation / sarking is only shown in certificate where it provides a reflective air-space
- No insulation clearance modeled as IC rated downlights are nominated

Room *schedule*

Room	Zone Type	Area (m²)
KITCHEN/LIVING/DINING/ENTRY/STAIRS	Kitchen/Living	61.75
LDRY	Unconditioned	3.89
PDR	Day Time	2.81
GARAGE	Garage	34.40
ENS	Night Time	7.46
WIR	Night Time	8.07
BATH	Day Time	7.37
BED 3	Bedroom	11.06
BED 4	Bedroom	10.86
WIL	Day Time	2.49
STAIRS/PASS	Day Time	14.44
BED 2	Bedroom	10.87
PRINCIPAL SUITE	Bedroom	19.51
BUTLER'S PANTY	Day Time	3.84
PASS	Day Time	4.84

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
WID-101-012	Horizon Awning Window	3.17	0.45	0.43	0.47
WID-102-028	Horizon Sliding Window	3.12	0.47	0.45	0.49
WID-106-028	Horizon Fixed Window	2.08	0.54	0.52	0.57
WID-111-005	Ascend Stacking Door	2.93	0.48	0.46	0.50
WID-122-017	Paragon Entry Door	3.92	0.51	0.49	0.54

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
BED 2	WID-101-012	W21601	860	2650	Awning	10	SE	None
BED 3	WID-102-028	W21605	860	1810	Sliding	10	NE	None
BED 4	WID-106-028	W21604	860	850	Fixed	0	NE	None
BED 4	WID-101-012	W21603	860	2410	Awning	10	SE	None
ENS	WID-101-012	W21606	455	1570	Awning	45	SW	None
KITCHEN/LIVING/DINING /ENTRY/STAIRS	WID-111-005	D11601	2660	2710	Sliding Door	59	SW	None
KITCHEN/LIVING/DINING /ENTRY/STAIRS	WID-111-005	D11603	2660	2710	Sliding Door	60	SE	None
KITCHEN/LIVING/DINING /ENTRY/STAIRS	WID-101-012	W11602	2570	1210	Awning	60	SW	None
KITCHEN/LIVING/DINING /ENTRY/STAIRS	WID-101-012	W11601	2050	610	Awning	60	SE	None
LDRY	WID-122-017	D11604	2120	900	Casement	90	NE	None
PRINCIPAL SUITE	WID-101-012	W21607	860	2700	Awning	10	SW	None
PRINCIPAL SUITE	WID-106-028	W21608	860	850	Fixed	0	SE	None
STAIRS/PASS	WID-106-028	W21602	860	2050	Fixed	0	SE	None

* Refer to glossary.

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
GARAGE	2265	4817	90	SE
KITCHEN/LIVING/DINING/ENTRY/STAIRS	2360	1275	90	SE

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
Sekisui Nichiha Cladding Walls-A	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	3.10	Yes
Sekisui Nichiha Cladding Walls-B	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	0.00	Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
BATH	Sekisui Nichiha Cladding Walls-A	1750	3689	NW	454	Yes
BED 2	Sekisui Nichiha Cladding Walls-A	2510	2880	SE	460	Yes
BED 2	Sekisui Nichiha Cladding Walls-A	2510	896	SE		Yes
BED 3	Sekisui Nichiha Cladding Walls-A	1750	675	NW	460	Yes
BED 3	Sekisui Nichiha Cladding Walls-A	2040	3065	NE	458	Yes
BED 3	Sekisui Nichiha Cladding Walls-A	2510	2935	NW	460	Yes
BED 4	Sekisui Nichiha Cladding Walls-A	2040	3010	NE	458	Yes
BED 4	Sekisui Nichiha Cladding Walls-A	1910	3610	SE	460	Yes
ENS	Sekisui Nichiha Cladding Walls-A	1750	3791	NW	460	Yes
ENS	Sekisui Nichiha Cladding Walls-A	2510	1967	SW	1028	Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2660	3187	NW		Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2660	6183	NE	500	Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2660	5564	SE	930	Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2660	1802	SW	1666	Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2660	2377	NW	200	Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	4216	SW	3600	Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	3609	SE	4200	Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	2137	SW		Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	1645	SW		Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	4981	SE		Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	1801	SE	2686	Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	1802	NE	7316	Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	312	SE		Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	1491	SE		Yes
LDRY	Sekisui Nichiha Cladding Walls-A	2660	1702	NE	200	Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	3005	SW	1067	Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	648	SE		Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	567	NW	2540	Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	1098	SW	459	No
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	608	SE	3465	Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	3448	SE	460	Yes
STAIRS/PASS	Sekisui Nichiha Cladding Walls-A	2510	2266	SE	460	Yes
WIL	Sekisui Nichiha Cladding Walls-A	1910	1301	SE	460	Yes
WIR	Sekisui Nichiha Cladding Walls-A	1750	4101	NW	460	Yes

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	110.1	0.00
INT-PB	Internal Plasterboard Stud Wall	9.4	2.50
INT-PB-EXP1	Internal Plasterboard Stud Wall (exposed 1 side)	15.1	3.10
PARTIWALL11	PARTIWALL	31.8	4.00

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
BATH	TIMB-001: Suspended Timber Floor	7.3	N/A	0.15	Tile (8mm)
BED 2	TIMB-001: Suspended Timber Floor	10.9	N/A	0.15	Carpet
BED 3	TIMB-001: Suspended Timber Floor	1.3	N/A	0.15	Carpet
BED 3	TIMB-001: Suspended Timber Floor	9.8	N/A	5.00	Carpet
BED 4	TIMB-001: Suspended Timber Floor	0.6	N/A	0.15	Carpet
BED 4	TIMB-001: Suspended Timber Floor	9.6	N/A	5.00	Carpet
BED 4	TIMB-002: Suspended Timber Floor - Lined Below	0.8	N/A	5.00	Carpet

* Refer to glossary.

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
BUTLER'S PANTY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	3.8	N/A	0.59	Tile (8mm)
ENS	TIMB-001: Suspended Timber Floor	7.5	N/A	0.15	Tile (8mm)
GARAGE	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	34.4	N/A	0.59	Exposed
KITCHEN/LIVING/DINING /ENTRY/STAIRS	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	61.8	N/A	0.59	Tile (8mm)
LDRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	3.9	N/A	0.59	Tile (8mm)
PASS	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	4.8	N/A	0.59	Tile (8mm)
PDR	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	2.8	N/A	0.59	Tile (8mm)
PRINCIPAL SUITE	TIMB-001: Suspended Timber Floor	4.2	N/A	0.15	Carpet
PRINCIPAL SUITE	TIMB-002: Suspended Timber Floor - Lined Below	15.3	N/A	5.00	Carpet
STAIRS/PASS	TIMB-001: Suspended Timber Floor	14.4	N/A	0.15	Carpet
WIL	TIMB-001: Suspended Timber Floor	0.1	N/A	0.15	Tile (8mm)
WIL	TIMB-002: Suspended Timber Floor - Lined Below	2.3	N/A	5.00	Tile (8mm)
WIR	TIMB-001: Suspended Timber Floor	8.1	N/A	0.15	Carpet

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
BATH	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
BED 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
BED 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
BED 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
BUTLER'S PANTY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
ENS	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
GARAGE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
KITCHEN/LIVING/DINING /ENTRY/STAIRS	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
LDRY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes

* Refer to glossary.

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
PRINCIPAL SUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
STAIRS/PASS	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
WIL	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
WIR	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
BATH	1	Exhaust Fan	200	Sealed
BATH	1	Downlight	150	Sealed
BED 2	2	Downlight	150	Sealed
BED 3	2	Downlight	150	Sealed
BED 4	2	Downlight	150	Sealed
BUTLER'S PANTY	1	Downlight	150	Sealed
ENS	1	Exhaust Fan	200	Sealed
ENS	1	Downlight	150	Sealed
KITCHEN/LIVING/DINING/ENTRY/STAIRS	1	Exhaust Fan	200	Sealed
KITCHEN/LIVING/DINING/ENTRY/STAIRS	12	Downlight	150	Sealed
LDRY	1	Downlight	150	Sealed
PASS	1	Downlight	150	Sealed
PDR	1	Exhaust Fan	200	Sealed
PDR	1	Downlight	150	Sealed
PRINCIPAL SUITE	3	Downlight	150	Sealed
STAIRS/PASS	2	Downlight	150	Sealed
WIL	1	Downlight	150	Sealed
WIR	1	Downlight	150	Sealed

* Refer to glossary.

Ceiling *fans*

Location	Quantity	Diameter (mm)
BED 2	1	1300
BED 3	1	1300
BED 4	1	1300
PRINCIPAL SUITE	1	1300

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	1.80	0.64	Dark (Wallaby)

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)
None				

Appliance *schedule*

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

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity

* Refer to glossary.

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
No Whole of Home Data		

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	

* Refer to glossary.

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	see exposure categories below
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 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 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.
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)

* Refer to glossary.

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1792595S_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 23 April 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-P3QFLB-01.

Project summary	
Project name	LOT 16, WARRIEWOOD_02
Street address	LOT 16, 53A & 53B WARRIEWOOD ROAD WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan
Lot no.	16
Section no.	UNREG
Project type	dwelling house (attached)
No. of bedrooms	4

Project score		
Water	✔ 42	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 100	Target 72
Materials	✔ -89	Target n/a

Certificate Prepared by
Name / Company Name: Efficient Living Pty Ltd
ABN (if applicable):

Description of project

Project address	
Project name	LOT 16, WARRIEWOOD_02
Street address	LOT 16, 53A & 53B WARRIEWOOD ROAD WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan
Lot no.	16
Section no.	UNREG

Project type	
Project type	dwelling house (attached)
No. of bedrooms	4

Site details	
Site area (m²)	293
Roof area (m²)	182
Conditioned floor area (m²)	159.1
Unconditioned floor area (m²)	3.9
Total area of garden and lawn (m²)	77
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
NatHERS assessor number	HERA10213
NatHERS certificate number	HR-P3QFLB-01
Climate zone	56
Area adjusted cooling load (MJ/m².year)	10
Area adjusted heating load (MJ/m².year)	20

Project score			
Water	✔	42	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	100	Target 72
Materials	✔	-89	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 50 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Insulation
floor - concrete slab on ground, waffle pod slab.	77.1	not specified
floor - suspended floor above open subfloor, particle board; frame: laminated veneer lumber (LVL).	18.4	not specified
floor - above habitable rooms or mezzanine, particle board; frame: laminated veneer lumber (LVL)..	48.1	not specified
floor - suspended floor above garage, particle board; frame: laminated veneer lumber (LVL).	19.4	not specified
garage floor - concrete slab on ground, waffle pod slab.	34.4	not specified
external wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	all external walls	not specified
external garage wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	50.8	none
internal wall: plasterboard; frame: timber - untreated softwood.	184	not specified
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - untreated softwood.	181.61	ceiling: not specified; roof: not specified.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✔	✔	✔

Frames	Maximum area - m2
aluminium	32.8
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	0
double	32.8
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: please select		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovolatic system must consist of: • photovolatic collectors with the capacity to generate at least 5 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing south east	✔	✔	✔
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

efficient LIVING

NatHERS and BASIX Assessment

Sekisui House
Proposed Residential Development

To be built at **Lot 17, 53A & 53B Warriewood Road, Warriewood NSW 2102**

Issue	File Ref	Description	Author	Date
A	#2501539	NatHERS Thermal Comfort and BASIX Assessment	RF/HE	22/04/2025

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

If there is a change to this specification during design or construction phases, please contact Efficient Living and quote the above file reference for advice, and to obtain an updated Certificate if required.

Sustainable Building Consultants
p. 02 9970 6181 **e.** admin@efficientliving.com.au
www.efficientliving.com.au

BASIX Inclusions – extra notes:
There are a few inclusions set in the BASIX Portal which are not showing correctly in the BASIX Certificate. These items have been flagged with BASIX as errors. The correct inclusions should be as follows (shown in bold text):

Ventilation
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: **interlocked to light / timer off**

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-84W0IZ-01

Generated on 22 Apr 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	Lot 17, 53A & 53B Warriewood Road, Warriewood, NSW, 2102
Lot/DP	17/Unreg
NCC Class*	1a
Floor/all Floors	1 of 2 floors
Type	New

Plans

Main Plan	NM105719 -REV02 16.04.2024
Prepared by	Sekisui House Services (NSW) Pty Limited

Construction and environment

Assessed floor area (m²)*		**Exposure Type**	
Conditioned*	152.2	Suburban	
Unconditioned*	8.0	**NatHERS climate zone**	
Total	192.9	56 - Mascot AMO	
Garage	32.7		

Accredited assessor

Name	Haylea Edwards
Business name	haylea@efficientliving.com.au
Email	haylea@efficientliving.com.au
Phone	+61 9970 6181
Accreditation No.	10213
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 2
State/Territory variation	Yes

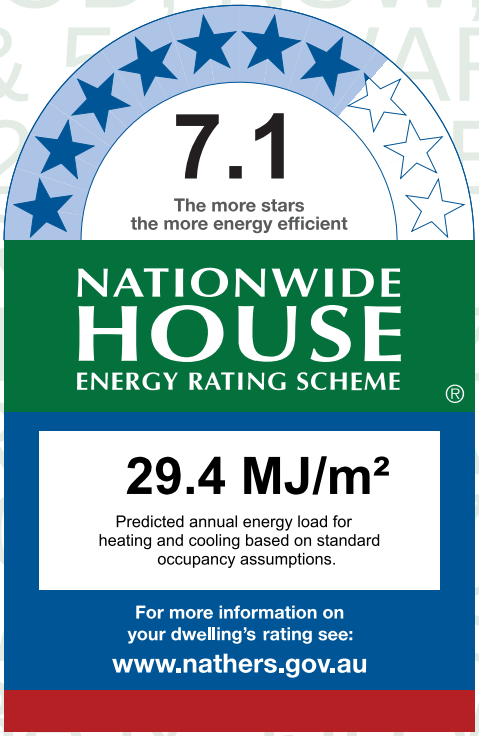
National Construction Code (NCC) requirements

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 J2D2(2)(a) and (3) 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.

Thermal performance star rating



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	16.6	12.8
Load limits	25	18

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

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 http://www.hero-software.com.au/pdf/HR-84W0IZ-01. When using either link, ensure you are visiting http://www.hero-software.com.au

* Refer to glossary.

About the ratings

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

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 and 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 Standard: NatHERS heating and cooling load limits* 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 onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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.

* Refer to glossary.

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	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?			☐	☐	☐
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?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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 Certifi cate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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.	☐	☐		☐	☐
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".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

* Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home 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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

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.

* Refer to glossary.

Additional Notes

Provisional Inclusions:
Roof and window frames colour wallaby
Default colour modelled to external walls,and floor finishes
Waffle pod 225mm thick
Sealed and insulated Downlights 1 per 5m2 ceiling penetration diameter 150mm
Sealed and insulated Exhaust fans ceiling penetration diameter 200mm
Windows modelled as a proxy to match window manufacturer U-value and SHGC
Floor coverings: bare concrete to garage, carpet to bedrooms and first floor living areas, tiles to remainder of the house
Page 2 - Whole of home and Appliance check list on this NatHERS Certificate is not applicable in NSW as energy is covered by BASIX.
Insulation is applied to the conditioned envelope of the house; this includes; external walls of habitable rooms, the wall between the garage and the house and any vertical walls adjacent to roof space. Unless noted otherwise garage external walls do not require insulation.

- Windows areas may be split into varying sash types in the model
- Sisalation / sarking is only shown in certificate where it provides a reflective air-space
- No insulation clearance modeled as IC rated downlights are nominated

Room *schedule*

Room	Zone Type	Area (m²)
KITCHEN/LIVING/DINING	Kitchen/Living	49.08
ENTRY	Day Time	16.88
PDR	Day Time	2.70
LAUNDRY	Day Time	4.27
BUTLER'S PANTRY	Day Time	3.28
GARAGE	Garage	32.74
PRINCIPAL SUITE	Bedroom	17.37
ENSUITE	Night Time	7.41
WIR	Night Time	6.39
BED 4	Bedroom	10.41
BATH	Unconditioned	6.24
WC	Unconditioned	1.73
BED 3	Bedroom	10.41
BED 2	Bedroom	11.81
STAIRS/HALLWAY	Day Time	20.28

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
WID-101-012	Horizon Awning Window	3.17	0.45	0.43	0.47
WID-102-018	Horizon Sliding Window	3.96	0.61	0.58	0.64
WID-102-028	Horizon Sliding Window	3.12	0.47	0.45	0.49
WID-106-028	Horizon Fixed Window	2.08	0.54	0.52	0.57
WID-124-029	Paragon Stacking Door	3.26	0.45	0.43	0.47

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
BATH	WID-102-018	W204	600	1570	Sliding	45	SW	None
BED 2	WID-102-028	W209	600	2050	Sliding	10	NE	None
BED 3	WID-101-012	W206	1200	610	Awning	10	SE	None
BED 3	WID-101-012	W207	1200	610	Awning	10	SE	None
BED 3	WID-101-012	W208	1200	610	Awning	10	SE	None
BED 4	WID-102-028	W203	600	2170	Sliding	10	SW	None
ENSUITE	WID-102-018	W202	1030	850	Sliding	45	SW	None
KITCHEN/LIVING/DINING	WID-101-012	W102	2050	2170	Awning	29	NW	None
KITCHEN/LIVING/DINING	WID-124-029	D103	2660	2850	Sliding Door	59	NE	None
KITCHEN/LIVING/DINING	WID-124-029	D102	2660	2710	Sliding Door	59	NW	None
KITCHEN/LIVING/DINING	WID-101-012	W101	600	3010	Awning	44	NE	None
PRINCIPAL SUITE	WID-102-028	W201	1200	2650	Sliding	10	NW	None
STAIRS/HALLWAY	WID-106-028	W210	860	2170	Fixed	0	NE	None

* Refer to glossary.

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
STAIRS/HALLWAY	WID-106-028	W211	860	2170	Fixed	0	NE	None
WC	WID-102-018	W205	600	610	Sliding	45	SW	None

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
ENTRY	2360	1275	90	SE
GARAGE	2400	4817	90	SE

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*

* Refer to glossary.

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
CONC-100-EXP	Precast 100mm Concrete - Exposed	0.50	Medium	0.00	No
Sekisui Nichiha Cladding Walls-A	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	3.10	Yes
Sekisui Nichiha Cladding Walls-B	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	0.00	Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
BATH	Sekisui Nichiha Cladding Walls-A	1630	1972	SW	460	Yes
BED 2	Sekisui Nichiha Cladding Walls-A	2510	3586	NE	460	Yes
BED 2	Sekisui Nichiha Cladding Walls-A	2510	3480	SE	459	Yes
BED 3	Sekisui Nichiha Cladding Walls-A	2510	3471	SE	460	No
BED 3	Sekisui Nichiha Cladding Walls-A	2510	1220	SW	460	Yes
BED 3	Sekisui Nichiha Cladding Walls-A	1470	1779	SW	460	Yes
BED 4	Sekisui Nichiha Cladding Walls-A	1745	2890	SW	460	Yes
BUTLER'S PANTRY	Sekisui Nichiha Cladding Walls-A	2660	1964	SW		Yes
ENSUITE	Sekisui Nichiha Cladding Walls-A	1860	2269	SW	460	Yes
ENTRY	Sekisui Nichiha Cladding Walls-A	2660	7072	NE		Yes
ENTRY	Sekisui Nichiha Cladding Walls-A	2660	2273	SE	1747	Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2830	5893	SE	1210	Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2830	5555	SW		Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2830	583	NE	2400	Yes
GARAGE	CONC-100-EXP	170	5878	NW		No
GARAGE	CONC-100-EXP	170	4972	NE		No
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	3471	NW	200	Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	3025	NE	3797	Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	3597	NW	3225	Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	4658	NE	200	Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	4667	SW		Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	1204	NW	200	Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	3016	SW	200	Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	1510	3671	NW		Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	4966	NE	460	Yes
STAIRS/HALLWAY	Sekisui Nichiha Cladding Walls-A	2510	4878	NE	460	Yes
WC	Sekisui Nichiha Cladding Walls-A	1555	981	SW	460	Yes
WIR	Sekisui Nichiha Cladding Walls-A	1510	3264	NW	460	Yes
WIR	Sekisui Nichiha Cladding Walls-A	1960	1958	SW	460	Yes

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	107.4	0.00
INT-PB	Internal Plasterboard Stud Wall	26.0	2.50
INT-PB-EXP1	Internal Plasterboard Stud Wall (exposed 1 side)	16.3	3.10

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
BATH	TIMB-001: Suspended Timber Floor	6.2	N/A	4.00	Tile (8mm)
BED 2	TIMB-001: Suspended Timber Floor	4.2	N/A	0.15	Carpet
BED 2	TIMB-001: Suspended Timber Floor	2.0	N/A	4.00	Carpet
BED 2	TIMB-002: Suspended Timber Floor - Lined Below	5.6	N/A	4.00	Carpet
BED 3	TIMB-001: Suspended Timber Floor	6.2	N/A	4.00	Carpet
BED 3	TIMB-002: Suspended Timber Floor - Lined Below	4.2	N/A	4.00	Carpet

* Refer to glossary.

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
BED 4	TIMB-001: Suspended Timber Floor	8.8	N/A	0.15	Carpet
BED 4	TIMB-001: Suspended Timber Floor	1.7	N/A	4.00	Carpet
BUTLER'S PANTRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	3.3	N/A	0.59	Tile (8mm)
ENSUITE	TIMB-001: Suspended Timber Floor	7.4	N/A	0.15	Tile (8mm)
ENTRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	16.9	N/A	0.59	Tile (8mm)
GARAGE	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	32.7	N/A	0.59	Exposed
KITCHEN/LIVING/DINING	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	49.1	N/A	0.59	Tile (8mm)
LAUNDRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	4.3	N/A	0.59	Tile (8mm)
PDR	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	2.7	N/A	0.59	Tile (8mm)
PRINCIPAL SUITE	TIMB-001: Suspended Timber Floor	17.4	N/A	0.15	Carpet
STAIRS/HALLWAY	TIMB-001: Suspended Timber Floor	14.1	N/A	0.15	Carpet
STAIRS/HALLWAY	TIMB-001: Suspended Timber Floor	6.2	N/A	4.00	Carpet
WC	TIMB-001: Suspended Timber Floor	1.7	N/A	4.00	Tile (8mm)
WIR	TIMB-001: Suspended Timber Floor	6.4	N/A	0.15	Carpet

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
BATH	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BUTLER'S PANTRY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
ENSUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
GARAGE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	0.00	Yes
KITCHEN/LIVING/DINING	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

* Refer to glossary.

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
PRINCIPAL SUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
STAIRS/HALLWAY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
WC	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
WIR	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
BATH	1	Downlight	150	Sealed
BATH	1	Exhaust Fan	200	Sealed
BED 2	2	Downlight	150	Sealed
BED 3	2	Downlight	150	Sealed
BED 4	2	Downlight	150	Sealed
BUTLER'S PANTRY	1	Downlight	150	Sealed
ENSUITE	1	Downlight	150	Sealed
ENSUITE	1	Exhaust Fan	200	Sealed
ENTRY	3	Downlight	150	Sealed
KITCHEN/LIVING/DINING	10	Downlight	150	Sealed
KITCHEN/LIVING/DINING	1	Exhaust Fan	200	Sealed
LAUNDRY	1	Downlight	150	Sealed
LAUNDRY	1	Exhaust Fan	200	Sealed
PDR	1	Downlight	150	Sealed
PDR	1	Exhaust Fan	200	Sealed
PRINCIPAL SUITE	3	Downlight	150	Sealed
STAIRS/HALLWAY	4	Downlight	150	Sealed
WC	1	Downlight	150	Sealed
WC	1	Exhaust Fan	200	Sealed

* Refer to glossary.

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
WIR	1	Downlight	150	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
BED 2	1	1200
BED 3	1	1200
BED 4	1	1200
PRINCIPAL SUITE	1	1200

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	1.80	0.64	Dark (Wallaby)

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)
None				

Appliance *schedule*

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

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

* Refer to glossary.

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
No Whole of Home Data		

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	

* Refer to glossary.

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	see exposure categories below
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 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 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.
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)

* Refer to glossary.

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1792598S_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 23 April 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-84W0IZ-01.

Project summary	
Project name	LOT 17, WARRIEWOOD_02
Street address	LOT 17, 53A & 53B WARRIEWOOD ROAD WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan
Lot no.	-
Section no.	-
Project type	dwelling house (detached)
No. of bedrooms	4

Project score		
Water	✔ 42	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 100	Target 72
Materials	✔ -81	Target n/a

Certificate Prepared by
Name / Company Name: Efficient Living Pty Ltd
ABN (if applicable):

Description of project

Project address	
Project name	LOT 17, WARRIEWOOD_02
Street address	LOT 17, 53A & 53B WARRIEWOOD ROAD WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan
Lot no.	-
Section no.	-

Project type	
Project type	dwelling house (detached)
No. of bedrooms	4

Site details	
Site area (m²)	256
Roof area (m²)	161
Conditioned floor area (m²)	152.2
Unconditioned floor area (m²)	8.0
Total area of garden and lawn (m²)	60
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
NatHERS assessor number	HERA10213
NatHERS certificate number	HR-84W0IZ-01
Climate zone	56
Area adjusted cooling load (MJ/m².year)	13
Area adjusted heating load (MJ/m².year)	17

Project score			
Water	✔	42	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	100	Target 72
Materials	✔	-81	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 50 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Insulation
floor - concrete slab on ground, waffle pod slab.	76.2	not specified
floor - suspended floor above open subfloor, particle board; frame: laminated veneer lumber (LVL).	9.9	not specified
floor - above habitable rooms or mezzanine, particle board; frame: laminated veneer lumber (LVL)..	58.1	not specified
floor - suspended floor above garage, particle board; frame: laminated veneer lumber (LVL).	24.1	not specified
garage floor - concrete slab on ground, waffle pod slab.	32.7	not specified
external wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	all external walls	not specified
external garage wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	34	none
internal wall: plasterboard; frame: timber - untreated softwood.	146.9	not specified
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - untreated softwood.	161.41	ceiling: not specified; roof: not specified.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✔	✔	✔

Frames	Maximum area - m2
aluminium	34.9
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	0
double	34.9
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: please select		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovolatic system must consist of: • photovolatic collectors with the capacity to generate at least 5 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north east	✔	✔	✔
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

efficient LIVING

NatHERS and BASIX Assessment

Sekisui House
Proposed Residential Development

To be built at **Lot 18, 53A & 53B Warriewood Road, Warriewood NSW 2102**

Issue	File Ref	Description	Author	Date
A	#2501540	NatHERS Thermal Comfort and BASIX Assessment	RF/HE	28/04/2025

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

If there is a change to this specification during design or construction phases, please contact Efficient Living and quote the above file reference for advice, and to obtain an updated Certificate if required.

Sustainable Building Consultants
p. 02 9970 6181 **e.** admin@efficientliving.com.au
www.efficientliving.com.au

BASIX Inclusions – extra notes:
There are a few inclusions set in the BASIX Portal which are not showing correctly in the BASIX Certificate. These items have been flagged with BASIX as errors. The correct inclusions should be as follows (shown in bold text):

Ventilation
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: **interlocked to light / timer off**

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-5VKYQ7-02

Generated on 28 Apr 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	LOT 18, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
Lot/DP	18/Unreg
NCC Class*	1a
Floor/all Floors	1 of 2 floors
Type	New

Plans

Main Plan	NM105720 - REV 02 16.04.2025
Prepared by	Sekisui House Services (NSW) Pty Limited

Construction and environment

Assessed floor area (m²)*		**Exposure Type**	
Conditioned*	152.2	Suburban	
Unconditioned*	8.0	**NatHERS climate zone**	
Total	192.9	56 - Mascot AMO	
Garage	32.7		

Accredited assessor

Name	Haylea Edwards
Business name	haylea@efficientliving.com.au
Email	haylea@efficientliving.com.au
Phone	+61 9970 6181
Accreditation No.	10213
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 2
State/Territory variation	Yes

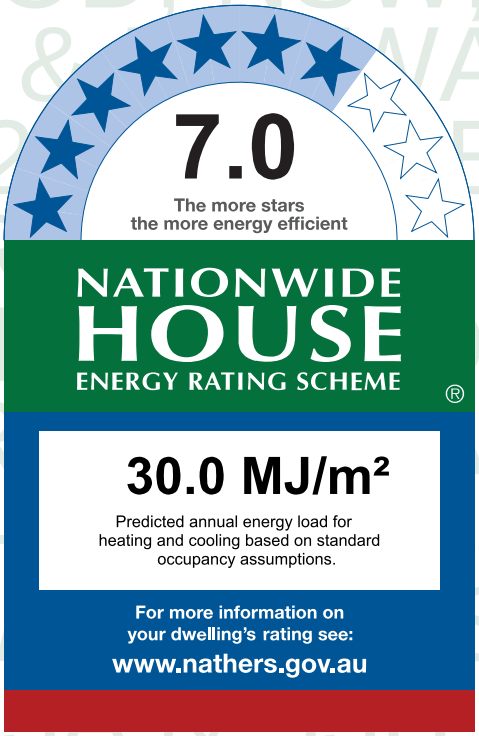
National Construction Code (NCC) requirements

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 J2D2(2)(a) and (3) 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.

Thermal performance star rating



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	16.6	13.4
Load limits	25	18

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

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 http://www.hero-software.com.au/pdf/HR-5VKYQ7-02. When using either link, ensure you are visiting http://www.hero-software.com.au

* Refer to glossary.

About the ratings

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

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 and 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 Standard: NatHERS heating and cooling load limits* 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 onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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.

* Refer to glossary.

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	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?			☐	☐	☐
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?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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 Certifi cate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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.	☐	☐		☐	☐
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".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

* Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home 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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

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.

* Refer to glossary.

Additional Notes

Provisional Inclusions:
Roof and window frames colour dark
Default colour modelled to external walls and floor finishes
Waffle pod 225mm thick
Sealed and insulated Downlights 1 per 5m2 ceiling penetration diameter 150mm
Sealed and insulated Exhaust fans ceiling penetration diameter 200mm
Windows modelled as a proxy to match window manufacturer U-value and SHGC
Floor coverings: bare concrete to garage, carpet to bedrooms and first floor living areas, tiles to remainder of the house
Page 2 - Whole of home and Appliance check list on this NatHERS Certificate is not applicable in NSW as energy is covered by BASIX.
Insulation is applied to the conditioned envelope of the house; this includes; external walls of habitable rooms, the wall between the garage and the house and any vertical walls adjacent to roof space. Unless noted otherwise garage external walls do not require insulation.

- Windows areas may be split into varying sash types in the model
- Sisalation / sarking is only shown in certificate where it provides a reflective air-space
- No insulation clearance modeled as IC rated downlights are nominated

Room *schedule*

Room	Zone Type	Area (m²)
KITCHEN/LIVING/DINING	Kitchen/Living	49.08
ENTRY	Day Time	16.88
PDR	Day Time	2.70
LAUNDRY	Day Time	4.27
BUTLER'S PANTRY	Day Time	3.28
GARAGE	Garage	32.74
PRINCIPAL SUITE	Bedroom	17.37
ENSUITE	Night Time	7.41
WIR	Night Time	6.39
BED 4	Bedroom	10.41
BATH	Unconditioned	6.24
WC	Unconditioned	1.73
BED 3	Bedroom	10.41
BED 2	Bedroom	11.81
STAIRS/HALLWAY	Day Time	20.28

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
WID-101-012	Horizon Awning Window	3.17	0.45	0.43	0.47
WID-102-028	Horizon Sliding Window	3.12	0.47	0.45	0.49
WID-106-028	Horizon Fixed Window	2.08	0.54	0.52	0.57
WID-124-029	Paragon Stacking Door	3.26	0.45	0.43	0.47

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
BATH	WID-102-028	W204	600	1570	Sliding	45	SW	None
BED 2	WID-101-012	W208	1200	1210	Awning	10	SE	None
BED 3	WID-101-012	W207	890	2750	Awning	10	SE	None
BED 3	WID-106-028	W206	890	850	Fixed	0	SW	None
BED 4	WID-102-028	W203	600	2170	Sliding	10	SW	None
ENSUITE	WID-102-028	W202	1030	850	Sliding	45	SW	None
KITCHEN/LIVING/DINING	WID-101-012	W102	2050	2170	Awning	29	NW	None
KITCHEN/LIVING/DINING	WID-124-029	D103	2660	2850	Sliding Door	59	NE	None
KITCHEN/LIVING/DINING	WID-124-029	D102	2660	2710	Sliding Door	59	NW	None
KITCHEN/LIVING/DINING	WID-101-012	W101	600	3010	Awning	44	NE	None
PRINCIPAL SUITE	WID-102-028	W201	1200	2650	Sliding	10	NW	None
STAIRS/HALLWAY	WID-106-028	W209	860	2170	Fixed	0	NE	None
STAIRS/HALLWAY	WID-106-028	W210	860	2170	Fixed	0	NE	None
WC	WID-102-028	W205	600	610	Sliding	45	SW	None

* Refer to glossary.

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
ENTRY	2360	1275	90	SE
GARAGE	2400	4817	90	SE

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
CONC-100-EXP	Precast 100mm Concrete - Exposed	0.50	Medium	0.00	No
Sekisui Nichiha Cladding Walls-A	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	3.10	Yes
Sekisui Nichiha Cladding Walls-B	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	0.00	Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
BATH	Sekisui Nichiha Cladding Walls-A	1630	1972	SW	460	Yes
BED 2	Sekisui Nichiha Cladding Walls-A	2510	3586	NE	460	Yes
BED 2	Sekisui Nichiha Cladding Walls-A	2510	3480	SE	459	No
BED 3	Sekisui Nichiha Cladding Walls-A	2510	3471	SE	460	No
BED 3	Sekisui Nichiha Cladding Walls-A	2510	1220	SW	460	Yes
BED 3	Sekisui Nichiha Cladding Walls-A	1470	1779	SW	460	Yes
BED 4	Sekisui Nichiha Cladding Walls-A	1745	2890	SW	460	Yes
BUTLER'S PANTRY	Sekisui Nichiha Cladding Walls-A	2660	1964	SW		Yes
ENSUITE	Sekisui Nichiha Cladding Walls-A	1860	2269	SW	460	Yes
ENTRY	Sekisui Nichiha Cladding Walls-A	2660	7072	NE		Yes
ENTRY	Sekisui Nichiha Cladding Walls-A	2660	2273	SE	1747	Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2830	5893	SE	1210	Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2830	5555	SW		Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2830	583	NE	2400	Yes
GARAGE	CONC-100-EXP	170	5878	NW		No
GARAGE	CONC-100-EXP	170	4972	NE		No
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	3471	NW	200	Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	3025	NE	3797	Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	3597	NW	3225	Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	4658	NE	200	Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	4667	SW		Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	1204	NW	3216	Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	3016	SW	200	Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	1510	3671	NW		No
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	4966	NE	460	Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
STAIRS/HALLWAY	Sekisui Nichiha Cladding Walls-A	2510	4878	NE	460	Yes
WC	Sekisui Nichiha Cladding Walls-A	1555	981	SW	460	Yes
WIR	Sekisui Nichiha Cladding Walls-A	1510	3264	NW	460	Yes
WIR	Sekisui Nichiha Cladding Walls-A	1960	1958	SW	460	Yes

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	107.4	0.00
INT-PB	Internal Plasterboard Stud Wall	26.0	2.50
INT-PB-EXP1	Internal Plasterboard Stud Wall (exposed 1 side)	16.3	3.10

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
BATH	TIMB-001: Suspended Timber Floor	6.2	N/A	4.00	Tile (8mm)
BED 2	TIMB-001: Suspended Timber Floor	4.2	N/A	0.15	Carpet
BED 2	TIMB-001: Suspended Timber Floor	2.0	N/A	4.00	Carpet
BED 2	TIMB-002: Suspended Timber Floor - Lined Below	5.6	N/A	4.00	Carpet
BED 3	TIMB-001: Suspended Timber Floor	6.2	N/A	4.00	Carpet
BED 3	TIMB-002: Suspended Timber Floor - Lined Below	4.2	N/A	4.00	Carpet
BED 4	TIMB-001: Suspended Timber Floor	8.8	N/A	0.15	Carpet
BED 4	TIMB-001: Suspended Timber Floor	1.7	N/A	4.00	Carpet
BUTLER'S PANTRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	3.3	N/A	0.59	Tile (8mm)
ENSUITE	TIMB-001: Suspended Timber Floor	7.4	N/A	0.15	Tile (8mm)
ENTRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	16.9	N/A	0.59	Tile (8mm)
GARAGE	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	32.7	N/A	0.59	Exposed
KITCHEN/LIVING/DINING	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	49.1	N/A	0.59	Tile (8mm)

* Refer to glossary.

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
LAUNDRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	4.3	N/A	0.59	Tile (8mm)
PDR	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	2.7	N/A	0.59	Tile (8mm)
PRINCIPAL SUITE	TIMB-001: Suspended Timber Floor	17.4	N/A	0.15	Carpet
STAIRS/HALLWAY	TIMB-001: Suspended Timber Floor	14.1	N/A	0.15	Carpet
STAIRS/HALLWAY	TIMB-001: Suspended Timber Floor	6.2	N/A	4.00	Carpet
WC	TIMB-001: Suspended Timber Floor	1.7	N/A	4.00	Tile (8mm)
WIR	TIMB-001: Suspended Timber Floor	6.4	N/A	0.15	Carpet

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
BATH	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
BED 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
BED 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
BED 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
BUTLER'S PANTRY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
ENSUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
GARAGE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
KITCHEN/LIVING/DINING	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
PRINCIPAL SUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
STAIRS/HALLWAY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
WC	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes
WIR	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	7.00	Yes

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
BATH	1	Downlight	150	Sealed

* Refer to glossary.

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
BATH	1	Exhaust Fan	200	Sealed
BED 2	2	Downlight	150	Sealed
BED 3	2	Downlight	150	Sealed
BED 4	2	Downlight	150	Sealed
BUTLER'S PANTRY	1	Downlight	150	Sealed
ENSUITE	1	Downlight	150	Sealed
ENSUITE	1	Exhaust Fan	200	Sealed
ENTRY	3	Downlight	150	Sealed
KITCHEN/LIVING/DINING	10	Downlight	150	Sealed
KITCHEN/LIVING/DINING	1	Exhaust Fan	200	Sealed
LAUNDRY	1	Downlight	150	Sealed
LAUNDRY	1	Exhaust Fan	200	Sealed
PDR	1	Downlight	150	Sealed
PDR	1	Exhaust Fan	200	Sealed
PRINCIPAL SUITE	3	Downlight	150	Sealed
STAIRS/HALLWAY	4	Downlight	150	Sealed
WC	1	Downlight	150	Sealed
WC	1	Exhaust Fan	200	Sealed
WIR	1	Downlight	150	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
BED 2	1	1300
BED 3	1	1300
BED 4	1	1300
PRINCIPAL SUITE	1	1300

* Refer to glossary.

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	1.80	0.64	Dark (Wallaby)

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)
None				

Appliance *schedule*

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

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
No Whole of Home Data		

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	

* Refer to glossary.

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	see exposure categories below
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 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 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.
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)

* Refer to glossary.

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1792645S_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Monday, 28 April 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-5VKYQ7-02.

Project summary	
Project name	LOT 18, WARRIEWOOD_02
Street address	LOT 18, 53A & 53B WARRIEWOOD ROAD WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan
Lot no.	18
Section no.	UNREG
Project type	dwelling house (detached)
No. of bedrooms	4

Project score		
Water	✔ 42	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 100	Target 72
Materials	✔ -80	Target n/a

Certificate Prepared by
Name / Company Name: Efficient Living Pty Ltd
ABN (if applicable):

Description of project

Project address	
Project name	LOT 18, WARRIEWOOD_02
Street address	LOT 18, 53A & 53B WARRIEWOOD ROAD WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan
Lot no.	18
Section no.	UNREG

Project type	
Project type	dwelling house (detached)
No. of bedrooms	4

Site details	
Site area (m²)	256
Roof area (m²)	161
Conditioned floor area (m²)	152.2
Unconditioned floor area (m²)	8.0
Total area of garden and lawn (m²)	60
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
NatHERS assessor number	HERA10213
NatHERS certificate number	HR-5VKYQ7-02
Climate zone	56
Area adjusted cooling load (MJ/m².year)	13
Area adjusted heating load (MJ/m².year)	17

Project score			
Water	✔	42	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	100	Target 72
Materials	✔	-80	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 50 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Insulation
floor - concrete slab on ground, waffle pod slab.	76.2	not specified
floor - suspended floor above open subfloor, particle board; frame: laminated veneer lumber (LVL).	9.9	not specified
floor - above habitable rooms or mezzanine, particle board; frame: laminated veneer lumber (LVL)..	50	not specified
floor - suspended floor above garage, particle board; frame: laminated veneer lumber (LVL).	24.1	not specified
garage floor - concrete slab on ground, waffle pod slab.	32.7	not specified
external wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	178.1	not specified
external wall: concrete block/plasterboard; frame: timber - untreated softwood.	1.8	not specified
external garage wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	34	none
internal wall: plasterboard; frame: timber - untreated softwood.	146.9	not specified
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - untreated softwood.	161.41	ceiling: not specified; roof: not specified.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✔	✔	✔

Frames	Maximum area - m2
aluminium	36.2
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	0
double	36.2
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: please select		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovolatic system must consist of: • photovolatic collectors with the capacity to generate at least 5 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north east	✔	✔	✔
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

efficient LIVING

NatHERS and BASIX Assessment

Sekisui House
Proposed Residential Development

To be built at **Lot 19, 53A & 53B Warriewood Road, Warriewwod NSW 2102**

Issue	File Ref	Description	Author	Date
A	#2501527	NatHERS Thermal Comfort and BASIX Assessment	RF/HE	28/04/2025

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

If there is a change to this specification during design or construction phases, please contact Efficient Living and quote the above file reference for advice, and to obtain an updated Certificate if required.

Sustainable Building Consultants
p. 02 9970 6181 **e.** admin@efficientliving.com.au
www.efficientliving.com.au

BASIX Inclusions – extra notes:
There are a few inclusions set in the BASIX Portal which are not showing correctly in the BASIX Certificate. These items have been flagged with BASIX as errors. The correct inclusions should be as follows (shown in bold text):

Ventilation
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: **interlocked to light / timer off**

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-FAI6L6-02

Generated on 28 Apr 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	LOT 19, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
Lot/DP	Lot 19/Unreg
NCC Class*	1a
Floor/all Floors	1 of 2 floors
Type	New

Plans

Main Plan	NM105721 - REV02 16.04.2025
Prepared by	Sekisui House Services (NSW) Pty Limited

Construction and environment

Assessed floor area (m²)*		**Exposure Type**	
Conditioned*	145.4	Suburban	
Unconditioned*	12.1	**NatHERS climate zone**	
Total	192.2	56 - Mascot AMO	
Garage	34.7		

Accredited assessor

Name	Haylea Edwards
Business name	haylea@efficientliving.com.au
Email	haylea@efficientliving.com.au
Phone	+61 9970 6181
Accreditation No.	10213
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA provisions	Volume 2
State/Territory variation	Yes

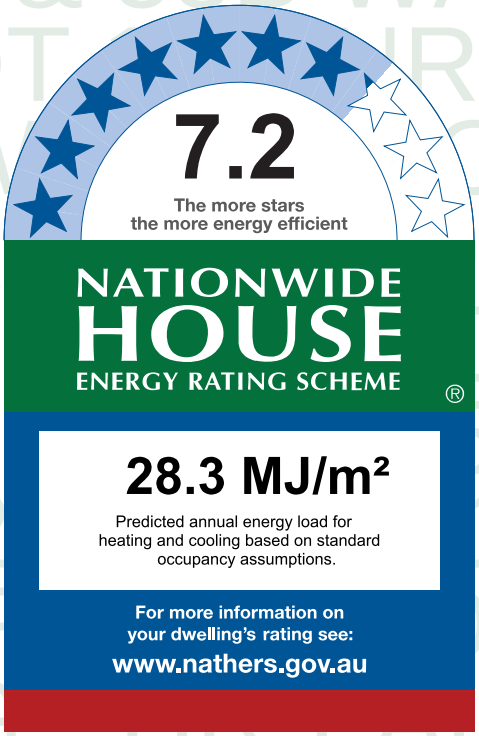
National Construction Code (NCC) requirements

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 J2D2(2)(a) and (3) 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.

Thermal performance star rating



Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	16.5	11.8
Load limits	25	18

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

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 http://www.hero-software.com.au/pdf/HR-FAI6L6-02. When using either link, ensure you are visiting http://www.hero-software.com.au

* Refer to glossary.

About the ratings

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

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 and 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 Standard: NatHERS heating and cooling load limits* 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 onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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.

* Refer to glossary.

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	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?			☐	☐	☐
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?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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 Certifi cate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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.	☐	☐		☐	☐
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".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

* Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home 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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

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.

* Refer to glossary.

Additional Notes

Provisional Inclusions:
Roof and window frames colour dark
Default colour modelled to external walls and floor finishes
Waffle pod 225mm thick
Sealed and insulated Downlights 1 per 5m2 ceiling penetration diameter 150mm
Sealed and insulated Exhaust fans ceiling penetration diameter 200mm
Windows modelled as a proxy to match window manufacturer U-value and SHGC
Floor coverings: bare concrete to garage, carpet to bedrooms and first floor living areas, tiles to remainder of the house
Page 2 - Whole of home and Appliance check list on this NatHERS Certificate is not applicable in NSW as energy is covered by BASIX.
Insulation is applied to the conditioned envelope of the house; this includes; external walls of habitable rooms, the wall between the garage and the house and any vertical walls adjacent to roof space. Unless noted otherwise garage external walls do not require insulation.

- Windows areas may be split into varying sash types in the model
- Sisalation / sarking is only shown in certificate where it provides a reflective air-space
- No insulation clearance modeled as IC rated downlights are nominated

Room *schedule*

Room	Zone Type	Area (m²)
KITCHEN/LIVING/DINING	Kitchen/Living	47.64
ENTRY	Day Time	11.89
PDR	Day Time	2.31
LAUNDRY	Unconditioned	4.33
BUTLER'S PANTRY	Day Time	6.45
GARAGE	Garage	34.75
PRINCIPAL SUITE	Bedroom	17.07
BED 2	Bedroom	11.86
BED 3	Bedroom	10.88
BED 4	Bedroom	11.86
BATH	Unconditioned	7.79
ENSUITE	Night Time	6.32
WIR	Night Time	8.13
HALLWAY/STAIRS	Day Time	14.89

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit

None

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
WID-101-032	Horizon Awning Window	3.97	0.58	0.55	0.61
WID-102-018	Horizon Sliding Window	3.96	0.61	0.58	0.64
WID-106-017	Horizon Fixed Window	3.10	0.71	0.68	0.75
WID-111-014	Ascend Stacking Door	3.13	0.52	0.49	0.55
WID-122-017	Paragon Entry Door	3.92	0.51	0.49	0.54

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
BATH	WID-102-018	W207	600	2170	Sliding	45	SW	None
BED 2	WID-101-032	W202	860	2650	Awning	10	NE	None
BED 3	WID-106-017	W203	860	610	Fixed	0	NE	None
BED 3	WID-101-032	W204	860	2650	Awning	10	SE	None
BED 4	WID-101-032	W205	1460	610	Awning	90	SE	None
BED 4	WID-102-018	W206	600	2170	Sliding	10	SW	None
BUTLER'S PANTRY	WID-101-032	W104	600	2410	Awning	45	SW	None
BUTLER'S PANTRY	WID-101-032	W103	1460	610	Awning	90	SE	None
ENSUITE	WID-102-018	W209	600	850	Sliding	90	SW	None
ENTRY	WID-106-017	W105	1200	850	Fixed	0	SW	None

* Refer to glossary.

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
HALLWAY/STAIRS	WID-101-032	W208	600	850	Awning	90	SW	None
KITCHEN/LIVING/DINING	WID-101-032	W101	1460	2650	Awning	45	NE	None
KITCHEN/LIVING/DINING	WID-101-032	W102	1460	2650	Awning	45	NE	None
KITCHEN/LIVING/DINING	WID-111-014	D102	2660	4550	Sliding Door	59	SE	None
LAUNDRY	WID-122-017	D103	2120	900	Casement	90	SW	None
PRINCIPAL SUITE	WID-101-032	W201	860	2650	Awning	10	NE	None
WIR	WID-101-032	W210	1460	610	Awning	90	NE	None

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

* Refer to glossary.

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
ENTRY	2360	1275	45	NE
GARAGE	2360	4817	45	NE

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
Sekisui Nichiha Cladding Walls-A	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	3.10	Yes
Sekisui Nichiha Cladding Walls-B	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	0.00	Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
BATH	Sekisui Nichiha Cladding Walls-A	2510	2579	SW	460	Yes
BED 2	Sekisui Nichiha Cladding Walls-A	2510	3020	NE	1060	Yes
BED 2	Sekisui Nichiha Cladding Walls-A	2510	603	NW		Yes
BED 2	Sekisui Nichiha Cladding Walls-A	2510	758	NE	457	No
BED 2	Sekisui Nichiha Cladding Walls-A	2510	603	SE	4366	Yes
BED 3	Sekisui Nichiha Cladding Walls-A	2510	3178	NE	1060	Yes
BED 3	Sekisui Nichiha Cladding Walls-A	2510	3642	SE	1060	Yes
BED 4	Sekisui Nichiha Cladding Walls-A	2510	1351	SE	1060	Yes
BED 4	Sekisui Nichiha Cladding Walls-A	2510	600	NE	6156	Yes
BED 4	Sekisui Nichiha Cladding Walls-A	2510	1687	SE	460	No
BED 4	Sekisui Nichiha Cladding Walls-A	2510	600	SW	1047	Yes
BED 4	Sekisui Nichiha Cladding Walls-A	2510	587	SE	1060	Yes
BED 4	Sekisui Nichiha Cladding Walls-A	2510	3178	SW	460	Yes
BUTLER'S PANTRY	Sekisui Nichiha Cladding Walls-A	2660	3178	SW		Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
BUTLER'S PANTRY	Sekisui Nichiha Cladding Walls-A	2660	2989	NE	5700	Yes
BUTLER'S PANTRY	Sekisui Nichiha Cladding Walls-A	2660	600	NW	2800	Yes
BUTLER'S PANTRY	Sekisui Nichiha Cladding Walls-A	2660	789	NE	5100	Yes
BUTLER'S PANTRY	Sekisui Nichiha Cladding Walls-A	2660	1687	SE		Yes
BUTLER'S PANTRY	Sekisui Nichiha Cladding Walls-A	2660	600	SW		Yes
BUTLER'S PANTRY	Sekisui Nichiha Cladding Walls-A	2660	587	SE		Yes
ENSUITE	Sekisui Nichiha Cladding Walls-A	2510	3777	SW	460	Yes
ENTRY	Sekisui Nichiha Cladding Walls-A	2660	277	NW		Yes
ENTRY	Sekisui Nichiha Cladding Walls-A	2660	1999	NE		Yes
ENTRY	Sekisui Nichiha Cladding Walls-A	2660	1092	SW		Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2660	5899	NW		Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2660	5890	NE		Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2660	1200	SE		Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	2660	5890	SW	212	Yes
HALLWAY/STAIRS	Sekisui Nichiha Cladding Walls-A	2510	1700	SW	461	Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	783	NE		Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	603	SE		Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	6141	NE		Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	603	NW		Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	758	NE		Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	6299	SE	3300	Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	2996	NW		Yes
KITCHEN/LIVING /DINING	Sekisui Nichiha Cladding Walls-A	2660	4376	SW		Yes
LAUNDRY	Sekisui Nichiha Cladding Walls-A	2660	2588	SW		Yes
PDR	Sekisui Nichiha Cladding Walls-A	2660	1379	SW		Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	783	NE	457	No
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	603	SE		Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	3010	NE	1060	Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	2996	NW	2866	Yes
WIR	Sekisui Nichiha Cladding Walls-A	1985	4977	NW	760	Yes
WIR	Sekisui Nichiha Cladding Walls-A	2510	1999	NE	3453	Yes
WIR	Sekisui Nichiha Cladding Walls-A	2510	1391	SW	460	Yes

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	117.2	0.00
INT-PB	Internal Plasterboard Stud Wall	10.6	2.50
INT-PB-EXP1	Internal Plasterboard Stud Wall (exposed 1 side)	2.6	3.10

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
BATH	TIMB-001: Suspended Timber Floor	7.8	N/A	0.15	Tile (8mm)
BED 2	TIMB-001: Suspended Timber Floor	11.9	N/A	0.15	Carpet
BED 3	TIMB-002: Suspended Timber Floor - Lined Below	10.9	N/A	4.00	Carpet
BED 4	TIMB-001: Suspended Timber Floor	6.4	N/A	0.15	Carpet
BED 4	TIMB-002: Suspended Timber Floor - Lined Below	5.4	N/A	4.00	Carpet
BUTLER'S PANTRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	6.4	N/A	0.59	Tile (8mm)
ENSUITE	TIMB-001: Suspended Timber Floor	6.3	N/A	0.15	Tile (8mm)
ENTRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	11.9	N/A	0.59	Tile (8mm)
GARAGE	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	34.7	N/A	0.59	Exposed
HALLWAY/STAIRS	TIMB-001: Suspended Timber Floor	13.6	N/A	0.15	Carpet

* Refer to glossary.

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
HALLWAY/STAIRS	TIMB-002: Suspended Timber Floor - Lined Below	1.3	N/A	4.00	Carpet
KITCHEN/LIVING/DINING	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	47.6	N/A	0.59	Tile (8mm)
LAUNDRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	4.3	N/A	0.59	Tile (8mm)
PDR	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	2.3	N/A	0.59	Tile (8mm)
PRINCIPAL SUITE	TIMB-001: Suspended Timber Floor	17.1	N/A	0.15	Carpet
WIR	TIMB-001: Suspended Timber Floor	8.1	N/A	0.15	Carpet

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
BATH	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
ENSUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
GARAGE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	0.00	Yes
HALLWAY/STAIRS	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
PRINCIPAL SUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
WIR	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
BATH	2	Downlight	150	Sealed
BATH	1	Exhaust Fan	200	Sealed
BED 2	2	Downlight	150	Sealed
BED 3	2	Downlight	150	Sealed
BED 4	2	Downlight	150	Sealed

* Refer to glossary.

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
BUTLER'S PANTRY	1	Downlight	150	Sealed
ENSUITE	1	Downlight	150	Sealed
ENSUITE	1	Exhaust Fan	200	Sealed
ENTRY	2	Downlight	150	Sealed
HALLWAY/STAIRS	3	Downlight	150	Sealed
KITCHEN/LIVING/DINING	10	Downlight	150	Sealed
KITCHEN/LIVING/DINING	1	Exhaust Fan	200	Sealed
LAUNDRY	1	Downlight	150	Sealed
PDR	1	Downlight	150	Sealed
PDR	1	Exhaust Fan	200	Sealed
PRINCIPAL SUITE	3	Downlight	150	Sealed
WIR	2	Downlight	150	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
BED 2	1	1200
BED 3	1	1200
BED 4	1	1200
PRINCIPAL SUITE	1	1200

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	1.80	0.64	Dark (Wallaby)

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)
None				

* Refer to glossary.

Appliance *schedule*

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

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
No Whole of Home Data		

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	

* Refer to glossary.

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	see exposure categories below
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 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 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.
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)

* Refer to glossary.

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1792656S_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Monday, 28 April 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-FAI6L6-02.

Project summary	
Project name	LOT 19, WARRIEWOOD_03
Street address	LOT 19, 53A & 53B WARRIEWOOD ROAD WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan
Lot no.	19
Section no.	UNREG
Project type	dwelling house (detached)
No. of bedrooms	4

Project score		
Water	✔ 43	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 100	Target 72
Materials	✔ -94	Target n/a

Certificate Prepared by
Name / Company Name: Efficient Living Pty Ltd
ABN (if applicable):

Description of project

Project address	
Project name	LOT 19, WARRIEWOOD_03
Street address	LOT 19, 53A & 53B WARRIEWOOD ROAD WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan
Lot no.	19
Section no.	UNREG

Project type	
Project type	dwelling house (detached)
No. of bedrooms	4

Site details	
Site area (m²)	286
Roof area (m²)	176
Conditioned floor area (m²)	145.4
Unconditioned floor area (m²)	12.1
Total area of garden and lawn (m²)	50
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
NatHERS assessor number	HERA10213
NatHERS certificate number	HR-FAI6L6-02
Climate zone	56
Area adjusted cooling load (MJ/m².year)	12
Area adjusted heating load (MJ/m².year)	17

Project score			
Water	✔	43	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	100	Target 72
Materials	✔	-94	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 50 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Insulation
floor - concrete slab on ground, waffle pod slab.	72.6	not specified
floor - suspended floor above open subfloor, particle board; frame: laminated veneer lumber (LVL).	17.6	not specified
floor - above habitable rooms or mezzanine, particle board; frame: laminated veneer lumber (LVL)..	67.3	not specified
garage floor - concrete slab on ground, waffle pod slab.	34.7	not specified
external wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	all external walls	not specified
external garage wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	50.2	none
internal wall: plasterboard; frame: timber - untreated softwood.	146.1	not specified
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - untreated softwood.	175.85	ceiling: not specified; roof: not specified.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✔	✔	✔

Frames	Maximum area - m2
aluminium	37.8
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	0
double	37.8
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: please select		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovolatic system must consist of: • photovolatic collectors with the capacity to generate at least 5 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing south east	✔	✔	✔
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

efficient LIVING

NatHERS and BASIX Assessment

Sekisui House
Proposed Residential Development

To be built at **Lot 20, 53A & 53B Warriewood Road, Warriewood NSW 2102**

Issue	File Ref	Description	Author	Date
A	#2501507	NatHERS Thermal Comfort and BASIX Assessment	RF/HE	23/04/2025

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

If there is a change to this specification during design or construction phases, please contact Efficient Living and quote the above file reference for advice, and to obtain an updated Certificate if required.

Sustainable Building Consultants
p. 02 9970 6181 **e.** admin@efficientliving.com.au
www.efficientliving.com.au

BASIX Inclusions – extra notes:
There are a few inclusions set in the BASIX Portal which are not showing correctly in the BASIX Certificate. These items have been flagged with BASIX as errors. The correct inclusions should be as follows (shown in bold text):

Ventilation
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: **interlocked to light / timer off**

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. #HR-G2GO2H-01

Generated on 23 Apr 2025 using Hero 4.1 (Chenath v3.23)

Property

Address	LOT 20, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
Lot/DP	Lot 20/unreg
NCC Class*	1a
Floor/all Floors	1 of 2 floors
Type	New

Plans

Main Plan	NM105722 - REV 02 16.04.2025
Prepared by	SEKISUI HOUSE SERVICES PTY LIMITED

Construction and environment

Assessed floor area (m²)*		**Exposure Type**
Conditioned*	159.1	Suburban
Unconditioned*	3.9	**NatHERS climate zone**
Total	197.4	56 - Mascot AMO
Garage	34.4	

Accredited assessor

Name	Haylea Edwards
Business name	haylea@efficientliving.com.au
Email	haylea@efficientliving.com.au
Phone	+61 9970 6181
Accreditation No.	10213
Assessor Accrediting Organisation	HERA
Declaration of interest	No Conflict of Interest

NCC Requirements

BCA 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 J2D2(2)(a) and (3) 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.

Thermal performance star rating

Thermal performance (MJ/m²)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	9.8	17.2
Load limits	25	18

Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

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 http://www.hero-software.com.au/pdf/HR-G2GO2H-01.

When using either link, ensure you are visiting http://www.hero-software.com.au

* Refer to glossary.

About the ratings

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

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 and 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 Standard: NatHERS heating and cooling load limits* 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 onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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.

* Refer to glossary.

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	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?			☐	☐	☐
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?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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 Certifi cate?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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.	☐	☐		☐	☐
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".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match what is shown on the NatHERS-stamped plans?	☐	☐	☐	☐	☐

* Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home 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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
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?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

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.

* Refer to glossary.

Additional Notes

Provisional Inclusions:

Roof and windows frames colour dark
Default colour modelled to external walls and floor finishes
Waffle pod 225mm thick
Sealed and insulated Downlights 1 per 5m2 ceiling penetration diameter 150mm
Sealed and insulated Exhaust fans ceiling penetration diameter 200mm
Windows modelled as a proxy to match window manufacturer U-value and SHGC
Floor coverings: bare concrete to garage, carpet to bedrooms and first floor living areas, tiles to remainder of the house
Page 2 - Whole of home and Appliance check list on this NatHERS Certificate is not applicable in NSW as energy is covered by BASIX.
Insulation is applied to the conditioned envelope of the house; this includes; external walls of habitable rooms, the wall between the garage and the house and any vertical walls adjacent to roof space. Unless noted otherwise garage external walls do not require insulation.

- Windows areas may be split into varying sash types in the model
- Raked ceilings under 10 degrees are modelled as flat ceiling
- Sisalation / sarking is only shown in certificate where it provides a reflective air-space
- No insulation clearance modeled as IC rated downlights are nominated

Room *schedule*

Room	Zone Type	Area (m²)
KITCHEN/LIVING/DINING/ENTRY/STAIRS	Kitchen/Living	61.75
LAUNDRY	Unconditioned	3.89
PDR	Day Time	2.81
GARAGE	Garage	34.40
ENS	Night Time	7.46
WIR	Night Time	8.08
BATH	Day Time	7.37
BED 3	Bedroom	11.06
BED 4	Bedroom	10.86
WIL	Day Time	2.49
STAIRS/PASS	Day Time	14.44
BED 2	Bedroom	10.95
PRINCIPAL SUITE	Bedroom	19.49
BUTLER'S PANTY	Day Time	3.85
PASS	Day Time	4.84

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
WID-101-012	Horizon Awning Window	3.17	0.45	0.43	0.47
WID-101-032	Horizon Awning Window	3.97	0.58	0.55	0.61
WID-102-018	Horizon Sliding Window	3.96	0.61	0.58	0.64
WID-106-017	Horizon Fixed Window	3.10	0.71	0.68	0.75
WID-106-028	Horizon Fixed Window	2.08	0.54	0.52	0.57
WID-111-005	Ascend Stacking Door	2.93	0.48	0.46	0.50
WID-122-017	Paragon Entry Door	3.92	0.51	0.49	0.54

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
BED 2	WID-101-012	W201	860	2650	Awning	5	NW	None
BED 3	WID-102-018	W205	860	1810	Sliding	7	SW	None
BED 4	WID-106-017	W206	860	850	Fixed	0	SW	None
BED 4	WID-101-032	W207	860	2410	Awning	3	NW	None
ENS	WID-101-032	W204	455	1570	Awning	45	NE	None
GARAGE	WID-122-017	D104	2120	900	Casement	90	SE	None
KITCHEN/LIVING/DINING /ENTRY/STAIRS	WID-111-005	D102	2660	3276	Sliding Door	59	NE	None
KITCHEN/LIVING/DINING /ENTRY/STAIRS	WID-111-005	D103	2660	3244	Sliding Door	60	NW	None
KITCHEN/LIVING/DINING /ENTRY/STAIRS	WID-101-012	W102	2570	1210	Awning	58	NE	None
KITCHEN/LIVING/DINING /ENTRY/STAIRS	WID-101-012	W101	2050	610	Awning	60	NW	None
LAUNDRY	WID-101-032	W103	1030	850	Awning	90	SW	None

* Refer to glossary.

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orient-ation	Shading device*
PRINCIPAL SUITE	WID-101-012	W203	860	2700	Awning	4	NE	None
PRINCIPAL SUITE	WID-106-028	W202	860	850	Fixed	0	NW	None
STAIRS/PASS	WID-106-017	W208	860	2050	Fixed	0	NW	None

Roof window *type and performance value*

Default* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Custom* roof windows

Window ID	Window Description	Maximum U-value*	SHGC*	SHGC substitution tolerance ranges	
				lower limit	upper limit
None					

Roof window *schedule*

Location	Window ID	Window no.	Opening %	Height (mm)	Width (mm)	Orient-ation	Outdoor shade	Indoor shade
None								

Skylight *type and performance*

Skylight ID	Skylight description
None	

Skylight *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m^2)	Orient-ation	Outdoor shade	Diffuser	Shaft Reflectance
None								

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
GARAGE	2400	4817	90	NW
KITCHEN/LIVING/DINING/ENTRY/STAIRS	2360	1275	90	NW

* Refer to glossary.

External wall *type*

Wall ID	Wall Type	Solar absorptance	Wall Colour	Bulk insulation (R-value)	Reflective wall wrap*
CONC-100-PB	Precast 100mm Concrete - Plasterboard Internally	0.50	Medium	0.00	No
Sekisui Nichiha Cladding Walls-A	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	3.10	Yes
Sekisui Nichiha Cladding Walls-B	Sekisui Nichiha Cladding Walls - Fibre-Cement Clad Battened (Refl Cavity) Stud Wall	0.50	Medium	0.00	Yes

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
BATH	Sekisui Nichiha Cladding Walls-A	2010	3696	SE	729	Yes
BED 2	Sekisui Nichiha Cladding Walls-A	2510	2880	NW	760	Yes
BED 2	Sekisui Nichiha Cladding Walls-A	2510	922	NW		No
BED 3	Sekisui Nichiha Cladding Walls-A	2105	675	SE	729	Yes
BED 3	Sekisui Nichiha Cladding Walls-A	2040	3065	SW	731	Yes
BED 3	Sekisui Nichiha Cladding Walls-A	2510	2935	SE	729	Yes
BED 4	Sekisui Nichiha Cladding Walls-A	2040	3010	SW	731	Yes
BED 4	Sekisui Nichiha Cladding Walls-A	1910	3610	NW	760	Yes
BUTLER'S PANTY	Sekisui Nichiha Cladding Walls-A	2660	2261	SE		Yes
ENS	Sekisui Nichiha Cladding Walls-A	1640	3791	SE	729	Yes
ENS	Sekisui Nichiha Cladding Walls-A	2510	1967	NE	1320	Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	3000	6183	SW	500	Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	3000	5564	NW	900	Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	3000	1802	NE	1667	Yes
GARAGE	Sekisui Nichiha Cladding Walls-B	3000	5564	SE	200	Yes
GARAGE	CONC-100-PB	340	4381	NE		No
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	7394	SE		Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	4216	NE	3545	Yes

* Refer to glossary.

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orient-ation	Horizontal shading feature* projection (mm)	Vertical shading feature
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	3609	NW	4150	Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	2137	NE		Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	1645	NE		Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	4988	NW		Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	1801	NW	2656	Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	1802	SW	7314	Yes
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	312	NW		No
KITCHEN/LIVING /DINING/ENTRY/STAIRS	Sekisui Nichiha Cladding Walls-A	2660	1484	NW		No
LAUNDRY	Sekisui Nichiha Cladding Walls-A	2660	2287	SE		Yes
LAUNDRY	Sekisui Nichiha Cladding Walls-A	2660	1702	SW	200	Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	628	NW		No
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	3008	NE	1344	Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	3456	NW	760	Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	617	NW	3622	Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	1082	NE	727	Yes
PRINCIPAL SUITE	Sekisui Nichiha Cladding Walls-A	2510	593	SE	2810	Yes
STAIRS/PASS	Sekisui Nichiha Cladding Walls-A	2510	2266	NW	760	Yes
WIL	Sekisui Nichiha Cladding Walls-A	1910	1301	NW	760	Yes
WIR	Sekisui Nichiha Cladding Walls-A	1830	4101	SE	729	Yes

Internal wall *type*

Wall ID	Wall Type	Area (m^2)	Bulk insulation
INT-PB	Internal Plasterboard Stud Wall	111.6	0.00
INT-PB	Internal Plasterboard Stud Wall	9.4	2.50
INT-PB-EXP1	Internal Plasterboard Stud Wall (exposed 1 side)	14.0	3.10

* Refer to glossary.

Floor *type*

Location	Construction	Area (m^2)	Sub-floor ventilation	Added insulation (R-value)	Covering
BATH	TIMB-001: Suspended Timber Floor	7.3	N/A	0.15	Tile (8mm)
BED 2	TIMB-001: Suspended Timber Floor	11.0	N/A	0.15	Carpet
BED 3	TIMB-001: Suspended Timber Floor	1.3	N/A	0.15	Carpet
BED 3	TIMB-001: Suspended Timber Floor	9.8	N/A	4.00	Carpet
BED 4	TIMB-001: Suspended Timber Floor	0.6	N/A	0.15	Carpet
BED 4	TIMB-001: Suspended Timber Floor	9.6	N/A	4.00	Carpet
BED 4	TIMB-002: Suspended Timber Floor - Lined Below	0.8	N/A	4.00	Carpet
BUTLER'S PANTY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	3.9	N/A	0.59	Tile (8mm)
ENS	TIMB-001: Suspended Timber Floor	7.5	N/A	0.15	Tile (8mm)
GARAGE	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	34.4	N/A	0.59	Exposed
KITCHEN/LIVING/DINING /ENTRY/STAIRS	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	61.8	N/A	0.59	Tile (8mm)
LAUNDRY	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	3.9	N/A	0.59	Tile (8mm)
PASS	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	4.8	N/A	0.59	Tile (8mm)
PDR	WAFFLE-85: Concrete Waffle Pod Slab on Ground (85mm)	2.8	N/A	0.59	Tile (8mm)
PRINCIPAL SUITE	TIMB-001: Suspended Timber Floor	4.1	N/A	0.15	Carpet
PRINCIPAL SUITE	TIMB-002: Suspended Timber Floor - Lined Below	15.4	N/A	4.00	Carpet
STAIRS/PASS	TIMB-001: Suspended Timber Floor	14.4	N/A	0.15	Carpet
WIL	TIMB-001: Suspended Timber Floor	0.1	N/A	0.15	Tile (8mm)
WIL	TIMB-002: Suspended Timber Floor - Lined Below	2.3	N/A	4.00	Tile (8mm)
WIR	TIMB-001: Suspended Timber Floor	8.1	N/A	0.15	Carpet

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
BATH	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 2	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

* Refer to glossary.

Ceiling *type*

Location	Construction	Bulk insulation (R-value)	Reflective wrap*
BED 3	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BED 4	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
BUTLER'S PANTY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
ENS	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
GARAGE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	0.00	Yes
KITCHEN/LIVING/DINING /ENTRY/STAIRS	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
LAUNDRY	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
PRINCIPAL SUITE	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
STAIRS/PASS	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
WIL	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes
WIR	ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	6.00	Yes

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
BATH	1	Exhaust Fan	200	Sealed
BATH	1	Downlight	150	Sealed
BED 2	2	Downlight	150	Sealed
BED 3	2	Downlight	150	Sealed
BED 4	2	Downlight	150	Sealed
BUTLER'S PANTY	1	Downlight	150	Sealed
ENS	1	Exhaust Fan	200	Sealed
ENS	1	Downlight	150	Sealed
KITCHEN/LIVING/DINING/ENTRY/STAIRS	1	Exhaust Fan	200	Sealed
KITCHEN/LIVING/DINING/ENTRY/STAIRS	12	Downlight	150	Sealed
LAUNDRY	1	Downlight	150	Sealed

* Refer to glossary.

Ceiling *penetrations**

Location	Quantity	Type	Diameter (mm)	Sealed /unsealed
PASS	1	Downlight	150	Sealed
PDR	1	Exhaust Fan	200	Sealed
PDR	1	Downlight	150	Sealed
PRINCIPAL SUITE	4	Downlight	150	Sealed
STAIRS/PASS	2	Downlight	150	Sealed
WIL	1	Downlight	150	Sealed
WIR	1	Downlight	150	Sealed

Ceiling *fans*

Location	Quantity	Diameter (mm)
BED 2	1	1200
BED 3	1	1200
BED 4	1	1200
PRINCIPAL SUITE	1	1200

Roof *type*

Construction	Added insulation (R-value)	Solar absorptance	Roof Colour
ATTIC-METAL-01: Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	1.80	0.64	Dark (Wallaby)

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)
None				

Appliance *schedule*

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

Cooling system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

* Refer to glossary.

Heating system

Type	Location	Fuel Type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data				

Hot water system

Type	Fuel type	Hot Water CER Zone	Minimum efficiency / STC	Assessed daily load [litres]
No Whole of Home Data				

Pool / spa equipment

Type	Fuel type	Minimum efficiency / performance	Recommended capacity
No Whole of Home Data			

Onsite Renewable Energy *schedule*

Type	Orientatation	Generation Capacity [kW]
No Whole of Home Data		

Battery *schedule*

Type	Storage Capacity [kWh]
No Whole of Home Data	

* Refer to glossary.

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	see exposure categories below
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 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 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.
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)

* Refer to glossary.

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1792668S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 23 April 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-G2GO2H-01.

Project summary	
Project name	LOT 20, WARRIEWOOD
Street address	LOT 20, 53A & 53B WARRIEWOOD ROAD WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan
Lot no.	20
Section no.	UNREG
Project type	dwelling house (detached)
No. of bedrooms	4

Project score		
Water	✔ 41	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 100	Target 72
Materials	✔ -91	Target n/a

Certificate Prepared by
Name / Company Name: Efficient Living Pty Ltd
ABN (if applicable):

Description of project

Project address	
Project name	LOT 20, WARRIEWOOD
Street address	LOT 20, 53A & 53B WARRIEWOOD ROAD WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan
Lot no.	20
Section no.	UNREG

Project type	
Project type	dwelling house (detached)
No. of bedrooms	4

Site details	
Site area (m²)	295
Roof area (m²)	179
Conditioned floor area (m²)	159.1
Unconditioned floor area (m²)	3.9
Total area of garden and lawn (m²)	73
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads	
NatHERS assessor number	HERA10213
NatHERS certificate number	HR-G2GO2H-01
Climate zone	56
Area adjusted cooling load (MJ/m².year)	17
Area adjusted heating load (MJ/m².year)	10

Project score		
Water	✔ 41	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 100	Target 72
Materials	✔ -91	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 50 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to:			
• all toilets in the development		✔	✔
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Insulation
floor - concrete slab on ground, waffle pod slab.	77.1	not specified
floor - suspended floor above open subfloor, particle board; frame: laminated veneer lumber (LVL).	18.5	not specified
floor - above habitable rooms or mezzanine, particle board; frame: laminated veneer lumber (LVL)..	48	not specified
floor - suspended floor above garage, particle board; frame: laminated veneer lumber (LVL).	19.4	not specified
garage floor - concrete slab on ground, waffle pod slab.	34.4	not specified
external wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	190.2	not specified
external wall: concrete block/plasterboard; frame: timber - untreated softwood.	1.5	not specified
external garage wall: framed (fibre cement sheet or boards); frame: timber - untreated softwood.	57.3	none
internal wall: plasterboard; frame: timber - untreated softwood.	152.7	not specified
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - untreated softwood.	178.59	ceiling: not specified; roof: not specified.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✔	✔	✔

Frames	Maximum area - m2
aluminium	36.7
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m2
single	0
double	36.7
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: EER 3.5 - 4.0		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: please select		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
The photovolatic system must consist of: • photovolatic collectors with the capacity to generate at least 5 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing north east	✔	✔	✔
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102
(PROPOSED LOTS 13 -20)

DA - Table of Contents	
SHEET	**SHEET NAME**
DA-1	DA COVER PAGE
DA-2	SITE PLAN
DA-3	SITE + DRIVEWAY COMPLIANCE
DA-4	SITE PLAN - CREEKLINE CORRIDOR
DA-5	SITE WORKS PLAN
DA-6	STORMWATER MANAGEMENT PLAN
DA-7	SITE ANALYSIS PLAN
DA-8	LANDSCAPE PLAN
DA-9	SHADOWS DIAGRAMS
DA-10	LOT 13 - TL03 F01 - G.F.P
DA-11	LOT 13 - TL03 F01 - F.F.P
DA-12	LOT 13 - WINDOW / DOOR SCHEDULE
DA-13	LOT 14 - TL02 F01 - G.F.P
DA-14	LOT 14 - TL02 F01- F.F.P
DA-15	LOT 14 - WINDOW / DOOR SCHEDULE
DA-16	LOT 15 - TL02 F02 - G.F.P
DA-17	LOT 15 - TL02 F02 - F.F.P
DA-18	LOT 15 - WINDOW / DOOR SCHEDULE
DA-19	LOT 16 - TL03 F02 - G.F.P
DA-20	LOT 16 - TL03 F02 - F.F.P
DA-21	LOT 16 - WINDOW / DOOR SCHEDULE
DA-22	LOT 17 - TL07 F01 - G.F.P
DA-23	LOT 17 - TL07 F01 - F.F.P
DA-24	LOT 17 - WINDOW / DOOR SCHEDULE
DA-25	LOT 18 - TL07 F02 - G.F.P
DA-26	LOT 18 - TL07 F02 - F.F.P
DA-27	LOT 18 - WINDOW / DOOR SCHEDULE
DA-28	LOT 19 - TL08 F01 - G.F.P
DA-29	LOT 19 - TL08 F02 - F.F.P
DA-30	LOT 19 - WINDOW / DOOR SCHEDULE
DA-31	LOT 20 - TL03 F02 - G.F.P
DA-32	LOT 20 - TL03 F02 - F.F.P
DA-33	LOT 20 - WINDOW / DOOR SCHEDULE
DA-34	ROOF PLAN

DA - Table of Contents	
SHEET	**SHEET NAME**
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DA-36	ROOF PLAN
DA-37	EXTERNAL ELEVATIONS
DA-38	EXTERNAL ELEVATIONS
DA-39	EXTERNAL ELEVATIONS
DA-40	EXTERNAL ELEVATIONS
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DA-45	LOT 13 & 14 - SECTIONS
DA-46	LOT 15 & 16 - SECTIONS
DA-47	LOT 15 & 16 - SECTIONS
DA-48	LOT 17 - SECTIONS
DA-49	LOT 18 - SECTIONS
DA-50	LOT 19 - SECTIONS
DA-51	LOT 20 - SECTIONS
DA-52	NOTIFICATION PLAN

Certificate No. #HR-FAI6L6-02
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 19, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-FAI6L6-02

Certificate No. #HR-G2GO2H-01
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 20, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-G2GO2H-01

Addresses to Proposed Lots 13 - 20

TL03 F01 AT
LOT 13 ROAD NO.1, WARRIEWOOD NSW 2102
TL02 F01 AT
LOT 14 LORIKEET GROVE, WARRIEWOOD NSW 2102
TL02 F02 AT
LOT 15 LORIKEET GROVE, WARRIEWOOD NSW 2102
TL03 F02 AT
LOT 16 PHEASANT PLACE, WARRIEWOOD NSW 2102
TL07 F01 AT
LOT 17 PHEASANT PLACE, WARRIEWOOD NSW 2102
TL07 F02 AT
LOT 18 PHEASANT PLACE, WARRIEWOOD NSW 2102
TL08 F01 AT
LOT 19 ROAD NO.2, WARRIEWOOD NSW 2102
TL03 F02 AT
LOT 20 ROAD NO.1, WARRIEWOOD NSW 2102

BASIX Information

SEE SHEET DA-3 SITE PLAN FOR BASIX INFORMATION

Compliance Calculations

SEE SHEET DA-3 SITE PLAN FOR COMPLIANCE CALCULATIONS

NO SEWER INFORMATION AVAILABLE AT COMPLETION OF DA PLANS

Certificate No. #HR-P9CYML-02
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 13, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-P9CYML-02

Certificate No. #HR-0Q7IKA-02
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 14, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-0Q7IKA-02

Certificate No. #HR-YUSFL7-01
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: Lot 15, 53A & 53B Warriewood Road, Warriewood, NSW, 2102
http://www.hero-software.com.au/pdf/HR-YUSFL7-01

Certificate No. #HR-P3QFLB-01
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 16, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-P3QFLB-01

Certificate No. #HR-84W0IZ-01
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: Lot 17, 53A & 53B Warriewood Road, Warriewood, NSW, 2102
http://www.hero-software.com.au/pdf/HR-84W0IZ-01

Certificate No. #HR-5VKYQ7-02
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 18, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-5VKYQ7-02

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

SHAWOOD
68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 1800 951 068
Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C.

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DA COVER PAGE

MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -
CONTRACT No:				SHEET: **DA-1**
MASTER DESIGN		MASTER CHECKED		PAGE: **1**
NM		-		SCALE:

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LEGEND

EXISTING TREES TO BE REMOVED.
REFER TO ARBORIST REPORT AND
CIVIL PLANS

EXISTING 1% AEP FLOOD LINE (INDIVATIVE)
REFER FLOOR STUDY AND REPORT BY CSS

EXISTING 20% AEP FLOOD LINE (INDICATIVE)
REFER FLOOR STUDY AND REPORT BY CSS

A: PROPOSED EASEMENT TO DRAIN WATER, MAX 1.5M WIDE.
B: EASEMENT FOR ACCESS AND MAINTENANCE 0.9M WIDE

ROAD No.1

PHEASANT PLACE

LORIKEET GROVE

ROAD No.2

PROPOSED LOT 13 APPROX. 393m²

PROPOSED LOT 14 APPROX. 288m²

PROPOSED LOT 15 APPROX. 271m²

PROPOSED LOT 16 APPROX. 293m²

PROPOSED LOT 17 APPROX. 256m²

PROPOSED LOT 18 APPROX. 256m²

PROPOSED LOT 19 APPROX. 286m²

PROPOSED LOT 20 APPROX. 295m²

PROPOSED STUB FOR FUTURE CONNECTION. CAP AND SEAL.

Certificate No. #HR-P9CYML-02
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Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 13, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-P9CYML-02

Certificate No. #HR-0Q7IKA-02
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Certificate No. #HR-G2GO2H-01
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 20, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-G2GO2H-01

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

SITE PLAN

MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -

CONTRACT No:

SHEET: DA-2
PAGE: 2

MASTER DESIGN	MASTER CHECKED	SCALE:
NM	-	1:300

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Printed Date: 17/04/2025 - Printed by:MirzaN - File Name:W:\c.Shawood\Warriewood\Talia\3. Lot Plans\Lot 13 (Old Lot 14) - TL03 F1\6. CAD File\TL - Lot 13 - 20 (Old Lot 14 - 21).pln

BASIX INFORMATION

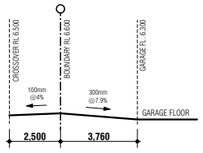
The items shown here are the minimums required to pass BASIX. Should the Specification nominate a better performing item then use that item instead.

Soft Landscaping area	Roof area total
166.36 sqm	**153.26 sqm**

Glazing Doors/windows/ clerestory	Wideline Aluminium framed windows Window performance values as per NatHERS certificate Default/Proxy values used for windows not available in HERO library Given values are AFRC, total window system values (glass and frame).
Window restrictors	Window restrictors are modelled in accordance with NCC 2022
Roof	Metal roof & builders blanket, R value as per NatHERS Certificate
Ceiling	Ceiling insulation value and locations as per NatHERS certificate. Ceiling insulation must extend to the external wall.
Wall & roof frames	120mm untreated softwood timber frames
External Walls	External wall insulation values and locations as per NatHERS certificate
Internal walls	Plasterboard on studs, insulation values and locations as per NatHERS certificate
Floors	Concrete slab on ground with 225mm waffle pods LVL timber floor between levels
Ventilation	All external doors have draft protection and weather seals All exhaust fans to have dampers All downlights IC rated, maximum 1 per 5m2
Ceiling fans	Size and location as per NatHERS certificate
General notes	Insulation Note: All insulations listed are product only values. All insulation and vapour membranes must be installed in accordance with ABCB Housing provisions Part 10.8 and Part 13.
BASIX Water Commitments	
Alternative Water	Tank size and connections as per BASIX certificate
BASIX Energy Commitments	
Hot water System	Electric Heat Pump - 5.2 c.o.p. rating
Heating system	1 phase air conditioning to living areas and bedrooms: EER 3.5–4.0
Cooling system	1 phase air conditioning to living areas and bedrooms: EER 3.0-3.5
Ventilation	Kitchen – Individual fan, externally ducted, manual on/off switch Bathrooms - with window = Naturally vented, - without window = Fan externally ducted with switch interlocked with light & run-on timer. Laundry - Naturally ventilated
Other	Induction cooktop & electric oven Outdoor clothes drying line
Alternative Energy	PV system size as per BASIX certificate PV connected to the developments electrical system

LOT NUMBER : 13

SITE AREA :	393.17m²
DRIVEWAY AREA :	17.74m²
LANDSCAPED OPEN SPACE (MIN 25% OF SITE AREA) SITE AREA EXCL. DRIVEWAY, PAVEMENT PATHS, HOUSE & OPEN AREA <3m WIDE):	166.36M2 - 42.31%
PRIVATE OPEN SPACE (MIN 16m² (MIN DIM. 3m) :	127.52m²
SITE COVERAGE	
GF Total : (incl. driveway & path):	(57.74%) - 227.05 m²
FF Total :	(28.71%) - 112.89 m²



COMPLIES WITH AUSTRALIAN STANDARD

DRIVEWAY PROFILE SCALE 1:300

LOT 13

BASIX INFORMATION

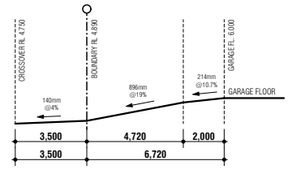
The items shown here are the minimums required to pass BASIX. Should the Specification nominate a better performing item then use that item instead.

Soft Landscaping area	Roof area total
97.42 sqm	**141.70 sqm**

Glazing Doors/windows/ clerestory	Wideline Aluminium framed windows Window performance values as per NatHERS certificate Default/Proxy values used for windows not available in HERO library Given values are AFRC, total window system values (glass and frame).
Window restrictors	Window restrictors are modelled in accordance with NCC 2022
Roof	Metal roof & builders blanket, R value as per NatHERS Certificate
Ceiling	Ceiling insulation value and locations as per NatHERS certificate. Ceiling insulation must extend to the external wall.
Wall & roof frames	120mm untreated softwood timber frames
External Walls	External wall insulation values and locations as per NatHERS certificate
Internal walls	Plasterboard on studs, insulation values and locations as per NatHERS certificate
Floors	Concrete slab on ground with 225mm waffle pods LVL timber floor between levels
Ventilation	All external doors have draft protection and weather seals All exhaust fans to have dampers All downlights IC rated, maximum 1 per 5m2
Ceiling fans	Size and location as per NatHERS certificate
General notes	Insulation Note: All insulations listed are product only values. All insulation and vapour membranes must be installed in accordance with ABCB Housing provisions Part 10.8 and Part 13.
BASIX Water Commitments	
Alternative Water	Tank size and connections as per BASIX certificate
BASIX Energy Commitments	
Hot water System	Electric Heat Pump - 5.2 c.o.p. rating
Heating system	1 phase air conditioning to living areas and bedrooms: EER 3.5–4.0
Cooling system	1 phase air conditioning to living areas and bedrooms: EER 3.0-3.5
Ventilation	Kitchen – Individual fan, externally ducted, manual on/off switch Bathrooms - with window = Naturally vented, - without window = Fan externally ducted with switch interlocked with light & run-on timer. Laundry - Individual fan, externally ducted, manual on/off switch
Other	Induction cooktop & electric oven Outdoor clothes drying line
Alternative Energy	PV system size as per BASIX certificate PV connected to the developments electrical system

LOT NUMBER : 14

SITE AREA :	288.08m²
DRIVEWAY AREA :	36.86m²
LANDSCAPED OPEN SPACE (MIN 25% OF SITE AREA) SITE AREA EXCL. DRIVEWAY, PAVEMENT PATHS, HOUSE & OPEN AREA <3m WIDE):	97.42M2 - 33.81%
PRIVATE OPEN SPACE (MIN 16m² (MIN DIM. 3m) :	83.82 m²
SITE COVERAGE	
GF Total : (incl. driveway & path):	(65.77%) - 189.49 m²
FF Total :	(41.92%) - 120.79 m²



COMPLIES WITH AUSTRALIAN STANDARD

DRIVEWAY PROFILE SCALE 1:300

LOT 14

BASIX INFORMATION

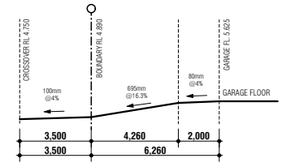
The items shown here are the minimums required to pass BASIX. Should the Specification nominate a better performing item then use that item instead.

Soft Landscaping area	Roof area total
85.52 sqm	**125.25 sqm**

Glazing Doors/windows/ clerestory	Wideline Aluminium framed windows Window performance values as per NatHERS certificate Default/Proxy values used for windows not available in HERO library Given values are AFRC, total window system values (glass and frame).
Window restrictors	Window restrictors are modelled in accordance with NCC 2022
Roof	Metal roof & builders blanket, R value as per NatHERS Certificate
Ceiling	Ceiling insulation value and locations as per NatHERS certificate. Ceiling insulation must extend to the external wall.
Wall & roof frames	120mm untreated softwood timber frames
External Walls	External wall insulation values and locations as per NatHERS certificate
Internal walls	Plasterboard on studs, insulation values and locations as per NatHERS certificate
Floors	Concrete slab on ground with 225mm waffle pods LVL timber floor between levels
Ventilation	All external doors have draft protection and weather seals All exhaust fans to have dampers All downlights IC rated, maximum 1 per 5m2
Ceiling fans	Size and location as per NatHERS certificate
General notes	Insulation Note: All insulations listed are product only values. All insulation and vapour membranes must be installed in accordance with ABCB Housing provisions Part 10.8 and Part 13.
BASIX Water Commitments	
Alternative Water	Tank size and connections as per BASIX certificate
BASIX Energy Commitments	
Hot water System	Electric Heat Pump - 5.2 c.o.p. rating
Heating system	1 phase air conditioning to living areas and bedrooms: EER 3.5–4.0
Cooling system	1 phase air conditioning to living areas and bedrooms: EER 3.0-3.5
Ventilation	Kitchen – Individual fan, externally ducted, manual on/off switch Bathrooms - with window = Naturally vented, - without window = Fan externally ducted with switch interlocked with light & run-on timer. Laundry - Individual fan, externally ducted, manual on/off switch
Other	Induction cooktop & electric oven Outdoor clothes drying line
Alternative Energy	PV system size as per BASIX certificate PV connected to the developments electrical system

LOT NUMBER : 15

SITE AREA :	270.94m²
DRIVEWAY AREA :	32.75m²
LANDSCAPED OPEN SPACE (MIN 25% OF SITE AREA) SITE AREA EXCL. DRIVEWAY, PAVEMENT PATHS, HOUSE & OPEN AREA <3m WIDE):	85.52M2 - 31.56%
PRIVATE OPEN SPACE (MIN 16m² (MIN DIM. 3m) :	68.68 m²
SITE COVERAGE	
GF Total : (incl. driveway & path):	(69.07%) - 187.15 m²
FF Total :	(46.27%) - 125.37 m²



COMPLIES WITH AUSTRALIAN STANDARD

DRIVEWAY PROFILE SCALE 1:300

LOT 15

BASIX INFORMATION

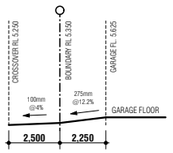
The items shown here are the minimums required to pass BASIX. Should the Specification nominate a better performing item then use that item instead.

Soft Landscaping area	Roof area total
76.72 sqm	**181.61 sqm**

Glazing Doors/windows/ clerestory	Wideline Aluminium framed windows Window performance values as per NatHERS certificate Default/Proxy values used for windows not available in HERO library Given values are AFRC, total window system values (glass and frame).
Window restrictors	Window restrictors are modelled in accordance with NCC 2022
Roof	Metal roof & builders blanket, R value as per NatHERS Certificate
Ceiling	Ceiling insulation value and locations as per NatHERS certificate. Ceiling insulation must extend to the external wall.
Wall & roof frames	120mm untreated softwood timber frames
External Walls	External wall insulation values and locations as per NatHERS certificate
Internal walls	Plasterboard on studs, insulation values and locations as per NatHERS certificate
Floors	Concrete slab on ground with 225mm waffle pods LVL timber floor between levels
Ventilation	All external doors have draft protection and weather seals All exhaust fans to have dampers All downlights IC rated, maximum 1 per 5m2
Ceiling fans	Size and location as per NatHERS certificate
General notes	Insulation Note: All insulations listed are product only values. All insulation and vapour membranes must be installed in accordance with ABCB Housing provisions Part 10.8 and Part 13.
BASIX Water Commitments	
Alternative Water	Tank size and connections as per BASIX certificate
BASIX Energy Commitments	
Hot water System	Electric Heat Pump - 5.2 c.o.p. rating
Heating system	1 phase air conditioning to living areas and bedrooms: EER 3.5–4.0
Cooling system	1 phase air conditioning to living areas and bedrooms: EER 3.0-3.5
Ventilation	Kitchen – Individual fan, externally ducted, manual on/off switch Bathrooms - with window = Naturally vented, - without window = Fan externally ducted with switch interlocked with light & run-on timer. Laundry - Naturally ventilated
Other	Induction cooktop & electric oven Outdoor clothes drying line
Alternative Energy	PV system size as per BASIX certificate PV connected to the developments electrical system

LOT NUMBER : 16

SITE AREA :	293.32m²
DRIVEWAY AREA :	12.14m²
LANDSCAPED OPEN SPACE (MIN 25% OF SITE AREA) SITE AREA EXCL. DRIVEWAY, PAVEMENT PATHS, HOUSE & OPEN AREA <3m WIDE):	57.80M2 - 19.70%
PRIVATE OPEN SPACE (MIN 16m² (MIN DIM. 3m) :	57.08m²
SITE COVERAGE	
GF Total : (incl. driveway & path):	(80.53%) - 236.21m²
FF Total :	(35.14%) - 103.09 m²



COMPLIES WITH AUSTRALIAN STANDARD

DRIVEWAY PROFILE SCALE 1:300

LOT 16

BASIX INFORMATION

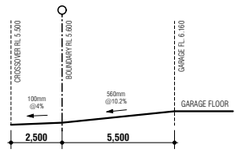
The items shown here are the minimums required to pass BASIX. Should the Specification nominate a better performing item then use that item instead.

Soft Landscaping area	Roof area total
59.51 sqm	**161.41 sqm**

Glazing Doors/windows/ clerestory	Wideline Aluminium framed windows Window performance values as per NatHERS certificate Default/Proxy values used for windows not available in HERO library Given values are AFRC, total window system values (glass and frame).
Window restrictors	Window restrictors are modelled in accordance with NCC 2022
Roof	Metal roof & builders blanket, R value as per NatHERS Certificate
Ceiling	Ceiling insulation value and locations as per NatHERS certificate. Ceiling insulation must extend to the external wall.
Wall & roof frames	120mm untreated softwood timber frames
External Walls	External wall insulation values and locations as per NatHERS certificate
Internal walls	Plasterboard on studs, insulation values and locations as per NatHERS certificate
Floors	Concrete slab on ground with 225mm waffle pods LVL timber floor between levels
Ventilation	All external doors have draft protection and weather seals All exhaust fans to have dampers All downlights IC rated, maximum 1 per 5m2
Ceiling fans	Size and location as per NatHERS certificate
General notes	Insulation Note: All insulations listed are product only values. All insulation and vapour membranes must be installed in accordance with ABCB Housing provisions Part 10.8 and Part 13.
BASIX Water Commitments	
Alternative Water	Tank size and connections as per BASIX certificate
BASIX Energy Commitments	
Hot water System	Electric Heat Pump - 5.2 c.o.p. rating
Heating system	1 phase air conditioning to living areas and bedrooms: EER 3.5–4.0
Cooling system	1 phase air conditioning to living areas and bedrooms: EER 3.0-3.5
Ventilation	Kitchen – Individual fan, externally ducted, manual on/off switch Bathrooms - with window = Naturally vented, - without window = Fan externally ducted with switch interlocked with light & run-on timer. Laundry - Naturally ventilated
Other	Induction cooktop & electric oven Outdoor clothes drying line
Alternative Energy	PV system size as per BASIX certificate PV connected to the developments electrical system

LOT NUMBER : 17

SITE AREA :	255.70m²
DRIVEWAY AREA :	17.4m²
LANDSCAPED OPEN SPACE (MIN 25% OF SITE AREA) SITE AREA EXCL. DRIVEWAY, PAVEMENT PATHS, HOUSE & OPEN AREA <3m WIDE):	60.47M2 - 23.64%
PRIVATE OPEN SPACE (MIN 16m² (MIN DIM. 3m) :	28.50m²
SITE COVERAGE	
GF Total : (incl. driveway & path):	(71.40%) - 182.58 m²
FF Total :	(40.37%) - 103.23 m²



COMPLIES WITH AUSTRALIAN STANDARD

DRIVEWAY PROFILE SCALE 1:300

LOT 17

BASIX INFORMATION

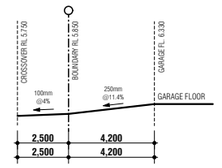
The items shown here are the minimums required to pass BASIX. Should the Specification nominate a better performing item then use that item instead.

Soft Landscaping area	Roof area total
60.49 sqm	**161.41 sqm**

Glazing Doors/windows/ clerestory	Wideline Aluminium framed windows Window performance values as per NatHERS certificate Default/Proxy values used for windows not available in HERO library Given values are AFRC, total window system values (glass and frame).
Window restrictors	Window restrictors are modelled in accordance with NCC 2022
Roof	Metal roof & builders blanket, R value as per NatHERS Certificate
Ceiling	Ceiling insulation value and locations as per NatHERS certificate. Ceiling insulation must extend to the external wall.
Wall & roof frames	120mm untreated softwood timber frames
External Walls	External wall insulation values and locations as per NatHERS certificate
Internal walls	Plasterboard on studs, insulation values and locations as per NatHERS certificate
Floors	Concrete slab on ground with 225mm waffle pods LVL timber floor between levels
Ventilation	All external doors have draft protection and weather seals All exhaust fans to have dampers All downlights IC rated, maximum 1 per 5m2
Ceiling fans	Size and location as per NatHERS certificate
General notes	Insulation Note: All insulations listed are product only values. All insulation and vapour membranes must be installed in accordance with ABCB Housing provisions Part 10.8 and Part 13.
BASIX Water Commitments	
Alternative Water	Tank size and connections as per BASIX certificate
BASIX Energy Commitments	
Hot water System	Electric Heat Pump - 5.2 c.o.p. rating
Heating system	1 phase air conditioning to living areas and bedrooms: EER 3.5–4.0
Cooling system	1 phase air conditioning to living areas and bedrooms: EER 3.0-3.5
Ventilation	Kitchen – Individual fan, externally ducted, manual on/off switch Bathrooms - with window = Naturally vented, - without window = Fan externally ducted with switch interlocked with light & run-on timer. Laundry - Individual fan, externally ducted, manual on/off switch
Other	Induction cooktop & electric oven Outdoor clothes drying line
Alternative Energy	PV system size as per BASIX certificate PV connected to the developments electrical system

LOT NUMBER : 18

SITE AREA :	256.19m²
DRIVEWAY AREA :	21.57m²
LANDSCAPED OPEN SPACE (MIN 25% OF SITE AREA) SITE AREA EXCL. DRIVEWAY, PAVEMENT PATHS, HOUSE & OPEN AREA <3m WIDE):	60.49M2 - 23.61%
PRIVATE OPEN SPACE (MIN 16m² (MIN DIM. 3m) :	60.49m²
SITE COVERAGE	
GF Total : (incl. driveway & path):	(76.30%) - 195.49 m²
FF Total :	(40.29%) - 103.23 m²



COMPLIES WITH AUSTRALIAN STANDARD

DRIVEWAY PROFILE SCALE 1:300

LOT 18

BASIX INFORMATION

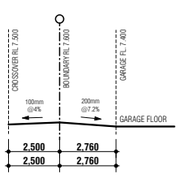
The items shown here are the minimums required to pass BASIX. Should the Specification nominate a better performing item then use that item instead.

Soft Landscaping area	Roof area total
50.27 sqm	**175.85 sqm**

Glazing Doors/windows/ clerestory	Wideline Aluminium framed windows Window performance values as per NatHERS certificate Default/Proxy values used for windows not available in HERO library Given values are AFRC, total window system values (glass and frame).
Window restrictors	Window restrictors are modelled in accordance with NCC 2022
Roof	Metal roof & builders blanket, R value as per NatHERS Certificate
Ceiling	Ceiling insulation value and locations as per NatHERS certificate. Ceiling insulation must extend to the external wall.
Wall & roof frames	120mm untreated softwood timber frames
External Walls	External wall insulation values and locations as per NatHERS certificate
Internal walls	Plasterboard on studs, insulation values and locations as per NatHERS certificate
Floors	Concrete slab on ground with 225mm waffle pods LVL timber floor between levels
Ventilation	All external doors have draft protection and weather seals All exhaust fans to have dampers All downlights IC rated, maximum 1 per 5m2
Ceiling fans	Size and location as per NatHERS certificate
General notes	Insulation Note: All insulations listed are product only values. All insulation and vapour membranes must be installed in accordance with ABCB Housing provisions Part 10.8 and Part 13.
BASIX Water Commitments	
Alternative Water	Tank size and connections as per BASIX certificate
BASIX Energy Commitments	
Hot water System	Electric Heat Pump - 5.2 c.o.p. rating
Heating system	1 phase air conditioning to living areas and bedrooms: EER 3.5–4.0
Cooling system	1 phase air conditioning to living areas and bedrooms: EER 3.0-3.5
Ventilation	Kitchen – Individual fan, externally ducted, manual on/off switch Bathrooms - with window = Naturally vented, - without window = Fan externally ducted with switch interlocked with light & run-on timer. Laundry - Naturally ventilated
Other	Induction cooktop & electric oven Outdoor clothes drying line
Alternative Energy	PV system size as per BASIX certificate PV connected to the developments electrical system

LOT NUMBER : 19

SITE AREA :	285.53m²
DRIVEWAY AREA :	13.74m²
LANDSCAPED OPEN SPACE (MIN 25% OF SITE AREA) SITE AREA EXCL. DRIVEWAY, PAVEMENT PATHS, HOUSE & OPEN AREA <3m WIDE):	55.81M2 - 19.55%
PRIVATE OPEN SPACE (MIN 16m² (MIN DIM. 3m) :	43.06 m²
SITE COVERAGE	
GF Total : (incl. driveway & path):	(80.69%) - 226.17 m²
FF Total :	(36.39%) - 102.02 m²



COMPLIES WITH AUSTRALIAN STANDARD

DRIVEWAY PROFILE SCALE 1:300

LOT 19

BASIX INFORMATION

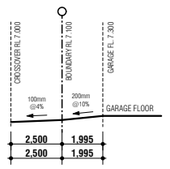
The items shown here are the minimums required to pass BASIX. Should the Specification nominate a better performing item then use that item instead.

Soft Landscaping area	Roof area total
73.38 sqm	**178.59 sqm**

Glazing Doors/windows/ clerestory	Wideline Aluminium framed windows Window performance values as per NatHERS certificate Default/Proxy values used for windows not available in HERO library Given values are AFRC, total window system values (glass and frame).
Window restrictors	Window restrictors are modelled in accordance with NCC 2022
Roof	Metal roof & builders blanket, R value as per NatHERS Certificate
Ceiling	Ceiling insulation value and locations as per NatHERS certificate. Ceiling insulation must extend to the external wall.
Wall & roof frames	120mm untreated softwood timber frames
External Walls	External wall insulation values and locations as per NatHERS certificate
Internal walls	Plasterboard on studs, insulation values and locations as per NatHERS certificate
Floors	Concrete slab on ground with 225mm waffle pods LVL timber floor between levels
Ventilation	All external doors have draft protection and weather seals All exhaust fans to have dampers All downlights IC rated, maximum 1 per 5m2
Ceiling fans	Size and location as per NatHERS certificate
General notes	Insulation Note: All insulations listed are product only values. All insulation and vapour membranes must be installed in accordance with ABCB Housing provisions Part 10.8 and Part 13.
BASIX Water Commitments	
Alternative Water	Tank size and connections as per BASIX certificate
BASIX Energy Commitments	
Hot water System	Electric Heat Pump - 5.2 c.o.p. rating
Heating system	1 phase air conditioning to living areas and bedrooms: EER 3.5–4.0
Cooling system	1 phase air conditioning to living areas and bedrooms: EER 3.0-3.5
Ventilation	Kitchen – Individual fan, externally ducted, manual on/off switch Bathrooms - with window = Naturally vented, - without window = Fan externally ducted with switch interlocked with light & run-on timer. Laundry - Naturally ventilated
Other	Induction cooktop & electric oven Outdoor clothes drying line
Alternative Energy	PV system size as per BASIX certificate PV connected to the developments electrical system

LOT NUMBER : 20

SITE AREA :	294.95m²
DRIVEWAY AREA :	16.50m²
LANDSCAPED OPEN SPACE (MIN 25% OF SITE AREA) SITE AREA EXCL. DRIVEWAY, PAVEMENT PATHS, HOUSE & OPEN AREA <3m WIDE):	73.38M2 - 35.46%
PRIVATE OPEN SPACE (MIN 16m² (MIN DIM. 3m) :	51.51 m²
SITE COVERAGE	
GF Total : (incl. driveway & path):	(70.59%) - 208.23 m²
FF Total :	(35.66%) - 105.19 m²



COMPLIES WITH AUSTRALIAN STANDARD

DRIVEWAY PROFILE SCALE 1:300

LOT 20

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

SITE + DRIVEWAY COMPLIANCE

SHAWOOD

68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 1800 951 068

Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C.

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STOREY	D	ACCOM		GARAGE -

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NM	-

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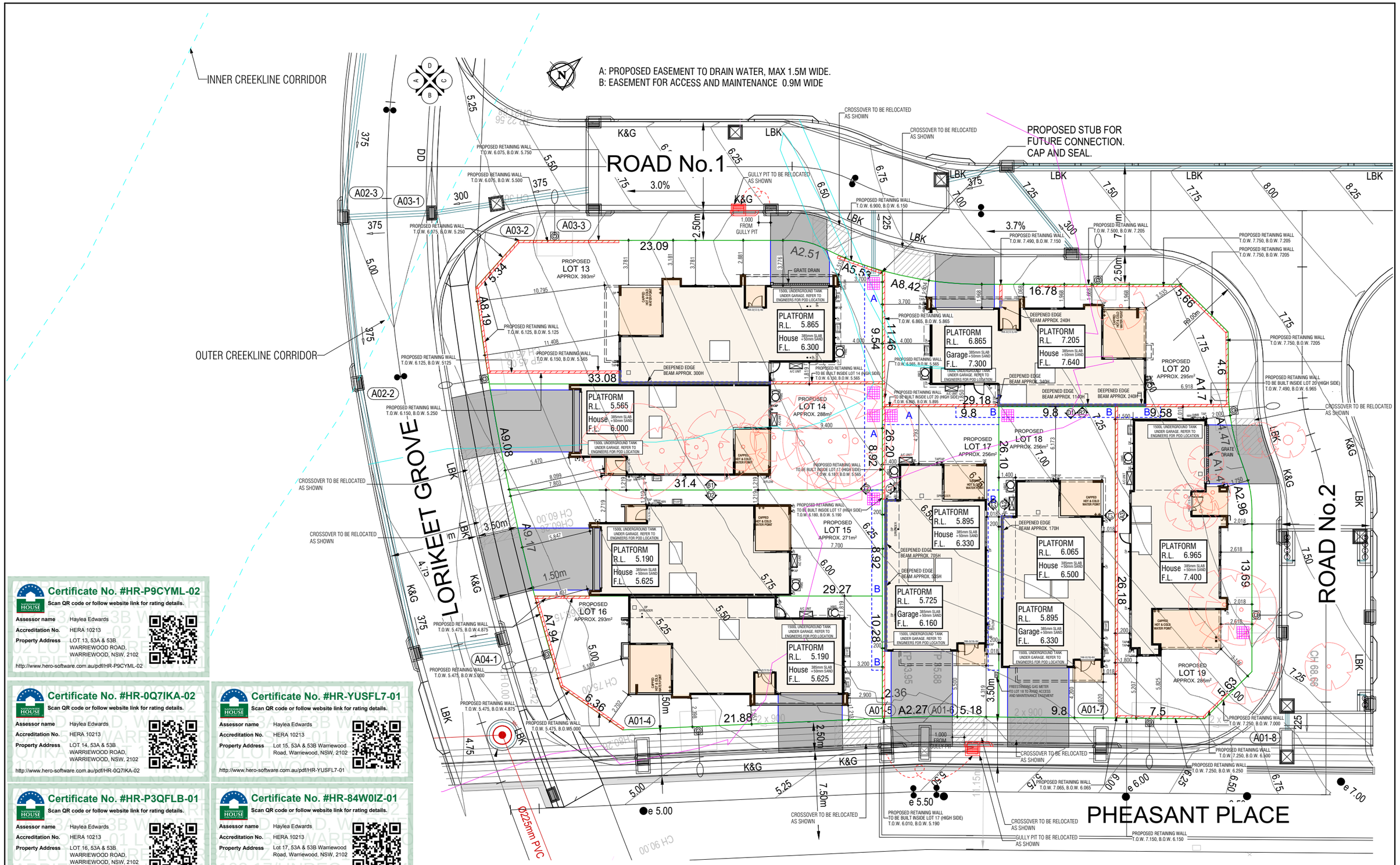

Certificate No. #HR-P9CYML-02
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 13, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-P9CYML-02

Certificate No. #HR-0Q7IKA-02
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 14, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-0Q7IKA-02

Certificate No. #HR-YUSFL7-01
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: Lot 15, 53A & 53B Warriewood Road, Warriewood, NSW, 2102
http://www.hero-software.com.au/pdf/HR-YUSFL7-01

Certificate No. #HR-P3QFLB-01
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 16, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-P3QFLB-01

Certificate No. #HR-84W0IZ-01
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: Lot 17, 53A & 53B Warriewood Road, Warriewood, NSW, 2102
http://www.hero-software.com.au/pdf/HR-84W0IZ-01

Certificate No. #HR-5VKYQ7-02
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 18, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-5VKYQ7-02

Certificate No. #HR-FAI6L6-02
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 19, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-FAI6L6-02

Certificate No. #HR-G2GO2H-01
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 20, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-G2GO2H-01

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

SITE PLAN - CREEKLINE CORRIDOR

SHAWOOD
68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 1800 951 068
Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C.

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LEGEND

EXISTING TREES TO BE REMOVED. REFER TO ARBORIST REPORT AND CIVIL PLANS

EXISTING 1% AEP FLOOD LINE (RL 4.361) REFER WATER MANAGEMENT REPORT BY CRAIG AND RHODES (AS SHOWN ON CIVIL PLANS)

EXISTING 20% AEP FLOOD LINE (RL 3.755) REFER WATER MANAGEMENT REPORT BY CRAIG AND RHODES (AS SHOWN ON CIVIL PLANS)

RECYCLING WASTE AREA

MATERIAL STORAGE AREA

ALL WEATHER ACCESS

A: PROPOSED EASEMENT TO DRAIN WATER, MAX 1.5M WIDE.
B: EASEMENT FOR ACCESS AND MAINTENANCE 0.9M WIDE

ROAD No.1

PROPOSED STUB FOR FUTURE CONNECTION. CAP AND SEAL.

SILTATION FENCE
SEKISUI HOUSE TO PROVIDE & INSTALL APPROVED SILTATION FENCE & DIVERTER DRAINS PRIOR TO SITE START AS REQUIRED BY LOCAL COUNCIL

PROPOSED LOT 13 APPROX. 393m²
PROPOSED LOT 14 APPROX. 288m²
PROPOSED LOT 15 APPROX. 271m²
PROPOSED LOT 16 APPROX. 293m²
PROPOSED LOT 17 APPROX. 256m²
PROPOSED LOT 18 APPROX. 256m²
PROPOSED LOT 19 APPROX. 295m²
PROPOSED LOT 20 APPROX. 295m²

PLATFORM R.L. 5.865 / House F.L. 6.300 (385mm SLAB +50mm SAND)
PLATFORM R.L. 5.565 / House F.L. 6.000
PLATFORM R.L. 5.190 / House F.L. 5.625
PLATFORM R.L. 4.875 / Garage F.L. 5.725
PLATFORM R.L. 6.865 / Garage F.L. 7.300
PLATFORM R.L. 7.205 / House F.L. 7.640
PLATFORM R.L. 5.895 / House F.L. 6.330
PLATFORM R.L. 6.065 / House F.L. 6.500
PLATFORM R.L. 5.725 / Garage F.L. 6.160
PLATFORM R.L. 5.895 / Garage F.L. 6.330
PLATFORM R.L. 6.965 / House F.L. 7.400

15000L UNDERGROUND TANK UNDER GARAGE. REFER TO ENGINEERS FOR POD LOCATION

CROSSOVER TO BE RELOCATED AS SHOWN

GULLY PIT TO BE RELOCATED AS SHOWN

PROPOSED RETAINING WALL T.O.W. 6.075, B.O.W. 5.750
PROPOSED RETAINING WALL T.O.W. 6.075, B.O.W. 5.500
PROPOSED RETAINING WALL T.O.W. 6.075, B.O.W. 5.250
PROPOSED RETAINING WALL T.O.W. 6.125, B.O.W. 5.125
PROPOSED RETAINING WALL T.O.W. 6.125, B.O.W. 5.565
PROPOSED RETAINING WALL T.O.W. 6.625, B.O.W. 5.565
PROPOSED RETAINING WALL T.O.W. 6.150, B.O.W. 5.250
PROPOSED RETAINING WALL T.O.W. 6.900, B.O.W. 6.150
PROPOSED RETAINING WALL T.O.W. 7.490, B.O.W. 7.150
PROPOSED RETAINING WALL T.O.W. 7.500, B.O.W. 7.205
PROPOSED RETAINING WALL T.O.W. 7.750, B.O.W. 7.205
PROPOSED RETAINING WALL T.O.W. 7.750, B.O.W. 7205
PROPOSED RETAINING WALL T.O.W. 5.475, B.O.W.4.875
PROPOSED RETAINING WALL T.O.W. 5.475, B.O.W.5.000
PROPOSED RETAINING WALL T.O.W. 6.010, B.O.W. 5.190
PROPOSED RETAINING WALL T.O.W. 7.150, B.O.W. 6.150
PROPOSED RETAINING WALL T.O.W. 7.065, B.O.W. 6.065
PROPOSED RETAINING WALL T.O.W. 7.250, B.O.W. 6.500
PROPOSED RETAINING WALL T.O.W. 7.250, B.O.W. 6.250
PROPOSED RETAINING WALL T.O.W. 7.250, B.O.W. 7.000
PROPOSED RETAINING WALL TO BE BUILT INSIDE LOT 14 (HIGH SIDE) T.O.W. 6.150, B.O.W. 5.565
PROPOSED RETAINING WALL TO BE BUILT INSIDE LOT 17 (HIGH SIDE) T.O.W. 6.180, B.O.W. 5.565
PROPOSED RETAINING WALL TO BE BUILT INSIDE LOT 17 (HIGH SIDE) T.O.W. 6.180, B.O.W. 5.190
PROPOSED RETAINING WALL TO BE BUILT INSIDE LOT 18 (HIGH SIDE) T.O.W. 6.895, B.O.W. 6.565
PROPOSED RETAINING WALL TO BE BUILT INSIDE LOT 19 (HIGH SIDE) T.O.W. 7.490, B.O.W. 6.965

DEEPENED EDGE BEAM APPROX. 300H
DEEPENED EDGE BEAM APPROX. 240H
DEEPENED EDGE BEAM APPROX. 340H
DEEPENED EDGE BEAM APPROX. 110H
DEEPENED EDGE BEAM APPROX. 240H
DEEPENED EDGE BEAM APPROX. 170H
DEEPENED EDGE BEAM APPROX. 705H
DEEPENED EDGE BEAM APPROX. 525H

R.L. 5.750 115mm FILL
R.L. 6.800 935mm CUT
R.L. 7000 135mm CUT
R.L. 7650 445mm CUT
R.L. 7750 545mm CUT
R.L. 5.125 740mm FILL
R.L. 6.625 760mm CUT
R.L. 6800 65mm FILL
R.L. 5.265 260mm CUT
R.L. 6.500 935mm CUT
R.L. 6.875 980mm CUT
R.L. 7.300 1235mm CUT
R.L. 7.400 435mm CUT
R.L. 7.700 735mm CUT
R.L. 5.200 365mm FILL
R.L. 6.050 485mm CUT
R.L. 6.550 655mm CUT
R.L. 5.300 265mm FILL
R.L. 5.375 185mm CUT
R.L. 6.125 935mm CUT
R.L. 6.300 110mm CUT
R.L. 6.875 810mm CUT
R.L. 7.250 1185mm CUT
R.L. 5.190 NO CUT/FILL
R.L. 4.875 315mm FILL
R.L. 6.000 810mm CUT
R.L. 5.900 175mm CUT
R.L. 6.050 155mm CUT
R.L. 6.375 310mm CUT
R.L. 6.000 105mm CUT
R.L. 7.250 285mm CUT
R.L. 6.500 465mm FILL
R.L. 5.100 90mm FILL
R.L. 5.500 310mm CUT
R.L. 6.150 815mm FILL

Ø225mm PVC

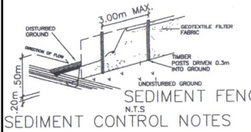
CREEKLINE CORRIDOR

LORIKEET GROVE

PHEASANT PLACE

ROAD No.2

SEDIMENT FENCE



SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

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Certificate No. #HR-0Q7IKA-02
Certificate No. #HR-YUSFL7-01
Certificate No. #HR-P3QFLB-01
Certificate No. #HR-84W0IZ-01
Certificate No. #HR-5VKYQ7-02
Certificate No. #HR-FAI6L6-02
Certificate No. #HR-G2GO2H-01

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

SITE WORKS PLAN

SHAWOOD
68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 1800 951 068
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Accreditation No.	HERA 10213
Property Address	LOT 13, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102

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Assessor name	Haylea Edwards
Accreditation No.	HERA 10213
Property Address	Lot 17, 53A & 53B Warriewood Road, Warriewood, NSW, 2102

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Assessor name	Haylea Edwards
Accreditation No.	HERA 10213
Property Address	LOT 14, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102

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Assessor name	Haylea Edwards
Accreditation No.	HERA 10213
Property Address	LOT 18, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102

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Assessor name	Haylea Edwards
Accreditation No.	HERA 10213
Property Address	Lot 15, 53A & 53B Warriewood Road, Warriewood, NSW, 2102

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Accreditation No.	HERA 10213
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Accreditation No.	HERA 10213
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Assessor name	Haylea Edwards
Accreditation No.	HERA 10213
Property Address	LOT 20, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102

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REFER TO HYDRAULICS ENGINEERING DETAIL/DRAWING

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
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ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

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STORMWATER MANAGEMENT PLAN

MODEL	TL -	FACADE	01	
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A: PROPOSED EASEMENT TO DRAIN WATER, MAX 1.5M WIDE.
B: EASEMENT FOR ACCESS AND MAINTENANCE 0.9M WIDE

ROAD No.1

PROPOSED STUB FOR FUTURE CONNECTION. CAP AND SEAL.

CREEKLINE CORRIDOR

prevailing west winds

SOLAR PATH

Winter 3pm

Winter 12pm

Winter 9am

north-easterly summer breeze

LORIKEET GROVE

PHEASANT PLACE

ROAD No.2

PROPOSED LOT 13 APPROX. 393m²

PROPOSED LOT 14 APPROX. 288m²

PROPOSED LOT 15 APPROX. 271m²

PROPOSED LOT 16 APPROX. 293m²

PROPOSED LOT 17 APPROX. 256m²

PROPOSED LOT 18 APPROX. 256m²

PROPOSED LOT 19 APPROX. 286m²

PROPOSED LOT 20 APPROX. 295m²

PLATFORM R.L. 5.865 House F.L. 6.300

PLATFORM R.L. 5.565 House F.L. 6.000

PLATFORM R.L. 5.190 House F.L. 5.625

PLATFORM R.L. 5.190 House F.L. 5.625

PLATFORM R.L. 6.865 Garage F.L. 7.300

PLATFORM R.L. 7.205 House F.L. 7.640

PLATFORM R.L. 5.895 House F.L. 6.330

PLATFORM R.L. 5.725 Garage F.L. 6.160

PLATFORM R.L. 6.065 House F.L. 6.500

PLATFORM R.L. 5.895 Garage F.L. 6.330

PLATFORM R.L. 6.965 House F.L. 7.400

1500L UNDERGROUND TANK UNDER GARAGE. REFER TO ENGINEERS FOR POD LOCATION

PROPOSED RETAINING WALL T.O.W. 6.075, B.O.W. 5.750

PROPOSED RETAINING WALL T.O.W. 6.075, B.O.W. 5.500

PROPOSED RETAINING WALL T.O.W. 6.075, B.O.W. 5.250

PROPOSED RETAINING WALL T.O.W. 6.125, B.O.W. 5.125

PROPOSED RETAINING WALL T.O.W. 6.150, B.O.W. 5.565

PROPOSED RETAINING WALL T.O.W. 6.125, B.O.W. 5125

PROPOSED RETAINING WALL T.O.W. 6.150, B.O.W. 5.250

PROPOSED RETAINING WALL T.O.W. 5.475, B.O.W.4.875

PROPOSED RETAINING WALL T.O.W. 5.475, B.O.W.5.000

PROPOSED RETAINING WALL T.O.W. 6.900, B.O.W. 6.150

PROPOSED RETAINING WALL T.O.W. 7.490, B.O.W. 7.150

PROPOSED RETAINING WALL T.O.W. 7.500, B.O.W. 7.205

PROPOSED RETAINING WALL T.O.W. 7.750, B.O.W. 7.205

PROPOSED RETAINING WALL T.O.W. 7.750, B.O.W. 7205

PROPOSED RETAINING WALL T.O.W. 6.865, B.O.W. 5.865

PROPOSED RETAINING WALL T.O.W. 6.565, B.O.W. 5.565

PROPOSED RETAINING WALL TO BE BUILT INSIDE LOT 14 (HIGH SIDE) T.O.W. 6.150, B.O.W. 5.565

PROPOSED RETAINING WALL TO BE BUILT INSIDE LOT 20 (HIGH SIDE) T.O.W. 6.965, B.O.W. 5.895

PROPOSED RETAINING WALL TO BE BUILT INSIDE LOT 17 (HIGH SIDE) T.O.W. 6.180, B.O.W. 5.565

PROPOSED RETAINING WALL TO BE BUILT INSIDE LOT 17 (HIGH SIDE) T.O.W. 6.180, B.O.W. 5.190

PROPOSED RETAINING WALL TO BE BUILT INSIDE LOT 17 (HIGH SIDE) T.O.W. 6.010, B.O.W. 5.190

PROPOSED RETAINING WALL T.O.W. 7.065, B.O.W. 6.065

PROPOSED RETAINING WALL T.O.W. 7.150, B.O.W. 6.150

PROPOSED RETAINING WALL T.O.W. 7.250, B.O.W. 7.000

PROPOSED RETAINING WALL T.O.W. 7.250, B.O.W. 6.500

PROPOSED RETAINING WALL T.O.W. 7.250, B.O.W. 6.250

PROPOSED RETAINING WALL T.O.W. 7.490, B.O.W. 6.965

CROSSOVER TO BE RELOCATED AS SHOWN

GULLY PIT TO BE RELOCATED AS SHOWN

1.000 FROM GULLY PIT

GRATE DRAIN

DEEPENED EDGE BEAM APPROX. 240H

DEEPENED EDGE BEAM APPROX. 340H

DEEPENED EDGE BEAM APPROX. 170H

DEEPENED EDGE BEAM APPROX. 705H

DEEPENED EDGE BEAM APPROX. 535H

FREESTANDING GAS METER TO LOT 18 TO PROVIDE ACCESS AND MAINTENANCE EASEMENT

Ø225mm PVC

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

SITE ANALYSIS PLAN

SHAWOOD

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Certificate No. #HR-84W0IZ-01
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Certificate No. #HR-FAI6L6-02
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LEGEND

SOFT LANDSCAPING

FENCING AS PER LOCAL AUTHORITY, DEVELOPER & IF APPLICABLE, DA CONSENT BUSHFIRE REQUIREMENTS.

EXISTING TREES TO BE REMOVED. REFER TO ARBORIST REPORT AND CIVIL PLANS

EXISTING 1% AEP FLOOD LINE (RL 4.361) REFER WATER MANAGEMENT REPORT BY CRAIG AND RHODES (AS SHOWN ON CIVIL PLANS)

EXISTING 20% AEP FLOOD LINE (RL 3.755) REFER WATER MANAGEMENT REPORT BY CRAIG AND RHODES (AS SHOWN ON CIVIL PLANS)

A: PROPOSED EASEMENT TO DRAIN WATER, MAX 1.5M WIDE.
B: EASEMENT FOR ACCESS AND MAINTENANCE 0.9M WIDE

ROAD No.1

PROPOSED STUB FOR FUTURE CONNECTION. CAP AND SEAL.

LORIKEET GROVE

ROAD No.2

PHEASANT PLACE

PROPOSED LOT 13 APPROX. 385m²
PROPOSED LOT 14 APPROX. 288m²
PROPOSED LOT 15 APPROX. 267m²
PROPOSED LOT 16 APPROX. 438m²
PROPOSED LOT 17 APPROX. 256m²
PROPOSED LOT 18 APPROX. 256m²
PROPOSED LOT 19 APPROX. 256m²
PROPOSED LOT 20 APPROX. 256m²

PLATFORM R.L. 5.565 House F.L. 6.000
PLATFORM R.L. 5.865 Garage F.L. 7.300
PLATFORM R.L. 7.205 House F.L. 7.640
PLATFORM R.L. 5.190 House F.L. 5.625
PLATFORM R.L. 5.895 House F.L. 6.330
PLATFORM R.L. 6.065 House F.L. 6.500
PLATFORM R.L. 5.725 Garage F.L. 6.160
PLATFORM R.L. 5.895 Garage F.L. 6.330
PLATFORM R.L. 6.965 House F.L. 7.400

1500L UNDERGROUND TANK UNDER GARAGE. REFER TO ENGINEERS FOR POD LOCATION

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Accreditation No. HERA 10213
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Assessor name Haylea Edwards
Accreditation No. HERA 10213
Property Address LOT 20, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
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REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
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ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LANDSCAPE PLAN

SHAWOOD
68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 1800 951 068
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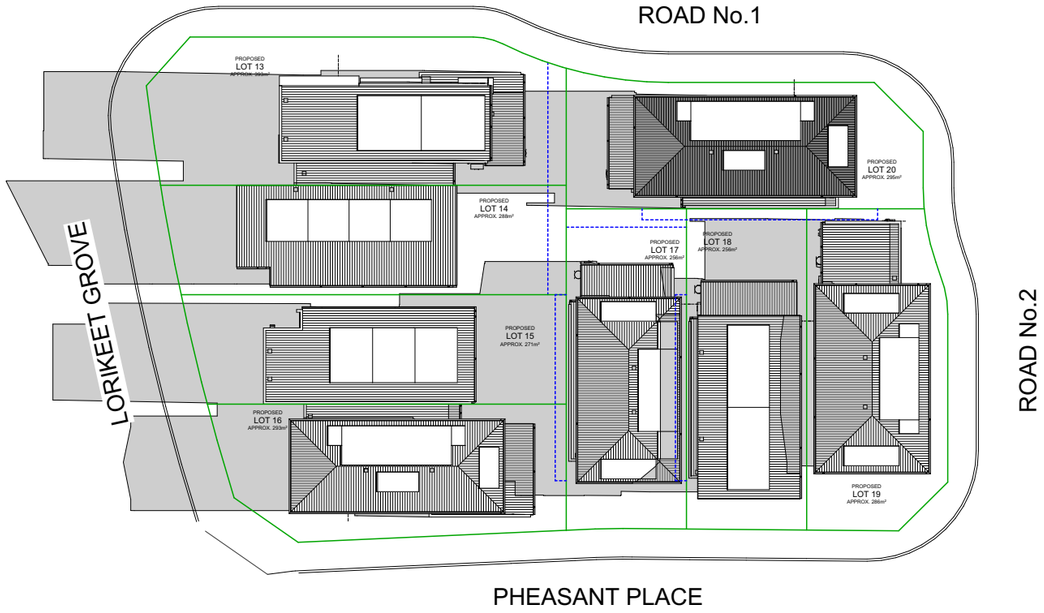
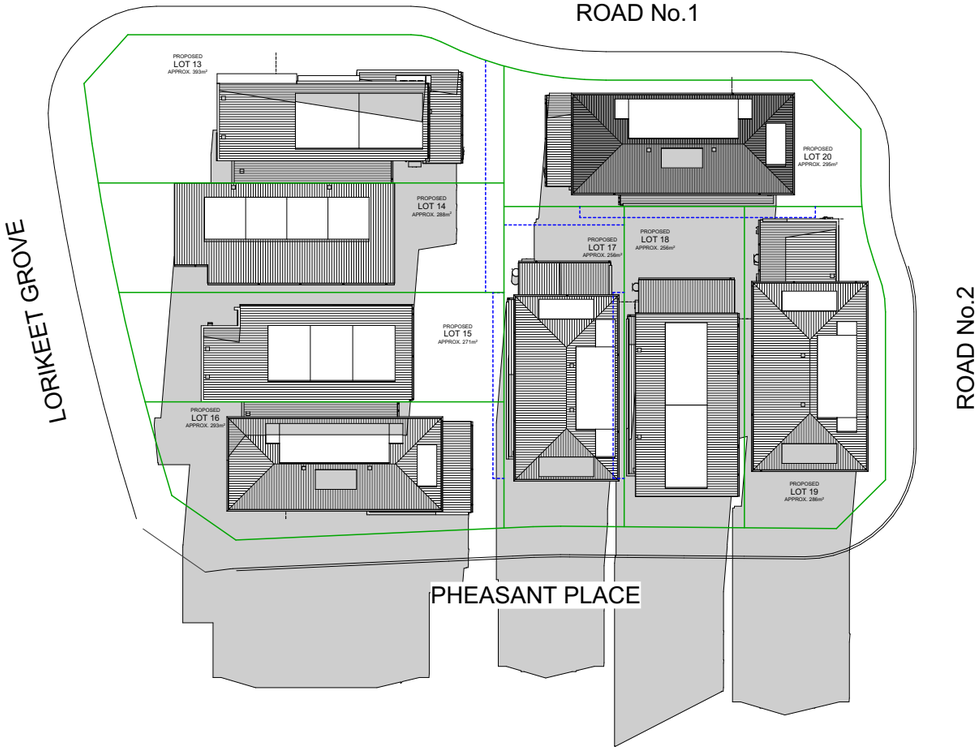
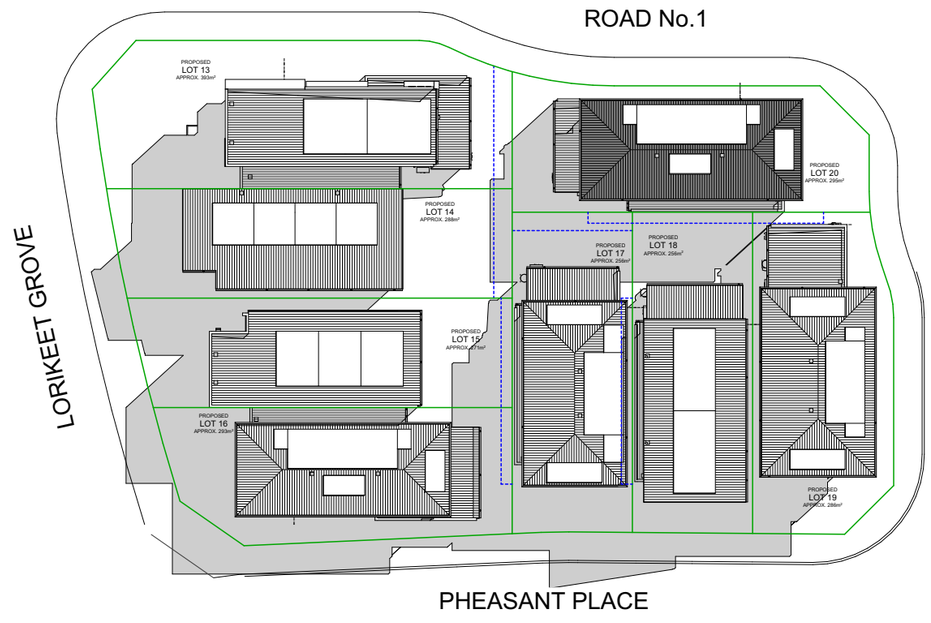


June 21st 9am



June 21st 3pm



June 21st 12pm

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ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

SHADOWS DIAGRAMS

SHAWOOD
68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 1800 951 068
Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C.

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GENERAL NOTES

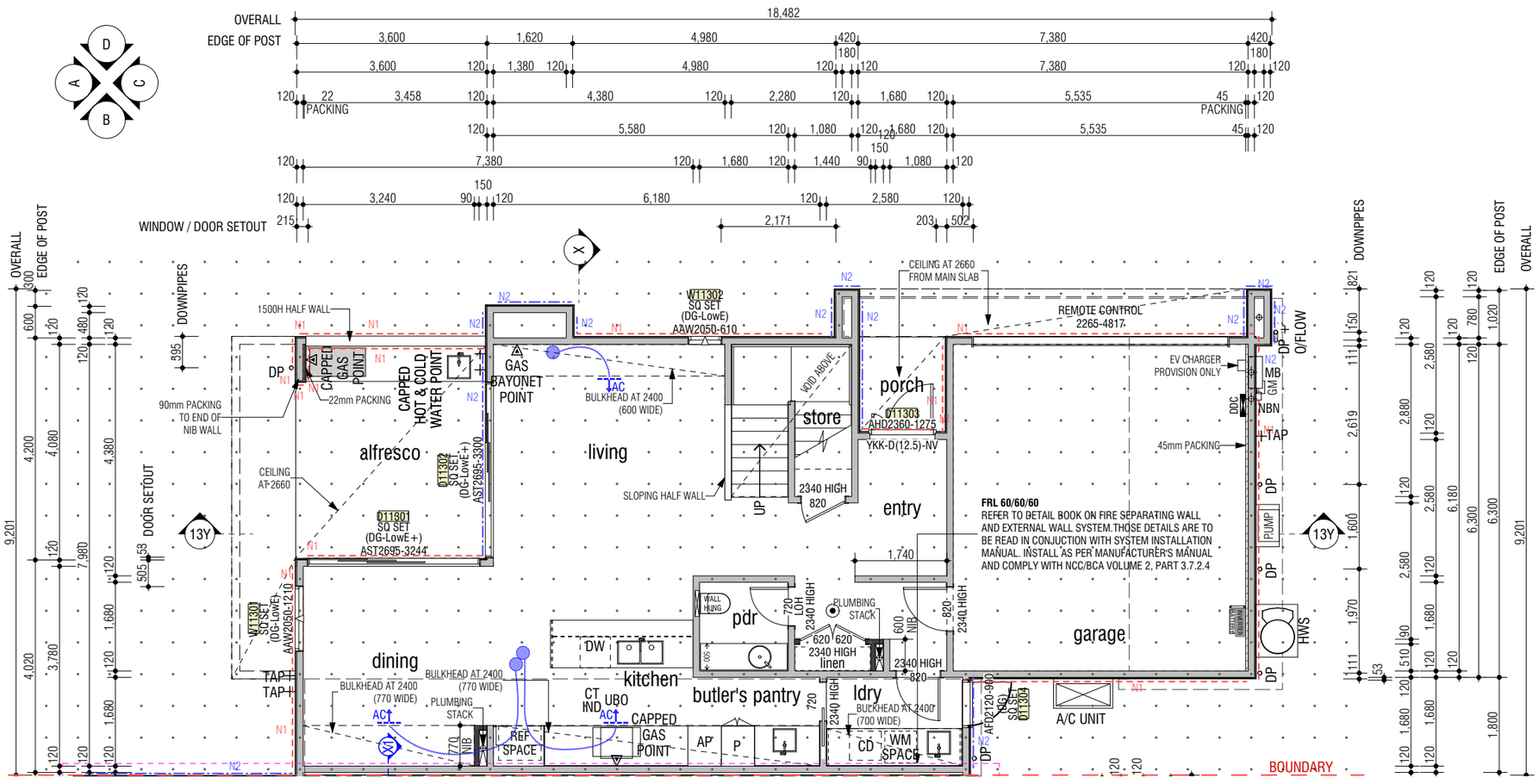
- DROP SLAB 60MM TO WET AREAS.
- DROP SLAB 70mm TO PORCH AND OUTDOOR LIVING U.N.O.
- WET AREAS IN ACCORDANCE WITH NCC REQUIREMENTS
- WC DOOR REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC VOL2 PART H4
- MECHANICAL VENTILATION TO OUTSIDE AIR PROVIDED WHERE REQUIRED AND IN ACCORDANCE WITH NCC VOL2 PART H4
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
- REFER ENGINEER'S DRAWING FOR BRACING WALLS INFORMATION.
- REF, FRE, W.M AND C.D SYMBOLS INDICATE POSITION ONLY
- SQUARE SET CORNICE TO CEILING THROUGHOUT.
- "GRID" = CENTER OF SHAWOOD FRAME
- GF CEILING HEIGHT = 2660 UNLESS NOTED OTHERWISE
- FF CEILING HEIGHT = 2510 UNLESS NOTED OTHERWISE
- EXTERNAL WINDOW HEAD HEIGHT UNLESS NOTED OTHERWISE
  - GROUND FLOOR (MEASURE FROM TOP OF SLAB) = 2375mm
  - FIRST FLOOR (MEASURE FROM TOP OF PARTICLE BOARD) = 2296mm
- EXTERNAL DOOR HEAD HEIGHT UNLESS OTHERWISE NOTED = 2375mm (MEASURE FROM TOP OF SLAB)
- ALL HEIGHTS NOMINATED ARE FROM THE STRUCTURAL SLAB BELOW EXCEPT PORCH AND ALFRESCO
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
  - EXT 151mm=16 CLADDING+15 CAVITY+120 STUD
  - INTERNAL = 90mm STUD AND 120mm STUD
  - WALL CLADDING OVERHANGS THE SLAB EDGE BY 11mm
- PROVIDE WEATHERTIGHT WINDOW FLASHING TO THE SILL OF ALL WINDOWS AS PER STANDARD DETAIL 4.20-4.22
- STANDARD DETAIL VERSION: 2024-11

PROVIDE PLYWOOD LINING TO THE ROOF STRUCTURE AS PER STANDARD DETAILS 5.3-2 to 5.3-5

CONDENSATION MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH PART 10.8 OF THE HOUSING PROVISIONS.

LEGEND

- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3



LEGEND

- DP - DOWNPIPE. REFER TO STORMWATER MANAGEMENT PLAN FOR CONNECTION TO TANK
- FA - ROOF ACCESS
- RA - RETURN AIR CEILING GRILL
- V - CEILING VENTS
- SV - DENOTES SHAWOOD POST
- SMOKE ALARM (DIRECT WIRED)
- 120mm WALL
- 90mm WALL

- WINDOW GLAZING CODES
  (OBS) : OBSCURED, (SP10) : SMART GLASS SP10 CLEAR
  (DG) : DOUBLE GLAZED
  (DG-OBS) : DOUBLE GLAZED OBSCURE
  (DG-LowE) : DOUBLE GLAZED WITH LowE
  (DG-LowE+) : DOUBLE GLAZED WITH LowE PLUS
- WINDOW AND DOOR CODES
  ASW : ALUM SLIDING WINDOW, ABW : ALUM BI-FOLD WINDOW
  AAW : ALUM AWNING WINDOW, AFW : ALUM FIXED WINDOW
  ASD : ALUM SLIDING DOOR, AST : ALUM STACKER DOOR
  AFD : ALUM FRENCH DOOR, ABD : ALUM BIFOLD DOOR

DIMENSIONS SHOWN ON PLAN ARE TAKEN FROM WALL FRAME, NOT FINISHED PLASTER
REFER TO ENGINEER'S DRAWING FOR BRACING DETAILS

Floor Areas	
14 First flr.	93.03
14 Garage	37.37
14 Ground flr.	85.64
Total	**216.04**
14 Alfresco	15.12
14 Balcony	9.72
14 Pier	3.57
14 Porch	2.89
14 Void	6.57
Total	**253.91**

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

Certificate No. #HR-P9CYML-02
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 13, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-P9CYML-02

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 13 - TL03 F01 - G.F.P

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MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -

CONTRACT No: NM105715
SHEET: DA-10
PAGE: 10

MASTER DESIGN	MASTER CHECKED	SCALE: 1:100, 1:1
NM	-	

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GENERAL NOTES

- DROP SLAB 60MM TO WET AREAS.
- DROP SLAB 70mm TO PORCH AND OUTDOOR LIVING U.N.O.
- WET AREAS IN ACCORDANCE WITH NCC REQUIREMENTS
- WC DOOR REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC VOL2 PART H4
- MECHANICAL VENTILATION TO OUTSIDE AIR PROVIDED WHERE REQUIRED AND IN ACCORDANCE WITH NCC VOL2 PART H4
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
- REFER ENGINEER'S DRAWING FOR BRACING WALLS INFORMATION.
- REF, FRE, W.M AND C.D SYMBOLS INDICATE POSITION ONLY
- SQUARE SET CORNICE TO CEILING THROUGHOUT.
- "GRID" = CENTER OF SHAWOOD FRAME
- GF CEILING HEIGHT = 2660 UNLESS NOTED OTHERWISE
- FF CEILING HEIGHT = 2510 UNLESS NOTED OTHERWISE
- EXTERNAL WINDOW HEAD HEIGHT UNLESS NOTED OTHERWISE
  - GROUND FLOOR (MEASURE FROM TOP OF SLAB) = 2375mm
  - FIRST FLOOR (MEASURE FROM TOP OF PARTICLE BOARD) = 2296mm
- EXTERNAL DOOR HEAD HEIGHT UNLESS OTHERWISE NOTED = 2375mm (MEASURE FROM TOP OF SLAB)
- ALL HEIGHTS NOMINATED ARE FROM THE STRUCTURAL SLAB BELOW EXCEPT PORCH AND ALFRESCO
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
  - EXT 151mm=16 CLADDING+15 CAVITY+120 STUD
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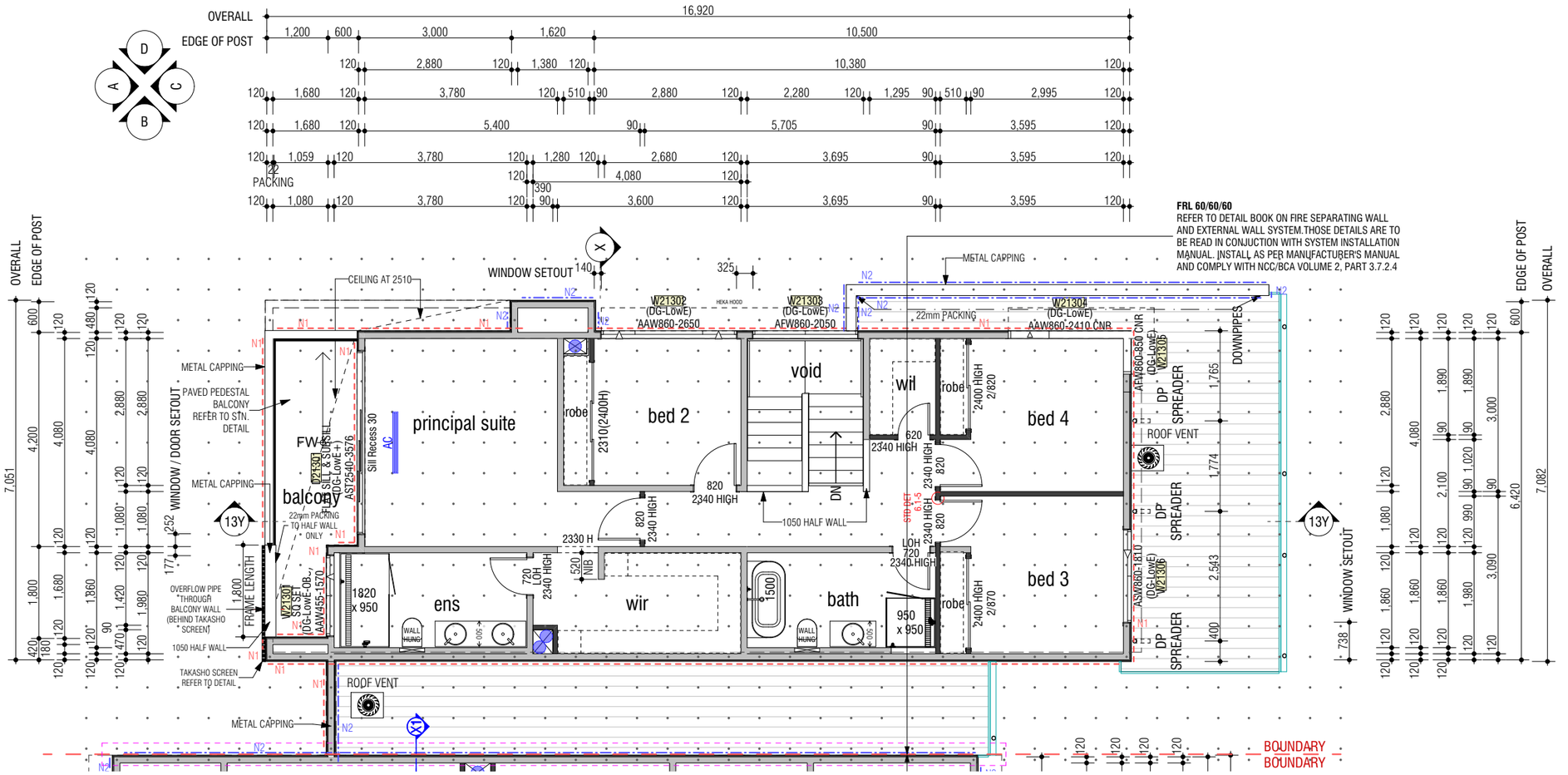

FRL 60/60/60
REFER TO DETAIL BOOK ON FIRE SEPARATING WALL AND EXTERNAL WALL SYSTEM.THOSE DETAILS ARE TO BE READ IN CONJUCTION WITH SYSTEM INSTALLATION MANUAL. INSTALL AS PER MANUFACTURER'S MANUAL AND COMPLY WITH NCC/BCA VOLUME 2, PART 3.7.2.4

LEGEND

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- RA - ROOF ACCESS
- RA - RETURN AIR CEILING GRILL
- V - CEILING VENTS
- SP - DENOTES SHAWOOD POST
- SMOKE ALARM (DIRECT WIRED)
- 120mm WALL
- 90mm WALL

- WINDOW GLAZING CODES
  (OBS) : OBSCURED, (SP10) : SMART GLASS SP10 CLEAR
  (DG) : DOUBLE GLAZED
  (DG-OBS) : DOUBLE GLAZED OBSCURE
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  AAW : ALUM AWNING WINDOW, AFW : ALUM FIXED WINDOW
  ASD : ALUM SLIDING DOOR, AST : ALUM STACKER DOOR
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LOT 13 - TL03 F01 - F.F.P

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CONTRACT No: NM105715 SHEET: DA-11 PAGE: 11

MASTER DESIGN	MASTER CHECKED	SCALE:
NM	-	1:100, 1:1

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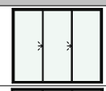
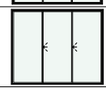
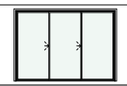
Window Schedule

Element ID	Window Code Parameter	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	Tiled Reveal 6mm gap	View from Opening Side	Special Note	Glazing	BOTTOM Sash	werslink	Uvalue	SHGC
W11301	AAW2050-1210	☐	2,050	1,210	117	☒	☐			DG-LowE:- Double Glass with LowE	--	WID-101-002	3.40	0.49
W11302	AAW2050-610	☐	2,050	610	117	☒	☐			DG-LowE:- Double Glass with LowE	--	WID-101-002	3.40	0.49
W21301	AAW455-1570	☐	455	1,570	117	☒	☐			DG-LowE-OBS:- Double Glass with LowE Obscure	--	WID-101-002	3.40	0.49
W21302	AAW860-2650	☐	860	2,650	130	☐	☐			DG-LowE:- Double Glass with LowE	--	WID-101-002	3.40	0.49
W21303	AFW860-2050	☐	860	2,050	130	☐	☐			DG-LowE:- Double Glass with LowE	--	WID-106-020	2.30	0.59
W21304	AAW860-2410 CNR	☐	860	2,410	130	☐	☐			DG-LowE:- Double Glass with LowE	---	WID-101-002	3.40	0.49
W21305	AFW860-850 CNR	☐	860	850	130	☐	☐			DG-LowE:- Double Glass with LowE	---	WID-106-020	2.30	0.00
W21306	ASW860-1810	☐	860	1,810	130	☐	☐			DG-LowE:- Double Glass with LowE	--	WID-102-021	3.30	0.51
8														

Door Schedule

Element ID	DoorCodeParam	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	View from Opening Side	Glazing	Special Note	werslink	Uvalue	SHGC
D11301	AST2695-3244	☐	2,695	3,244	117	☒		DG-LowE+:- Double Glass with LowE PLUS		WID-111-005	2.90	0.48
D11302	AST2695-3300	☐	2,695	3,300	117	☒		DG-LowE+:- Double Glass with LowE PLUS		WID-111-005	2.90	0.48
D11304	AFD2120-900	☒	2,120	900	117	☒		DG:- Double Glass		WID-122-017	3.90	0.51
D21301	AST2540-3576	☐	2,540	3,576	130	☐		DG-LowE+:- Double Glass with LowE PLUS	Flat Sill with Subsill	WID-111-005	2.90	0.48
4												

Certificate No. #HR-P9CYML-02
Scan QR code or follow website link for rating details.
Assessor name Haylea Edwards
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Property Address LOT 13, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-P9CYML-02

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 13 - WINDOW / DOOR SCHEDULE

SHAWOOD
68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 1800 951 068
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MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -
CONTRACT No: NM105715				SHEET: DA-12
MASTER DESIGN		MASTER CHECKED		PAGE: 12
NM		-		SCALE: 1:1

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GENERAL NOTES

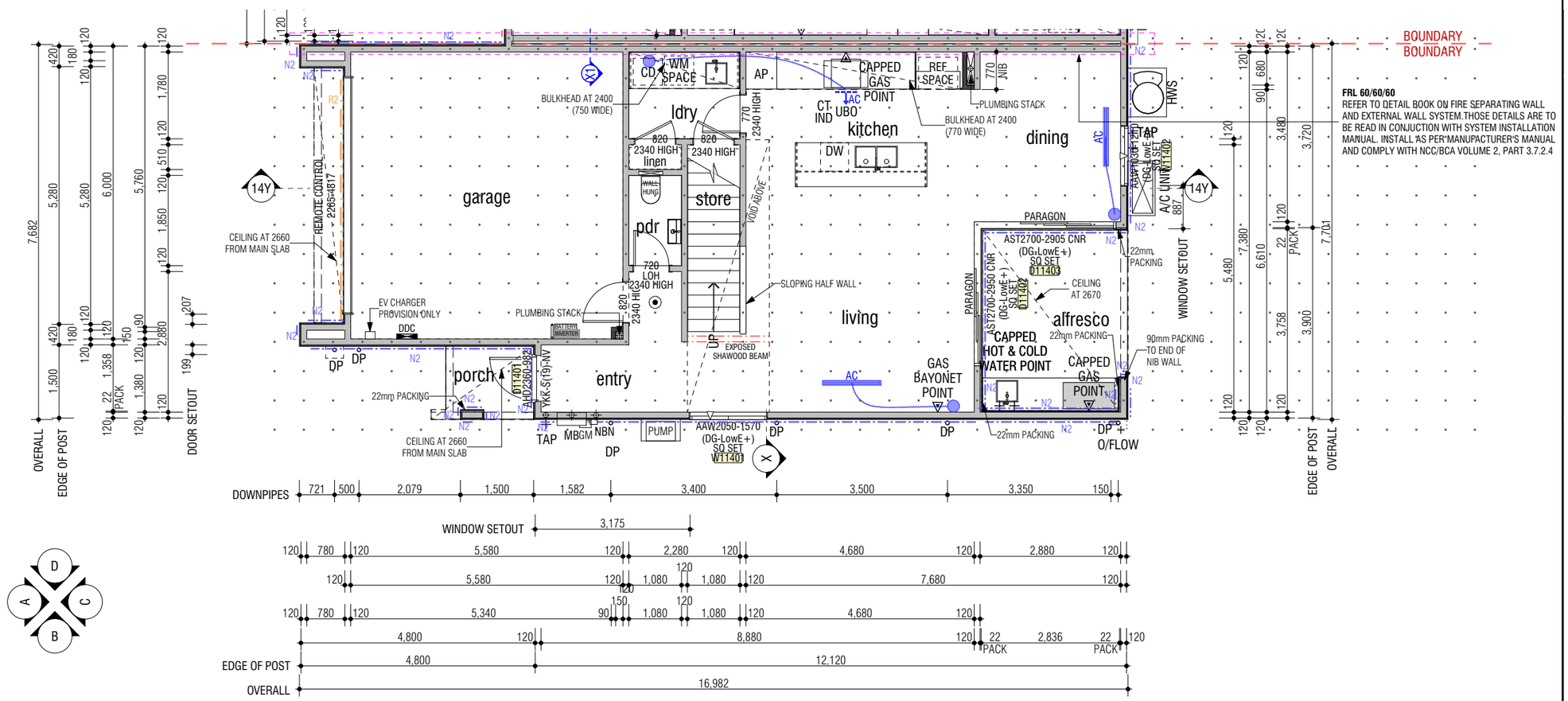
- DROP SLAB 60MM TO WET AREAS.
- DROP SLAB 70mm TO PORCH AND OUTDOOR LIVING U.N.O.
- WET AREAS IN ACCORDANCE WITH NCC REQUIREMENTS
- WC DOOR REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC VOL2 PART H4
- MECHANICAL VENTILATION TO OUTSIDE AIR PROVIDED WHERE REQUIRED AND IN ACCORDANCE WITH NCC VOL2 PART H4
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
- REFER ENGINEER'S DRAWING FOR BRACING WALLS INFORMATION.
- REF, FRE, W.M AND C.D SYMBOLS INDICATE POSITION ONLY
- SQUARE SET CORNICE TO CEILING THROUGHOUT.
- "GRID" = CENTER OF SHAWOOD FRAME
- GF CEILING HEIGHT = 2660 UNLESS NOTED OTHERWISE
- FF CEILING HEIGHT = 2510 UNLESS NOTED OTHERWISE
- EXTERNAL WINDOW HEAD HEIGHT UNLESS NOTED OTHERWISE
  - GROUND FLOOR (MEASURE FROM TOP OF SLAB) = 2375mm
  - FIRST FLOOR (MEASURE FROM TOP OF PARTICLE BOARD) = 2296mm
- EXTERNAL DOOR HEAD HEIGHT UNLESS OTHERWISE NOTED = 2375mm (MEASURE FROM TOP OF SLAB)
- ALL HEIGHTS NOMINATED ARE FROM THE STRUCTURAL SLAB BELOW EXCEPT PORCH AND ALFRESCO
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
  - EXT 151mm=16 CLADDING+15 CAVITY+120 STUD
  - INTERNAL = 90mm STUD AND 120mm STUD
  - WALL CLADDING OVERHANGS THE SLAB EDGE BY 11mm
- PROVIDE WEATHERTIGHT WINDOW FLASHING TO THE SILL OF ALL WINDOWS AS PER STANDARD DETAIL 4.20-4.22
- STANDARD DETAIL VERSION: 2024-11

PROVIDE PLYWOOD LINING TO THE ROOF STRUCTURE AS PER STANDARD DETAILS 5.3-2 to 5.3-5

CONDENSATION MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH PART 10.8 OF THE HOUSING PROVISIONS.

LEGEND

- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3



LEGEND

- DP - DOWNPIPE. REFER TO STORMWATER MANAGEMENT PLAN FOR CONNECTION TO TANK
- RA - RETURN AIR CEILING GRILL
- RA - ROOF ACCESS
- V - CEILING VENTS
- SA - DENOTES SHAWOOD POST
- SMOKE ALARM (DIRECT WIRED)
- 120mm WALL
- 90mm WALL

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DIMENSIONS SHOWN ON PLAN ARE TAKEN FROM WALL FRAME, NOT FINISHED PLASTER
REFER TO ENGINEER'S DRAWING FOR BRACING DETAILS

Floor Areas	
15 First flr.	98.60
15 Garage	34.64
15 Ground flr.	71.72
Total	**204.80**
15 Alfresco	11.55
15 Balcony	9.39
15 Pier	3.30
15 Porch	2.70
15 Void	9.50
Total	**241.22**

REV	AMENDMENT	BY	DATE
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02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

Certificate No. #HR-0Q7IKA-02
Scan QR code or follow website link for rating details.
Assessor name Haylea Edwards
Accreditation No. HERA 10213
Property Address LOT 14, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-0Q7IKA-02

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 14 - TL02 F01 - G.F.P

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MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -
CONTRACT No: NM105716				SHEET: DA-13
MASTER DESIGN		MASTER CHECKED		PAGE: 13
NM		-		SCALE: 1:100, 1:1

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GENERAL NOTES

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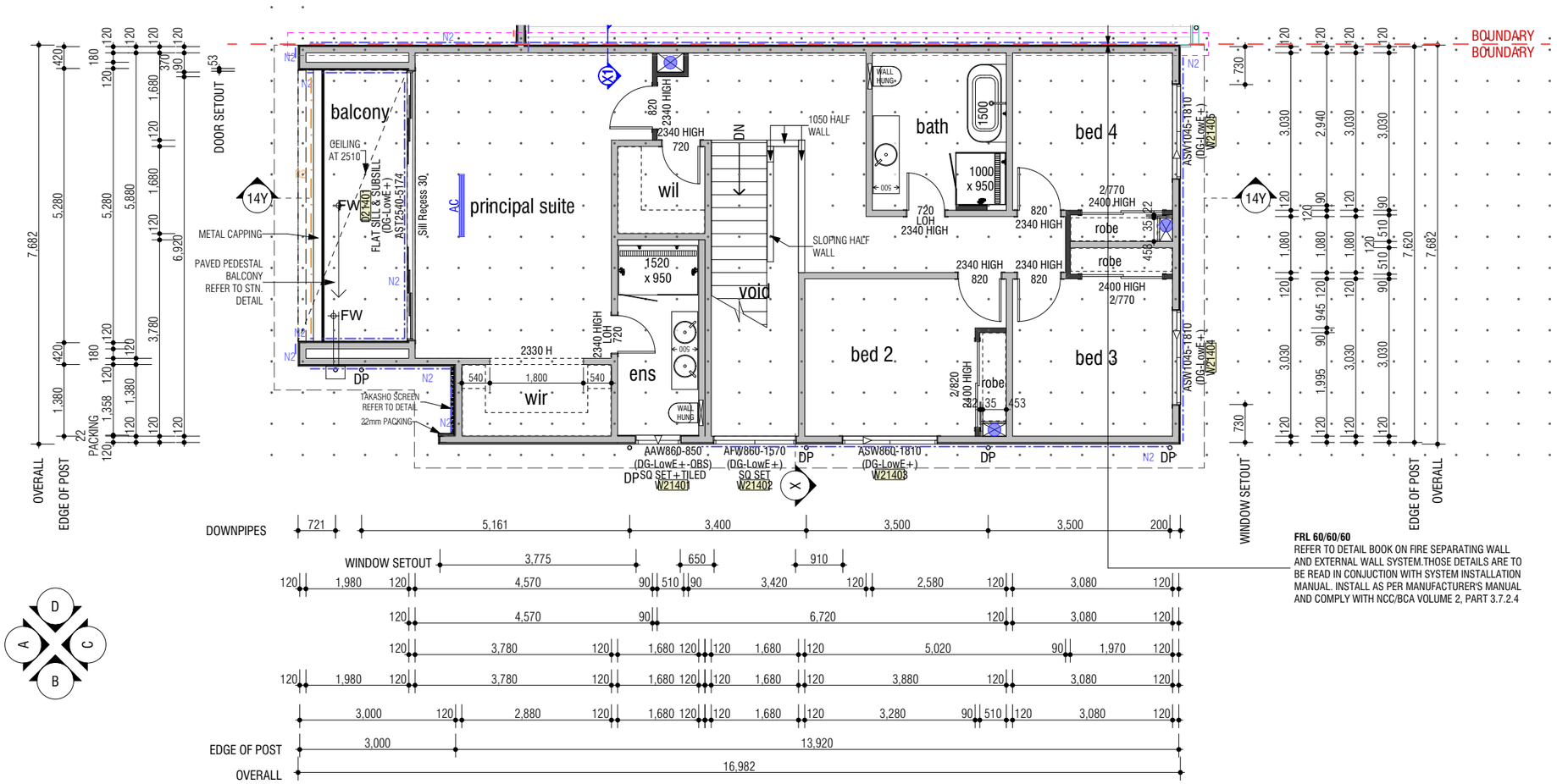

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LOT 14 - TL02 F01- F.F.P

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MASTER DESIGN	MASTER CHECKED	SCALE:
NM	-	1:100, 1:1

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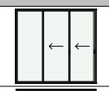
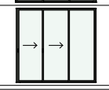
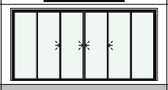
Lot 6 - Window Schedule														
Element ID	Window Code Parameter	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	Tiled Reveal 6mm gap	View from Opening Side	Special Note	Glazing	BOTTOM Sash	werslink	Uvalue	SHGC
W11401	AAW2050-1570	☐	2,050	1,570	117	☒	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-101-012	3.20	0.45
W11402	AAW1030-1210	☐	1,030	1,210	117	☒	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-101-012	3.20	0.45
W21401	AAW860-850	☐	860	850	117	☒	☒			DG-LowE+-OBS:- Double Glass with LowE PLUS Obscure	--	WID-101-012	3.20	0.45
W21402	AFW860-1570	☐	860	1,570	117	☒	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-106-028	2.10	0.54
W21403	ASW860-1810	☐	860	1,810	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-102-028	3.10	0.47
W21404	ASW1045-1810	☐	1,045	1,810	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-102-028	3.10	0.47
W21405	ASW1045-1810	☐	1,045	1,810	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-102-028	3.10	0.47
7														

Lot 6 - Door Schedule												
Element ID	DoorCodeParam	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	View from Opening Side	Glazing	Special Note	werslink	Uvalue	SHGC
D11402	AST2700-2950 CNR	☒	2,700	2,950	139	☒		DG-LowE+:- Double Glass with LowE PLUS		WID-124-029	3.30	0.45
D11403	AST2700-2905 CNR	☒	2,700	2,905	139	☒		DG-LowE+:- Double Glass with LowE PLUS		WID-124-029	3.30	0.45
D21401	AST2540-5174	☐	2,540	5,174	130	☐		DG-LowE+:- Double Glass with LowE PLUS	Flat Sill with Subsill	WID-111-005	2.90	0.48
3												

Certificate No. #HR-0Q7IKA-02

Scan QR code or follow website link for rating details.

Assessor name Haylea Edwards

Accreditation No. HERA 10213

Property Address LOT 14, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102

http://www.hero-software.com.au/pdf/HR-0Q7IKA-02

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 14 - WINDOW / DOOR SCHEDULE

SHAWOOD

68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 1800 951 068

Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C.

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MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -

CONTRACT No: NM105716

SHEET: DA-15

PAGE: 15

MASTER DESIGN	MASTER CHECKED
NM	-

SCALE: 1:1

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GENERAL NOTES

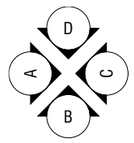
- DROP SLAB 60MM TO WET AREAS.
- DROP SLAB 70mm TO PORCH AND OUTDOOR LIVING U.N.O.
- WET AREAS IN ACCORDANCE WITH NCC REQUIREMENTS
- WC DOOR REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC VOL2 PART H4
- MECHANICAL VENTILATION TO OUTSIDE AIR PROVIDED WHERE REQUIRED AND IN ACCORDANCE WITH NCC VOL2 PART H4
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
- REFER ENGINEER'S DRAWING FOR BRACING WALLS INFORMATION.
- REF, FRE, W.M AND C.D SYMBOLS INDICATE POSITION ONLY
- SQUARE SET CORNICE TO CEILING THROUGHOUT.
- "GRID" = CENTER OF SHAWOOD FRAME
- GF CEILING HEIGHT = 2660 UNLESS NOTED OTHERWISE
- FF CEILING HEIGHT = 2510 UNLESS NOTED OTHERWISE
- EXTERNAL WINDOW HEAD HEIGHT UNLESS NOTED OTHERWISE
  - GROUND FLOOR (MEASURE FROM TOP OF SLAB) = 2375mm
  - FIRST FLOOR (MEASURE FROM TOP OF PARTICLE BOARD) = 2296mm
- EXTERNAL DOOR HEAD HEIGHT UNLESS OTHERWISE NOTED = 2375mm (MEASURE FROM TOP OF SLAB)
- ALL HEIGHTS NOMINATED ARE FROM THE STRUCTURAL SLAB BELOW EXCEPT PORCH AND ALFRESCO
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
  - EXT 151mm=16 CLADDING+15 CAVITY+120 STUD
  - INTERNAL = 90mm STUD AND 120mm STUD
  - WALL CLADDING OVERHANGS THE SLAB EDGE BY 11mm
- PROVIDE WEATHERTIGHT WINDOW FLASHING TO THE SILL OF ALL WINDOWS AS PER STANDARD DETAIL 4.20-4.22
- STANDARD DETAIL VERSION: 2024-11

PROVIDE PLYWOOD LINING TO THE ROOF STRUCTURE AS PER STANDARD DETAILS 5.3-2 to 5.3-5

CONDENSATION MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH PART 10.8 OF THE HOUSING PROVISIONS.

LEGEND

- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3



LEGEND

- DP - DOWNPIPE. REFER TO STORMWATER MANAGEMENT PLAN FOR CONNECTION TO TANK
- RA - RETURN AIR CEILING GRILL
- V - CEILING VENTS
- SP - DENOTES SHAWOOD POST
- SA - SMOKE ALARM (DIRECT WIRED)
- 120mm WALL
- 90mm WALL

- WINDOW GLAZING CODES
  (OBS) : OBSCURED, (SP10) : SMART GLASS SP10 CLEAR
  (DG) : DOUBLE GLAZED
  (DG-OBS) : DOUBLE GLAZED OBSCURE
  (DG-LowE) : DOUBLE GLAZED WITH LowE
  (DG-LowE+) : DOUBLE GLAZED WITH LowE PLUS
- WINDOW AND DOOR CODES
  ASW : ALUM SLIDING WINDOW, ABW : ALUM BI-FOLD WINDOW
  AAW : ALUM AWNING WINDOW, AFW : ALUM FIXED WINDOW
  ASD : ALUM SLIDING DOOR, AST : ALUM STACKER DOOR
  AFD : ALUM FRENCH DOOR, ABD : ALUM BIFOLD DOOR

DIMENSIONS SHOWN ON PLAN ARE TAKEN FROM WALL FRAME, NOT FINISHED PLASTER
REFER TO ENGINEER'S DRAWING FOR BRACING DETAILS

Floor Areas	
16 First flr.	103.55
16 Garage	34.45
16 Ground flr.	71.72
Total	**209.72**
16 Alfresco	11.55
16 Balcony	9.39
16 Pier	2.93
16 Porch	2.70
16 Void	9.50
Total	**245.79**

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

Certificate No. #HR-YUSFL7-01
Scan QR code or follow website link for rating details.
Assessor name Haylea Edwards
Accreditation No. HERA 10213
Property Address Lot 15, 53A & 53B Warriewood Road, Warriewood, NSW, 2102
http://www.hero-software.com.au/pdf/HR-YUSFL7-01

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 15 - TL02 F02 - G.F.P

MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -

CONTRACT No: NM105717
SHEET: DA-16
PAGE: 16

MASTER DESIGN	MASTER CHECKED
NM	-

SCALE: 1:100, 1:1

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GENERAL NOTES

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- GF CEILING HEIGHT = 2660 UNLESS NOTED OTHERWISE
- FF CEILING HEIGHT = 2510 UNLESS NOTED OTHERWISE
- EXTERNAL WINDOW HEAD HEIGHT UNLESS NOTED OTHERWISE
  - GROUND FLOOR (MEASURE FROM TOP OF SLAB) = 2375mm
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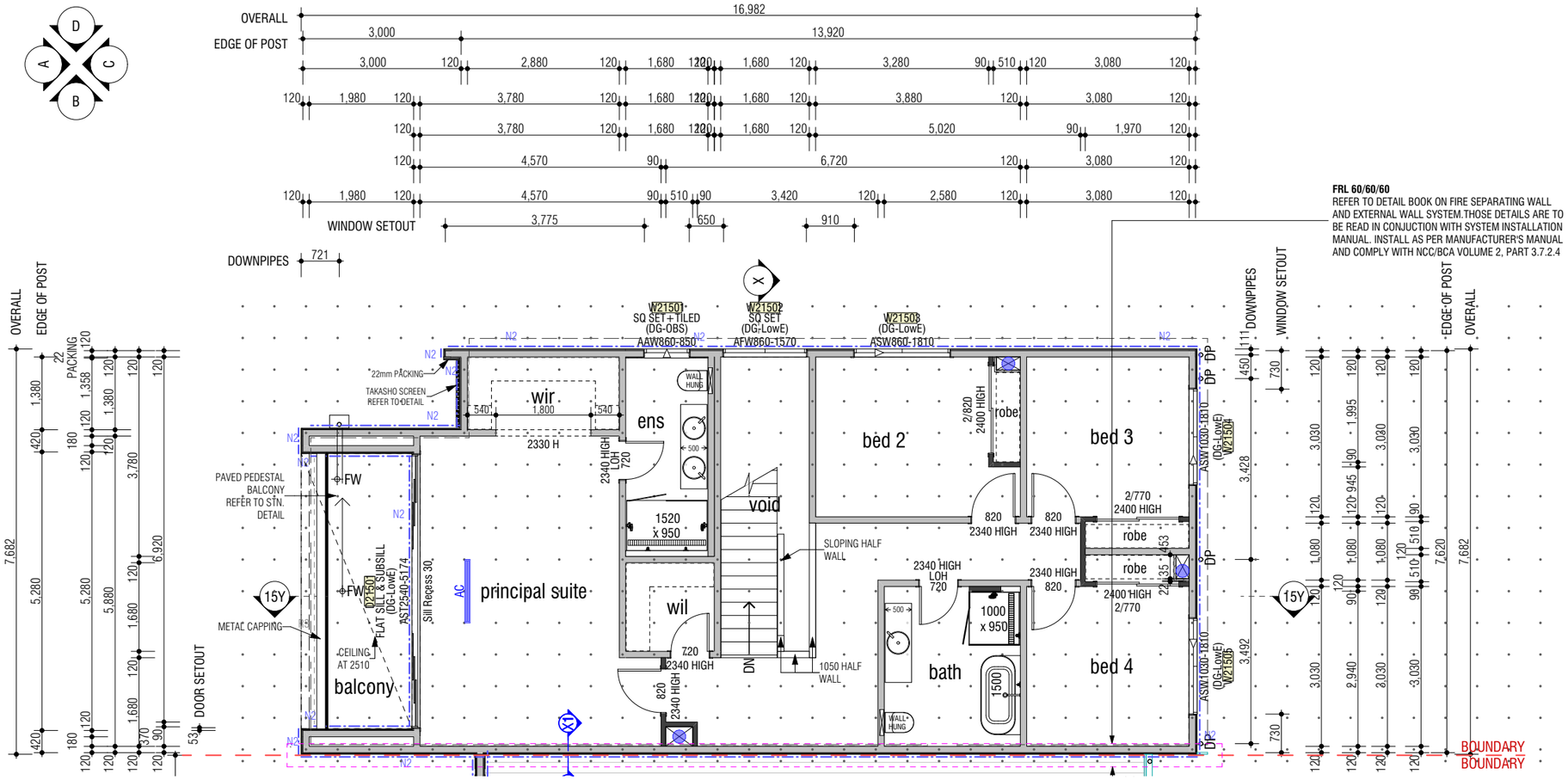
  - EXT 151mm=16 CLADDING+15 CAVITY+120 STUD
  - INTERNAL = 90mm STUD AND 120mm STUD
  - WALL CLADDING OVERHANGS THE SLAB EDGE BY 11mm
- PROVIDE WEATHERTIGHT WINDOW FLASHING TO THE SILL OF ALL WINDOWS AS PER STANDARD DETAIL 4.20-4.22
- STANDARD DETAIL VERSION: 2024-11

PROVIDE PLYWOOD LINING TO THE ROOF STRUCTURE AS PER STANDARD DETAILS 5.3-2 to 5.3-5

CONDENSATION MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH PART 10.8 OF THE HOUSING PROVISIONS.

LEGEND

- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3



LEGEND

- DP - DOWNPIPE. REFER TO STORMWATER MANAGEMENT PLAN FOR CONNECTION TO TANK
- RA - ROOF ACCESS
- RA - RETURN AIR CEILING GRILL
- V - CEILING VENTS
- SA - DENOTES SHAWOOD POST
- SMOKE ALARM (DIRECT WIRED)
- 120mm WALL
- 90mm WALL

- WINDOW GLAZING CODES
  (OBS) : OBSCURED, (SP10) : SMART GLASS SP10 CLEAR
  (DG) : DOUBLE GLAZED
  (DG-OBS) : DOUBLE GLAZED OBSCURE
  (DG-LowE) : DOUBLE GLAZED WITH LowE
  (DG-LowE+) : DOUBLE GLAZED WITH LowE PLUS
- WINDOW AND DOOR CODES
  ASW : ALUM SLIDING WINDOW, ABW : ALUM BI-FOLD WINDOW
  AAW : ALUM AWNING WINDOW, AFW : ALUM FIXED WINDOW
  ASD : ALUM SLIDING DOOR, AST : ALUM STACKER DOOR
  AFD : ALUM FRENCH DOOR, ABD : ALUM BIFOLD DOOR

DIMENSIONS SHOWN ON PLAN ARE TAKEN FROM WALL FRAME, NOT FINISHED PLASTER
REFER TO ENGINEER'S DRAWING FOR BRACING DETAILS

Floor Areas	
16 First flr.	103.55
16 Garage	34.45
16 Ground flr.	71.72
Total	**209.72**
16 Alfresco	11.55
16 Balcony	9.39
16 Pier	2.93
16 Porch	2.70
16 Void	9.50
Total	**245.79**

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

Certificate No. #HR-YUSFL7-01
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Assessor name Haylea Edwards
Accreditation No. HERA 10213
Property Address Lot 15, 53A & 53B Warriewood Road, Warriewood, NSW, 2102
http://www.hero-software.com.au/pdf/HR-YUSFL7-01

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 15 - TL02 F02 - F.F.P

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MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -

CONTRACT No: NM105717 SHEET: DA-17 PAGE: 17

MASTER DESIGN	MASTER CHECKED	SCALE:
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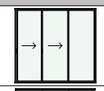
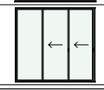
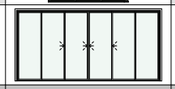
Window Schedule

Element ID	Window Code Parameter	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	Tiled Reveal 6mm gap	View from Opening Side	Special Note	Glazing	BOTTOM Sash	werslink	Uvalue	SHGC
W11501	AAW2050-1570	☐	2,050	1,570	117	☒	☐			DG-LowE:-Double Glass with LowE	--	WID-101-002	3.40	0.49
W11502	AAW1030-1210	☐	1,030	1,210	117	☒	☐			DG-LowE:-Double Glass with LowE	--	WID-101-002	3.40	0.49
W21501	AAW860-850	☐	860	850	117	☒	☒			DG-OBS:-Double Glass Obscure	--	WID-101-032	4.00	0.58
W21502	AFW860-1570	☐	860	1,570	117	☒	☐			DG-LowE:-Double Glass with LowE	--	WID-106-020	2.30	0.59
W21503	ASW860-1810	☐	860	1,810	130	☐	☐			DG-LowE:-Double Glass with LowE	--	WID-102-021	3.30	0.51
W21504	ASW1030-1810	☐	1,030	1,810	130	☐	☐			DG-LowE:-Double Glass with LowE	--	WID-102-021	3.30	0.51
W21505	ASW1030-1810	☐	1,030	1,810	130	☐	☐			DG-LowE:-Double Glass with LowE	--	WID-102-021	3.30	0.51
7														

Door Schedule

Element ID	DoorCodeParam	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	View from Opening Side	Glazing	Special Note	werslink	Uvalue	SHGC
D11502	AST2700-2950 CNR	☒	2,700	2,950	139	☒		DG-LowE:-Double Glass with LowE		WID-124-022	3.40	0.49
D11503	AST2700-2905 CNR	☒	2,700	2,905	139	☒		DG-LowE:-Double Glass with LowE		WID-124-022	3.40	0.49
D21501	AST2540-5174	☐	2,540	5,174	130	☐		DG-LowE:-Double Glass with LowE	Flat Sill with Subsill	WID-111-014	3.10	0.52
3												

Certificate No. #HR-YUSFL7-01
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http://www.hero-software.com.au/pdf/HR-YUSFL7-01

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 15 - WINDOW / DOOR SCHEDULE

SHAWOOD

68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 1800 951 068
Sekisui House Services (NSW) Pty Limited
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MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -
CONTRACT No: NM105717				SHEET: DA-18
MASTER DESIGN		MASTER CHECKED		PAGE: 18
NM		-		SCALE: 1:1

GENERAL NOTES

- DROP SLAB 60MM TO WET AREAS.
- DROP SLAB 70mm TO PORCH AND OUTDOOR LIVING U.N.O.
- WET AREAS IN ACCORDANCE WITH NCC REQUIREMENTS
- WC DOOR REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC VOL2 PART H4
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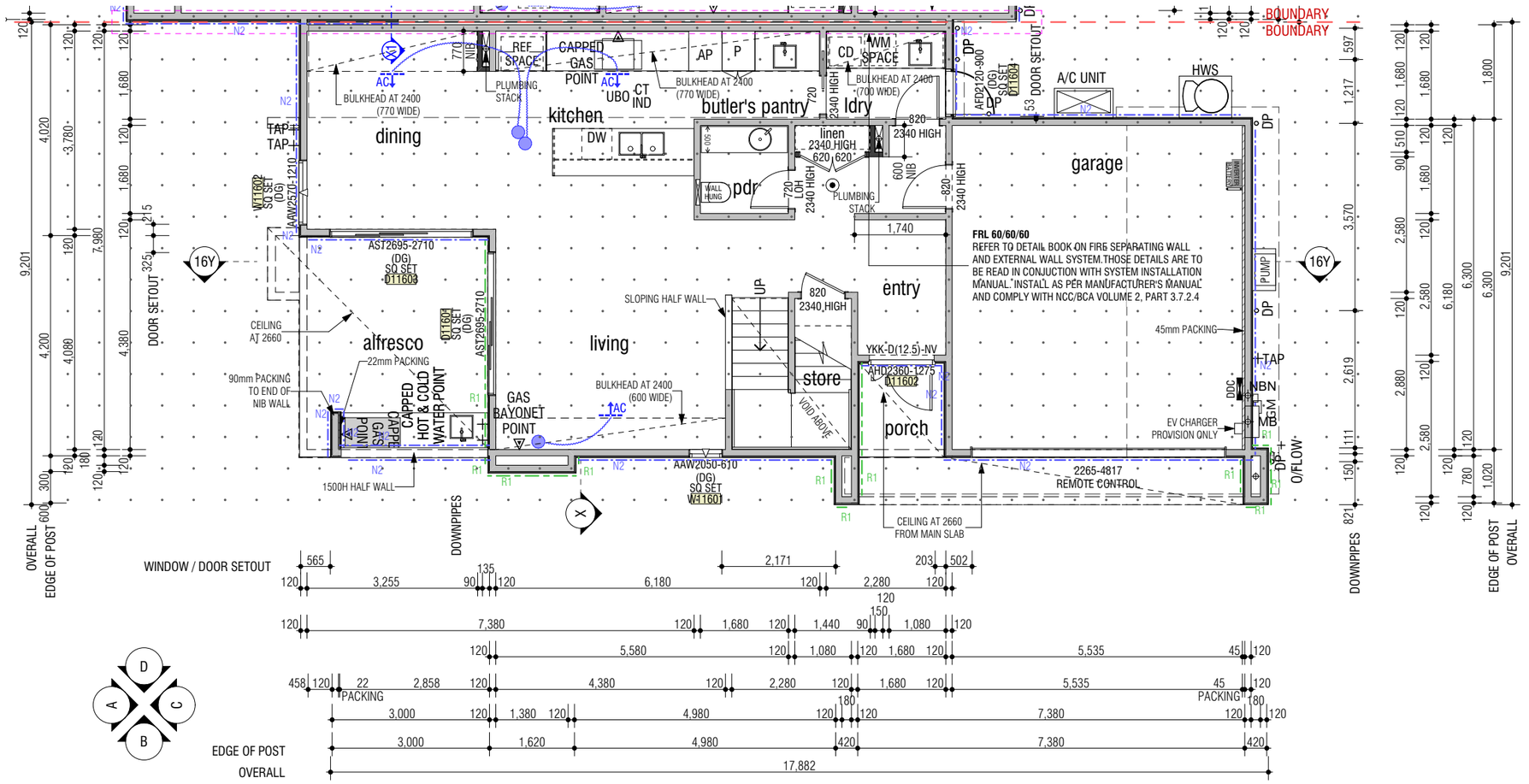
- "GRID" = CENTER OF SHAWOOD FRAME
- GF CEILING HEIGHT = 2660 UNLESS NOTED OTHERWISE
- FF CEILING HEIGHT = 2510 UNLESS NOTED OTHERWISE
- EXTERNAL WINDOW HEAD HEIGHT UNLESS NOTED OTHERWISE
  - GROUND FLOOR (MEASURE FROM TOP OF SLAB) = 2375mm
  - FIRST FLOOR (MEASURE FROM TOP OF PARTICLE BOARD) = 2296mm
- EXTERNAL DOOR HEAD HEIGHT UNLESS OTHERWISE NOTED = 2375mm (MEASURE FROM TOP OF SLAB)
- ALL HEIGHTS NOMINATED ARE FROM THE STRUCTURAL SLAB BELOW EXCEPT PORCH AND ALFRESCO
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
  - EXT 151mm=16 CLADDING+15 CAVITY+120 STUD
  - INTERNAL = 90mm STUD AND 120mm STUD
  - WALL CLADDING OVERHANGS THE SLAB EDGE BY 11mm
- PROVIDE WEATHERTIGHT WINDOW FLASHING TO THE SILL OF ALL WINDOWS AS PER STANDARD DETAIL 4.20-4.22
- STANDARD DETAIL VERSION: 2024-11

PROVIDE PLYWOOD LINING TO THE ROOF STRUCTURE AS PER STANDARD DETAILS 5.3-2 to 5.3-5

CONDENSATION MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH PART 10.8 OF THE HOUSING PROVISIONS.

LEGEND

- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3



LEGEND

- DP - DOWNPIPE. REFER TO STORMWATER MANAGEMENT PLAN FOR CONNECTION TO TANK
- RA - ROOF ACCESS
- RA - RETURN AIR CEILING GRILL
- V - CEILING VENTS
- SA - DENOTES SHAWOOD POST
- SA - SMOKE ALARM (DIRECT WIRED)
- 120mm WALL
- 90mm WALL

- WINDOW GLAZING CODES
  (OBS) : OBSCURED, (SP10) : SMART GLASS SP10 CLEAR
  (DG) : DOUBLE GLAZED
  (DG-OBS) : DOUBLE GLAZED OBSCURE
  (DG-LowE) : DOUBLE GLAZED WITH LowE
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- WINDOW AND DOOR CODES
  ASW : ALUM SLIDING WINDOW, ABW : ALUM BI-FOLD WINDOW
  AAW : ALUM AWNING WINDOW, AFW : ALUM FIXED WINDOW
  ASD : ALUM SLIDING DOOR, AST : ALUM STACKER DOOR
  AFD : ALUM FRENCH DOOR, ABD : ALUM BIFOLD DOOR

DIMENSIONS SHOWN ON PLAN ARE TAKEN FROM WALL FRAME, NOT FINISHED PLASTER
REFER TO ENGINEER'S DRAWING FOR BRACING DETAILS

Floor Areas	
17 First flr.	96.52
17 Garage	37.42
17 Ground flr.	85.05
Total	**218.99**
17 Alfresco	15.12
17 Pier	2.10
17 Porch	2.89
17 Void	6.57
Total	**245.67**

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

Certificate No. #HR-P3QFLB-01
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Assessor name Haylea Edwards
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Property Address LOT 16, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-P3QFLB-01

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 16 - TL03 F02 - G.F.P

MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -

CONTRACT No: NM105718 SHEET: DA-19 PAGE: 19

MASTER DESIGN	MASTER CHECKED	SCALE:
NM	-	1:100, 1:1

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GENERAL NOTES

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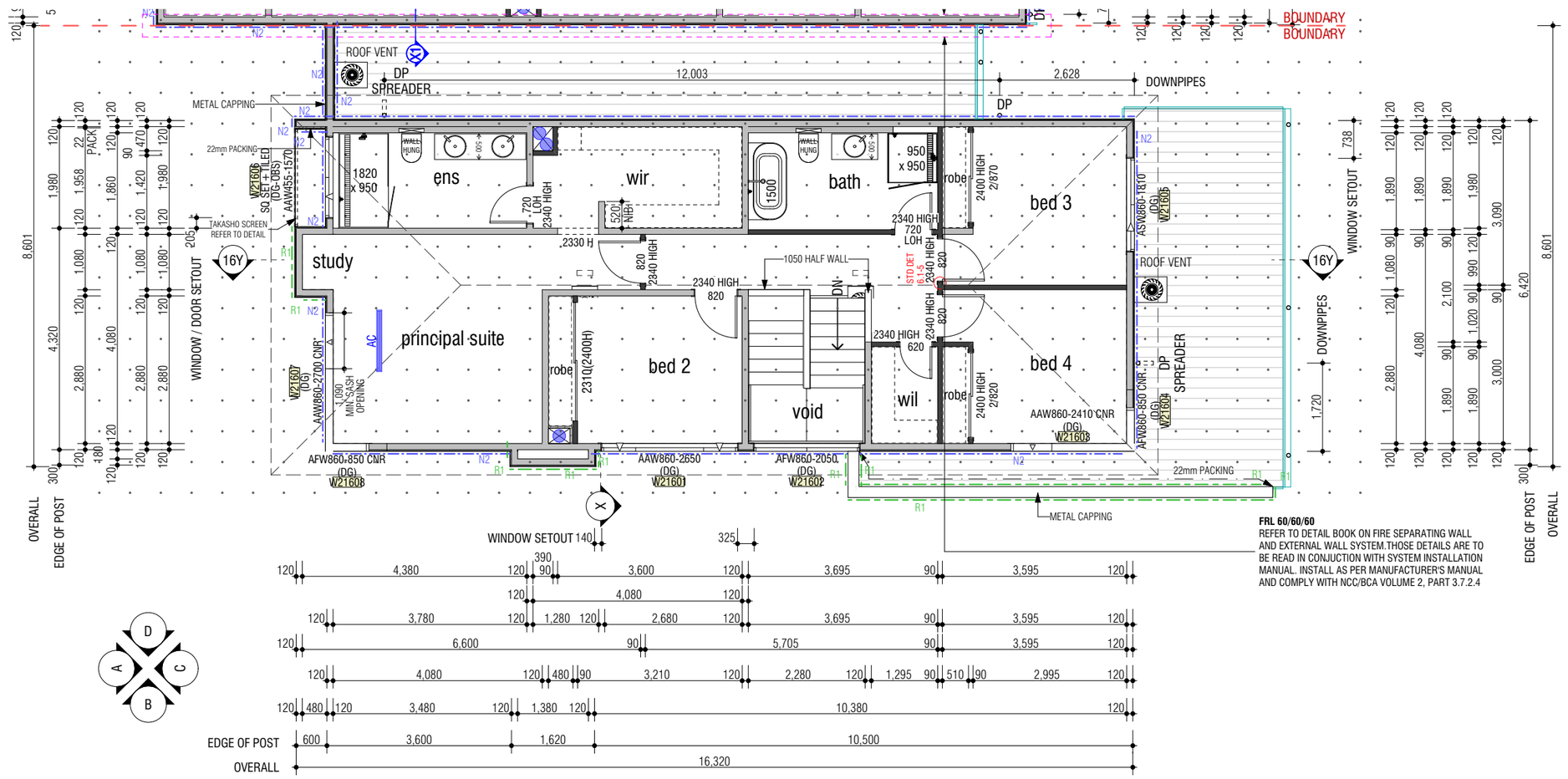
- WET AREAS IN ACCORDANCE WITH NCC REQUIREMENTS
- WC DOOR REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC VOL2 PART H4
- MECHANICAL VENTILATION TO OUTSIDE AIR PROVIDED WHERE REQUIRED AND IN ACCORDANCE WITH NCC VOL2 PART H4
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
- REFER ENGINEER'S DRAWING FOR BRACING WALLS INFORMATION.
- REF, FRE, W.M AND C.D SYMBOLS INDICATE POSITION ONLY
- SQUARE SET CORNICE TO CEILING THROUGHOUT.
- "GRID" = CENTER OF SHAWOOD FRAME
- GF CEILING HEIGHT = 2660 UNLESS NOTED OTHERWISE
- FF CEILING HEIGHT = 2510 UNLESS NOTED OTHERWISE
- EXTERNAL WINDOW HEAD HEIGHT UNLESS NOTED OTHERWISE
  - GROUND FLOOR (MEASURE FROM TOP OF SLAB) = 2375mm
  - FIRST FLOOR (MEASURE FROM TOP OF PARTICLE BOARD) = 2296mm
- EXTERNAL DOOR HEAD HEIGHT UNLESS OTHERWISE NOTED = 2375mm (MEASURE FROM TOP OF SLAB)
- ALL HEIGHTS NOMINATED ARE FROM THE STRUCTURAL SLAB BELOW EXCEPT PORCH AND ALFRESCO
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
  - EXT 151mm=16 CLADDING+15 CAVITY+120 STUD
  - INTERNAL = 90mm STUD AND 120mm STUD
  - WALL CLADDING OVERHANGS THE SLAB EDGE BY 11mm
- PROVIDE WEATHERTIGHT WINDOW FLASHING TO THE SILL OF ALL WINDOWS AS PER STANDARD DETAIL 4.20-4.22
- STANDARD DETAIL VERSION: 2024-11

PROVIDE PLYWOOD LINING TO THE ROOF STRUCTURE AS PER STANDARD DETAILS 5.3-2 to 5.3-5

CONDENSATION MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH PART 10.8 OF THE HOUSING PROVISIONS.

LEGEND

- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3



FRL 60/60/60
REFER TO DETAIL BOOK ON FIRE SEPARATING WALL AND EXTERNAL WALL SYSTEM.THOSE DETAILS ARE TO BE READ IN CONJUCTION WITH SYSTEM INSTALLATION MANUAL. INSTALL AS PER MANUFACTURER'S MANUAL AND COMPLY WITH NCC/BCA VOLUME 2, PART 3.7.2.4

LEGEND

- DP - DOWNPIPE. REFER TO STORMWATER MANAGEMENT PLAN FOR CONNECTION TO TANK
- RA - ROOF ACCESS
- RA - RETURN AIR CEILING GRILL
- V - CEILING VENTS
- SA - DENOTES SHAWOOD POST
- SA - SMOKE ALARM (DIRECT WIRED)
- 120mm WALL
- 90mm WALL

- WINDOW GLAZING CODES
  (OBS) : OBSCURED, (SP10) : SMART GLASS SP10 CLEAR
  (DG) : DOUBLE GLAZED
  (DG-OBS) : DOUBLE GLAZED OBSCURE
  (DG-LowE) : DOUBLE GLAZED WITH LowE
  (DG-LowE+) : DOUBLE GLAZED WITH LowE PLUS
- WINDOW AND DOOR CODES
  ASW : ALUM SLIDING WINDOW, ABW : ALUM BI-FOLD WINDOW
  AAW : ALUM AWNING WINDOW, AFW : ALUM FIXED WINDOW
  ASD : ALUM SLIDING DOOR, AST : ALUM STACKER DOOR
  AFD : ALUM FRENCH DOOR, ABD : ALUM BIFOLD DOOR

DIMENSIONS SHOWN ON PLAN ARE TAKEN FROM WALL FRAME, NOT FINISHED PLASTER
REFER TO ENGINEER'S DRAWING FOR BRACING DETAILS

Floor Areas	
17 First flr.	96.52
17 Garage	37.42
17 Ground flr.	85.05
Total	**218.99**
17 Alfresco	15.12
17 Pier	2.10
17 Porch	2.89
17 Void	6.57
Total	**245.67**

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

Certificate No. #HR-P3QFLB-01
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 16, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-P3QFLB-01

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 16 - TL03 F02 - F.F.P

MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -

CONTRACT No: NM105718
SHEET: DA-20
PAGE: 20

MASTER DESIGN	MASTER CHECKED	SCALE:
NM	-	1:100, 1:1

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Sekisui House Services (NSW) Pty Limited
ABN: 42119550220. BL: 226045C.

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Lot 6 - Window Schedule

Element ID	Window Code Parameter	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	Tiled Reveal 6mm gap	View from Opening Side	Special Note	Glazing	BOTTOM Sash	werslink	Uvalue	SHGC
W11601	AAW2050-610	☐	2,050	610	117	☒	☐			DG:- Double Glass	--	WID-101-032	4.00	0.58
W11602	AAW2570-1210	☐	2,570	1,210	117	☒	☐			DG:- Double Glass	--	WID-101-032	4.00	0.58
W21601	AAW860-2650	☐	860	2,650	130	☐	☐			DG:- Double Glass	--	WID-101-032	4.00	0.58
W21602	AFW860-2050	☐	860	2,050	130	☐	☐			DG:- Double Glass	--	WID-106-017	3.10	0.71
W21603	AAW860-2410 CNR	☐	860	2,410	130	☐	☐			DG:- Double Glass	---	WID-101-032	4.00	0.58
W21604	AFW860-850 CNR	☐	860	850	130	☐	☐			DG:- Double Glass	---	WID-106-017	3.10	0.71
W21605	ASW860-1810	☐	860	1,810	130	☐	☐			DG:- Double Glass	--	WID-102-018	4.00	0.61
W21606	AAW455-1570	☐	455	1,570	117	☒	☒			DG-OBS:- Double Glass Obscure	--	WID-101-032	4.00	0.58
W21607	AAW860-2700 CNR	☐	860	2,700	130	☐	☐			DG:- Double Glass	---	WID-101-032	4.00	0.58
W21608	AFW860-850 CNR	☐	860	850	130	☐	☐			DG:- Double Glass	---	WID-106-017	3.10	0.71
10														

Lot 6 - Door Schedule

Element ID	DoorCodeParam	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	View from Opening Side	Glazing	Special Note	werslink	Uvalue	SHGC
D11601	AST2695-2710	☐	2,695	2,710	117	☒		DG:- Double Glass		WID-111-017	3.80	0.62
D11603	AST2695-2710	☐	2,695	2,710	117	☒		DG:- Double Glass		WID-111-017	3.80	0.62
D11604	AFD2120-900	☒	2,120	900	117	☒		DG:- Double Glass		WID-122-017	3.90	0.51
3												

Certificate No. #HR-P3QFLB-01
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Assessor name Haylea Edwards
Accreditation No. HERA 10213
Property Address LOT 16, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-P3QFLB-01

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

SHAWOOD
68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 1800 951 068
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LOT 16 - WINDOW / DOOR SCHEDULE

MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -

CONTRACT No: NM105718
SHEET: DA-21
PAGE: 21
MASTER DESIGN: NM
MASTER CHECKED: -
SCALE: 1:1

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FOR ORIENTATION OF HOME REFER TO SITE PLAN

GENERAL NOTES

- DROP SLAB 60MM TO WET AREAS.
- DROP SLAB 70mm TO PORCH AND OUTDOOR LIVING U.N.O.
- WET AREAS IN ACCORDANCE WITH NCC REQUIREMENTS
- WC DOOR REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC VOL2 PART H4
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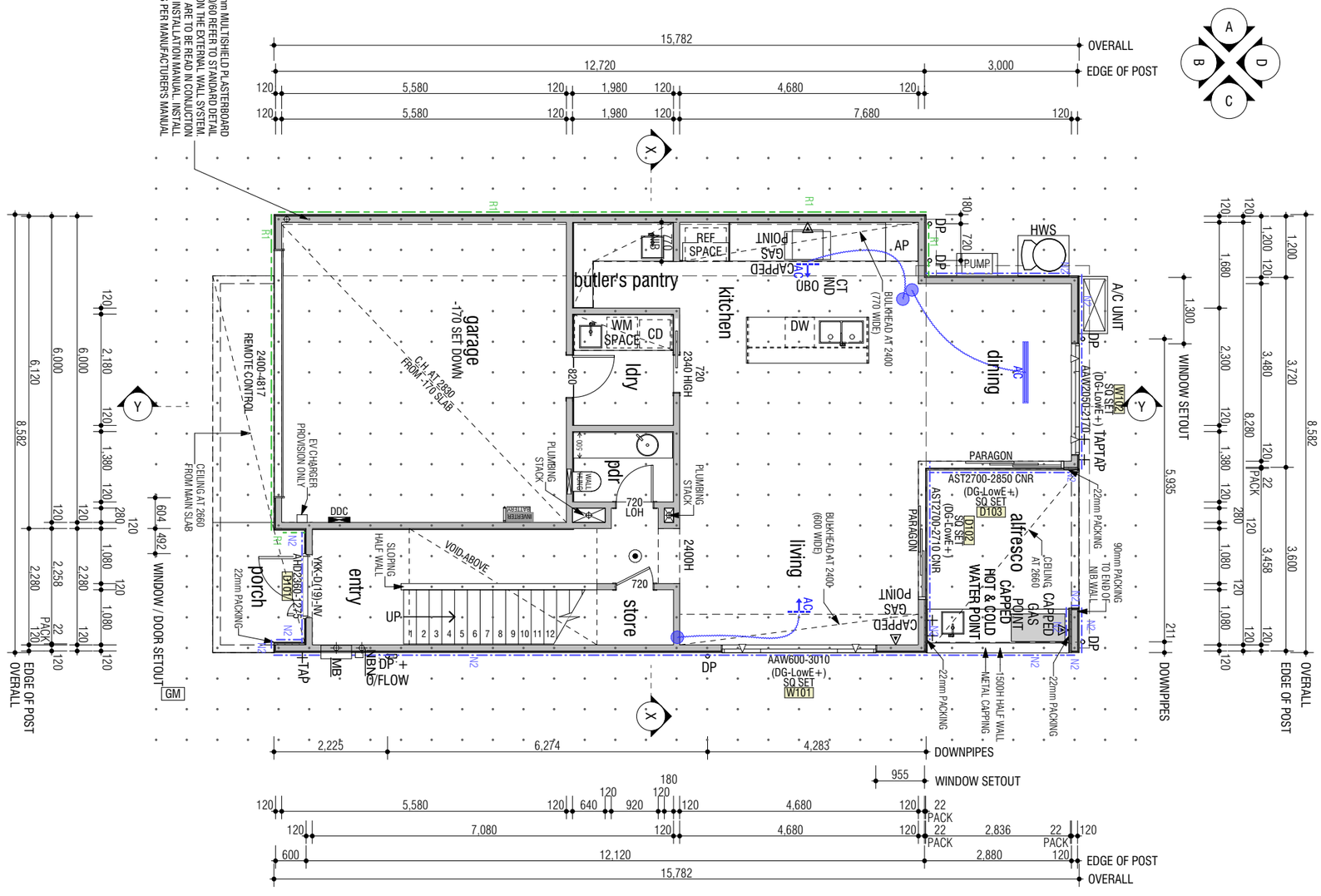
- SQUARE SET CORNICE TO CEILING THROUGHOUT.
- "GRID" = CENTER OF SHAWOOD FRAME
- GF CEILING HEIGHT = 2660 UNLESS NOTED OTHERWISE
- FF CEILING HEIGHT = 2510 UNLESS NOTED OTHERWISE
- EXTERNAL WINDOW HEAD HEIGHT UNLESS NOTED OTHERWISE
  - GROUND FLOOR (MEASURE FROM TOP OF SLAB) = 2375mm
  - FIRST FLOOR (MEASURE FROM TOP OF PARTICLE BOARD) = 2296mm
- EXTERNAL DOOR HEAD HEIGHT UNLESS OTHERWISE NOTED = 2375mm (MEASURE FROM TOP OF SLAB)
- ALL HEIGHTS NOMINATED ARE FROM THE STRUCTURAL SLAB BELOW EXCEPT PORCH AND ALFRESCO
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
  - EXT 151mm=16 CLADDING+15 CAVITY+120 STUD
  - INTERNAL = 90mm STUD AND 120mm STUD
  - WALL CLADDING OVERHANGS THE SLAB EDGE BY 11mm
- PROVIDE WEATHERTIGHT WINDOW FLASHING TO THE SILL OF ALL WINDOWS AS PER STANDARD DETAIL 4.20-4.22
- STANDARD DETAIL VERSION: 2024-11

PROVIDE PLYWOOD LINING TO THE ROOF STRUCTURE AS PER STANDARD DETAILS 5.3-2 to 5.3-5

CONDENSATION MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH PART 10.8 OF THE HOUSING PROVISIONS.

LEGEND

- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3



LEGEND

- DP - DOWNPIPE. REFER TO STORMWATER MANAGEMENT PLAN FOR CONNECTION TO TANK
- RA - ROOF ACCESS
- RA - RETURN AIR CEILING GRILL
- V - CEILING VENTS
- ⊠ - DENOTES SHAWOOD POST
- SMOKE ALARM (DIRECT WIRED)
- 120mm WALL
- 90mm WALL

- WINDOW GLAZING CODES
  (OBS) : OBSCURED, (SP10) : SMART GLASS SP10 CLEAR
  (DG) : DOUBLE GLAZED
  (DG-OBS) : DOUBLE GLAZED OBSCURE
  (DG-LowE) : DOUBLE GLAZED WITH LowE
  (DG-LowE+) : DOUBLE GLAZED WITH LowE PLUS
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  AAW : ALUM AWNING WINDOW, AFW : ALUM FIXED WINDOW
  ASD : ALUM SLIDING DOOR, AST : ALUM STACKER DOOR
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DIMENSIONS SHOWN ON PLAN ARE TAKEN FROM WALL FRAME, NOT FINISHED PLASTER
REFER TO ENGINEER'S DRAWING FOR BRACING DETAILS

Floor Areas	
18 First flr.	94.84
18 Garage	35.43
18 Ground flr.	84.30
Total	**214.57**
18 Alfresco	10.66
18 Porch	4.38
18 Void	8.39
Total	**238.00**

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

Certificate No. #HR-84W0IZ-01
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: Lot 17, 53A & 53B Warriewood Road, Warriewood, NSW, 2102
http://www.hero-software.com.au/pdf/HR-84W0IZ-01

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 17 - TL07 F01 - G.F.P

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MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -

CONTRACT No: NM105719
SHEET: DA-22
PAGE: 22

MASTER DESIGN	MASTER CHECKED	SCALE:
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FOR ORIENTATION OF HOME REFER TO SITE PLAN

GENERAL NOTES

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- STANDARD DETAIL VERSION: 2024-11

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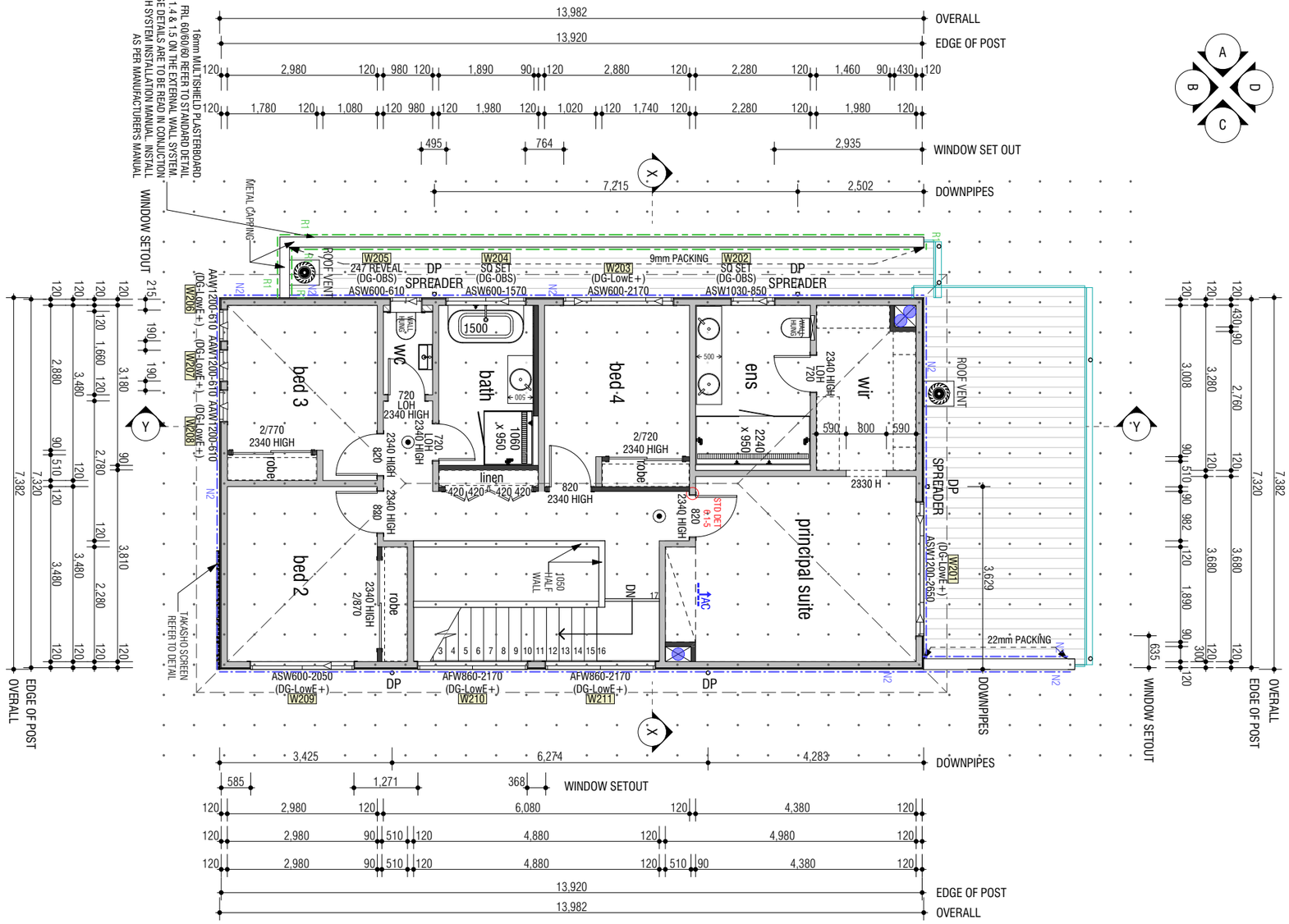
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3



LEGEND

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- RA - ROOF ACCESS
- RA - RETURN AIR CEILING GRILL
- V - CEILING VENTS
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- ⊠ - DENOTES SHAWOOD POST
- 120mm WALL
- 90mm WALL

- WINDOW GLAZING CODES
  (OBS) : OBSCURED, (SP10) : SMART GLASS SP10 CLEAR
  (DG) : DOUBLE GLAZED
  (DG-OBS) : DOUBLE GLAZED OBSCURE
  (DG-LowE) : DOUBLE GLAZED WITH LowE
  (DG-LowE+) : DOUBLE GLAZED WITH LowE PLUS
- WINDOW AND DOOR CODES
  ASW : ALUM SLIDING WINDOW, ABW : ALUM BI-FOLD WINDOW
  AAW : ALUM AWNING WINDOW, AFW : ALUM FIXED WINDOW
  ASD : ALUM SLIDING DOOR, AST : ALUM STACKER DOOR
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DIMENSIONS SHOWN ON PLAN ARE TAKEN FROM WALL FRAME, NOT FINISHED PLASTER
REFER TO ENGINEER'S DRAWING FOR BRACING DETAILS

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Total	**214.57**
18 Alfresco	10.66
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Total	**238.00**

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

Certificate No. #HR-84W0IZ-01
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: Lot 17, 53A & 53B Warriewood Road, Warriewood, NSW, 2102
http://www.hero-software.com.au/pdf/HR-84W0IZ-01

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 17 - TL07 F01 - F.F.P

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MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -

CONTRACT No: NM105719
SHEET: DA-23
PAGE: 23

MASTER DESIGN	MASTER CHECKED	SCALE:
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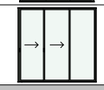
Window Schedule

Element ID	Window Code Parameter	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	Tiled Reveal 6mm gap	View from Opening Side	Special Note	Glazing	BOTTOM Sash	werslink	Uvalue	SHGC
W101	AAW600-3010	☐	600	3,010	117	☒	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-101-012	3.20	0.45
W102	AAW2050-2170	☐	2,050	2,170	117	☒	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-101-012	3.20	0.45
W201	ASW1200-2650	☐	1,200	2,650	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-102-028	3.10	0.47
W202	ASW1030-850	☐	1,030	850	117	☒	☐			DG-OBS:- Double Glass Obscure	--	WID-102-018	4.00	0.61
W203	ASW600-2170	☐	600	2,170	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-102-028	3.10	0.47
W204	ASW600-1570	☐	600	1,570	117	☒	☐			DG-OBS:- Double Glass Obscure	--	WID-102-018	4.00	0.61
W205	ASW600-610	☐	600	610	247	☐	☒			DG-OBS:- Double Glass Obscure	--	WID-102-018	4.00	0.61
W206	AAW1200-610	☐	1,200	610	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-101-012	3.20	0.45
W207	AAW1200-610	☐	1,200	610	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-101-012	3.20	0.45
W208	AAW1200-610	☐	1,200	610	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-101-012	3.20	0.45
W209	ASW600-2050	☐	600	2,050	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-102-028	3.10	0.47
W210	AFW860-2170	☐	860	2,170	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-106-028	2.10	0.54
W211	AFW860-2170	☐	860	2,170	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-106-028	2.10	0.54
13														

Door Schedule

Element ID	DoorCodeParam	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	View from Opening Side	Glazing	Special Note	werslink	Uvalue	SHGC
D102	AST2700-2710 CNR	☒	2,700	2,710	139	☒		DG-LowE+:- Double Glass with LowE PLUS		WID-124-029	3.30	0.45
D103	AST2700-2850 CNR	☒	2,700	2,850	139	☒		DG-LowE+:- Double Glass with LowE PLUS		WID-124-029	3.30	0.45
2												

Certificate No. #HR-84W0IZ-01
Scan QR code or follow website link for rating details.
Assessor name Haylea Edwards
Accreditation No. HERA 10213
Property Address Lot 17, 53A & 53B Warriewood Road, Warriewood, NSW, 2102
http://www.hero-software.com.au/pdf/HR-84W0IZ-01

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 17 - WINDOW / DOOR SCHEDULE

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MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -
CONTRACT No: NM105719				SHEET: DA-24
MASTER DESIGN		MASTER CHECKED		PAGE: 24
NM		-		SCALE: 1:1

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FOR ORIENTATION OF HOME REFER TO SITE PLAN

GENERAL NOTES

- DROP SLAB 60MM TO WET AREAS.
- DROP SLAB 70mm TO PORCH AND OUTDOOR LIVING U.N.O.
- WET AREAS IN ACCORDANCE WITH NCC REQUIREMENTS
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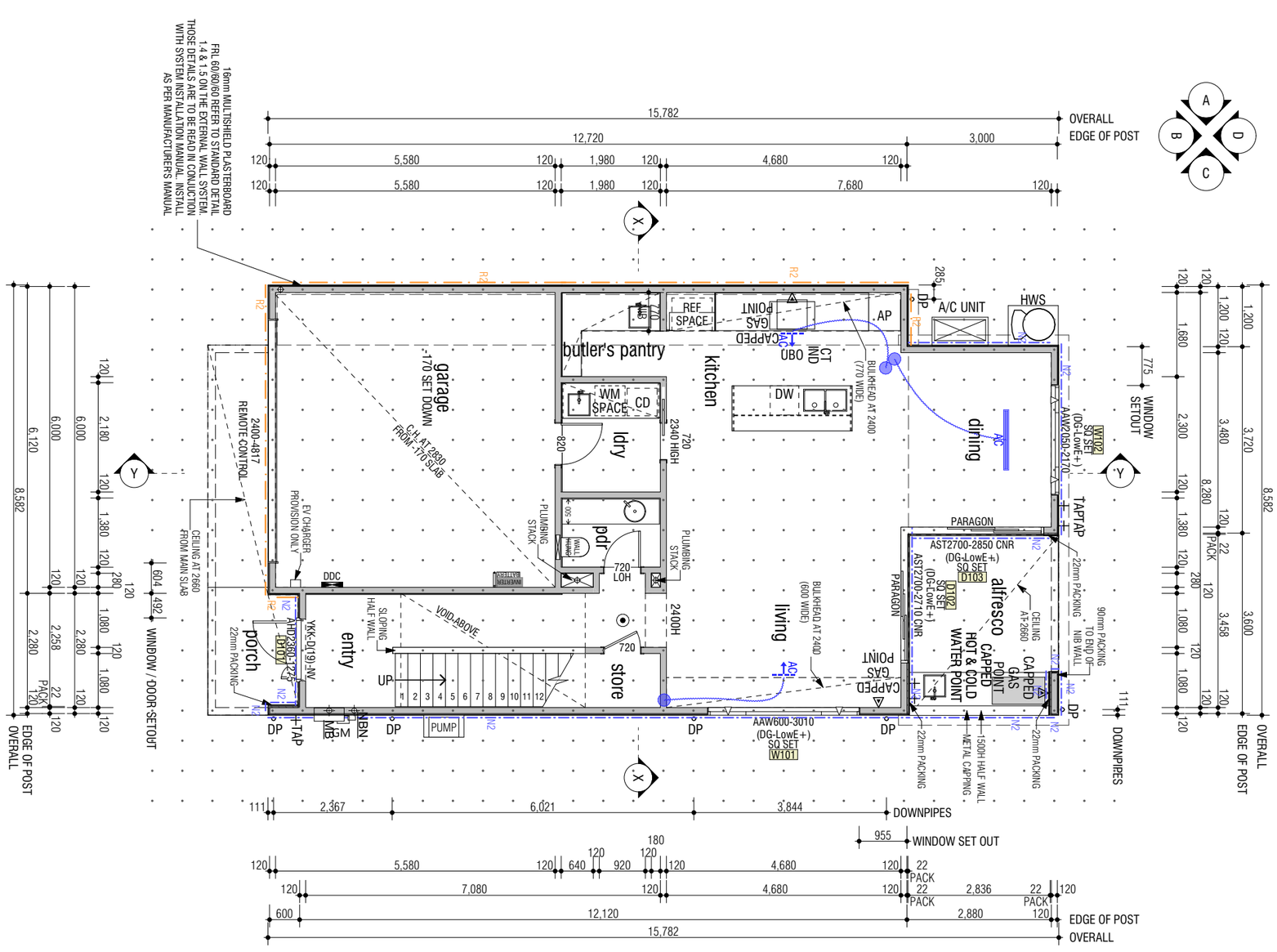
- FF CEILING HEIGHT = 2510 UNLESS NOTED OTHERWISE
- EXTERNAL WINDOW HEAD HEIGHT UNLESS NOTED OTHERWISE
  - GROUND FLOOR (MEASURE FROM TOP OF SLAB) = 2375mm
  - FIRST FLOOR (MEASURE FROM TOP OF PARTICLE BOARD) = 2296mm
- EXTERNAL DOOR HEAD HEIGHT UNLESS OTHERWISE NOTED = 2375mm (MEASURE FROM TOP OF SLAB)
- ALL HEIGHTS NOMINATED ARE FROM THE STRUCTURAL SLAB BELOW EXCEPT PORCH AND ALFRESCO
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
  - EXT 151mm=16 CLADDING+15 CAVITY+120 STUD
  - INTERNAL = 90mm STUD AND 120mm STUD
  - WALL CLADDING OVERHANGS THE SLAB EDGE BY 11mm
- PROVIDE WEATHERTIGHT WINDOW FLASHING TO THE SILL OF ALL WINDOWS AS PER STANDARD DETAIL 4.20-4.22
- STANDARD DETAIL VERSION: 2024-11

PROVIDE PLYWOOD LINING TO THE ROOF STRUCTURE AS PER STANDARD DETAILS 5.3-2 to 5.3-5

CONDENSATION MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH PART 10.8 OF THE HOUSING PROVISIONS.

LEGEND

- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3



LEGEND

- DP - DOWNPIPE. REFER TO STORMWATER MANAGEMENT PLAN FOR CONNECTION TO TANK
- RA - ROOF ACCESS
- RA - RETURN AIR CEILING GRILL
- V - CEILING VENTS
- ⊠ - DENOTES SHAWOOD POST
- ◉ - SMOKE ALARM (DIRECT WIRED)
- 120mm WALL
- 90mm WALL

- WINDOW GLAZING CODES
  (OBS) : OBSCURED, (SP10) : SMART GLASS SP10 CLEAR
  (DG) : DOUBLE GLAZED
  (DG-OBS) : DOUBLE GLAZED OBSCURE
  (DG-LowE) : DOUBLE GLAZED WITH LowE
  (DG-LowE+) : DOUBLE GLAZED WITH LowE PLUS
- WINDOW AND DOOR CODES
  ASW : ALUM SLIDING WINDOW, ABW : ALUM BI-FOLD WINDOW
  AAW : ALUM AWNING WINDOW, AFW : ALUM FIXED WINDOW
  ASD : ALUM SLIDING DOOR, AST : ALUM STACKER DOOR
  AFD : ALUM FRENCH DOOR, ABD : ALUM BIFOLD DOOR

DIMENSIONS SHOWN ON PLAN ARE TAKEN FROM WALL FRAME, NOT FINISHED PLASTER
REFER TO ENGINEER'S DRAWING FOR BRACING DETAILS

Floor Areas	
19 First flr.	94.84
19 Garage	35.43
19 Ground flr.	84.30
Total	**214.57**
19 Alfresco	10.66
19 Porch	4.38
19 Void	8.39
Total	**238.00**

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

Certificate No. #HR-5VKYQ7-02
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 18, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-5VKYQ7-02

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

SHAWOOD
68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 1800 951 068
Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C.
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LOT 18 - TL07 F02 - G.F.P

MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -

CONTRACT No: NM105720
SHEET: DA-25
PAGE: 25

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NM	-	1:100, 1:1

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FOR ORIENTATION OF HOME REFER TO SITE PLAN

GENERAL NOTES

- DROP SLAB 60MM TO WET AREAS.
- DROP SLAB 70mm TO PORCH AND OUTDOOR LIVING U.N.O.
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- GF CEILING HEIGHT = 2660 UNLESS NOTED OTHERWISE
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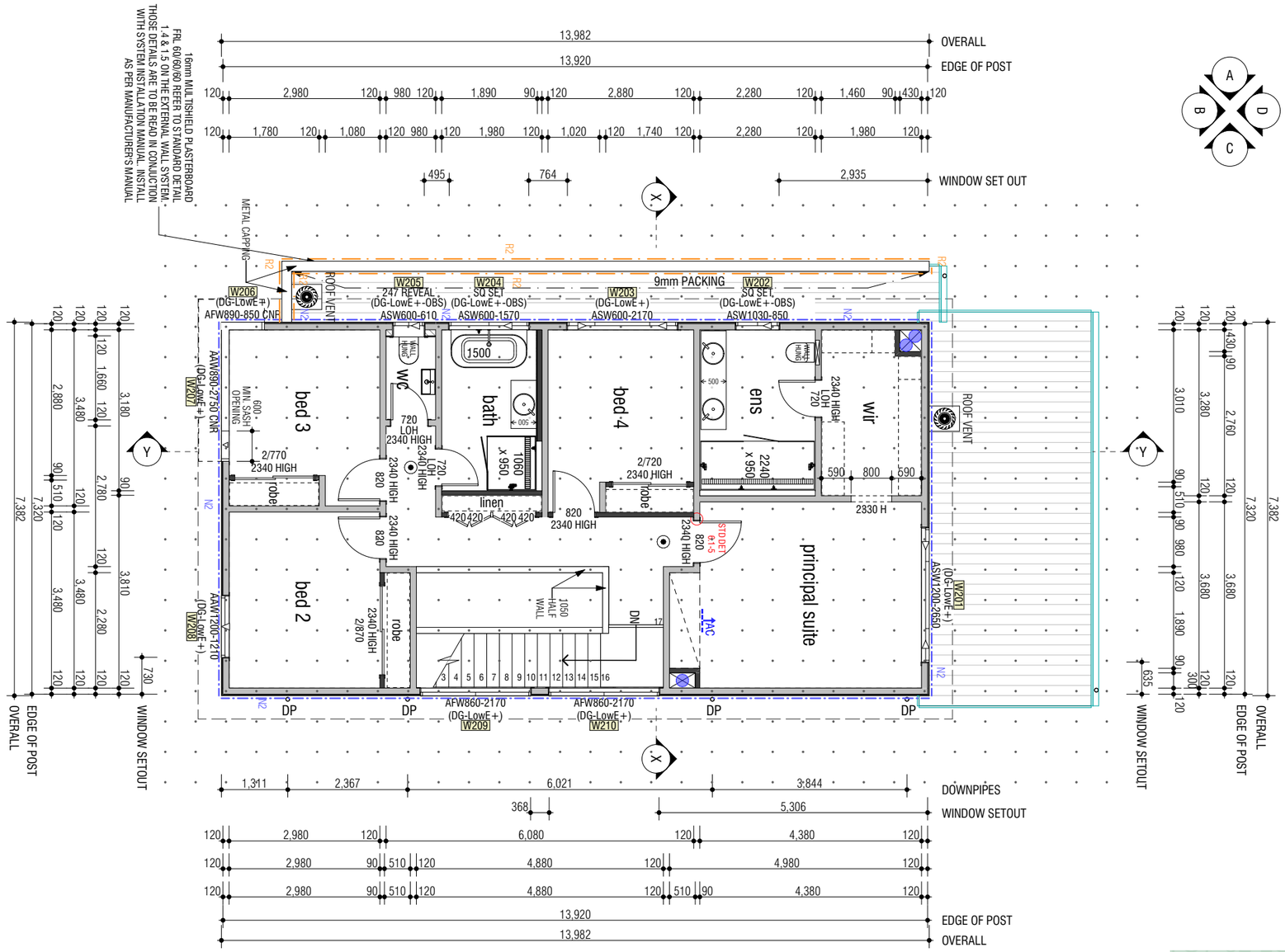

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- RA - RETURN AIR CEILING GRILL
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- 120mm WALL
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LOT 18 - TL07 F02 - F.F.P

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SHEET: DA-26
PAGE: 26

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Printed Date: 17/04/2025 - Printed by:MirzaN - File Name:W:\c.Shawood\Warriewood\Talia\3. Lot Plans\Lot 13 (Old Lot 14) - TL03 F1\6. CAD File\TL - Lot 13 - 20 (Old Lot 14 - 21).pln

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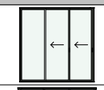
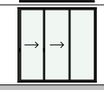
Window Schedule

Element ID	Window Code Parameter	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	Tiled Reveal 6mm gap	View from Opening Side	Special Note	Glazing	BOTTOM Sash	werslink	Uvalue	SHGC
W101	AAW600-3010	☐	600	3,010	117	☒	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-101-012	3.20	0.45
W102	AAW2050-2170	☐	2,050	2,170	117	☒	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-101-012	3.20	0.45
W201	ASW1200-2650	☐	1,200	2,650	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-102-028	3.10	0.47
W202	ASW1030-850	☐	1,030	850	117	☒	☐			DG-LowE+- OBS:- Double Glass with LowE PLUS Obscure	--	WID-102-028	3.10	0.47
W203	ASW600-2170	☐	600	2,170	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-102-028	3.10	0.47
W204	ASW600-1570	☐	600	1,570	117	☒	☐			DG-LowE+- OBS:- Double Glass with LowE PLUS Obscure	--	WID-102-028	3.10	0.47
W205	ASW600-610	☐	600	610	247	☐	☒			DG-LowE+- OBS:- Double Glass with LowE PLUS Obscure	--	WID-102-028	3.10	0.47
W206	AFW890-850 CNR	☐	890	850	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	---	WID-106-028	2.10	0.54
W207	AAW890-2750 CNR	☐	890	2,750	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	---	WID-101-012	3.20	0.45
W208	AAW1200-1210	☐	1,200	1,210	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-101-012	3.20	0.45
W209	AFW860-2170	☐	860	2,170	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-106-028	2.10	0.54
W210	AFW860-2170	☐	860	2,170	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-106-028	2.10	0.54
12														

Door Schedule

Element ID	DoorCodeParam	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	View from Opening Side	Glazing	Special Note	werslink	Uvalue	SHGC
D102	AST2700-2710 CNR	☒	2,700	2,710	139	☒		DG-LowE+:- Double Glass with LowE PLUS		WID-124-029	3.30	0.45
D103	AST2700-2850 CNR	☒	2,700	2,850	139	☒		DG-LowE+:- Double Glass with LowE PLUS		WID-124-029	3.30	0.45
2												

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ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 18 - WINDOW / DOOR SCHEDULE

SHAWOOD

68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 1800 951 068
Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C.

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STOREY	D	ACCOM		GARAGE -

CONTRACT No: NM105720 SHEET: DA-27 PAGE: 27

MASTER DESIGN	MASTER CHECKED	SCALE:
NM	-	1:1

FOR ORIENTATION OF HOME REFER TO SITE PLAN

GENERAL NOTES

- DROP SLAB 60MM TO WET AREAS.
- DROP SLAB 70mm TO PORCH AND OUTDOOR LIVING U.N.O.
- WET AREAS IN ACCORDANCE WITH NCC REQUIREMENTS
- WC DOOR REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC VOL2 PART H4
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- GF CEILING HEIGHT = 2660 UNLESS NOTED OTHERWISE
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- EXTERNAL WINDOW HEAD HEIGHT UNLESS NOTED OTHERWISE
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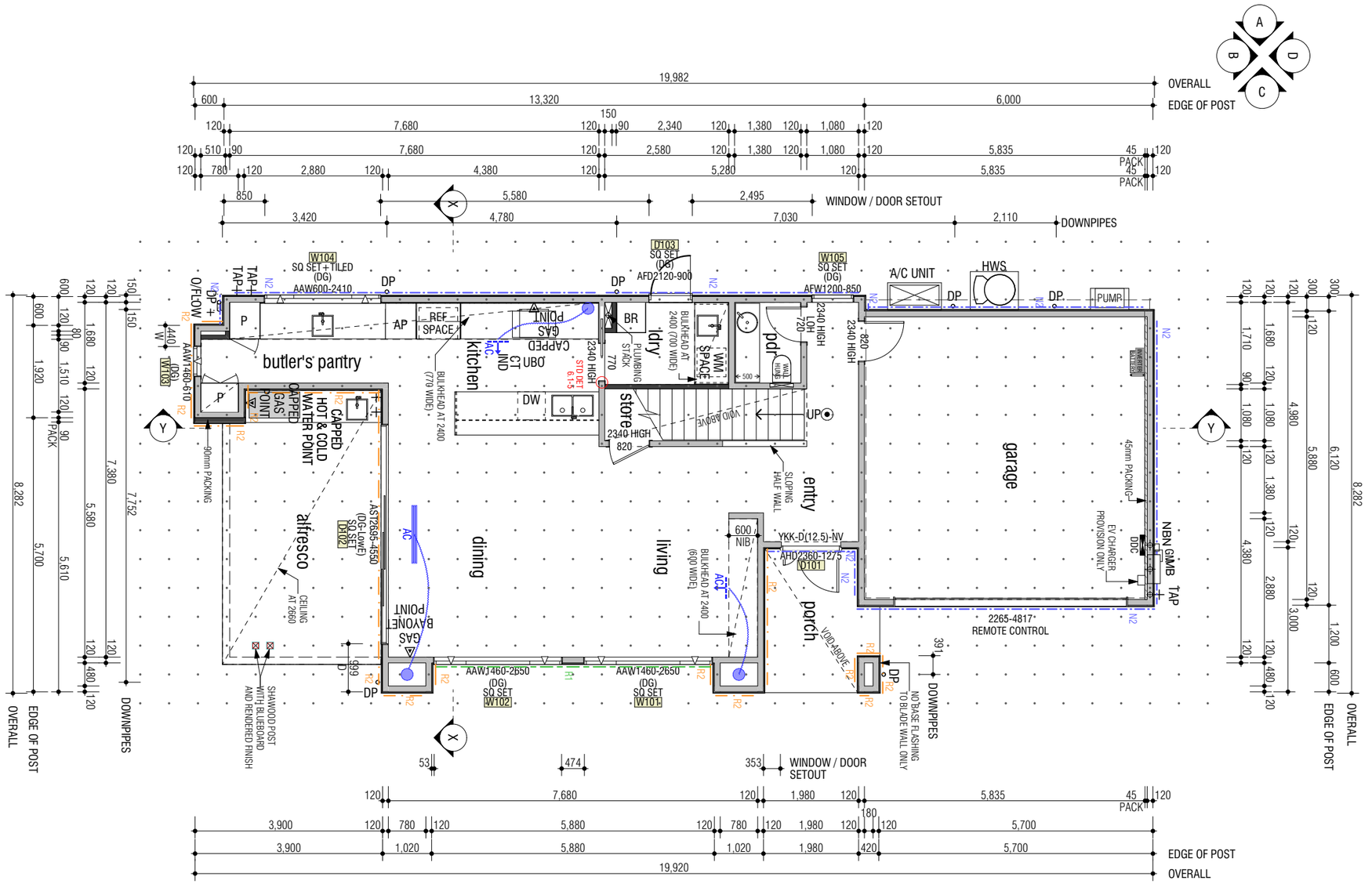

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- SHAWOOD POST
- 120mm WALL
- 90mm WALL

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Floor Areas	
20 First flr.	95.12
20 Garage	37.49
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Total	**212.95**
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REV	AMENDMENT	BY	DATE
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LOT 19 - TL08 F01 - G.F.P

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STOREY	D	ACCOM		GARAGE -

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SHEET: DA-28
PAGE: 28

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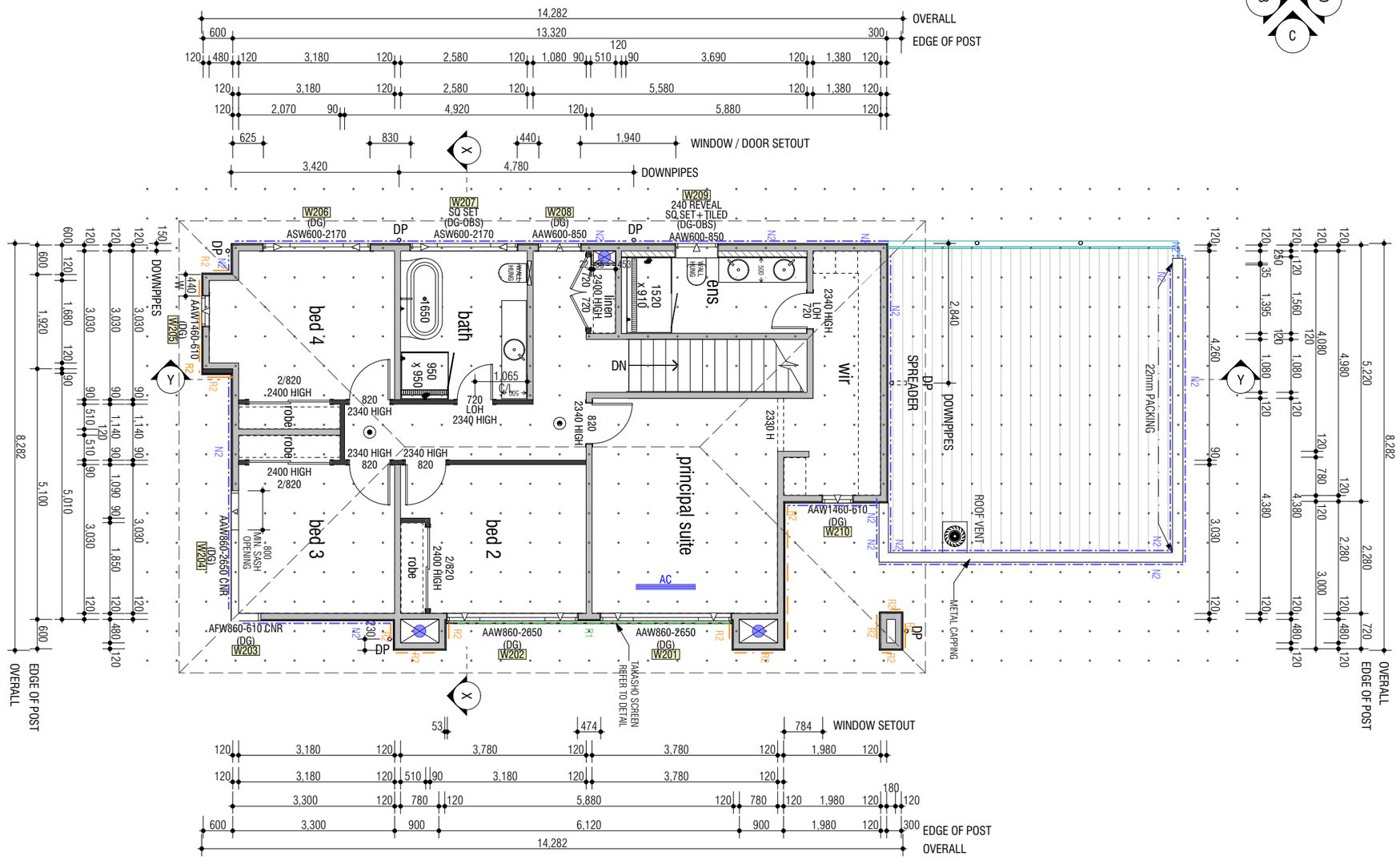

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STOREY	D	ACCOM		GARAGE -

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SHEET: DA-29
PAGE: 29

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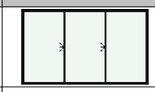
Window Schedule

Element ID	Window Code Parameter	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	Tiled Reveal 6mm gap	View from Opening Side	Special Note	Glazing	BOTTOM Sash	werslink	Uvalue	SHGC
W101	AAW1460-2650	☐	1,460	2,650	117	☒	☐			DG:- Double Glass	--	WID-101-032	4.00	0.58
W102	AAW1460-2650	☐	1,460	2,650	117	☒	☐			DG:- Double Glass	--	WID-101-032	4.00	0.58
W103	AAW1460-610	☐	1,460	610	130	☐	☐			DG:- Double Glass	--	WID-101-032	4.00	0.58
W104	AAW600-2410	☐	600	2,410	117	☒	☒			DG:- Double Glass	--	WID-101-032	4.00	0.58
W105	AFW1200-850	☐	1,200	850	117	☒	☐			DG:- Double Glass	--	WID-106-017	3.10	0.71
W201	AAW860-2650	☐	860	2,650	130	☐	☐			DG:- Double Glass	--	WID-101-032	4.00	0.58
W202	AAW860-2650	☐	860	2,650	130	☐	☐			DG:- Double Glass	--	WID-101-032	4.00	0.58
W203	AFW860-610 CNR	☐	860	610	130	☐	☐			DG:- Double Glass	---	WID-106-017	3.10	0.71
W204	AAW860-2650 CNR	☐	860	2,650	130	☐	☐			DG:- Double Glass	---	WID-101-032	4.00	0.58
W205	AAW1460-610	☐	1,460	610	130	☐	☐			DG:- Double Glass	--	WID-101-032	4.00	0.58
W206	ASW600-2170	☐	600	2,170	130	☐	☐			DG:- Double Glass	--	WID-102-018	4.00	0.61
W207	ASW600-2170	☐	600	2,170	117	☒	☐			DG-OBS:- Double Glass Obscure	--	WID-102-018	4.00	0.61
W208	AAW600-850	☐	600	850	130	☐	☐			DG:- Double Glass	--	WID-101-032	4.00	0.58
W209	AAW600-850	☐	600	850	240	☒	☒			DG-OBS:- Double Glass Obscure	--	WID-101-032	4.00	0.58
W210	AAW1460-610	☐	1,460	610	130	☐	☐			DG:- Double Glass	--	WID-101-032	4.00	0.58
15														

Door Schedule

Element ID	DoorCodeParam	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	View from Opening Side	Glazing	Special Note	werslink	Uvalue	SHGC
D102	AST2695-4550	☐	2,695	4,550	117	☒		DG-LowE:- Double Glass with LowE		WID-111-014	3.10	0.52
D103	AFD2120-900	☒	2,120	900	117	☒		DG:- Double Glass		WID-122-017	3.90	0.51
2												

Certificate No. #HR-FAI6L6-02
Scan QR code or follow website link for rating details.
Assessor name Haylea Edwards
Accreditation No. HERA 10213
Property Address LOT 19, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-FAI6L6-02

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 19 - WINDOW / DOOR SCHEDULE

SHAWOOD
68 Waterloo Rd Macquarie Park, NSW 2113 Tel: 1800 951 068
Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C.

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CONTRACT No: NM105721				SHEET: DA-30
MASTER DESIGN		MASTER CHECKED		PAGE: 30
NM		-		SCALE: 1:1

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GENERAL NOTES

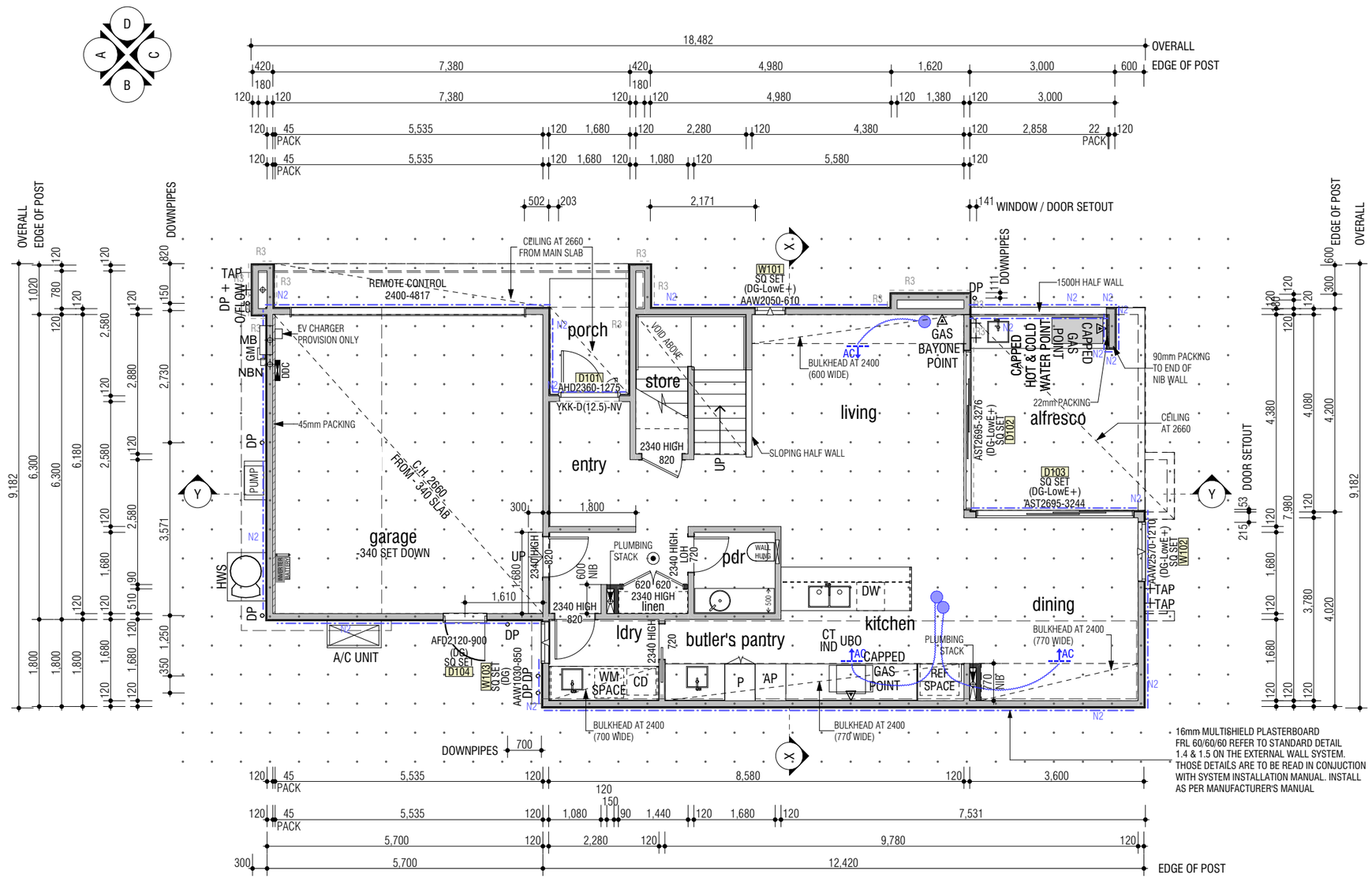
- DROP SLAB 60MM TO WET AREAS.
- DROP SLAB 70mm TO PORCH AND OUTDOOR LIVING U.N.O.
- WET AREAS IN ACCORDANCE WITH NCC REQUIREMENTS
- WC DOOR REMOVABLE WHERE REQUIRED AND FITTED WITH LIFT OFF HINGES IN ACCORDANCE WITH NCC VOL2 PART H4
- MECHANICAL VENTILATION TO OUTSIDE AIR PROVIDED WHERE REQUIRED AND IN ACCORDANCE WITH NCC VOL2 PART H4
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE.
- REFER ENGINEER'S DRAWING FOR BRACING WALLS INFORMATION.
- REF, FRE, W.M AND C.D SYMBOLS INDICATE POSITION ONLY
- SQUARE SET CORNICE TO CEILING THROUGHOUT.
- "GRID" = CENTER OF SHAWOOD FRAME
- GF CEILING HEIGHT = 2660 UNLESS NOTED OTHERWISE
- FF CEILING HEIGHT = 2510 UNLESS NOTED OTHERWISE
- EXTERNAL WINDOW HEAD HEIGHT UNLESS NOTED OTHERWISE
  - GROUND FLOOR (MEASURE FROM TOP OF SLAB) = 2375mm
  - FIRST FLOOR (MEASURE FROM TOP OF PARTICLE BOARD) = 2296mm
- EXTERNAL DOOR HEAD HEIGHT UNLESS OTHERWISE NOTED = 2375mm (MEASURE FROM TOP OF SLAB)
- ALL HEIGHTS NOMINATED ARE FROM THE STRUCTURAL SLAB BELOW EXCEPT PORCH AND ALFRESCO
- UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE:
  - EXT 151mm=16 CLADDING+15 CAVITY+120 STUD
  - INTERNAL = 90mm STUD AND 120mm STUD
  - WALL CLADDING OVERHANGS THE SLAB EDGE BY 11mm
- PROVIDE WEATHERTIGHT WINDOW FLASHING TO THE SILL OF ALL WINDOWS AS PER STANDARD DETAIL 4.20-4.22
- STANDARD DETAIL VERSION: 2024-11

PROVIDE PLYWOOD LINING TO THE ROOF STRUCTURE AS PER STANDARD DETAILS 5.3-2 to 5.3-5

CONDENSATION MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH PART 10.8 OF THE HOUSING PROVISIONS.

LEGEND

- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3



LEGEND

- DP - DOWNPIPE. REFER TO STORMWATER MANAGEMENT PLAN FOR CONNECTION TO TANK
- RA - ROOF ACCESS
- R/A - RETURN AIR CEILING GRILL
- V - CEILING VENTS
- ⊠ - DENOTES SHAWOOD POST
- SMOKE ALARM (DIRECT WIRED)
- 120mm WALL
- 90mm WALL

- WINDOW GLAZING CODES
  (OBS) : OBSCURED, (SP10) : SMART GLASS SP10 CLEAR
  (DG) : DOUBLE GLAZED
  (DG-OBS) : DOUBLE GLAZED OBSCURE
  (DG-LowE) : DOUBLE GLAZED WITH LowE
  (DG-LowE+) : DOUBLE GLAZED WITH LowE PLUS
- WINDOW AND DOOR CODES
  ASW : ALUM SLIDING WINDOW, ABW : ALUM BI-FOLD WINDOW
  AAW : ALUM AWNING WINDOW, AFW : ALUM FIXED WINDOW
  ASD : ALUM SLIDING DOOR, AST : ALUM STACKER DOOR
  AFD : ALUM FRENCH DOOR, ABD : ALUM BIFOLD DOOR

DIMENSIONS SHOWN ON PLAN ARE TAKEN FROM WALL FRAME, NOT FINISHED PLASTER
REFER TO ENGINEER'S DRAWING FOR BRACING DETAILS

Floor Areas	
21 First flr.	96.52
21 Garage	37.42
21 Ground flr.	84.88
Total	**218.99**
21 Alfresco	15.12
21 Pier	2.10
21 Porch	3.87
21 Void	6.57
Total	**245.67**

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

Certificate No. #HR-G2GO2H-01
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 20, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-G2GO2H-01

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 20 - TL03 F02 - G.F.P

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Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C.
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CONTRACT No: NM105722 SHEET: DA-31 PAGE: 31

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GENERAL NOTES

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- DROP SLAB 70mm TO PORCH AND OUTDOOR LIVING U.N.O.
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  - INTERNAL = 90mm STUD AND 120mm STUD
  - WALL CLADDING OVERHANGS THE SLAB EDGE BY 11mm
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- STANDARD DETAIL VERSION: 2024-11

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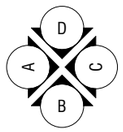
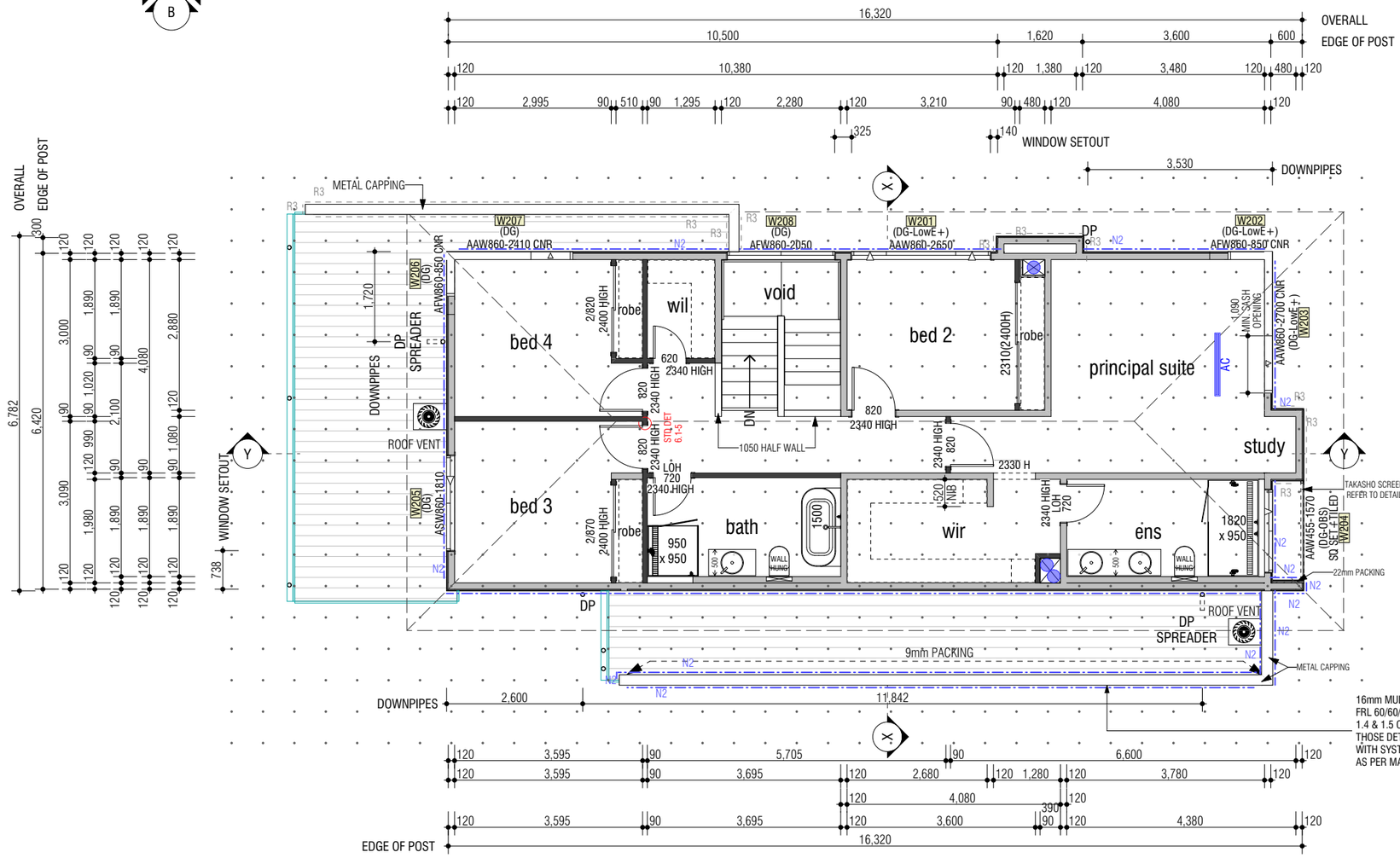
CONDENSATION MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH PART 10.8 OF THE HOUSING PROVISIONS.

LEGEND

- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3





LEGEND

- DP - DOWNPIPE. REFER TO STORMWATER MANAGEMENT PLAN FOR CONNECTION TO TANK
- RA - ROOF ACCESS
- RA - RETURN AIR CEILING GRILL
- V - CEILING VENTS
- SP - DENOTES SHAWOOD POST
- SA - SMOKE ALARM (DIRECT WIRED)
- 120mm WALL
- 90mm WALL

- WINDOW GLAZING CODES
  (OBS) : OBSCURED, (SP10) : SMART GLASS SP10 CLEAR
  (DG) : DOUBLE GLAZED
  (DG-OBS) : DOUBLE GLAZED OBSCURE
  (DG-LowE) : DOUBLE GLAZED WITH LowE
  (DG-LowE+) : DOUBLE GLAZED WITH LowE PLUS
- WINDOW AND DOOR CODES
  ASW : ALUM SLIDING WINDOW, ABW : ALUM BI-FOLD WINDOW
  AAW : ALUM AWNING WINDOW, AFW : ALUM FIXED WINDOW
  ASD : ALUM SLIDING DOOR, AST : ALUM STACKER DOOR
  AFD : ALUM FRENCH DOOR, ABD : ALUM BIFOLD DOOR

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REFER TO ENGINEER'S DRAWING FOR BRACING DETAILS

Floor Areas	
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21 Pier	2.10
21 Porch	3.87
21 Void	6.57
Total	**245.79**

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

Certificate No. #HR-G2GO2H-01
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 20, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-G2GO2H-01

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

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LOT 20 - TL03 F02 - F.F.P

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STOREY	D	ACCOM		GARAGE -

CONTRACT No: NM105722
SHEET: DA-32
PAGE: 32

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NM	-

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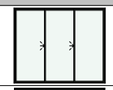
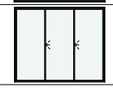
Window Schedule														
Element ID	Window Code Parameter	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	Tiled Reveal 6mm gap	View from Opening Side	Special Note	Glazing	BOTTOM Sash	werslink	Uvalue	SHGC
W101	AAW2050-610	☐	2,050	610	117	☒	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-101-012	3.20	0.45
W102	AAW2570-1210	☐	2,570	1,210	117	☒	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-101-012	3.20	0.45
W103	AAW1030-850	☐	1,030	850	117	☒	☐			DG:- Double Glass	--	WID-101-032	4.00	0.58
W201	AAW860-2650	☐	860	2,650	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	--	WID-101-012	3.20	0.45
W202	AFW860-850 CNR	☐	860	850	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	---	WID-106-028	2.10	0.54
W203	AAW860-2700 CNR	☐	860	2,700	130	☐	☐			DG-LowE+:- Double Glass with LowE PLUS	---	WID-101-012	3.20	0.45
W204	AAW455-1570	☐	455	1,570	117	☒	☒			DG-OBS:- Double Glass Obscure	--	WID-101-032	4.00	0.58
W205	ASW860-1810	☐	860	1,810	130	☐	☐			DG:- Double Glass	--	WID-102-018	4.00	0.61
W206	AFW860-850 CNR	☐	860	850	130	☐	☐			DG:- Double Glass	---	WID-106-017	3.10	0.71
W207	AAW860-2410 CNR	☐	860	2,410	130	☐	☐			DG:- Double Glass	---	WID-101-032	4.00	0.58
W208	AFW860-2050	☐	860	2,050	130	☐	☐			DG:- Double Glass	--	WID-106-017	3.10	0.71
11														

Door Schedule												
Element ID	DoorCodeParam	Paragon	Height	Width	Reveal Thickness	Square Set 2mm gap	View from Opening Side	Glazing	Special Note	werslink	Uvalue	SHGC
D102	AST2695-3276	☐	2,695	3,276	117	☒		DG-LowE+:- Double Glass with LowE PLUS		WID-111-005	2.90	0.48
D103	AST2695-3244	☐	2,695	3,244	117	☒		DG-LowE+:- Double Glass with LowE PLUS		WID-111-005	2.90	0.48
D104	AFD2120-900	☒	2,120	900	117	☒		DG:- Double Glass		WID-122-017	3.90	0.51
3												

Certificate No. #HR-G2GO2H-01
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Assessor name Haylea Edwards
Accreditation No. HERA 10213
Property Address LOT 20, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-G2GO2H-01

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 20 - WINDOW / DOOR SCHEDULE

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PAGE: 33
MASTER DESIGN: NM
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SCALE: 1:1

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ALL EAVES ARE RAKED UNLESS OTHERWISE NOTED

LEGEND

- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3

Certificate No. #HR-P9CYML-02
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Accreditation No.: HERA 10213
Property Address: LOT 13, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-P9CYML-02

Certificate No. #HR-0Q7IKA-02
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Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 14, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
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Certificate No. #HR-YUSFL7-01
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Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: Lot 15, 53A & 53B Warriewood Road, Warriewood, NSW, 2102
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Certificate No. #HR-P3QFLB-01
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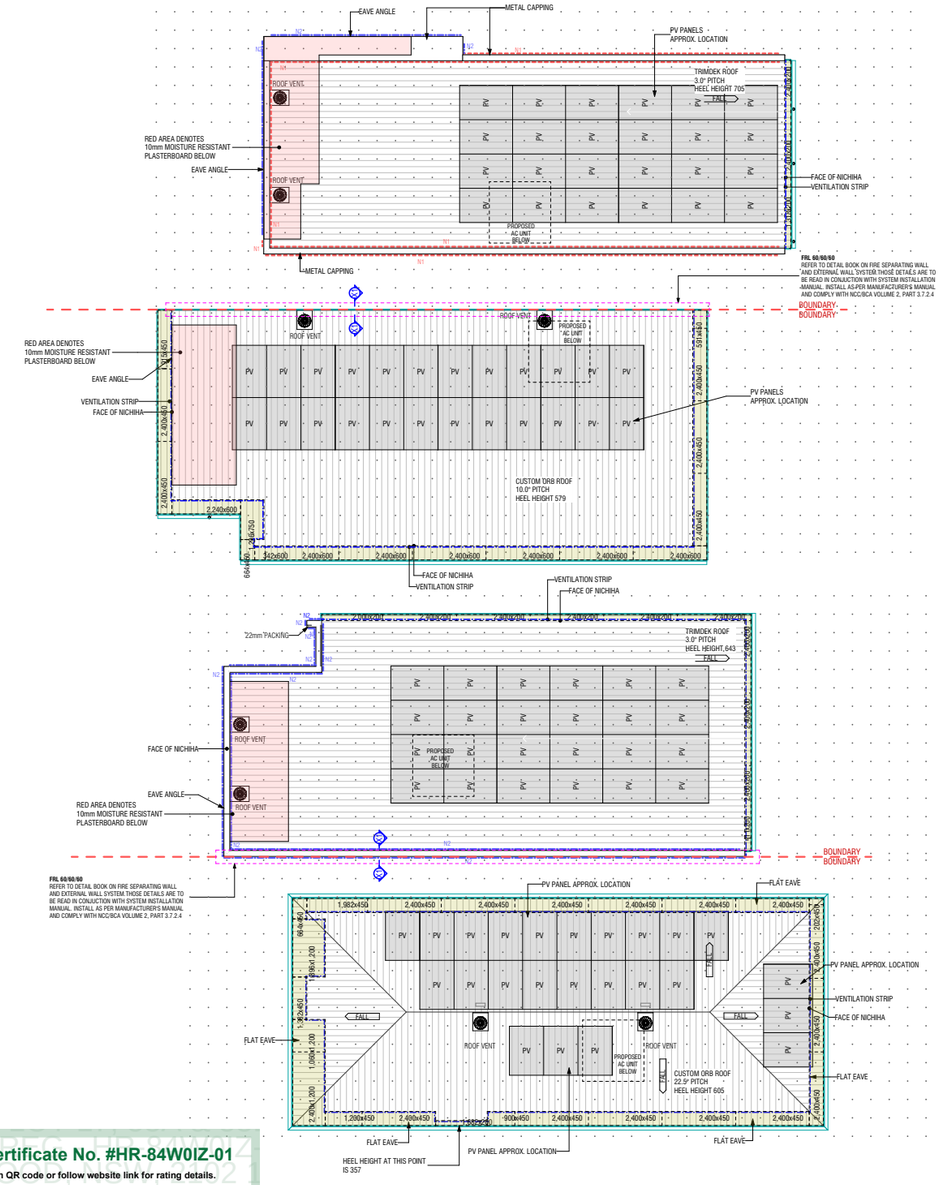
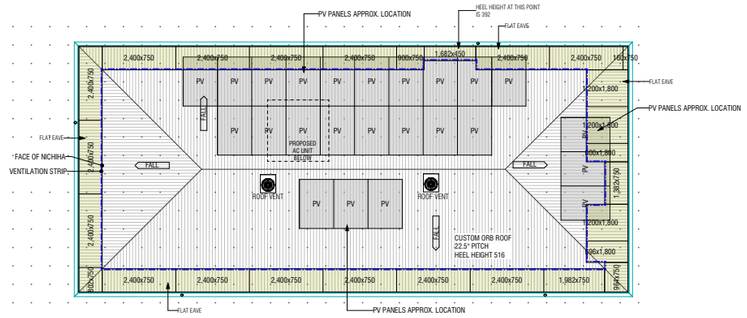
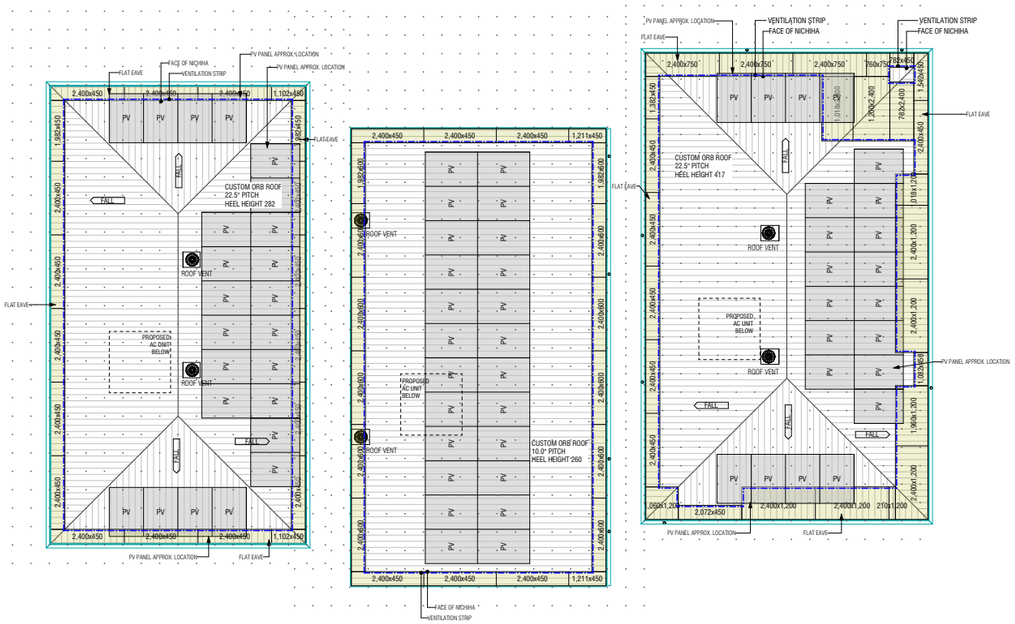
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 16, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-P3QFLB-01







Certificate No. #HR-84W0IZ-01
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: Lot 17, 53A & 53B Warriewood Road, Warriewood, NSW, 2102
http://www.hero-software.com.au/pdf/HR-84W0IZ-01

Certificate No. #HR-5VKYQ7-02
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 18, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-5VKYQ7-02

Certificate No. #HR-FAI6L6-02
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 19, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
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Property Address: LOT 20, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-G2GO2H-01

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

ROOF PLAN

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PAGE: 34

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NM	-	1:200

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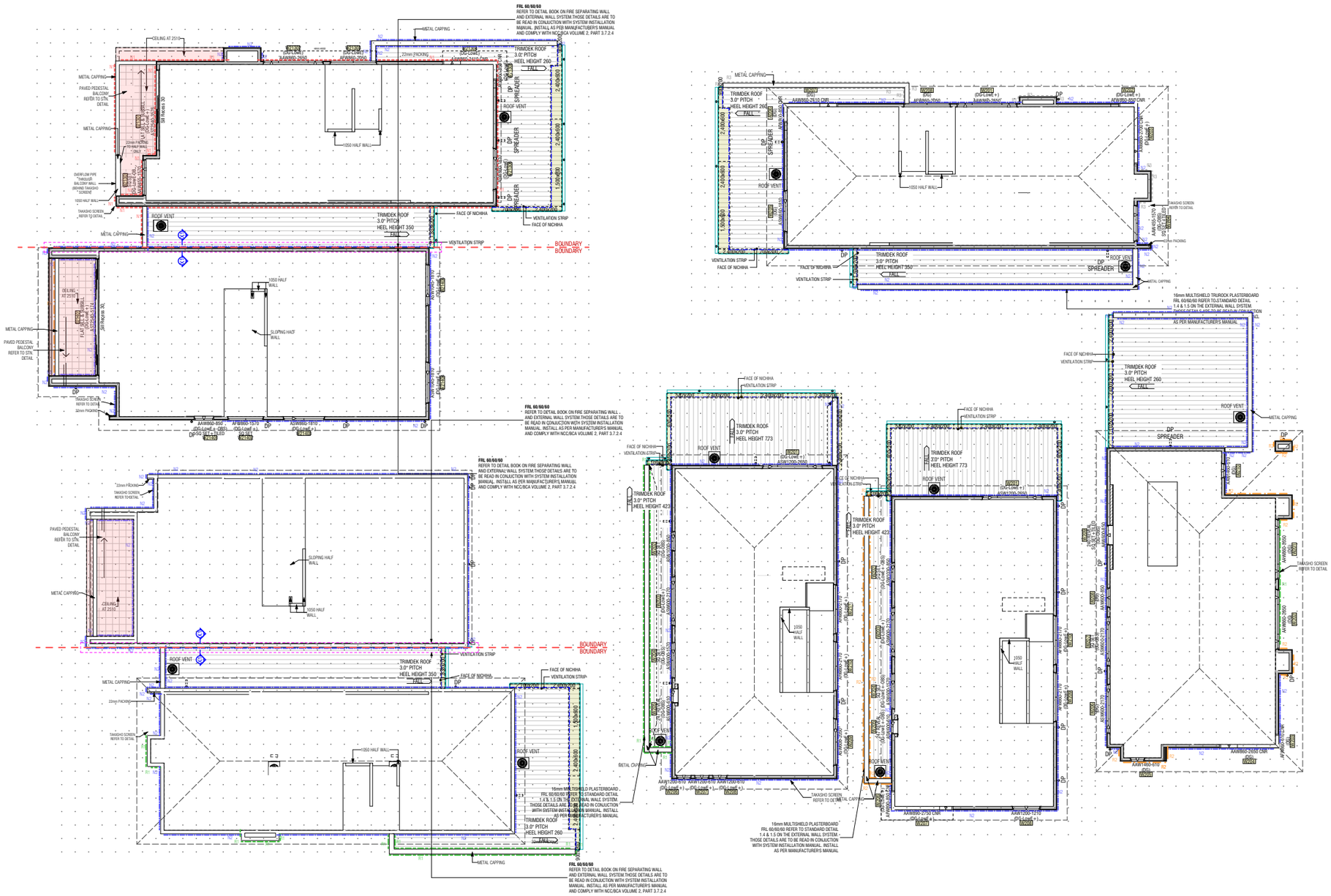

LEGEND

- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3

Certificate No. #HR-P9CYML-02
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Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
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Certificate No. #HR-0Q7IKA-02
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REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

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ROOF PLAN

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PAGE: 35

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LEGEND

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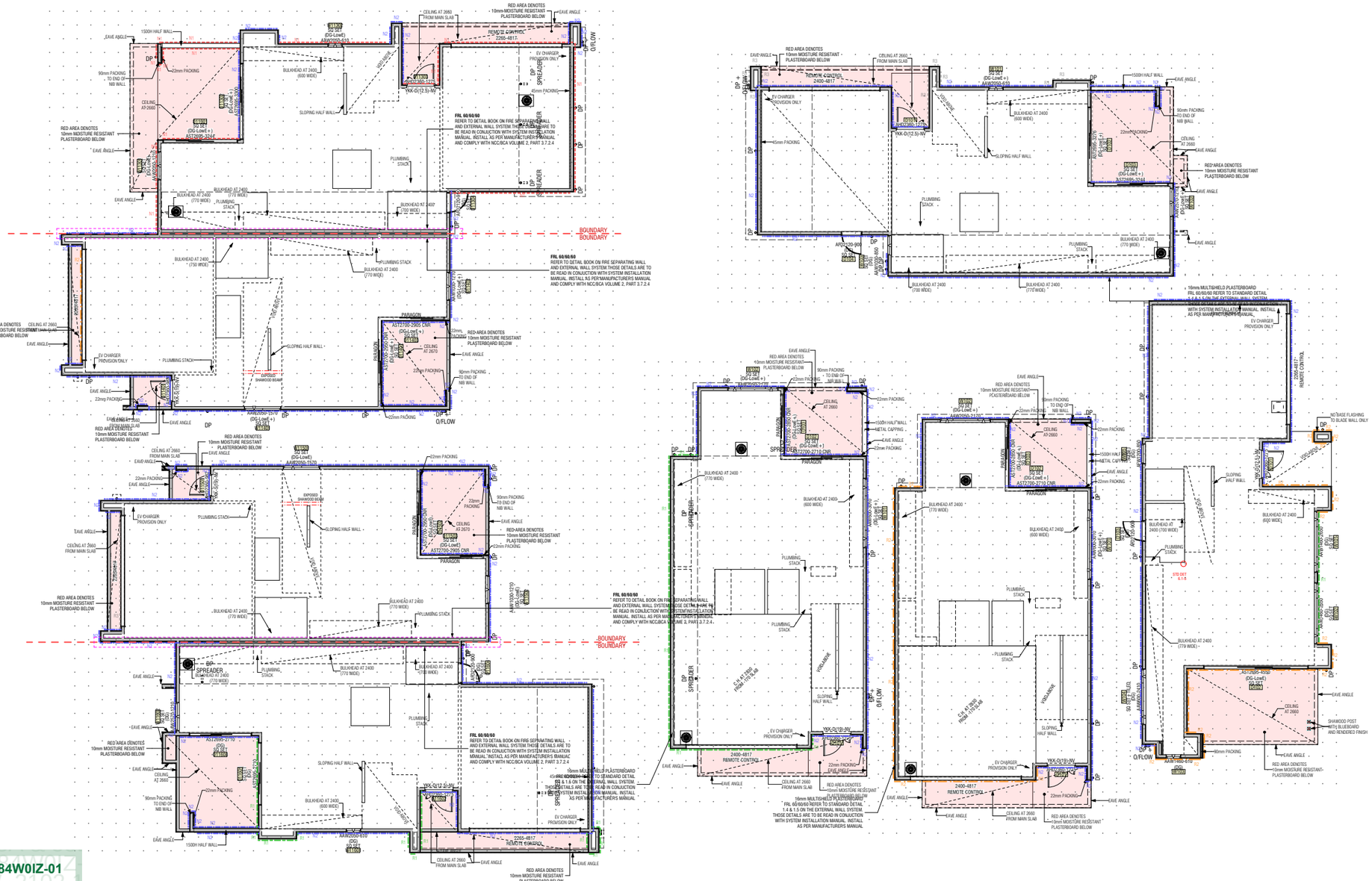
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3



Certificate No. #HR-P9CYML-02
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REV	AMENDMENT	BY	DATE
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02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

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ROOF PLAN

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NM		-		SCALE: 1:200

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LEGEND

- OBSCURE GLASS
- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3

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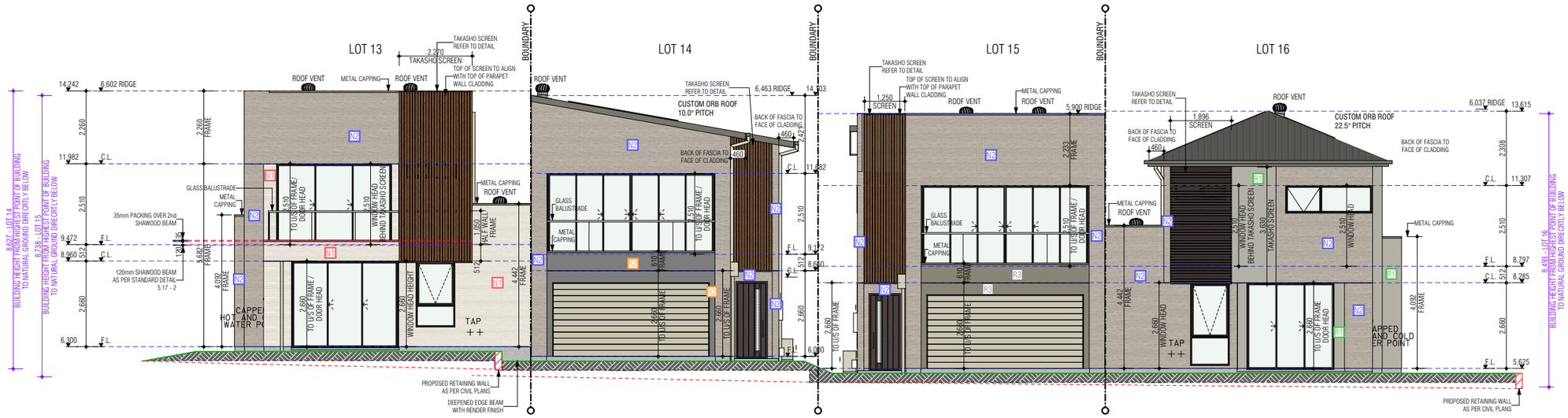

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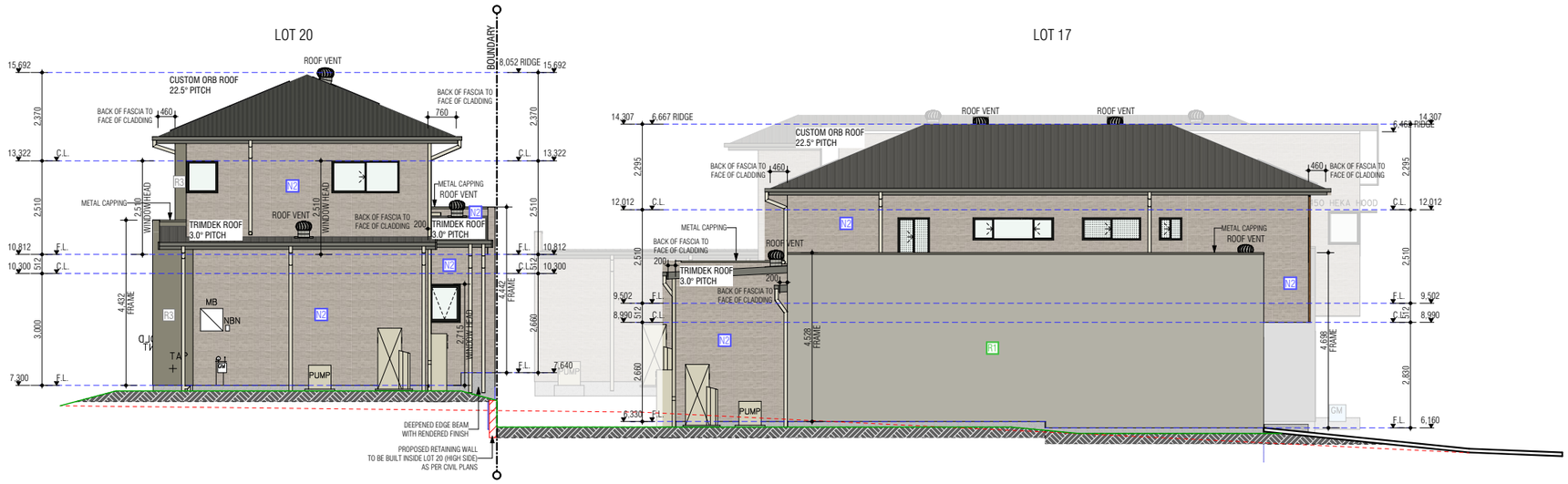

A1 Elevation 1:150

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REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
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ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

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MASTER DESIGN		MASTER CHECKED		PAGE: 37
NM		-		SCALE: 1:150

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LEGEND

- OBSCURE GLASS
- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3

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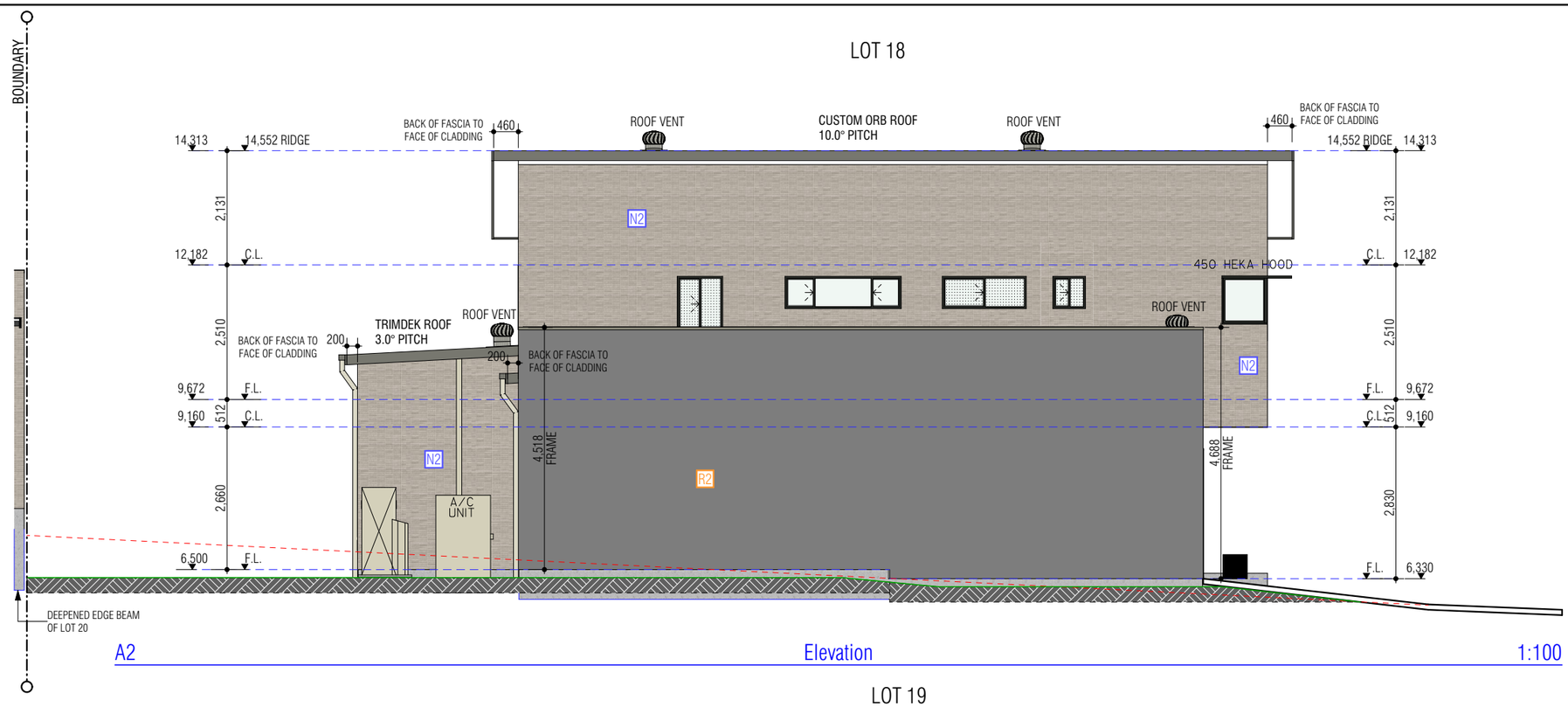
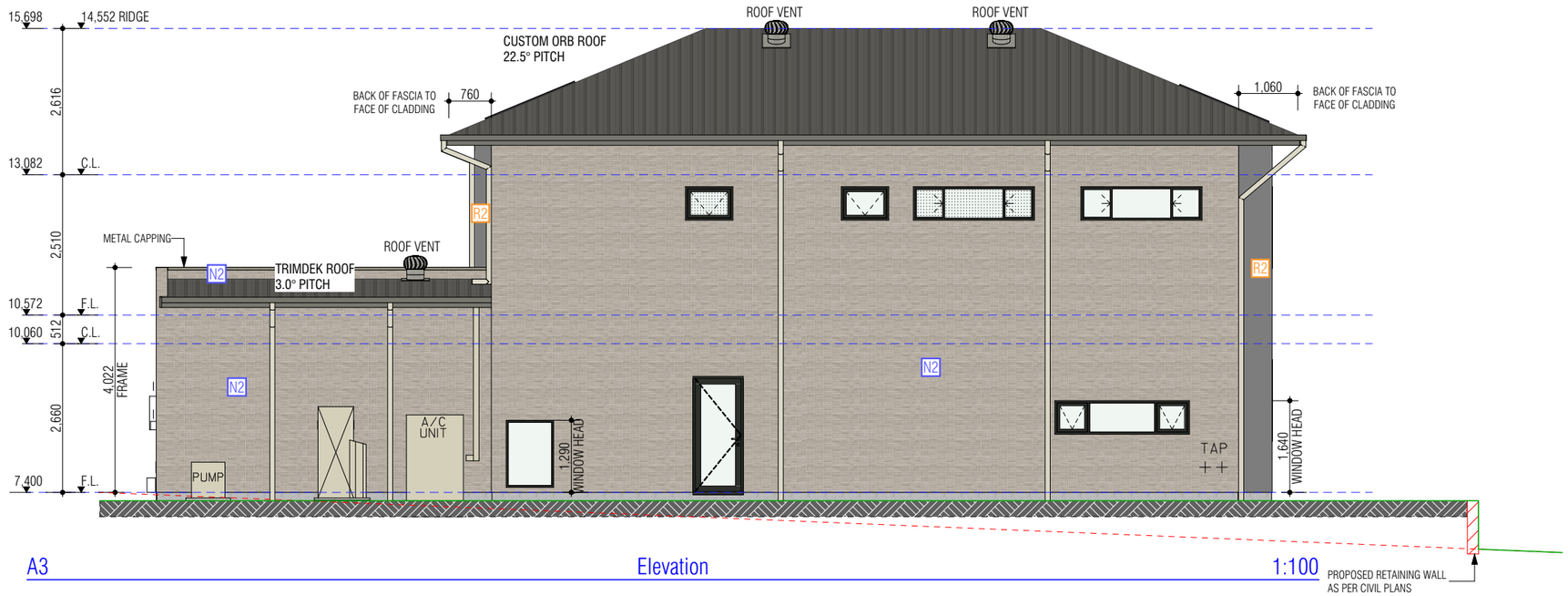
LOT 18



A2 Elevation 1:100

LOT 19



A3 Elevation 1:100

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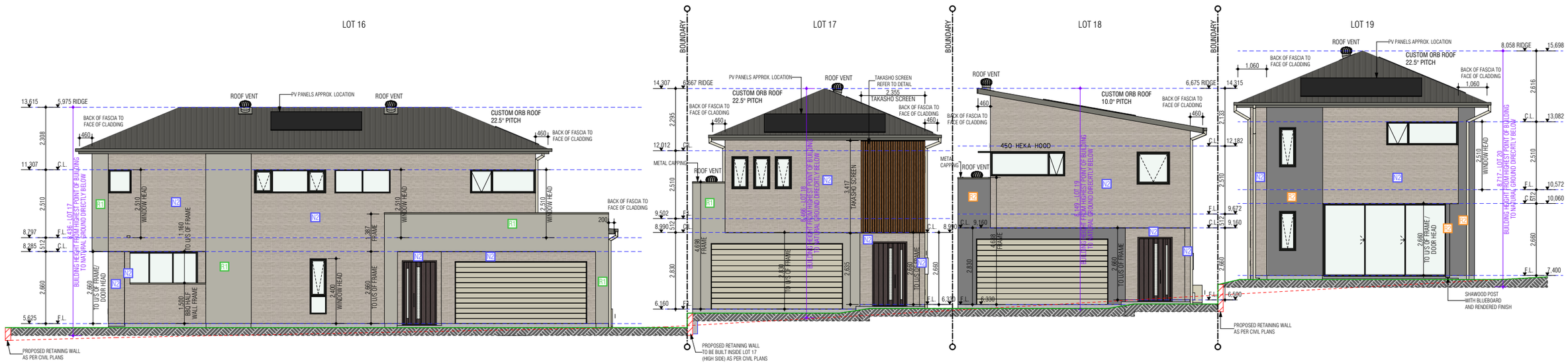
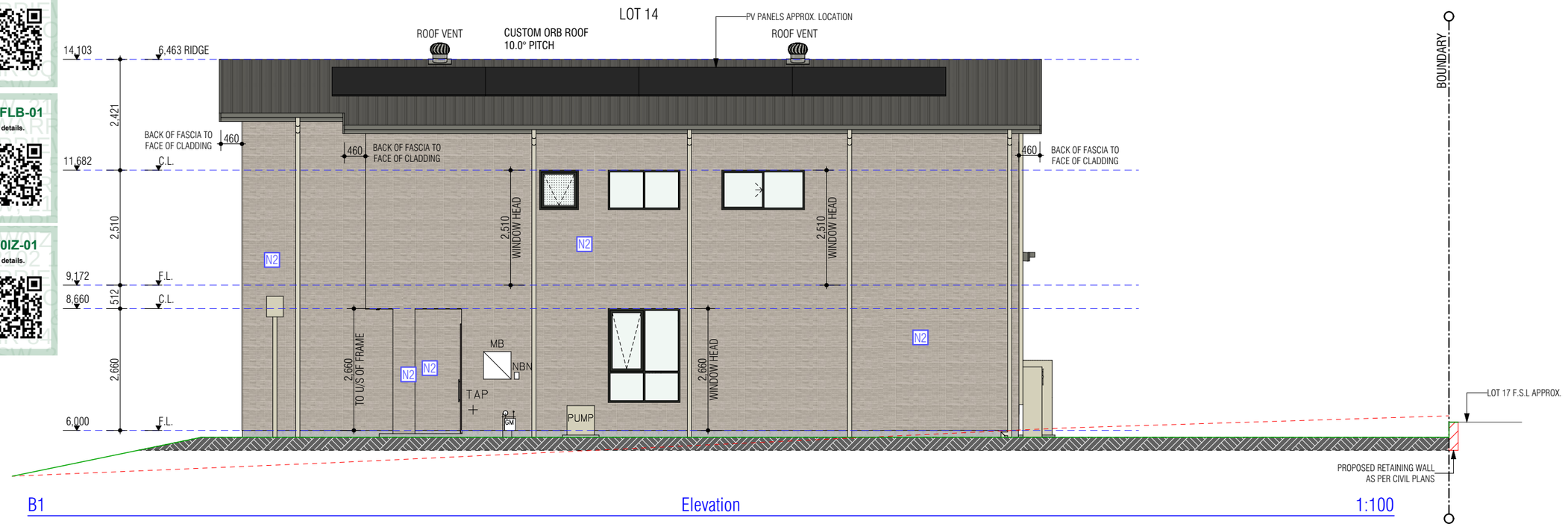
MASTER DESIGN		MASTER CHECKED		PAGE: 38
NM		-		SCALE: 1:100



B — Elevation — 1:150



B1 — Elevation — 1:100

LEGEND

- OBSCURE GLASS
- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
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LEGEND

- OBSCURE GLASS
- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
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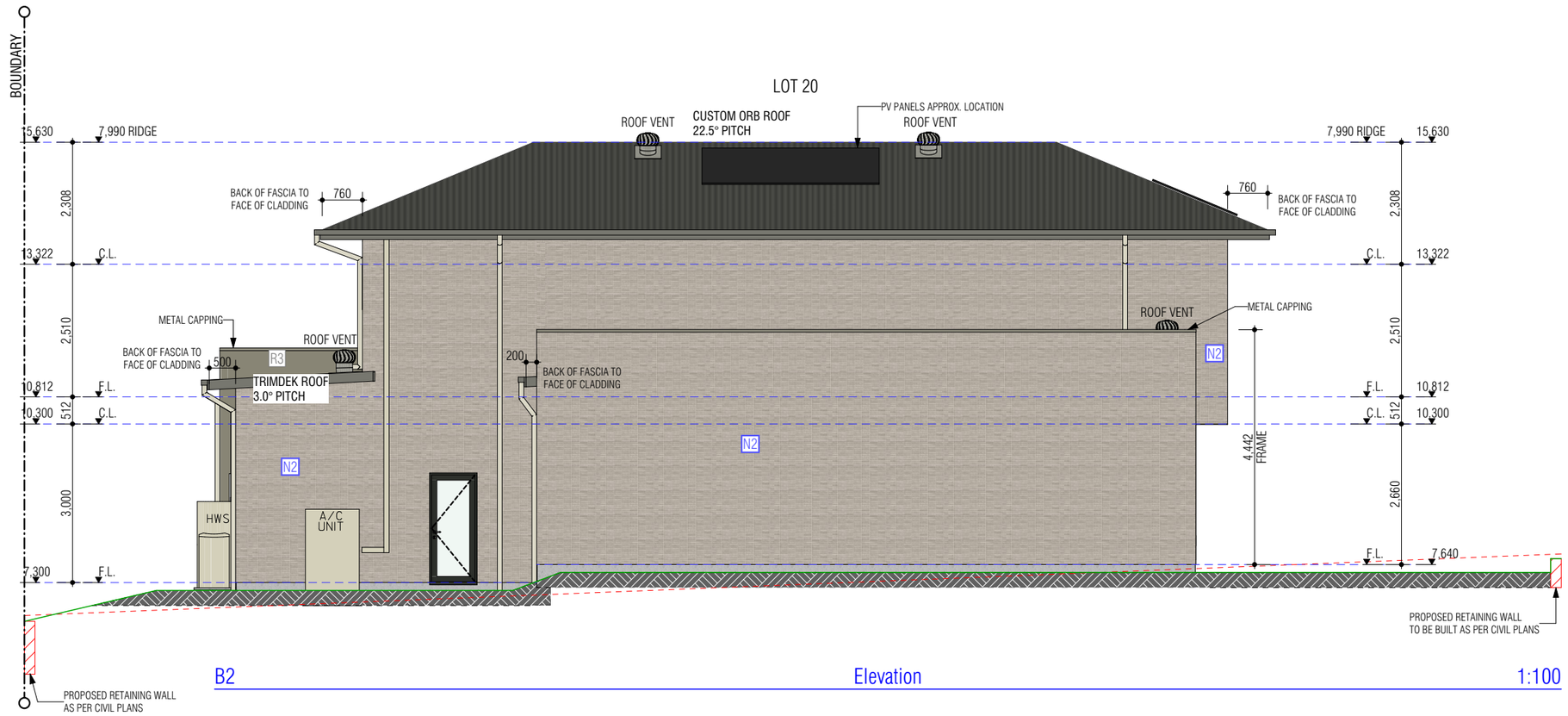
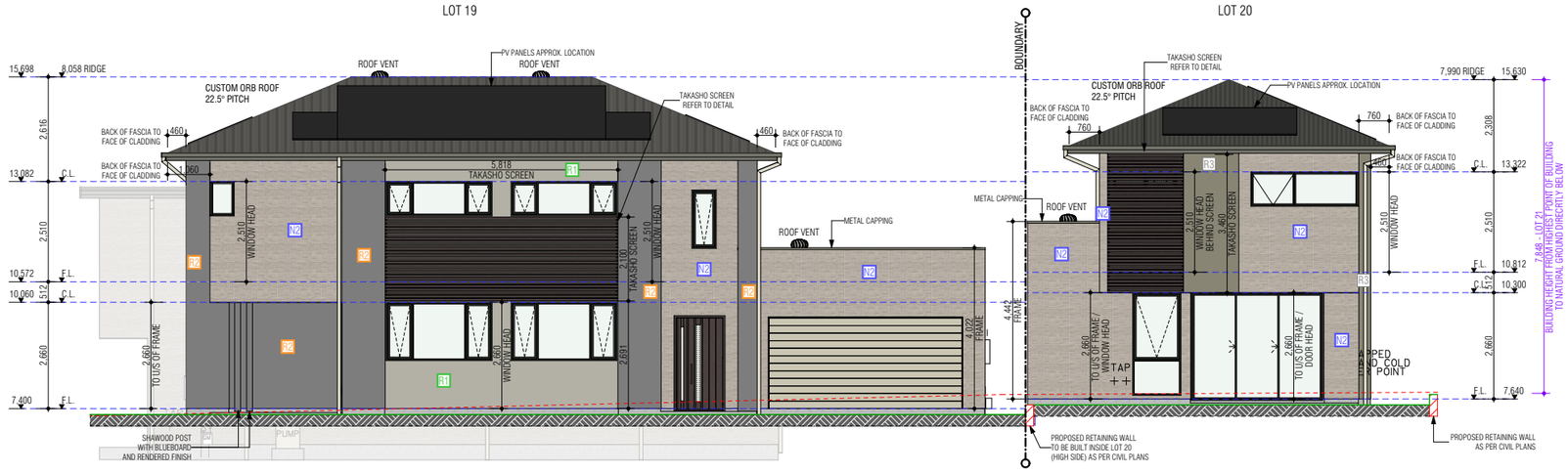


B2 Elevation 1:100



C Elevation 1:150

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				PAGE: 40
MASTER DESIGN		MASTER CHECKED		SCALE: 1:100, 1:150
NM		-		

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LEGEND

- OBSCURE GLASS
- N1 - STANDARD FUGE
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- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3

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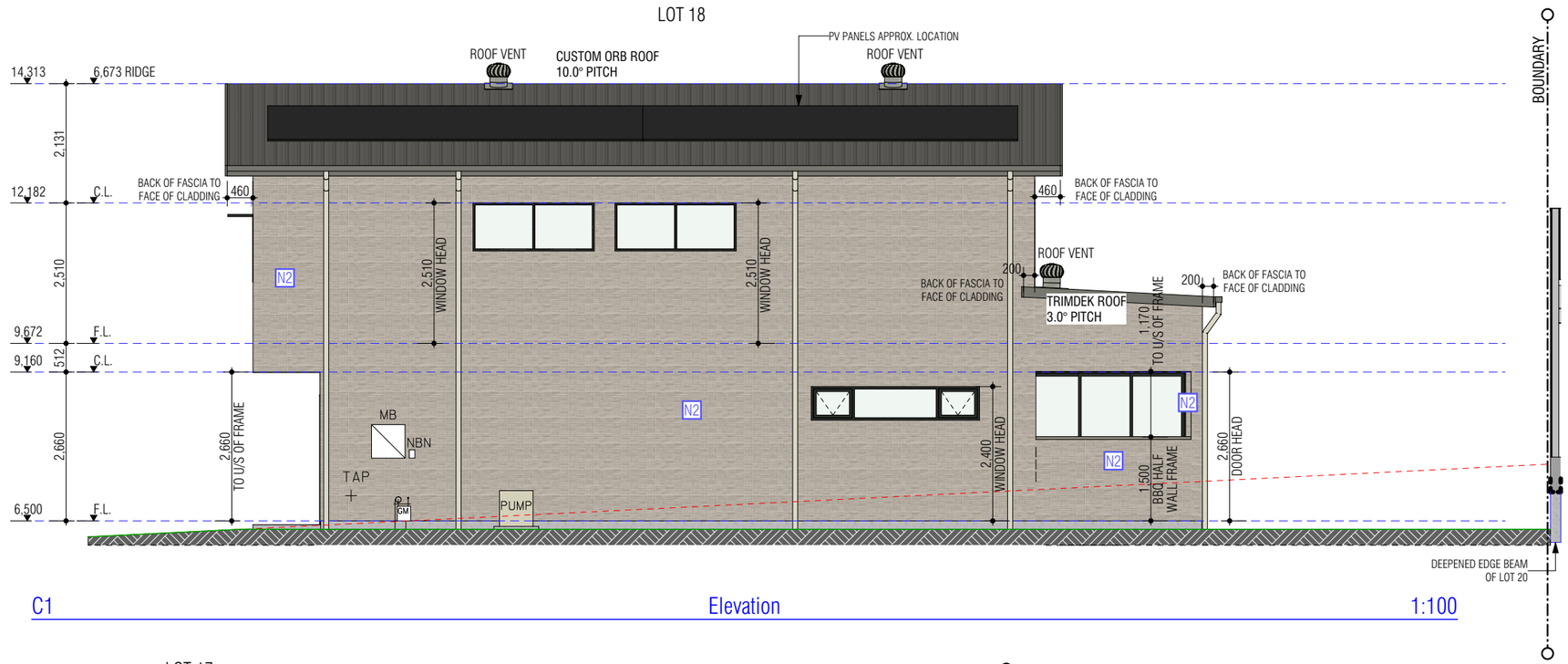
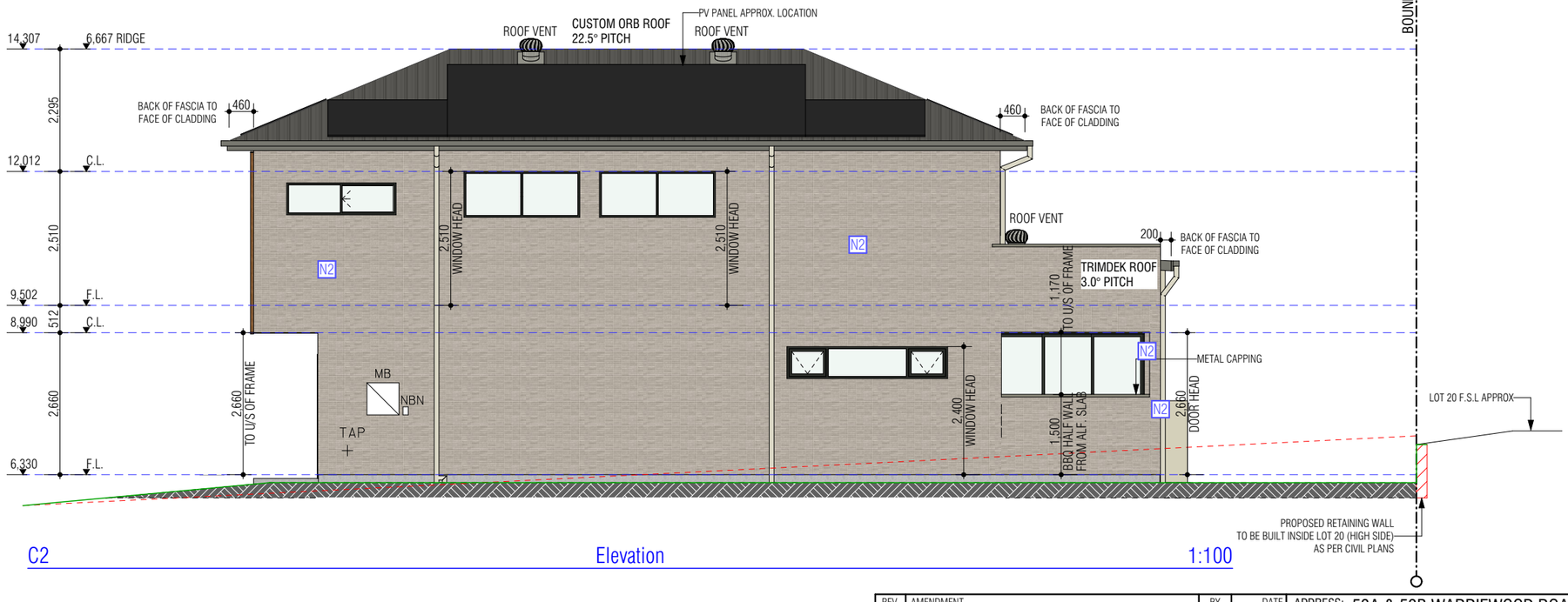


C1 Elevation 1:100



C2 Elevation 1:100

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SHEET: DA-41
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LEGEND

- OBSCURE GLASS
- N1 - STANDARD FUGE
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- R1 - RENDERED
- R2 - RENDER 2
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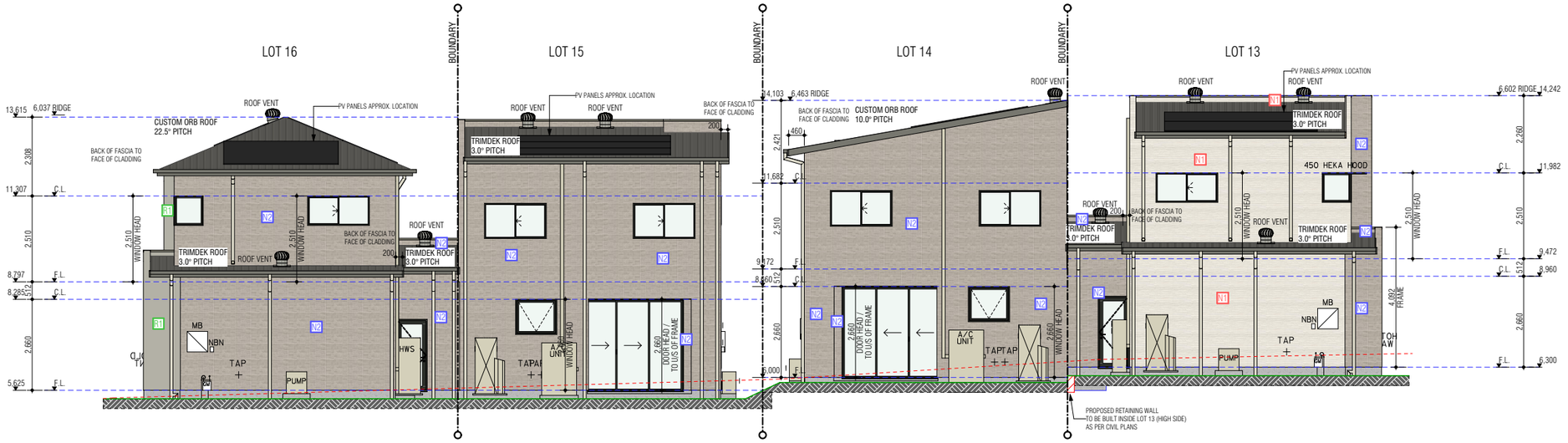
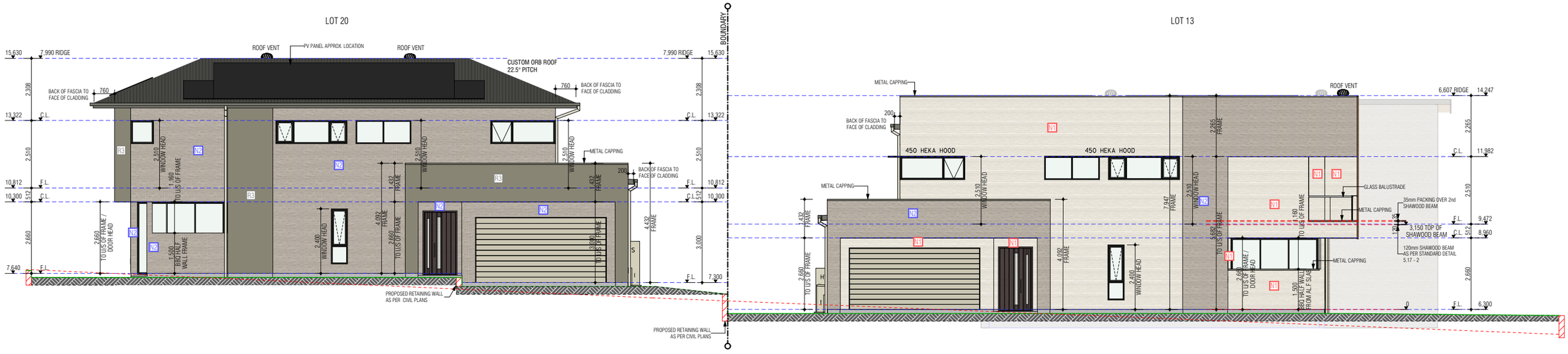


C3 Elevation 1:150



D Elevation 1:150

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

EXTERNAL ELEVATIONS

MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -
CONTRACT No:				SHEET: DA-42
MASTER DESIGN		MASTER CHECKED		PAGE: 42
NM		-		SCALE: 1:150

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Accreditation No. HERA 10213
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Assessor name Haylea Edwards
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Accreditation No. HERA 10213
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Accreditation No. HERA 10213
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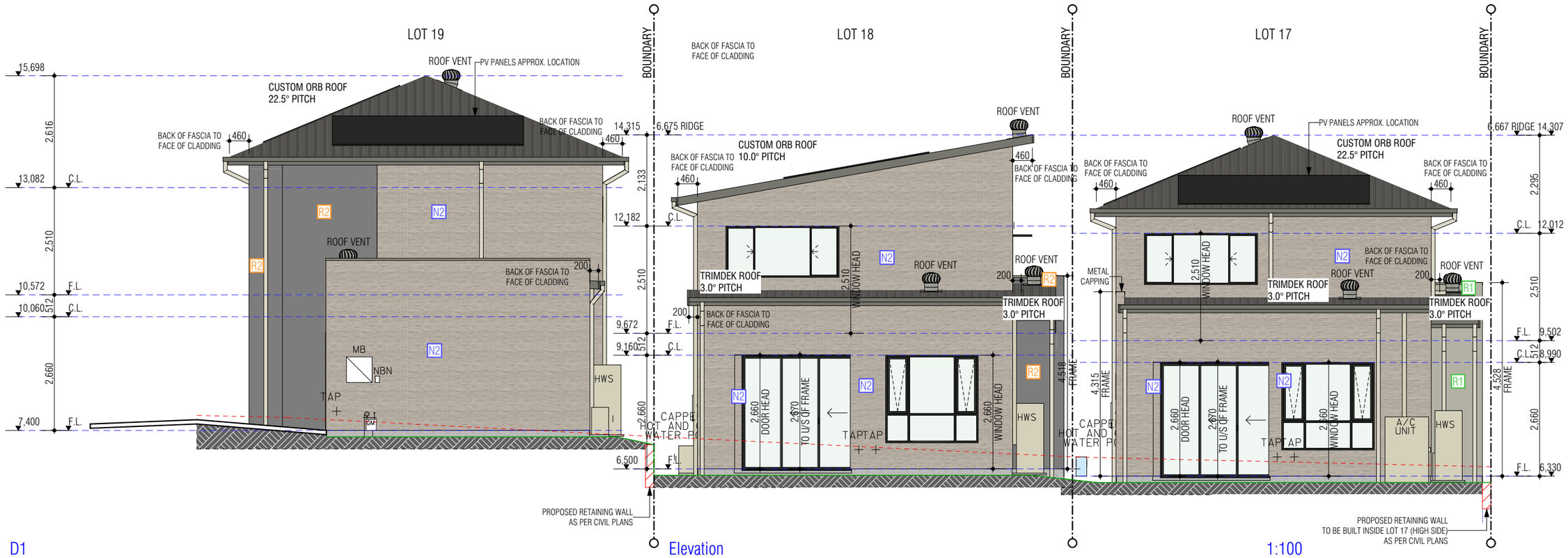
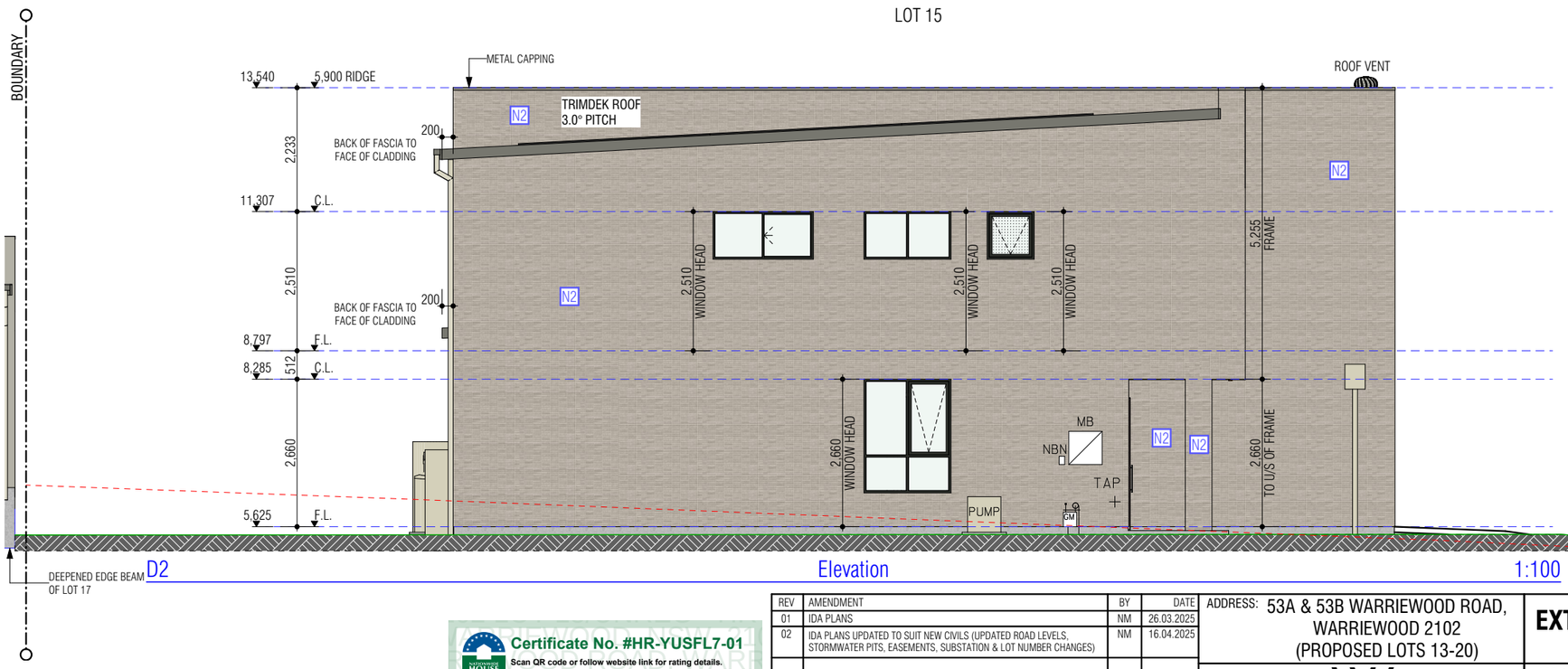


D1 Elevation 1:100



D2 Elevation 1:100

LEGEND

- OBSCURE GLASS
- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3

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Accreditation No.: HERA 10213
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Accreditation No.: HERA 10213
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REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

EXTERNAL ELEVATIONS

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MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -

CONTRACT No:
SHEET: DA-43
PAGE: 43
MASTER DESIGN: NM
MASTER CHECKED: -
SCALE: 1:100

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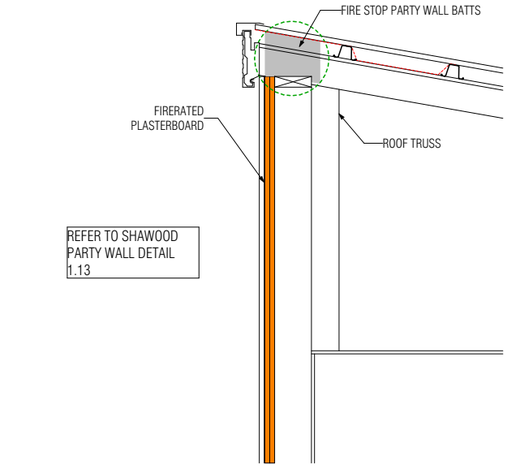
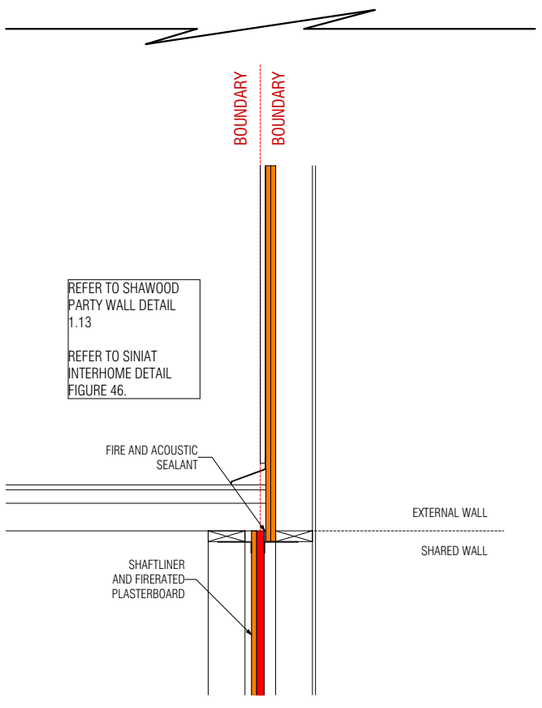
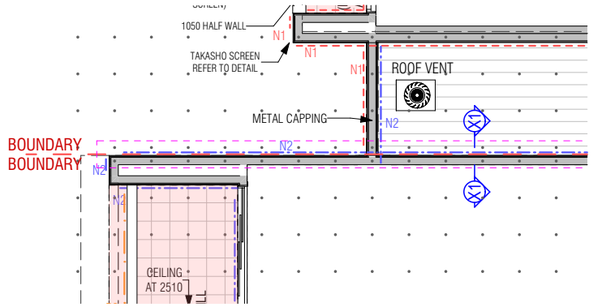


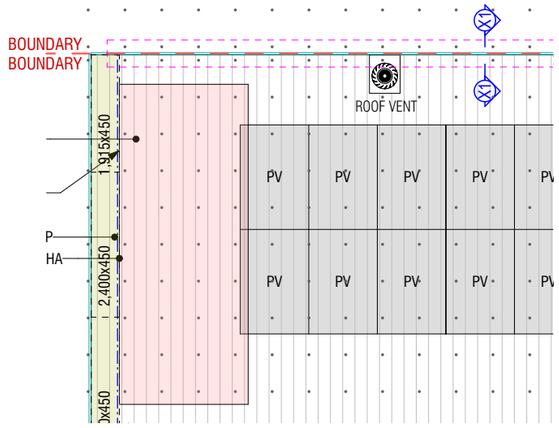
SECTION X1
SKILLION 0 EAVE DETAIL
ACROSS TRUROCK



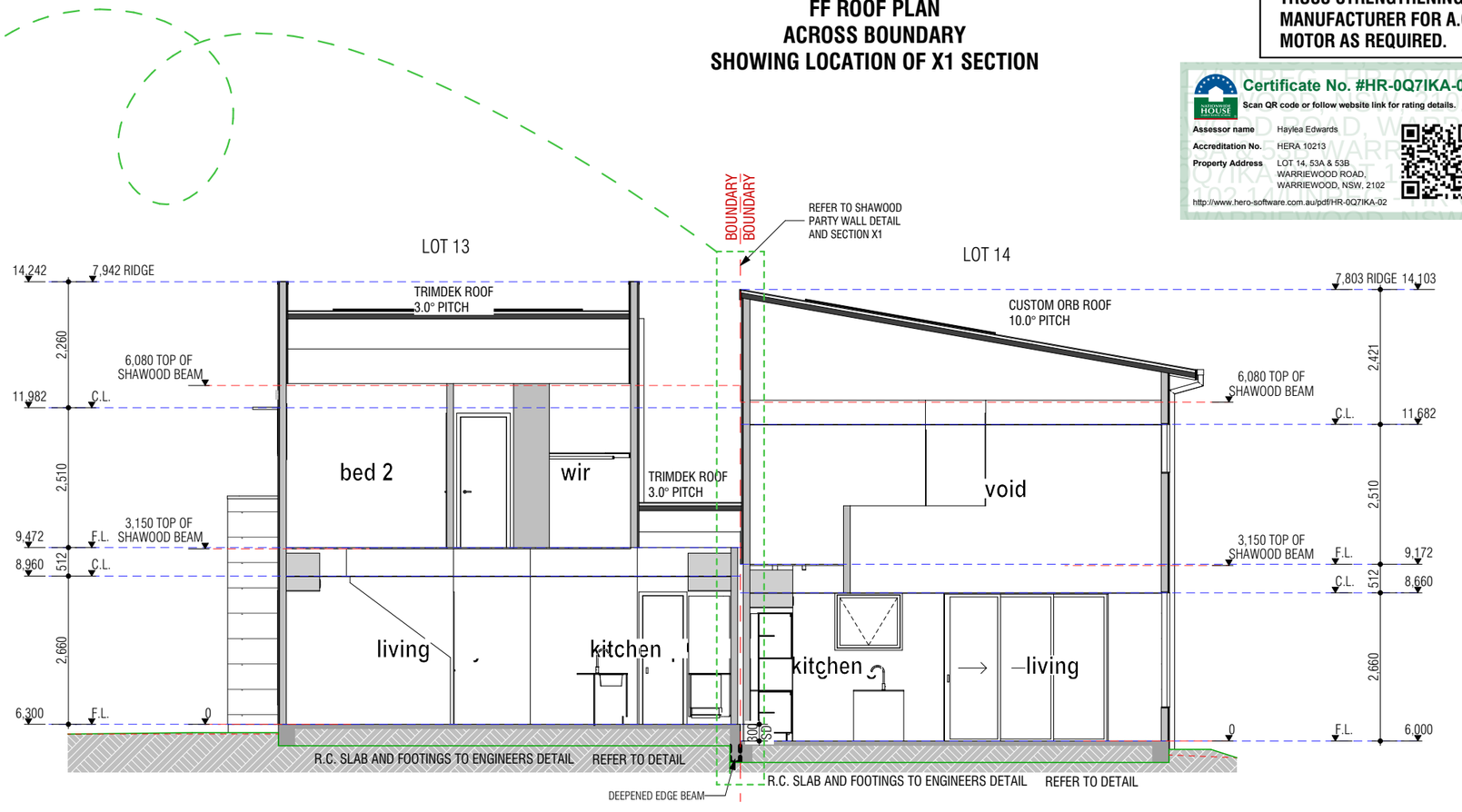
SECTION X1
TRUROCK DETAIL ACROSS
SEMI DETACHED PARTY WALL



GF ROOF PLAN
ACROSS BOUNDARY
SHOWING LOCATION OF X1 SECTION



FF ROOF PLAN
ACROSS BOUNDARY
SHOWING LOCATION OF X1 SECTION



Section **X** **1:100**

LEGEND

	- OBSCURE GLASS
N1	- STANDARD FUGE
N2	- FEATURE FUGE
R1	- RENDERED
R2	- RENDER 2
R3	- RENDER 3

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NOTE:-
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REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 13 & 14 - SECTIONS

MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -

CONTRACT No: LOT 14 - NM105715, LOT 15 - NM105716
SHEET: DA-44
PAGE: 44
MASTER DESIGN: NM
MASTER CHECKED: -
SCALE: 1:1

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LEGEND

- OBSCURE GLASS
- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3

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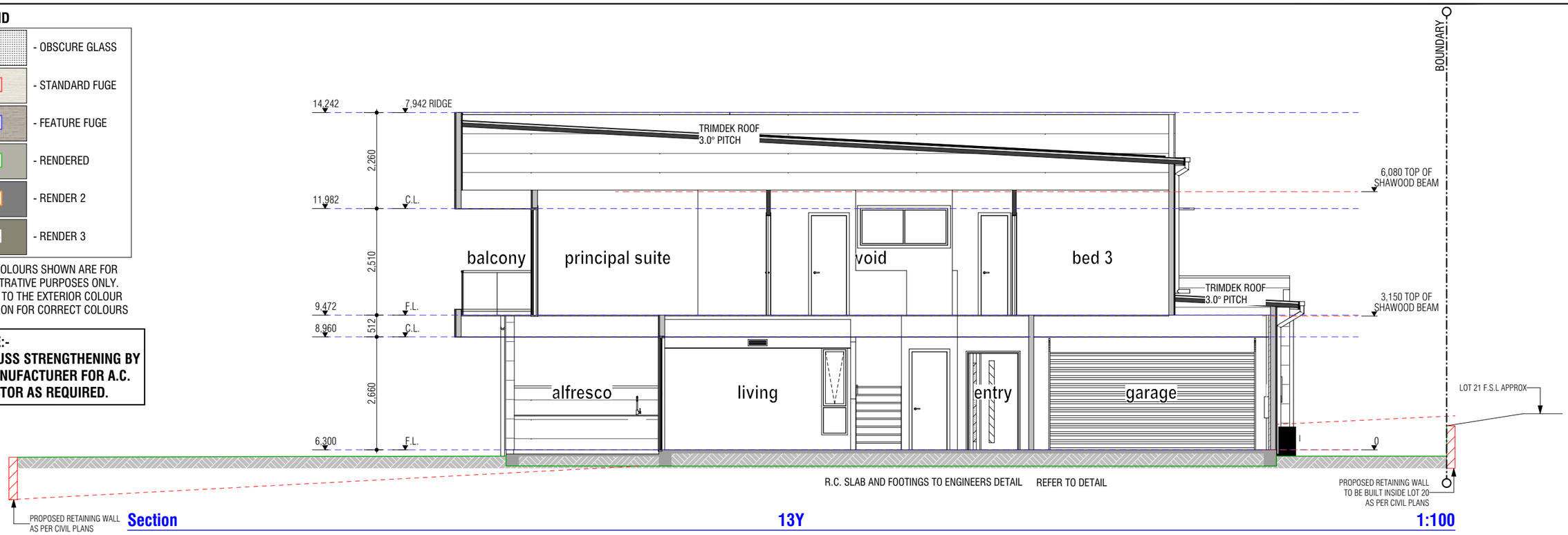
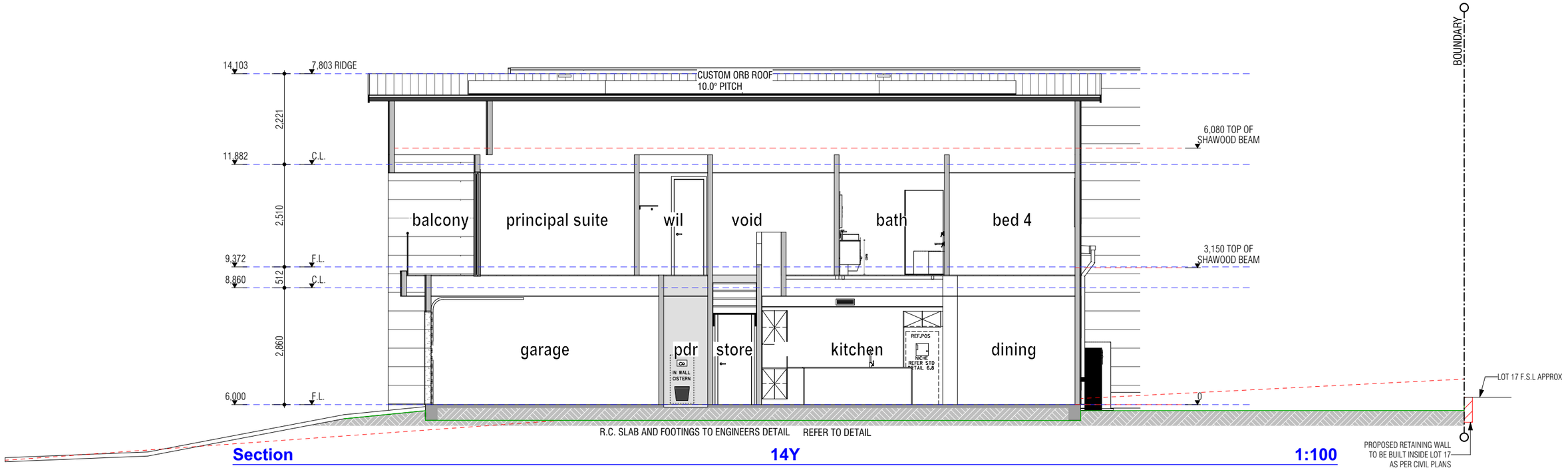


Section **13Y** **1:100**



Section **14Y** **1:100**

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Accreditation No.	HERA 10213
Property Address	LOT 14, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102

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REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 13 & 14 - SECTIONS

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MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -
CONTRACT No:	LOT 14 - NM105715 LOT 15 - NM105716		SHEET:	DA-45
MASTER DESIGN		MASTER CHECKED	PAGE:	45
NM		-	SCALE:	1:1

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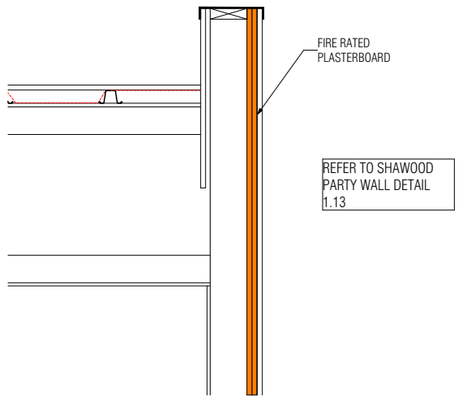
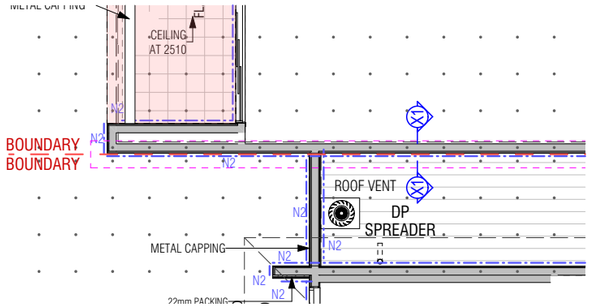
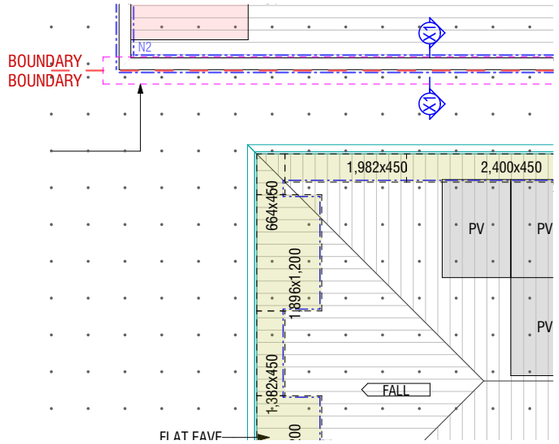


SECTION X1
SKILLION 0 EAVE DETAIL
ACROSS TRUROCK



GF ROOF PLAN
ACROSS BOUNDARY
SHOWING LOCATION OF X1 SECTION



FF ROOF PLAN
ACROSS BOUNDARY
SHOWING LOCATION OF X1 SECTION

LEGEND

- OBSCURE GLASS
- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3

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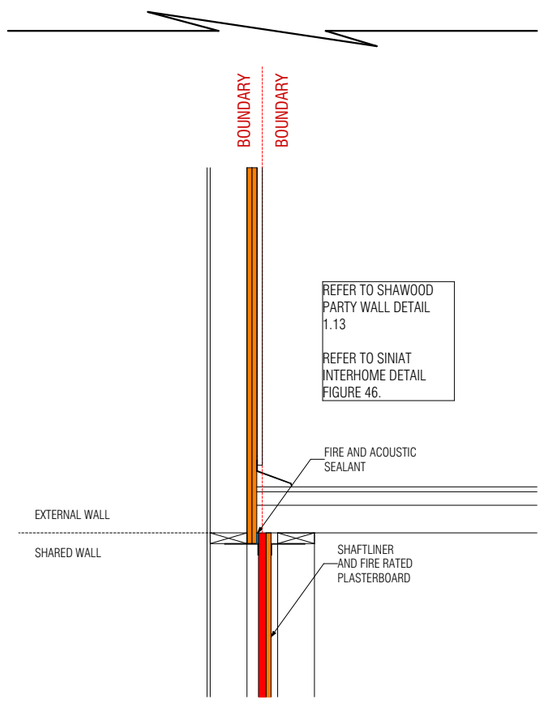
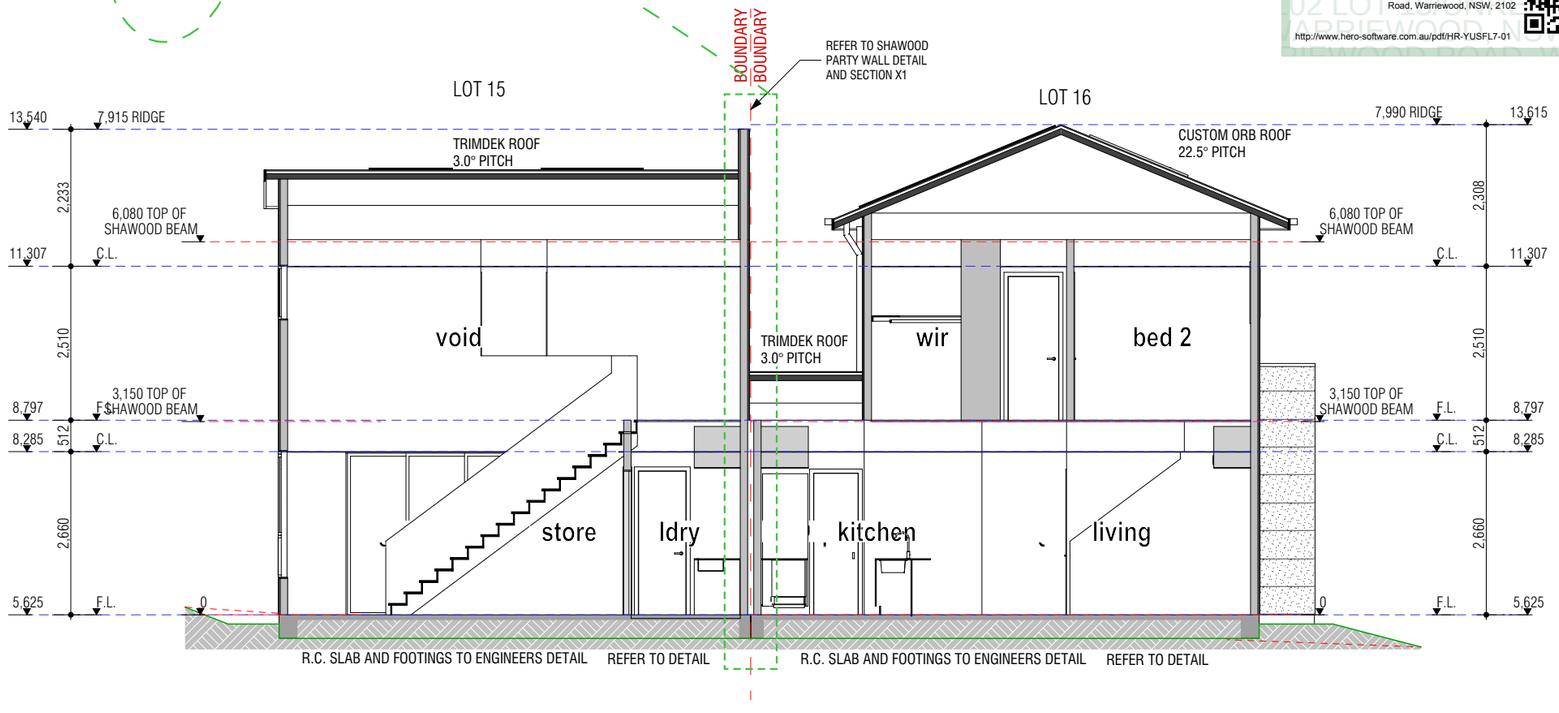


SECTION X1
TRUROCK DETAIL ACROSS
SEMI DETACHED PARTY WALL



Section X 1:100

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REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 15 & 16 - SECTIONS

MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -
CONTRACT No:	LOT 16 - NM105717 LOT 17 - NM105718		SHEET:	DA-46
			PAGE:	46
MASTER DESIGN		MASTER CHECKED		
NM		-	SCALE:	1:1

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LEGEND

- OBSCURE GLASS
- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3

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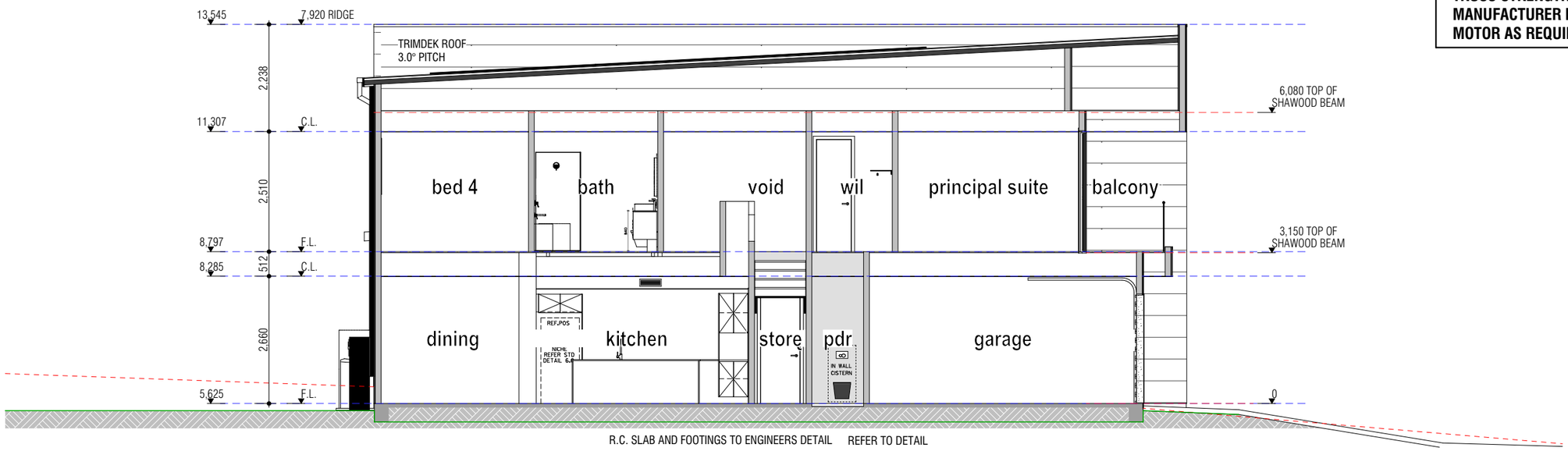
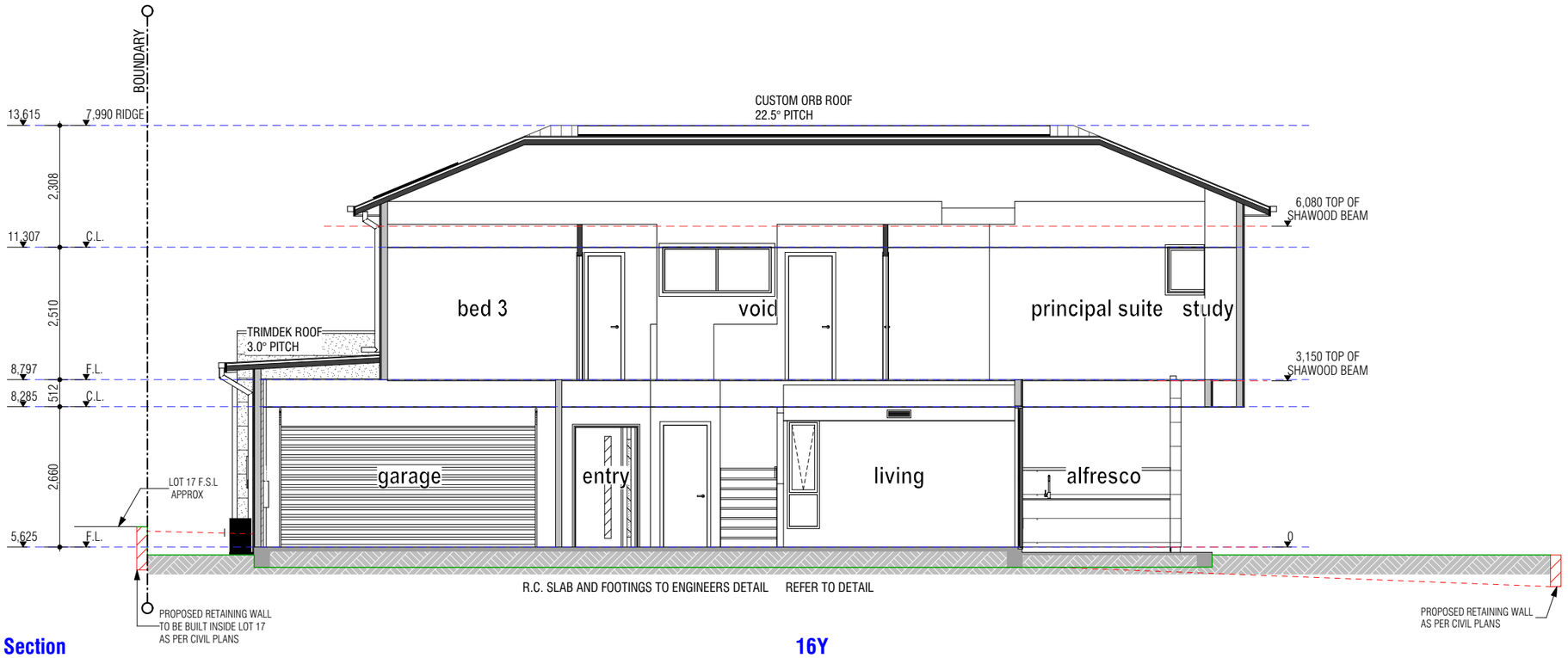
NOTE:-
TRUSS STRENGTHENING BY MANUFACTURER FOR A.C. MOTOR AS REQUIRED.



R.C. SLAB AND FOOTINGS TO ENGINEERS DETAIL REFER TO DETAIL

Section 15Y 1:100



R.C. SLAB AND FOOTINGS TO ENGINEERS DETAIL REFER TO DETAIL

Section 16Y 1:100

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REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
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LOT 15 & 16 - SECTIONS

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MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -
CONTRACT No:	LOT 16 - NM105717 LOT 17 - NM105718			SHEET: DA-47
MASTER DESIGN		MASTER CHECKED		PAGE: 47
NM		-		SCALE: 1:1

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LEGEND

- OBSCURE GLASS
- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3

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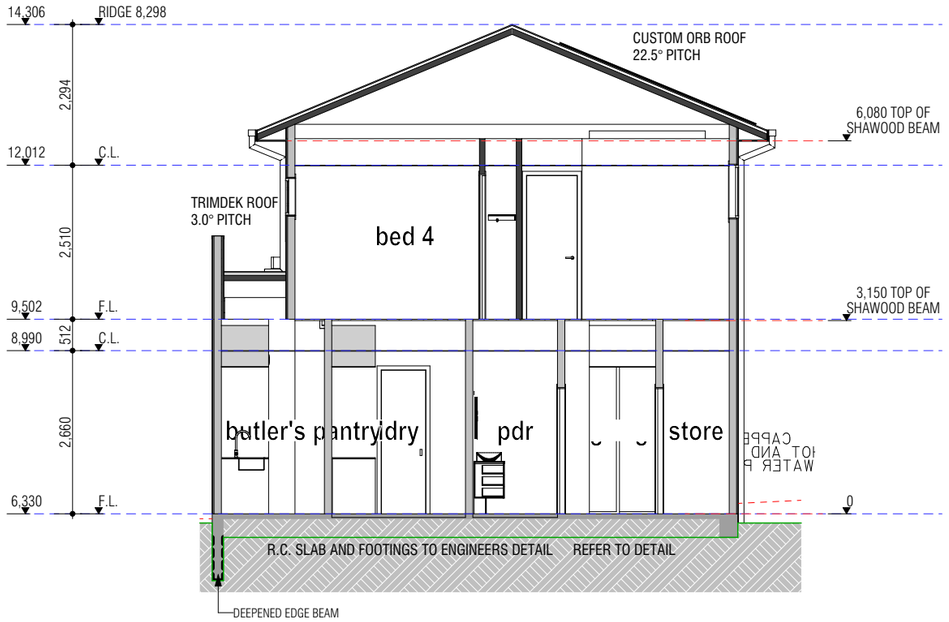
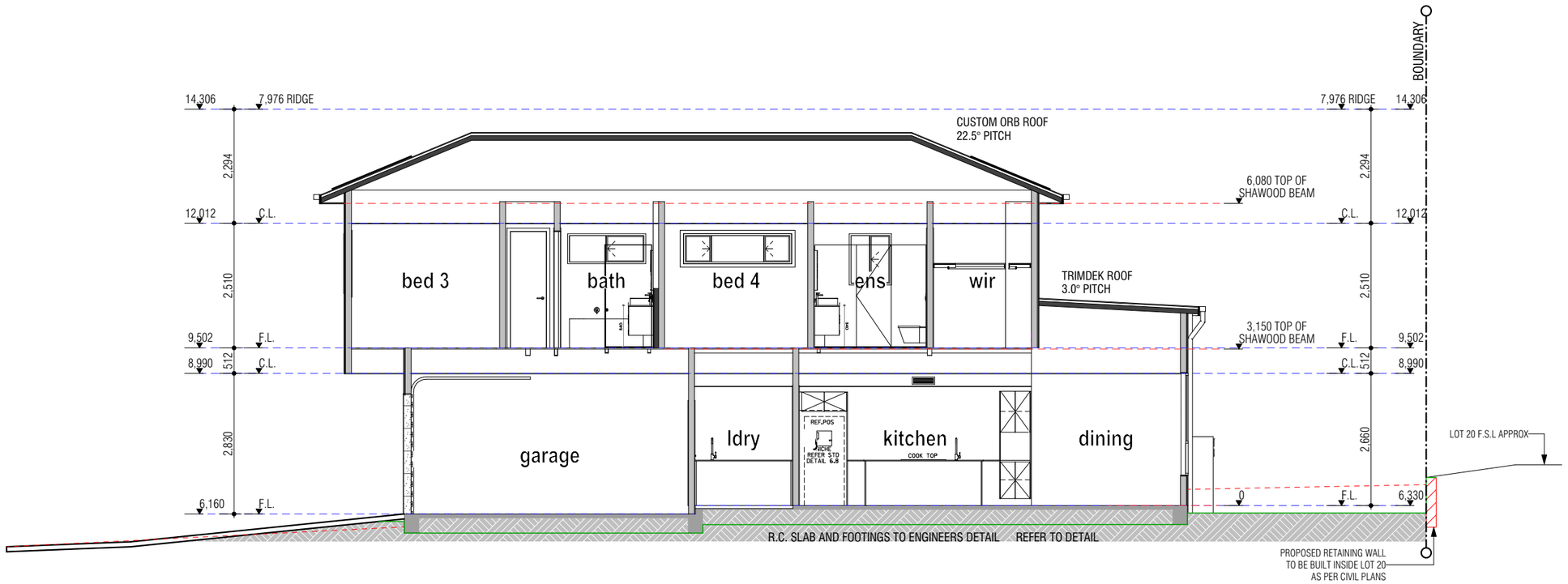


Section X 1:100



Section Y 1:100

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REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
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ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

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LOT 17 - SECTIONS

MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -

CONTRACT No: NM105719

SHEET: **DA-48**

PAGE: **48**

MASTER DESIGN	MASTER CHECKED
NM	-

SCALE: 1:1

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LEGEND

- OBSCURE GLASS
- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3

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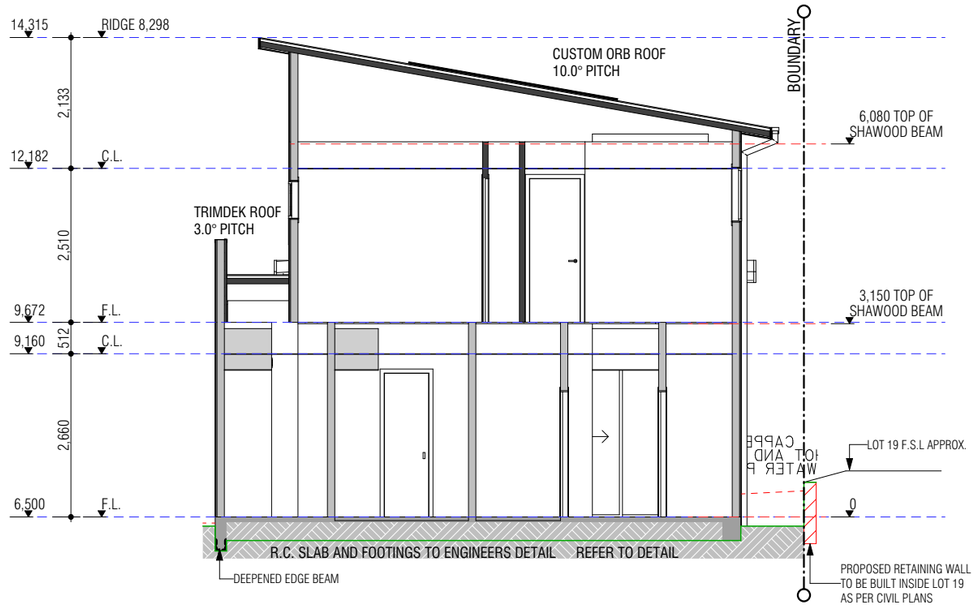
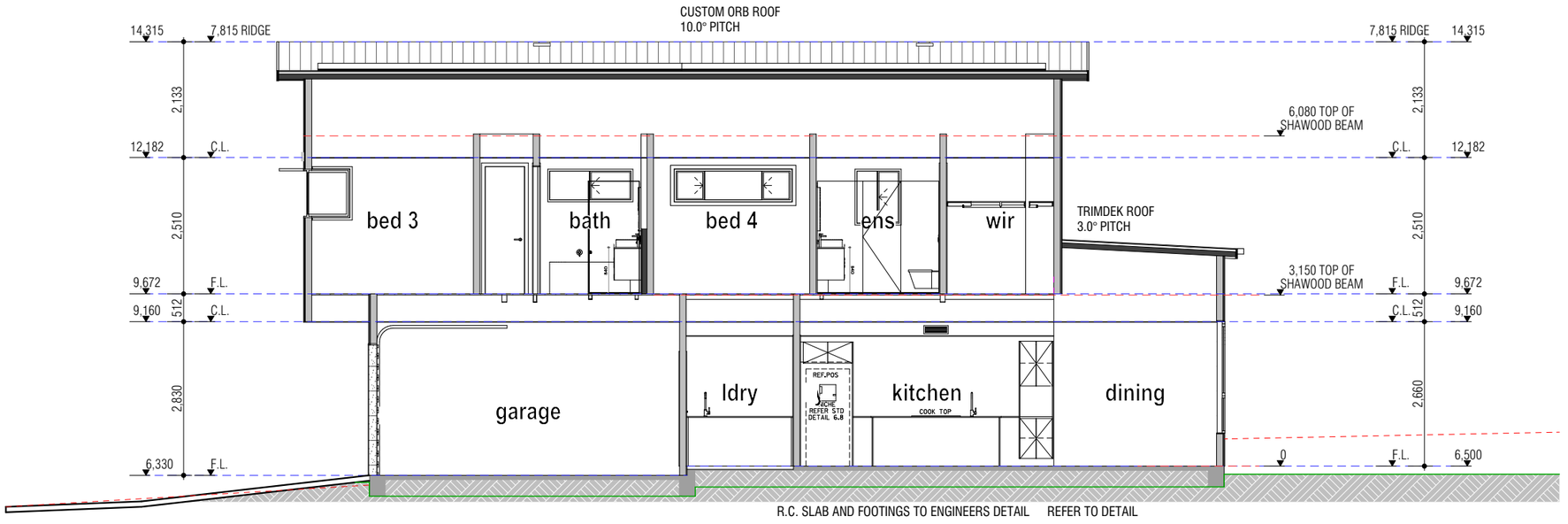


Section X 1:100



Section Y 1:100

Certificate No. #HR-5VKYQ7-02
Scan QR code or follow website link for rating details.

Assessor name	Haylea Edwards
Accreditation No.	HERA 10213
Property Address	LOT 18, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102

http://www.hero-software.com.au/pdf/HR-5VKYQ7-02

REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

LOT 18 - SECTIONS

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Sekisui House Services (NSW) Pty Limited ABN: 42119550220. BL: 226045C.

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MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -

CONTRACT No: NM105720 SHEET: DA-49 PAGE: 49

MASTER DESIGN	MASTER CHECKED	SCALE: 1:1
NM	-	

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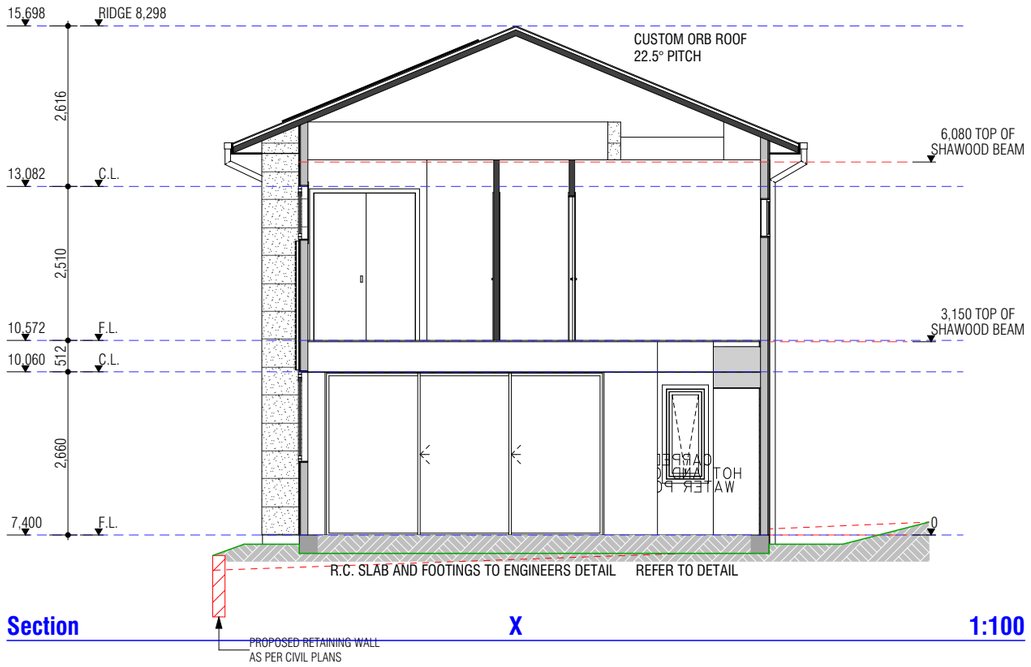
LEGEND

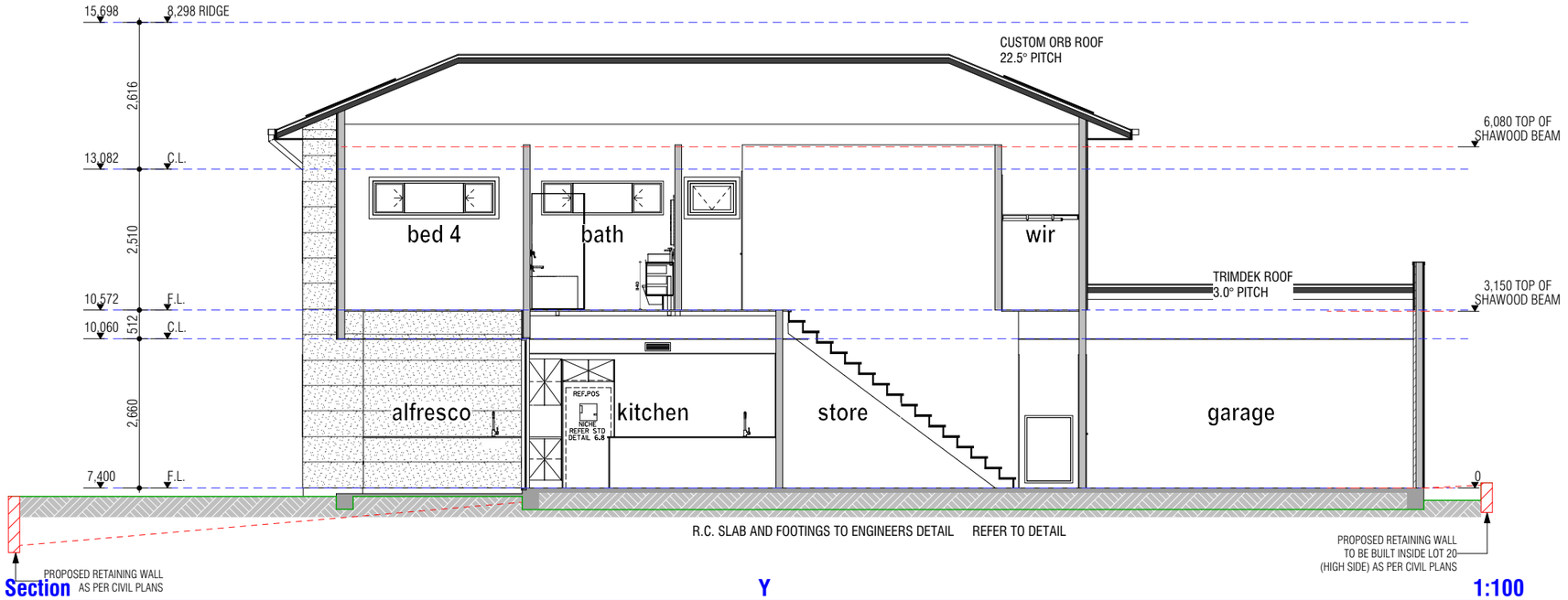
- OBSCURE GLASS
- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3

ALL COLOURS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO THE EXTERIOR COLOUR SELECTION FOR CORRECT COLOURS

NOTE:-
TRUSS STRENGTHENING BY MANUFACTURER FOR A.C. MOTOR AS REQUIRED.



Section X 1:100



Section Y 1:100

Certificate No. #HR-FAI6L6-02
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Assessor name	Haylea Edwards
Accreditation No.	HERA 10213
Property Address	LOT 19, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102

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REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

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LOT 19 - SECTIONS

MODEL	TL -	FACADE	01	
STOREY	D	ACCOM		GARAGE -

CONTRACT No: NM105721
SHEET: DA-50
PAGE: 50

MASTER DESIGN	MASTER CHECKED	SCALE:
NM	-	1:1

Printed Date: 17/04/2025 - Printed by:MirzaN - File Name:W:\c.Shawood\Warriewood\Talia\3. Lot Plans\Lot 13 (Old Lot 14) - TL03 F1\6. CAD File\TL - Lot 13 - 20 (Old Lot 14 - 21).pln

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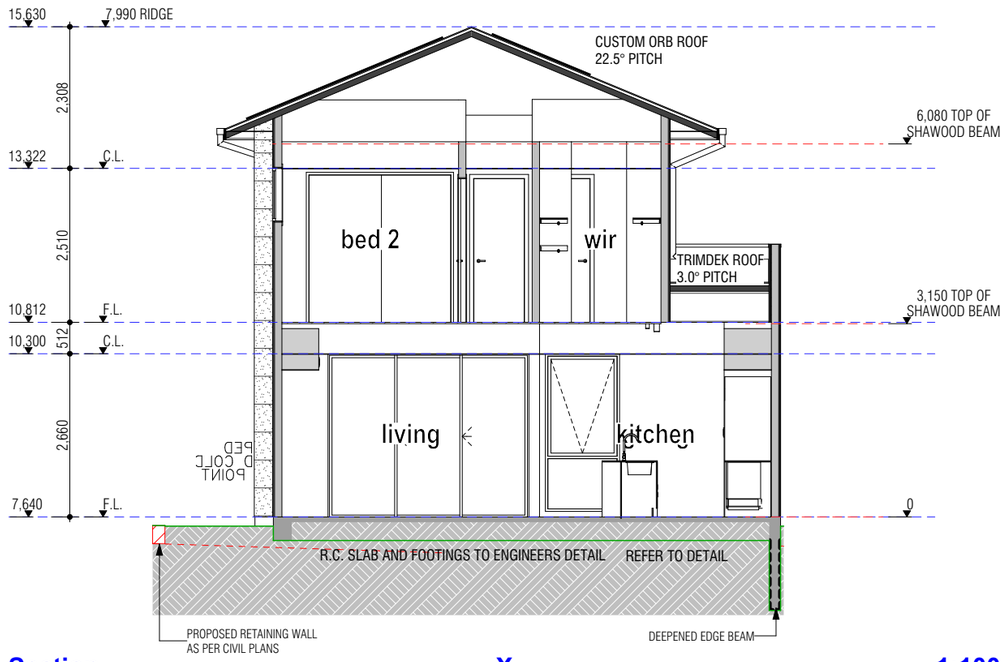
LEGEND

- OBSCURE GLASS
- N1 - STANDARD FUGE
- N2 - FEATURE FUGE
- R1 - RENDERED
- R2 - RENDER 2
- R3 - RENDER 3

ALL COLOURS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO THE EXTERIOR COLOUR SELECTION FOR CORRECT COLOURS

NOTE:-
TRUSS STRENGTHENING BY MANUFACTURER FOR A.C. MOTOR AS REQUIRED.



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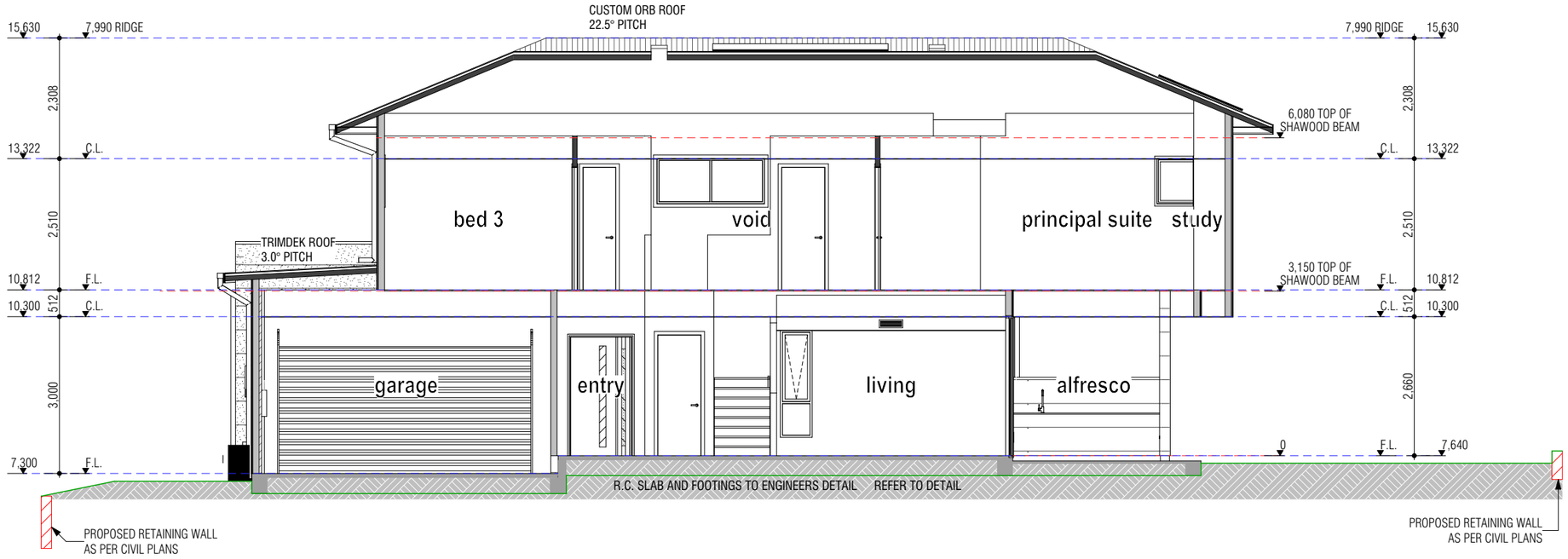

Section Y 1:100

Certificate No. #HR-G2GO2H-01
Scan QR code or follow website link for rating details.

Assessor name	Haylea Edwards
Accreditation No.	HERA 10213
Property Address	LOT 20, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102

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REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
02	IDA PLANS UPDATED TO SUIT NEW CIVILS (UPDATED ROAD LEVELS, STORMWATER PITS, EASEMENTS, SUBSTATION & LOT NUMBER CHANGES)	NM	16.04.2025

ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

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LOT 20 - SECTIONS

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CONTRACT No: NM105722
SHEET: DA-51
PAGE: 51

MASTER DESIGN	MASTER CHECKED
NM	-

SCALE: 1:1

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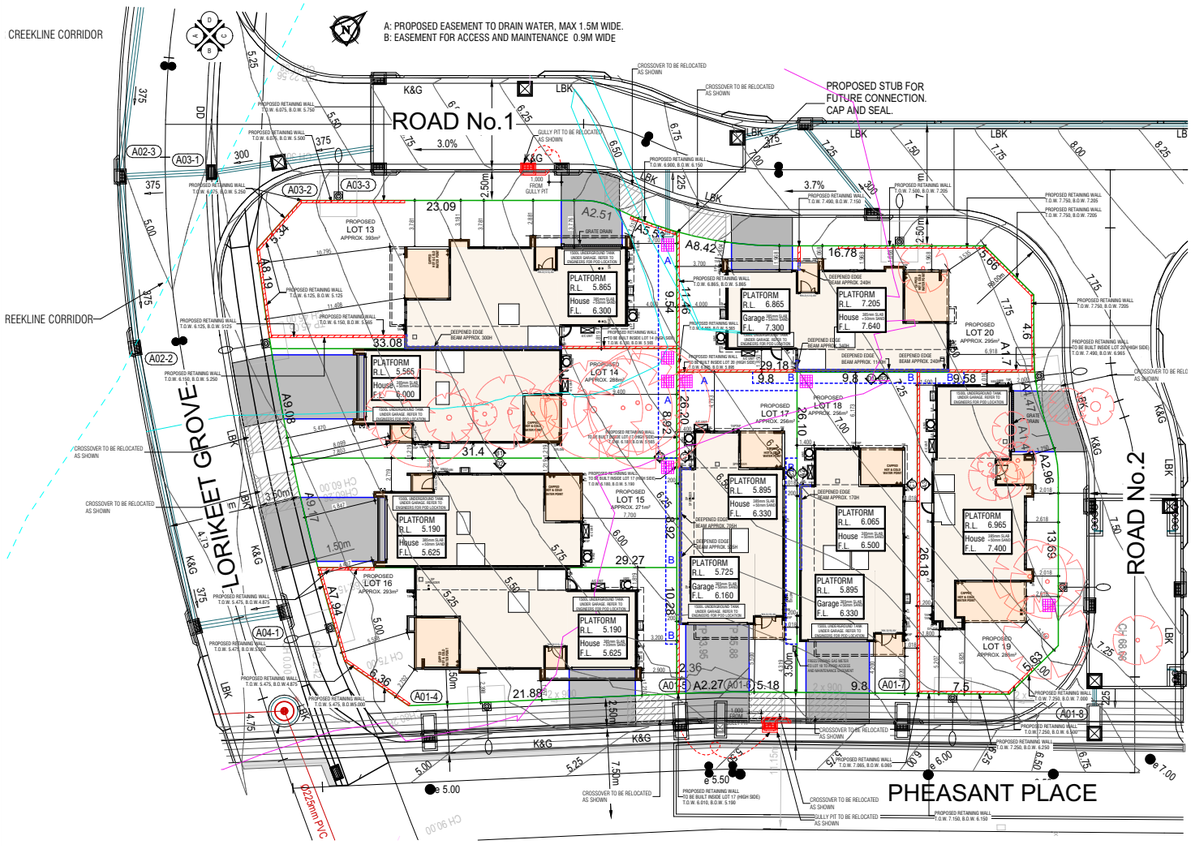
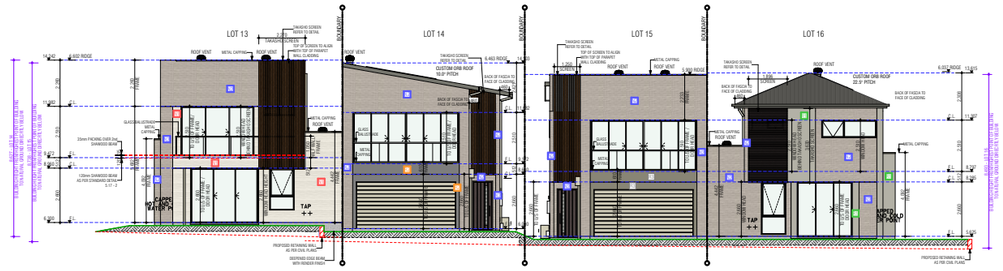
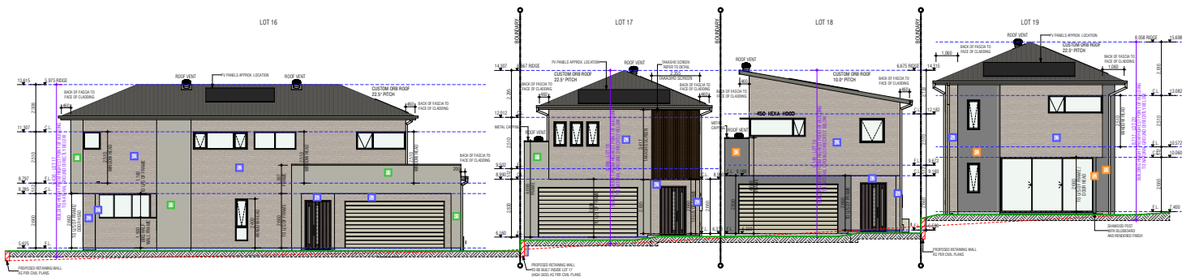
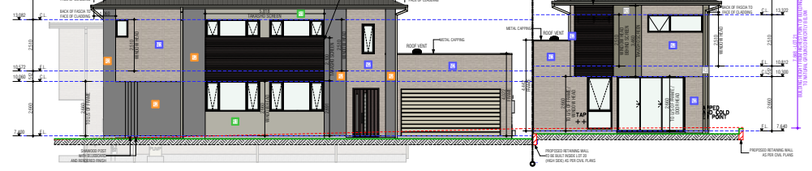




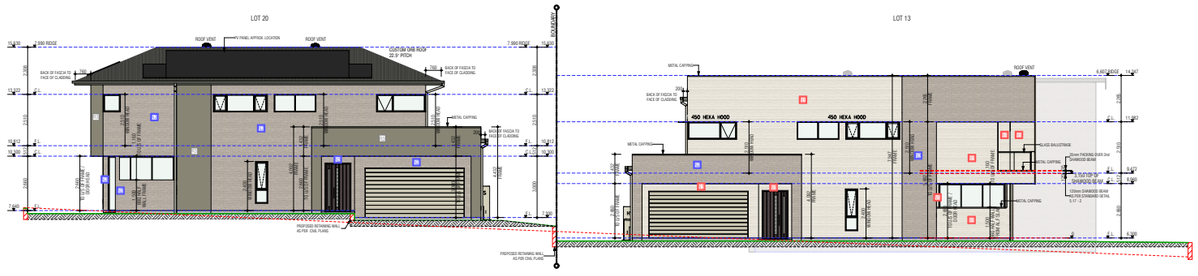
A **Elevation** **1:300**



B **Elevation** **1:300**



C **Elevation** **1:300**



D **Elevation** **1:300**

Certificate No. #HR-P9CYML-02
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 13, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
http://www.hero-software.com.au/pdf/HR-P9CYML-02

Certificate No. #HR-0Q7IKA-02
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 14, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
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Certificate No. #HR-YUSFL7-01
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: Lot 15, 53A & 53B Warriewood Road, Warriewood, NSW, 2102
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Certificate No. #HR-P3QFLB-01
Scan QR code or follow website link for rating details.
Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 16, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
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Certificate No. #HR-84W0IZ-01
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Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: Lot 17, 53A & 53B Warriewood Road, Warriewood, NSW, 2102
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Certificate No. #HR-5VKYQ7-02
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Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
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Certificate No. #HR-FAI6L6-02
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Certificate No. #HR-G2GO2H-01
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Assessor name: Haylea Edwards
Accreditation No.: HERA 10213
Property Address: LOT 20, 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD, NSW, 2102
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REV	AMENDMENT	BY	DATE
01	IDA PLANS	NM	26.03.2025
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ADDRESS: 53A & 53B WARRIEWOOD ROAD, WARRIEWOOD 2102 (PROPOSED LOTS 13-20)

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NOTIFICATION PLAN

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CONTRACT No:

SHEET: DA-52

PAGE: 52

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NM	-

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