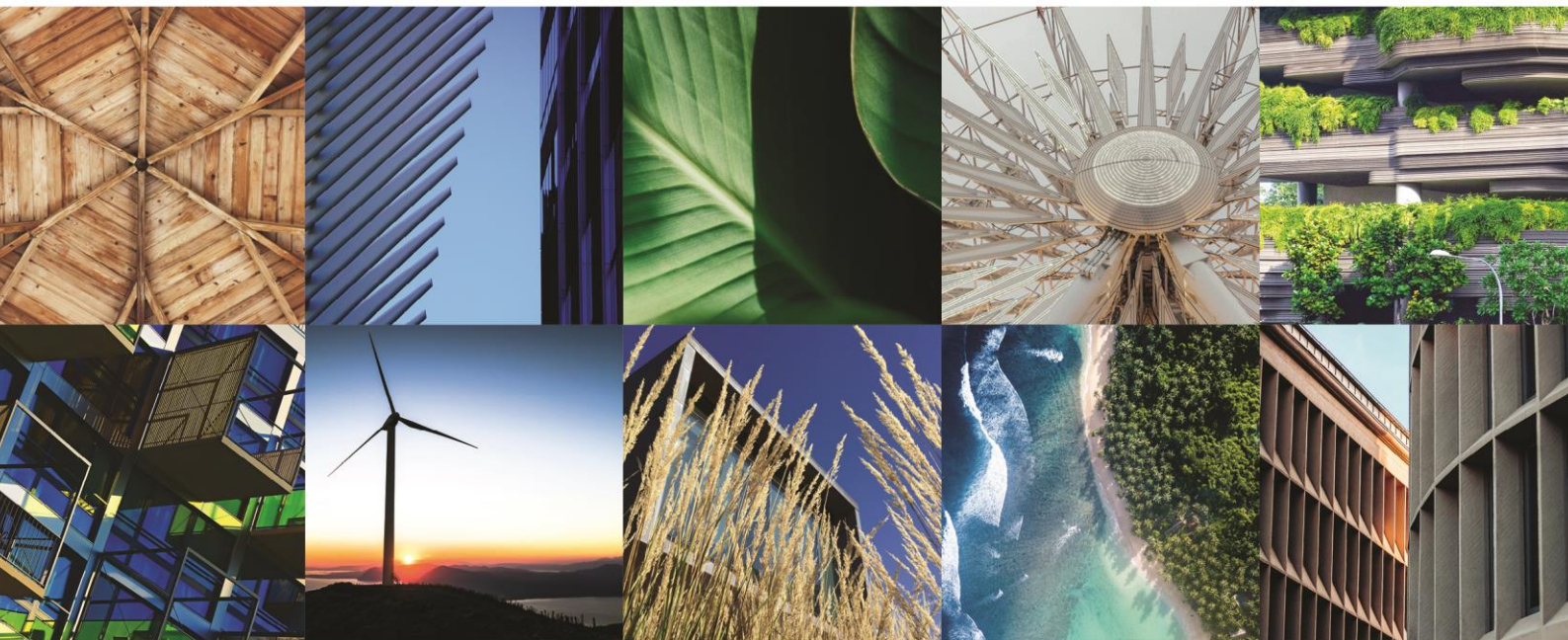




Site Design Studios Proposed Residential Development

To be built at 17 Old Sydney Road, Seaforth NSW 2092

Issue	File Ref	Description	Author	Date
A	21-2182	NatHERS Thermal Comfort and BASIX Assessment	JJ	14/09/2021
B	21-2182	NatHERS Thermal Comfort and BASIX Assessment	JJ	15/09/2021
C	22-3160R	NatHERS Thermal Comfort and BASIX Assessment	SF	27/05/2022

This report has been prepared by Efficient Living Pty Ltd on behalf of our client Site Design Studio. 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.



Assessor: Sian Fishwick
Email: sian@efficientliving.com.au

License Holder: Tracey Cools
Accreditation Number: HERA10033

BASIX Details:

NatHERS Certificate Number: 0006495006-02

BASIX adjusted conditioned area: 35.0 m²

BASIX adjusted un-conditioned area: 4.0 m²

Area adjusted heating load: 17.8 MJ/ m²/pa

Area adjusted cooling load: 23.7 MJ/ m²/pa

Specification

Heating and cooling loads for the development have been determined using BERS Pro Plus 4.4 thermal comfort simulation software, and assessed under the thermal simulation method of the BASIX Protocol.

The following specification was used to achieve the thermal performance values. Modelling proxies are used at times and if the buildings element details vary the thermal performance specification below shall take precedence.

If there is a change to this specification during design or construction phases, please contact Efficient Living for advice and if required an updated Certificate will be issued.

Floors

Waffle Pod Slab

External Walls

Brick veneer on framed walls with R2.5 insulation (insulation only value)

External Colour:

Light (SA < 0.475)

Walls within dwellings

Plasterboard on studs, no insulation required

Glazing Doors/Windows

Glazed windows and doors:

W01 & W02:

U-value: 4.10 (equal to or lower than) SHGC: 0.47 (±10%)

W03:

U-value: 4.30 (equal to or lower than) SHGC: 0.53 (±10%)

Given values are AFRC total window system values (glass and frame)



Skylights

None

Roof and Ceilings

Tiled roof with foil/sarking

Plasterboard ceiling with R4.0 insulation (insulation only value) where roof above

Ceiling insulation require to verandah or porch where connected to main roof cavity or barrier provided

External Colour

Light (SA < 0.475)

Ceiling Penetrations

Sealed LED downlights not to exceed NatHERS certificate

Floor coverings

Tiles

External Shading

Shading as per stamped drawings

Ventilation

All external doors have weather seals, all exhaust fans and chimneys have dampers, and down lights proposed will have capped fittings

Nationwide House Energy Rating Scheme

NatHERS Certificate No. 0006495006-02

Generated on 27 May 2022 using BERS Pro v4.4.1.5 (3.21)

Property

Address 17 Old Sydney Road , Seaforth , NSW , 2092

Lot/DP B/340085

NCC Class* 1A

Type New Dwelling

Plans

Main Plan 21-2182

Prepared by Site Design Studios

Construction and environment

Assessed floor area (m²)*	Exposure Type
Conditioned* 34.0	Suburban
Unconditioned* 3.0	NatHERS climate zone
Total 38.0	56
Garage 0.0	



Accredited assessor

Name Tracey Cools

Business name Efficient Living Pty Ltd

Email admin@efficientliving.com.au

Phone (02)99706181

Accreditation No. HERA10033

Assessor Accrediting Organisation

HERA

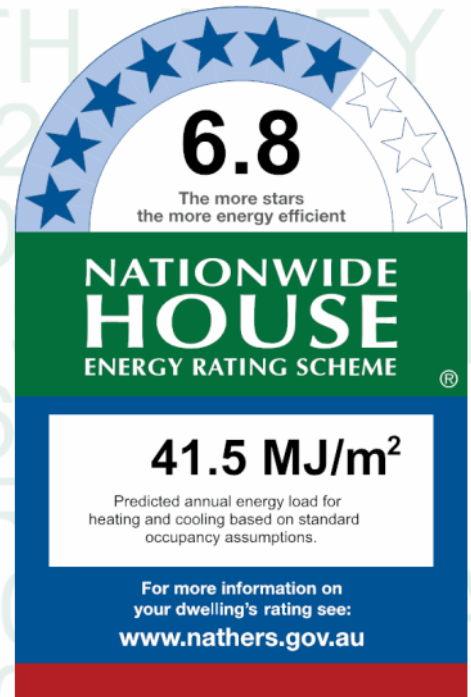
Declaration of interest Declaration completed: no conflicts

National Construction Code (NCC) requirements

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

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

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



Thermal performance

Heating	Cooling
17.8	23.7
MJ/m²	MJ/m²

About the rating

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

Verification

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



Certificate check

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

Genuine certificate

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

Ceiling penetrations*

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

Windows

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

Apartment entrance doors

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

Exposure*

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

Provisional* values

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

Additional notes

Waffle Pod slab modelled as worst case 175mm thick

Exhaust fans (sealed) with 200mm insulation cut outs modelled to Bathroom only

Recessed LED downlights (sealed) modelled at a rate of 1 per 2.5m²

Modelled in accordance with NatHERS Tech Note for Studios and Bedsits

W01 split in order to accurately model its affect on both the living and sleeping sections of the studio/granny flat

1400mm ceiling fan included to Kitch/Living Room

I have modeled the shading in accordance with NatHERS principles

Window and glazed door *type and performance*

Default* windows

Window ID	Window Description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-004-03 A	ALM-004-03 A Aluminium B DG Air Fill High Solar Gain low-E -Clear	4.3	0.53	0.50	0.56
ALM-005-03 A	ALM-005-03 A Aluminium A DG Argon Fill High Solar Gain low-E -Clear	4.1	0.47	0.45	0.49

Custom* windows

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

Window and glazed door *schedule*

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Ensuite	ALM-004-03 A	n/a	700	550	n/a	45	NW	No
Galley Kitchen	ALM-005-03 A	n/a	1100	1810	n/a	90	NE	No
Galley Kitchen	ALM-005-03 A	n/a	2200	4360	n/a	90	SE	No
BED	ALM-005-03 A	n/a	2200	4000	n/a	90	SE	No

Roof window *type and performance*

Default* roof windows

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

Custom* roof windows

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

Roof window *schedule*

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

Skylight *type and performance*

Skylight ID	Skylight description
No Data Available	

Skylight *schedule*

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

External door *schedule*

Location	Height (mm)	Width (mm)	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade (colour)	Bulk insulation (R-value)	Reflective wall wrap*
EW-1	Brick Veneer	0.30	Light	Bulk Insulation R2.5	No

External wall *schedule*

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Ensuite	EW-1	2700	1495	SW	500	NO
Ensuite	EW-1	2700	2395	NW	500	NO
Galley Kitchen	EW-1	2700	3900	NE	500	NO
Galley Kitchen	EW-1	2700	5395	SE	500	NO
Galley Kitchen	EW-1	2700	5395	NW	500	NO
BED	EW-1	2700	4495	SE	500	NO
BED	EW-1	2700	2395	SW	500	NO
BED	EW-1	2700	2090	NW	500	NO

Internal wall *type*

Wall ID	Wall type	Area (m ²)	Bulk insulation
IW-1 - Cavity wall, direct fix plasterboard, single gap		21.00	No insulation

Floor *type*

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Ensuite	Waffle pod slab 175 mm 100mm	3.40	None	Waffle Pod 175mm	Ceramic Tiles 8mm
Galley Kitchen	Waffle pod slab 175 mm 100mm	20.90	None	Waffle Pod 175mm	Ceramic Tiles 8mm
BED	Waffle pod slab 175 mm 100mm	13.60	None	Waffle Pod 175mm	Ceramic Tiles 8mm

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Ensuite	Plasterboard	Bulk Insulation R4	No
Galley Kitchen	Plasterboard	Bulk Insulation R4	No
BED	Plasterboard	Bulk Insulation R4	No

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm ²)	Sealed/unsealed
Ensuite	1	Downlights - LED	150	Sealed
Ensuite	1	Exhaust Fans	200	Sealed
Galley Kitchen	8	Downlights - LED	150	Sealed
BED	5	Downlights - LED	150	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
Galley Kitchen	1	1400

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Roof Tiles	Foil, Gap Above, Reflective Side Down, Anti-glare Up	0.30	Light

Explanatory notes

About this report

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

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

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

Accredited assessors

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

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

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

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

Disclaimer

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

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

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

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

Glossary

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