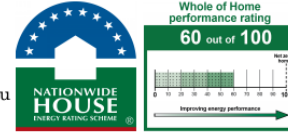




ENEENERGY THERMAL PERFORMANCE & ENERGY EFFICIENCY
 NatHERS Certificates (Thermal Performance) - BERS PRO V4 & V5
 Residential BASIX (Energy & Water)
 Residential W.O.H. Certificates (Whole of Home)
 Residential DTS (Deemed to Satisfy) NCC3.12 Vol Two
 Commercial Section J, J4D6 DTS, J1V3 Compliance reports

Contact: Daniel Lowe
 PH: 0435 054 933
 Email: daniel.lowe@eneenergy.com.au
 Web: www.eneenergy.com.au



REQUIREMENTS FOR NSW 7 NATHERS (NCC-2022).1

DATE	11/03/2025
ADDRESS	521 Ulan Rd Eurunderee NSW 2850
DP #	618062
CLIMATE ZONE	65
WIND SHIELDING	SUBURBAN (<i>Closely spaced obstructions/Trees ≤10m high</i>)
CLIENT/COMPANY	Stroud c/o Avalon Drafting

Proposed Insulation: (*worst case scenario modelled where information not provided – as per tech notes*)

- Framing Material: Timber
- Roof colour: ≥ Medium (*Solar absorptance 0.475 < SA ≤ 0.70*)
- Roof: Sarking under
- Ceilings (*excludes eaves/Garage*): R6.0 Main Ceiling, R3.0 edge batts (*Excluding Porch & Alfresco*)
- Walls to roof space: ≥R3.0 opposing Raked ceilings
- External wall material: Brick Veneer & FC Sheet
- External wall colour: Medium (*Solar absorptance 0.475 < SA ≤ 0.70*)
- External walls: R2.7HD + Vapour permeable foil (*excluding Garage = Foil only to BV*)
- Internal walls: R2.7HD to Garage, R2.5HD to Mud, Laundry & Bath
- Waffle pod slab: 300mm

Proposed Windows: **If alternative Glazing used to that modelled below, equal or lower U values & SHGC to be within 5% required*

W07, W12, W13, W14, W16, W18 & W20 Sliding Doors
 50.4 m² BRD-035-304-002 BRADNAMS Uval 2.55 SHGC 0.61
 Glass GW 4Clr/16Ar/4I89Layers3&4 Frame Aluminium Sliding Door DG

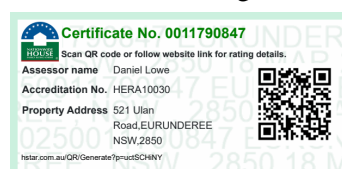
W28, W29, W30, W31 & W32 Fixed Windows
 9.1 m² BRD-086-302-003 BRADNAMS Uval 2.52 SHGC 0.63
 Glass GW 4Clr/16Ar/4I89Layers3&4 Frame Aluminium Fixed Window DG

W10, W11 & W15 Sliding Windows
 6.8 m² BRD-154-304-002 BRADNAMS Uval 2.87 SHGC 0.58
 Glass GW 4Clr/16Ar/4I89Layers3&4 Frame Aluminium Sliding Window DG

W17 Sliding Window
 1.8 m² BRD-001-013-001 BRADNAMS Uval 4.57 SHGC 0.63
 Glass 4EA Frame Aluminium Sliding Window SG

W02, W03, W08, W22, W23, W24, W25 & W26 Sliding Windows
 10.8 m² BRD-066-043-001 BRADNAMS Uval 3.23 SHGC 0.54
 Glass LoEClr 4/10/4 Frame Aluminium Sliding Window DG

W01, W04, W05, W06, W09, W19, W21 & W27 Double Hung Windows
 12.2 m² BRD-080-008-001 BRADNAMS Uval 3.95 SHGC 0.52
 Glass 4EA/6Ar/4Clr Frame Aluminium Double Hung Window DG



Windows Cont...

Front Entry Side-lights & Hi-Light Windows

2.0 m² BRD-074-058-001 BRADNAMS Uval 2.75 SHGC 0.58
 Glass LoEClr 4/12/4 Frame Aluminium Fixed Window DG

Garage Double Hung Windows

3.2 m² BRD-024-001-001 BRADNAMS Uval 6.30 SHGC 0.74
 Glass 3Clr Frame Aluminium Double Hung Window SG

Floor Coverings:

- Kitchen, Family, Meals, Entry, Hall: Ceramic Tiles
- Bedrooms, WIR, Media: Carpet & Rubber underlay
- Wet Areas: Ceramic Tiles
- Garage: Bare

Ceiling Fans: (900mm modelled when size not provided – as per tech notes)

- Nil Modelled

Ceiling Penetrations:

Allowance for ceiling penetrations for recessed LED downlights, exhaust fans and flues has been made as per the electrical plan. (if there is no lighting plan the certificate will state clearly that the dwelling has been rated without downlights and clients need to know that the dwelling will need to be rated again if these features are present – assessors should price return jobs accordingly)

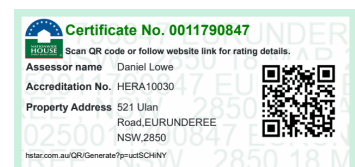
This adheres to BCA requirements for Ceiling penetration report. BCA 3.12.1 ***modelled with Average Qty IC Rated Downlights***

Building sealing requirements:

- All exhaust fans to be fitted with dampers as per NCC.
- External doors to be weather stripped and windows to comply with AS 2047.
- All gaps from service penetrations etc are to be sealed. As should internal doors to garage.
- All chimneys and flues to have dampers as per BCA requirements 3.12.3.1.

ABCN NatHERS Heating & Cooling Load Limits ABCN Standard 2022.

CLIMATE ZONE # 65	BASIX TARGETS CSOG	25014
NatHERS Star Rating Score	≥7.0 STARS	7.0 STARS
Cooling Loads MJ/m2.annum	≤17.9	10.5
Heating Loads MJ/m2.annum	≤150.0	144.6
Adjusted Total	≤156.0	155.1



Analysis

House Zones

1 | 7

25014_Stroud_521_Ulan_Rd_Eurunderee.climat65.TXT

Adjusted Cooling 10.5 MJ/m² 2732 MJ
 Adjusted Heating 144.6 MJ/m² 37646 MJ
 Adjusted Total 155.1 MJ/m² 40379 MJ

Star Rating Energy Efficiency

Area Adjustment 1 Area 260.38 m²
 Actual Cooling 9.6 MJ/m² 2504 MJ
 Actual Heating 132.5 MJ/m² 34495 MJ
 Actual Total 142.1 MJ/m² 36999 MJ

House - All Zones

Monthly Cooling Energy

Monthly Heating Energy

Building Elements modelled

Building Element Details

Project 25014_Stroud_521_Ulan_Rd_Eurunderee Run 4
 EURUNDEREE PC 2850 Lat -32.70 Long 149.60 Climate File Climat65.TXT

Dwelling 618862
 Lot Number 2
 Street Number 521
 Unit Number Ulan Road
 Development Name EURUNDEREE
 Suburb NSW
 Postcode 2850
 NCC Class 1A

Plan
 Plan Reference Job No: 25014, Date: 24.02.25
 Prepared By: Drawn: NP, Avalon Drafting

Assessor Details
 Assessor Name Daniel Lowe
 AAO: HERA
 Assessor Number HERA10030

Summary
 Conditioned Area 267.8 m² (260.4 m²)
 Unconditioned Area 74.8 m² (72.7 m²)
 Glazed Common Area 9.8 m² (0.8 m²)
 Total Floor Area 342.7 m² (333.0 m²)
 Total Glazed Area 96.5 m²
 Total External Solid door Area 16.5 m²
 Glass to Floor Area 28.2 %
 Gross External Wall Area 344.8 m²
 Net External Wall Area 231.9 m²

Window
 58.4 m² BBD-035-304-082 BRADNAMS Uval 2.55 SHGC 0.61
 Glass OW AC1r/16Ar/A18P9Layers3&4
 Frame Aluminium Sliding Door DG
 9.1 m² BBD-080-302-083 BRADNAMS Uval 2.52 SHGC 0.63
 Glass OW AC1r/16Ar/A18P9Layers3&4
 Frame Aluminium Sliding Window DG
 6.8 m² BBD-154-304-082 BRADNAMS Uval 2.97 SHGC 0.58
 Glass OW AC1r/16Ar/A18P9Layers3&4
 Frame Aluminium Sliding Window DG
 1.8 m² BBD-001-011-081 BRADNAMS Uval 4.57 SHGC 0.63
 Glass 4EA
 Frame Aluminium Sliding Window SG
 12.2 m² BBD-000-000-081 BRADNAMS Uval 3.95 SHGC 0.52
 Glass 4EA/6Ar/4Clr
 Frame Aluminium Double Hung Window DG
 10.8 m² BBD-064-042-081 BRADNAMS Uval 3.23 SHGC 0.54
 Glass LoEC1r 4/10/4
 Frame Aluminium Sliding Window DG
 2.0 m² BBD-074-050-081 BRADNAMS Uval 2.75 SHGC 0.58
 Glass LoEC1r 4/12/4
 Frame Aluminium Fixed Window DG
 3.2 m² BBD-024-001-081 BRADNAMS Uval 6.30 SHGC 0.74
 Glass 3Clr
 Frame Aluminium Double Hung Window SG

External Wall
 125.9 m² Timber Stud Frame Brick Veneer R 2.70 Bulk Insulation, Air Gap
 61.5 m² Fibro Timber Stud Frame Panel Direct Fix R 2.70 Bulk Insulation
 36.5 m² Timber Stud Frame Brick Veneer No Insulation
 8.0 m² Cavity Brick No Insulation

Internal Wall
 194.6 m² Timber Stud Frame, Direct Fix Plasterboard No Insulation
 57.4 m² Timber Stud Frame, Direct Fix Plasterboard R 2.5 Bulk Insulation, No Air Gap
 28.1 m² Timber Stud Frame, Direct Fix Plasterboard R 2.7 Bulk Insulation, No Air Gap

External Floor
 149.2 m² Waffle pod slab 300 mm 100mm Ceramic Tiles 8mm Waffle Pod 300mm
 141.2 m² Waffle pod slab 300 mm 100mm Carpet+Rubber Underlay 18mm Waffle Pod 300mm
 52.3 m² Waffle pod slab 300 mm 100mm Bare Waffle Pod 300mm

External Ceiling
 275.4 m² Plasterboard on Timber R6.0 Bulk Insulation Unventilated roofspace
 15.5 m² Plasterboard on Timber R3.0 Bulk Insulation Unventilated roofspace
 52.3 m² Plasterboard on Timber No Insulation Unventilated roofspace

Roof (Horizontal area)
 342.7 m² Corrugated Iron Timber Frame Foil, Gap Above, Reflective Side Down, Anti-glare Up 12° slope Skillion roof

NatHERS Thermal Performance compliant with NSW BASIX Heating & Cooling Targets: PASS

7.0
The more stars the more energy efficient
NATIONWIDE HOUSE ENERGY RATING SCHEME

BASIX
NSW GOVERNMENT

ENERGY
THE THERMAL PERFORMANCE AGENCY

Certificate No. 0011790847

Scan QR code or follow website link for rating details.

Assessor name Daniel Lowe
 Accreditation No. HERA10030

Property Address 521 Ulan Road, EURUNDEREE NSW 2850

https://www.nat.com.au/QR/Generate?ip=pc&SCH=NY

Office Use Only	
BASIX REFERENCE #	By others
BERS PRO V5 RUN	Run 4