

NABERS EMBODIED EMISSION

Mandatory disclosure of embodied emission of non-residential developments in NSW

72-88 Water Street, Strathfield South, NSW 2136

Ground Floor Retail of a Mixed-Use Building

Report No. EC 5613-EE
Compilation Date: 01/12/2025
Prepared By: Manuel Basiri
Taylor Smith Consulting



NABERS EMBODIED EMISSION REPORT

Mandatory disclosure of embodied emission of non-residential developments in NSW

72-88 Water Street, Strathfield South, NSW 2136

Prepared under instructions from

JRB Terrigal Pty Ltd

By

Manuel Basiri

Taylor Smith Consulting

info@taylorsmith.com.au

T: 02 9890 8002

PO Box 5044 Kingsdene NSW 2118

CERTIFICATION

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Manuel Basiri

BCA Section J DTS Consultant
J1V3 Computer Energy Modeller
B.Sc – M.Sc – MIEAust 3137731
AACS 4334621

DMN Accredited Assessor 12/1462
NABERS Accredited Assessor 20316

Software Competency;

- Design Builder / Energy Plus
- Speckel
- HERO



Sim Singh Nanda

BCA Section J DTS Consultant
J1V3 Computer Energy Modeller

Software Competency;

- Design Builder / Energy Plus
- Speckel



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Document Version 2025.01

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1.0 INTRODUCTION

Embodied energy is the calculation of the total amount of energy used throughout the lifecycle of a building. This calculation would consider factors such as the materials used, their extraction, the processing, manufacturing, transportation and lastly, construction. The output of these calculations allows us to better understand our emissions and will aid to making buildings more sustainable and reducing greenhouse gas emissions.

For non-residential buildings, the Planning NSW Embodied Emissions Technical Note (Section: Scope of Emissions Reporting) states that:

From 1 October 2023, applicants for non-residential development types must complete the NABERS Embodied Emissions Material Form. This is an interim reporting tool, designed for ease of transition to the NABERS Embodied Emissions Framework when it and the related online tool is released in mid-2024.

This is prepared in compliance with the NSW SEPP (Sustainable Buildings State Environmental Planning Policy) 2022 requirements. This document serves as supporting documentation for the Embodied Emissions Materials Form, which has been submitted for certification purposes. The assessment focuses on upfront embodied emissions, which represent the emissions associated with the extraction, manufacturing, and transportation of materials used in the construction phase.

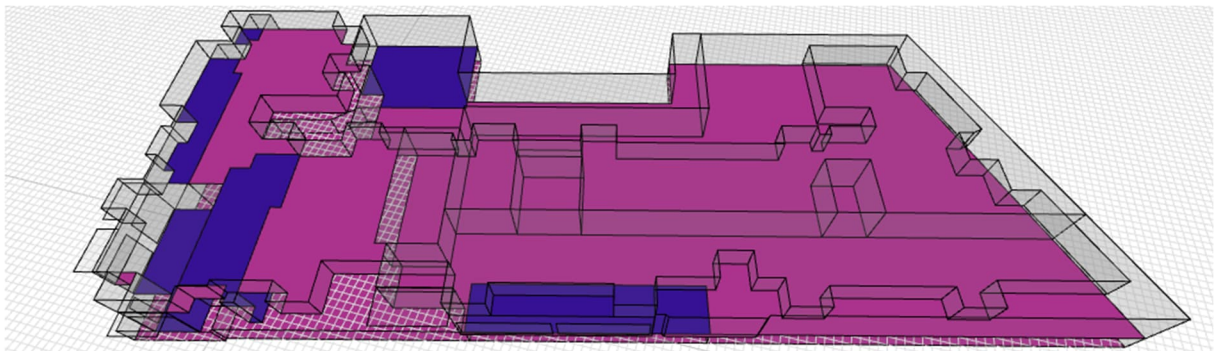


Figure 1 : Envelope Floors

1.1 DEFINITIONS

The term Proposed Development in this report refers to the ground floor retail spaces located at 72-88 Water Street, Strathfield South, NSW 2136.

Embodied Emissions: The carbon emissions associated with the extraction, production, and transportation of construction materials, assessed from cradle-to-gate (stages A1-A3).

1.2 REFERENCED DOCUMENTS

The following documents and design plans have been referenced in compilation of this report:

- Architectural Plans provided by “[JRB Terrigal Pty Ltd](#)” and received by Taylor Smith Consulting at 05/11/25.
- Embodied Emissions Materials Form
- Department of Planning and Environment Embodied Emissions Technical Note

1.3 PROPOSED DEVELOPMENT DETAILS

The following construction elements are being proposed in the building design according to architectural plans and design documents referenced in this report:

Roof and Ceiling: Concrete slab with plasterboard ceiling.

Floors: Concrete Slab over unconditioned basement.

Windows: Standard Aluminium frame single glazed windows and glazed doors assumed.

Windows: Standard Aluminium frame double glazed windows and glazed doors assumed.

2.0 SCOPE OF ASSESSMENT

The assessment covers the upfront embodied emissions (A1-A3 stages) for the materials used in the construction of this development. The scope includes emissions related to the floors, walls, ceilings, roofing, and glazing. Interior finishes, site works, and building services are excluded from this report, as per the SEPP guidelines. The data presented reflects emissions for the building materials from cradle-to-gate, focusing on the most significant contributors to the overall embodied carbon footprint of the project.

3.0 SUMMARY OF MATERIAL SELECTION AND QUANTITIES

The assessment of the embodied emissions was conducted based on the materials used in the following key construction components:

	Material Category	Sub-Category	Quantity (Unit)	Comments
1	Concrete (in-situ)	>40 MPa to ≤50 MPa	10,880.0 m ³	Structure
2	Concrete (in-situ)	>50 MPa to ≤60 MPa	3,102.0 m ³	Structure
3	Reinforcing steel	Bar & mesh	1,872,000 kg	Structure
4	Wall cladding	Bricks	1,974 m ²	Envelope
5	Wall cladding	Mortar And Render	131,000 m ²	Envelope
6	Wall cladding	Plasterboard	3,290 m ²	Envelope
7	Windows & doors	Aluminium frame / Single glazed	204 m ²	Envelope
8	Insulation	Glass wool / fibreglass	8,465 m ²	Envelope
9	Pavers, bricks and blocks	Asphalt	25 m ³	External

For a detailed breakdown, please refer to the Embodied Emissions Materials Form attached to this report.

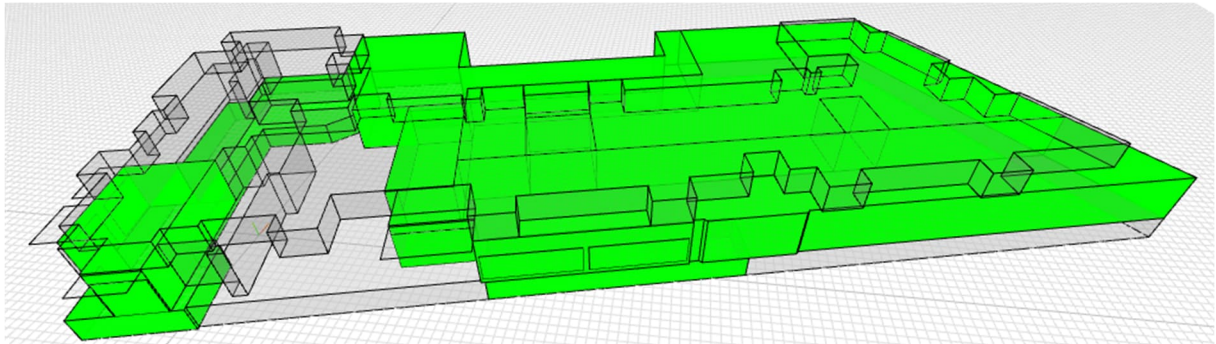


Figure 2 : Envelope Area

4.0 SUMMARY AND CONCLUSIONS

Considering the design elements nominated on the Proposed Development prepared by “[JRB Terrigal Pty Ltd](#)”.

The materials selected for the project comply with the NSW SEPP standards, and their embodied emissions have been verified. All material commitments are reflected in the corresponding NABERS Embodied Emissions Form submitted as part of the certification process.

Recommendations for Future Projects:

- Use of Low-Carbon Materials: Consider using materials with a lower carbon footprint, such as low-carbon concrete or recycled steel.
- Material Efficiency: Optimize the material usage by reducing waste and selecting durable materials.

Step 1: About the building

Fill out blue cells

Building location and site data	Value	Unit	Note	Comment
Building address	72-88 Water Street, Strathfield South, NSW			
Postcode	2136		Required	Postcode of building
Town/city	BURWOOD HEIGHTS + 3 other localities		Town/city/suburb/region automated from postcode (may not give exact town name)	Town/city/suburb/region of the building site.
Distance to nearest major city/town		km	Enter for rural/regional locations only	Declare the shortest route by road to your site from the centre of your nearest major city (>100,000 people). The route must be traversable by a semitrailer truck.
Project stage	Development Application		Required	Stage of development
New build or major renovation?	New build		Required	
Brownfield or greenfield site?	Brownfield		Required	

Floor area by NCC building classification	Gross (GFA)	Net (NL/NSA/UFA)	Unit	Note	
Please enter all floor areas relevant to your building. Leave areas blank if not applicable. Please enter Gross Floor Area (GFA) for all building classifications. Please also enter the corresponding net area (Net Lettable Area, Net Sellable Area or Usable Floor Area) where it is commonly used for that building classification.					
Class 1a: Detached residential buildings			m ²	Required for Class 1a: Detached residential houses, townhouses	Gross Floor Area (GFA), as defined by the AIQS Australian Cost Management Manual
Class 1b: Boarding houses and hostels			m ²	Required for Class 1b: Boarding house, guest house, hostel	Net area (Net Lettable Area, Net Sellable Area, Usable Floor Area), as defined by the PCA's Method of Measurement
Class 2: Multi-unit residential buildings			m ²	Required for Class 2: Multi-unit residential, including apartment buildings	
Class 3: Other residential buildings			m ²	Required for Class 3: Other residential buildings	
Class 4: Residential inside non-residential			m ²	Required for Class 4: Residential building inside a non-residential building, e.g., caretaker residence	
Class 5: Office buildings			m ²	Required for Class 5: Office building	
Class 6: Retail buildings	4,202		4,202 m ²	Required for Class 6: Retail building, e.g., shop, restaurant, café	
Class 7a: Carparks	17,958		17,958 m ²	Required for Class 7a: Carparks	
Class 7b: Warehouse-type buildings			m ²	Required for Class 7b: Warehouses, wholesalers and storage facilities	
Class 8: Industrial buildings			m ²	Required for Class 8: Industrial buildings, e.g., factories and workshops	
Class 9a: Healthcare buildings			m ²	Required for Class 9a: Healthcare, e.g., hospitals, clinics, day surgeries	
Class 9b: Civic buildings			m ²	Required for Class 9b: Civic buildings, e.g., theatres, civic centres, train stations	
Class 9c: Aged care and personal care buildings			m ²	Required for Class 9c: Aged care and personal care	
Class 10a: Non-habitable buildings			m ²	Required for Class 10a: Non-habitable buildings including sheds, carports and private garages	
Class 10b: Miscellaneous structures			m ²	Required for Class 10b: Miscellaneous structures, including fences, masts, antennas, retaining walls and swimming pools	
Class 10c: Bushfire shelters			m ²	Required for Class 10c: Bushfire shelters not attached to a Class 1a building	
Total	22,160		22,160 m ²	Required: Sum of m ² inputs must be more than 0.	

Project information	Value	Unit	Note	
Total cost of project	100,000,000	AUD excl. GST	Required	Include labour, materials, transport, plant, equipment and professional fees. Exclude GST, land, finance, escalation and other costs.
Building design life	50	years	Required	If uncertain, enter 50 years
Estimated envelope life	30	years	Optional	
Estimated replacement cycle for mechanical services	20	years	Optional	
Estimated replacement cycle for vertical transportation	20	years	Optional	

Dimensions of the building and the site	Value	Unit	Note	
Site area	5,078	m ²	Required	Total area of site to external boundary.
Shared services or infrastructure	No		Required	Indicate if there are shared services that the building utilises, or shared foundations, basement or podium
Building footprint area	4,453	m ²	Required	Total floor area of the ground floor measured to the outside edge of the floorplate.
Typical floor area (if different to building footprint area)		m ²	Only needed if different to row above	
Typical floor perimeter	345	m	Required	
Area of external carpark (not included in GFA)	0	m ²	Required. Enter 0 if not applicable.	
Area of external hardstand (not included in GFA)	0	m ²	Required. Enter 0 if not applicable.	
Area of other hard landscaping (not included in GFA)	0	m ²	Required. Enter 0 if not applicable.	Include all other impervious areas. For example, patios, paths and driveways (not already included in carparks and hardstands above).
Number of floors/storeys above ground, including ground floor	1	no.	Required	
Number of floors/storeys below ground	5	no.	Required. Enter 0 if not applicable.	
Number of floors/storeys of car parking	5	no.	Required. Enter 0 if not applicable.	
Total height above ground	6	m	Required	Measured from the average finished grade to the highest point of the building, excluding protrusions (lighting rods, masts, chimneys, etc.)

Structural material choices	Value	Unit	Note	
Foundation type	Slab-on-ground		Required	
Frame type (dominant)	Reinforced concrete		Required	
Suspended floor type (typical)	Reinforced concrete		Only needed for multi-storey buildings	
Describe low carbon materials specified in your building (e.g. green concrete, low carbon bricks)	N/A		Required	
Describe recycled content specified in your building (e.g. recycled steel)	N/A		Required	

Step 2: Quantity of materials

Complete all blue cells that are applicable to the building. Leave items that aren't applicable blank.

Fill out blue cells

Material category	Sub-category 1	Sub-category 2	Sub-category 3	Value	Unit of measure	Comment	A/QS ACMM Code	ICMS3 (Level 3 Codes Construction)
Structure								
The structural parts of the building that are below ground (substructure) and above ground (superstructure). This includes fill below the substructure, foundations, basement levels, suspended floors, wall structure, roof structure, stairs, lift shafts and balconies. It excludes external areas such as hardstands, carparks, patios, etc.								
Coverage of structural material spend	-	-	-	95	%	Required. Coverage of spend for structural elements entered below. Minimum requirement = 80%. Exclude head contractor preliminaries and margins.		
Concrete in-situ	≤10 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>10 MPa to ≤20 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>20 MPa to ≤32 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>32 MPa to ≤40 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>40 MPa to ≤50 MPa	-	-	10,880.0	m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>50 MPa to ≤60 MPa	-	-	3,102.0	m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>60 MPa to ≤80 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>80 MPa to ≤100 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>100 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete pre-cast panel	-	-	-		m²	Please enter reinforcing steel in relevant line items below. If not known at DA stage, please make your best estimate. If not known at CC stage, please ask your supplier.	01_SB or 02-11	02 or 03
Concrete block	Hollow core	-	-		m³	Enter as <u>cubic metres</u> , calculated as (area in m²) * (thickness in mm / 1000). Please include all block fill concrete and all reinforcing steel in relevant line items above/below.	01_SB	02 or 03
Concrete block/brick	Solid	-	-		m³	Enter as <u>cubic metres</u> , calculated as (area in m²) * (thickness in mm / 1000)	01_SB	02 or 03
Concrete block/brick	Solid AAC	-	-		m³	Solid Aerated Autoclaved Concrete (AAC) block. Enter as <u>cubic metres</u> , calculated as (area in m²) * (thickness in mm / 1000).	01_SB	02 or 03
Mortar	-	-	-		kg		01_SB	02 or 03
Reinforcing steel	Bar & mesh	-	-	1,872,000	kg	Include all reinforcing steel bar/mesh in the building's structure in this row. Usually this is calculated as kg/m² per concrete element and then summed. Example: 10 m² of 40 MPa concrete @ 100 kg/m² + 5 m² of 50 MPa concrete @ 150 kg/m² = 1,750 kg reinforcing steel.	01_SB or 02-11	02 or 03
Reinforcing steel	Fibre & strand	-	-		kg	Include all steel fibre reinforcing and steel strand in the building's structure in this row.	01_SB or 02-11	02 or 03
Structural steel	Hot rolled structural	-	-		t	Examples include universal beams, universal columns and welded beams	01_SB	02 or 03
Structural steel	Cold formed structural	-	-		t	Examples include C purlins, Z purlins and all light gauge steel framing	01_SB	02 or 03
Structural steel	Other welded structural	-	-		t		01_SB	02 or 03
Structural steel	Plate	-	-		t	Include any allowance for connections here	01_SB	02 or 03
Structural steel	Sheet	-	-		t		01_SB	02 or 03
Stainless steel	-	-	-		t	Primarily for engineered timber structure connections.	02_11	02 or 03
Reinforced concrete piles	Concrete	-	-		m³	Please enter reinforcing steel in the line below. If not known at DA stage, please make your best estimate. If not known at CC stage, please ask your supplier.	01_SB	02 or 03
Reinforced concrete piles	Steel reinforcing	-	-		kg	If not known at DA stage, please make your best estimate. If not known at CC stage, please ask your supplier.	01_SB	02 or 03
Steel piles	-	-	-		t	Where concrete and reinforcing steel are also used, enter these in the rows above.	01_SB	02 or 03
Timber poles/piles	-	-	-		m³	Where concrete and reinforcing steel are also used, enter these in the rows above.	01_SB	02 or 03
Timber (solid)	Sawn softwood	-	-		m³		02_11	02 or 03
Timber (solid)	Sawn hardwood	-	-		m³		02_11	02 or 03
Timber (engineered)	CLT	-	-		m³		02_11	02 or 03
Timber (engineered)	Glulam	-	-		m³		02_11	02 or 03
Timber (engineered)	LVL	-	-		m³		02_11	02 or 03
Timber (engineered)	OSB	-	-		m²	Enter as <u>cubic metres</u> , calculated as (area of wall in m²) * (thickness in mm / 1000)	02_11	02 or 03
Brick	Heat cured	-	-		m³	Enter as <u>cubic metres</u> , calculated as (area of wall in m²) * (thickness in mm / 1000)	02_11	02 or 03
Structural Insulated Panel (SIP)	Steel outer	-	-		m²		01_SB	02 or 03
Structural Insulated Panel (SIP)	Aluminium outer	-	-		m²		01_SB	02 or 03
Structural Insulated Panel (SIP)	Engineered timber outer	-	-		m²		01_SB	02 or 03
Fill	-	-	-		t	Include purchased material only. Exclude site-won material.	01_SB	01
Sand & gravel	-	-	-		t	Include purchased material only. Exclude site-won material and sand/gravel in concrete.	01_SB	01
Waterproofing membrane	Bituminous	-	-		m²		01_SB	01 or 02 or 03
Waterproofing membrane	Polyethylene	-	-		m²		01_SB	01 or 02 or 03
Other structural (Describe and add unit >>)		-	-			Please enter a description for any structural material that does not fit a predefined classification		
Other structural (Describe and add unit >>)		-	-			Please enter a description for any structural material that does not fit a predefined classification		
Other structural (Describe and add unit >>)		-	-			Please enter a description for any structural material that does not fit a predefined classification		

Envelope

The skin of the building that separates the internal building from the external environment. This includes the roof cladding, wall cladding, windows, doors and internal/external shading. It also includes insulation and the internal wall lining of envelope walls.

Coverage of envelope material spend	-	-	-	95	%	Required. Coverage of spend for the envelope items you have entered below. Minimum requirement = 80%. Exclude head contractor preliminaries and margins.		
Roof cladding	Profiled steel	-	-		m²	Enter as m² of roof area. Exclude allowances for overlap in the roofing sheets. This row includes all metal-coated and pre-painted steel sheets where steel is the base metal. Examples include: galvanised steel, zinc-aluminium (zincalume) coated steel and zinc-aluminium-magnesium (ZAM) coated steel, whether painted or unpainted.	05_RF	03 or 04
Roof cladding	Profiled aluminium	-	-		m²	Enter as m² of roof area. Exclude allowances for overlap in the roofing sheets. This row also includes pre-painted aluminium sheets.	05_RF	03 or 04
Roof cladding	Profiled zinc	-	-		m²	Enter as m² of roof area. Exclude allowances for overlap in the roofing sheets. This row also includes pre-painted zinc sheets.	05_RF	03 or 04

Roof cladding	Membrane	-	-		m²	Enter as m² of roof area. Exclude allowances for overlap in the membrane sheets.	05_RF	03 or 04
Roof cladding	Tiles (traditional clay)	-	-		m²	Enter as m² of roof area. Exclude allowances for overlap between the tiles.	05_RF	03 or 04
Roof cladding	Tiles (concrete)	-	-		m²	Enter as m² of roof area. Exclude allowances for overlap between the tiles.	05_RF	03 or 04
Roof cladding	Other (Please describe >>)		-		m²	Please enter a description for any roofing that does not fit a predefined classification	05_RF	03 or 04
Wall cladding	Bricks (heat cured)	-	-		m²	Enter as m² of wall area. Heat-cured bricks use a kiln or furnace to raise the brick temperature above ambient temperature during curing process.	06_EW	03 or 04
Wall cladding	Bricks (air dried)	-	-	1,974	m²	Enter as m² of wall area. Air-dried bricks are cured using ambient temperature.	06_EW	03 or 04
Wall cladding	Bricks (under fired)	-	-		m²	Enter as m² of wall area.	06_EW	03 or 04
Wall cladding	Bricks (concrete)	-	-		m²	Enter as m² of wall area	06_EW	03 or 04
Wall cladding	Mortar and render	-	-	131,000	kg		06_EW	03 or 04
Wall cladding	Profiled steel	-	-		m²	Enter as m² of wall area. Exclude allowances for overlap in the cladding sheets, offcuts, etc. This row includes all metal-coated and pre-painted steel sheets where steel is the base metal. Examples include: galvanised steel, zinc-aluminium (zincalume) coated steel and zinc-aluminium-magnesium (ZAM) coated steel, whether painted or unpainted.	06_EW	03 or 04
Wall cladding	Profiled aluminium	-	-		m²	Enter as m² of wall area. Exclude allowances for overlap in the cladding sheets, offcuts, etc. This row also includes pre-painted aluminium sheets.	06_EW	03 or 04
Wall cladding	Profiled zinc	-	-		m²	Enter as m² of wall area. Exclude allowances for overlap in the cladding sheets, offcuts, etc. This row also includes pre-painted zinc sheets.	06_EW	03 or 04
Wall cladding	GRC cladding	-	-		m²	Enter as m² of wall area. GRC = Glass Reinforced Concrete.	06_EW	03 or 04
Wall cladding	Timber weatherboards	-	-		m²	Enter as m² of wall area. Exclude allowances for overlap between weatherboards, offcuts, etc.	06_EW	03 or 04
Wall cladding	Fibre cement board	-	-		m²	Enter as m² of wall area. Exclude allowances for offcuts, etc.	06_EW	03 or 04
Wall cladding	Terracotta	-	-		m²	Enter as m² of wall area. Exclude allowances for offcuts, etc.	06_EW	03 or 04
Wall cladding	Brick tiles / veneers	-	-		m²	Enter as m² of wall area. Exclude allowances for offcuts, etc.	06_EW	03 or 04
Wall cladding	Plasterboard	-	-	3,290	m²	Enter as m² of wall area. Exclude allowances for offcuts, etc. Include both external wall linings and internal wall linings for envelope walls.	12_WF or 06_EW	03 or 04
Wall cladding	Plywood	-	-		m²	Enter as m² of wall area. Exclude allowances for offcuts, etc. Include both external wall linings and internal wall linings for envelope walls.	12_WF or 06_EW	03 or 04
Wall cladding	Other (Please describe >>)		-		m²	Please enter a description for any wall cladding that does not fit a predefined classification	06_EW or 12_WF	03 or 04
Windows & doors	Aluminium frame	Single glazed	-	204	m²	Include all single glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Aluminium frame	Double glazed	-		m²	Include all double glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Aluminium frame	Triple glazed	-		m²	Include all triple glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Timber frame	Single glazed	-		m²	Include all single glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Timber frame	Double glazed	-		m²	Include all double glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Timber frame	Triple glazed	-		m²	Include all triple glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	uPVC frame	Single glazed	-		m²	Include all single glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	uPVC frame	Double glazed	-		m²	Include all double glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	uPVC frame	Triple glazed	-		m²	Include all triple glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Frameless	Single glazed	-		m²	Include all single glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Frameless	Double glazed	-		m²	Include all double glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Frameless	Triple glazed	-		m²	Include all triple glazing, including standard, toughened, laminated and low-E	07_WW or 08_ED	03 or 04
Windows & doors	Other (Please describe >>)		-		m²	Please enter a description for any windows or doors that do not fit a predefined classification	07_WW or 08_ED	03 or 04
Curtain wall	Single skin façade	Glazed panel	Single glazed		m²	Please declare all single-skin façade area in this section. All double-skin façade area should be entered in the next section. Include all single glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Curtain wall	Single skin façade	Glazed panel	Double glazed		m²	Include all double glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Curtain wall	Single skin façade	Glazed panel	Triple glazed		m²	Include all triple glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Curtain wall	Single skin façade	Opaque panel	Aluminium cladding		m²		06_EW	03 or 04
Curtain wall	Single skin façade	Opaque panel	GRC cladding		m²	GRC = Glass-fibre Reinforced Concrete	06_EW	03 or 04
Curtain wall	Single skin façade	Opaque panel	Insulated shadow box		m²		06_EW	03 or 04
Curtain wall	Single skin façade	Opaque panel	Brick cladding		m²		06_EW	03 or 04
Curtain wall	Single skin façade	Opaque panel	Stone cladding		m²		06_EW	03 or 04
Curtain wall	Double skin façade	Glazed panel	Single glazed		m²	Please declare all double-skin façade area in this section. Please declare as the area of the curtain wall and do not enter the inner and outer skins twice. Include all single glazing, including standard, toughened, laminated and low-E.	06_EW	03 or 04
Curtain wall	Double skin façade	Glazed panel	Double glazed		m²	The type of glazing refers to the building's envelope wall, not including the outer skin	06_EW	03 or 04
Curtain wall	Double skin façade	Glazed panel	Triple glazed		m²	The type of glazing refers to the building's envelope wall, not including the outer skin	06_EW	03 or 04
Curtain wall	Double skin façade	Opaque panel	Aluminium cladding		m²		06_EW	03 or 04
Curtain wall	Double skin façade	Opaque panel	GRC cladding		m²	GRC = Glass-fibre Reinforced Concrete	06_EW	03 or 04
Curtain wall	Double skin façade	Opaque panel	Insulated shadow box		m²		06_EW	03 or 04
Curtain wall	Double skin façade	Opaque panel	Brick cladding		m²		06_EW	03 or 04
Curtain wall	Double skin façade	Opaque panel	Stone cladding		m²		06_EW	03 or 04
Curtain wall	Other (Please describe >>)		-		m²	Please enter a description for any curtain wall that does not fit a predefined classification	06_EW	03 or 04
Stick-framed wall system	Aluminium frame	Glazed section	Single glazed		m²	Include all single glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Stick-framed wall system	Aluminium frame	Glazed section	Double glazed		m²	Include all double glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Stick-framed wall system	Aluminium frame	Glazed section	Triple glazed		m²	Include all triple glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Stick-framed wall system	Aluminium frame	Opaque section	Aluminium cladding		m²		06_EW	03 or 04
Stick-framed wall system	Aluminium frame	Opaque section	GRC cladding		m²	GRC = Glass-fibre Reinforced Concrete	06_EW	03 or 04
Stick-framed wall system	Aluminium frame	Opaque section	Insulated shadow box		m²		06_EW	03 or 04
Stick-framed wall system	Aluminium frame	Opaque section	Brick cladding		m²		06_EW	03 or 04
Stick-framed wall system	Aluminium frame	Opaque section	Stone cladding		m²		06_EW	03 or 04
Stick-framed wall system	Steel frame	Glazed section	Single glazed		m²	Include all single glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Stick-framed wall system	Steel frame	Glazed section	Double glazed		m²	Include all double glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Stick-framed wall system	Steel frame	Glazed section	Triple glazed		m²	Include all triple glazing, including standard, toughened, laminated and low-E	06_EW	03 or 04
Stick-framed wall system	Steel frame	Opaque section	Aluminium cladding		m²		06_EW	03 or 04

Stick-framed wall system	Steel frame	Opaque section	GRC cladding		m ²	GRC = Glass-fibre Reinforced Concrete	06_EW	03 or 04
Stick-framed wall system	Steel frame	Opaque section	Insulated shadow box		m ²		06_EW	03 or 04
Stick-framed wall system	Steel frame	Opaque section	Brick cladding		m ²		06_EW	03 or 04
Stick-framed wall system	Steel frame	Opaque section	Stone cladding		m ²		06_EW	03 or 04
Stick-framed wall system	Other (Please describe >>)		-		m ²	Please enter a description for any wall system that does not fit a predefined classification	06_EW	03 or 04
Wall louvre system	Aluminium	-	-		m ²		06_EW	03 or 04
External shading system	Aluminium frame	Aluminium cladding	-		m ²	Please enter as m ² of shaded area = linear metres * (width in mm / 1000)	06_EW	03 or 04
External shading system	Aluminium frame	GRC cladding	-		m ²	Please enter as m ² of shaded area = linear metres * (width in mm / 1000). GRC = Glass-fibre Reinforced Concrete.	06_EW	03 or 04
External shading system	Aluminium frame	Terracotta cladding	-		m ²	Please enter as m ² of shaded area = linear metres * (width in mm / 1000)	06_EW	03 or 04
External shading system	Aluminium frame	Stone cladding	-		m ²	Please enter as m ² of shaded area = linear metres * (width in mm / 1000)	06_EW	03 or 04
External shading system	Aluminium frame	Pre-cast concrete	-		m ²	Please enter as m ² of shaded area = linear metres * (width in mm / 1000)	06_EW	03 or 04
External shading system	Aluminium frame	Timber	-		m ²	Please enter as m ² of shaded area = linear metres * (width in mm / 1000)	06_EW	03 or 04
External shading system	Aluminium frame	Glass (opaque)	-		m ²	Please enter as m ² of shaded area = linear metres * (width in mm / 1000)	06_EW	03 or 04
External shading system	Aluminium frame	Steel	-		m ²	Please enter as m ² of shaded area = linear metres * (width in mm / 1000)	06_EW	03 or 04
External shading system	Other (Please describe >>)		-		m ²	Please enter as m ² of shaded area = linear metres * (width in mm / 1000)	06_EW	03 or 04
Roller doors	Steel profile	-	-	46	m ²	Please note unit is <u>square metres</u> , not quantity	08_ED	03 or 04
Roller doors	Hardwood over steel	-	-		m ²	Please note unit is <u>square metres</u> , not quantity	08_ED	03 or 04
Roller doors	Softwood over steel	-	-		m ²	Please note unit is <u>square metres</u> , not quantity	08_ED	03 or 04
Revolving doors	Glass/aluminium/steel	-	-		no.		08_ED	03 or 04
Fire-rated doors	Engineered timber	-	-	7	no.	Please enter as single-leaf equivalent. For double-leaf doors, multiply the quantity by 2.	08_ED	03 or 04
Fire-rated doors	Steel	-	-		no.	Please enter as single-leaf equivalent. For double-leaf doors, multiply the quantity by 2.	08_ED	03 or 04
Fire-rated doors	Aluminium/glass	-	-		no.	Please enter as single-leaf equivalent. For double-leaf doors, multiply the quantity by 2.	08_ED	03 or 04
Insulation	Glass wool / fibreglass	-	-	8,465.0	m ²	Please include both wall and ceiling insulation	05_RF or 06_EW	03 or 04
Insulation	Stone wool	-	-		m ²	Please include both wall and ceiling insulation	05_RF or 06_EW	03 or 04
Insulation	Polyester	-	-		m ²	Please include both wall and ceiling insulation	05_RF or 06_EW	03 or 04
Insulation	Expanded polystyrene	-	-		m ²	Please include both wall and ceiling insulation	05_RF or 06_EW	03 or 04
Insulation	Other (Please describe >>)		-		m ²	Please include both wall and ceiling insulation	05_RF or 06_EW	03 or 04
Other (Please describe and add unit >>)		-	-			Please enter a description for any envelope material that does not fit a predefined classification		
Other (Please describe and add unit >>)		-	-			Please enter a description for any envelope material that does not fit a predefined classification		
Other (Please describe and add unit >>)		-	-			Please enter a description for any envelope material that does not fit a predefined classification		

Permanent internal walls and doors

Walls and doors within the building that are either structural or designed to be permanent.

Coverage of material spend on permanent internal walls and doors					%	Enter the % coverage of <u>spend</u> for the items you have entered below. There is no minimum requirement; enter what you know. This should include all structural walls. Exclude head contractor preliminaries and margins.		
Interior wall (permanent)	Steel (light framing)	-	-		t		09_NW	03 or 04
Interior wall (permanent)	Timber framing	-	-		m ³		09_NW	03 or 04
Interior wall (permanent)	AAC panel (reinforced)	-	-		m ²	Panels of autoclaved aerated concrete (AAC) with reinforcing steel. E.g., Hebel.	09_NW or 12_WF	03 or 04
Interior wall (permanent)	Concrete-filled steel panel	-	-		m ²	Panels made from a steel sheet outer with an aerated concrete core. E.g., Speedpanel.	09_NW or 12_WF	03 or 04
Interior wall (permanent)	Plasterboard	-	-		m ²	Enter as single-layer equivalent. If using 2 layers, multiply the area by 2.	09_NW or 12_WF	03 or 04
Interior wall (permanent)	Plywood	-	-		m ²	Enter as single-layer equivalent. If using 2 layers, multiply the area by 2.	09_NW or 12_WF	03 or 04
Interior wall (permanent)	Fibre cement sheet	-	-		m ²	Enter as single-layer equivalent. If using 2 layers, multiply the area by 2.	09_NW or 12_WF	03 or 04
Interior wall (permanent)	Insulation	-	-		m ²		09_NW or 12_WF	03 or 04
Interior wall (permanent)	Glass	-	-		m ²		09_NW or 12_WF	03 or 04
Interior wall (permanent)	Other (Please describe >>)		-		m ²	Please enter a description for any internal wall that does not fit a predefined classification	09_NW or 12_WF	03 or 04
Internal door (permanent)	Aluminium/glass	-	-		no.	Please enter as single-leaf equivalent. For double-leaf doors, multiply the quantity by 2.	11_ND	03 or 04
Internal door (permanent)	Timber/glass	-	-		no.	Please enter as single-leaf equivalent. For double-leaf doors, multiply the quantity by 2.	11_ND	03 or 04
Internal door (permanent)	Timber solid lightweight	-	-		no.	Please enter as single-leaf equivalent. For double-leaf doors, multiply the quantity by 2.	11_ND	03 or 04
Internal door (permanent)	Fire resistant	-	-		no.	Please enter as single-leaf equivalent. For double-leaf doors, multiply the quantity by 2.	11_ND	03 or 04
Internal door (permanent)	Steel	-	-		no.	Please enter as single-leaf equivalent. For double-leaf doors, multiply the quantity by 2.	11_ND	03 or 04
Internal door (permanent)	Other (Please describe >>)		-		no.	Please enter a description for any internal door that does not fit a predefined classification	11_ND	03 or 04
Other (Please describe and add unit >>)		-	-			Please enter a description for any material that does not fit a predefined classification		
Other (Please describe and add unit >>)		-	-			Please enter a description for any material that does not fit a predefined classification		
Other (Please describe and add unit >>)		-	-			Please enter a description for any material that does not fit a predefined classification		

Services

Unit of measure

Building services included within the main building contract. If the building components that are the subject of the development application or the construction certificate are base building only, then only enter these items. If you cannot split services by type, please enter them all in the "Other services" category at the bottom. Enter all values as material costs in dollars.

Mechanical services	-	-	-	5,000,000	AUD excl. GST	Where possible, enter material costs excluding labour, plant, equipment, margins and taxes	28_SS	05
Vertical transportation	-	-	-	1,700,000	AUD excl. GST	Where possible, enter material costs excluding labour, plant, equipment, margins and taxes	28_SS	05
Electrical services	-	-	-	5,000,000	AUD excl. GST	Electrical services including the main power supply, backup generators, security and communications. Excluding solar installations. Where possible, enter material costs excluding labour, plant, equipment, margins and taxes.	26_LP	05
Solar photovoltaic installations	-	-	-	65,000	AUD excl. GST	Where possible, enter material costs excluding labour, plant, equipment, margins and taxes	26_LP_LPGP	05
Plumbing/hydraulic services	-	-	-	4,300,000	AUD excl. GST	Where possible, enter material costs excluding labour, plant, equipment, margins and taxes	18_PD and 19_WS	05 or 06
Fire services				2,600,000	AUD excl. GST	Where possible, enter material costs excluding labour, plant, equipment, margins and taxes	25_FPSS04 or 39_XWAW_03 or 41_XF	05
Other services (Please describe)		-	-	1,000,000	AUD excl. GST	Please group all other services here, meaning that coverage will always be 100% for services. Enter only the material costs (excluding labour, plant, equipment, margins and taxes).	29_SS or multiple	

External works

The materials associated with hard landscaping and outbuildings on the site but outside the building envelope.
This includes hardstands, carpark, driveways, covered walkways, decks, patios, awnings, fences, gates, etc. Soft landscaping should be excluded.

Coverage of spend on external works	-	-	-	85	%	Required. Coverage of spend for external works (excluding soft landscaping) entered below. Minimum requirement = 80%. Exclude head contractor preliminaries and margins.		
Asphalt	-	-	-		t		33_XR	07
Concrete in-situ	≤10 MPa	-	-	25.0	m³	Please enter reinforcing steel as part of "Reinforcing steel" below	33_XR or 34_XN or 35_XB or 36_XL	07
Concrete in-situ	>10 MPa to ≤20 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	33_XR or 34_XN or 35_XB or 36_XL	07
Concrete in-situ	>20 MPa to ≤32 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	33_XR or 34_XN or 35_XB or 36_XL	07
Concrete in-situ	>32 MPa to ≤40 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	33_XR or 34_XN or 35_XB or 36_XL	07
Concrete in-situ	>40 MPa to ≤50 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	33_XR or 34_XN or 35_XB or 36_XL	07
Concrete in-situ	>50 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	33_XR or 34_XN or 35_XB or 36_XL	07
Pavers, bricks and blocks	Concrete	-	-		m²		33_XR	07
Pavers, bricks and blocks	Clay	-	-		m²		33_XR	07
Reinforcing steel	Bar & mesh	-	-		kg		33_XR or 34_XN or 35_XB or 36_XL	07
Reinforcing steel	Fibre & strand	-	-		kg		33_XR or 34_XN or 35_XB or 36_XL	07
Structural steel	-	-	-		t		02_11	07
Structural aluminium	-	-	-		t	Includes structures, louvre systems, etc.	35_XB	07
External roof/wall cladding	Polycarbonate	-	-		m²	Enter as profiled polycarbonate sheet that would ordered, including allowance for overlap	35_XB	07
External roof/wall cladding	PVC	-	-		m²	Enter as profiled PVC sheet that would ordered, including allowance for overlap	35_XB	07
External roof/wall cladding	Bitumen sheet	-	-		m²	Enter as bituminous sheet that would ordered, including allowance for overlap	35_XB	07
External roof/wall cladding	Steel profile	-	-		m²	Enter as profiled steel sheet that would ordered, including allowance for overlap	35_XB	07
Fill	-	-	-		t	Include purchased material only. Exclude site-won material.	33_XR or 34_XN or 35_XB or 36_XL	07
Sand & gravel	-	-	-		t	Include purchased material only. Exclude site-won material and sand/gravel in concrete.	33_XR or 34_XN or 35_XB or 36_XL	07
Timber (solid)	Sawn softwood	-	-		m³		33_XR or 34_XN or 35_XB or 36_XL	07
Timber (solid)	Sawn hardwood	-	-		m³		33_XR or 34_XN or 35_XB or 36_XL	07
Timber (engineered)	CLT	-	-		m³		33_XR or 34_XN or 35_XB or 36_XL	07
Timber (engineered)	Glulam	-	-		m³		33_XR or 34_XN or 35_XB or 36_XL	07
Timber (engineered)	LVL	-	-		m³		33_XR or 34_XN or 35_XB or 36_XL	07
Timber (engineered)	OSB	-	-		m³		33_XR or 34_XN or 35_XB or 36_XL	07
Fabric (awning/sunshade)		-	-		m²		35_XB or 36_XL	07
Other (Please describe and add unit >>)		-	-			Please enter a description for any external works that does not fit a predefined classification		
Other (Please describe and add unit >>)		-	-			Please enter a description for any external works that does not fit a predefined classification		
Other (Please describe and add unit >>)		-	-			Please enter a description for any external works that does not fit a predefined classification		

Step 3: Certifier details

Fill out blue cells

The material quantities must be determined through an itemised list of building materials (such as a bill of quantities) and certified by a quantity surveyor, designer, engineer or NABERS Assessor.

Person that completed this form	Value	Note
Name	Manuel Basiri	Required
Company	Eco Certificates Pty Ltd	Required
ABN	28236022071	
Profession	Energy Efficiency Consultant	Required
Qualification or registration	NABERS Accredited Assessor 20316	Required

Person that certified the details in this form	Value	Note
Name	Manuel Basiri	Required
Company	Eco Certificates Pty Ltd	Required
ABN	28236022071	
Profession	Energy Efficiency Consultant	Required
Qualification or registration	NABERS Accredited Assessor 20316	Required

Confirmation of certification	Value	Note
Are 80% of material costs captured for the building's structure, envelope and external works?	Yes	Required
If no - why not?		

Additional comments from data provider

Additional comments of certifier

Attach this Excel spreadsheet to your development application or construction certificate application.

This version:

1.20

Version history:

1.00	01-October-2023	Initial version.
1.10	12-October-2023	Error on 'Instructions' tab - changed 'cost of materials' for (1)-(4) to 'quantity of materials'.
1.20	24-October-2023	Manual check for updates using button (instead of each time the sheet is opened).