



THERMAL PERFORMANCE ASSESSMENT (energy rating)

As part of the Environmentally Sensitive Design (ESD) Incentive, Mullum Creek will provide you with a three step review process through its nominated thermal performance assessor, to help you in meeting Mullum Creek's minimum 7.5 energy star rating requirement. The Mullum Creek assessor will also provide you with an energy rating certificate at the end of this process, which is required as part of all applications for building approval throughout Australia.

Step 1 Thermal Performance Review

When you submit for Step 1 Preliminary Design Approval, the Mullum Creek assessor will complete a Step 1 Thermal Performance Assessment of your design using AccuRate software. They will provide you with a report that includes an interim energy star rating and a list of recommended optimisations towards reaching 7.5 stars, if your energy rating is below this benchmark. This report will be issued to you by the DRC with your Step 1 Review.

If your energy rating is below 7.5 stars, it will be up to you to improve the thermal performance of the home, by adopting the optimisations listed in the Step 1 Thermal Performance Report, and/or seeking further professional thermal performance advice at your expense. If you have not done so already by this stage, you may wish to avail yourself to up to two hours of further thermal performance advice from the DRC under Mullum Creek's ESD Incentive Part A.

Step 2 Thermal Performance Review

When you submit for Step 2 Developed Design Approval, the DRC will send your design documentation to the thermal performance assessor, who will complete a further review of your developed design, incorporating into the AccuRate file any design amendments made since the Step 1 Review.

The Mullum Creek assessor will need to confirm that your developed design achieves the 7.5 star benchmark before the DRC commences your Step 2 Review. If you have made significant design changes since Step 1 approval, or if the rating remains significantly below 7.5 stars, you will likely require extra assistance from a thermal performance consultant to improve the rating, at your expense.

Step 3 Energy Star Rating Certificate

At the Step 3 Review of construction documentation, the Mullum Creek assessor will undertake a fresh AccuRate assessment of your documented design, based on the drawings and specifications you propose to submit for building approval. This final review will ensure that your detailed design still maintains the 7.5 star energy rating. When confirmed, the assessor will officially certify the energy rating of your home at minimum 7.5 stars, as required by the Mullum Creek Design Guide.

If the thermal performance of your home has been significantly compromised through the design documentation process, you will need to seek further professional thermal performance advice, at your expense.

Additional Fees

All thermal performance reviews as required by the Mullum Creek Design Guidelines must be undertaken by Mullum Creek's nominated energy assessor. The cost of only one thermal performance review, as undertaken at each of the three steps detailed above, will be covered by Mullum Creek under its ESD Incentive 3A. Additional fees for repeat reviews undertaken by the nominated assessor must be paid for by the lot owner or designer (as agent to lot owner) as agreed directly with the assessor. This will apply where a dwelling design is:

- unable to achieve Mullum Creek's minimum 7.5 star benchmark by optimisation, and so requires re-rating.
- altered significantly between Step reviews, and so requires re-rating.
- submitted for review on a re-sold lot upon which a previously proposed design had its thermal performance assessed under ESD Incentive 3A.