



# NABERS Embodied emissions materials form

## New non-residential developments must complete this form

From 1 October 2023, all new non-residential developments must report on embodied emissions as part of the NSW government's State Environmental Planning Policy (Sustainable Buildings SEPP) 2021. This includes reporting on the quantities of key materials at the development application and construction certificate stages.

[More on the Sustainable Buildings SEPP](#)

Embodied carbon emissions are generated across the full life cycle of a building from "cradle to grave". Embodied carbon accounts for up to 16% of the whole-of-life carbon footprint of Australia's buildings in 2019 [1]. The purpose of this form is to collect quantities only, to support project team discussions about potential reduction in emissions from buildings. This reporting form will be updated to reflect the NABERS 3.0 standard when it's available in 2024.

## Step 1: About the building

In the 'About the building' tab, you will add the location, function, and type of building you are reporting on. You also need to add information that describes the building, including gross floor area, number of floors, and more. Collecting this information will allow the NSW Government to compare similar buildings.

## Step 2: Quantity of materials

In the 'Quantity of materials' tab, you will add the amounts of materials that you will use to complete those fields relevant to your building. Leave fields that aren't relevant to your building blank. There will be uncertainty, particularly at DA stage, so please use your best estimates where possible (based on past projects).

*How much do I need to include?*

You must include all parts of the building delivered by the main contractor, covering at least 80% of the building. For example, if you spent \$100,000 on materials, you need to include the material amounts of at least \$80,000 in this form.

Wherever possible, consider materials costs only, not labour, plant or equipment. However, where you report materials costs, please simply be consistent in the way the costs are reported throughout the form.

Enter the **quantity of materials** (excluding labour, plant, equipment, margins and taxes) for:

- (1) Structure (substructure and superstructure) within the envelope of the building. Also include any plant or equipment necessary for the main building to function (for example, plant that is in a separate building).
- (2) Envelope (cladding, curtain walls, roofing, windows, doors etc.)
- (3) Permanent internal walls and doors. At minimum, this should include all structural walls.

(4) External works (hard landscaping, carparks, etc.) outside of the building envelope.

Enter the **cost of materials** (excluding labour, plant, equipment, margins and taxes) for:

(5) Building services (mechanical, electrical, plumbing, vertical transport, etc.) required to run the special equipment required by a particular tenant.

You must enter the amounts of materials in SI units (commonly known as the metric system).<sup>1</sup> across the various products on the market. However, you might need to convert the units of some to convert volume to kg).

### Step 3: Certifier details

In the 'Certifier' tab you will add the details of the person who has entered data, and the person responsible for the data. The certifier must be a quantity surveyor, designer, engineer or NABERS assessor.

### Step 4: Attach to approval

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

The data collected in this form will be used by the NSW Government to inform future policy development.

### Help!

If you have general questions about reporting on the embodied emissions of your building, you can contact your local council or consent authority.

If you have technical questions about this spreadsheet, please contact NABERS:  
[nabers@environment.nsw.gov.au](mailto:nabers@environment.nsw.gov.au)

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[1] Green Building Council of Australia, 2021, <https://new.gbca.org.au/news/gbca-news/gbca-and-thinkstep-release-embodied-carbon>

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