



Low Impact Development  
Consulting



## Environmentally Sustainable Design

Clause 55 Assessment for residential apartment development

104-106 St Georges Rd, Toorak

Prepared for: Blood Diamond Group PL

Prepared by: Low Impact Development Consulting

29/04/2026

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Version	Date	Description	Drawings	Prepared	Checked
1.0	29/04/2026	ESD issue	Rev. TP-6	ZZ	AV

## ADVERTISED PLAN

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The content of this document represents the entirety of work output or recommendations offered by LID Consulting for this particular project. This content supersedes all other verbal discussions undertaken by LID Consulting representatives in relation to this project.



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  LID acknowledges and pays respect to the Australian Aboriginal and Torres Strait Islander people, to their ancestors and elders, past, present and emerging, as the traditional custodians of the lands upon which we work and live. We recognise Aboriginal and Torres Strait Islander people’s deep cultural and spiritual relationships to the water, land and sea, and their rich contribution to society and sustainability of country.

## Clause 55 Assessment

This report addresses **Clause 55.05 Sustainability** of the Stonnington Planning Scheme for the proposed development at 104-106 St Georges Rd Toorak.

The following initiatives under Clause 55.05 B5-1 to B5-7 have demonstrated compliance.

<b>Initiatives</b>	<b>Compliance</b>
B5-1 Permeability and stormwater management	<b>Yes</b> (Refer to the Stormwater Report)
B5-2 Overshadowing domestic solar energy systems	<b>Yes</b> (Refer to Shadow Plans)
B5-3 Rooftop solar energy generation area	NA (Not applicable to apartments)
B5-4 Solar protection to new north-facing windows	<b>Yes</b> (Refer to A101-106 Plans)
B5-5 Waste and recycling	<b>Yes</b> (Refer to Plans, Refer Waste Management Plan prepared by One mile grid)
B5-6 Noise Impacts	<b>Yes</b> (Refer to Plans, Refer Acoustic report prepared by WSP)
B5-7 Energy efficiency for apartment developments	<b>Yes</b>

### Commitment & documentation on plans

Where possible the "sustainability initiatives" in each section **should be included on the plans**. Examples include (where relevant):

- Water tank retention volume, location, and reuse connections
- Location for internal and external waste bins
- Shading devices
- External materials

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### How to read this report

Initiatives within this report are catalogued by relevant Best Practice Sustainability categories. Each individual initiative has reference to the relevant compliance framework (where relevant), as well as description of the commitment, detailed compliance parameters, and sustainability benefits.

The below legend is provided for reference:

#### *Compliance framework reference*

Description of commitment (what).

Detail of compliance parameters (how).

Description of sustainability benefits (why).

Abbreviations used in this report include:

- NCC - BCA – National Construction Code - Building Code of Australia
- SDAPP – Council Sustainable Design Assessment in the Planning Process

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# Energy

## Energy rating performance

*Clause 55.05 B5-7, NCC2022 Volume 1 J3D3*

Dwellings within the proposed development will meet NCC2022 7-star NatHERS performance standards, including relevant heating and cooling load limits.

The maximum cooling load is:

<b>NatHERS Climate Zone</b>	<b>NatHERS maximum cooling load</b>
Climate Zone 21 Melbourne	30MJ/m <sup>2</sup> per annual

Preview energy ratings have been provided, demonstrating this commitment can readily be achieved. Refer to Appendix 1 for further information.

Note construction detail building fabric specifications are to be determined by the appointed NatHERS assessor at building permit stage.

NatHERS is the National House Energy Rating Scheme, which uses a 10-star rating system to define the thermal performance of a dwelling. Higher star ratings equate to lower heating and cooling energy requirements and improved thermal comfort.

## Overshadowing domestic solar energy systems

*Clause 55.05 B5-2 Overshadowing domestic solar energy systems*

The height and setback of the proposed building allow reasonable solar access to existing domestic solar energy systems on the roofs of buildings.

Adjoining property at 108 St Georges Rd Toorak features rooftop solar panels. The proposed shadow plans demonstrate compliance with this standard.

Refer to Shadow Diagram on plans between 9am-4pm on 22 Sep.

This protects existing rooftop solar energy systems by ensuring new developments maintain reasonable solar access. This supports renewable energy generation, reduces greenhouse gas emissions, and promotes fair access to solar resources, contributing to a more sustainable and low-carbon built environment.

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## External shading

*Clause 55.05 B5-4 Solar protection to new north facing windows objective*

The proposed development incorporates external shading for north facing glazing.

Eave overhangs are provided for north facing glazing, which is considered an appropriate type of shading for north facing windows.

Refer to architectural drawings for further detail of proposed shading systems.

External shading is a significant aspect of passive solar design. Optimal shading design allows for passive heat rejection in hot weather and passive heat gain in cold weather, reducing reliance on mechanical heating and cooling systems and providing operational energy and greenhouse gas emissions reductions, as well as lower peak energy demand.

## Noise Impacts

*Clause 55.05 B5-6 Noise Impacts*

The proposed development minimises the impact of mechanical plant noise located in the development.

All mechanical services, carparks & lifts are not located adjacent to bedrooms.

In BED3 of Apartment 14 (at Level 5), the wall adjacent Lift 4 is treated with acoustic barrier to control noise impacts.

Refer to Plans and the Acoustic Report prepared by WSP for details.

Noise impact is a significant aspect of sustainable environment. This protects occupant wellbeing and residential amenity. By encouraging appropriate design, it supports healthier, more comfortable and sustainable living environments.

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# Integrated Water Management

## Stormwater quality

Clause 55.05 B5-1, Urban Stormwater Best Practice Environmental Management Guidelines (BPEMG) CSIRO 1999

The proposed development demonstrates Best Practice stormwater quality outcomes.

Stormwater leaving the site will be treated to Best Practice standards in accordance with the Urban Stormwater Best Practice Environmental Management Guidelines (BPEMG) (CSIRO 1999).

The following treatment results are achieved through MUSIC modelling:

Pollutant	Minimum target (%)
Total Suspended Solids (TSS)	80%
Total Phosphorus (TP)	45%
Total Nitrogen (TN)	45%
Gross Pollutants (litter)	70%

Refer to the Stormwater Report for details.

The implementation of Water Sensitive Urban Design (WSUD) and Integrated Water Management (IWM) principles minimises negative environmental impacts of stormwater runoff and leads to reduced potable water demand throughout operation.

## Site permeability

Clause 55.05 B5-1, Urban Stormwater Best Practice Environmental Management Guidelines (BPEMG) CSIRO 1999

The development adopts measures to enhance and maintain site permeability.

The landscape design incorporates vegetated areas (garden and lawn areas), allowing direct infiltration of rainfall. The site area covered by the pervious surfaces is at least 20 percent of the site.

Permeable sites minimise stormwater runoff by permitting rainwater to be absorbed into the soil. The proposed measures will reduce the volume of stormwater runoff, mitigate localised flooding risks, reduce pollution of waterways and contribute to recharge of groundwater.

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# Waste Management

## Operational waste

*Clause 55.05 B5-5, SDAPP 7.0 Waste Management*

The proposed development will facilitate Best Practice operational waste management.

The bin storage has a dimension more than Standard B5-5 requests.

<b>Number of Dwellings</b>	<b>Minimum Area</b>	<b>Minimum Depth</b>	<b>Minimum Height</b>
16 to 55 dwellings	0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area.	1 metre	2.7 metres

To facilitate separation of waste, the following bins will be provided.

- Garbage (landfill waste)
- Co-mingled recycling (paper and plastic),
- FOGO (food organics and garden organics)
- Glass recycling

Refer to the WMP prepared by One Mile Grid for details.

Through separation and streaming of operational waste the proposed development promotes the Best Practice principles for waste minimisation – Reduce, Reuse and Recycle.

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## Appendix 1 - Preliminary Energy Assessment

### Residential Preview Energy Ratings

The Hero preview energy rating for apartments 1, 4, 6,7 and 15 incorporates the full list of assumptions as listed below. Note, improved glazing or shading specifications can be incorporated to improve these ratings.

Thermal Group	Apartment Modelled	No. of similar/better performing apartments	Similar or better performing apartments	Cooling Load (MJ/m <sup>2</sup> )	Star Rating
1	1	3	5,8,11	12.3	8.8
2	4	-	-	6.2	7.8
3	6	4	2,9,12,16	6.7	9.2
4	7	4	3,10,13,17	10.2	9.5
5	15	2	14,18	21	7.6
Average star rating					8.6

Full list of assumptions:

- Offset from north point -249 degrees
- Heating and cooling choices when optional - All rooms except as indicated.
- Floor type - suspended slab to all floors
- Floor coverings – carpet to bedrooms, timber to living areas, tiles to wet areas
- Floor insulation – R2.5 under floor above carpark and where an apartment floor sits above an open area such as a balcony below.
- Ceiling insulation – R6.0 reflective foil insulation where there is a balcony or a roof above a unit
- Roof colour – medium
- Wall colour – medium
- Exterior Walls –
  - 150mm precast concrete R2.5 internal insulation and 10mm plasterboard over. No external cladding on precast concrete.
- Party walls – concrete block walls with R2.5 insulation
- Windows
  - Window heights as shown in full on elevations
  - Window widths all as per plans
  - Window spec: AWS Thermally Broken FrontGLAZE™  
U-value = 2.0  
SHGC = 0.28
  - All windows and doors weather stripped
- Exhaust fans, all sealed: 250mm, 50mm clearance
- Eaves – per architectural drawings cited
- Wing walls – per architectural drawings cited
- Fences – per architectural drawings cited
- Lights – no unsealed downlights. Max 4W/m<sup>2</sup> density. If downlights are installed, they will be IC rated downlights with insulation installed over downlight as per manufacturer's recommendations.

The above assumptions form the basis of the preliminary energy rating assessment and are not to be used as construction detail. Dwellings will be subject to a building certification NatHERS assessment, and construction detail is to be determined by the appointed NatHERS assessor as described in NatHERS certificates issued for each dwelling.

# Residential energy rating report - Non-accredited No. #

## Class 2 summary

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This report was created using NatHERS accredited software but the non-accredited assessor (rater) is not accredited under NatHERS and this report is not accredited as being compliant with NatHERS. Reliance on this report is accordingly at your own risk.

### Property

Address 104-106 St Georges Rd, Toorak, VIC, 3142

Lot/DP

NatHERS climate zone 21 - Melbourne RO

### Rater\*

Name Zoe Zou  
Business name LID Consulting  
Email zoezou@lidconsulting.com.au  
Phone +61 450087701

### Verification

DRAFT PREVIEW  
ISSUE - NOT TO  
BE USED FOR  
CERTIFICATION

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### National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 4.2 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

### Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m <sup>2</sup> .yr)	Cooling load (MJ/m <sup>2</sup> .yr)	Total load (MJ/m <sup>2</sup> .yr)	Star Rating	Whole of Home Rating
	Unit 01	16.5 (55)	12.3 (38)	28.7	8.8	58
	Unit 04	40.3 (55)	6.2 (38)	46.5	7.8	53
	Unit 06	15.4 (55)	6.7 (38)	22.2	9.2	59
	Unit 07	7.5 (55)	10.2 (38)	17.7	9.5	58
	Unit 15	29.0 (55)	21.0 (38)	50.0	7.6	54

### Thermal performance

#### Star rating

**8.6**

#### Average star rating

The rating above is the average of all dwellings in this summary

### NCC heating and cooling maximum loads MJ/m<sup>2</sup>.yr

Limits taken from ABCB Standard 2022

	Heating	Cooling
Average load	21.7	11.3
Maximum load	40.3	21.0
Average limit	48.0	32.0
Maximum limit	55.0	38.0

### Whole of Home performance rating

**53 out of 100**

The rating above is the lowest of all the dwellings in the summary

## Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m <sup>2</sup> .yr)	Cooling load (MJ/m <sup>2</sup> .yr)	Total load (MJ/m <sup>2</sup> .yr)	Star Rating	Whole of Home Rating
Averages	5x (Total)	21.7	11.3	33.0	8.6	56
Maximum Loads and Minimum Ratings		40.3	21.0	50.0	7.6	53

## Explanatory notes

### About the ratings

The thermal performance star rating in this Report is the average rating of all NCC Class 2 dwellings in an apartment block. The Whole of Home performance rating in this Report is the lowest rating for the apartment block. Individual unit ratings are listed in the 'Summary of all dwellings' section of this Report.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and societal cost. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the homes societal cost.

For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

### Rater

Non-accredited assessors (Raters) are not required to have any formal qualifications, insurance, ongoing professional development or quality assurance checks on their ratings. This is distinct from NatHERS accredited assessors who are required to have qualifications, ongoing professional development and have quality assurance checks on their ratings.

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Any questions or concerns about this report should be directed to the rater in the first instance. If the rater is unable to address these questions or concerns, the state or territory building code authority should be contacted.

### Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the rater. It is the rater's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce this report.

The predicted annual energy load, cost and greenhouse gas emissions are not part of a non-accredited report. In a NatHERS Certificate these are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings 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 rater who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the rater using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the rater.

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# Residential energy rating report Non-accredited No. #

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## Property

**Address** Unit 01, 104-106 St Georges Rd,  
Toorak, VIC, 3142

**Lot/DP**

**NCC Class\*** 2

**Floor/all Floors** 1 of 1 floors

**Type** New

## Plans

**Main Plan** TP

**Prepared by** Charles Wright Architects

## Construction and environment

Assessed floor area (m <sup>2</sup> )*	Exposure Type
<b>Conditioned*</b> 208.8	Suburban
<b>Unconditioned*</b> 3.3	<b>NatHERS climate zone</b>
<b>Total</b> 212.1	21 - Melbourne RO
<b>Garage</b> 0.0	

## Rater\*\*

**Name** Zoe Zou

**Business name** LID Consulting

**Email** zoezou@lidconsulting.com.au

**Phone** +61 450087701

**Declaration of interest** No Conflict of Interest

## NCC Requirements

**BCA provisions** Volume 1

**State/Territory variation** No

### National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

## Thermal performance star rating

# 8.8

## star rating

### 28.7 MJ/m<sup>2</sup>

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

## Thermal performance (MJ/m<sup>2</sup>)

Limits taken from ABCB Standard 2022

	Heating	Cooling
<b>Modelled</b>	16.5	12.3
<b>Load limits</b>	55	38

### Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

## Whole of Home performance rating

# 58 out of 100

## Verification

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\* Refer to glossary.

## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating and Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

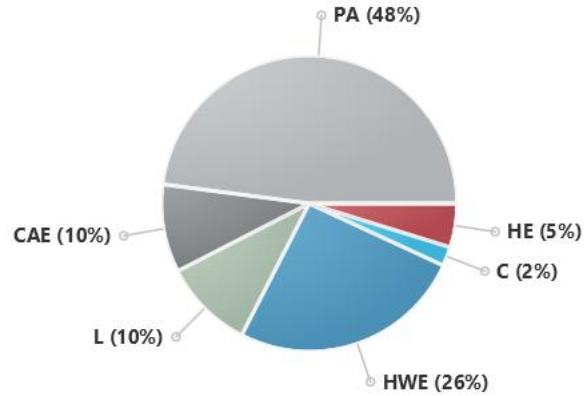
- Yes
- No
- NA - Not Applicable

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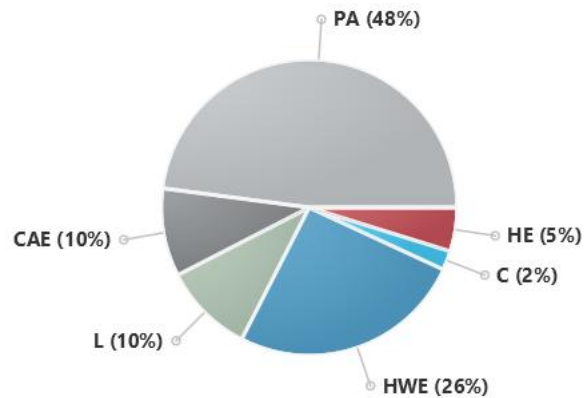
## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

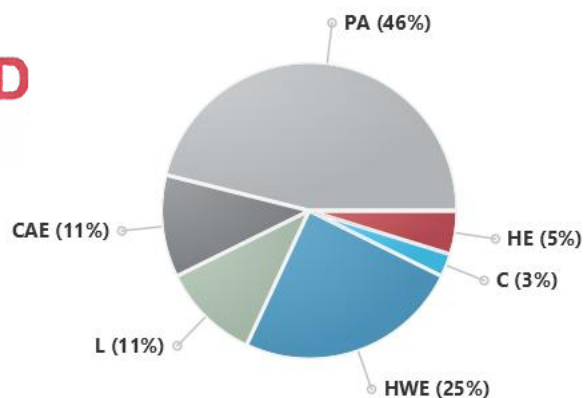
### Energy use:



### Greenhouse gas emissions:

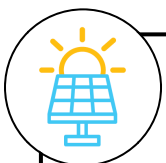


### Cost:



### Graph Key:

Colour:	Code:	Name:	Fuel type:
Red	HE	Heating	Electric
Light Red	HG	Heating	Gas
Dark Red	HW	Heating	Wood
Light Blue	C	Cooling	Electric
Blue	HWE	Hot water	Electric
Dark Blue	HWG	Hot water	Gas
Green	L	Lights	Electric
Light Blue	P	Pool/spa equipment	Electric
Grey	PA	Plug-in appliances	Electric
Dark Grey	CAE	Cooking appliances	Electric
Light Grey	CAG	Cooking appliances	Gas



## Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **58 out of 100**

**This home's annual greenhouse emissions:**  
**5600 kg CO<sub>2</sub>e (with solar)**  
**5600 kg CO<sub>2</sub>e (without solar)**

Predicted annual electricity generated: 0 kWh  
 Exported to the grid: 0 %  
 Used by the home: 0 %

\* Refer to glossary.

# Residential energy rating report Non-accredited No. #

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## Property

**Address** Unit 04, 104-106 St Georges Rd,  
Toorak, VIC, 3142

**Lot/DP**

**NCC Class\*** 2

**Floor/all Floors** 1 of 1 floors

**Type** New

## Plans

**Main Plan** TP

**Prepared by** Charles Wright Architects

## Construction and environment

Assessed floor area (m <sup>2</sup> )*	Exposure Type
<b>Conditioned*</b> 76.1	Suburban
<b>Unconditioned*</b> 2.4	<b>NatHERS climate zone</b>
<b>Total</b> 78.6	21 - Melbourne RO
<b>Garage</b> 0.0	

## Rater\*\*

**Name** Zoe Zou

**Business name** LID Consulting

**Email** zoezou@lidconsulting.com.au

**Phone** +61 450087701

**Declaration of interest** No Conflict of Interest

## NCC Requirements

**BCA provisions** Volume 1

**State/Territory variation** No

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NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

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Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

## Thermal performance star rating

# 7.8

## star rating

### 46.5 MJ/m<sup>2</sup>

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

## Thermal performance (MJ/m<sup>2</sup>)

Limits taken from ABCB Standard 2022

	Heating	Cooling
<b>Modelled</b>	40.3	6.2
<b>Load limits</b>	55	38

### Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

## Whole of Home performance rating

# 53 out of 100

## Verification

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\* Refer to glossary.

## About the ratings

### Thermal performance rating

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## Heating and Cooling Load Limits

### Additional information

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### Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

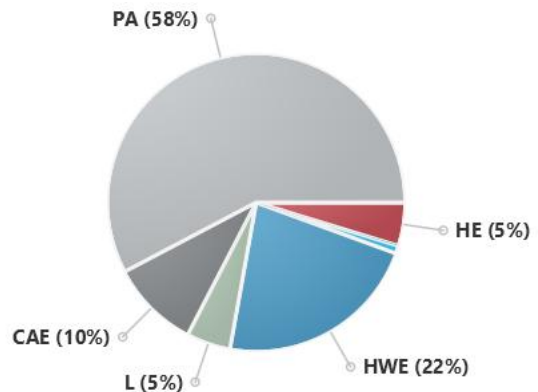
- Yes
- No
- NA - Not Applicable

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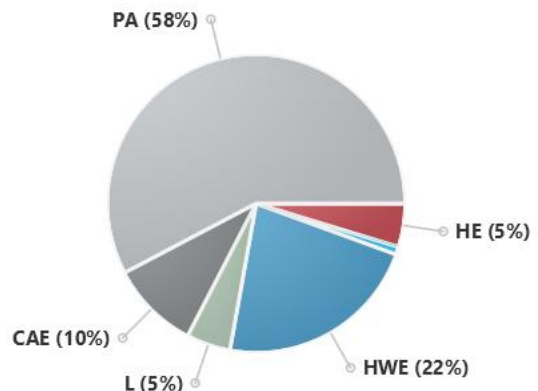
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Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

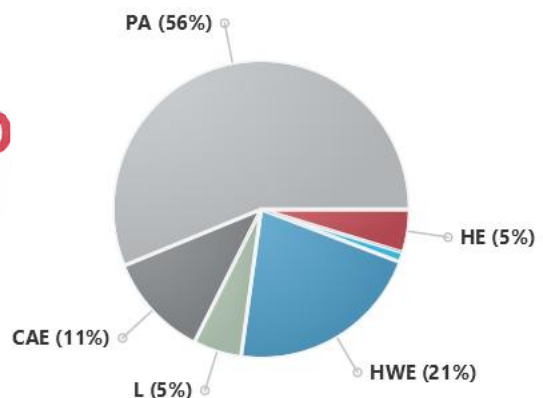
### Energy use:



### Greenhouse gas emissions:



### Cost:



### Graph Key:

Colour:	Code:	Name:	Fuel type:
Red	HE	Heating	Electric
Light Red	HG	Heating	Gas
Dark Red	HW	Heating	Wood
Light Blue	C	Cooling	Electric
Blue	HWE	Hot water	Electric
Dark Blue	HWG	Hot water	Gas
Light Green	L	Lights	Electric
Light Blue	P	Pool/spa equipment	Electric
Grey	PA	Plug-in appliances	Electric
Dark Grey	CAE	Cooking appliances	Electric
Light Grey	CAG	Cooking appliances	Gas



## Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **53 out of 100**

**This home's annual greenhouse emissions:**  
**4290 kg CO<sub>2</sub>e (with solar)**  
**4290 kg CO<sub>2</sub>e (without solar)**

Predicted annual electricity generated: 0 kWh  
 Exported to the grid: 0 %  
 Used by the home: 0 %

\* Refer to glossary.

# Residential energy rating report Non-accredited No. #

Generated on 11 Mar 2026 using Hero 4.1

This report was created using NatHERS accredited software but the non-accredited assessor (rater) is not accredited under NatHERS and this report is not accredited as being compliant with NatHERS. Reliance on this report is accordingly at your own risk.

## Property

**Address** Unit 06, 104-106 St Georges Rd,  
Toorak, VIC, 3142

**Lot/DP**

**NCC Class\*** 2

**Floor/all Floors** 2 of 1 floors

**Type** New

## Plans

**Main Plan** TP

**Prepared by** Charles Wright Architects

## Construction and environment

Assessed floor area (m <sup>2</sup> )*	Exposure Type
<b>Conditioned*</b> 165.4	Suburban
<b>Unconditioned*</b> 10.2	<b>NatHERS climate zone</b>
<b>Total</b> 175.5	21 - Melbourne RO
<b>Garage</b> 0.0	

## Rater\*\*

**Name** Zoe Zou

**Business name** LID Consulting

**Email** zoezou@lidconsulting.com.au

**Phone** +61 450087701

**Declaration of interest** No Conflict of Interest

## NCC Requirements

**BCA provisions** Volume 1

**State/Territory variation** No

### National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

## Thermal performance star rating

# 9.2

## star rating

### 22.2 MJ/m<sup>2</sup>

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

## Thermal performance (MJ/m<sup>2</sup>)

Limits taken from ABCB Standard 2022

	Heating	Cooling
<b>Modelled</b>	15.4	6.7
<b>Load limits</b>	55	38

### Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

## Whole of Home performance rating

# 59 out of 100

## Verification

# ADVERTISED PLAN

\* Refer to glossary.

## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating and Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

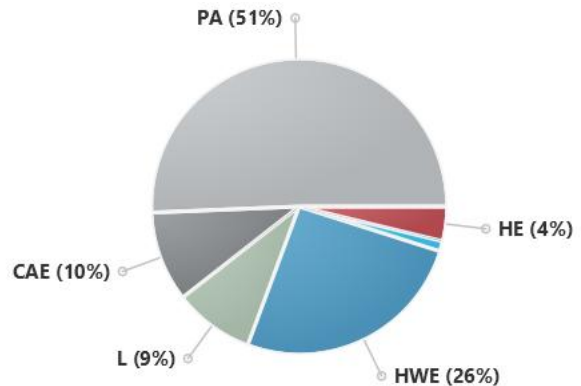
- Yes
- No
- NA - Not Applicable

ADVERTISED  
PLAN

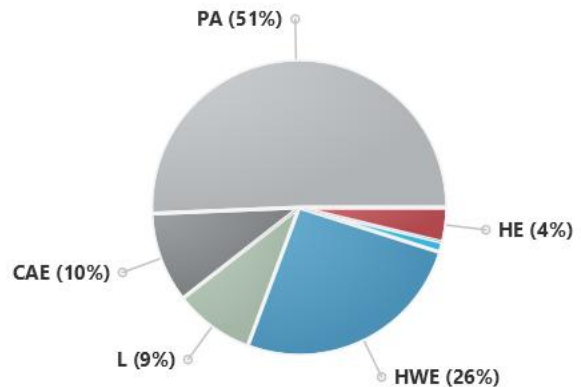
## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

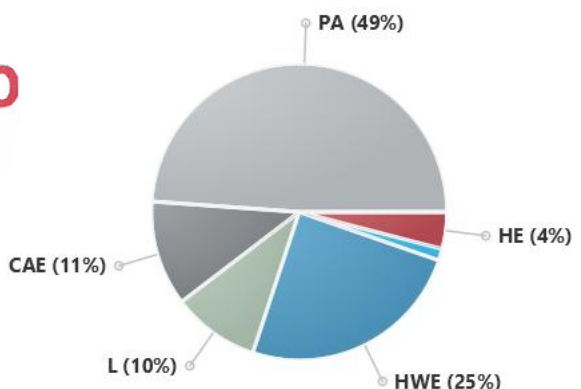
### Energy use:



### Greenhouse gas emissions:



### Cost:



### Graph Key:

Colour:	Code:	Name:	Fuel type:
Red	HE	Heating	Electric
Light Red	HG	Heating	Gas
Dark Red	HW	Heating	Wood
Light Blue	C	Cooling	Electric
Blue	HWE	Hot water	Electric
Dark Blue	HWG	Hot water	Gas
Light Green	L	Lights	Electric
Light Blue	P	Pool/spa equipment	Electric
Grey	PA	Plug-in appliances	Electric
Dark Grey	CAE	Cooking appliances	Electric
Light Grey	CAG	Cooking appliances	Gas



## Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **59 out of 100**

**This home's annual greenhouse emissions:**  
**5219 kg CO<sub>2</sub>e (with solar)**  
**5219 kg CO<sub>2</sub>e (without solar)**

Predicted annual electricity generated: 0 kWh  
 Exported to the grid: 0 %  
 Used by the home: 0 %

\* Refer to glossary.

# Residential energy rating report Non-accredited No. #

Generated on 11 Mar 2026 using Hero 4.1

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## Property

**Address** Unit 07, 104-106 St Georges Rd,  
Toorak, VIC, 3142

**Lot/DP**

**NCC Class\*** 2

**Floor/all Floors** 2 of 1 floors

**Type** New

## Plans

**Main Plan** TP

**Prepared by** Charles Wright Architects

## Construction and environment

Assessed floor area (m <sup>2</sup> )*	Exposure Type
<b>Conditioned*</b> 134.2	Suburban
<b>Unconditioned*</b> 3.6	<b>NatHERS climate zone</b>
<b>Total</b> 137.9	21 - Melbourne RO
<b>Garage</b> 0.0	

## Rater\*\*

**Name** Zoe Zou

**Business name** LID Consulting

**Email** zoezou@lidconsulting.com.au

**Phone** +61 450087701

**Declaration of interest** No Conflict of Interest

## NCC Requirements

**BCA provisions** Volume 1

**State/Territory variation** No

### National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

## Thermal performance star rating

# 9.5

## star rating

### 17.7 MJ/m<sup>2</sup>

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

## Thermal performance (MJ/m<sup>2</sup>)

Limits taken from ABCB Standard 2022

	Heating	Cooling
<b>Modelled</b>	7.5	10.2
<b>Load limits</b>	55	38

### Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

## Whole of Home performance rating

# 58 out of 100

## Verification

# ADVERTISED PLAN

\* Refer to glossary.

## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating and Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

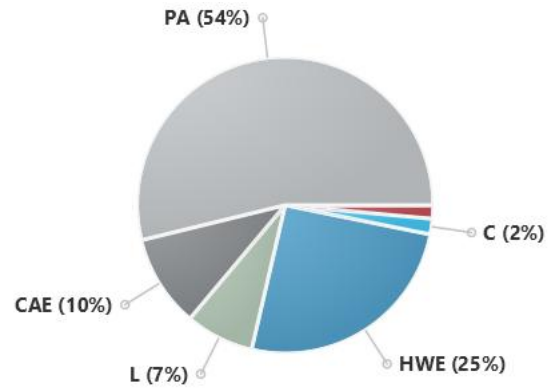
- Yes
- No
- NA - Not Applicable

ADVERTISED  
PLAN

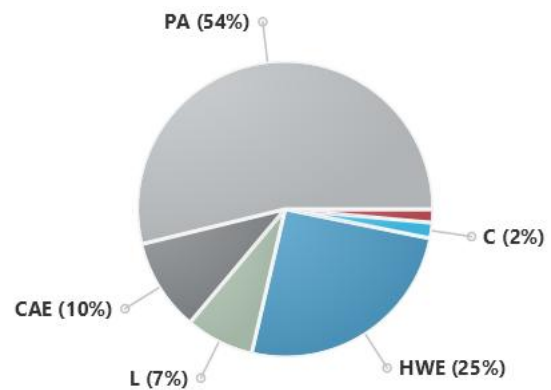
## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

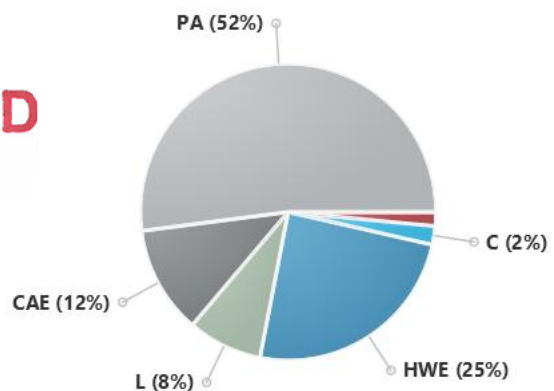
### Energy use:



### Greenhouse gas emissions:



### Cost:



### Graph Key:

Colour:	Code:	Name:	Fuel type:
Red	HE	Heating	Electric
Light Red	HG	Heating	Gas
Dark Red	HW	Heating	Wood
Light Blue	C	Cooling	Electric
Medium Blue	HWE	Hot water	Electric
Dark Blue	HWG	Hot water	Gas
Light Green	L	Lights	Electric
Light Cyan	P	Pool/spa equipment	Electric
Grey	PA	Plug-in appliances	Electric
Dark Grey	CAE	Cooking appliances	Electric
Light Grey	CAG	Cooking appliances	Gas



## Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **58 out of 100**

**This home's annual greenhouse emissions:**  
**4820 kg CO2e (with solar)**  
**4820 kg CO2e (without solar)**

Predicted annual electricity generated: 0 kWh  
 Exported to the grid: 0 %  
 Used by the home: 0 %

\* Refer to glossary.

# Residential energy rating report Non-accredited No. #

Generated on 11 Mar 2026 using Hero 4.1

This report was created using NatHERS accredited software but the non-accredited assessor (rater) is not accredited under NatHERS and this report is not accredited as being compliant with NatHERS. Reliance on this report is accordingly at your own risk.

## Property

**Address** Unit 15, 104-106 St Georges Rd,  
Toorak, VIC, 3142

**Lot/DP**

**NCC Class\*** 2

**Floor/all Floors** 4 of 1 floors

**Type** New

## Plans

**Main Plan** TP

**Prepared by** Charles Wright Architects

## Construction and environment

Assessed floor area (m <sup>2</sup> )*	Exposure Type
<b>Conditioned*</b> 130.5	Suburban
<b>Unconditioned*</b> 5.6	<b>NatHERS climate zone</b>
<b>Total</b> 136.1	21 - Melbourne RO
<b>Garage</b> 0.0	

## Rater\*\*

**Name** Zoe Zou

**Business name** LID Consulting

**Email** zoezou@lidconsulting.com.au

**Phone** +61 450087701

**Declaration of interest** No Conflict of Interest

## NCC Requirements

**BCA provisions** Volume 1

**State/Territory variation** No

### National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J2D2(2)(a) and (3) of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at [www.abcb.gov.au](http://www.abcb.gov.au).

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

## Thermal performance star rating

# 7.6

## star rating

### 50.0 MJ/m<sup>2</sup>

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

## Thermal performance (MJ/m<sup>2</sup>)

Limits taken from ABCB Standard 2022

	Heating	Cooling
<b>Modelled</b>	29.0	21.0
<b>Load limits</b>	55	38

### Features determining load limits

Floor type (lowest conditioned area)	CSOG
NCC climate zone 1 or 2	N
Outdoor living area	N
Outdoor living area ceiling fan	N

## Whole of Home performance rating

# 54 out of 100

## Verification

# ADVERTISED PLAN

\* Refer to glossary.

## About the ratings

### Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

### Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value\* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

## Heating and Cooling Load Limits

### Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the *ABCB Standard: NatHERS heating and cooling load limits* for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

### Setting options:

Floor type:

- CSOG - Concrete Slab on Ground
- SF - Suspended Floor (or a mixture of CSOG and SF)
- NA - Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA - Not Applicable

Outdoor living area:

- Yes
- No
- NA - Not Applicable

Outdoor living area ceiling fan:

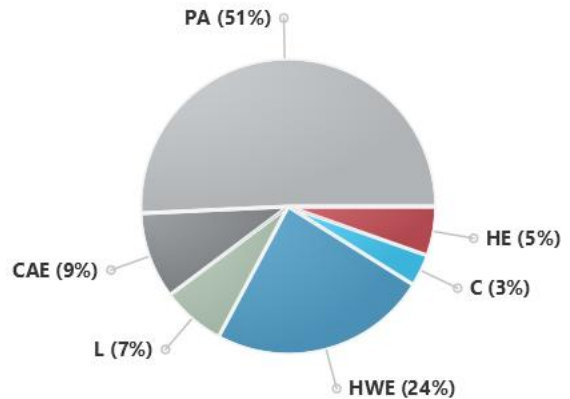
- Yes
- No
- NA - Not Applicable

ADVERTISED  
PLAN

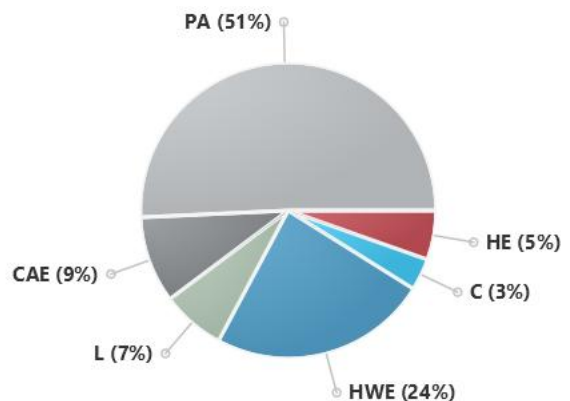
## Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar.

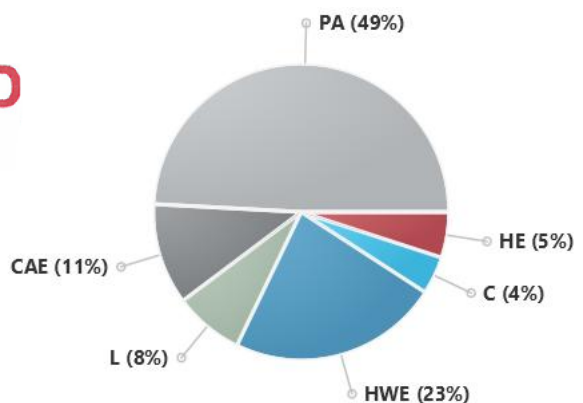
### Energy use:



### Greenhouse gas emissions:



### Cost:



### Graph Key:

Colour:	Code:	Name:	Fuel type:
Red	HE	Heating	Electric
Light Red	HG	Heating	Gas
Dark Red	HW	Heating	Wood
Light Blue	C	Cooling	Electric
Blue	HWE	Hot water	Electric
Dark Blue	HWG	Hot water	Gas
Light Green	L	Lights	Electric
Light Cyan	P	Pool/spa equipment	Electric
Grey	PA	Plug-in appliances	Electric
Dark Grey	CAE	Cooking appliances	Electric
Light Grey	CAG	Cooking appliances	Gas



## Predicted onsite renewable energy impact

Your Whole of Home performance rating without onsite renewable energy generation is **54 out of 100**

**This home's annual greenhouse emissions:**  
**5106 kg CO<sub>2</sub>e (with solar)**  
**5106 kg CO<sub>2</sub>e (without solar)**

Predicted annual electricity generated: 0 kWh  
 Exported to the grid: 0 %  
 Used by the home: 0 %

\* Refer to glossary.