REPORT

Sustainability Management Plan

60-70 Park Street South Melbourne

Park Street Development Partnership Pty Ltd

Revision: 8.0 – Final | **Issued:** 8 April 2026

Document name: rp241015m0004

NDY
A TETRA TECH COMPANY

VERIFICATION

REVISION	DATE ISSUED	PREPARED BY	VERIFIED BY	AUTHORISED BY	COMMENT
1.0	15.11.2024	[redacted]			Draft for review
1.1	17.12.2024				Draft for review
2.0	18.12.2024				Final for submission
2.1	19.12.2024				Minor update for final submission
3.0	31.07.2025				DFP stage 2 update
4.0	27.08.2025				Final for submission
5.0	28.08.2025				Final for DFP Stage 2 submission
6.0	31.10.2025				Final for DFP Stage 2 submission
7.0	13.02.2026				Final updated for DFP Stage 2 submission
8.0	08.04.2026				Referral RFI response

STAKEHOLDERS

ROLE	ORGANISATION
Client Representative	Time & Place
Architect	DKO
Services	IGS
Landscape	Arcadia Landscape Architecture
Civil/Structural	NDY
Sustainability	NDY
Transport	Traffix Group

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1 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This Sustainability Management Plan (SMP) has been prepared to provide an overview of the proposed sustainable design initiatives for the mixed-use development located at 60-70 Park Street, South Melbourne. The proposed development responds to the objectives stated in the City of Port Phillip Council Planning Scheme, Clause 15.01-2L-02 "Environmentally Sustainable Development" and addresses the Council's commitment to encouraging best practice and improving sustainability of the built environment from the design stage through to construction and operation.

Summary of change in this revision includes:

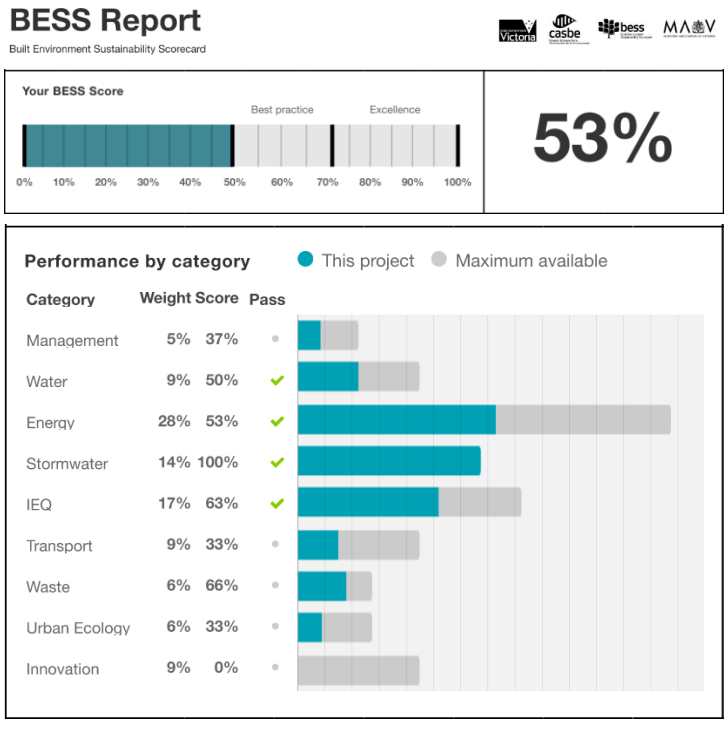
- Minor update to the development summary and project detail to align with the reconfiguration to the apartment layouts on podium level.
- Assessments updates including BESS, daylight and NatHERS energy modelling. There are no material changes to the overall ESD outcome, retaining the previous 53% BESS score demonstrating best practice ESD design outcomes is achieved.

1.2 SUSTAINABILITY OBJECTIVES

The proposed development demonstrates high sustainability credentials in line with the objectives identified within the City of Port Phillip Council Planning Clause 15.01-2L-02 using the Built Environment Sustainability Scorecard (BESS) framework. Through early design input from sustainability professionals and through site-responsive design, the project aims to improve the efficient use of resources by reducing the energy and potable water demand of the building in operation.

The project will seek to encourage the use of sustainable building materials during construction and will provide convenient recycling to promote waste avoidance. The proposed development also intends to provide a healthy indoor environment for regular occupants and visitors.

Summary of the BESS assessment below demonstrating the development exceeds the best practice standards (50% BESS score). The current proposed BESS Summary achieved below:



2 INTRODUCTION

2.1 PROJECT DETAILS

The purpose of this report is to provide a Sustainability Management Plan at the proposed mixed-use development for the site located at 60-70 Park Street, South Melbourne VIC.

The subject site is shown below and is located at the corner of Park Street and Little Bank Street. This site is currently occupied by commercial buildings.

FIGURE 1 SITE IMAGE

The development will be an 19-storey mixed-use development consisting of:

- 297 residential dwellings
- Retail on ground level
- Co-working space on ground level for use by residents
- Residential amenities located on the level 3 podium
- A communal rooftop open space on level 19
- 132 bicycle parking spaces

2.2 INFORMATION SOURCES

The following information sources have been used in the preparation of this report:

- City of Port Phillip Planning Scheme: Clause 15.01-2L "Environmentally Sustainable Development"
- City of Port Phillip Council Planning Scheme: Clause 53.18 "Stormwater Management in Urban Development"
- Architectural Town Planning drawings prepared by DKO
- Discussions and workshops with the design team.

2.3 SUMMARY OF KEY ESD INITIATIVES

The following summarises some of the key ESD initiatives targeted by the project:

- The building will be 100% electric with no natural gas infrastructure installed as part of this project enabling the development to operate with zero carbon energy emissions from day one.
- Appropriate metering to enable close monitoring of utility usage.
- Implementation of Building Users Guide (BUG) to inform the occupants about how to use the space in an efficient manner.
- The project is committed to achieve 7.0-star NatHERS development average with no individual dwelling achieving lesser than 6.0-star rating.
- Provision of a 10kW$_p$ on-site renewable energy array via installation of photovoltaic panels on available roof area. The project team will work through the exact placement of the panels in detailed designed development.
- Appropriate use of passive design i.e. maximizing natural ventilation to residential areas and shading to façade using considered placement of balconies and overhangs.
- Potable water usage reduction via high efficiency WELS rated fixtures and appliances, rainwater harvesting system and closed loop fire pump testing system.
- Water Sensitive Urban Design (WSUD) in alignment with Best Practice Environmental Management Guidelines (BPEMG).
- Design will incorporate best practice lighting comfort strategies to improve indoor environmental quality.
- Best practice stormwater quality achieved via rainwater harvesting.
- At least one parking space nominated for EV charging.
- Provision of convenient recycling to promote waste avoidance.
- Provision of on-site organic waste bins for waste separation.
- Provision of communal spaces for social interaction and relaxation.

Refer to the following section for detailed summary of the proposed initiatives.

3 BESS SUSTAINABILTY INITIATIVES

3.1 MANAGEMENT

Effective management practices can improve the sustainability performance of a project by influencing areas where decision-making is critical. Projects should prioritise the implementation of processes and strategies that support positive sustainability outcomes during construction.

The development responds to these requirements through fundamental integration of a few measures.

INITIATIVE	DESCRIPTION
Encourage involvement of suitably qualified ESD professional	Involvement of an ESD professional to provide sustainability advice from schematic design to construction stage.
Thermal Performance Modelling – Residential	NDY has conducted an early design NatHERS modelling for a sample of thermally unique dwellings which demonstrated that the proposed development can achieve a 7.0-star NatHERS average rating.
Metering – Residential	Utility meters shall be provided for all individual dwellings.
Metering – Non-Residential	Utility meters shall be provided for all individual commercial tenants.
Metering – Common Areas	All major common area services shall be separately sub metered.
Building Users Guide	Building users guide shall be produced and issued to occupants

3.2 WATER

Water is an increasingly important natural resource. Well managed, it can provide for a multitude of uses critical to our day to day lives, while also sustaining the environment on which we fundamentally depend.

A building's design has a significant impact on the water consumption of its occupants, along with the way water leaves the site through the sewer and stormwater systems. Minor changes to design can have long lasting benefits.

The development has applied the following key design measures in relation to water use:

INITIATIVE	DESCRIPTION
Rainwater Tank	Development to install a 12kL rainwater tank connected to toilets for flushing and irrigation purposes.
Potable Water Use Reduction	Building to demonstrate a minimum of 25% reduction in potable water use through efficient fixtures, appliances, and rainwater reuse. Fixtures to meet the following WELS rating: • Kitchen taps – ≥ 5 Star • Bathroom taps – ≥ 5 Star • Showers – ≥ 4 Star (≤6.0L/s) • Dishwashers – ≥4 Star • Washing Machine – Occupants to install • Toilet – ≥ 4 Star
Building Systems Water Use Reduction	Building shall minimise potable water use in building systems by avoiding water-based heat rejection system (i.e. chillers). In addition, the fire system test water shall be collected for re-use in the fire water tank, either with the fire test system or for another fit-for purpose use.

3.3 ENERGY

Energy efficient design is the product of an effective response to environmental factors, early strategic thinking in design and a considered approach to construction.

Achieving a highly energy efficient building doesn't require a significant additional upfront cost. Often, it's just ensuring basic principles of passive design are integrated early on, and that ongoing energy use is considered when selecting building services and appliances.

An effective approach to energy efficiency is also often the simplest, cheapest way to reduce greenhouse gas emissions and ongoing operational costs.

A preliminary sample of NatHERS ratings have been undertaken; the outputs are included in Appendix C – Natural Ventilation Markup.

The development responds to these requirements through fundamental integration of several measures. These include:

INITIATIVE	DESCRIPTION
On-Site Solar PV Generation - Development	The proposed design incorporates a minimum 10kWp solar photovoltaic system to maximise on-site renewable energy generation.
Electrification – Development	The development shall be designed to be all-electric to support the transition to renewable energy sources.
Thermal Performance Rating – Non-Residential **DtS Method for Energy**	The non-residential spaces of the development shall commit to the following: • All exposed floors and ceilings (forming part of the envelope) to demonstrate a minimum of 10% improvement in required NCC2022 insulation levels • Wall and glazing demonstrate meeting the required NCC2022 facade calculator • Heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available • All water heating systems within one star of the best available, or 85% or better than the most efficient equivalent capacity unit
Thermal Performance Rating – Residential	The project is committed to achieve 7-star NatHERS development average with no individual dwelling achieving lesser than 6.0-star rating. An early design modelling has been conducted and demonstrates that the project is capable of achieving a 8.0-star average NatHERS rating. Refer to Appendix E for details.
Heating and cooling system - Residential	Type of heating system: reverse cycle space – Default MEPS Type of cooling system: refrigerative space – Default MEPS
Domestic Hot Water - Residential	The residential space of the proposed development to demonstrate a reduction in consumption of energy used for hot water heating through installation of an electric Domestic Hot Water Heat Pump system.
Internal Lighting – Residential	The residential dwelling of the proposed development shall meet the maximum illumination power density (W/m2) in at least 90% of the relevant building class at least 20% lower than required by Table J6.2a of the NCC 2019 Vol 1 (Class 2-9) and Clause 3.12.5.5 NCC 2019 Vol 2 (Class 1 & 10)
Internal Lighting – Non-Residential	The non-residential space of the proposed development shall be designed to meet the maximum illumination power density (W/m2) in at

INITIATIVE	DESCRIPTION
	least 90% of the area of the relevant building class outlined in Table J6.2a of the NCC 2019 Vol 1.

3.4 STORMWATER

Best practice stormwater management means incorporating water sensitive urban design strategies such as rainwater tanks, raingardens, porous paving, and landscaping to reduce the volume of run-off and the pollutant load on local waterways.

INITIATIVE	DESCRIPTION
Stormwater Treatment	The proposed development demonstrates best practice stormwater management practice through achieving reduction targets as demonstrated by the MUSIC modelling results. The proposed development incorporates non trafficable roof catchment to divert rainwater to on-site rainwater tank for re-use. Refer to the Stormwater Management Plan (SWMP) by Webber Design rev 3 dated 17 December 2025 for details.

3.5 INDOOR ENVIRONMENTAL QUALITY

Best practice design for Indoor Environment Quality means that building occupants can enjoy a comfortable space with high air quality, adequate daylight and ventilation. Indoor environment quality is affected by building orientation and layout, window sizes and specification, shading devices, products used for construction and fit-out and neighbouring structures.

INITIATIVE	DESCRIPTION
Daylight Access – Residential	All living and bedrooms have demonstrated best practice daylight performance via the BESS built-in calculator and Deemed-to-satisfy (DtS) daylight criteria. 100% of dwellings to have an external window in all bedrooms. Refer to Appendix B – Daylight Study Analysis for the daylight DTS calculations and results.
Daylight Access – Non-Residential	>58% of the nominated floor area demonstrate to achieve at least 2.0% daylight factor. This can be demonstrated via the Green Star Daylight Hand Calculation methodology. Refer to Appendix B – Daylight Study Analysis for the calculations and results.
Effective Natural Ventilation	>40% of residential dwellings have been designed to provide effective natural ventilation to provide fresh air and passive cooling opportunities. Refer to Appendix C – Natural Ventilation Markup for the architectural natural ventilation strategy.
Thermal comfort - Shading - Non-Residential	The non-residential space glazing on ground floor level have incorporated passive design elements such as fixed shading features. The eaves and overhangs are provided to reduce excessive heat gain in summer while allowing warming winter sun to reach the glazing.
Ventilation – Non-Residential	The non-residential space of the development shall provide provision of 50% increase in outdoor air available to regular use areas compared to the minimum required by AS 1668.2:2012.
Air Quality – Non-Residential	The development shall ensure that: • All indoor paints, adhesives, sealants, and carpets to meet the maximum total VOC emission limits. • All engineered wood to meet the maximum total VOC emission limits.

3.6 TRANSPORT

The sustainability of transport modes is related to both environmental, social and economic factors. Buildings, infrastructure, and behaviour conducive to sustainable transport modes can lead to reduced greenhouse gas emissions, less air pollution, lower living costs and improved health and well-being.

Each project has the capacity to influence the future travel habits of occupants. By making a conscious decision to incentivise sustainable transport modes long lasting benefits can be created for the occupants and wider society.

The project will include:

INITIATIVE	DESCRIPTION
Electric Vehicle Infrastructure	Provision of at least one electric vehicle parking with appropriate signage and charging infrastructure.
Bicycle Parking	The proposed development provides a total of 132 total bicycle parking spaces for the building users.

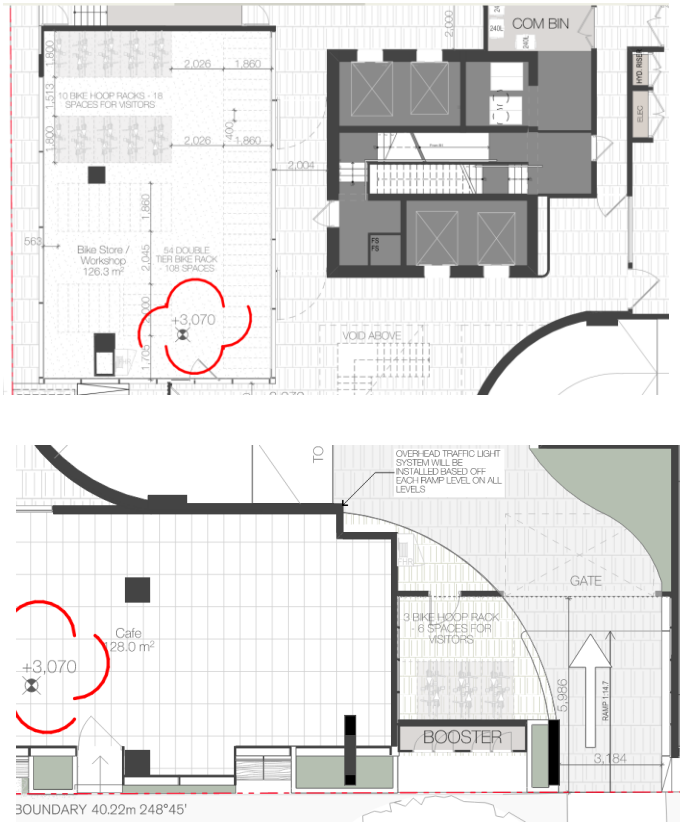


FIGURE 2 BIKE STORE AND WORKSHOP

3.7 WASTE

The project has applied the following key design measures to encourage and implement best practice waste management:

INITIATIVE	DESCRIPTION
Operational Waste – Convenience of Recycling	Best practice waste systems provide opportunities for users to separate their waste at the point of disposal. To maximise recycling rates, recycling bins must always be provided wherever general waste is disposed.
Operational waste – food & garden waste	Provision of on-site organic waste bins and commercial bin room at ground level.

3.8 URBAN ECOLOGY

The impact of urban development on land use and biodiversity, and the best way to have a positive impact on this, varies dramatically according to context. Urban ecology is also critical to human health and to establishing resilience to urban heat impacts and the extreme heat that climate change is already bringing.

The project will include the following ecological initiatives:

INITIATIVE	DESCRIPTION
Vegetation	Provision of vegetation to at least 5% of site area.
Green Roof	A rooftop communal open space has been proposed in the development.
Communal Spaces	The development proposes a variety of communal spaces that can be enjoyed by the users for social interaction or for relaxation purpose. A total of 1,342m² of communal amenity space has been proposed including lounge spaces and communal rooftop open space.

APPENDIX A – BESS SCORE CARD

Refer over.

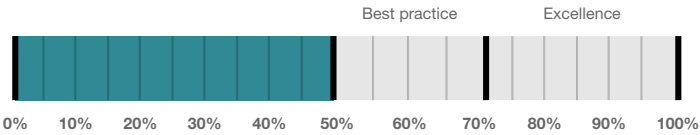
BESS Report

Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at 60 Park St South Melbourne Victoria 3205. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Port Phillip City Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

Your BESS Score

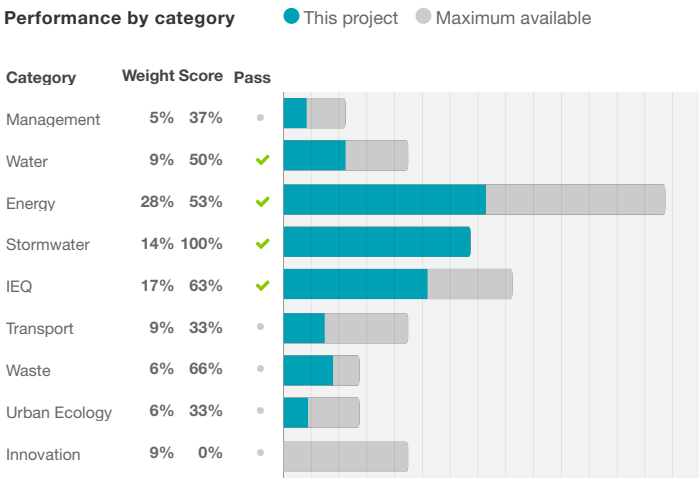


53%

Project details

Name	60 Park St, South Melbourne VIC 3205, Australia
Address	60 Park St South Melbourne Victoria 3205
Project ID	3B91B0EB-R8
BESS Version	BESS-8
Date	08 April 2026
Software version	2.3.0-B.649
Site type	Mixed use development
Account	h.ter@ndy.com
Application no.	
Site area	2,050 m²
Building floor area	25,837 m²

Performance by category



Project composition

Buildings

Name	Height	Footprint	% of total footprint
Main	19	2,050 m²	100%

Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	Building	% of total area
Apartment				
Apartment 1	297	86.2 m²	Main	99%
Total	**297**	**25,601 m²**	**99%**	

Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Office				
Co-working	1	108 m²	Main	< 1%
Total	**1**	**108 m²**	**< 1%**	
Shop				
Retail	1	128 m²	Main	< 1%
Total	**1**	**128 m²**	**< 1%**	

Supporting Evidence

Shown on Floor Plans

Credit	Requirement	Response	Status
Management 3.1	Annotation: Individual utility meters to be provided to all individual dwellings	To be printed refer to attached document	✔
Management 3.2	Annotation: Individual utility meters to be provided to all individual commercial tenancies	To be printed refer to attached document	✔
Management 3.3	Annotation: Sub-meters to be provided to all major common area services (list each)	To be printed refer to attached document	✔
Energy 3.1	Carpark with natural ventilation or CO monitoring system	To be printed refer to attached document	✔
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)	To be printed refer to attached document	✔
IEQ 1.1	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.	To be printed refer to attached document	✔
IEQ 1.2	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.	To be printed refer to attached document	✔
IEQ 1.5	Floor plans with compliant bedrooms marked	To be printed refer to attached document	✔
Transport 2.1	Location of electric vehicle charging infrastructure	To be printed refer to attached document	✔
Transport 2.2	Location of car share parking space(s)	To be printed refer to attached document	✔

Credit	Requirement	Response	Status
Waste 2.1	Location of food and garden waste facilities	To be printed refer to attached document	✔
Waste 2.2	Location of recycling facilities	To be printed refer to attached document	✔
Urban Ecology 1.1	Location and size of communal spaces	To be printed refer to attached document	✔
Urban Ecology 2.1	Location and size of vegetated areas	To be printed refer to attached document	✔
Urban Ecology 2.2	Location and size of green roof	To be printed refer to attached document	✔

Supporting Documentation

Credit	Requirement	Response	Status
Energy 1.1	Energy Report showing calculations of reference case and proposed buildings	To be printed ? refer to attached document	✔
Energy 3.1	Details of either the fully natural carpark ventilation or CO monitoring system proposed	To be printed ? refer to attached document	✔
Energy 3.6	Average lighting power density and lighting type(s) to be used	To be printed ? refer to attached document	✔
Energy 3.7	Average lighting power density and lighting type(s) to be used	To be printed ? refer to attached document	✔
Stormwater 1.1	STORM report or MUSIC model	To be printed ? refer to attached document	✔
IEQ 1.1	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.	To be printed ? refer to attached document	✔
IEQ 1.2	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.	To be printed ? refer to attached document	✔
IEQ 1.4	A short report detailing assumptions used and results achieved.	To be printed ? refer to attached document	✔
IEQ 1.5	A list of compliant bedrooms	To be printed ? refer to attached document	✔

Credit summary

Management Overall contribution 4.5%

	37%
1.1 Pre-Application Meeting	0%
2.2 Thermal Performance Modelling - Multi-Dwelling Residential	0%
2.3 Thermal Performance Modelling - Non-Residential	0%
3.1 Metering - Residential	100%
3.2 Metering - Non-Residential	54%
3.3 Metering - Common Areas	99%
4.1 Building Users Guide	100%

Water Overall contribution 9.0%

	Minimum required 50%	50%	✔ Pass
1.1 Potable Water Use Reduction		40%	
3.1 Water Efficient Landscaping		N/A	Scoped Out
			connected RWT
4.1 Building Systems Water Use Reduction		100%	

Energy Overall contribution 27.5%

Minimum required 50%	53%	✔ Pass
1.1 Thermal Performance Rating - Non-Residential	37%	
1.2 Thermal Performance Rating - Residential	0%	✔ Achieved
2.1 Greenhouse Gas Emissions	0%	
2.2 Peak Demand	100%	
2.6 Electrification	100%	
2.7 Energy consumption	100%	
3.1 Carpark Ventilation	100%	
3.2 Hot Water	100%	
3.4 Clothes Drying	0%	
3.6 Internal Lighting - Apartments	100%	
3.7 Internal Lighting - Non-Residential	100%	
4.1 Combined Heat and Power (cogeneration / trigeneration)	N/A	◈ Scoped Out
No cogeneration or trigeneration system in use.		
4.2 Renewable Energy Systems - Solar	0%	
4.4 Renewable Energy Systems - Other	N/A	◈ Scoped Out
No other (non-solar PV) renewable energy is in use.		

Stormwater Overall contribution 13.5%

Minimum required 100%	100%	✔ Pass
1.1 Stormwater Treatment	100%	

IEQ Overall contribution 16.5%

Minimum required 50%	63%	✔ Pass
1.1 Daylight Access - Living Areas	100%	
1.2 Daylight Access - Bedrooms	100%	
1.3 Winter Sunlight	0%	
1.4 Daylight Access - Non-Residential	58%	✔ Achieved
1.5 Daylight Access - Minimal Internal Bedrooms	100%	
2.1 Effective Natural Ventilation	0%	
2.3 Ventilation - Non-Residential	33%	✔ Achieved
3.4 Thermal comfort - Shading - Non-Residential	66%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential	0%	
4.1 Air Quality - Non-Residential	100%	

Transport Overall contribution 9.0%

	33%
1.1 Bicycle Parking - Residential	0%
1.2 Bicycle Parking - Residential Visitor	0%
1.3 Bicycle Parking - Convenience Residential	0% ⊘ Disabled
	Credit 1.1 must be achieved first.
1.4 Bicycle Parking - Non-Residential	0%
1.5 Bicycle Parking - Non-Residential Visitor	0%
1.6 End of Trip Facilities - Non-Residential	0% ⊘ Disabled
	Credit 1.4 must be complete first.
2.1 Electric Vehicle Infrastructure	100%
2.2 Car Share Scheme	100%
2.3 Motorbikes / Mopeds	0%

Waste Overall contribution 5.5%

	66%
1.1 - Construction Waste - Building Re-Use	0%
2.1 - Operational Waste - Food & Garden Waste	100%
2.2 - Operational Waste - Convenience of Recycling	100%

Urban Ecology Overall contribution 5.5%

	33%
1.1 Communal Spaces	99%
2.1 Vegetation	25%
2.2 Green Roofs	100%
2.3 Green Walls and Facades	0%
2.4 Private Open Space - Balcony / Courtyard Ecology	0%
3.1 Food Production - Residential	0%
3.2 Food Production - Non-Residential	0%

Innovation Overall contribution 9.0%

	0%
1.1 Innovation	0%

Credit breakdown

Management Overall contribution 4.5%

37%

1.1 Pre-Application Meeting	0%
Score Contribution	This credit contributes 37.5% towards the category score.
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?
Question	Criteria Achieved ?
Project	No
2.2 Thermal Performance Modelling - Multi-Dwelling Residential	0%
Score Contribution	This credit contributes 24.8% towards the category score.
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?
Question	Criteria Achieved ?
Apartment	No
2.3 Thermal Performance Modelling - Non-Residential	0%
Score Contribution	This credit contributes 12.4% towards the category score.
Criteria	Has a preliminary façade assessment been undertaken in accordance with NCC2022 Section J4D6?
Question	Criteria Achieved ?
Office	-
Shop	No
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2022 Section J (Energy Efficiency), NABERS or Green Star?
Question	Criteria Achieved ?
Office	-
Shop	No
3.1 Metering - Residential	100%
Score Contribution	This credit contributes 12.4% towards the category score.
Criteria	Have utility meters been provided for all individual dwellings?
Question	Criteria Achieved ?
Apartment	Yes
3.2 Metering - Non-Residential	54%

Score Contribution	This credit contributes 0.1% towards the category score.
Criteria	Have utility meters been provided for all individual commercial tenants?
Question	Criteria Achieved ?
Office	-
Shop	Yes

3.3 Metering - Common Areas	99%

Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Have all major common area services been separately submetered?
Question	Criteria Achieved ?
Apartment	Yes
Office	-
Shop	Yes

4.1 Building Users Guide	100%

Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Question	Criteria Achieved ?
Project	Yes

Water Overall contribution 9.0%

			Minimum required 50%	50%	✔ Pass

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
Fixtures, fittings & connections profile	
Showerhead: All	4 Star WELS (>= 4.5 but <= 6.0)
Bath: All	Scope out
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	>= 4 Star WELS rating
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency:	
Apartment 1	Occupant to Install
Retail	Scope out
Co-working	
Which non-potable water source is the dwelling/space connected to?:	
Apartment 1	-
Retail	tank
Co-working	
Non-potable water source connected to Toilets: All	tank
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?:	
tank	1,120 m²
	-
Tank Size:	
tank	12,000 Litres
	-
Irrigation area connected to tank:	
tank	60.0 m²
	-
Is connected irrigation area a water efficient garden?:	
tank	No
	-

Other external water demand connected to tank?:	
tank	0.0 Litres/Day
	-

1.1 Potable Water Use Reduction		40%
Score Contribution	This credit contributes 83.3% towards the category score.	
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.	
Output	Reference	
Project	39434 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	29665 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	29539 kL	
Output	% Reduction in Potable Water Consumption	
Project	25 %	
Output	% of connected demand met by rainwater	
Project	100 %	
Output	How often does the tank overflow?	
Project	Very Often	
Output	Opportunity for additional rainwater connection	
Project	18108 kL	

3.1 Water Efficient Landscaping		N/A Scoped Out
		connected RWT
This credit was scoped out	connected RWT	

4.1 Building Systems Water Use Reduction		100%
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Where applicable, have measures been taken to reduce potable water consumption by >80% in the buildings air-conditioning chillers and when testing fire safety systems?	
Question	Criteria Achieved ?	
Project	Yes	

Energy Overall contribution 27.5%

		Minimum required 50%	53%	✔ Pass

Use the BESS Deem to Satisfy (DtS) method for Non-residential spaces?:	Yes
Do all exposed floors and ceilings (forming part of the envelope) demonstrate meeting the required NCC2022 insulation levels (total R-value upwards and downwards)?:	Yes
Does all wall and glazing demonstrate meeting the required NCC2022 facade calculator (or better than the total allowance)?:	Yes
Are heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available?:	Yes
Are water heating systems within one star of the best available, or 85% or better than the most efficient equivalent capacity unit?:	Yes
Dwellings Energy Approach	
What approach do you want to use for Dwellings?:	Use the built in calculation tools
Are you installing any solar photovoltaic (PV) system(s)?:	Yes
Are you installing any other renewable energy system(s)?:	No
Energy Supply:	All electric
Dwelling Energy Profile	
Building:	Main
Below the floor is:	Another Occupancy
Above the ceiling is:	Another Occupancy
Exposed sides:	2
NatHERS Annual Energy Loads - Heat:	70.0 MJ/sqm
NatHERS Annual Energy Loads - Cool:	20.0 MJ/sqm
NatHERS star rating:	7.0
Type of Heating System:	Reverse cycle space
Heating System Efficiency:	Current Default / MEPS
Type of Cooling System:	Refrigerative space
Cooling System Efficiency:	Current Default / MEPS
Type of Hot Water System:	Electric Heat Pump Band 2
% Contribution from solar hot water system:	0 %
Is the hot water system shared by multiple dwellings?:	Yes
Clothes Line:	No drying facilities
Clothes Dryer:	Occupant to install
Solar Photovoltaic system profile	
System Size (lesser of inverter and panel capacity): PV 1	10.0 kW peak
Orientation (which way is the system facing)?: PV 1	North
Inclination (angle from horizontal): PV 1	5.0 Angle (degrees)

Which Building Class does this apply to?: PV 1	Apartment
1.1 Thermal Performance Rating - Non-Residential	37%
Score Contribution	This credit contributes 0.4% towards the category score.
Criteria	What is the % reduction in heating and cooling energy consumption against the reference case (NCC2022 Section J)?
1.2 Thermal Performance Rating - Residential	0% ✔ Achieved
Score Contribution	This credit contributes 17.4% towards the category score.
Criteria	What is the average NatHERS rating?
Output	Average NATHERS Rating (Weighted)
Apartment	7.0 Stars
2.1 Greenhouse Gas Emissions	0%
Score Contribution	This credit contributes 17.5% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Apartment	540,212 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Apartment	604,335 kg CO2
Output	Decrease in GHG Emissions
Apartment	-12%
2.2 Peak Demand	100%
Score Contribution	This credit contributes 0.1% towards the category score.
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?
2.6 Electrification	100%
Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	Is the development all-electric?
Question	Criteria Achieved?
Project	Yes
2.7 Energy consumption	100%
Score Contribution	This credit contributes 23.5% towards the category score.
Criteria	What is the % reduction in annual energy consumption against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Apartment	4,979,496 MJ
Output	Proposed Building with Proposed Services (Actual Building)
Apartment	2,559,537 MJ
Output	% Reduction in total energy
Apartment	48 %
3.1 Carpark Ventilation	100%

Score Contribution	This credit contributes 5.9% towards the category score.
Criteria	If you have an enclosed carpark, is it: (a) fully naturally ventilated (no mechanical ventilation system) or (b) 40 car spaces or less with Carbon Monoxide monitoring to control the operation and speed of the ventilation fans?
Question	Criteria Achieved ?
Project	Yes

3.2 Hot Water 100%

Score Contribution	This credit contributes 0.1% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?

3.4 Clothes Drying 0%

Score Contribution	This credit contributes 5.8% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?
Output	Reference
Apartment	128,811 kWh
Output	Proposed
Apartment	128,811 kWh
Output	Improvement
Apartment	0 %

3.6 Internal Lighting - Apartments 100%

Score Contribution	This credit contributes 0.6% towards the category score.
Criteria	Is the maximum illumination power density (W/m2) in at least 90% of the relevant building class at least 20% lower than required by clause J7D3(1)(a) and Table J6.2a of the NCC 2022 Vol 1 (Class 2-9)?
Question	Criteria Achieved ?
Apartment	Yes

3.7 Internal Lighting - Non-Residential 100%

Score Contribution	This credit contributes 0.1% towards the category score.
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J7D3a of the NCC 2022 Vol 1?
Question	Criteria Achieved ?
Office	Yes
Shop	Yes

4.1 Combined Heat and Power (cogeneration / trigeneration) N/A Scoped Out

No cogeneration or trigeneration system in use.

This credit was scoped out	No cogeneration or trigeneration system in use.

4.2 Renewable Energy Systems - Solar 0%

Score Contribution	This credit contributes 5.9% towards the category score.
Criteria	What % of the estimated energy consumption of the building class it supplies does the solar power system provide?
Output	Solar Power - Energy Generation per year
Apartment	11,662 kWh
Output	% of Building's Energy
Apartment	1 %

4.4 Renewable Energy Systems - Other	N/A	Scoped Out
		No other (non-solar PV) renewable energy is in use.

This credit was scoped out	No other (non-solar PV) renewable energy is in use.

Stormwater Overall contribution 13.5%

	Minimum required 100%	**100%** ✔ **Pass**

Section Notes: Refer to NDY Civil's Stormwater Management Plan

Which stormwater modelling software are you using?:	MUSIC or other modelling software
1.1 Stormwater Treatment	100%
Score Contribution	This credit contributes 100% towards the category score.
Criteria	Has best practice stormwater management been demonstrated?
Question	Flow (ML/year)
Project	31.8 % Reduction
Question	Total Suspended Solids (kg/year)
Project	81.5 % Reduction
Question	Total Phosphorus (kg/year)
Project	69.0 % Reduction
Question	Total Nitrogen (kg/year)
Project	58.5 % Reduction

IEQ Overall contribution 16.5%

		Minimum required 50%	63%	✔ Pass

Use the BESS Deemed to Satisfy (DtS) method for daylight to Dwellings?:	No
What approach do you want to use for daylight to Dwellings?:	Use the built in calculation tools
Room Designation:	
Bedroom DTS	Bedroom
Living DTS South Living 1 South Living 2	Living
Quantity:	
Bedroom DTS	504
Living DTS	294
South Living 1	2
South Living 2	1
Auto-Pass:	
Bedroom DTS Living DTS	Yes
South Living 1 South Living 2	No
Room Floor Area:	
Bedroom DTS Living DTS	0.0 m²
South Living 1	26.1 m²
South Living 2	28.8 m²
Vertical Angle:	
Bedroom DTS Living DTS	0.0 Angle (degrees)
South Living 1	90.0 Angle (degrees)
South Living 2	35.4 Angle (degrees)
Horizontal Angle:	
Bedroom DTS Living DTS	0.0 Angle (degrees)
South Living 1	180 Angle (degrees)
South Living 2	166 Angle (degrees)
Window Area:	
Bedroom DTS Living DTS	0.0 m²
South Living 1	9.7 m²
South Living 2	12.2 m²

Window Orientation:	
Bedroom DTS Living DTS	-
South Living 1 South Living 2	South
Glass Type:	
Bedroom DTS Living DTS	-
South Living 1 South Living 2	Green Double (VLT 0.58)
Daylight Criteria Achieved?: All	Yes

1.1 Daylight Access - Living Areas 100%

Score Contribution	This credit contributes 26.9% towards the category score.
Criteria	What % of living areas achieve a daylight factor greater than 1%
Output	Calculated percentage
Apartment	100 %

1.2 Daylight Access - Bedrooms 100%

Score Contribution	This credit contributes 26.9% towards the category score.
Criteria	What % of bedrooms achieve a daylight factor greater than 0.5%
Output	Calculated percentage
Apartment	100 %

1.3 Winter Sunlight 0%

Score Contribution	This credit contributes 8% towards the category score.
Criteria	Do 70% of dwellings receive at least 3 hours of direct sunlight in all Living areas between 9am and 3pm in mid-winter?
Question	Criteria Achieved ?
Apartment	No

1.4 Daylight Access - Non-Residential 58% ✔ Achieved

Score Contribution	This credit contributes 0.5% towards the category score.
Criteria	What % of the nominated floor area has at least 2% daylight factor?
Question	Percentage Achieved?
Office	57 %
Shop	57 %

1.5 Daylight Access - Minimal Internal Bedrooms 100%

Score Contribution	This credit contributes 8% towards the category score.
Criteria	Do at least 90% of dwellings have an external window in all bedrooms?
Question	Criteria Achieved ?
Apartment	Yes

2.1 Effective Natural Ventilation 0%

Score Contribution	This credit contributes 26.9% towards the category score.
Criteria	What % of dwellings are effectively naturally ventilated?
Question	Percentage Achieved?
Apartment	44 %

2.3 Ventilation - Non-Residential	33% ✔ Achieved

Score Contribution	This credit contributes 0.5% towards the category score.

Criteria	What % of the regular use areas are effectively naturally ventilated?
Question	Percentage Achieved?
Office	0 %
Shop	0 %

Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012?
Question	Percentage Achieved?
Office	50 %
Shop	50 %

Criteria	What CO_2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?
Question	Value
Office	0 ppm
Shop	0 ppm

3.4 Thermal comfort - Shading - Non-Residential	66%

Score Contribution	This credit contributes 0.1% towards the category score.

Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?
Question	Percentage Achieved?
Office	50 %
Shop	50 %

3.5 Thermal Comfort - Ceiling Fans - Non-Residential	0%

Score Contribution	This credit contributes 0.1% towards the category score.
Criteria	What percentage of regular use areas in tenancies have ceiling fans?
Question	Percentage Achieved?
Office	0 %
Shop	0 %

4.1 Air Quality - Non-Residential	100%

Score Contribution	This credit contributes 0.1% towards the category score.

Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Office	Yes
Shop	Yes

Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Office	Yes
Shop	Yes

Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Office	Yes
Shop	Yes

Transport Overall contribution 9.0%

33%

1.1 Bicycle Parking - Residential	0%
Score Contribution	This credit contributes 22% towards the category score.
Criteria	How many secure and undercover bicycle spaces are there for residents?
Annotation	The bicycle parking space provided are not allocated to specific building users. All building users will have access.
Question	Bicycle Spaces Provided ?
Apartment	134
Output	Min Bicycle Spaces Required
Apartment	297

1.2 Bicycle Parking - Residential Visitor	0%
Score Contribution	This credit contributes 22% towards the category score.
Criteria	How many secure bicycle spaces are there for visitors?
Annotation	The visitor bicycle parking space provided are not allocated to specific building users. All visitors will have access.
Question	Visitor Bicycle Spaces Provided ?
Apartment	26
Output	Min Visitor Bicycle Spaces Required
Apartment	60

1.3 Bicycle Parking - Convenience Restaurant	0% ⊘ Disabled
	Credit 1.1 must be achieved first.
This credit is disabled	Credit 1.1 must be achieved first.

1.4 Bicycle Parking - Non-Residential	0%
Score Contribution	This credit contributes 0.2% towards the category score.
Criteria	Have the planning scheme requirements for employee bicycle parking been exceeded by at least 50% (or a minimum of 2 where there is no planning scheme requirement)?
Question	Criteria Achieved ?
Office	No
Shop	No
Question	Bicycle Spaces Provided ?
Office	-
Shop	-

1.5 Bicycle Parking - Non-Residential Visitor	0%

Score Contribution	This credit contributes 0.1% towards the category score.
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?
Question	Criteria Achieved ?
Office	No
Shop	No
Question	Bicycle Spaces Provided ?
Office	-
Shop	-

1.6 End of Trip Facilities - Non-Residential 0% ⊘ Disabled

Credit 1.4 must be complete first.

This credit is disabled	Credit 1.4 must be complete first.

2.1 Electric Vehicle Infrastructure 100%

Score Contribution	This credit contributes 22.2% towards the category score.
Criteria	Are facilities provided for the charging of electric vehicles?
Question	Criteria Achieved ?
Project	Yes

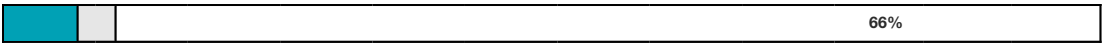
2.2 Car Share Scheme 100%

Score Contribution	This credit contributes 11.1% towards the category score.
Criteria	Has a formal car sharing scheme been integrated into the development?
Question	Criteria Achieved ?
Project	Yes

2.3 Motorbikes / Mopeds 0%

Score Contribution	This credit contributes 11.1% towards the category score.
Criteria	Are a minimum of 5% of vehicle parking spaces designed and labelled for motorbikes (must be at least 5 motorbike spaces)?
Question	Criteria Achieved ?
Project	No

Waste Overall contribution 5.5%



1.1 - Construction Waste - Building Re-Use		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	
2.1 - Operational Waste - Food & Garden Waste		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	Yes	
2.2 - Operational Waste - Convenience of Recycling		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are the recycling facilities at least as convenient for occupants as facilities for general waste?	
Question	Criteria Achieved ?	
Project	Yes	

Urban Ecology Overall contribution 5.5%

	33%

1.1 Communal Spaces		99%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Is there at least the following amount of common space measured in square meters : * 1m² for each of the first 50 occupants * Additional 0.5m² for each occupant between 51 and 250 * Additional 0.25m² for each occupant above 251?	
Annotation	Communal spaces provided such as the lounge, rooftop open space and amenity space on Level 3 are not allocated to specific building users. All building users will have access.	
Question	Common space provided	
Apartment	1,342 m²	
Office	-	
Shop	0.0 m²	
Output	Minimum Common Space Required	
Apartment	299 m²	
Office	8 m²	
Shop	[illegible] m²	

2.1 Vegetation		25%
Score Contribution	This credit contributes 44.5% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	5 %	

2.2 Green Roofs		100%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Annotation	A rooftop open space incorporated into the design	
Question	Criteria Achieved ?	
Project	Yes	

2.3 Green Walls and Facades		0%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	No	

2.4 Private Open Space - Balcony / Courtyard Ecology		0%

Score Contribution	This credit contributes 11% towards the category score.
Criteria	Is there a tap and floor waste on every balcony and courtyard (including any roof terraces)?
Question	Criteria Achieved ?
Apartment	No

3.1 Food Production - Residential	0%

Score Contribution	This credit contributes 11% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Apartment	0.0 m²
Output	Min Food Production Area
Apartment	162 m²

3.2 Food Production - Non-Residential	0%

Score Contribution	This credit contributes 0.1% towards the category score.
Criteria	What area of space per occupant is dedicated to food production?
Question	Food Production Area
Office	0.0 m²
Shop	0.0 m²
Output	Min Food Production Area
Office	3 m²
Shop	4 m²

Innovation Overall contribution 9.0%

		0%

1.1 Innovation	0%

Score Contribution	This credit contributes 100% towards the category score.
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?

Disclaimer

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APPENDIX B – DAYLIGHT STUDY ANALYSIS

NDY have undertaken an early design daylight study analysis using the Council's approved BESS built-in daylight calculator tool. Refer to Figure below for the calculation and results. The calculation indicates that all living and bedrooms meet the BESS daylight criteria. A markup of the floorplans has been provided in the following page indicating the bedrooms/living room assessed.

Dwellings daylight profile Edit

Please provide the following room profiling information. You must account for all living areas and bedrooms. Rooms can be entered in groups of living areas or bedrooms where they share the same characteristics, or where they all meet the Autopass criteria.

801 Total rooms 504 Bedrooms 297 Living Rooms 81 Total floor area (Square Metres)

Room Designation	Bedroom	Bedroom DTS	
	Living	Living DTS South Living 1 South Living 2	
Quantity	504	Bedroom DTS	
	294	Living DTS	
	2	South Living 1	
	1	South Living 2	
Auto-Pass	Yes	Bedroom DTS Living DTS	
	No	South Living 1 South Living 2	
Room Floor Area	0.0	Bedroom DTS Living DTS	
	26.1	South Living 1	Square Metres
	28.8	South Living 2	
Vertical Angle	0.0	Bedroom DTS Living DTS	
	90.0	South Living 1	Angle (degrees)
	35.4	South Living 2	
Horizontal Angle	0.0	Bedroom DTS Living DTS	
	180	South Living 1	Angle (degrees)
	166	South Living 2	
Window Area	0.0	Bedroom DTS Living DTS	
	9.7	South Living 1	Square Metres
	12.2	South Living 2	
Window Orientation		Bedroom DTS Living DTS	
	South	South Living 1 South Living 2	
Glass Type		Bedroom DTS Living DTS	
	Green Double (VLT 0.58)	South Living 1 South Living 2	
Daylight Criteria Achieved?	Yes	All	

1.1 Daylight Access - Living Areas

What % of living areas achieve a daylight factor greater than 1%

100%

26.9% weight

Apartment - Calculated Results		
Calculated percentage	100%	Percentage %

Supporting evidence has been provided for this credit.

1.2 Daylight Access - Bedrooms

What % of bedrooms achieve a daylight factor greater than 0.5%

100%

26.9% weight

Apartment - Calculated Results		
Calculated percentage	100%	Percentage %

Supporting evidence has been provided for this credit.

Level 1 Plan

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

- Living/bed rooms meets all DtS criteria ("Auto-Pass")
- Living/bed rooms with windows in more than one aspect and therefore deemed to have adequate daylight ("Auto-Pass"). Refer BESS IEQ tool Notes
- Living/bed rooms are assessed using BESS built-in calculator and are compliant with BESS daylight requirements.

RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
801	801	100%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
294	3	504	-

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; BASIX, NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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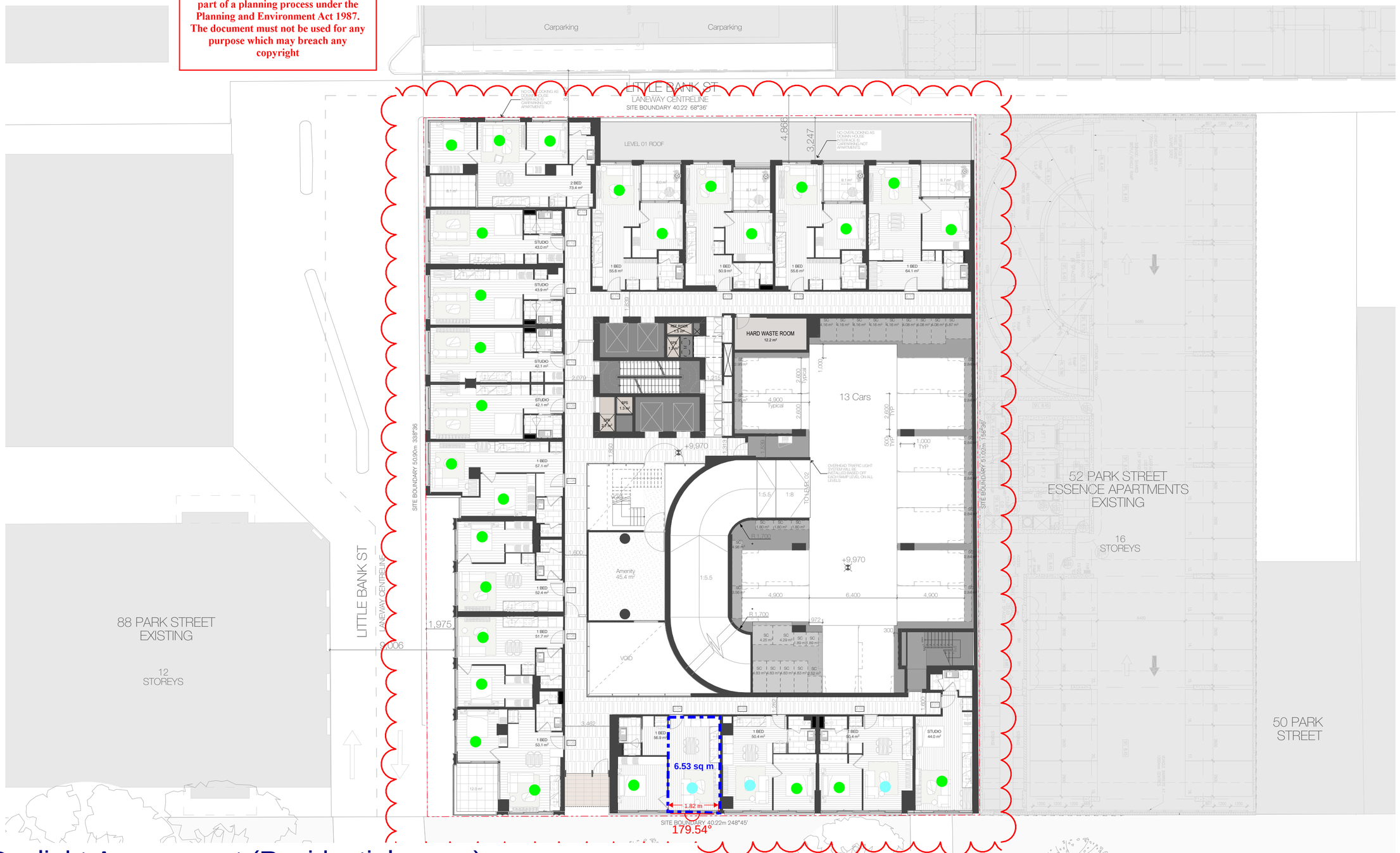
DKO

Project Name	Park Street
Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

Drawing Name	Level 1 Plan	
Drawing Scale	1:200	@ A2
TP806	D	

Park Street

Level 2 Plan



BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

- Living/bed rooms meets all DtS criteria ("Auto-Pass")
- Living/bed rooms with windows in more than one aspect and therefore deemed to have adequate daylight ("Auto-Pass"). Refer BESS IEQ tool Notes
- Living/bed rooms are assessed using BESS built-in calculator and are compliant with BESS daylight requirements.

RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
801	801	100%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
294	3	504	-

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All 'Boundary' information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; BASIX, NatHERS, Section J Certificates.
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DKO

Project Name	Park Street
Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

Drawing Name
Level 2 Plan

Drawing Scale 1:200 @ A2

TP807 D

Park Street

Level 3 Plan

58.06-1 Common property objectives

The proposal is considered to appropriately delineate areas of private, communal, and public spaces through sensitive treatments. Each of the common property spaces will be highly functional and useable, including resident amenities and lounges, and dwell spaces within the residential lobby. Each of the spaces are consolidated to ensure management is easy and effective by the body corporate.

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

- Living/bed rooms meets all DtS criteria ("Auto-Pass")
- Living/bed rooms with windows in more than one aspect and therefore deemed to have adequate daylight ("Auto-Pass"). Refer BESS IEQ tool Notes
- Living/bed rooms are assessed using BESS built-in calculator and are compliant with BESS daylight requirements.

considered an appropriate response in its locality.

RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
801	801	100%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
294	3	504	-

NOTE:

engaged as wind engineer for
sive experience within the
Preliminary review of the
consultants noted that the main
rth-west, the podium top
is wind direction.

MEL Consultants at time of
ation, followed by a wind tunnel
prior to lodgement of stage 2
application to make sure any wind concerns are addressed within the design.

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/09/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; BASIX, NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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DKO

Project Name	Park Street
Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

Drawing Name
Level 3 Plan

Drawing Scale 1:200 @ A2

TP808 D

Level 4-16 Plan

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

- Living/bed rooms meets all DtS criteria ("Auto-Pass")
- Living/bed rooms with windows in more than one aspect and therefore deemed to have adequate daylight ("Auto-Pass"). Refer BESS IEQ tool Notes
- Living/bed rooms are assessed using BESS built-in calculator and are compliant with BESS daylight requirements.
  - The apartments comply entirely with respect to preventing internal views between dwellings

RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
801	801	100%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
294	3	504	-

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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Project Name	Park Street
Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

Drawing Name	Level 4-16 Plan	
Drawing Scale	1:200	@ A2
TP809	D	

Level 17-18 Plan

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

- Living/bed rooms meets all DtS criteria ("Auto-Pass")
- Living/bed rooms with windows in more than one aspect and therefore deemed to have adequate daylight ("Auto-Pass"). Refer BESS IEQ tool Notes
- Living/bed rooms are assessed using BESS built-in calculator and are compliant with BESS daylight requirements.
  - The apartments comply entirely with respect to preventing internal views between dwellings

RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
801	801	100%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
294	3	504	-

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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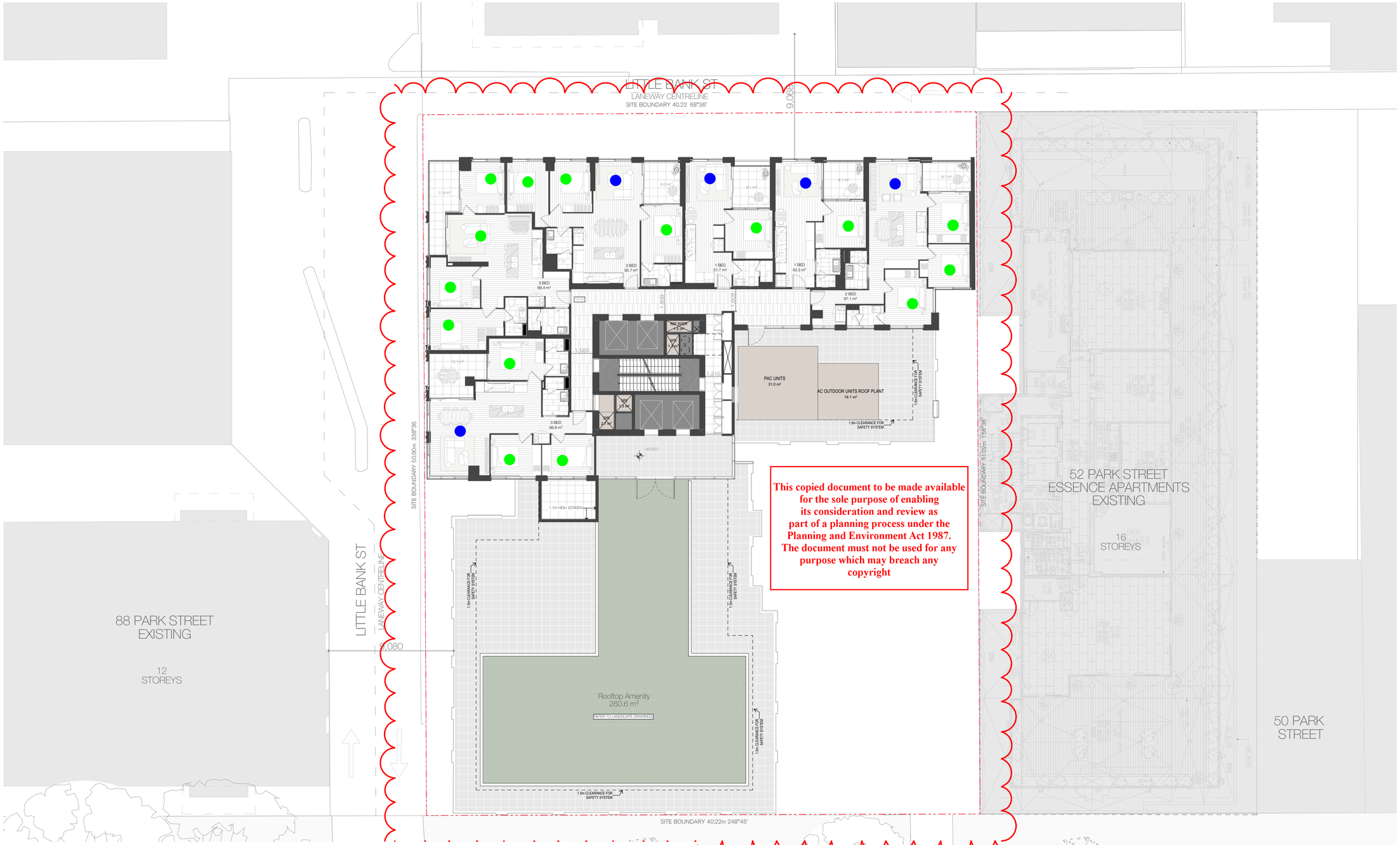
Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

Drawing Name
Level 17-18 Plan

Drawing Scale 1:200 @ A2

TP810 D

Level 19-21 Plan



BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

Living/bed rooms meets all DtS criteria ("Auto-Pass")

Living/bed rooms with windows in more than one aspect and therefore deemed to have adequate daylight ("Auto-Pass"). Refer BESS IEQ tool Notes

Living/bed rooms are assessed using BESS built-in calculator and are compliant with BESS daylight requirements.

The apartments comply entirely with respect to preventing internal views between dwellings

RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
801	801	100%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
294	3	504	-

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
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C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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Project Name	Park Street
Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

Drawing Name
Level 19-21 Plan

Drawing Scale 1:200 @ A2

TP811 D

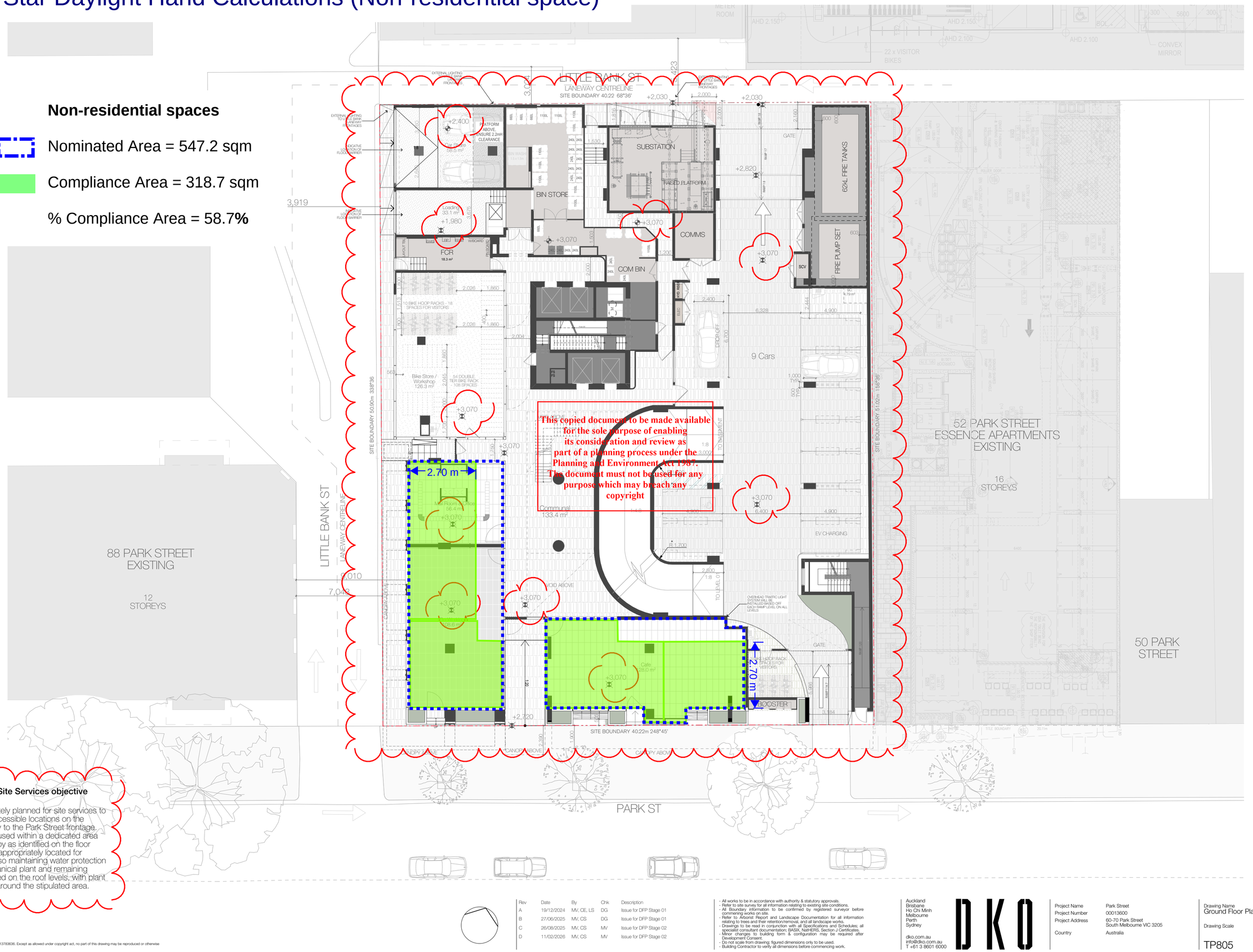
Green Star Daylight Hand Calculations (Non-residential space)

Non-residential spaces

Nominated Area = 547.2 sqm

Compliance Area = 318.7 sqm

% Compliance Area = 58.7**%**



Clause 58.06-2 - Site Services objective

The site has adequately planned for site services to be housed within accessible locations on the ground floor, primarily to the Park Street frontage. Mailboxes will be housed within a dedicated area to the residential lobby as identified on the floor plans. These will be appropriately located for resident use while also maintaining water protection and durability. Mechanical plant and remaining services are contained on the roof levels, with plant screening provided around the stipulated area.

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
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D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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Project Name	Park Street
Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

Drawing Name
Ground Floor Plan

Drawing Scale 1:200 @ A2

TP805 D

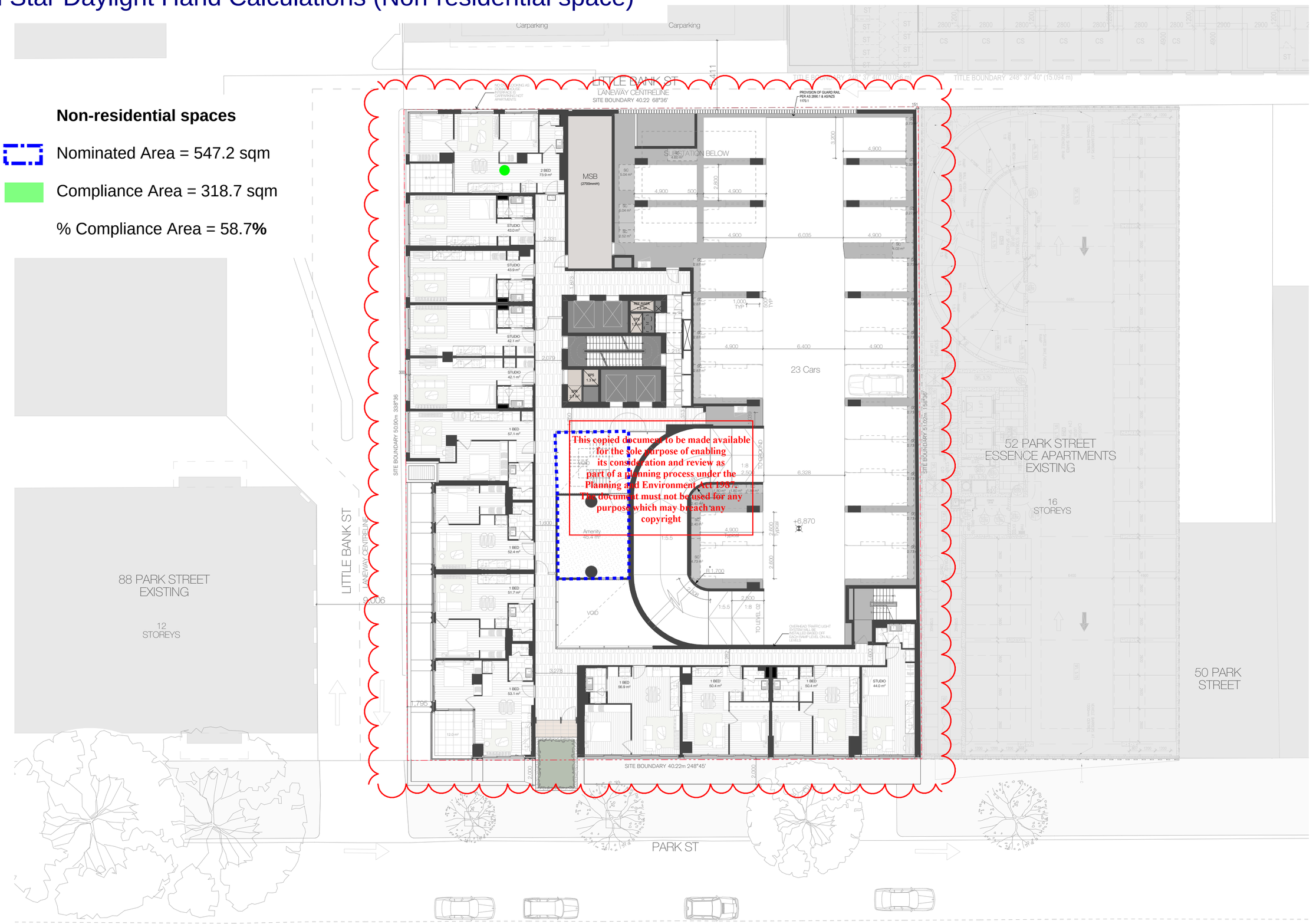
Green Star Daylight Hand Calculations (Non-residential space)

Non-residential spaces

Nominated Area = 547.2 sqm

Compliance Area = 318.7 sqm

% Compliance Area = 58.7**%**



Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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Project Name	Park Street
Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

Drawing Name: Level 1 Plan

Drawing Scale: 1:200 @ A2

TP806 D

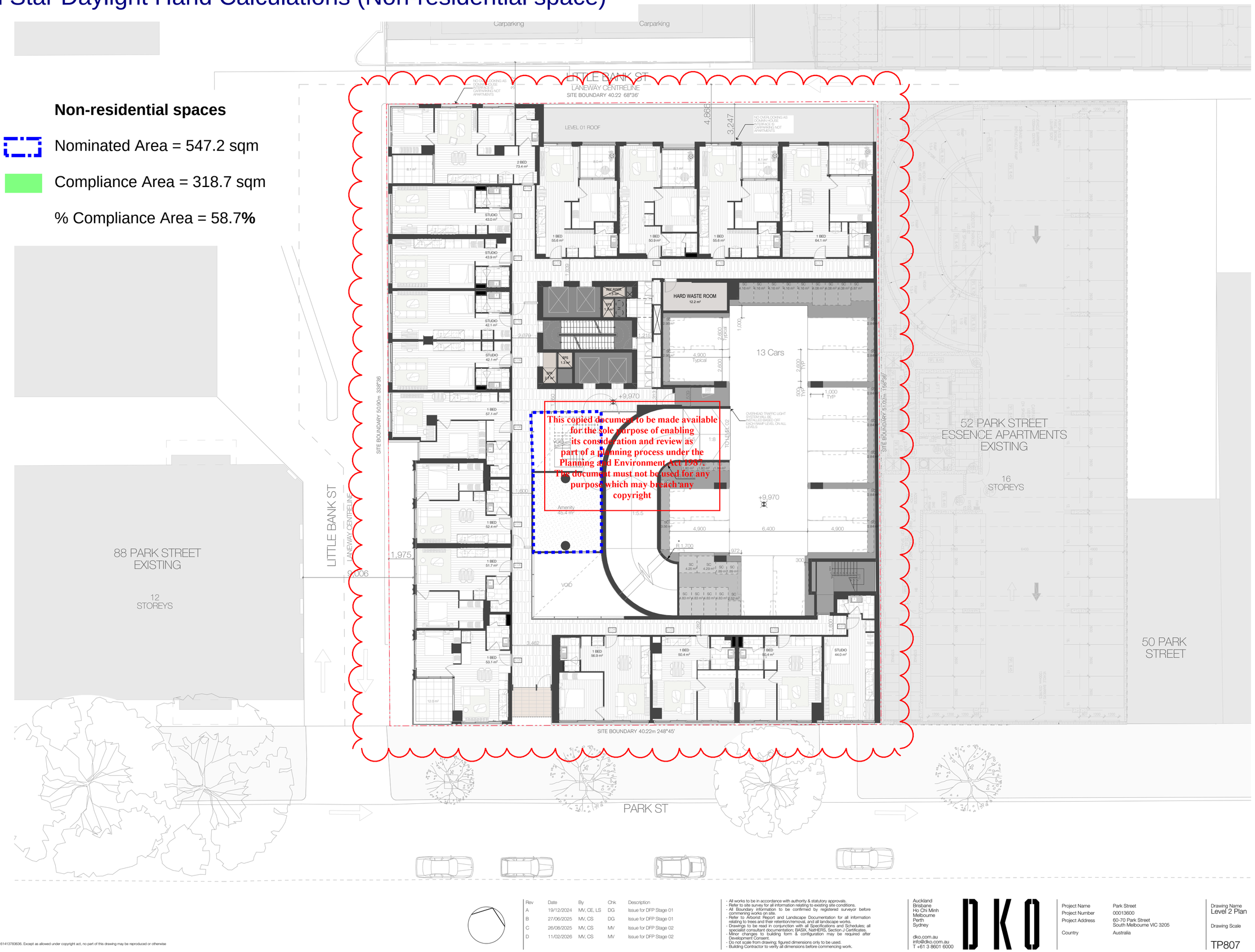
Green Star Daylight Hand Calculations (Non-residential space)

Non-residential spaces

Nominated Area = 547.2 sqm

Compliance Area = 318.7 sqm

% Compliance Area = 58.7**%**



Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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Project Name	Park Street
Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

Drawing Name
Level 2 Plan

Drawing Scale 1:200 @ A2

TP807 D

Green Star Daylight Hand Calculations (Non-residential space)

Non-residential spaces

Nominated Area = 547.2 sqm

Compliance Area = 318.7 sqm

% Compliance Area = 58.7**%**

58.06-1 Common property objectives

The proposal is considered to appropriately delineate areas of private, communal, and public spaces through sensitive treatments. Each of the common property spaces will be highly functional and useable, including resident amenities and lounges, and dwell spaces within the residential lobby. Each of the spaces are consolidated to ensure management is easy and effective by the body corporate.

58.03-5 Landscaping objectives

Given the context of the site and the provision of basement car parking, there is not the potential for deep soil planting on site. Nonetheless, the proposal provides a generous provision of landscaping at the ground floor plane, and on podium / roof top levels.

Appreciating the highly urban area and surrounding urban context, the proposal is considered an appropriate response in its locality.

NOTE:

MEL Consultants have been engaged as wind engineer for the development, with extensive experience within the South Melbourne precinct. Preliminary review of the architectural design by MEL consultants noted that the main wind direction is from the north-west, the podium top amenity is protected from this wind direction.

A letter will be provided by MEL Consultants at time of lodgement of Stage 1 application, followed by a wind tunnel model test being undertaken prior to lodgement of stage 2 application to make sure any wind concerns are addressed within the design.

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D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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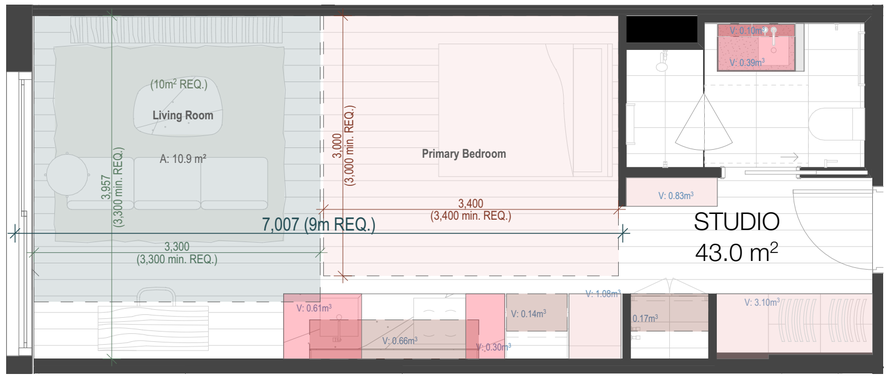
Project Name	Park Street
Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

Drawing Name	Level 3 Plan	
Drawing Scale	1:200	@ A2
TP808	D	

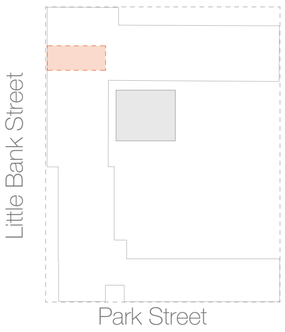
APPENDIX C – NATURAL VENTILATION MARKUP

Refer to following pages.

Clause 58 STUDIO



Level 1- Level 2



S1 (2 Apartments)

D18 Accessibility	-
D20 Private Open Space	-
D21 Storage (8.1m³ Internal / 8m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
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C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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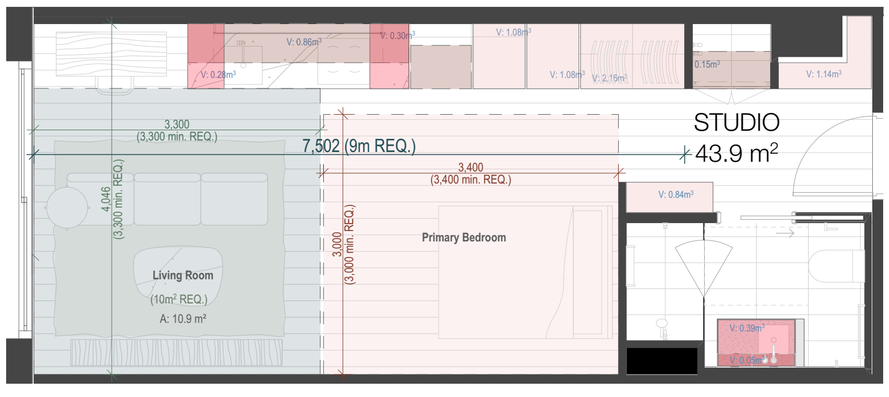
Project Name	Park Street
Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

Drawing Name
Clause 58 STUDIO

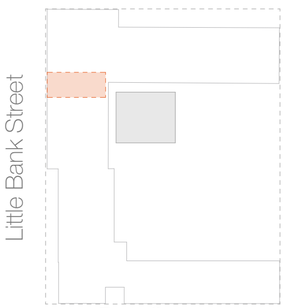
Drawing Scale 1:50 @ A2

TP1001 D

Clause 58 STUDIO

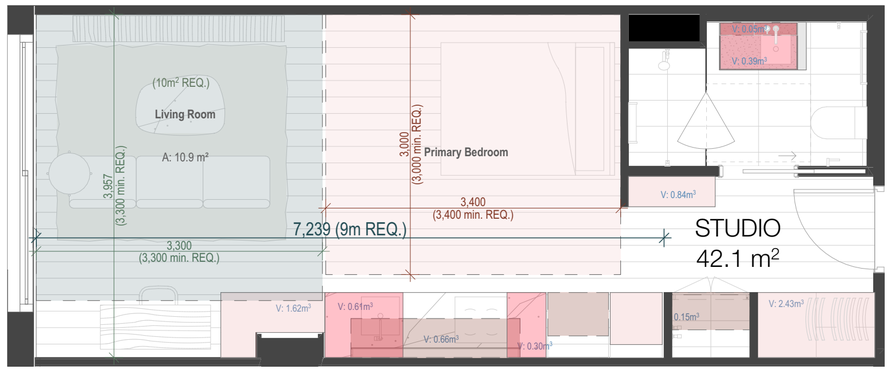


Level 1- Level 2

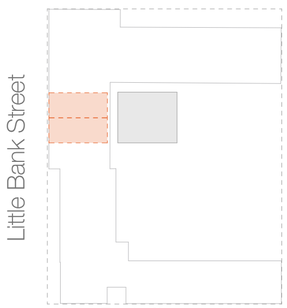


S1.1 (2 Apartments)

D18 Accessibility	-
D20 Private Open Space	-
D21 Storage (8.5m³ Internal / 8m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-



Level 1- Level 2



S1.2 (4 Apartments)

D18 Accessibility	-
D20 Private Open Space	-
D21 Storage (8.1m³ Internal / 8m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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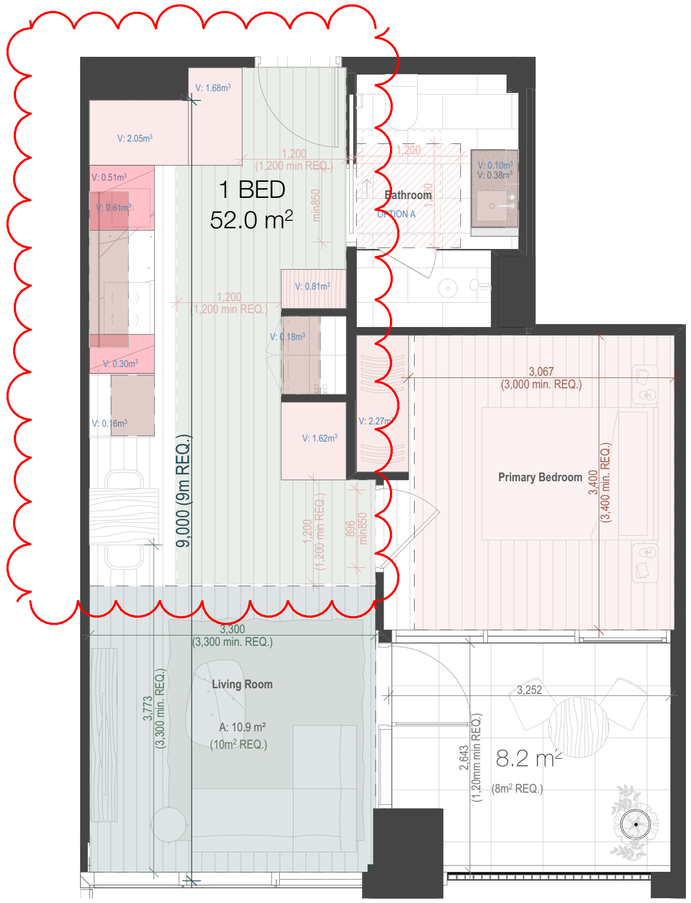
Project Name	Park Street
Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

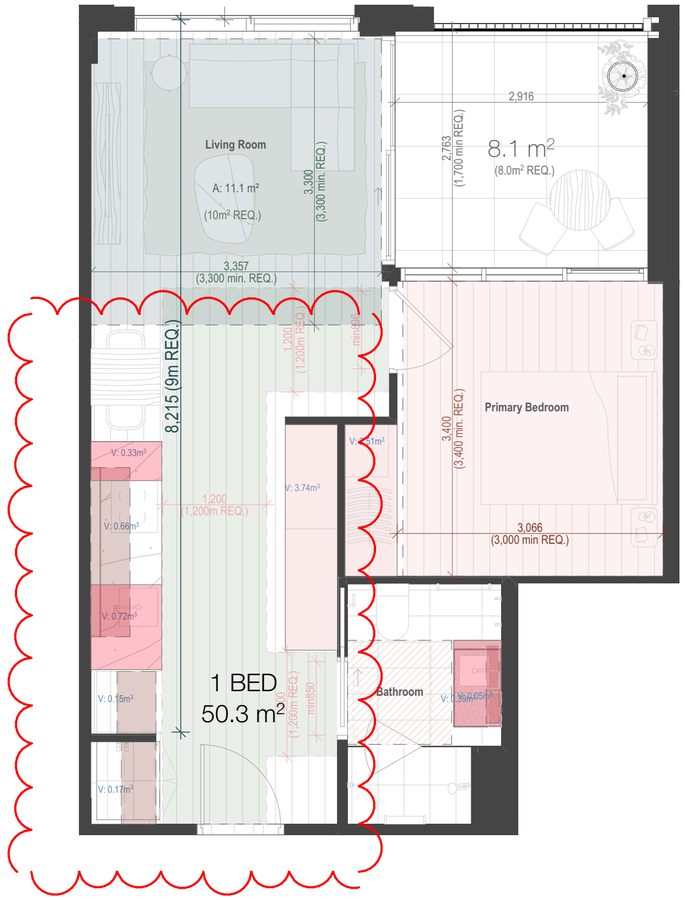
Drawing Name
Clause 58 STUDIO

Drawing Scale 1:50 @ A2

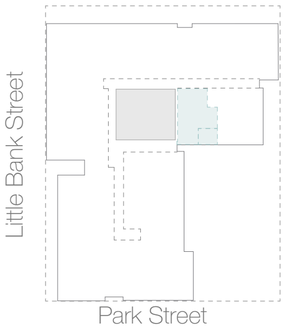
TP1002 D

Clause 58 1B





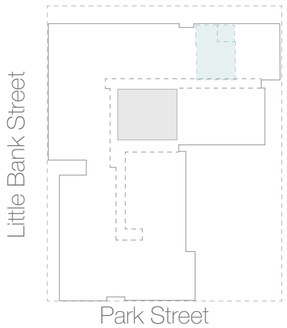
Level 3-18



1A.1 (16 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage (10.7m³ Internal / 10m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-

Level 3-21



1A (19 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage (10.1m³ Internal / 10m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-

Rev	Date	By	Chk	Description
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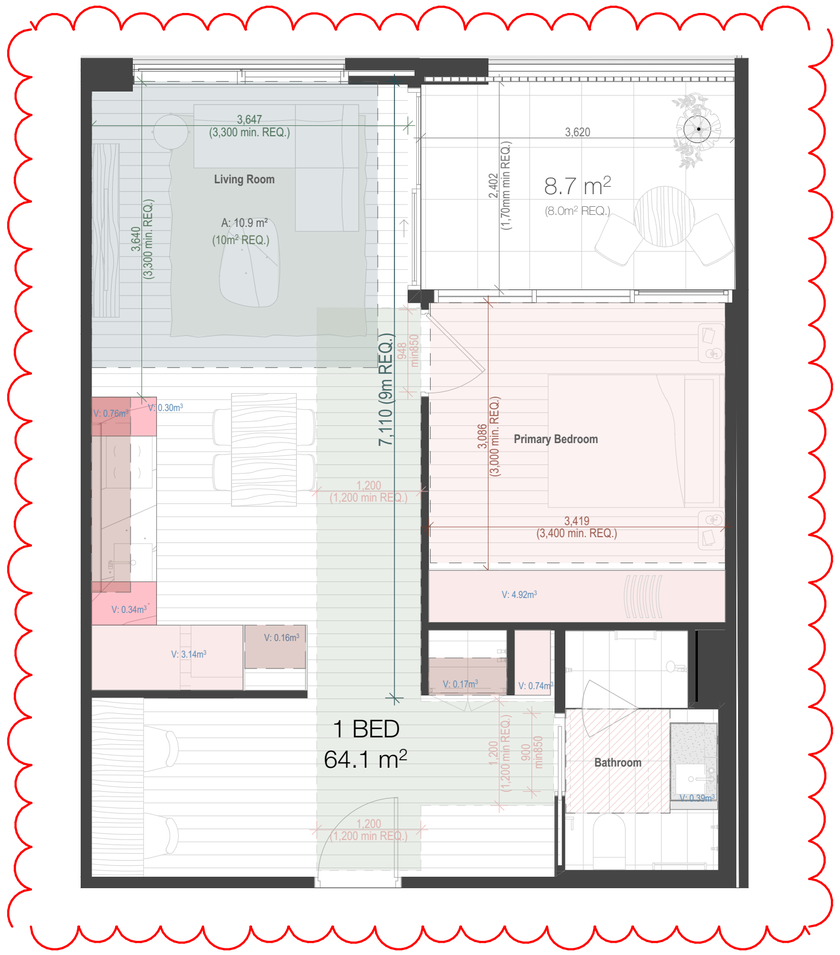
Project Name	Park Street
Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

Drawing Name
Clause 58 1B

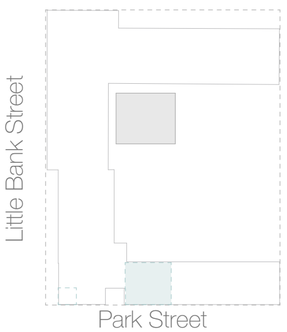
Drawing Scale 1:50 @ A2

TP1003 D

Clause 58 1B



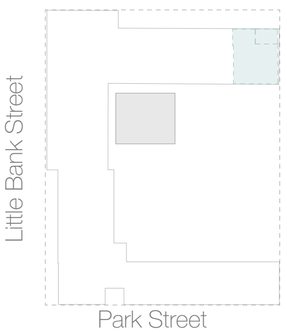
Level 1- Level 2



1B (2 Apartments)

D18 Accessibility	-
D20 Private Open Space	-
D21 Storage (12.4m³ Internal / 10m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-

Level 2



1C (1 Apartment)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage (11m³ Internal / 10m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-

Rev	Date	By	Chk	Description
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B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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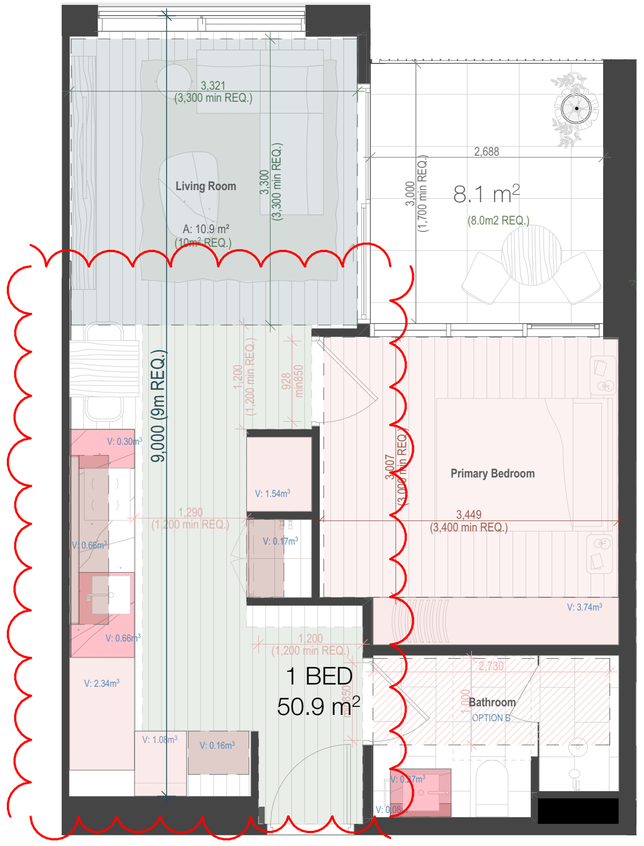
Project Name	Park Street
Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

Drawing Name
Clause 58 1B

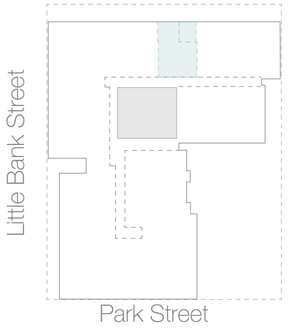
Drawing Scale 1:50 @ A2

TP1004 D

Clause 58 1B



Level 2 - Level 21



1F (20 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage (11m³ Internal / 10m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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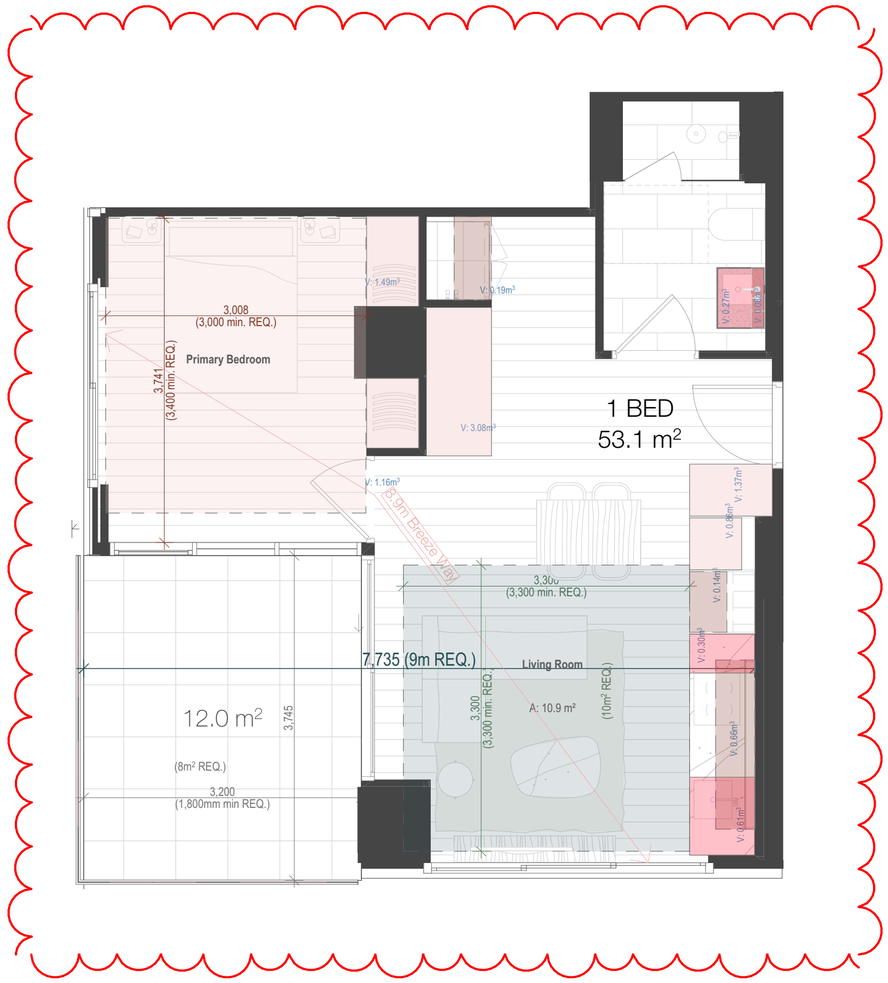
Project Name	Park Street
Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

Drawing Name
Clause 58 1B

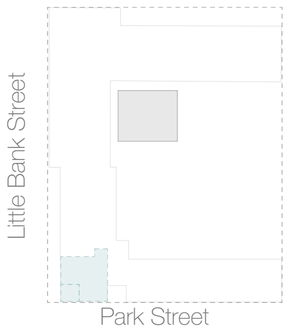
Drawing Scale 1:50 @ A2

TP1005 D

Clause 58 1B



Level 1- Level 2



1D (2 Apartments)

D18 Accessibility	-
D20 Private Open Space	Y
D21 Storage (10.2m³ Internal / 10m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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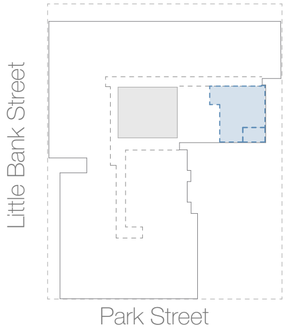
Country	Australia

Drawing Name	Clause 58 1B	
Drawing Scale	1:50	@ A2
TP1006		D

Park Street

Clause 58 2B

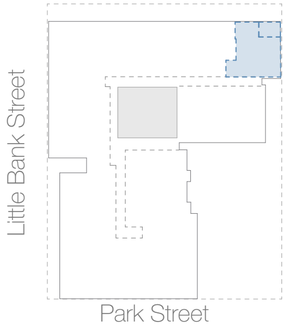
Level 3-18



2A (16 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage (10.1m³ Internal 4.5m³ External / 14m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

Level 3-18



2A.1 (16 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage (9.5m³ Internal 4.5m³ External / 14m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

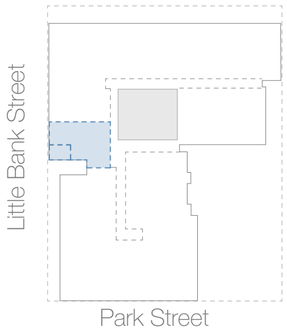
Drawing Name
Clause 58 2B

Drawing Scale 1:50 @ A2

TP1007 D

Clause 58 2B

Level 3 -14



2C.1 (15 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage (12.2m³ Internal 2m³ External / 14m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
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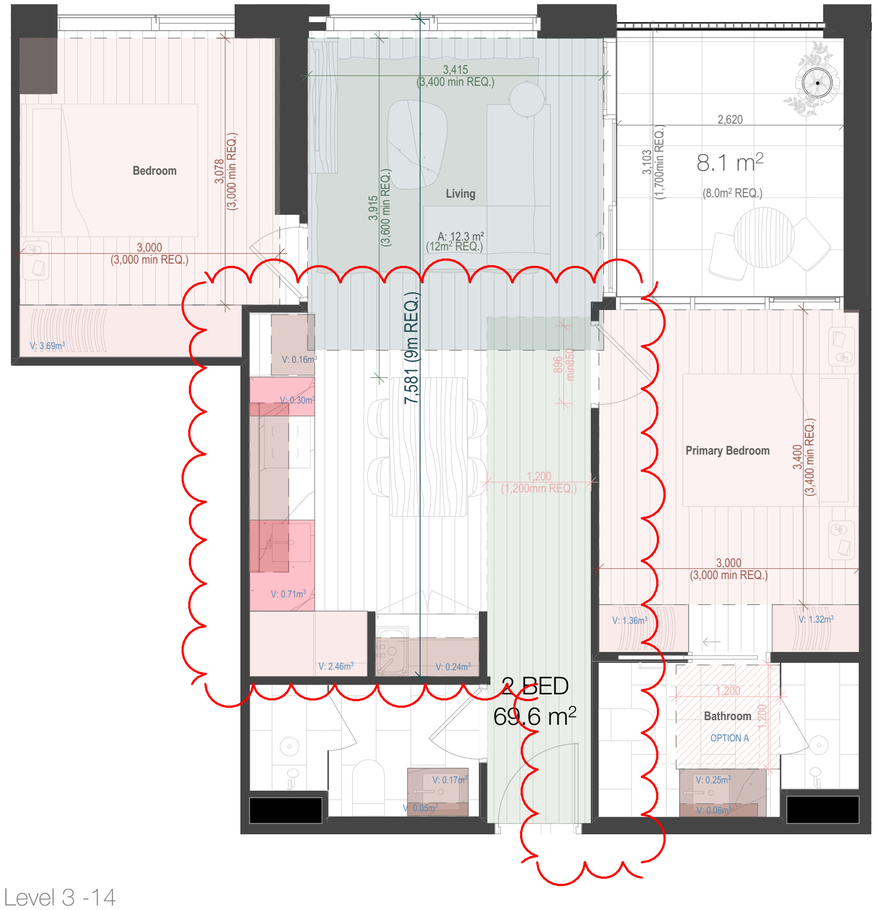
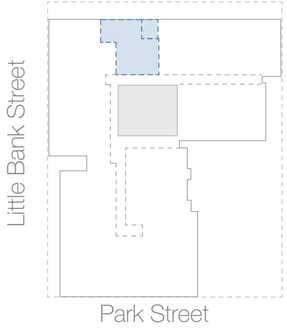
Drawing Name	Clause 58 2B	
Drawing Scale	1:50	@ A2
TP1008	D	

Clause 58 2B



Level 3 -14



2E (14 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage (11.6m³ Internal 2.5m³ External / 14m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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Project Name	Park Street
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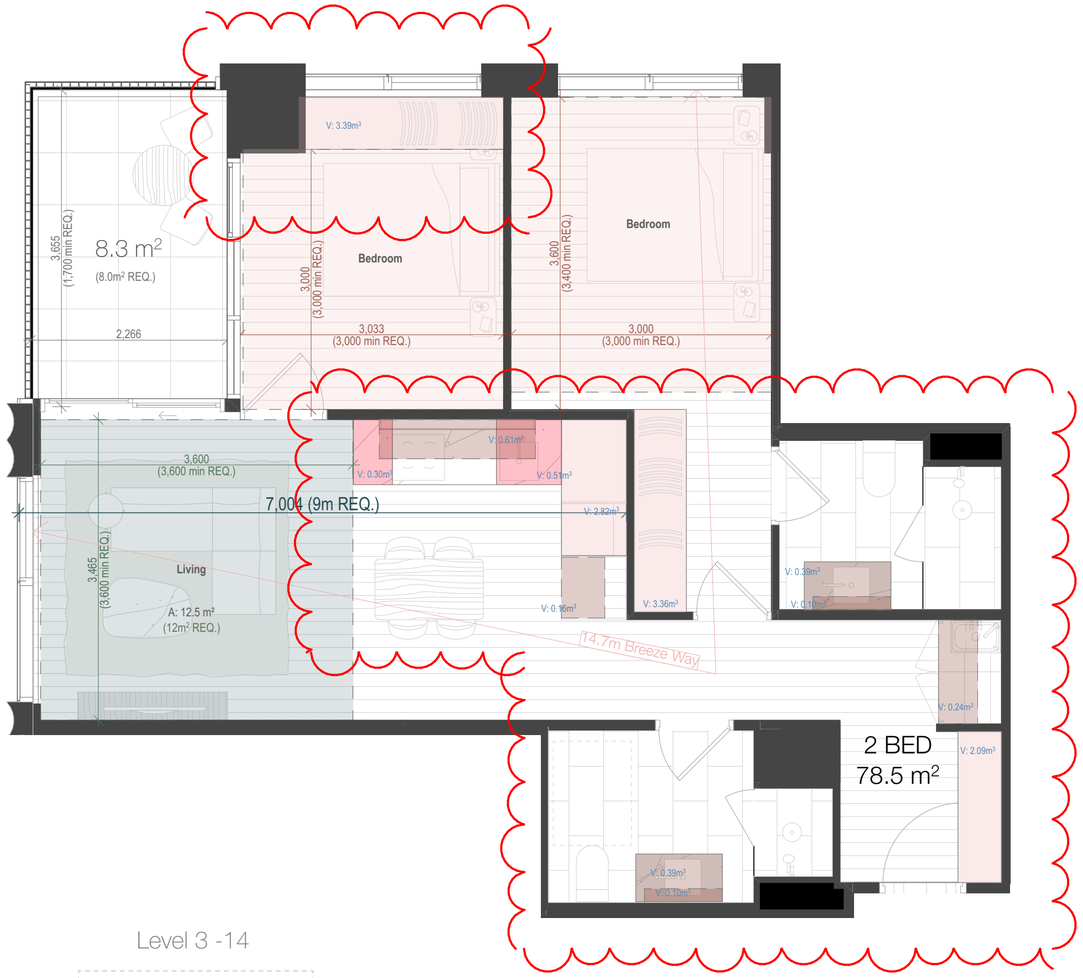
Drawing Name
Clause 58 2B

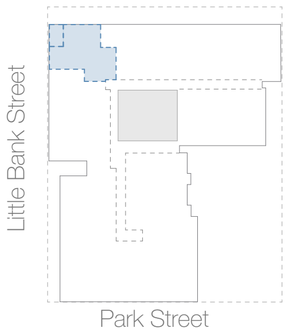
Drawing Scale 1:50 @ A2

TP1009 D

Clause 58 2B



Level 3 -14



2F (14 Apartments)

D18 Accessibility	-
D20 Private Open Space	Y
D21 Storage (14.6m³ Internal /14m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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Project Name	Park Street
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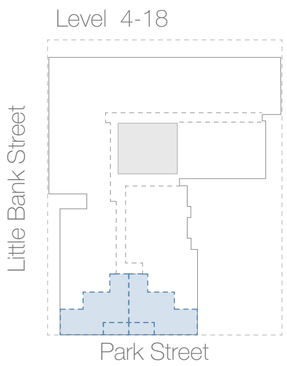
Country	Australia

Drawing Name	Clause 58 2B	
Drawing Scale	1:50	@ A2
TP1010		D

Clause 58 2B



2N (28 Apartment)

D18 Accessibility	-
D20 Private Open Space	Y
D21 Storage (12.7m³ Internal 2m³ External/ 14m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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Project Name	Park Street
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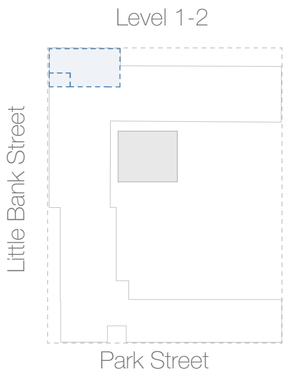
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

Drawing Name: Clause 58 2B

Drawing Scale: 1:50 @ A2

TP1011 D

Clause 58 2B



2B (2 Apartments)

D18 Accessibility	-
D20 Private Open Space	Y
D21 Storage (11.9m³ Internal 3m³ External / 14m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

Rev	Date	By	Chk	Description
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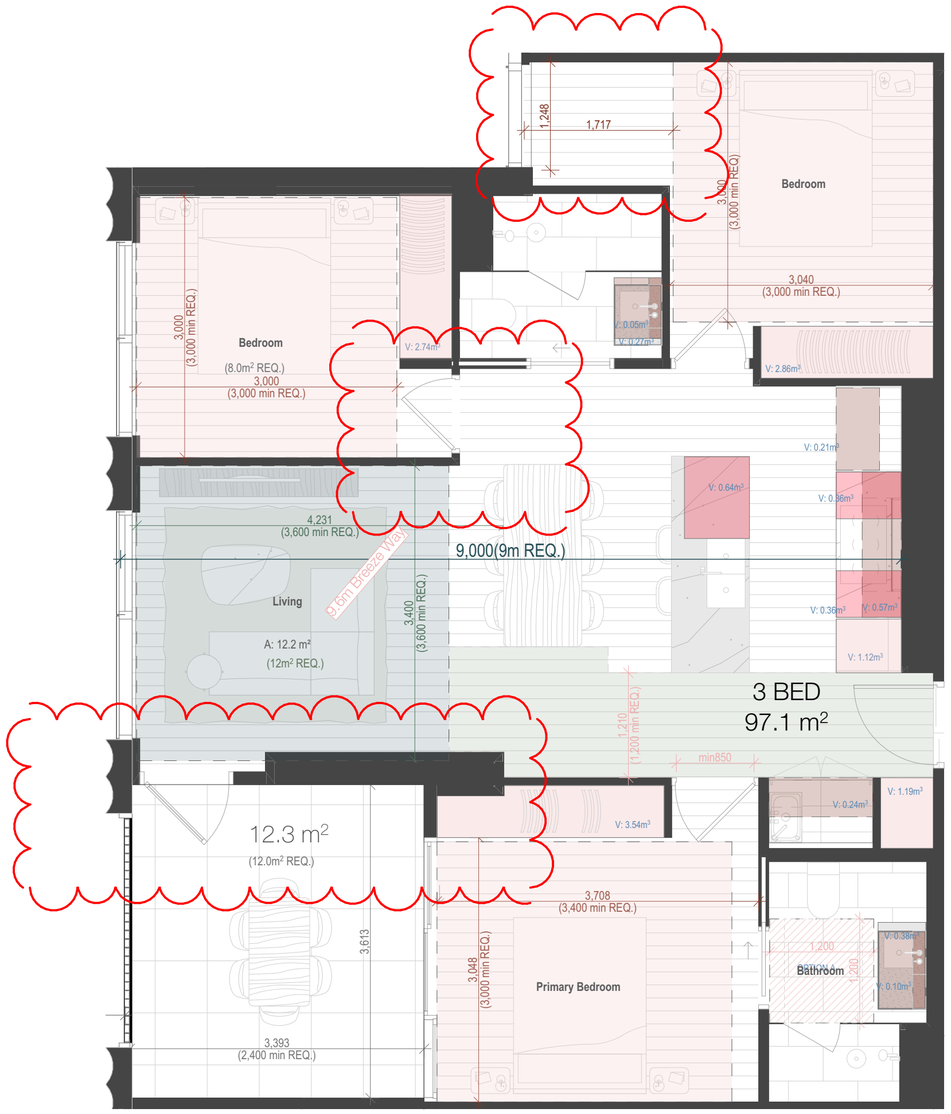
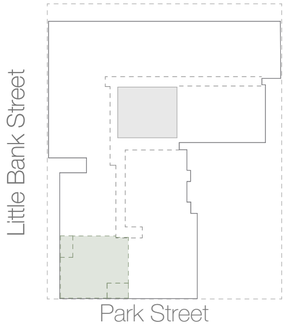
Country	Australia

Drawing Name	Clause 58 2B	
Drawing Scale	1:50	@ A2
TP1012	D	

Clause 58 3B



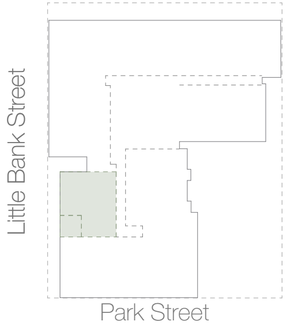
Level 17-18



3G (2 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage (20.5m³ Internal / 18m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

Level 17-18



3F (2 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage (14.8m³ Internal 3.5m³ External/18m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
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D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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Project Name	Park Street
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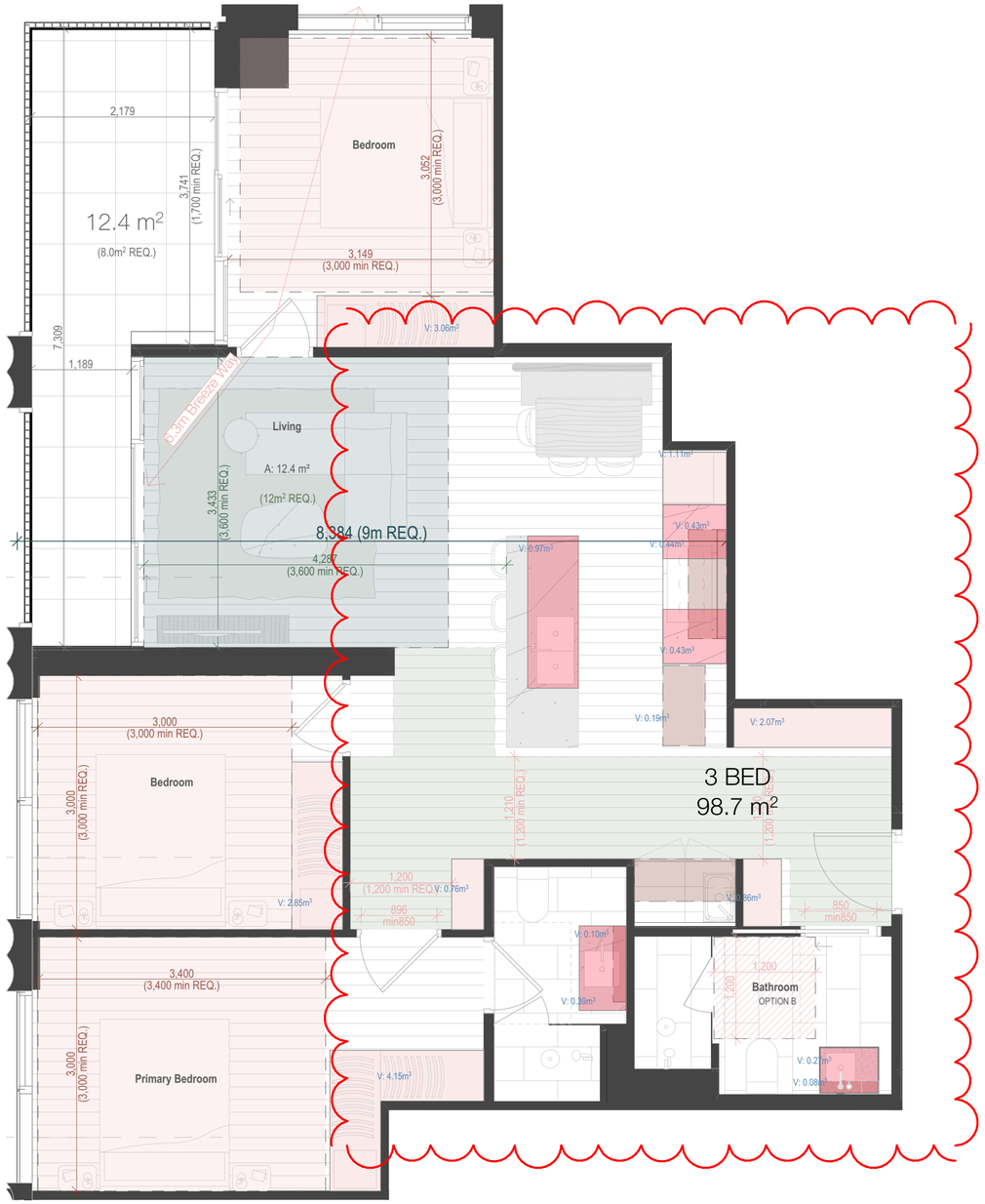
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

Drawing Name: Clause 58 3B

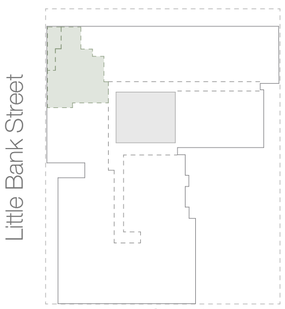
Drawing Scale: 1:50 @ A2

TP1013 D

Clause 58 3B



Level 17-21



3I (5 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage (18.6m³ Internal 2.9m³ External/18m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

Rev	Date	By	Chk	Description
A	19/12/2024	MV, CE, LS	DG	Issue for DFP Stage 01
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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Project Name	Park Street
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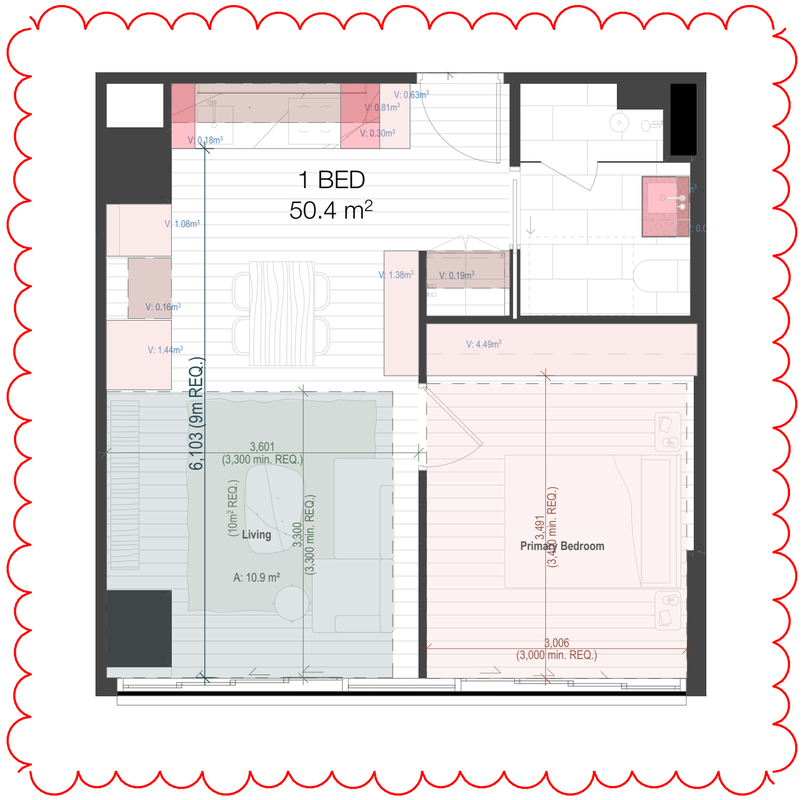
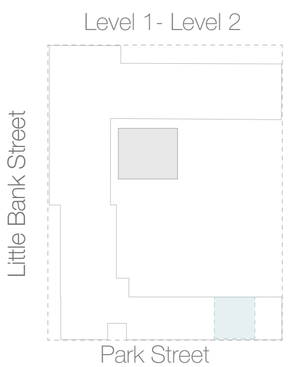
Country	Australia

Drawing Name	Clause 58 3B	
Drawing Scale	1:50	@ A2
TP1014	D	

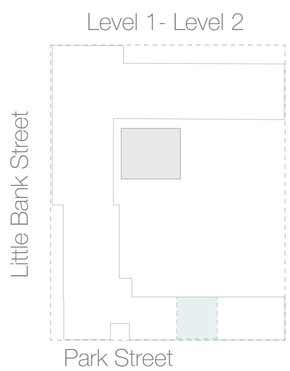
Clause 58 1B





1B.1 (2 Apartments)

D18 Accessibility	-
D20 Private Open Space	-
D21 Storage (11.1m³ Internal / 10m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-



1B.2 (2 Apartments)

D18 Accessibility	-
D20 Private Open Space	-
D21 Storage (10m³ Internal / 10m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-

Rev	Date	By	Chk	Description
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
C	26/08/2025	MV, CS	MV	Issue for DFP Stage 02
D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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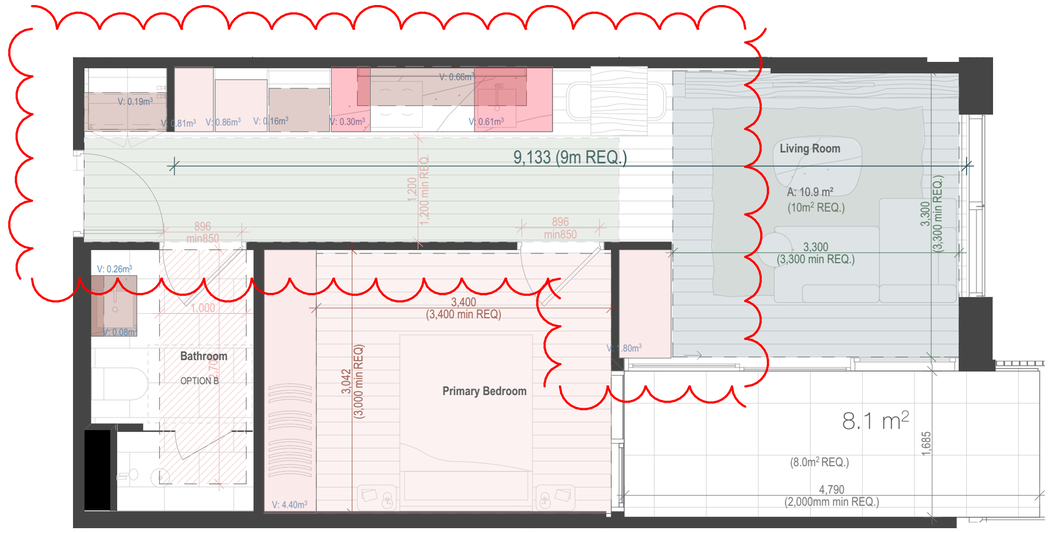
Project Number	00013600
Project Address	60-70 Park Street South Melbourne VIC 3205
Country	Australia

Drawing Name
Clause 58 1B

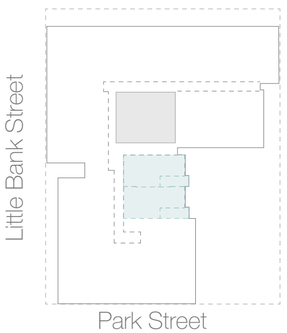
Drawing Scale 1:50 @ A2

TP1015 D

Clause 58 1B



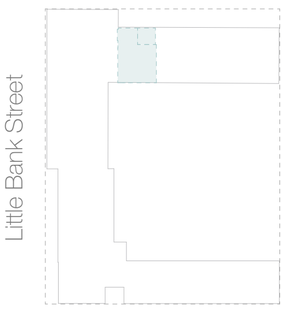
Level 4-18



1H (30 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage (10.1m³ Internal / 10m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-

Level 2



1A.2 (1 Apartment)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage (13.3m³ Internal / 10m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-

Rev	Date	By	Chk	Description
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
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D	11/02/2026	MV, CS	MV	Issue for DFP Stage 02

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Drawing Name
Clause 58 1B

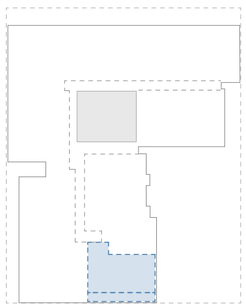
Drawing Scale 1:50 @ A2

TP1016 D

Park Street

Clause 58 2B

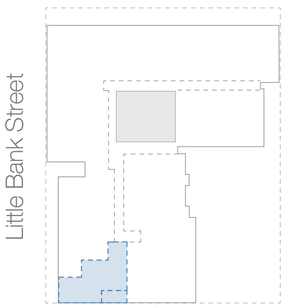
Level 3



2P (1 Apartment)

D18 Accessibility	-
D20 Private Open Space	Y
D21 Storage (11.9m³ Internal 2.5m³ External / 14m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

Level 3



2N.1 (1 Apartment)

D18 Accessibility	-
D20 Private Open Space	Y
D21 Storage (11.6m³ Internal 2.5m³ External/ 14m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

Rev	Date	By	Chk	Description
B	27/06/2025	MV, CS	DG	Issue for DFP Stage 01
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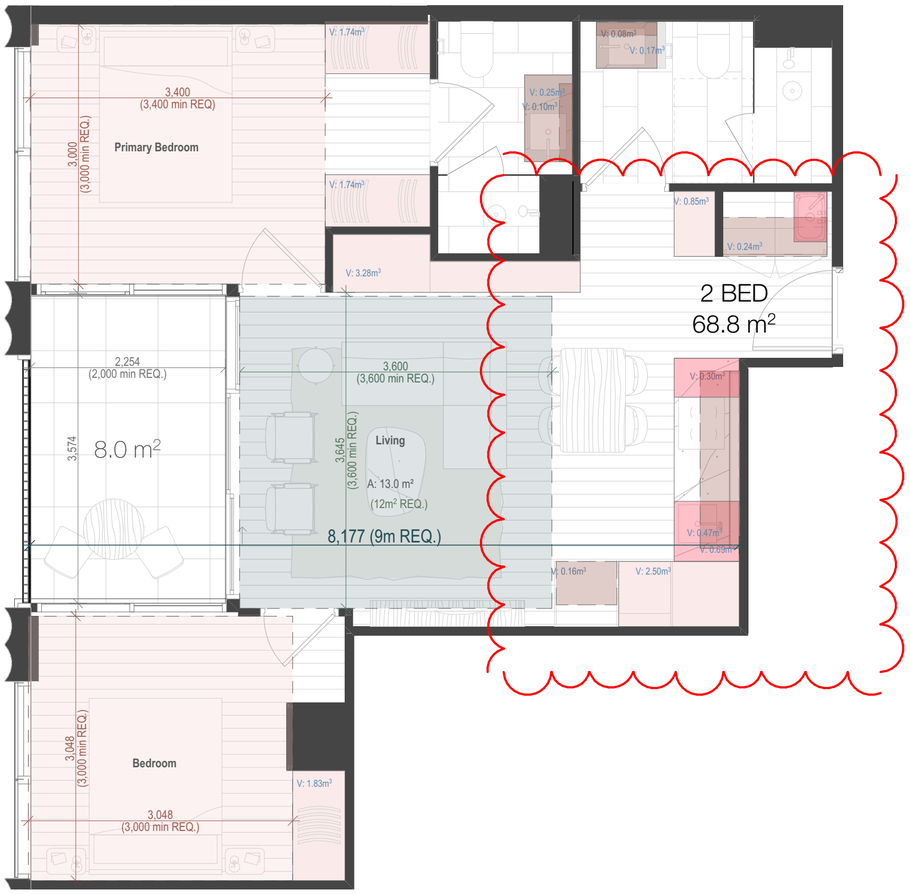
Drawing Name
Clause 58 2B

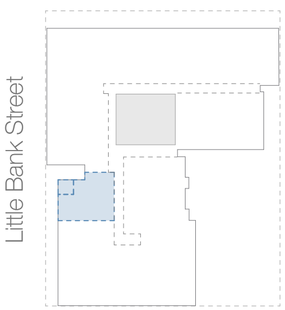
Drawing Scale 1:50 @ A2

TP1017 D

Clause 58 2B



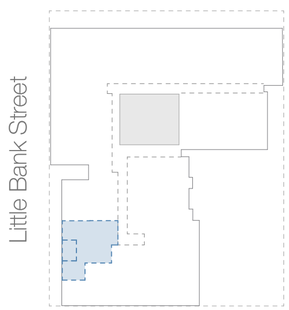
Level 3-16



2L (14 Apartments)

D18 Accessibility	-
D20 Private Open Space	Y
D21 Storage (9.1m³ Internal 5m³ External / 14m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

Level 3-16



2M (14 Apartments)

D18 Accessibility	-
D20 Private Open Space	Y
D21 Storage (14.6m³ Internal / 14m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-

Rev	Date	By	Chk	Description
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Clause 58 2B

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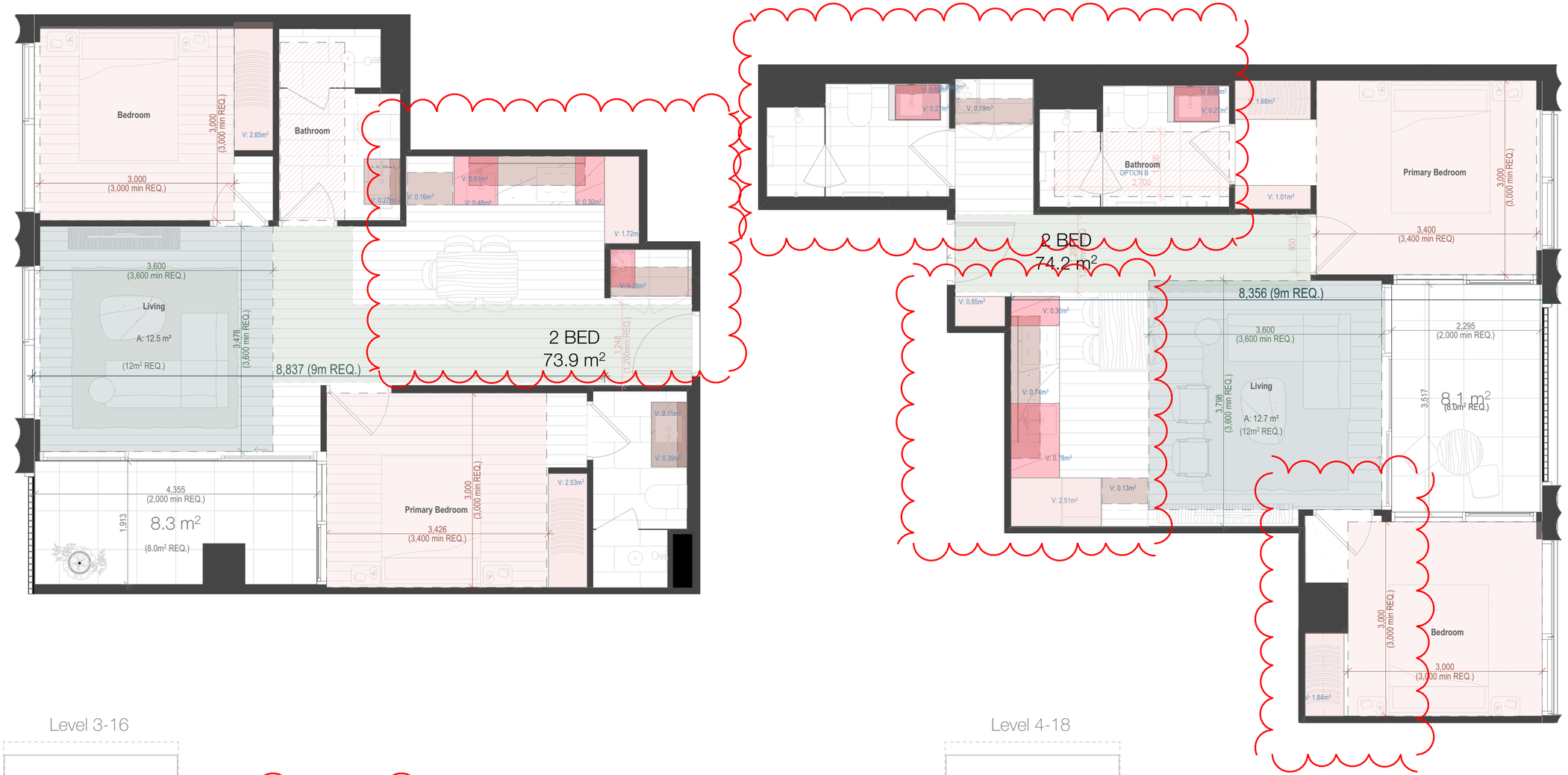
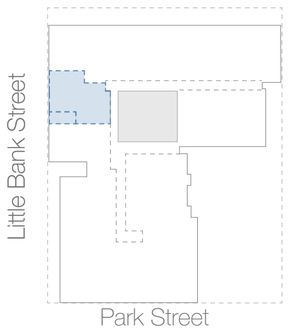
TP1018 D

Park Street

Clause 58 2B



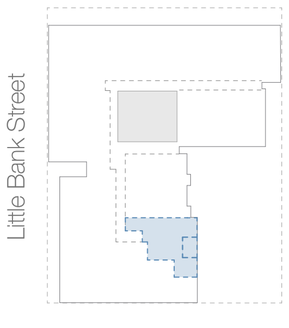
Level 3-16



2C (13 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage (9.9m³ Internal 4m³ External/14m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-

Level 4-18



2O (15 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage (10.7m³ Internal 3.4m³ External / 14m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-

Rev	Date	By	Chk	Description
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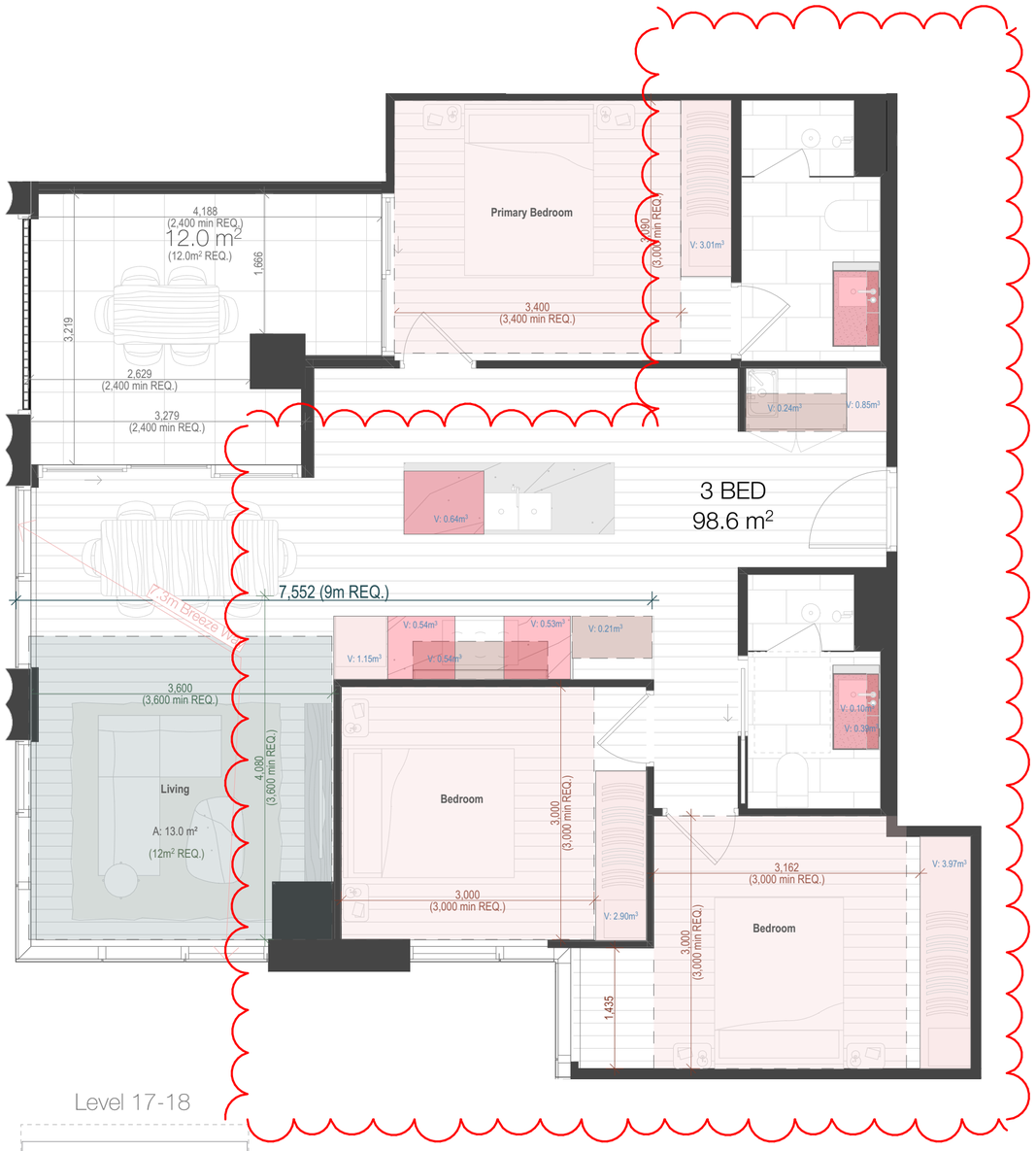
Drawing Name
Clause 58 2B

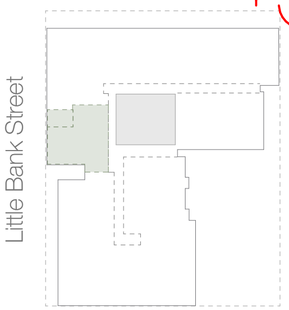
Drawing Scale 1:50 @ A2

TP1019 D

Clause 58 3B

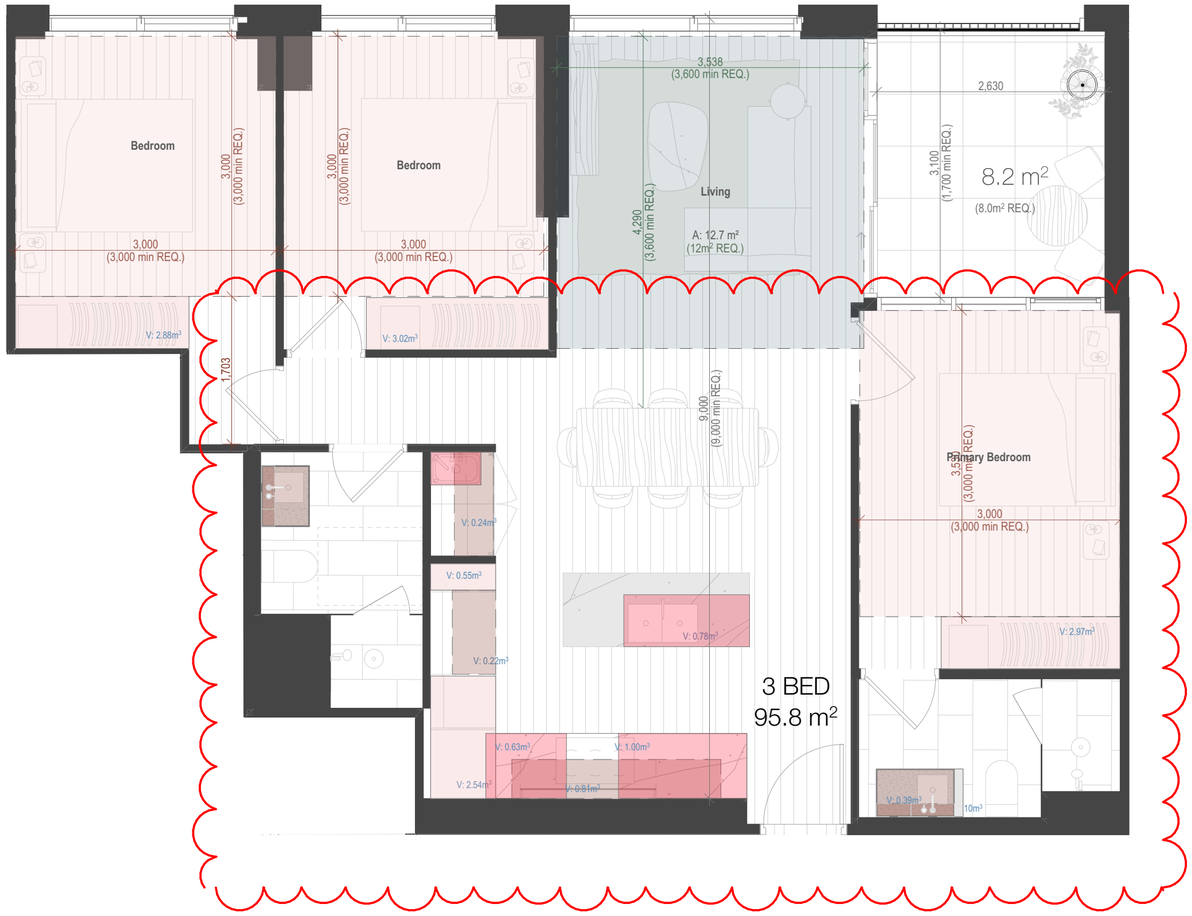


Level 17-18

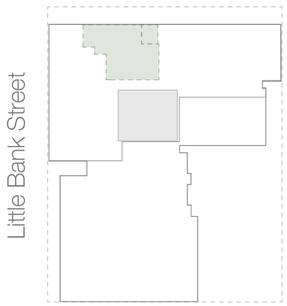


3H (2 Apartments)

D18 Accessibility	-
D20 Private Open Space	Y
D21 Storage (15.8m³ Internal 2.5m³ External/18m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y



Level 17-21



3J (5 Apartments)

D18 Accessibility	-
D20 Private Open Space	Y
D21 Storage (16.5m³ Internal 2m³ External / 18m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	-

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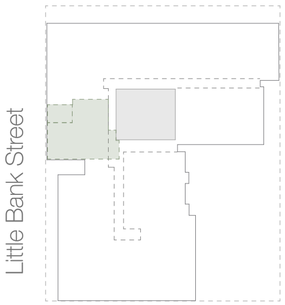
Drawing Name	Clause 58 3B	
Drawing Scale	1:50	@ A2
TP1020	D	

Clause 58 3B

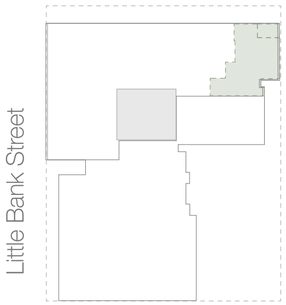
Level 19-21



3K (3 Apartments)

D18 Accessibility	Y
D20 Private Open Space	Y
D21 Storage (16.1m³ Internal 1.9m³ External / 18m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

Level 19-21



3L (3 Apartments)

D18 Accessibility	-
D20 Private Open Space	Y
D21 Storage (18.2m³ Internal / 18m³ REQ.)	Y
D26 Bedroom	Y
D26 Living	Y
D27 Room Depth	Y
D28 Windows	Y
D29 Ventilation	Y

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Drawing Name
Clause 58 3B

Drawing Scale @ A2

TP1021 D

APPENDIX D – EARLY DESIGN SECTION J DTS ASSESSMENT

This section summarizes the early design NCC Section J Deemed-to-satisfy (DTS) assessment results for the non-residential space of 60 – 70 Park Street, South Melbourne against the Performance Requirement. Note that the thermal performance are indicative only at this early design stage. The building fabric thermal performance will be further investigated during design development to resolve and optimise for a high performing glazing design for the non-residential spaces of the building.

TABLE 13 OPAQUE BUILDING CONSTRUCTION THERMAL PERFORMANCE REQUIREMENT

Building Envelope Component	Non-residential space System R-Value
External envelope walls	R1.4
Internal envelope walls	R1.4
Ceiling below unconditioned spaces	R3.2
Roofs	R3.2
Floors above unconditioned spaces.	R2.0

TABLE 14 TRANSPARENT BUILDING CONSTRUCTION THERMAL PERFORMANCE REQUIREMENT (DEEMED-TO-SATISFY)

Building Envelope Component	Non-residential space	
	System U-Value	System SHGC
Glazing element	3.7 W/m²K	0.37

APPENDIX E – EARLY NATHERS ENERGY MODELLING

NDY has undertaken an early design NatHERS assessment for the residential apartments to inform the design team on the indicative design thermal performance. The NatHERS modelling was conducted using the approved Firstrate5 software v5.5.5 (3.22) approved for use to demonstrate compliance with NCC requirement. The modelling assumptions and assessment results are summarised in the Tables below.

The NatHERS modelling for the modelled thermally unique dwellings demonstrates that the project's target of average NatHERS rating 7.0-stars with no individual dwelling lesser than 6-stars is achievable.

The performance requirement outlined below are indicative at this stage and will be further refined in design development to meet the project's targeted NatHERS rating.

TABLE 3 ESTIMATED THERMAL PERFORMANCE REQUIREMENTS

Building Element	Material	Thermal Performance
Roof/ceiling Construction	Concrete	_Minimum R6.0 added insulation at ceiling level for top floor apartments. _Minimum R2.5 added insulation at ceiling level where balconies above.
Floor construction	Concrete	_Minimum R2.0 added insulation to underside of apartment floor slab where cantilevered above balcony.
External wall	Lightweight / concrete	_Minimum R2.5 added insulation with 20mm cavity
Internal wall	Lightweight / concrete	_Minimum R0.6 added insulation to walls adjacent to core stairs. Minimum R2.0 added insulation to walls adjacent to service risers and common corridor Minimum R2.0 added insulation to party walls.
Windows	Awning windows	Total system U-value ≤ 2.55 Total system SHGC: 0.43 ±5%
	Fixed windows	Total system U-value ≤ 2.33 Total system SHGC: 0.49 ±5%
	Sliding doors	Total system U-value ≤ 2.53 Total system SHGC: 0.52 ±5%

TABLE 4 MODELLING PARAMETER ASSUMPTION

Parameter	Assumption
Floor to ceiling	2,700mm floor to ceiling
Ceiling penetration	1 downlight per 5sqm (sealed) 1 exhaust to all wet areas & kitchen (sealed)
Floor covering	Timber throughout Tiles (wet areas)
Glazing height	2,700mm

TABLE 5 PRELIMINARY ENERGY RATING

THERMALLY UNIQUE DWELLING TYPE	NO OF TYPICAL UNITS	HEATING LOAD (MJ/M2)	COOLING LOAD (MJ/M2)	ANNUAL LOAD (MJ/M2)	NATHERS STAR RATING
2.06	4	4.6	13.6	18.2	9.4
2.10	8	1.6	38.4	40.0	8.2
14.05	22	34.2	22.0	56.2	7.3
14.12	54	6.7	25.4	32.1	8.6
14.15	18	39.6	15.4	55.0	7.4
17.05	2	45.1	21.2	66.3	6.8
18.05	1	55.1	24.1	79.2	6.1
20.01	2	42.1	22.4	64.5	6.9
20.02	2	20.1	30.3	50.4	7.6
21.01	1	51.9	24.9	76.8	6.2
21.02	1	33.8	36.1	69.9	6.6
Sample Average	**115**	**19.2**	**23.7**	**42.9**	**8.0**

Nationwide House Energy Rating Scheme®
NatHERS® Certificate

Generated on 30 Oct 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address	2.06, 60 - 70 Park Street, South Melbourne, VIC, 3205
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors	
Type	New Home

Plans

Main plan	-
Prepared by	-

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	40.7	suburban
Unconditioned*	6	**NatHERS climate zone**
Total	46.7	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Hock Pin Ter
Business name	NDY
Email	h.ter@ndy.com
Phone	+61 3 9862 6828
Accreditation No.	DMN/20/1974
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

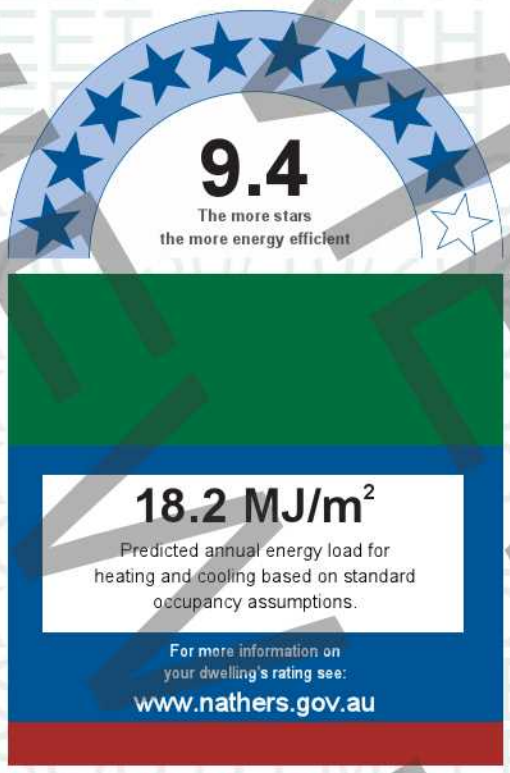
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two.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

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

Thermal performance star rating



Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	4.6	13.6
Load limits	55	38

Features determining load limits

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

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*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 & 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 NatHERS heating and cooling load limits Standard 2022 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

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External Wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

Room *schedule*

Room	Zone Type	Area [m²]
Kitchen/Living 1	kitchen	25.8
Night 2	nightTime	4.8
Unconditioned 3	unconditioned	6
Bedroom 4	bedroom	10.1

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-089-98 A	RES SERIES 704 FLUSH SLIDING DOOR DG 4mmSngyClr_10_4mmClr	2.98	0.52	0.49	0.55

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living 1	AWS-089-98 A	Opening 81	2100	2611	sliding	60.0	W	No
Bedroom 4	AWS-089-98 A	Opening 86	2100	2262	sliding	45.0	W	No

Roof window* *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

*Refer to glossary.

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	BASE - Lightweight	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	BASE - Party Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	No
3	BASE - Corridor Wall	0.5	Medium	Glass fibre batt: R1.0 (R1.0)	No
4	BASE - Corridor Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Kitchen/Living 1	1	2700	3478	W	149	Yes
Kitchen/Living 1	2	2700	7744	S	0	No
Kitchen/Living 1	3	2700	2131	E	0	No
Night 2	2	2700	1382	E	0	No
Night 2	2	2700	2141	N	0	No
Unconditioned 3	4	2700	3003	E	0	No
Unconditioned 3	2	2700	2002	N	0	No
Bedroom 4	1	2700	2969	W	135	Yes
Bedroom 4	2	2700	3399	N	0	No

Internal wall *type*

*Refer to glossary.

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	36.1	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Kitchen/Living 1	FR5 - 200mm concrete slab	25.8	Enclosed	R0.0	Timber
Night 2	FR5 - 200mm concrete slab	4.8	Enclosed	R0.0	Timber
Unconditioned 3	FR5 - 200mm concrete slab	6	Enclosed	R0.0	Tiles
Bedroom 4	FR5 - 200mm concrete slab	10.1	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
No Data Available			

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Kitchen/Living 1	4	Downlights	90	90	Sealed
Kitchen/Living 1	1	Exhaust Fans	250	250	Sealed
Night 2	1	Downlights	90	90	Sealed
Unconditioned 3	2	Downlights	90	90	Sealed
Unconditioned 3	1	Exhaust Fans	250	250	Sealed
Bedroom 4	2	Downlights	90	90	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 200mm: 200mm Suspended Slab	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0
External wall	90 x 40	600	0.75	0.2

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

*Refer to glossary.

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

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 heating and cooling energy loads and energy value* of the whole home. 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 generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

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.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

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

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate 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 assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to receive heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 25 Aug 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address	2.10, 60 - 70 Park Street, South Melbourne, VIC, 3205
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors Type	New Home

Plans

Main plan	-
Prepared by	-

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	32.8	suburban
Unconditioned*	4.8	**NatHERS climate zone**
Total	37.6	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Hock Pin Ter
Business name	NDY
Email	h.ter@ndy.com
Phone	+61 3 9862 6828
Accreditation No.	DMN/20/1974
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

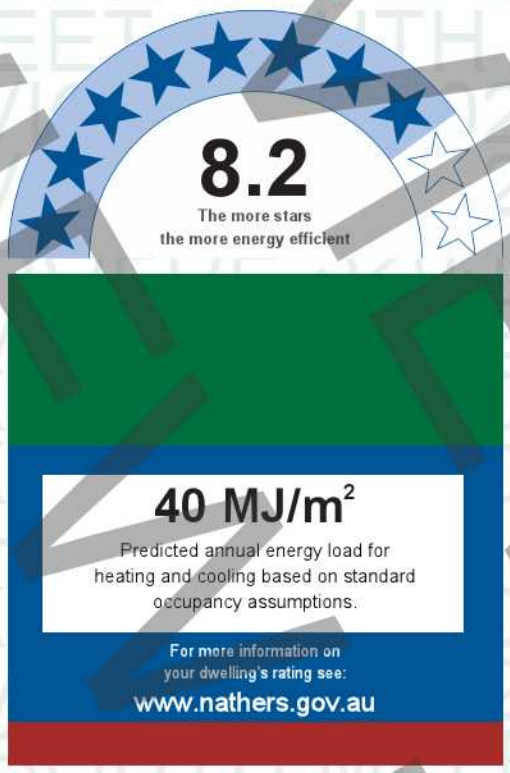
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two.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

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

Thermal performance star rating



Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	1.6	38.4
Load limits	55	38

Features determining load limits

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

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*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 & 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 NatHERS heating and cooling load limits Standard 2022 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

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External Wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

Room *schedule*

Room	Zone Type	Area [m²]
Unconditioned 1	unconditioned	4.8
Bedroom 3	bedroom	7.1
Kitchen/Living 4	kitchen	25.6

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-037-03 B	731 Thermal Heart Sliding Door DG 4/10Ar/4ET	2.53	0.52	0.49	0.55

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living 4	AWS-037-03 B	Opening 66	2100	3296	sliding	60.0	W	No

Roof window* *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

*Refer to glossary.

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	BASE - Corridor Wall	0.5	Medium	Glass fibre batt: R1.0 (R1.0)	No
2	BASE - Party Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	No
3	BASE - Lightweight	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Unconditioned 1	1	2400	1794	E	0	No
Unconditioned 1	2	2700	2656	N	0	No
Bedroom 3	2	2700	3099	N	0	No
Kitchen/Living 4	3	2700	3328	W	209	Yes
Kitchen/Living 4	3	2700	666	W	209	Yes
Kitchen/Living 4	3	2700	2186	S	0	No
Kitchen/Living 4	2	2700	7427	S	0	No
Kitchen/Living 4	1	2700	2125	E	0	No
Kitchen/Living 4	2	2700	3684	N	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	28.5	

Floor *type*

*Refer to glossary.

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Unconditioned 1	FR5 - 200mm concrete slab	4.8	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - 200mm concrete slab	7.1	Enclosed	R0.0	Timber
Kitchen/Living 4	FR5 - 200mm concrete slab	1.6	Enclosed	R0.0	Timber
Kitchen/Living 4	FR5 - 200mm concrete slab	24.1	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Kitchen/Living 4	Plasterboard	R2.5	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Unconditioned 1	1	Exhaust Fans	250	250	Sealed
Unconditioned 1	3	Downlights	100	100	Sealed
Bedroom 3	2	Downlights	100	100	Sealed
Kitchen/Living 4	1	Exhaust Fans	250	250	Sealed
Kitchen/Living 4	12	Downlights	100	100	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 200mm: 200mm Suspended Slab	0.0	0.5	Medium
Slab:Slab - Suspended Slab : 200mm: 200mm Suspended Slab	0.0	0.3	Light

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity

*Refer to glossary.

No Whole of Home performance assessment conducted for this certificate.

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

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 heating and cooling energy loads and energy value* of the whole home. 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 generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

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.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

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

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate 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 assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 25 Aug 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address	14.05, 60 - 70 Park Street, South Melbourne, VIC, 3205
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors	
Type	New Home

Plans

Main plan	-
Prepared by	-

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	62.1	exposed
Unconditioned*	4.1	**NatHERS climate zone**
Total	66.2	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Hock Pin Ter
Business name	NDY
Email	h.ter@ndy.com
Phone	+61 3 9862 6828
Accreditation No.	DMN/20/1974
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

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 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.

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

Thermal performance star rating

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	34.2	22
Load limits	55	38

Features determining load limits

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

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*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 & 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 NatHERS heating and cooling load limits Standard 2022 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

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

Room *schedule*

Room	Zone Type	Area [m²]
Unconditioned 2	unconditioned	4.1
Day 3	dayTime	5.6
Night 4	nightTime	5.4
Bedroom 5	bedroom	11.4
Kitchen/Living 6	kitchen	24.5
Bedroom 7	bedroom	15.3

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-067-23 A	RES SERIES 516 FIXED WINDOW DG 15_LightBridge_ClrSII_65-8-5	2.33	0.49	0.47	0.51
AWS-088-07 A	Series 755 Comfort Edge Awning Window DG AGG Is Pl Cl 4/12/4	2.55	0.43	0.41	0.45
AWS-037-03 B	731 Thermal Heart Sliding Door DG 4/10Ar/4ET	2.53	0.52	0.49	0.55

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 5	AWS-067-23 A	Opening 83	2700	1520	fixed	0.0	S	No
Bedroom 5	AWS-088-07 A	Opening 84	2700	1585	awning	10.0	S	No
Bedroom 5	AWS-037-03 B	Opening 82	2700	1895	sliding	45.0	E	No
Kitchen/Living 6	AWS-037-03 B	Opening 81	2700	4195	sliding	60.0	S	No
Bedroom 7	AWS-067-23 A	Opening 87	2700	1634	fixed	0.0	W	No
Bedroom 7	AWS-088-07 A	Opening 88	2700	1763	awning	10.0	W	No
Bedroom 7	AWS-067-23 A	Opening 85	2700	1576	fixed	0.0	S	No
Bedroom 7	AWS-088-07 A	Opening 86	2700	1395	awning	10.0	S	No

Roof window* *type and performance value*

Default* roof windows

*Refer to glossary.

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	BASE - Corridor Wall	0.5	Medium	Glass fibre batt: R1.0 (R1.0)	No
2	BASE - Party Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	No
3	BASE - Lightweight	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Unconditioned 2	1	2700	830	N	0	No
Unconditioned 2	2	2700	849	N	0	No

*Refer to glossary.

Unconditioned 2	2	2700	2455	W	0	No
Unconditioned 2	2	2700	987	S	0	No
Day 3	2	2700	554	W	0	No
Day 3	2	2700	3793	E	0	No
Day 3	1	2700	1205	N	0	No
Night 4	2	2700	1883	N	0	No
Night 4	2	2700	2842	W	0	No
Bedroom 5	3	2700	3802	S	0	No
Bedroom 5	3	2700	2115	E	4353	Yes
Kitchen/Living 6	3	2700	4356	S	2262	Yes
Kitchen/Living 6	2	2700	4101	E	0	No
Kitchen/Living 6	2	2700	3516	N	0	No
Bedroom 7	3	2700	4079	W	0	No
Bedroom 7	3	2700	3101	S	0	No
Bedroom 7	2	2700	3904	N	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	52.9	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Unconditioned 2	FR5 - 200mm concrete slab	4.4	Enclosed	R0.0	Tiles
Day 3	FR5 - 200mm concrete slab	5.6	Enclosed	R0.0	Timber
Night 4	FR5 - 200mm concrete slab	5.4	Enclosed	R0.0	Tiles
Bedroom 5	FR5 - 200mm concrete slab	11.4	Enclosed	R0.0	Timber
Kitchen/Living 6	FR5 - 200mm concrete slab	24.5	Enclosed	R0.0	Timber
Bedroom 7	FR5 - 200mm concrete slab	15.3	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
No Data Available			

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Unconditioned 2	1	Downlights	90	90	Sealed
Unconditioned 2	1	Exhaust Fans	250	250	Sealed
Day 3	1	Downlights	90	90	Sealed

*Refer to glossary.

Night 4	1	Downlights	90	90	Sealed
Night 4	1	Exhaust Fans	250	250	Sealed
Bedroom 5	2	Downlights	90	90	Sealed
Kitchen/Living 6	5	Downlights	90	90	Sealed
Kitchen/Living 6	1	Exhaust Fans	250	250	Sealed
Bedroom 7	3	Downlights	90	90	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 200mm: 200mm Suspended Slab	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity

*Refer to glossary.

No Whole of Home performance assessment conducted for this certificate.

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

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 heating and cooling energy loads and energy value* of the whole home. 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 generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

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.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

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

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate 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 assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 25 Aug 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address	4.12, 60 - 70 Park Street, South Melbourne, VIC, 3205
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors Type	New Home

Plans

Main plan	-
Prepared by	-

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	40.1	exposed
Unconditioned*	5.4	**NatHERS climate zone**
Total	45.5	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Hock Pin Ter
Business name	NDY
Email	h.ter@ndy.com
Phone	+61 3 9862 6828
Accreditation No.	DMN/20/1974
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

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 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.

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

Thermal performance star rating

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	6.7	25.4
Load limits	55	38

Features determining load limits

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

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*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 & 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 NatHERS heating and cooling load limits Standard 2022 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

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

Room *schedule*

Room	Zone Type	Area [m²]
Bedroom 1	bedroom	11.5
Unconditioned 2	unconditioned	5.4
Day 3	dayTime	2.7
Kitchen/Living 4	kitchen	25.8

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-037-03 B	731 Thermal Hear Sliding Door DG 4/10Ar/4ET	2.53	0.52	0.49	0.55
AWS-088-07 A	Series 755 Comfort Edge Awning Window DG AGG ls Pl Cl 4/12/4	2.53	0.43	0.41	0.45
AWS-067-23 A	RES SERIES 516 FIXED WINDOW DG 15_LightBridge_ClrSII_65-5	2.33	0.49	0.47	0.51

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 1	AWS-037-03 B	Opening 40	2700	2823	sliding	45.0	N	No
Kitchen/Living 4	AWS-037-03 B	Opening 39	2700	2778	sliding	45.0	E	No
Kitchen/Living 4	AWS-088-07 A	Opening 41	2700	1274	awning	10.0	N	No
Kitchen/Living 4	AWS-067-23 A	Opening 42	2700	1237	fixed	0.0	N	No

Roof window* *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Substitution tolerance ranges

*Refer to glossary.

Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	BASE - Lightweight	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	BASE - Party Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	No
3	BASE - Corridor Wall	0.5	Medium	Glass fibre batt: R1.0 (R1.0)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom 1	1	2700	3104	N	2897	Yes
Bedroom 1	2	2700	3498	E	0	No
Unconditioned 2	3	2700	286	W	0	No
Unconditioned 2	3	2700	2704	S	0	No
Unconditioned 2	2	2700	1984	E	0	No
Day 3	3	2700	1227	S	0	No
Kitchen/Living 4	3	2700	121	E	0	No
Kitchen/Living 4	1	2700	3410	E	3000	Yes

*Refer to glossary.

Kitchen/Living 4	1	2700	3310	N	0	Yes
Kitchen/Living 4	2	2700	8926	W	0	No
Kitchen/Living 4	3	2700	2280	S	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	31.2	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 1	FR5 - 200mm concrete slab	11.5	Enclosed	R0.0	Timber
Unconditioned 2	FR5 - 200mm concrete slab	5.4	Enclosed	R0.0	Tiles
Day 3	FR5 - 200mm concrete slab	2.7	Enclosed	R0.0	Timber
Kitchen/Living 4	FR5 - 200mm concrete slab	25.8	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
No Data Available			

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom 1	2	Downlights	100	100	Sealed
Unconditioned 2	1	Exhaust Fans	250	250	Sealed
Unconditioned 2	2	Downlights	100	100	Sealed
Day 3	1	Downlights	100	100	Sealed
Kitchen/Living 4	1	Exhaust Fans	250	250	Sealed
Kitchen/Living 4	9	Downlights	100	100	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 200mm: 200mm Suspended Slab	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

*Refer to glossary.

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

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 heating and cooling energy loads and energy value* of the whole home. 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 generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

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Disclaimer

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

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate 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 assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

Nationwide House Energy Rating Scheme®
NatHERS® Certificate

Generated on 25 Aug 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address	14.15, 60 - 70 Park Street, South Melbourne, VIC, 3205
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors	
Type	New Home

Plans

Main plan	-
Prepared by	-

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	58	exposed
Unconditioned*	4.2	**NatHERS climate zone**
Total	62.2	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Hock Pin Ter
Business name	NDY
Email	h.ter@ndy.com
Phone	+61 3 9862 6828
Accreditation No.	DMN/20/1974
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

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 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.

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

Thermal performance star rating

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	39.6	15.4
Load limits	55	38

Features determining load limits

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

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*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 & 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 NatHERS heating and cooling load limits Standard 2022 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

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

Room *schedule*

Room	Zone Type	Area [m²]
Bedroom 2	bedroom	13.7
Bedroom 3	bedroom	10.8
Kitchen/Living 4	kitchen	25
Night 1	nightTime	4.6
Unconditioned 5	unconditioned	4.2
Day 6	dayTime	3.9

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-088-07 A	Series 755 Comfort Edge Awning Window DG AGG ls Pl Or 4/12/4	2.55	0.43	0.41	0.45
AWS-067-23 A	RES SERIES 516 FIXED WINDOW DG 15_LightBridge_ClrSII_65-8-5	2.33	0.49	0.47	0.51
AWS-037-03 B	731 Thermal Heart Sliding Door DG 4/10Ar/4ET	2.53	0.52	0.49	0.55

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 2	AWS-088-07 A	Opening 53	1000	1144	awning	10.0	E	No
Bedroom 2	AWS-067-23 A	Opening 54	1000	1135	fixed	0.0	E	No
Bedroom 3	AWS-037-03 B	Opening 50	2700	3637	sliding	45.0	S	No
Bedroom 3	AWS-088-07 A	Opening 51	1000	1155	awning	10.0	E	No
Bedroom 3	AWS-067-23 A	Opening 52	1000	1108	fixed	0.0	E	No
Kitchen/Living 4	AWS-067-23 A	Opening 47	2700	1534	fixed	0.0	S	No
Kitchen/Living 4	AWS-088-07 A	Opening 48	2700	1533	awning	10.0	S	No
Kitchen/Living 4	AWS-037-03 B	Opening 49	2700	2299	sliding	45.0	E	No

Roof window* *type and performance value*

Default* roof windows

*Refer to glossary.

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	BASE - Lightweight	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	BASE - Corridor Wall	0.5	Medium	Glass fibre batt: R1.0 (R1.0)	No
3	BASE - Party Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom 2	1	2700	3568	E	0	Yes
Bedroom 2	2	2700	4868	N	0	No

*Refer to glossary.

Bedroom 3	1	2700	3729	S	2529	Yes
Bedroom 3	1	2700	3048	E	0	Yes
Kitchen/Living 4	3	2700	6553	W	0	No
Kitchen/Living 4	1	2700	3715	S	0	Yes
Kitchen/Living 4	1	2700	2537	E	3879	Yes
Unconditioned 5	3	2700	2667	W	0	No
Unconditioned 5	3	2700	1569	S	0	No
Unconditioned 5	2	2700	1569	N	0	No
Day 6	2	2700	2566	N	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	55.4	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 2	FR5 - 200mm concrete slab	13.7	Enclosed	R0.0	Timber
Bedroom 3	FR5 - 200mm concrete slab	10.8	Enclosed	R0.0	Timber
Kitchen/Living 4	FR5 - 200mm concrete slab	25	Enclosed	R0.0	Timber
Night 1	FR5 - 200mm concrete slab	4.6	Enclosed	R0.0	Tiles
Unconditioned 5	FR5 - 200mm concrete slab	4.2	Enclosed	R0.0	Tiles
Day 6	FR5 - 200mm concrete slab	3.9	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
No Data Available			

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom 2	2	Downlights	100	100	Sealed
Bedroom 3	2	Downlights	100	100	Sealed
Kitchen/Living 4	9	Downlights	100	100	Sealed
Kitchen/Living 4	1	Exhaust Fans	250	250	Sealed
Night 1	1	Downlights	100	100	Sealed
Night 1	1	Exhaust Fans	250	250	Sealed
Unconditioned 5	1	Downlights	100	100	Sealed
Unconditioned 5	1	Exhaust Fans	250	250	Sealed
Day 6	1	Downlights	100	100	Sealed

*Refer to glossary.

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 200mm: 200mm Suspended Slab	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

*Refer to glossary.

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

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Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 25 Aug 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address	17.05, 60 - 70 Park Street, South Melbourne, VIC, 3205
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors	
Type	New Home

Plans

Main plan	-
Prepared by	-

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	91.7	exposed
Unconditioned*	5.2	**NatHERS climate zone**
Total	96.9	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Hock Pin Ter
Business name	NDY
Email	h.ter@ndy.com
Phone	+61 3 9862 6828
Accreditation No.	DMN/20/1974
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

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 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.

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

Thermal performance star rating

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	45.1	21.2
Load limits	55	38

Features determining load limits

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

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*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 & 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 NatHERS heating and cooling load limits Standard 2022 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

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External Wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

Room *schedule*

Room	Zone Type	Area [m²]
Unconditioned 2	unconditioned	5.2
Night 3	nightTime	5.8
Day 4	dayTime	7.3
Bedroom 5	bedroom	13.1
Bedroom 6	bedroom	9.9
Bedroom 7	bedroom	12.1
Kitchen/Living 8	kitchen	43.4

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-037-03 B	731 Thermal Heart Sliding Door DG 4/10Ar/4ET	2.58	0.52	0.49	0.55
AWS-067-23 A	RES SERIES 516 FIXED WINDOW DG 15_LightBridge_ClrSII_65-8-5	2.33	0.49	0.47	0.51
AWS-088-07 A	Series 755 Comfort Edge Awning Window DG AGG Is Pl Cl 4/12/4	2.55	0.43	0.41	0.45

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 5	AWS-037-03 B	Opening 95	2700	2868	sliding	60.0	W	No
Bedroom 6	AWS-067-23 A	Opening 105	2700	1182	fixed	0.0	W	No
Bedroom 6	AWS-088-07 A	Opening 106	2700	1171	awning	10.0	W	No
Bedroom 6	AWS-037-03 B	Opening 96	2700	1938	sliding	45.0	N	No
Bedroom 7	AWS-067-23 A	Opening 103	2700	1750	fixed	0.0	W	No
Bedroom 7	AWS-088-07 A	Opening 104	2700	1763	awning	10.0	W	No
Bedroom 7	AWS-088-07 A	Opening 101	2700	1485	awning	10.0	S	No
Bedroom 7	AWS-067-23 A	Opening 102	2700	1467	fixed	0.0	S	No
Kitchen/Living 8	AWS-088-07 A	Opening 99	2700	1666	awning	10.0	S	No
Kitchen/Living 8	AWS-067-23 A	Opening 100	2700	1543	fixed	0.0	S	No

*Refer to glossary.

Kitchen/Living 8	AWS-037-03 B	Opening 98	2700	2351	sliding	45.0	E	No
Kitchen/Living 8	AWS-037-03 B	Opening 97	2700	3526	sliding	60.0	S	No

Roof window* *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	BASE - Corridor Wall	0.5	Medium	Glass fibre batt: R1.0 (R1.0)	No
2	BASE - Party Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	No
3	BASE - Lightweight	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No

*Refer to glossary.

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Unconditioned 2	1	2700	278	E	0	No
Unconditioned 2	2	2700	3012	N	0	No
Day 4	2	2700	3330	E	0	No
Day 4	1	2700	2000	N	0	No
Bedroom 5	3	2700	3584	W	2189	Yes
Bedroom 5	2	2700	3942	N	0	No
Bedroom 6	3	2700	2981	W	0	No
Bedroom 6	3	2700	2199	N	3749	Yes
Bedroom 7	3	2700	3617	W	0	No
Bedroom 7	3	2700	3012	S	0	No
Kitchen/Living 8	3	2700	4546	S	0	No
Kitchen/Living 8	3	2700	2603	E	3936	Yes
Kitchen/Living 8	3	2700	3757	S	2684	Yes
Kitchen/Living 8	2	2700	4078	E	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	82.2	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Unconditioned 2	FR5 - 200mm concrete slab	5.2	Enclosed	R0.0	Tiles
Night 3	FR5 - 200mm concrete slab	5.8	Enclosed	R0.0	Tiles
Day 4	FR5 - 200mm concrete slab	7.3	Enclosed	R0.0	Timber
Bedroom 5	FR5 - 200mm concrete slab	13.1	Enclosed	R0.0	Timber
Bedroom 6	FR5 - 200mm concrete slab	9.9	Enclosed	R0.0	Timber
Bedroom 7	FR5 - 200mm concrete slab	12.1	Enclosed	R0.0	Timber
Kitchen/Living 8	FR5 - 200mm concrete slab	43.4	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
No Data Available			

Ceiling *penetrations**

*Refer to glossary.

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Unconditioned 2	1	Downlights	90	90	Sealed
Unconditioned 2	1	Exhaust Fans	250	250	Sealed
Night 3	1	Downlights	90	90	Sealed
Night 3	1	Exhaust Fans	250	250	Sealed
Day 4	1	Downlights	90	90	Sealed
Day 4	1	Exhaust Fans	250	250	Sealed
Bedroom 5	2	Downlights	90	90	Sealed
Bedroom 6	2	Downlights	90	90	Sealed
Bedroom 7	2	Downlights	90	90	Sealed
Kitchen/Living 8	9	Downlights	90	90	Sealed
Kitchen/Living 8	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 200mm: 200mm Suspended Slab	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

*Refer to glossary.

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

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 heating and cooling energy loads and energy value* of the whole home. 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 generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

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.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

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

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate 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 assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
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Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
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Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
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Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 25 Aug 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address	18.05, 60 - 70 Park Street, South Melbourne, VIC, 3205
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors Type	New Home

Plans

Main plan	-
Prepared by	-

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	91.7	exposed
Unconditioned*	5.2	**NatHERS climate zone**
Total	96.9	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Hock Pin Ter
Business name	NDY
Email	h.ter@ndy.com
Phone	+61 3 9862 6828
Accreditation No.	DMN/20/1974
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

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 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.

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

Thermal performance star rating

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	55.1	24.1
Load limits	55	38

Features determining load limits

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

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*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 & 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 NatHERS heating and cooling load limits Standard 2022 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

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External Wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

Room *schedule*

Room	Zone Type	Area [m²]
Unconditioned 2	unconditioned	5.2
Night 3	nightTime	5.8
Day 4	dayTime	7.3
Bedroom 5	bedroom	13.1
Bedroom 6	bedroom	9.9
Bedroom 7	bedroom	12.1
Kitchen/Living 8	kitchen	43.4

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-037-03 B	731 Thermal Heart Sliding Door DG 4/10Ar/4ET	2.58	0.52	0.49	0.55
AWS-067-23 A	RES SERIES 516 FIXED WINDOW DG 15_LightBridge_ClrSII_65-8-5	2.33	0.49	0.47	0.51
AWS-088-07 A	Series 755 Comfort Edge Awning Window DG AGG Is Pl Cl 4/12/4	2.55	0.43	0.41	0.45

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 5	AWS-037-03 B	Opening 95	2700	2868	sliding	60.0	W	No
Bedroom 6	AWS-067-23 A	Opening 105	2700	1182	fixed	0.0	W	No
Bedroom 6	AWS-088-07 A	Opening 106	2700	1171	awning	10.0	W	No
Bedroom 6	AWS-037-03 B	Opening 96	2700	1938	sliding	45.0	N	No
Bedroom 7	AWS-067-23 A	Opening 103	2700	1750	fixed	0.0	W	No
Bedroom 7	AWS-088-07 A	Opening 104	2700	1763	awning	10.0	W	No
Bedroom 7	AWS-088-07 A	Opening 101	2700	1485	awning	10.0	S	No
Bedroom 7	AWS-067-23 A	Opening 102	2700	1467	fixed	0.0	S	No
Kitchen/Living 8	AWS-088-07 A	Opening 99	2700	1666	awning	10.0	S	No
Kitchen/Living 8	AWS-067-23 A	Opening 100	2700	1543	fixed	0.0	S	No

*Refer to glossary.

Kitchen/Living 8	AWS-037-03 B	Opening 98	2700	2351	sliding	45.0	E	No
Kitchen/Living 8	AWS-037-03 B	Opening 97	2700	3526	sliding	60.0	S	No

Roof window* *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	BASE - Corridor Wall	0.5	Medium	Glass fibre batt: R1.0 (R1.0)	No
2	BASE - Party Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	No
3	BASE - Lightweight	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No

*Refer to glossary.

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Unconditioned 2	1	2700	278	E	0	No
Unconditioned 2	2	2700	3012	N	0	No
Day 4	2	2700	3330	E	0	No
Day 4	1	2700	2000	N	0	No
Bedroom 5	3	2700	3584	W	2189	Yes
Bedroom 5	2	2700	3942	N	0	No
Bedroom 6	3	2700	2981	W	0	No
Bedroom 6	3	2700	2199	N	3749	Yes
Bedroom 7	3	2700	3617	W	0	No
Bedroom 7	3	2700	3012	S	0	No
Kitchen/Living 8	3	2700	4546	S	0	No
Kitchen/Living 8	3	2700	2603	E	3936	Yes
Kitchen/Living 8	3	2700	3757	S	2684	Yes
Kitchen/Living 8	2	2700	4078	E	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	82.2	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Unconditioned 2	FR5 - 200mm concrete slab	5.2	Enclosed	R0.0	Tiles
Night 3	FR5 - 200mm concrete slab	5.8	Enclosed	R0.0	Tiles
Day 4	FR5 - 200mm concrete slab	7.3	Enclosed	R0.0	Timber
Bedroom 5	FR5 - 200mm concrete slab	13.1	Enclosed	R0.0	Timber
Bedroom 6	FR5 - 200mm concrete slab	9.9	Enclosed	R0.0	Timber
Bedroom 7	FR5 - 200mm concrete slab	12.1	Enclosed	R0.0	Timber
Kitchen/Living 8	FR5 - 200mm concrete slab	43.4	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Unconditioned 2	Plasterboard	R5.0	No
Night 3	Plasterboard	R5.0	No
Day 4	Plasterboard	R5.0	No
Bedroom 5	Plasterboard	R5.0	No

*Refer to glossary.

Bedroom 6	Plasterboard	R5.0	No
Bedroom 7	Plasterboard	R5.0	No
Kitchen/Living 8	Plasterboard	R5.0	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Unconditioned 2	1	Downlights	90	90	Sealed
Unconditioned 2	1	Exhaust Fans	250	250	Sealed
Night 3	1	Downlights	90	90	Sealed
Night 3	1	Exhaust Fans	250	250	Sealed
Day 4	1	Downlights	90	90	Sealed
Day 4	1	Exhaust Fans	250	250	Sealed
Bedroom 5	2	Downlights	90	90	Sealed
Bedroom 6	2	Downlights	90	90	Sealed
Bedroom 7	2	Downlights	90	90	Sealed
Kitchen/Living 8	9	Downlights	90	90	Sealed
Kitchen/Living 8	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 200mm: 200mm Suspended Slab	0.0	0.3	Light

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

*Refer to glossary.

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

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 heating and cooling energy loads and energy value* of the whole home. 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 generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

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.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

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

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate 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 assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

Nationwide House Energy Rating Scheme®
NatHERS® Certificate

Generated on 25 Aug 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address	20.01, 60 - 70 Park Street, South Melbourne, VIC, 3205
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors Type	New Home

Plans

Main plan	-
Prepared by	-

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	86.4	exposed
Unconditioned*	4.7	**NatHERS climate zone**
Total	91.1	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Hock Pin Ter
Business name	NDY
Email	h.ter@ndy.com
Phone	+61 3 9862 6828
Accreditation No.	DMN/20/1974
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

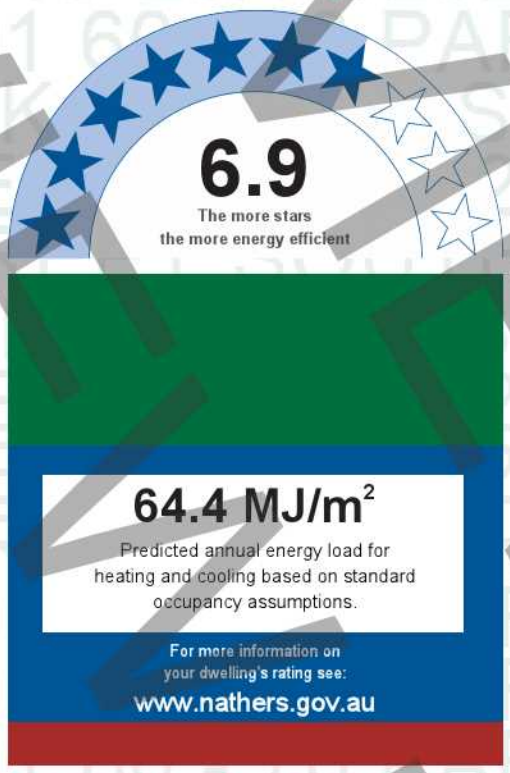
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two.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

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

Thermal performance star rating



Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	42.3	22.2
Load limits	55	38

Features determining load limits

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

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*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 & 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 NatHERS heating and cooling load limits Standard 2022 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

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External Wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

Room *schedule*

Room	Zone Type	Area [m²]
Bedroom 1	bedroom	12
Night 2	nightTime	4.6
Unconditioned 3	unconditioned	4.7
Day 4	dayTime	5.2
Bedroom 5	bedroom	10.9
Bedroom 6	bedroom	10.8
Kitchen/Living 7	kitchen	42.9

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-088-07 A	Series 755 Comfort Edge Awning Window DG AGG Is Pl Cl 4/12/4	2.58	0.43	0.41	0.45
AWS-067-23 A	RES SERIES 516 FIXED WINDOW DG 15_LightBridge_ClrSil_65-8-5	2.33	0.49	0.47	0.51
AWS-037-03 B	731 Thermal Heart Sliding Door DG 4/10Ar/4ET	2.53	0.52	0.49	0.55

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 1	AWS-088-07 A	Opening 71	2700	1138	awning	60.0	W	No
Bedroom 5	AWS-067-23 A	Opening 66	2700	1649	fixed	0.0	S	No
Bedroom 5	AWS-088-07 A	Opening 67	2700	1396	awning	10.0	S	No
Bedroom 6	AWS-088-07 A	Opening 68	2700	1221	awning	10.0	S	No
Bedroom 6	AWS-067-23 A	Opening 69	2700	1352	fixed	0.0	S	No
Kitchen/Living 7	AWS-067-23 A	Opening 72	2700	914	fixed	0.0	W	No
Kitchen/Living 7	AWS-088-07 A	Opening 73	2700	849	awning	10.0	W	No
Kitchen/Living 7	AWS-067-23 A	Opening 74	2700	1172	fixed	0.0	W	No
Kitchen/Living 7	AWS-088-07 A	Opening 75	2700	1154	awning	10.0	W	No
Kitchen/Living 7	AWS-067-23 A	Opening 64	2700	1423	fixed	0.0	S	No

*Refer to glossary.

Kitchen/Living 7	AWS-088-07 A	Opening 65	2700	1429	awning	10.0	S	No
Kitchen/Living 7	AWS-037-03 B	Opening 70	2700	4098	sliding	60.0	N	No

Roof window* *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	BASE - Party Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	No
2	BASE - Lightweight	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
3	BASE - Corridor Wall	0.5	Medium	Glass fibre batt: R1.0 (R1.0)	No

*Refer to glossary.

4	BASE - Core Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R0.6)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom 1	1	2700	870	W	0	No
Bedroom 1	2	2700	2126	W	4138	Yes
Bedroom 1	1	2700	4008	N	0	No
Night 2	3	2700	2690	E	0	No
Night 2	1	2700	1718	N	0	No
Unconditioned 3	3	2700	1105	E	0	No
Day 4	4	2700	2929	E	0	No
Day 4	3	2700	1758	N	0	No
Bedroom 5	2	2700	3808	S	0	No
Bedroom 6	2	2700	3782	S	0	No
Bedroom 6	2	2700	3009	E	0	Yes
Kitchen/Living 7	2	2700	5872	W	0	No
Kitchen/Living 7	2	2700	4208	S	0	No
Kitchen/Living 7	2	2700	919	W	4151	Yes
Kitchen/Living 7	2	2700	4814	N	3301	Yes

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	79.8	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 1	FR5 - 200mm concrete slab	12	Enclosed	R0.0	Timber
Night 2	FR5 - 200mm concrete slab	4.6	Enclosed	R0.0	Tiles
Unconditioned 3	FR5 - 200mm concrete slab	4.7	Enclosed	R0.0	Tiles
Day 4	FR5 - 200mm concrete slab	5.2	Enclosed	R0.0	Timber
Bedroom 5	FR5 - 200mm concrete slab	10.9	Enclosed	R0.0	Timber
Bedroom 6	FR5 - 200mm concrete slab	10.8	Enclosed	R0.0	Timber
Kitchen/Living 7	FR5 - 200mm concrete slab	42.9	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*

*Refer to glossary.

No Data Available

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom 1	2	Downlights	90	90	Sealed
Night 2	1	Downlights	90	90	Sealed
Night 2	1	Exhaust Fans	250	250	Sealed
Unconditioned 3	1	Downlights	90	90	Sealed
Unconditioned 3	1	Exhaust Fans	250	250	Sealed
Day 4	1	Downlights	90	90	Sealed
Bedroom 5	2	Downlights	90	90	Sealed
Bedroom 6	2	Downlights	90	90	Sealed
Kitchen/Living 7	9	Downlights	90	90	Sealed
Kitchen/Living 7	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 200mm: 200mm Suspended Slab	0.0	0.3	Light

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

*Refer to glossary.

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

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 heating and cooling energy loads and energy value* of the whole home. 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 generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

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.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

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

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate 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 assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

Nationwide House Energy Rating Scheme®
NatHERS® Certificate

Generated on 25 Aug 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address	20.02, 60 - 70 Park Street, South Melbourne, VIC, 3205
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors Type	New Home

Plans

Main plan	-
Prepared by	-

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	90.7	exposed
Unconditioned*	3.9	**NatHERS climate zone**
Total	94.6	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Hock Pin Ter
Business name	NDY
Email	h.ter@ndy.com
Phone	+61 3 9862 6828
Accreditation No.	DMN/20/1974
Assessor Accrediting Organisation	
Design Matters National	
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

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 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.

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

Thermal performance star rating

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	20.1	30.3
Load limits	55	38

Features determining load limits

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

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*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 & 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 NatHERS heating and cooling load limits Standard 2022 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

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External Wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

Room *schedule*

Room	Zone Type	Area [m²]
Bedroom 1	bedroom	10.8
Bedroom 2	bedroom	14.1
Night 3	nightTime	4.3
Day 4	dayTime	4.5
Unconditioned 5	unconditioned	3.9
Bedroom 6	bedroom	11.8
Kitchen/Living 7	kitchen	35.1
Day 8	dayTime	10.1

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-067-23 A	RES SERIES 516 FIXED WINDOW DG 15_LightBridge_ClrSII_65-8-5	2.33	0.49	0.47	0.51
AWS-088-07 A	Series 755 Comfort Edge Awning Window DG AGG Is Pl Cl 4/12/4	2.55	0.43	0.41	0.45
AWS-037-03 B	731 Thermal Heart Sliding Door DG 4/10Ar/4ET	2.53	0.52	0.49	0.55

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 1	AWS-067-23 A	Opening 85	2700	1246	fixed	0.0	W	No
Bedroom 1	AWS-088-07 A	Opening 86	2700	1258	awning	10.0	W	No
Bedroom 2	AWS-088-07 A	Opening 83	2700	1047	awning	10.0	W	No
Bedroom 2	AWS-067-23 A	Opening 84	2700	1047	fixed	0.0	W	No
Bedroom 6	AWS-037-03 B	Opening 88	2700	3533	sliding	60.0	W	No
Bedroom 6	AWS-067-23 A	Opening 89	2700	1053	fixed	0.0	N	No
Bedroom 6	AWS-088-07 A	Opening 90	2700	1023	awning	10.0	N	No
Kitchen/Living 7	AWS-037-03 B	Opening 87	2700	3424	sliding	45.0	W	No

*Refer to glossary.

Roof window* *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	BASE - Lightweight	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
2	BASE - Party Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	No
3	BASE - Corridor Wall	0.5	Medium	Glass fibre batt: R1.0 (R1.0)	No

External wall *schedule*

*Refer to glossary.

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom 1	1	2700	3012	W	0	No
Bedroom 1	1	2700	1384	N	7447	Yes
Bedroom 2	1	2700	3078	W	0	No
Bedroom 2	1	2700	3976	S	0	No
Bedroom 2	2	2700	879	E	0	No
Bedroom 2	2	2700	855	S	0	No
Night 3	2	2700	1583	S	0	No
Day 4	2	2700	1664	S	0	No
Unconditioned 5	2	2700	1723	S	0	No
Unconditioned 5	3	2700	2246	E	0	No
Bedroom 6	1	2700	3708	W	2295	Yes
Bedroom 6	2	2700	3709	E	0	No
Bedroom 6	1	2700	3177	N	0	No
Kitchen/Living 7	1	2700	3569	W	1367	Yes
Kitchen/Living 7	2	2700	3935	E	0	No
Kitchen/Living 7	2	2700	2687	N	0	No
Kitchen/Living 7	2	2700	1181	E	0	No
Kitchen/Living 7	2	2700	1903	N	0	No
Kitchen/Living 7	1	2700	929	N	3769	Yes
Day 8	3	2700	1892	E	0	No

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	BASE - Lightweight	15.6	Glass fibre batt: R2.5 (R2.5)
2	FR5 - Internal Plasterboard Stud Wall	74.1	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 1	FR5 - 200mm concrete slab	10.8	Enclosed	R0.0	Timber
Bedroom 2	FR5 - 200mm concrete slab	14.1	Enclosed	R0.0	Timber
Night 3	FR5 - 200mm concrete slab	4.3	Enclosed	R0.0	Tiles
Day 4	FR5 - 200mm concrete slab	4.5	Enclosed	R0.0	Tiles
Unconditioned 5	FR5 - 200mm concrete slab	3.9	Enclosed	R0.0	Timber
Bedroom 6	FR5 - 200mm concrete slab	11.8	Enclosed	R0.0	Timber
Kitchen/Living 7	FR5 - 200mm concrete slab	35.1	Enclosed	R0.0	Timber
Day 8	FR5 - 200mm concrete slab	10.1	Enclosed	R0.0	Timber

*Refer to glossary.

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
No Data Available			

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom 1	2	Downlights	90	90	Sealed
Bedroom 2	3	Downlights	90	90	Sealed
Night 3	1	Downlights	90	90	Sealed
Night 3	1	Exhaust Fans	250	250	Sealed
Day 4	1	Downlights	90	90	Sealed
Day 4	1	Exhaust Fans	250	250	Sealed
Unconditioned 5	1	Downlights	90	90	Sealed
Unconditioned 5	1	Exhaust Fans	250	250	Sealed
Bedroom 6	2	Downlights	90	90	Sealed
Kitchen/Living 7	9	Downlights	90	90	Sealed
Kitchen/Living 7	1	Exhaust Fans	250	250	Sealed
Day 8	2	Downlights	90	90	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 200mm: 200mm Suspended Slab	0.0	0.5	Medium

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0
Internal wall	90 x 40	600	0.75	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

*Refer to glossary.

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

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 heating and cooling energy loads and energy value* of the whole home. 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 generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

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.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

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

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate 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 assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

Nationwide House Energy Rating Scheme®
NatHERS® Certificate

Generated on 25 Aug 2025 using FirstRate5: 5.5.5a (3.22)

Property

Address	21.01, 60 - 70 Park Street, South Melbourne, VIC, 3205
Lot/DP	-
NCC Class*	Class 2
Floor/all Floors Type	New Home

Plans

Main plan	-
Prepared by	-

Construction and environment

Assessed floor area [m²]*		**Exposure type**
Conditioned*	86.4	exposed
Unconditioned*	4.7	**NatHERS climate zone**
Total	91.1	21 Melbourne RO
Garage	-	

Accredited assessor

Name	Hock Pin Ter
Business name	NDY
Email	h.ter@ndy.com
Phone	+61 3 9862 6828
Accreditation No.	DMN/20/1974
Assessor Accrediting Organisation	Design Matters National
Declaration of interest	No

NCC Requirements

NCC provisions	Volume 1
State/Territory variation	Yes

National Construction Code (NCC) requirements

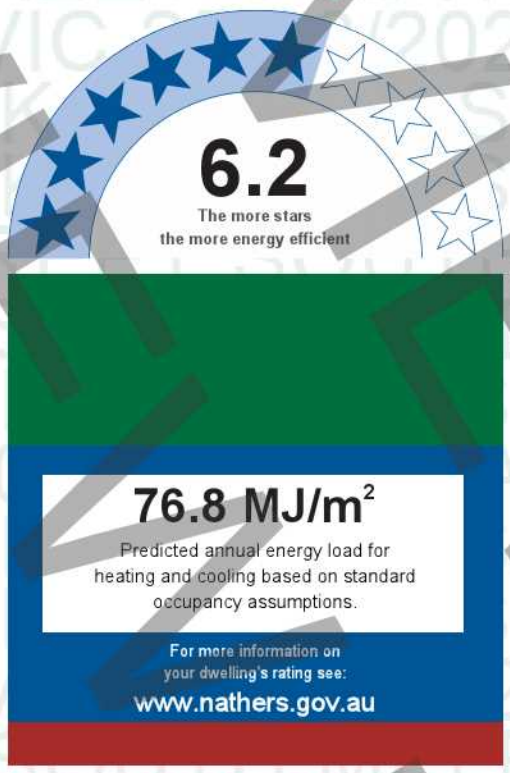
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two.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

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

Thermal performance star rating



Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	51.9	25
Load limits	55	38

Features determining load limits

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

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit When using either link, ensure you are visiting www.fr5.com.au.

*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 & 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 NatHERS heating and cooling load limits Standard 2022 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

Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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:

No Whole of Home performance assessment conducted for this certificate.

Greenhouse gas emissions:

No Whole of Home performance assessment conducted for this certificate.

Cost:

No Whole of Home performance assessment conducted for this certificate.

Graph key:

*Refer to glossary.

Certificate check

The checklist covers important items impacting the dwelling's ratings.
It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item.
It is not mandatory to complete this checklist.

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		☐	☐	☐	☐
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		☐	☐	☐	☐
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in *'Window and glazed door schedule'* and *'Roof window schedule'* tables on this Certificate?	☐	☐	☐	☐	☐
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the *'Window and glazed door type and performance'* and *'Roof window type and performance'* tables on this Certificate?			☐	☐	☐
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	☐	☐	☐	☐	☐
Does the external wall shade (colour) match what is shown in the *'External wall type'* table on this Certificate?	☐	☐	☐	☐	☐
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Floor type'* table on this certificate?	☐	☐	☐	☐	☐
Ceiling penetrations*					
Does the *'quantity'* and *'type'* of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling penetrations'* table on this Certificate?	☐	☐	☐	☐	☐
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the *'Ceiling type'* table on this Certificate?	☐	☐	☐	☐	☐
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the *'Roof type'* table on this Certificate?	☐	☐	☐	☐	☐
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	☐	☐		☐	☐
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	☐	☐		☐	☐
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NAtHERS heating and cooling load limits for the appropriate climate zone?	☐	☐	☐	☐	☐

*Refer to glossary.

Certificate check

Continued

	Approval stage		Construction stage		
	Assessor checked	Consent authority/ surveyor checked	Builder checked	Consent authority/ surveyor checked	Occupancy/other
Additional NCC requirements for thermal performance (not included in the NatHERS assessment)					
Thermal bridging					
Does the dwelling meet the NCC requirement for thermal bridging?		☐	☐	☐	☐
Insulation installation method					
Has the insulation been installed according to the NCC requirements?			☐	☐	☐
Building sealing					
Does the dwelling meet the NCC requirements for Building Sealing?		☐	☐	☐	☐
Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)					
Appliances					
Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?	☐	☐	☐	☐	☐
Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the *'Appliance schedule'* on this Certificate?	☐	☐	☐	☐	☐
Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the *'Onsite Renewable Energy schedule'* on this Certificate?	☐	☐	☐	☐	☐
Additional NCC Requirements for Services (not included in the NatHERS assessment)					
Does the lighting meet the artificial lighting requirements specified in the NCC?		☐	☐	☐	☐
Does the hot water system meet the additional requirements specified in the NCC?		☐	☐	☐	☐
Provisional values* check					
Have provisional values* been used in the assessment and, if so, are they noted in *'Additional notes'* table below?	☐	☐			
Other NCC requirements					

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

*Refer to glossary.

Room *schedule*

Room	Zone Type	Area [m²]
Bedroom 1	bedroom	12
Night 2	nightTime	4.6
Unconditioned 3	unconditioned	4.7
Day 4	dayTime	5.2
Bedroom 5	bedroom	10.9
Bedroom 6	bedroom	10.8
Kitchen/Living 7	kitchen	42.9

Window and glazed door *type and performance*

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
AWS-088-07 A	Series 755 Comfort Edge Awning Window DG AGG Is Pl Cl 4/12/4	2.58	0.43	0.41	0.45
AWS-067-23 A	RES SERIES 516 FIXED WINDOW DG 15_LightBridge_ClrSil_65-8-5	2.33	0.49	0.47	0.51
AWS-037-03 B	731 Thermal Heart Sliding Door DG 4/10Ar/4ET	2.53	0.52	0.49	0.55

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 1	AWS-088-07 A	Opening 71	2700	1138	awning	60.0	W	No
Bedroom 5	AWS-067-23 A	Opening 66	2700	1649	fixed	0.0	S	No
Bedroom 5	AWS-088-07 A	Opening 67	2700	1396	awning	10.0	S	No
Bedroom 6	AWS-088-07 A	Opening 68	2700	1221	awning	10.0	S	No
Bedroom 6	AWS-067-23 A	Opening 69	2700	1352	fixed	0.0	S	No
Kitchen/Living 7	AWS-067-23 A	Opening 72	2700	914	fixed	0.0	W	No
Kitchen/Living 7	AWS-088-07 A	Opening 73	2700	849	awning	10.0	W	No
Kitchen/Living 7	AWS-067-23 A	Opening 74	2700	1172	fixed	0.0	W	No
Kitchen/Living 7	AWS-088-07 A	Opening 75	2700	1154	awning	10.0	W	No
Kitchen/Living 7	AWS-067-23 A	Opening 64	2700	1423	fixed	0.0	S	No

*Refer to glossary.

Kitchen/Living 7	AWS-088-07 A	Opening 65	2700	1429	awning	10.0	S	No
Kitchen/Living 7	AWS-037-03 B	Opening 70	2700	4098	sliding	60.0	N	No

Roof window* *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
No Data Available		

Skylight* *schedule*

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

External door *schedule*

Location	Height [mm]	Width [mm]	Opening %	Orientation
No Data Available				

External wall *type*

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	BASE - Party Wall	0.5	Medium	Glass fibre batt: R2.0 (R2.0)	No
2	BASE - Lightweight	0.5	Medium	Glass fibre batt: R2.5 (R2.5)	No
3	BASE - Corridor Wall	0.5	Medium	Glass fibre batt: R1.0 (R1.0)	No

*Refer to glossary.

4	BASE - Core Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R0.6)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Bedroom 1	1	2700	870	W	0	No
Bedroom 1	2	2700	2126	W	4138	Yes
Bedroom 1	1	2700	4008	N	0	No
Night 2	3	2700	2690	E	0	No
Night 2	1	2700	1718	N	0	No
Unconditioned 3	3	2700	1105	E	0	No
Day 4	4	2700	2929	E	0	No
Day 4	3	2700	1758	N	0	No
Bedroom 5	2	2700	3808	S	0	No
Bedroom 6	2	2700	3782	S	0	No
Bedroom 6	2	2700	3009	E	0	Yes
Kitchen/Living 7	2	2700	5872	W	0	No
Kitchen/Living 7	2	2700	4208	S	0	No
Kitchen/Living 7	2	2700	919	W	4151	Yes
Kitchen/Living 7	2	2700	4814	N	3301	Yes

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	79.8	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 1	FR5 - 200mm concrete slab	12	Enclosed	R0.0	Timber
Night 2	FR5 - 200mm concrete slab	4.6	Enclosed	R0.0	Tiles
Unconditioned 3	FR5 - 200mm concrete slab	4.7	Enclosed	R0.0	Tiles
Day 4	FR5 - 200mm concrete slab	5.2	Enclosed	R0.0	Timber
Bedroom 5	FR5 - 200mm concrete slab	10.9	Enclosed	R0.0	Timber
Bedroom 6	FR5 - 200mm concrete slab	10.8	Enclosed	R0.0	Timber
Kitchen/Living 7	FR5 - 200mm concrete slab	42.9	Enclosed	R0.0	Timber

Ceiling *type*

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*

*Refer to glossary.

Bedroom 1	Plasterboard	R5.0	No
Night 2	Plasterboard	R5.0	No
Unconditioned 3	Plasterboard	R5.0	No
Day 4	Plasterboard	R5.0	No
Bedroom 5	Plasterboard	R5.0	No
Bedroom 6	Plasterboard	R5.0	No
Kitchen/Living 7	Plasterboard	R5.0	No

Ceiling *penetrations**

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom 1	2	Downlights	90	90	Sealed
Night 2	1	Downlights	90	90	Sealed
Night 2	1	Exhaust Fans	250	250	Sealed
Unconditioned 3	1	Downlights	90	90	Sealed
Unconditioned 3	1	Exhaust Fans	250	250	Sealed
Day 4	1	Downlights	90	90	Sealed
Bedroom 5	2	Downlights	90	90	Sealed
Bedroom 6	2	Downlights	90	90	Sealed
Kitchen/Living 7	9	Downlights	90	90	Sealed
Kitchen/Living 7	1	Exhaust Fans	250	250	Sealed

Ceiling *fans*

Location	Quantity	Diameter [mm]
No Data Available		

Roof *type*

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 200mm: 200mm Suspended Slab	0.0	0.3	Light

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
External wall	90 x 40	600	0.75	0

Appliance *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m2 is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

*Refer to glossary.

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	

*Refer to glossary.

Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

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 heating and cooling energy loads and energy value* of the whole home. 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 generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

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.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

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

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate 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 assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

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

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au.
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	can be applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.

STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

*Refer to glossary.

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