

SUSTAINABLE MANAGEMENT PLAN

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PROPOSED MULTI-UNIT
DEVELOPMENT

7-9 Ormsby Grove, Toorak

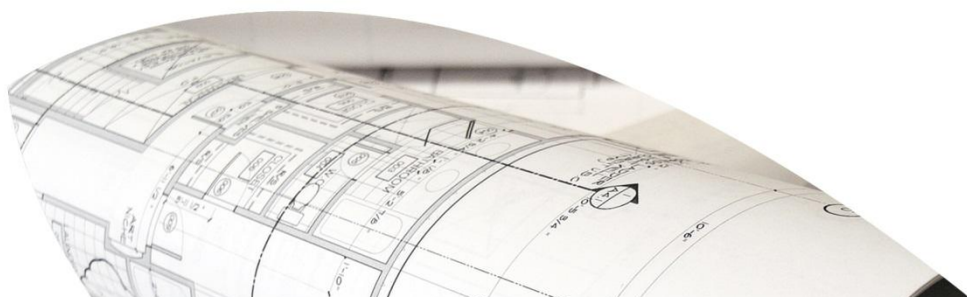
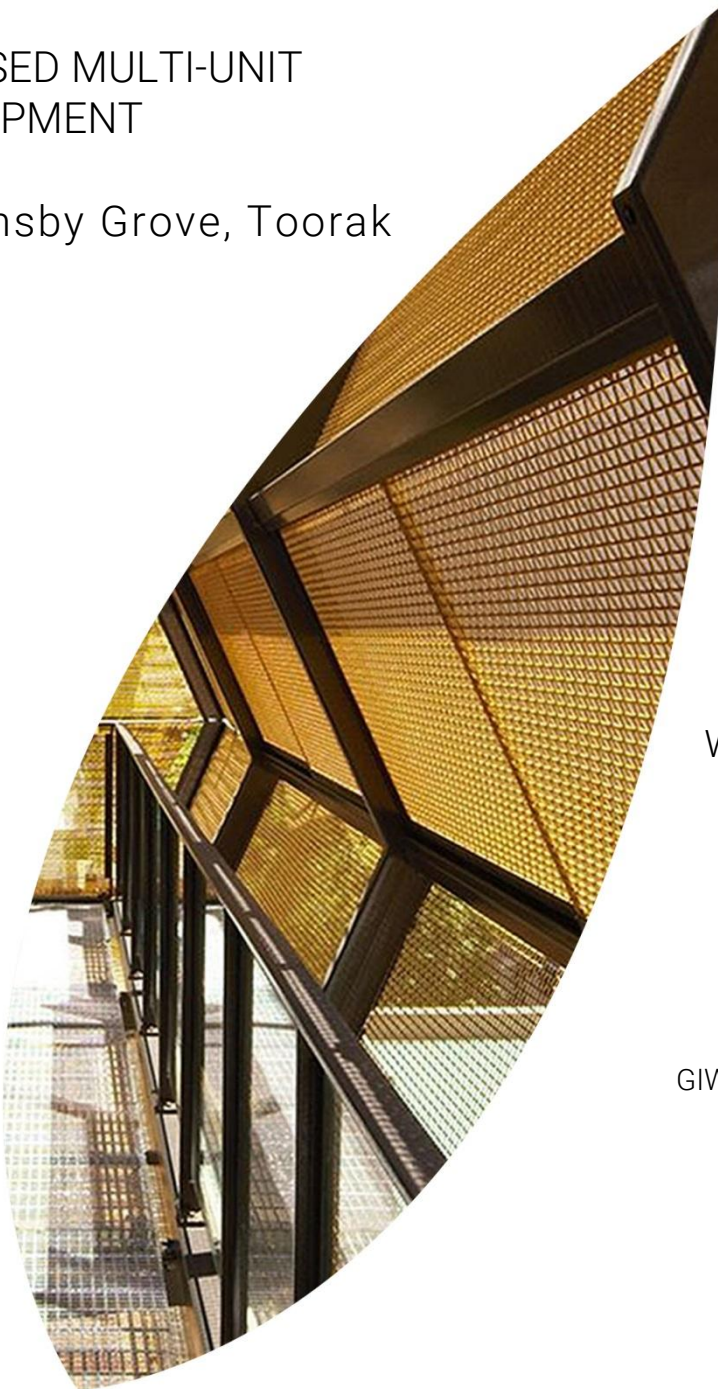
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GIW25056
Revision C

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31 July 2026

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Revision History

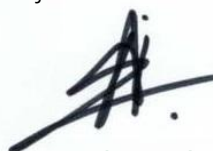
Revision Number	Date Issued	Author	Approved	Comments
A	22/05/2026	AM	IB	Draft
B	29/05/2026	AM	IB	Final
C	31/07/2026	AM	IB	Final

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1. Introduction

Project Information

GIW Environmental Solutions Pty Ltd ("GIW") has been engaged by Willow Development Group to provide Environmentally Sustainable Design (ESD) consulting services for the proposed multi-dwelling development at 7-9 Ormsby Grove, Toorak.

The proposed development will include 9 apartments constructed over 5 levels plus 2 levels of basement carpark and will consist of the following:

- 1 x 2-bedroom apartments
- 7 x 3-bedroom apartments
- 1 x 4-bedroom apartments

The site located at 7-9 Ormsby Grove, Toorak has an approximate surface area of 1,017m² and is currently the location of a 2-storey brick buildings. Distance from the site to Melbourne CBD is approximately 6km.



Figure 1 - Pre-existing sites at 7-9 Ormsby Grove, Toorak.

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Statutory Requirements

This Sustainable Management Plan (SMP) has been prepared to inform the Department of Transport and Planning (DTP) and Relevant Authorities of the proposed development's sustainability credentials and performance targets. The project team is committed to achieving a building solution which responds to the following Planning Scheme requirements:

Planning Scheme Clause	Application Requirement	Example Tools
City of Stonnington Planning Scheme - Clause 15.01-2L-02 Environmentally Sustainable Development.	Sustainability Management Plan (SMP)	BESS Green Star MUSIC STORM / Blue Factor
City of Stonnington Planning Scheme - Clause 53.18 Stormwater Management in Urban Areas	Meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban stormwater management guidance</i> (Environment Protection Authority - Publication 1739.1, 2021).	MUSIC STORM / Blue Factor
City of Stonnington Planning Scheme - Clause 58.03-1	Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load.	NatHERS
City of Stonnington Planning Scheme - Clause 15.01-2S	N/A	N/A

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Built Environment Sustainability Scorecard (BESS)

The proposed commercial development will be assessed against the Built Environment Sustainability Scorecard (BESS) guidelines. The BESS tool addresses eight key environmental categories as follows:



Figure 2 - BESS Environmental Categories (www.bess.net.au)

All ESD measures described under the eight key environmental categories are to be suitably incorporated into relevant project documentation at the appropriate project phase.

Responsibilities & Implementation

Willow Development Group will be responsible for the suitable implementation of the requirements of this report throughout the design and development phases. Should the development be sold the responsibility will pass to the new owner. At such time as a builder is novated or a building contract is put in place the builder will be responsible for implementation during the construction phase. At occupancy, the Owners Corporation, individual lot / unit owners and / or tenants will be responsible for the correct use of installed equipment and building systems in line with the provided Building User's Guide.

Sources of Information

The following 'Sources of Information' have been used to guide the design solutions:

- DKO – Project No. A0000032.00 – Drawing No. TP 100 Rev 3, TP 100 – TP 102 Rev 1, TP 103 – TP104 Rev 02; TP 200-207 Rev 03; TP 300-307 Rev 03; TP 400-403 Rev 01; TP 500-502 Rev 03.
- Municipal Association of Victoria - SDAPP Explained; Building Design for a Sustainable Future
- Built Environment Sustainability Scorecard (BESS)
- CSIRO 1999, Urban Stormwater – Best Practise Environmental Management Guidelines

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2. ESD Summary

The proposed multi-dwelling development at 7-9 Ormsby Grove, Toorak will implement the following ESD initiatives:

1. The project achieves a total BESS score of 76% with no mandatory category (IEQ, Operational Energy, IWM) below 50%.
2. 100% (9 out of 9) of the development's apartments are naturally cross-ventilated.
3. The in-built BESS daylight calculator has been utilised to demonstrate compliance under BESS – IEQ 1.1 and 1.2.
4. 89% (8 out of 9) of apartments achieve at least 3 hours of sunlight.
5. The development is provided with a comprehensive shading strategy.
6. The development is to achieve a 8.0 Star average NatHERS Energy Rating result.
7. The development is to utilise individual electric instantaneous hot water systems
8. A 5kW Solar PV system is to be located on the roof of the proposed development.
9. Individual cold water and electricity meters will be provided to the apartments and communal areas.
10. Water efficient fittings and fixtures are applied throughout the development.
11. A 4,000-litre rainwater tank will harvest rainwater from roof areas. This tank will be connected to all WC's. Another 5,000-litre rainwater tank will harvest rainwater from terraces. This tank will be connected to landscape irrigation.
12. A Blue Factor rating of 107% is achieved.
13. In total 14 bicycle spaces are provided for residents.
14. In total 2 bicycle spaces are provided for residential visitors.
15. 1 charging point for electrical vehicles is integrated in the proposed development.
16. An ESD professional will perform a minimum of 2 site inspections during the construction phase to ensure suitable implementation of the ESD initiatives.
17. IEQ sensors are to be installed to all apartments.
18. Material passport will be developed to catalogue all materials and quantities used within the building to aid the maintenance, replacement and deconstruction process.
19. The development will implement standardized modular components that can be relocated or reconfigured to promote circular economy.
20. A sample of apartments will be chosen to undergo air tightness testing to verify the building envelope is correctly sealed.
21. Implementation of a zero waste operational plan for the development, including occupant education, clear signage, waste stream labelling, performance metrics, and ongoing waste contractor management.

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3. BESS Performance

The project achieves a total BESS score of 76% with no mandatory category (IEQ, Operational Energy, IWM) below 50%. This figure represents a percentage improvement over a benchmark project. A score of 50% and higher equates to 'best practice' and is an effective pass of the BESS tool. A score of 70% and higher equates to BESS 'excellence' and exists as a higher benchmark in the tool.

BESS Buildings Report

Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 7-9 Ormsby Grove Toorak Victoria 3142. 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 Stonnington 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

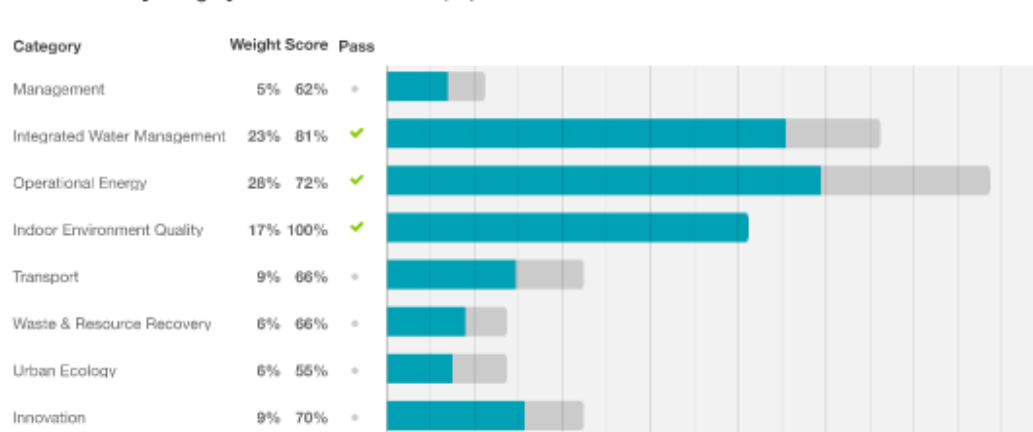


Project details

Name	7-9 Ormsby Grove, Toorak
Address	7-9 Ormsby Grove Toorak Victoria 3142
Project ID	481C28A8-R1
BESS Version	BESS-9
Date	29 May 2026
Software version	2.3.0-B.652
Site type	Multi unit development (apartment building)
Account	info@giw.com.au
Application no.	
Site area	1,017 m ²
Building floor area	1,912 m ²



Performance by category



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4. Great Design Fast Track

The proposed development at 7-9 Ormsby Grove, Toorak will be submitted to the Department of Transport and Planning (DTP) under the Great Design Fast Track approval pathway. This entails a suitable response to the 7 design principles including: neighbourly, welcoming, landscaped, sustainable, healthy, adaptable and good value homes. This Sustainable Management Plan responds specifically to principle 5: Sustainable Homes.

Mandatory Requirements

The following mandatory requirements are met by the development:

Mandatory requirement	Design Response
An average Nationwide House Energy Rating Scheme (NatHERS) rating of at least 8.0 stars, and no less than 6.5 stars for an individual apartment. Townhouses must achieve a NatHERS rating of no less than 7.5 stars.	The apartments are currently achieving an 8.0 Star average with no unit below 6.5 Stars. The representative sample ratings demonstrate the development's ability to achieve these requirements. Refer Appendix B for Preliminary FirstRate Certificates.
All dwellings proposed need to provide effective natural ventilation, which includes cross ventilation, single sided ventilation or mechanically assisted ventilation.	100% of the development's apartments are effectively naturally ventilated. Refer BESS IEQ. 100% of the apartments are effectively cross-ventilated with windows on opposite or adjacent facades.

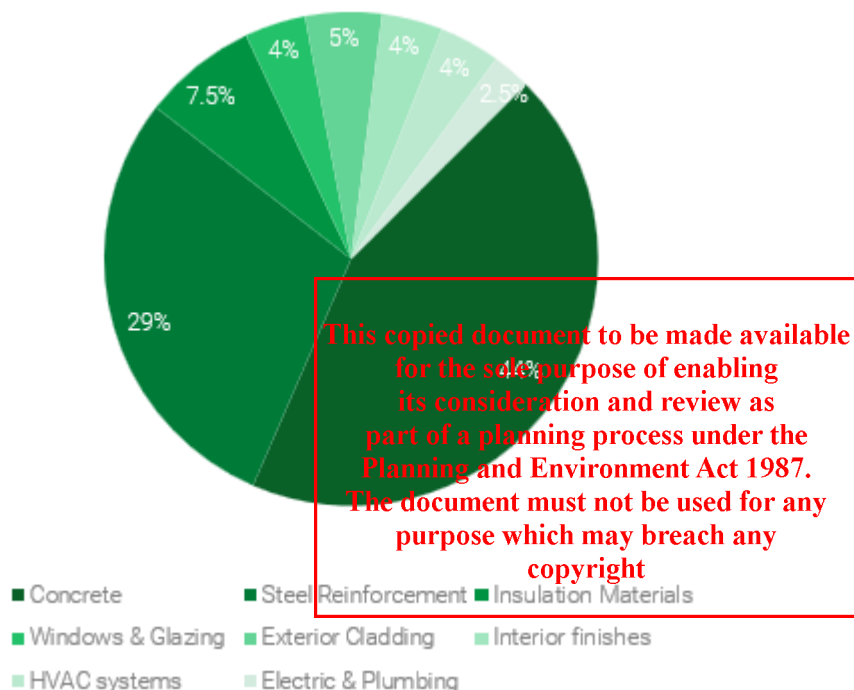
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Sustainable Homes Principle 01

Lifecycle Decarbonisation

Lifecycle decarbonization involves systematically reducing or eliminating carbon emissions across all phases of a building's lifespan - from material extraction and construction through operation to eventual demolition and material recovery. The main focus of the proposed initiatives will be on reducing embodied carbon as the remaining phases will be suitably addressed in principle 2-6.



Embodied Carbon

A typical mid-rise mixed-use development in Melbourne, Australia has an embodied carbon footprint of 420-450kgCO₂/m².

More than half of the embodied carbon is associated with the structural components (concrete and structural steel) of the development.

GDFT Initiatives

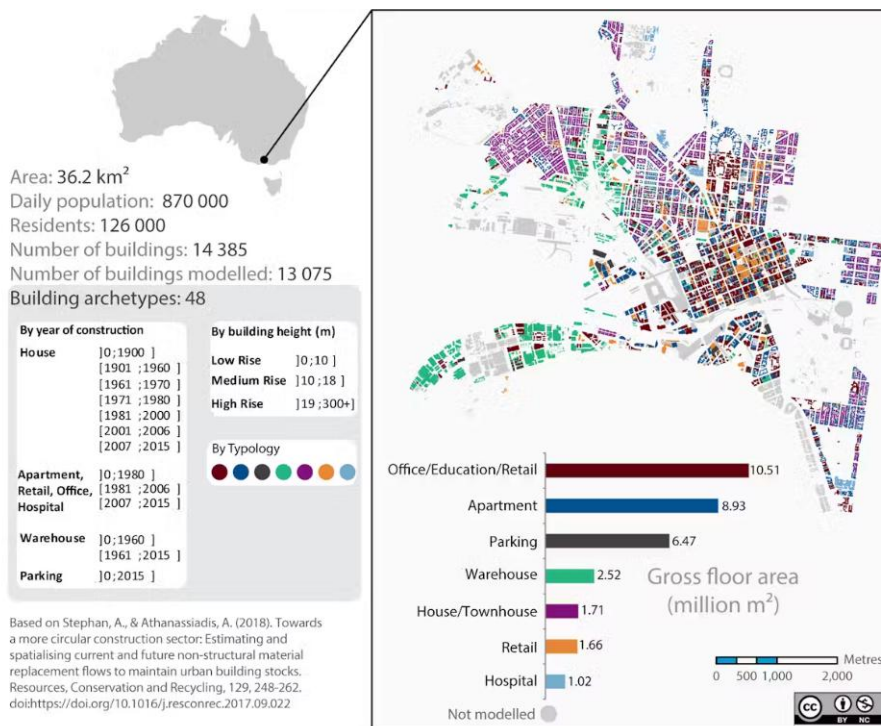
- Reducing the volume high embodied carbon materials, such as steel, by limiting metal finishes.
- The development is all electric and supports the transition to zero carbon homes with no fossil fuels being burnt on site.
- Where timber is to be used, such timbers are to be FSC and / or PEFC certified.
- Structural steel with an industry best practice recycled content will be used on-site.
- 1 EV charging station will be installed at practical completion and all remaining carparking spaces will be delivered as EV ready.

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Sustainable Homes Principle 02

Material Circularity

Material circularity focuses on designing buildings as material banks that can continuously contribute resources to the urban economy rather than prematurely becoming waste at end-of-building-life. Through the creation of circular material flows, both within the building and the wider environment, the use of virgin materials will be reduced as well as associated greenhouse gas emissions.



Urban Mining

Based on Research conducted by Melbourne University on a sample set of 13,075 case studies, City of Melbourne has a stock of 1.5 million tonnes of materials in every square kilometre. Replacing worn materials to maintain this built stock is estimated to require 26 thousand tonnes of materials every year.

GDFT Initiatives

- Supporting the circular economy by using structural steel with industry best practice recycled content.
- Producing a Materials Passport to catalogue all materials and quantities used within the building to aid the maintenance, replacement and deconstruction process.

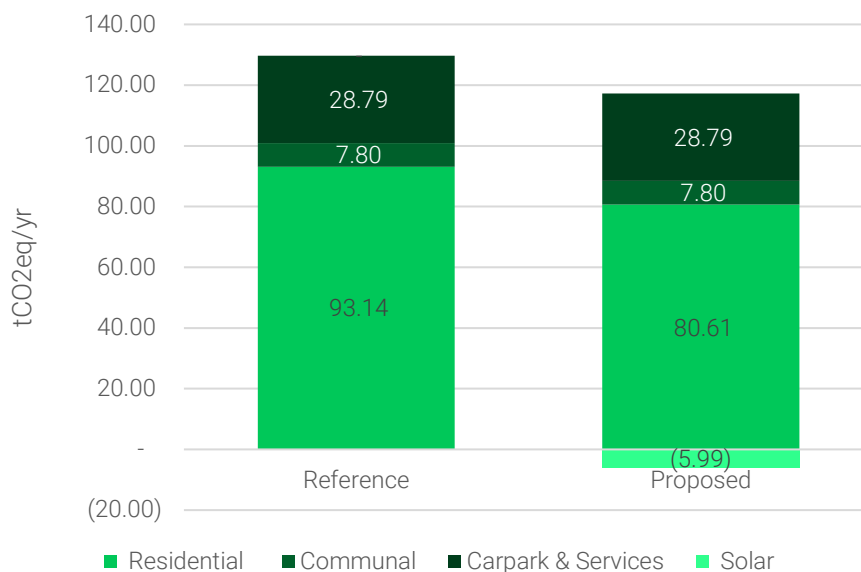
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Sustainable Homes Principle 03

Net-Positive Energy

Net-positive energy is achieved by designing buildings that generate more renewable energy than they consume annually, contributing excess clean energy back to Victoria's electricity grid while achieving carbon neutrality in operations.



GHG Emission Reduction

The proposed development will achieve 22.3tCO₂ emission reduction compared to a NCC 2022 DtS building without the application of GreenPower.

GDFT Initiatives

- The 5.2kWp PV array uses all of the suitable roof area making the most of the site's solar potential. Maximising on-site renewable energy generation will reduce the developments electricity demand and reduce operational carbon emissions.
- Air conditioning systems are to be within 1 star rating of best available unit of the same capacity under MEPS 2019.
- No fossil fuels are burnt on-site avoiding additional operation carbon emissions.

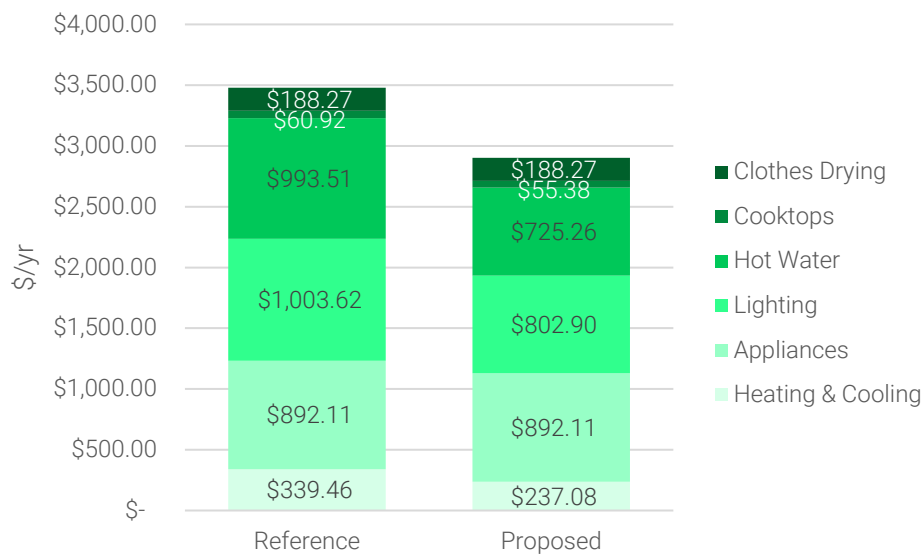
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Sustainable Homes Principle 04

High-Performing Thermal Envelope

Combining appropriate passive design responses with a highly efficient thermal envelope will result in significant energy and cost saving for end-users. This will be carefully balanced to meet the provision of best practice daylight amenity and thermal comfort.



Energy Cost Reduction

On average occupants will save \$577 on an annual basis on their energy expenses compared to a NCC 2022 DtS reference scenario.

GDFT Initiatives

- Energy efficient design achieving an average of 8-star NatHERS rating, with no unit below 6.5 stars, reducing heating and cooling demand. The increased thermal performance makes the homes more comfortable to live and cost less to operate.
- A balanced shading strategy including: balcony overhangs and awnings has been adopted to limit summer solar heat gains.

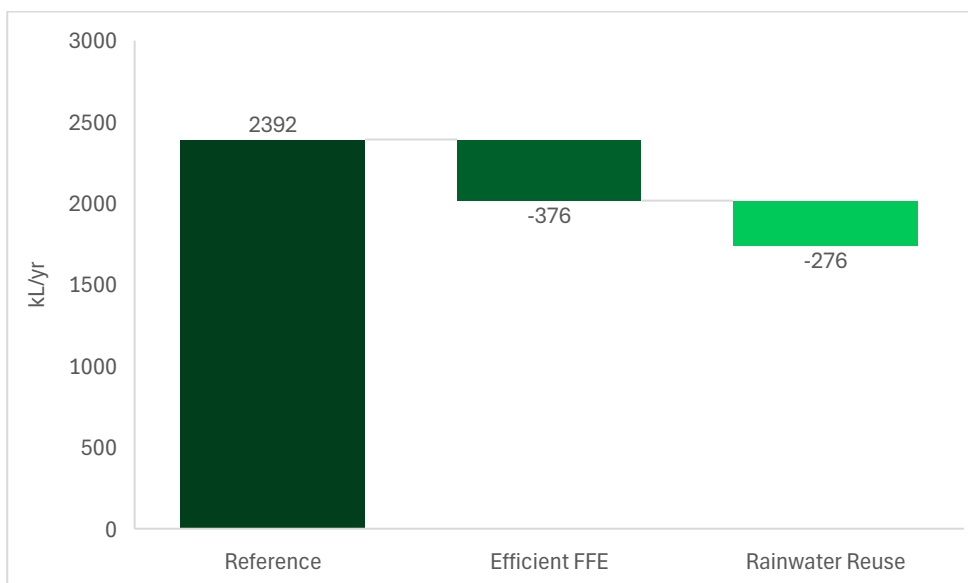
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Sustainable Homes Principle 05

Water Resilience

Integrating water systems that suitably respond to Melbourne's current and future climate, will future-proof the development and assist in creating a resilient urban water system. The inclusion of stormwater management systems, efficient fittings and fixtures and low-water demand / native vegetation will significantly reduce the potable water demand of developments and reduce pressure on the local water systems.



Potable Water Reduction

The development reduces the potable water demand by 15% through the introduction of water efficient fittings and fixtures. A further 12% reduction in potable water is achieved through the introduction of a rainwater tank.

GDFT Initiatives

- Each home will be fitted with water efficient fixtures and fittings.
- 4,000 litre rainwater water tank will collect rainwater from the roof which is to be used to provide water to all WC's. Another 5,000 litre rainwater water tank will collect rainwater from the terraces which is to be used to provide water to irrigate the landscaping.
- >80% of fire test water (e.g. hydrant pump test water or SCV annubar test) is to be reused on site.

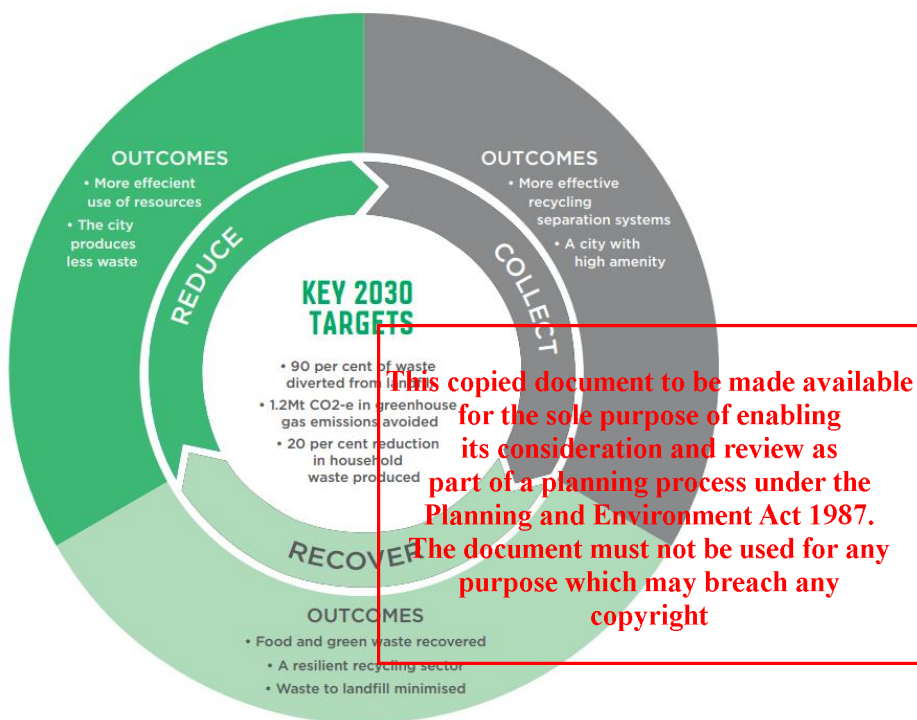
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Sustainable Homes Principle 06

No Waste to Landfill

The inclusion of comprehensive waste reduction, diversion and collection strategies that support contractors, occupants and tenants to successfully divert generated waste from landfill will reduce the environmental impact and operational cost of waste management. With the eventual aim to create systems that are equipped to support zero waste operations and a circular economy.



Waste and Resource Recovery Strategy 2030

City of Melbourne has devised a strategy to produce less waste and maximises the life of materials through reuse, recycling and recovery - working towards a circular economy.

The focus of the strategy is centred around three pillars: reduce, collect and recover. With the end goal of achieving their key 2030 targets.

GDFT Initiatives

- Waste generated on site from demolition and construction activities will be sorted and diverted to their relevant waste streams to be recycled or reused. The development is targeting the diversion of 80% it's demolition and construction waste from landfill.
- The development will provide dedicated waste bins for general, recycling, green, and glass waste to support effective waste separation and minimise landfill contribution. Clearly labelled and conveniently located, these bins will promote responsible waste management practices among residents and users.
- Kitchen joinery is to provide appropriate spatial allowance for food and organics, general and recycling waste collection.

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5. ESD Assessment

Management

Council ESD objectives:

- To encourage a holistic and integrated design and construction process and ongoing high performance.

Council Best Practice Standard

Criteria	Construction and Building Management Actions
Pre-Application Meeting	To ensure appropriate sustainable design principles and strategies are considered from the preliminary design stage of each development. GIW has been actively involved in the preliminary design stage, but has not been involved in a pre-application meeting with Council. This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.
Metering	To provide building users with information that allows monitoring of energy and water consumption Electricity and cold-water metering are to be provided to each individual apartment tenancy. The document must not be used for any purpose which may breach any copyright Lighting and general power to common areas is to be separately metered to quantify energy used for common areas spaces. Additionally, the main electrical switchboard to contain at least two empty three-phase circuit breaker slots and four DIN rail spaces labelled to indicate the use of each space for a battery system.
Building User's Guide	To encourage and recognise initiatives that will help building users to use the building more efficiently. A Building User's Guide will be provided to all occupants explaining the correct use of installed equipment and building systems. This shall cover at a minimum: • Energy and Environmental Strategy • Monitoring and Targeting • Building Services • Transport Facilities • Materials and Waste Policy • Expansion/Re-fit Considerations • References and Further Information

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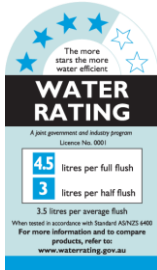
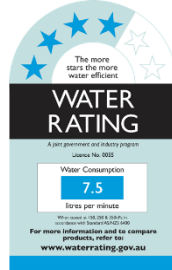
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Integrated Water Management

Council ESD objectives:

- To reduce total operating potable water.
- To encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).
- To incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

Council Best Practice Standard

Criteria	Development Provision
Stormwater Treatment	The Blue Factor tool has been applied to determine performance relative to Best Practice Environmental Management Guidelines (Victoria Stormwater Committee, 1999). As per City of Stonnington Planning Scheme - Clause 53.18 Stormwater Management in Urban Areas, the development is required to achieve a Blue Factor rating of 100% or greater. To minimise negative environmental impacts of stormwater runoff and maximise on-site re-use of stormwater This copied document to be made available for the sole purpose of enabling its use as a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright. A Blue Factor rating of 107% is achieved via the following: • Rainwater is to be collected from roof areas and directed into a 4,000-litre rainwater tank. All WC's are to be connected to the rainwater tank. • Rainwater is to be collected from terraces and directed into a 5,000-litre rainwater tank. Landscape irrigation is to be connected to the rainwater tank.
Potable Water Reduction	Refer Appendix A – WSUD Response.
Rainwater Collection & Reuse	To reduce total potable water use due through the use of efficient fixtures, appliances, and the use of rainwater. WELS 4 Star - Toilets  WELS 5 Star - Taps  WELS 4 Star - Showerhead  WELS 5 Star - Dishwasher  A 4,000-litre rainwater tank will harvest rainwater from roof areas. This tank will be connected to all WC's. Another 5,000-litre rainwater tank will harvest rainwater from terraces. This tank will be connected to landscape irrigation. It is estimated that this will save more than 160kL of potable water every year

Council Best Practice Standard

Criteria	Development Provision
	and meet 28% of the demand in these areas. Stormwater drainage mechanism is to be determined by the hydraulics services engineer at the design development phase. Refer Appendix A – WSUD Response
Landscape Irrigation To ensure the efficient use of water and to reduce total operating potable water use through encouraging water efficient landscape design.	Landscape irrigation demand will be connected to the rainwater tank.
Building System Water Use Reduction Ensure the efficient use of water, to reduce total operating potable water use and to encourage the appropriate use of alternative water sources for cooling and fire testing systems.	>80% of fire test water (e.g. hydrant pump test water or SCV annubar test) is to be reused on site, either within the fire test system itself, irrigation, toilet flushing, or other non-potable uses. Final coordination and confirmation of these options will occur with the fire engineer throughout design development. The proposed development is to incorporate air-cooled HVAC systems for the residential areas within the development.

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Operational Energy

Council ESD objectives:

- To reduce both energy use and energy peak demand through design measures.

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Criteria		Development Provision					
ADVERTISED PLAN		The National Construction Code (NCC) Class 2 – Sole Occupancy Unit(s) residential building component is to be designed in accordance with NCC Section J (2022) NatHERS requirements. GDFT requires the apartments to achieve an average 8.0 Star rating, with no unit achieving below 6.5 Stars.					
		Further to this the development will need to comply with the following heating and cooling load limits:					
		Climate Zone	Heating load limits (MJ/m2)		Cooling load limits (MJ/m2)		
		21 Melbourne RO	Maximum: 55		Maximum: 30 (BADs)		
Thermal Performance Rating - Residential	To reduce energy needed to achieve thermal comfort in summer and winter - improving comfort, reducing greenhouse gas emissions, energy consumption, and maintenance costs.	The apartments are currently achieving an 8.0 Star average. The below sample ratings demonstrate the development’s ability to achieve these requirements. Refer Appendix B for Preliminary FirstRate Certificates.					
		Apartment No.	ACE Total MJ/M2	ACE Heating MJ/M2	ACE Cooling MJ/M2	ACE NCFA	Star Rating
		Apt. 1	32.4	21.5	10.9	192.3	8.6
		Apt. 2	26.4	11.3	15.1	166.3	8.9
		Apt. 3	28.1	12.9	15.2	164.1	8.8
		Apt. 4	26.9	15.1	11.8	130.6	8.9
		Apt. 5	39.4	26.5	12.9	154.0	8.2
		Apt. 6	29.8	17.5	12.3	245.2	8.7
		Apt. 7	37.6	16.8	20.8	186.8	8.3
		Apt. 8	50.2	25.4	24.8	225.6	7.6
		Apt. 9	70.4	43.9	26.5	190.7	6.5
		Average	37.9	21.2	16.7	184.0	8.3

*Apartments are assessed using FirstRate5 v5.5.5

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Council Best Practice Standard

Criteria

Development Provision

Construction assumptions for preliminary FirstRate ratings are listed below. Note, these assumptions are based on the sample of apartments assessed and may vary throughout the development. These assumptions are not to be relied upon for any other purpose beyond Town Planning assessment.

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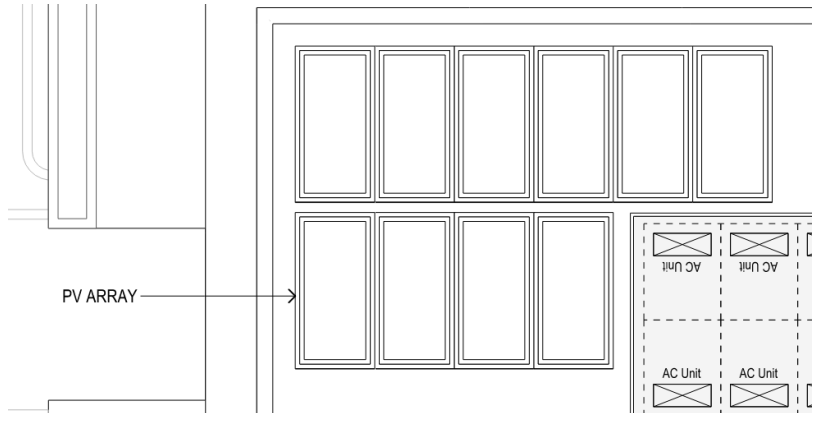
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Element	Material	Thermal Performance Value
Floor	Concrete slab – where basement carpark or exposed below	R4.6
Ceiling	Concrete slab – where exposed above	R4.6
External Walls	Concrete	R2.7
Internal Walls	Concrete/ Plasterboard	R1.8
Roof	Concrete	R4.6 above slab
Sliding Doors	Thermally Broken, Aluminium Framed, Double Glazed, Argon Filled, Low-E, Clear	Total System - U-system: 2.28 - SHGC: 0.48
Fixed Windows	Thermally Broken, Aluminium Framed, Double Glazed, Argon Filled, Low-E, Clear	Total System - U-system: 2.09 - SHGC: 0.51
Casement Doors	Thermally Broken, Aluminium Framed, Double Glazed, Argon Filled, Low-E, Clear	Total System - U-system: 2.46 - SHGC: 0.36
Fixed Windows (Apt. 9)	Thermally Broken, Aluminium Framed, Double Glazed, Argon Filled, Low-E, Clear	Total System - U-system: 2.05 - SHGC: 0.35
Sliding Doors (Apt. 9)	Thermally Broken, Aluminium Framed, Double Glazed,	Total System - U-system: 2.17

Council Best Practice Standard

Criteria		Development Provision
		Argon Filled, Low-E, - SHGC: 0.40 Clear
Electrification	To support the transition to renewable energy sources.	The development will be all-electric with no gas connection.
HVAC System	To ensure the efficient use of energy and to reduce consumption of electricity.	Inverter split system units are to be installed and sized to maintain conditions of the habitable areas. Heating and cooling systems are to have an Energy Efficiency Ratios (EER) not less than 85% of the EER of the most efficient equivalent unit available (type & capacity).
Hot Water System	To ensure the efficient use of energy and to reduce consumption and greenhouse emissions from water heating.	This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright The development is to utilise individual electric instantaneous hot water systems.
Car Park Ventilation	To ensure the efficient use of energy, reduce total operating greenhouse gas emissions and to reduce energy peak demand.	Carpark ventilation fans are driven by a VSD motor connected to CO sensors within the carpark. The inclusion of CO sensor control will allow the ventilation fans to ramp down when the car park is unoccupied. The system is to be designed in accordance with AS1668.2. The mechanical services engineer is responsible for the design and specification of the system. The contractor is to procure and install the specified system. Maintenance requirements of the CO sensor system are to be included in the O&M manual.
Internal Lighting - Residential	To ensure the efficient use of energy, to reduce energy consumption, greenhouse emissions associated with	The maximum illumination power density (W/sqm) is at least 20% lower than NCC 2022 requirements. Lighting power density shall be as follows: • Dwellings: No greater than average 4W/m² • POS: No greater than average 4W/m² • Back of house and indoor car parks: No greater than average 5W/m²

Council Best Practice Standard

Criteria	Development Provision
	artificial lighting, and to reduce energy peak demand. All common area, external and carpark lighting is to be controlled with daylight, motion sensors or timers (whichever is deemed appropriate).
Renewable Energy Systems - Solar To encourage on-site renewable energy generation and reduce greenhouse emissions.	A 5kW Solar PV system is to be located on the roof of the proposed development. The system is expected to generate approximately 6,694kWh. Capacity and location to be revised once spatial availability is confirmed at Design Development.  Location Solar PV System Refer Appendix C – Renewable Energy

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Indoor Environment Quality

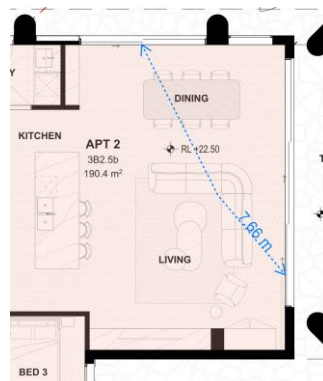
Council ESD objectives:

- To achieve a healthy indoor environment quality.
- To reduce indoor air pollutants by encouraging use of non-toxic materials.
- Minimise noise levels and noise transfer within and between buildings and associated external areas.

Council Best Practice Standard

Criteria	Development Provision	
Daylight Access - Residential	To provide a high level of amenity and energy efficiency through design for natural light.	The in-built BESS daylight calculator has been utilised to demonstrate compliance under BESS – IEQ 1.1 and 1.2.
Winter Sunlight	To provide a high level of amenity and reduce need for artificial heating in winter.	99% (8 out of 9) of apartments achieve at least 3 hours of sunlight.
Minimal Internal Bedrooms	90% of bedrooms have an external window.	NIL internal bedrooms.
Cross Flow Ventilation	To provide fresh air and passive cooling opportunities.	100% (9 out of 9) of the development's apartments are naturally cross-ventilated. Apartments are provided with windows on opposite or adjacent facades.
Thermal Comfort	To provide comfortable indoor spaces	The development is provided with a comprehensive shading strategy:

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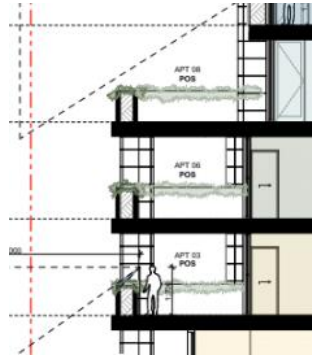
Typical natural cross-ventilated apartment

Council Best Practice Standard

Criteria

Development Provision

and reduce energy needed for heating and cooling.



All perimeter windows are shaded by the slab of the level above.

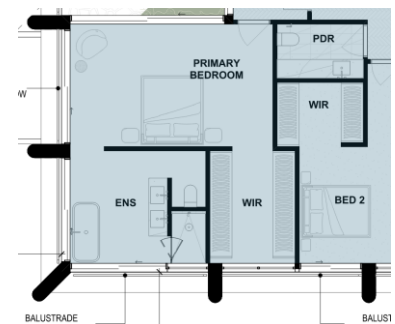


All north and west facade windows are provided with external operable blinds.

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North, west and south windows are shaded by tile screens.



All windows in upper-level Apartments 8 and 9 are shaded by protruding columns.

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Transport

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Council ESD objectives:

- To promote the use of walking, cycling and public transport, in that order; and minimise car dependency.
- To promote the use of low emissions vehicle technologies and supporting infrastructure.

Council Best Practice Standard

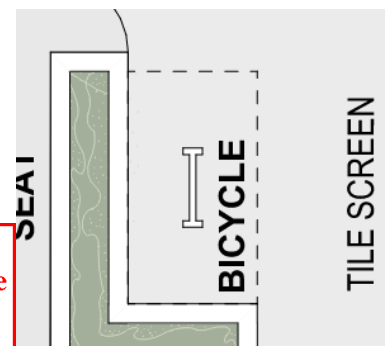
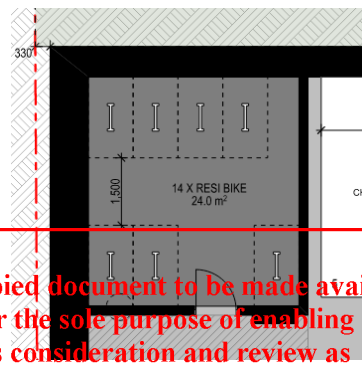
Criteria

Development Provision

Bicycle Parking
– Residential &
Residential
Visitors

To encourage
and recognise
initiatives that
facilitate cycling.

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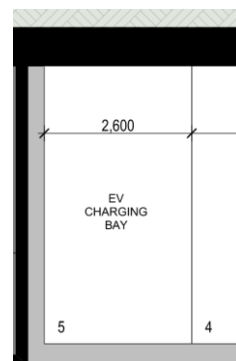


In total 2 bicycle spaces are
provided for residential
visitors.

Min. 1 charging point for electrical vehicles is integrated in the
proposed development.

Electric Vehicle
Infrastructure

To minimise car
dependency and
to ensure that the
built environment
is designed to
promote the use
of public
transport,
walking and
cycling.



Location of electric charging point.

Future infrastructure for electrical charging points is
incorporated in the services design including dedicated electrical
distribution boards (DB-EV) for EV charging on every floor of the
parking lot per NCC 2022 Table J9D4.

Council Best Practice Standard

Criteria	Development Provision
	Each DB-EV must be fitted with a charging control system with the ability to manage and schedule charging of electric vehicles in response to total building demand. When associated with a Class 2 building, have capacity for each circuit to support an electric vehicle charger able to deliver a minimum of 12 kWh from 11:00 pm to 7:00 am daily. Additionally, each DB-EV must be sized to support the future installation of a 7 kW (32 A) type 2 electric vehicle charger in 100% of the car parking spaces associated with a Class 2 building.

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Materials

ESD objectives:

- To encourage the use of low embodied energy materials.
- To encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Council Best Practice Standard

Criteria	Development Provision	
Embodied Energy	Limited use of high embodied energy metals and materials, especially in a design with intended high churn (e.g. retail)	The design will seek to limit the use of high embodied energy metal finishes. Concrete mixes used within the project will seek to reduce Portland cement and aggregate content where deemed appropriate by the structural engineer.
Structural and Reinforcing Steel	Commitment to source structural and reinforcing steel from a responsible steel maker	The building's structural steel (by mass) is to be sourced from a Responsible Steel Maker with: • Currently valid ISO 14001 Certified ISO 14001 Environmental Management System (EMS) in place; or • Is a member of the World Steel Association's (WSA) Climate Action Programme (CAP)
Sustainable Timber	Commitment to source timber from sustainably managed source, with proof of audit trail.	Where timber is to be used, such timbers are to accord with the GBCA's 'Essential' criteria for forest certification. This may include FSC and / or PEFC Certification which are both internationally recognised schemes ensuring that timber is sourced from sustainable sources.
PVC	Commitment to source best practice PVC products	Permanent formwork, pipes, flooring, blinds and cables in the project will seek to comply with the following: • Meet the GBCA's Best Practice Guidelines for PVC. or; • The supplier holds a valid ISO14001 certification.
Sustainable Products	Commitment to source products that meet the transparency and sustainability requirements	The project will incorporate products that meet the transparency and sustainability requirements where deemed appropriate. This includes the following: reused products, recycled content products, environmental product declarations, third party certified and stewardship programs.

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Waste & Resource Recovery

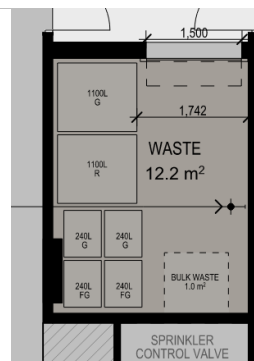
Council ESD objectives:

- To promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.
- To encourage use of durable and reuseable building materials.
- To ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Council Best Practice Standard

Criteria	Development Provision
Building Re-use	To ensure waste avoidance, reuse and recycling during the design. None of the existing structure is re-used.
Construction and Demolition Waste	To reduce construction waste going to landfill At least 90% of the waste generated during construction and demolition has been diverted from landfill.
Food & Garden Waste	To ensure waste avoidance, reuse and recycling during the operational life of the building. Green waste storage is provided in the basement.
Convenience of Recycling	To ensure waste avoidance, reuse and recycling during the operational life of the building. Separate general, recycling, glass and organic waste storage will be provided at basement. Kitchen joinery is to provide appropriate spatial allowance for food and organics, general and recycling waste collection.

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Urban Ecology

Council ESD objectives:

- To protect and enhance biodiversity.
- To reduce urban heat island effects.
- To encourage the provision of space for productive gardens, particularly in larger residential developments.

Council Best Practice Standard

Criteria	Development Provision	
Vegetation	To encourage and recognise the use of vegetation and landscaping within and around developments.	Planter boxes are provided to the terrace POS for every apartment. The total area of vegetation is 43% of the site area.
Private Open Space - Balcony / Courtyard Ecology	To encourage plants in a healthy ecological context to be grown on balconies and in courtyards.	All balconies or private open space have been provided with a tap and floor waste allowing residents to cultivate their own gardens.
Heat Island Effect	To reduce the contribution of the project site to the 'heat island effect	Roofs are to have a Solar Reflectance Index (SRI) of minimum 60.

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Innovation

Council ESD objectives:

- To encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.

Council Best Practice Standard

Criteria	Development Provision	
ESD Checkpoint during Construction Phase	To ensure that all ESD items are suitably installed and incorporated during construction.	An ESD professional will be engaged throughout the design and construction process. The ESD professional will perform a minimum of 2 site inspections during the construction phase to ensure suitable implementation of the ESD initiatives. Any deficiencies compared to the endorsed SMP will be escalated to the project manager and resolved. The checkpoint assessments will be undertaken at two stages as follows: - Site Inspection 1: Prior to installation of internal linings. - Site Inspection 2: At the time of project completion.
IEQ sensors	To monitor and maintain comfortable indoor spaces.	IEQ sensors are to be installed to all apartments. The sensors are to measure at a minimum VOC levels, humidity, PM and temperature.
Material Passport	To provide opportunities for recycle and reuse.	Material passport will be developed to catalogue all materials and quantities used within the building to aid the maintenance, replacement and deconstruction process.
Design for Disassembly Plan	To minimise waste reduction through economical disassembly and reusability.	The development will implement standardized modular components that can be relocated or reconfigured to promote circular economy.
Air tightness testing	To ensure that the apartments do not have uncontrolled air filtration	A sample of apartments will be chosen to undergo air tightness testing to verify the building envelope is correctly sealed.
Zero-waste operational plan	To educate and encourage residents to	Implementation of a zero-waste operational plan for the development, including occupant education, clear signage, waste-stream labelling, performance metrics, and ongoing

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Council Best Practice Standard

Criteria	Development Provision
minimise materials going to landfill.	waste-contractor management. This would formalise waste-minimisation practices, support correct separation of materials, and help ensure the development maintains high diversion rates in operation.

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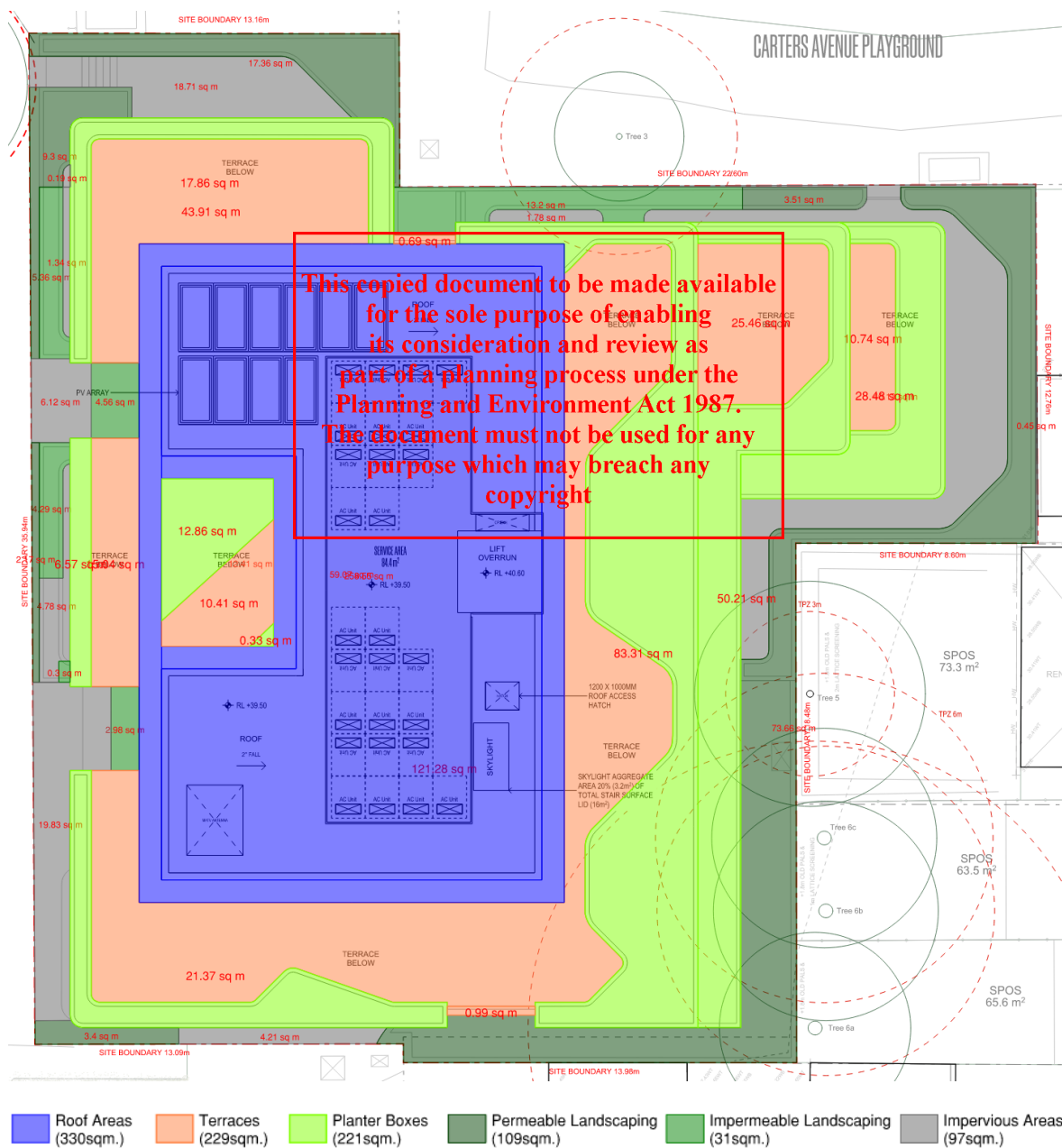
Appendices

Appendix A: WSUD Response

Site layout Plan

The following architectural mark-up illustrates the rainwater collection and impervious areas of the proposed development site.

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Blue Factor Rating

A Blue Factor rating of $\geq 100\%$ can be achieved by implementing the following initiatives:

- Rainwater collection off the roof areas is to be directed into a 4,000-litre rainwater tank connected to all WC's.
- Rainwater collection off the terraces will be directed into another 5,000-litre rainwater tank connected to landscape irrigation.

Blue Factor was developed by Microburst Software with support from DEECA. as a method of simplifying the analysis of stormwater treatment methods. The Blue Factor Calculator displays the amount of treatment that is required to meet best practice targets, using WSUD treatment measures.

The best practice standards have been set out in the Urban Stormwater Best Practice Environmental Management Guidelines (Victoria Stormwater Committee, 1999) for reduction in total suspended solids (TSS), total phosphorus (TP) and total nitrogen (TN) loads.

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The Blue Factor Result is provided below:

Project # A767A44A
7-9 Ormsby Grove, Toorak (For SMP-B)
Gary Wertheimer - info@giw.com.au
7-9 Ormsby Grove, Toorak VIC 3142, Australia
29 May 2026 2:42 p.m.

 BLUE FACTOR.

7-9 Ormsby Grove, Toorak (For SMP-B)

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

107%
SCORE

Project details

Name	7-9 Ormsby Grove, Toorak (For SMP-B)
Project ID	A767A44A
Street address	7-9 Ormsby Grove, Toorak VIC 3142, Australia
Municipality	Stonnington
Site area	1017 m ²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	46%	>27%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%	✗
Total suspended solids (%)	57%	>80%	✗
Total phosphorus (%)	53%	>45%	✓
Total nitrogen (%)	48%	>45%	✓
Total gross pollutants (%)	80%	>70%	✓

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WSUD Strategy

The development will include the provision of a 4,000-litre rainwater tank and associated pump in the basement carpark. This rainwater tank is to be connected to all WC's. Another 5,000-litre rainwater tank and associated pump will be provided in the basement carpark. This rainwater tank is to be connected to landscape irrigation.

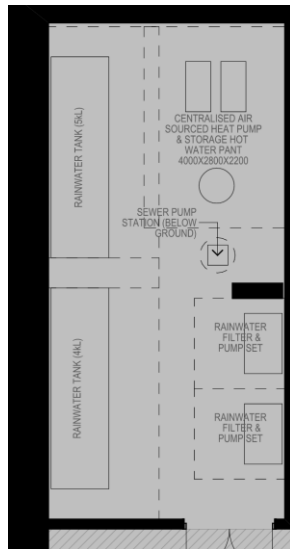


Figure 4 – Location Rainwater Tank

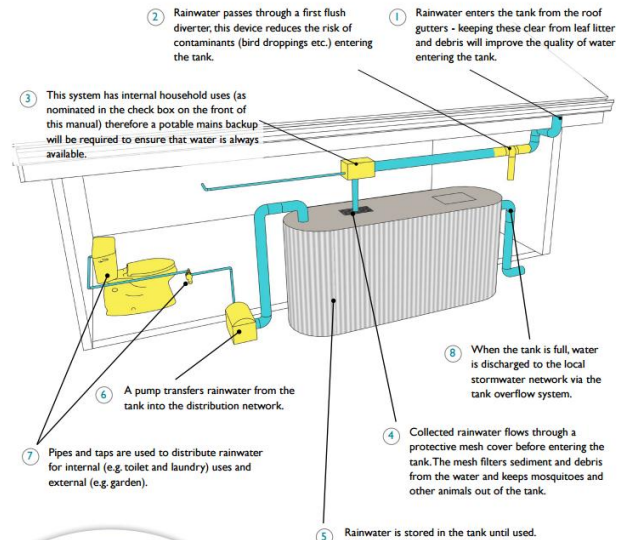


Figure 5 – Cross-section Tank (City of Port Phillip)

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Rainwater Reuse

Inputs

Catchment Area	559 sqm
Number of Bedrooms	27
Bin Washout	No
Irrigation Area	443 sqm
Tank Capacity	9,000 Litre

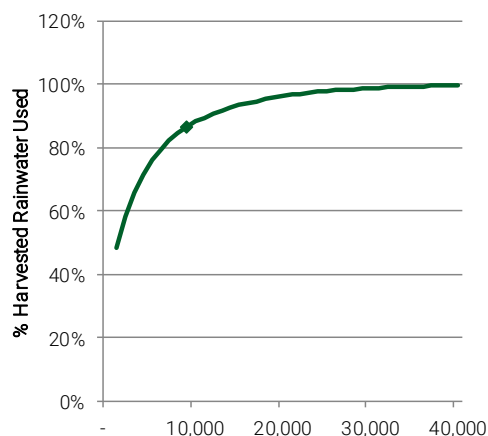
Outputs

% Served by Rainwater	28.0%
% Harvested Rainwater Used	86.5%
Total Potable Water Saved	160,052 Litre

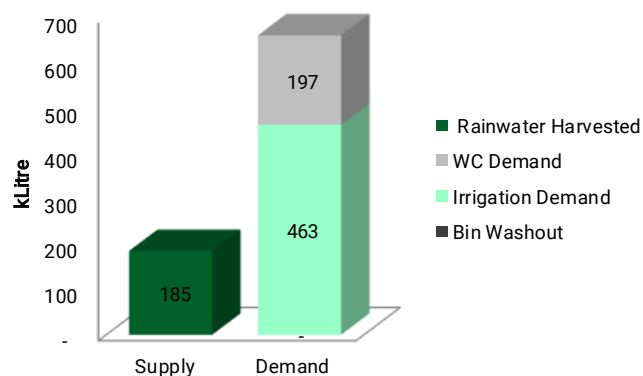
Rainwater Balance (Monthly Averages)

Month	Rainwater Harvested (L)	Irrigation Demand (L)	WC Demand (L)	Bin Washout (L)
Jan	12,023	68,540	16,740	0
Feb	14,728	62,089	15,120	0
Mar	13,346	31,849	16,740	0
Apr	15,686	30,490	16,200	0
May	14,732	31,461	16,740	0
Jun	15,208	14,336	16,200	0
Jul	11,932	14,607	16,740	0
Aug	15,472	14,607	16,740	0
Sep	16,596	41,906	16,200	0
Oct	16,623	42,697	16,740	0
Nov	22,532	41,643	16,200	0
Dec	16,130	69,071	16,740	0
Total	185,007	463,297	197,100	0
Equivalent STORM tool		63		0

Tank Sizing



Supply-Demand



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Site Management Statement

Prevention of litter, sediments and pollution entering the stormwater system in the construction phase is to be addressed through introduction of the following initiatives:

- Buffer strips to pervert stormwater runoff.
- Gravel sausage filters at stormwater inlets to prevent silt, mud or any other site contaminant from entering the stormwater system.
- Silt fences under grates at surface entry inlets to prevent sediment from entering the stormwater system.
- Temporary rumble grids to vibrate mud and dirt off vehicles prior to leaving the site.
- The site is to be kept clean from any loose rubbish or rubble.
- Introduction of offsite construction for building elements where deemed appropriate.

The builder is to include these initiatives in the construction management plan and address these during site induction of relevant contractors.

Maintenance Program

The following maintenance requirements are to be programmed to ensure the rainwater tank operates effectively:

Item	Description	Maintenance Interval
Gutters and downpipes	Eave and box gutters are to be inspected and cleaned to prevent large debris from being washed into rainwater tank.	3 monthly
First flush system (as applicable)	Inspect and clean excess sediment from diverter chamber to prevent blockages.	3 monthly
Tank contents	Siphon the tank to inspect contents. If sludge is present, a plumber will be required to drain tank contents and clean the tank.	2 to 3 years
Tank structure	Inspect tank externally for leaks	Yearly
Pump system	Inspect pump wiring, plumbing and check for smooth operation.	6 monthly
Plumbing	Plumbing and fixtures connected to the rainwater tank is to be inspected for leaks.	Yearly

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Blue Factor Report

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7-9 Ormsby Grove, Toorak (For SMP-B)

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

107%
SCORE

Project details

Name	7-9 Ormsby Grove, Toorak (For SMP-B)
Project ID	A767A44A
Street address	7-9 Ormsby Grove, Toorak VIC 3142, Australia
Municipality	Stonnington
Site area	1017 m ²
Planning Number	

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Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume (harvested or captured) (%)	0%	>27%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%	✗
Total suspended solids (%)	57%	>80%	✗
Total phosphorus (%)	53%	>45%	✓
Total nitrogen (%)	48%	>45%	✓
Total gross pollutants (%)	80%	>70%	✓

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Configuration 1



Roof Areas 330m2



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 4

Configuration 2



Terraces Paved, 229m2



Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 5

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Catchments



Ground Impervious Areas Paved, 97m2



Landscaping- Impermeable Paved, 31m2



Landscaping- Permeable Pervious (garden and lawn),
109m2



Planter Boxes Pervious (garden and lawn), 221m2



Roof Areas 330m2



Terraces Paved, 229m2

Treatments



Rainwater Tank 1

Rainwater tank retention volume in kilolitres: 4

116%



Rainwater Tank 2

Rainwater tank retention volume in kilolitres: 5

153%

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Apartments Residential Apartment, 26 bedroom(s)

Water sources	I want to calculate my water use based on fixtures and fittings
Basin taps - Primary water source	Mains water
Basin taps - Efficiency	5 star WELS rating
Showers - Primary water source	Mains water
Showers - Efficiency	3 star WELS rating (> 6 but < 7.5 litres per minute)
Clothes Washer - Primary water source	Mains water
Clothes Washer - Efficiency	3 star WELS rating (minimum requirement)
Toilets connected to mains water	0
Toilets connected to rainwater	32
Toilets connected to recycled water	0
Toilets efficiency	5 star WELS rating
Garden water use	Garden water demands are not in use

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Apartments Residential Apartment, 1 bedroom(s)

Water sources	I want to calculate my water use based on fixtures and fittings
Basin taps - Primary water source	Mains water
Basin taps - Efficiency	5 star WELS rating
Showers - Primary water source	Mains water
Showers - Efficiency	3 star WELS rating (> 6 but < 7.5 litres per minute)
Clothes Washer - Primary water source	Mains water
Clothes Washer - Efficiency	3 star WELS rating (minimum requirement)
Toilets connected to mains water	0
Toilets connected to rainwater	1
Toilets connected to recycled water	0
Toilets efficiency	5 star WELS rating
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
Irrigated garden area supplied by:	
• Mains	0 m ²
• Rainwater Tank	443 m ²
• Recycled Water	0 m ²
Garden water use efficiency	Medium

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Appendix B: Preliminary FirstRate Certificates

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Nationwide House Energy Rating Scheme® NatHERS® Certificate

Thermal performance
star rating

Generated on 29 May 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address 1, 7-9 Ormsby Grove, Toorak,
Toorak, VIC, 3142
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* 192.2	suburban
Unconditioned* 2.6	NatHERS climate zone
Total 194.8	21 Melbourne RO
Garage -	



Accredited assessor

Name Gary Wertheimer
Business name GIW Environmental Solutions
Email gary@giv.com.au
Phone 0390445111
Accreditation No. DMN/10/2024
Assessor Accrediting Organisation
Design Matters National
Declaration of interest Yes, not managed

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 [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	21.5	10.9
Load limits	55	38

Features determining load limits

Floor type	N/A
(lowest conditioned area)	
NCC climate zone 1 or 2	Y
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.



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. If 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 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.

No Whole of Home performance assessment conducted for this certificate.

Graph key:



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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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?	☐	☐	☐	☐	☐

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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 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]
Basement	basementCarPark	559.2
WIR 1 / Study	dayTime	12.9
Bedroom 1	bedroom	13.6
Bedroom 1 Entry/Study	dayTime	6.1
Bedroom 2	bedroom	12.7
Ensuite 2	nightTime	6
Entry	dayTime	7.5
Hallway 1	dayTime	12.7
Powder	unconditioned	2.6
Laundry	dayTime	6.9
Ensuite 3	nightTime	5
Bedroom 3 Entry/WIR	dayTime	4.9
Bedroom 3	bedroom	9.3
Ensuite 1	nightTime	13.7
Pantry	dayTime	9.3
Kitchen/Living	kitchen	71.6

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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
BRD-101-53 A	Signature Sliding Door 100TB DG 010_AGG PLUS Clr 4_14_4	2.28	0.48	0.46	0.5
THC-033-07 B	EC45TB Fixed Window TPS Spacer DG 6ET/12Ar/6	2.09	0.51	0.48	0.54

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
WIR 1 / Study	BRD-101-53 A	Opening 137	2900	1892	sliding	60.0	W	Yes
Bedroom 1	BRD-101-53 A	Opening 136	2900	3250	sliding	60.0	W	Yes

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8.6 Star Rating as of 29 May 2026

Bedroom 2	BRD-101-53 A	Opening 138	1800	2980	sliding	45.0	W	No
Bedroom 3	BRD-101-53 A	Opening 131	1800	2200	sliding	45.0	N	No
Pantry	THC-033-07 B	Opening 135	2900	1810	fixed	0.0	W	Yes
Kitchen/Living	BRD-101-53 A	Opening 134	1800	2680	sliding	45.0	W	No
Kitchen/Living	BRD-101-53 A	Opening 139	2900	4750	sliding	60.0	N	No
Kitchen/Living	BRD-101-53 A	Opening 132	2900	4750	sliding	60.0	N	No
Kitchen/Living	BRD-101-53 A	Opening 133	2900	5240	sliding	60.0	W	Yes

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 description	Opening Area [m²]	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]	Orientation	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	GIW23233 - External Concrete Retaining Wall	0.5	Medium		No

2	7-9 Ormsby Grove - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
3	7-9 Ormsby Grove - Concrete Ext	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.7)	No
4	7-9 Ormsby Grove - Intertenancy walls	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No

External wall schedule

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Basement	1	3000	23277	N	0	No
Basement	1	3000	27765	W	0	No
Basement	1	3000	18659	S	0	No
Basement	1	3000	1201	S	0	No
Basement	1	3000	1407	S	0	No
Basement	1	3000	1077	SE	0	No
Basement	1	3000	1081	SE	0	No
Basement	1	3000	801	SE	0	No
Basement	1	3000	1406	E	0	No
Basement	1	3000	9970	E	0	No
Basement	2	3000	3678	N	0	No
Basement	2	3000	6206	W	0	No
Basement	2	3000	604	W	0	No
Basement	2	3000	1064	NW	0	No
Basement	2	3000	573	NW	0	No
Basement	2	3000	4476	N	0	No
Basement	2	3000	1787	W	0	No
Basement	2	3000	1403	N	0	No
Basement	2	3000	2636	NE	0	No
Basement	2	3000	9523	E	0	No
Basement	2	3000	1412	SE	0	No
Basement	2	3000	4937	S	0	No
Basement	2	3000	5200	W	0	No
Basement	2	3000	2320	S	0	No
Basement	2	3000	2924	E	0	No
Basement	2	3000	4202	S	0	No
Basement	1	3000	13619	E	0	No
WIR 1 / Study	3	2900	1894	W	784	Yes

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WIR 1 / Study	3	2900	383	W	784	Yes
WIR 1 / Study	3	2900	2517	S	175	Yes
Bedroom 1	3	2900	3252	W	774	Yes
Bedroom 2	2	2900	3698	S	0	No
Bedroom 2	3	2900	3149	W	0	Yes
Ensuite 2	2	2900	3069	S	0	No
Ensuite 2	2	2900	1957	E	0	No
Entry	2	2900	3437	E	0	No
Hallway 1	2	2900	2851	E	0	No
Powder	2	2900	1241	S	0	No
Laundry	2	2900	1825	S	0	No
Laundry	4	2900	3783	E	0	No
Laundry	2	2900	133	W	0	No
Ensuite 3	4	2900	2721	E	0	No
Bedroom 3	4	2900	2990	E	0	No
Bedroom 3	3	2900	2303	N	0	Yes
Bedroom 3	3	2900	812	N	4468	Yes
Pantry	3	2900	2484	W	158	Yes
Pantry	3	2900	2484	N	158	Yes
Pantry	3	2900	1809	W	777	Yes
Pantry	3	2900	1809	W	777	Yes
Kitchen/Living	3	2900	2486	S	161	Yes
Kitchen/Living	3	2900	3193	W	0	Yes
Kitchen/Living	3	2900	1956	E	824	Yes
Kitchen/Living	3	2900	4702	N	2512	Yes
Kitchen/Living	3	2900	4710	N	2512	Yes
Kitchen/Living	3	2900	5168	W	763	Yes
Kitchen/Living	3	2900	359	W	763	Yes

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Internal wall type

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	203.5	

Floor type

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Basement	FR5 - CSOG: Slab on Ground	559.2	Enclosed	R0.0	none
WIR 1 / Study	FR5 - 200mm concrete slab	12.9	Enclosed	R4.6	Carpet
Bedroom 1	FR5 - 200mm concrete slab	13.6	Enclosed	R4.6	Carpet

Bedroom 1 Entry/Study	FR5 - 200mm concrete slab	6.1	Enclosed	R4.6	Carpet
Bedroom 2	FR5 - 200mm concrete slab	12.7	Enclosed	R4.6	Carpet
Ensuite 2	FR5 - 200mm concrete slab	6	Enclosed	R4.6	Tiles
Entry	FR5 - 200mm concrete slab	7.5	Enclosed	R4.6	Timber
Hallway 1	FR5 - 200mm concrete slab	12.7	Enclosed	R4.6	Timber
Powder	FR5 - 200mm concrete slab	2.6	Enclosed	R4.6	Tiles
Laundry	FR5 - 200mm concrete slab	6.9	Enclosed	R4.6	Tiles
Ensuite 3	FR5 - 200mm concrete slab	5	Enclosed	R4.6	Tiles
Bedroom 3 Entry/WIR	FR5 - 200mm concrete slab	4.9	Enclosed	R4.6	Carpet
Bedroom 3	FR5 - 200mm concrete slab	9.3	Enclosed	R4.6	Carpet
Ensuite 1	FR5 - 200mm concrete slab	13.7	Enclosed	R4.6	Tiles
Pantry	FR5 - 200mm concrete slab	9.3	Enclosed	R4.6	Timber
Kitchen/Living	FR5 - 200mm concrete slab	4	Enclosed	R4.6	Timber
Kitchen/Living	FR5 - 200mm concrete slab	11.9	Enclosed	R4.6	Timber
Kitchen/Living	FR5 - 200mm concrete slab	55.7	Enclosed	R4.6	Timber

Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Basement	FR5 - 200mm concrete slab	R4.6	No
Basement	Plasterboard	R0.0	No
Kitchen/Living	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No

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Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
WIR 1 / Study	5	Downlights	80	80	Sealed
Bedroom 1	5	Downlights	80	80	Sealed
Bedroom 1 Entry/Study	2	Downlights	80	80	Sealed
Bedroom 2	5	Downlights	80	80	Sealed
Ensuite 2	2	Downlights	80	80	Sealed
Ensuite 2	1	Exhaust Fans	250	250	Sealed
Entry	3	Downlights	80	80	Sealed
Hallway 1	5	Downlights	80	80	Sealed
Powder	1	Downlights	80	80	Sealed
Powder	1	Exhaust Fans	250	250	Sealed
Laundry	2	Downlights	80	80	Sealed
Laundry	1	Exhaust Fans	250	250	Sealed
Ensuite 3	2	Downlights	80	80	Sealed

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Ensuite 3	1	Exhaust Fans	250	250	Sealed
Bedroom 3 Entry/WIR	2	Downlights	80	80	Sealed
Bedroom 3	4	Downlights	80	80	Sealed
Ensuite 1	5	Downlights	80	80	Sealed
Ensuite 1	1	Exhaust Fans	250	250	Sealed
Pantry	3	Downlights	80	80	Sealed
Kitchen/Living	28	Downlights	80	80	Sealed
Kitchen/Living	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

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

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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.	

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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 be heated or cooled 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 copyright 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)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 29 May 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address 5, 7-9 Ormsby Grove, Toorak,
Toorak, VIC, 3142
Lot/DP -
NCC Class* Class 2
Floor/all Floors
Type New Home

Plans

Main plan -
Prepared by -

Construction and environment

Assessed floor area [m²]*
Conditioned* 154
Unconditioned* 3.1
Total 157.1
Garage -
Exposure type suburban
NatHERS climate zone 21 Melbourne RO



Accredited assessor

Name Gary Wertheimer
Business name GIW Environmental Solutions
Email gary@giv.com.au
Phone 03904451111
Accreditation No. DMN/10/2024
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	26.5	12.9
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.



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. If 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 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.

No Whole of Home performance assessment conducted for this certificate.

Graph key:



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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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 plans 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 National Energy Star label 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?	☐	☐	☐	☐	☐
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*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 as 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 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]
Laundry	dayTime	4.9
Pantry	dayTime	4.2
Entry	dayTime	8.8
Kitchen/Living	kitchen	61.5
Bedroom 1	bedroom	24.9
Ensuite	nightTime	10.2
Powder	unconditioned	3.1
Bath	dayTime	4.9
Bedroom 1 Entry	dayTime	1.8
Hallway	dayTime	6.6
Bedroom 2	bedroom	12
Bedroom 3	bedroom	14.5

Window and glazed door type and performance

Default* windows

		Substitution tolerance ranges	
Window ID	Window description	SHGC lower limit	SHGC upper limit
No Data Available			

Custom* windows

		Substitution tolerance ranges			
Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
THC-033-07 B	EC45TB Fixed Window TPS Spacer DG 6ET/12Ar/6	2.09	0.51	0.48	0.54
BRD-101-53 A	Signature Sliding Door 100TB DG 010_AGG PLUS Clr 4_14_4	2.28	0.48	0.46	0.5

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Laundry	THC-033-07 B	Opening 110	2900	2652	fixed	0.0	W	Yes
Kitchen/Living	BRD-101-53 A	Opening 111	2900	4390	sliding	60.0	W	Yes
Kitchen/Living	BRD-101-53 A	Opening 115	1800	2450	sliding	45.0	S	No
Kitchen/Living	BRD-101-53 A	Opening 116	1800	4280	sliding	25.0	S	No
Bedroom 1	BRD-101-53 A	Opening 114	1800	4670	sliding	45.0	E	No
Ensuite	BRD-101-53 A	Opening 113	1800	1400	sliding	45.0	E	No

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Bedroom 2	BRD-101-53 A	Opening 117	1800	3420	sliding	33.0	S	No
Bedroom 3	BRD-101-53 A	Opening 118	1800	4100	sliding	33.0	S	No
Bedroom 3	BRD-101-53 A	Opening 112	1800	3100	sliding	33.0	E	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 [m ²]	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 [m ²]	Orientation	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	7-9 Ormsby Grove - Intertenancy walls	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
2	7-9 Ormsby Grove - Concrete Ext	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.7)	No

3	7-9 Ormsby Grove - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
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External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Laundry	1	2900	1886	N	0	No
Laundry	2	2900	2624	W	3280	Yes
Pantry	1	2900	1617	N	0	No
Entry	3	2900	4839	E	0	No
Entry	3	2900	1827	N	0	No
Entry	1	2900	3548	W	0	No
Kitchen/Living	1	2900	4157	N	0	No
Kitchen/Living	2	2900	5005	W	3279	Yes
Kitchen/Living	2	2900	347	S	783	Yes
Kitchen/Living	2	2900	3063	S	783	Yes
Kitchen/Living	2	2900	612	W	6698	Yes
Kitchen/Living	2	2900	1166	S	183	No
Kitchen/Living	2	2900	5061	E	5061	Yes
Kitchen/Living	2	2900	4547	S	783	Yes
Kitchen/Living	2	2900	783	S	783	Yes
Bedroom 1	2	2900	4658	E	1683	Yes
Bedroom 1	1	2900	5344	N	0	No
Bedroom 1	3	2900	4659	W	0	No
Ensuite	2	2900	286	E	1839	Yes
Ensuite	2	2900	634	S	4304	Yes
Ensuite	2	2900	1210	E	1049	Yes
Ensuite	2	2900	636	N	6613	Yes
Ensuite	2	2900	1646	E	1683	Yes
Powder	3	2900	1398	N	0	No
Bath	3	2900	1564	N	0	No
Bedroom 2	2	2900	3579	S	0	Yes
Bedroom 2	2	2900	311	S	0	Yes
Bedroom 3	2	2900	4387	S	808	Yes
Bedroom 3	2	2900	349	S	808	Yes
Bedroom 3	2	2900	3070	E	1686	Yes

Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
---------	-----------	-----------	-----------------

1	FR5 - Internal Plasterboard Stud Wall	134.8
---	---------------------------------------	-------

Floor type

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Laundry	FR5 - 200mm concrete slab	1.1	Enclosed	R0.0	Timber
Laundry	FR5 - 200mm concrete slab	3.8	Elevated	R4.6	Timber
Pantry	FR5 - 200mm concrete slab	1	Enclosed	R0.0	Timber
Pantry	FR5 - 200mm concrete slab	3.3	Elevated	R4.6	Timber
Entry	FR5 - 200mm concrete slab	8.8	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 200mm concrete slab	15.6	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 200mm concrete slab	45.9	Elevated	R4.6	Timber
Bedroom 1	FR5 - 200mm concrete slab	13.4	Elevated	R4.6	Carpet
Bedroom 1	FR5 - 200mm concrete slab	11.5	Enclosed	R0.0	Carpet
Ensuite	FR5 - 200mm concrete slab	0.8	Elevated	R4.6	Tiles
Ensuite	FR5 - 200mm concrete slab	9.4	Elevated	R4.6	Tiles
Powder	FR5 - 200mm concrete slab	3.1	Enclosed	R0.0	Tiles
Bath	FR5 - 200mm concrete slab	0.3	Elevated	R4.6	Tiles
Bath	FR5 - 200mm concrete slab	4.5	Enclosed	R0.0	Tiles
Bedroom 1 Entry	FR5 - 200mm concrete slab	0.5	Enclosed	R0.0	Carpet
Bedroom 1 Entry	FR5 - 200mm concrete slab	1.3	Elevated	R4.6	Carpet
Hallway	FR5 - 200mm concrete slab	1.3	Elevated	R4.6	Timber
Bedroom 2	FR5 - 200mm concrete slab	12	Elevated	R4.6	Carpet
Bedroom 3	FR5 - 200mm concrete slab	14.5	Elevated	R4.6	Carpet

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Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Ensuite	Plasterboard	R4.6	No

Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Laundry	2	Downlights	80	80	Sealed
Laundry	1	Exhaust Fans	250	250	Sealed
Pantry	1	Downlights	80	80	Sealed
Entry	3	Downlights	80	80	Sealed
Kitchen/Living	24	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Bedroom 1	9	Downlights	80	80	Sealed
Ensuite	3	Downlights	80	80	Sealed

NatHERS Certificate

8.2 Star Rating as of 29 May 2026

Ensuite	1	Exhaust Fans	250	250	Sealed
Powder	1	Downlights	80	80	Sealed
Powder	1	Exhaust Fans	250	250	Sealed
Bath	2	Downlights	80	80	Sealed
Bath	1	Exhaust Fans	250	250	Sealed
Bedroom 1 Entry	1	Downlights	80	80	Sealed
Hallway	2	Downlights	80	80	Sealed
Bedroom 2	5	Downlights	80	80	Sealed
Bedroom 3	6	Downlights	80	80	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 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

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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.	

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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 be heated or cooled 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 copyright 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)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 29 May 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address 6, 7-9 Ormsby Grove, Toorak,
Toorak, VIC, 3142

Lot/DP -

NCC Class* Class 2

Floor/all Floors

Type New Home

Plans

Main plan -

Prepared by -

Construction and environment

Assessed floor area [m²]*

Conditioned* 245.2

Unconditioned* 4.3

Total 249.5

Garage -

Exposure type

suburban

NatHERS climate zone

21 Melbourne RO



Accredited assessor

Name Gary Wertheimer

Business name GIW Environmental Solutions

Email gary@giv.com.au

Phone 03904451111

Accreditation No. DMN/10/2024

Assessor Accrediting Organisation Design Matters National

Declaration of interest No

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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	17.5	12.3
Load limits	55	38

Features determining load limits

Floor type	N/A
(lowest conditioned area)	
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.



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 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.

No Whole of Home performance assessment conducted for this certificate.

Graph key:



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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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

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?

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?

Does the external wall bulk insulation (R-value) shown on the manufacturer's 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?

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?

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?

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?

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?

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.

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".

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?

Page 3 of 12

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 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]
Kitchen/Living	kitchen	84.6
Pantry	dayTime	6.1
Powder	unconditioned	4.3
Bedroom 3	bedroom	15.1
Bedroom 3 Entry	dayTime	3.3
Ensuite 3	nightTime	5.6
Bedroom 2	bedroom	14.6
Ensuite 2	nightTime	5.6
Entry	dayTime	5.8
Living 2	living	18.2
WIR	dayTime	12.9
Ensuite 1	nightTime	20.6
Bedroom 1 Entry	dayTime	2.8
Hallway	dayTime	17.3
Bedroom 1	bedroom	21
Laundry	dayTime	11.7

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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	SHGC*	Substitution tolerance ranges	
		U-value*		SHGC lower limit	SHGC upper limit
BRD-101-53 A	Signature Sliding Door 100TB DG 010_AGG PLUS Clr 4_14_4	2.28	0.48	0.46	0.5
THC-033-07 B	EC45TB Fixed Window TPS Spacer DG 6ET/12Ar/6	2.09	0.51	0.48	0.54

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	BRD-101-53 A	Opening 110	1800	3210	sliding	45.0	W	Yes
Kitchen/Living	BRD-101-53 A	Opening 111	1800	2680	sliding	45.0	W	No

Kitchen/Living	BRD-101-53 A	Opening 112	1800	2500	sliding	45.0	W	Yes
Kitchen/Living	BRD-101-53 A	Opening 119	2900	9600	sliding	45.0	N	Yes
Bedroom 3	BRD-101-53 A	Opening 113	1800	4650	sliding	45.0	W	Yes
Bedroom 2	BRD-101-53 A	Opening 114	1800	2980	sliding	45.0	W	No
Bedroom 2	THC-033-07 B	Opening 115	2900	1270	fixed	0.0	W	Yes
Ensuite 2	THC-033-07 B	Opening 116	2900	1220	fixed	0.0	W	Yes
Ensuite 1	BRD-101-53 A	Opening 121	1800	1950	sliding	45.0	S	No
Ensuite 1	THC-033-07 B	Opening 122	1800	2150	fixed	0.0	S	No
Bedroom 1	BRD-101-53 A	Opening 120	1800	2800	sliding	45.0	S	No
Bedroom 1	BRD-101-53 A	Opening 117	2900	4390	sliding	60.0	W	Yes
Laundry	BRD-101-53 A	Opening 118	1800	2200	sliding	45.0	N	No

Roof window* type and performance value

Default* roof windows

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

Custom* roof windows

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]	Orientation	Outdoor shade	Diffuser
No Data Available							

External door schedule

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

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External wall type

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	7-9 Ormsby Grove - Concrete Ext	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.7)	No
2	7-9 Ormsby Grove - Intertenancy walls	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
3	7-9 Ormsby Grove - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	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	2900	3218	W	771	Yes
Kitchen/Living	1	2900	355	W	771	Yes
Kitchen/Living	1	2900	2489	S	0	Yes
Kitchen/Living	1	2900	3499	W	0	Yes
Kitchen/Living	1	2900	2489	W	0	Yes
Kitchen/Living	1	2900	344	W	761	Yes
Kitchen/Living	1	2900	2503	W	761	Yes
Kitchen/Living	2	2900	2118	E	0	No
Kitchen/Living	1	2900	405	N	4472	Yes
Kitchen/Living	1	2900	9712	N	4472	Yes
Pantry	3	2900	690	S	0	No
Pantry	2	2900	2753	E	0	No
Powder	3	2900	2403	E	0	No
Bedroom 3	1	2900	4645	W	759	Yes
Bedroom 3	1	2900	360	W	759	Yes
Bedroom 3	1	2900	2594	S	0	Yes
Bedroom 2	1	2900	3266	W	0	Yes
Bedroom 2	1	2900	1606	W	3365	Yes
Ensuite 2	1	2900	1878	W	3365	Yes
Entry	3	2900	2672	E	0	No
Living 2	3	2900	3544	E	0	No
Living 2	3	2900	2962	N	0	No
WIR	2	2900	1956	E	0	No
WIR	2	2900	635	S	0	No
WIR	3	2900	823	E	0	No

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Ensuite 1	1	2900	4390	S	787	Yes
Ensuite 1	2	2900	4689	E	0	No
Bedroom 1	1	2900	3282	S	780	Yes
Bedroom 1	1	2900	639	W	6652	Yes
Bedroom 1	1	2900	1242	S	160	No
Bedroom 1	1	2900	633	E	5023	Yes
Bedroom 1	1	2900	4368	W	3366	Yes
Laundry	2	2900	4813	E	0	No
Laundry	1	2900	2433	N	0	Yes
Laundry	2	2900	2435	S	0	No

Internal wall type

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	228.1	

Floor type

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Kitchen/Living	FR5 - 200mm concrete slab	6.7	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 200mm concrete slab	6.2	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 200mm concrete slab	11.7	Enclosed	R0.0	Timber
Pantry	FR5 - 200mm concrete slab	6.1	Enclosed	R0.0	Timber
Powder	FR5 - 200mm concrete slab	4.3	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - 200mm concrete slab	14	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - 200mm concrete slab	4.1	Enclosed	R0.0	Carpet
Bedroom 3 Entry	FR5 - 200mm concrete slab	3.3	Enclosed	R0.0	Carpet
Ensuite 3	FR5 - 200mm concrete slab	5.6	Enclosed	R0.0	Tiles
Bedroom 2	FR5 - 200mm concrete slab	14.6	Enclosed	R0.0	Carpet
Ensuite 2	FR5 - 200mm concrete slab	5.6	Enclosed	R0.0	Tiles
Entry	FR5 - 200mm concrete slab	5.8	Enclosed	R0.0	Timber
Living 2	FR5 - 200mm concrete slab	18.2	Enclosed	R0.0	Timber
WIR	FR5 - 200mm concrete slab	12.9	Enclosed	R0.0	Carpet
Ensuite 1	FR5 - 200mm concrete slab	2.1	Enclosed	R0.0	Tiles
Ensuite 1	FR5 - 200mm concrete slab	18.5	Enclosed	R0.0	Tiles
Bedroom 1 Entry	FR5 - 200mm concrete slab	2.8	Enclosed	R0.0	Carpet
Hallway	FR5 - 200mm concrete slab	17.3	Enclosed	R0.0	Timber
Bedroom 1	FR5 - 200mm concrete slab	0.7	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - 200mm concrete slab	20.3	Enclosed	R0.0	Carpet
Laundry	FR5 - 200mm concrete slab	1.2	Enclosed	R0.0	Timber
Laundry	FR5 - 200mm concrete slab	10.5	Enclosed	R0.0	Timber

Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Kitchen/Living	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No
Bedroom 3	Plasterboard	R4.6	No
Ensuite 1	Plasterboard	R4.6	No
Bedroom 1	Plasterboard	R4.6	No

Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Kitchen/Living	32	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Pantry	2	Downlights	80	80	Sealed
Powder	1	Downlights	80	80	Sealed
Powder	1	Exhaust Fans	250	250	Sealed
Bedroom 3	6	Downlights	80	80	Sealed
Bedroom 3 Entry	1	Downlights	80	80	Sealed
Ensuite 3	2	Downlights	80	80	Sealed
Ensuite 3	2	Exhaust Fans	250	250	Sealed
Bedroom 2	6	Downlights	80	80	Sealed
Ensuite 2	2	Downlights	80	80	Sealed
Ensuite 2	1	Exhaust Fans	250	250	Sealed
Entry	2	Downlights	80	80	Sealed
Living 2	7	Downlights	80	80	Sealed
WIR	5	Downlights	80	80	Sealed
Ensuite 1	8	Downlights	80	80	Sealed
Ensuite 1	1	Exhaust Fans	250	250	Sealed
Bedroom 1 Entry	1	Downlights	80	80	Sealed
Hallway	7	Downlights	80	80	Sealed
Bedroom 1	8	Downlights	80	80	Sealed
Laundry	4	Downlights	80	80	Sealed
Laundry	1	Exhaust Fans	250	250	Sealed

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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.		

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 be heated or cooled 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 copyright 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)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 29 May 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address 7, 7-9 Ormsby Grove, Toorak,
Toorak, VIC, 3142
Lot/DP -
NCC Class* Class 2
Floor/all Floors
Type New Home

Plans

Main plan -
Prepared by -

Construction and environment

Assessed floor area [m²]*
Conditioned* 186.8
Unconditioned* 4.7
Total 191.5
Garage -
Exposure type suburban
NatHERS climate zone
21 Melbourne RO



Accredited assessor

Name Gary Wertheimer
Business name GIW Environmental Solutions
Email gary@giv.com.au
Phone 03904451111
Accreditation No. DMN/10/2024
Assessor Accrediting Organisation
Design Matters National
Declaration of interest No

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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	16.8	20.8
Load limits	55	38

Features determining load limits

Floor type	N/A
(lowest conditioned area)	
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.



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. If 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 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.

No Whole of Home performance assessment conducted for this certificate.

Graph key:



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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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?	☐	☐	☐	☐	☐

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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 as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?	☐	☐	☐	☐
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Does the hot water system type and 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 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]
Laundry	dayTime	11.1
Powder	unconditioned	4.7
Kitchen/Living	kitchen	64
Bedroom 3	bedroom	11.9
Ensuite 3	nightTime	4.9
Bedroom 2	bedroom	13.2
Ensuite 2	nightTime	6
Ensuite 1	nightTime	19
WIR 1	dayTime	6.2
WIR 2	dayTime	4.2
Bedroom 1 Entry	dayTime	6.4
Bedroom 1	bedroom	21.3
Entry/Corridor	dayTime	18.7

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
BRD-101-53 A	Signature Sliding Door 100TB DG 010_AGG PLUS Clr 4_14_4	2.28	0.48	0.46	0.5
THC-033-07 B	EC45TB Fixed Window TPS Spacer DG 6ET/12Ar/6	2.09	0.51	0.48	0.54

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	BRD-101-53 A	Opening 94	1800	2700	sliding	45.0	E	No
Kitchen/Living	BRD-101-53 A	Opening 95	2900	5470	sliding	60.0	E	No
Kitchen/Living	THC-033-07 B	Opening 96	1800	1160	fixed	0.0	N	Yes
Kitchen/Living	BRD-101-53 A	Opening 97	1800	4033	sliding	45.0	N	Yes
Bedroom 3	BRD-101-53 A	Opening 93	1800	1560	sliding	45.0	E	No

NatHERS Certificate

8.3 Star Rating as of 29 May 2026

Ensuite 3	THC-033-07 B	Opening 92	1800	880	fixed	0.0	E	No
Bedroom 2	BRD-101-53 A	Opening 91	1800	2640	sliding	45.0	E	No
Ensuite 2	BRD-101-53 A	Opening 90	1800	1850	sliding	45.0	E	No
Ensuite 1	BRD-101-53 A	Opening 85	1200	2050	sliding	45.0	S	No
Ensuite 1	THC-033-07 B	Opening 86	1200	1260	fixed	0.0	S	No
WIR 2	BRD-101-53 A	Opening 89	1800	1460	sliding	45.0	E	No
Bedroom 1	BRD-101-53 A	Opening 88	1800	3100	sliding	60.0	E	No
Bedroom 1	BRD-101-53 A	Opening 87	1800	4100	sliding	45.0	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 [m ²]	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 [m ²]	Orientation	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	7-9 Ormsby Grove - Intertenancy walls	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
2	7-9 Ormsby Grove - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
3	7-9 Ormsby Grove - Concrete Ext	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.7)	No

External wall schedule

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Laundry	1	2900	4586	W	0	No
Laundry	2	2900	2411	S	0	No
Laundry	1	2900	2416	N	0	No
Powder	2	2900	2437	S	0	No
Kitchen/Living	3	2900	2709	E	184	Yes
Kitchen/Living	3	2900	5443	E	184	Yes
Kitchen/Living	3	2900	383	N	784	Yes
Kitchen/Living	3	2900	1386	N	784	Yes
Kitchen/Living	3	2900	1005	N	160	Yes
Kitchen/Living	3	2900	1005	N	160	Yes
Kitchen/Living	3	2900	4726	N	784	Yes
Kitchen/Living	3	2900	331	N	784	Yes
Kitchen/Living	1	2900	5235	W	0	No
Bedroom 3	3	2900	3624	E	183	Yes
Ensuite 3	3	2900	1833	E	183	Yes
Bedroom 2	3	2900	4025	E	182	Yes
Ensuite 2	3	2900	1829	E	183	Yes
Ensuite 1	3	2900	3469	S	0	Yes
Ensuite 1	3	2900	580	S	775	Yes
Ensuite 1	1	2900	4682	W	0	No
WIR 1	2	2900	2789	N	0	No
WIR 1	1	2900	543	N	0	No
WIR 1	1	2900	1533	W	0	No
WIR 2	3	2900	1562	E	183	Yes
Bedroom 1 Entry	2	2900	1931	W	0	No
Bedroom 1	3	2900	4734	E	181	Yes
Bedroom 1	3	2900	4152	S	775	Yes

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Bedroom 1	3	2900	344	S	775	Yes
Entry/Corridor	2	2900	8098	W	0	No

Internal wall type

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	165.3	

Floor type

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Laundry	FR5 - 200mm concrete slab	11.1	Enclosed	R0.0	Timber
Powder	FR5 - 200mm concrete slab	0.5	Enclosed	R0.0	Tiles
Powder	FR5 - 200mm concrete slab	4.2	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 200mm concrete slab	20.3	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 200mm concrete slab	43.7	Enclosed	R0.0	Timber
Bedroom 3	FR5 - 200mm concrete slab	11.9	Enclosed	R0.0	Carpet
Ensuite 3	FR5 - 200mm concrete slab	4.9	Enclosed	R0.0	Tiles
Bedroom 2	FR5 - 200mm concrete slab	13.2	Enclosed	R0.0	Carpet
Ensuite 2	FR5 - 200mm concrete slab	6.1	Enclosed	R0.0	Tiles
Ensuite 1	FR5 - 200mm concrete slab	1.6	Enclosed	R0.0	Tiles
Ensuite 1	FR5 - 200mm concrete slab	17.4	Enclosed	R0.0	Tiles
WIR 1	FR5 - 200mm concrete slab	0.7	Enclosed	R0.0	Carpet
WIR 1	FR5 - 200mm concrete slab	5.5	Enclosed	R0.0	Carpet
WIR 2	FR5 - 200mm concrete slab	4.2	Enclosed	R0.0	Carpet
Bedroom 1 Entry	FR5 - 200mm concrete slab	5.9	Enclosed	R0.0	Carpet
Bedroom 1 Entry	FR5 - 200mm concrete slab	0.5	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - 200mm concrete slab	21.3	Enclosed	R0.0	Carpet
Entry/Corridor	FR5 - 200mm concrete slab	16.7	Enclosed	R0.0	Timber
Entry/Corridor	FR5 - 200mm concrete slab	2.1	Enclosed	R0.0	Timber

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Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Powder	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No
Bedroom 3	Plasterboard	R4.6	No
Ensuite 3	Plasterboard	R4.6	No
Bedroom 2	Plasterboard	R4.6	No
Ensuite 2	Plasterboard	R4.6	No
Ensuite 1	Plasterboard	R4.6	No
WIR 1	Plasterboard	R4.6	No

WIR 2	Plasterboard	R4.6	No
Bedroom 1 Entry	Plasterboard	R4.6	No
Bedroom 1	Plasterboard	R4.6	No
Entry/Corridor	Plasterboard	R4.6	No

Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Laundry	4	Downlights	80	80	Sealed
Laundry	1	Exhaust Fans	250	250	Sealed
Powder	2	Downlights	80	80	Sealed
Powder	1	Exhaust Fans	250	250	Sealed
Kitchen/Living	25	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Bedroom 3	5	Downlights	80	80	Sealed
Ensuite 3	2	Downlights	80	80	Sealed
Ensuite 3	1	Exhaust Fans	250	250	Sealed
Bedroom 2	5	Downlights	80	80	Sealed
Ensuite 2	2	Downlights	80	80	Sealed
Ensuite 2	1	Exhaust Fans	250	250	Sealed
Ensuite 1	1	Downlights	80	80	Sealed
Ensuite 1	1	Exhaust Fans	250	250	Sealed
WIR 1	2	Downlights	80	80	Sealed
WIR 2	1	Downlights	80	80	Sealed
Bedroom 1 Entry	2	Downlights	80	80	Sealed
Bedroom 1	8	Downlights	80	80	Sealed
Entry/Corridor	7	Downlights	80	80	Sealed

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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.			

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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 be heated or cooled 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 copyright 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)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 29 May 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address 8, 7-9 Ormsby Grove, Toorak,
Toorak, VIC, 3142
Lot/DP -
NCC Class* Class 2
Floor/all Floors
Type New Home

Plans

Main plan -
Prepared by -

Construction and environment

Assessed floor area [m²]*
Conditioned* 225.6
Unconditioned* 2.8
Total 228.4
Garage -
Exposure type open
NatHERS climate zone
21 Melbourne RO



Accredited assessor

Name Gary Wertheimer
Business name GIW Environmental Solutions
Email gary@giv.com.au
Phone 03904451111
Accreditation No. DMN/10/2024
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	25.4	24.8
Load limits	55	38

Features determining load limits

Floor type	N/A
(lowest conditioned area)	
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.



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. If 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 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.

No Whole of Home performance assessment conducted for this certificate.

Graph key:



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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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?	☐	☐	☐	☐	☐

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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 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]
Enty passage	dayTime	14.3
Ensuite 3	nightTime	4.5
Kitchen/Living	kitchen	70.6
Laundry	dayTime	8.4
Pantry	dayTime	10.9
Bedroom 3	bedroom	14.8
Bedroom 2	bedroom	14.7
Ensuite 2	nightTime	4.5
Powder	unconditioned	2.8
WIR 4	dayTime	4.6
Bedroom 4	bedroom	12.1
Bedroom 1	bedroom	26.2
Ensuite 4	nightTime	5.5
Ensuite 1	nightTime	10.2
WIR 1	dayTime	4.8
Bedroom 1 Entry	dayTime	2.8
Corridor	dayTime	14.5
Bedroom 4 Entry	dayTime	2.2

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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
THC-033-07 B	EC45TB Fixed Window TPS Spacer DG 6ET/12Ar/6	2.09	0.51	0.48	0.54
BRD-101-53 A	Signature Sliding Door 100TB DG 010_AGG PLUS Clr 4_14_4	2.28	0.48	0.46	0.5
THC-024-04 B	Series EC65TB Casement Window DG 6ET/12Ar/6	2.46	0.36	0.34	0.38

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Enty passage	THC-033-07 B	Opening 65	2900	1930	fixed	0.0	E	No
Kitchen/Living	BRD-101-53 A	Opening 69	2900	4023	sliding	45.0	N	Yes
Kitchen/Living	BRD-101-53 A	Opening 72	2900	6670	sliding	60.0	N	Yes
Kitchen/Living	BRD-101-53 A	Opening 73	2900	2600	sliding	45.0	W	Yes
Kitchen/Living	BRD-101-53 A	Opening 74	2900	3060	sliding	45.0	W	Yes
Laundry	THC-033-07 B	Opening 66	2900	1420	fixed	0.0	E	No
Laundry	THC-024-04 B	Opening 68	2900	1100	casement	90.0	E	No
Pantry	THC-024-04 B	Opening 67	2900	1070	casement	90.0	E	No
Pantry	BRD-101-53 A	Opening 70	2900	1715	sliding	45.0	N	Yes
Bedroom 3	BRD-101-53 A	Opening 75	2900	3810	sliding	45.0	W	Yes
Bedroom 2	BRD-101-53 A	Opening 76	2900	3630	sliding	45.0	W	Yes
Bedroom 4	BRD-101-53 A	Opening 61	2900	1840	sliding	45.0	S	No
Bedroom 4	THC-033-07 B	Opening 62	2900	950	fixed	0.0	S	No
Bedroom 1	BRD-101-53 A	Opening 25	2900	2820	sliding	45.0	S	No
Bedroom 1	THC-033-07 B	Opening 58	2900	776	fixed	0.0	S	No
Bedroom 1	BRD-101-53 A	Opening 77	2900	3370	sliding	45.0	W	Yes
Bedroom 1	BRD-101-53 A	Opening 78	2900	3010	sliding	45.0	W	Yes
Ensuite 4	THC-033-07 B	Opening 63	2900	2940	fixed	0.0	S	No
Ensuite 4	THC-033-07 B	Opening 64	2900	1530	fixed	0.0	E	No
Ensuite 1	THC-033-07 B	Opening 59	2900	314	fixed	0.0	S	No
Ensuite 1	THC-033-07 B	Opening 60	2900	2140	fixed	0.0	S	No

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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]****Orientation****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	7-9 Ormsby Grove - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
2	7-9 Ormsby Grove - Concrete Ext	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.7)	No

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External wall schedule

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Enty passage	1	2900	5904	N	0	No
Enty passage	1	2900	687	E	0	No
Enty passage	1	2900	3096	S	0	No
Enty passage	2	2900	2062	E	830	Yes
Kitchen/Living	2	2900	4029	N	833	Yes
Kitchen/Living	2	2900	415	N	833	Yes
Kitchen/Living	2	2900	6670	N	833	Yes
Kitchen/Living	2	2900	2610	W	844	Yes
Kitchen/Living	2	2900	419	W	844	Yes
Kitchen/Living	2	2900	3033	W	844	Yes
Kitchen/Living	2	2900	299	W	844	Yes
Laundry	1	2900	3388	S	0	No
Laundry	2	2900	2487	E	841	Yes
Pantry	2	2900	310	E	833	Yes
Pantry	2	2900	6044	E	833	Yes

NatHERS Certificate

7.6 Star Rating as of 29 May 2026

Pantry	2	2900	1717	N	833	Yes
Bedroom 3	2	2900	3763	W	839	Yes
Bedroom 2	2	2900	3764	W	831	Yes
Bedroom 4	2	2900	1807	S	838	Yes
Bedroom 4	2	2900	410	S	839	Yes
Bedroom 4	2	2900	935	S	839	Yes
Bedroom 4	1	2900	1990	E	0	No
Bedroom 1	2	2900	3601	S	832	Yes
Bedroom 1	2	2900	3453	W	837	Yes
Bedroom 1	2	2900	424	W	837	Yes
Bedroom 1	2	2900	3054	W	837	Yes
Ensuite 4	2	2900	2944	S	842	Yes
Ensuite 4	2	2900	1856	E	892	Yes
Ensuite 4	1	2900	2939	N	0	No
Ensuite 1	2	2900	728	S	834	Yes
Ensuite 1	2	2900	2131	S	834	Yes
Corridor	1	2900	3118	E	0	No
Corridor	1	2900	2269	S	0	No
Bedroom 4 Entry	1	2900	2281	E	0	No

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Internal wall type

Wall ID	Wall type	Area [m ²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	239.8	

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Entry passage	FR5 - 200mm concrete slab	14.3	Enclosed	R0.0	Timber
Ensuite 3	FR5 - 200mm concrete slab	2.5	Enclosed	R0.0	Tiles
Ensuite 3	FR5 - 200mm concrete slab	1.9	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 200mm concrete slab	70.6	Enclosed	R0.0	Timber
Laundry	FR5 - 200mm concrete slab	8.4	Enclosed	R0.0	Tiles
Pantry	FR5 - 200mm concrete slab	10.9	Enclosed	R0.0	Timber
Bedroom 3	FR5 - 200mm concrete slab	14.5	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - 200mm concrete slab	0.3	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - 200mm concrete slab	0.9	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - 200mm concrete slab	13.8	Enclosed	R0.0	Carpet
Ensuite 2	FR5 - 200mm concrete slab	2.5	Enclosed	R0.0	Tiles
Ensuite 2	FR5 - 200mm concrete slab	1.9	Enclosed	R0.0	Tiles
Powder	FR5 - 200mm concrete slab	2.8	Enclosed	R0.0	Tiles

WIR 4	FR5 - 200mm concrete slab	4.6	Enclosed	R0.0	Carpet
Bedroom 4	FR5 - 200mm concrete slab	12.1	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - 200mm concrete slab	26.2	Enclosed	R0.0	Carpet
Ensuite 4	FR5 - 200mm concrete slab	5.5	Enclosed	R0.0	Tiles
Ensuite 1	FR5 - 200mm concrete slab	10.2	Enclosed	R0.0	Tiles
WIR 1	FR5 - 200mm concrete slab	4.8	Enclosed	R0.0	Carpet
Bedroom 1 Entry	FR5 - 200mm concrete slab	2.8	Enclosed	R0.0	Carpet
Corridor	FR5 - 200mm concrete slab	14.5	Enclosed	R0.0	Timber
Bedroom 4 Entry	FR5 - 200mm concrete slab	2.2	Enclosed	R0.0	Carpet

Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Ensuite 3	Plasterboard	R4.6	No
Bedroom 3	Plasterboard	R4.6	No
Bedroom 2	Plasterboard	R4.6	No
Ensuite 2	Plasterboard	R4.6	No

Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Entry passage	1	Downlights	80	80	Sealed
Ensuite 3	3	Downlights	80	80	Sealed
Ensuite 3	1	Exhaust Fans	250	250	Sealed
Kitchen/Living	28	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Laundry	3	Downlights	80	80	Sealed
Laundry	1	Exhaust Fans	250	250	Sealed
Pantry	4	Downlights	80	80	Sealed
Bedroom 3	6	Downlights	80	80	Sealed
Bedroom 2	6	Downlights	80	80	Sealed
Ensuite 2	3	Downlights	80	80	Sealed
Ensuite 2	1	Exhaust Fans	250	250	Sealed
Powder	1	Downlights	80	80	Sealed
Powder	1	Exhaust Fans	250	250	Sealed
WIR 4	2	Downlights	80	80	Sealed
WIR 4	1	Exhaust Fans	250	250	Sealed
Bedroom 4	4	Downlights	80	80	Sealed
Bedroom 1	10	Downlights	80	80	Sealed
Ensuite 4	2	Downlights	80	80	Sealed

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NatHERS Certificate

7.6 Star Rating as of 29 May 2026

Ensuite 4	1	Exhaust Fans	250	250	Sealed
Ensuite 1	1	Exhaust Fans	250	250	Sealed
Ensuite 1	4	Downlights	80	80	Sealed
WIR 1	2	Downlights	80	80	Sealed
Bedroom 1 Entry	1	Downlights	80	80	Sealed
Corridor	6	Downlights	80	80	Sealed
Bedroom 4 Entry	1	Downlights	80	80	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	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.	

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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 being heated or cooled 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 copyright 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)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 31 Jul 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address 2, 7-9 Ormsby Grove, Toorak,
Toorak, VIC, 3142
Lot/DP -
NCC Class* Class 2
Floor/all Floors
Type New Home

Plans

Main plan -
Prepared by -

Construction and environment

Assessed floor area [m²]*

Conditioned* 166.3
Unconditioned* 3.1
Total 169.4
Garage -

Exposure type

suburban

NatHERS climate zone

21 Melbourne RO



Accredited assessor

Name Gary Wertheimer
Business name GIW Environmental Solutions
Email gary@giv.com.au
Phone 0390445111
Accreditation No. DMN/10/2024
Assessor Accrediting Organisation Design Matters National
Declaration of interest Yes, not managed

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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	12.9	15.2
Load limits	55	38

Features determining load limits

Floor type	N/A
(lowest conditioned area)	
NCC climate zone 1 or 2	Y
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.



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. If you 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 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.

No Whole of Home performance assessment conducted for this certificate.

Graph key:



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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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

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?

[illegible]

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?

		☐	☐	☐

Does the external wall bulk insulation (R-value) shown on the manufacturer's stamped plans or as installed match what is shown in the External wall type table on this Certificate?

made available
enabling

Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?

view as under the

Does the floor insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the 'Floor type' table of this certificate?

each any	☐	☐	☐	☐	☐
----------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

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?

				
---	--	---	---	---

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?

				
---	--	---	---	---

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?

				
---	--	---	---	---

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.

☐	☐	☐	☐
--------------------------	--------------------------	--------------------------	--------------------------

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".

				
---	--	---	---	---

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?

--	--	--	--	--

Page 3 of 12

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 as 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 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]
Basement	basementCarPark	726.4
Bedroom 1	bedroom	19.2
Day 3	dayTime	10.2
Night 4	nightTime	14.1
Kitchen/Living	kitchen	67.2
Bedroom 3	bedroom	12.1
Bedroom 2	bedroom	14.6
Bath	dayTime	6.3
Powder rm	unconditioned	3.1
Entry passage	dayTime	18.2
Laundry	dayTime	4.5

Window and glazed door type and performance

Default* windows

Window ID	Window description	Substitution tolerance ranges	
		SHGC lower limit	SHGC upper limit
No Data Available			

Custom* windows

Window ID	Window description	Substitution tolerance ranges			
		Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
BRD-101-53 A	Signature Sliding Door 100TB DG 010_AGG PLUS Clr 4_14_4	2.28	0.48	0.46	0.5
THC-023-03 B	Series EC35TB Awning Window DG 4ET-12Ar-4	2.51	0.47	0.45	0.49
THC-033-07 B	EC45TB Fixed Window TPS Spacer DG 6ET/12Ar/6	2.09	0.51	0.48	0.54
THC-024-04 B	Series EC65TB Casement Window DG 6ET/12Ar/6	2.46	0.36	0.34	0.38

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 1	BRD-101-53 A	Opening 156	2900	2280	sliding	45.0	N	No
Night 4	THC-023-03 B	Opening 159	2900	1200	awning	60.0	N	No
Kitchen/Living	BRD-101-53 A	Opening 162	2900	3500	sliding	60.0	E	No
Kitchen/Living	BRD-101-53 A	Opening 155	2900	3500	sliding	60.0	E	No

NatHERS Certificate

8.8 Star Rating as of 31 Jul 2026

Kitchen/Living	THC-033-07 B	Opening 161	2900	1250	fixed	0.0	N	No
Kitchen/Living	BRD-101-53 A	Opening 157	2900	3565	sliding	60.0	N	No
Bedroom 3	BRD-101-53 A	Opening 164	2900	2000	sliding	45.0	E	No
Bedroom 2	BRD-101-53 A	Opening 163	2900	3460	sliding	45.0	E	No
Laundry	THC-024-04 B	Opening 160	2900	1150	casement	45.0	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 description	Opening Area [m ²]	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 [m ²]	Orientation	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	GIW23233 - External Concrete Retaining Wall	0.5	Medium		No

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2	7-9 Ormsby Grove - Concrete Ext	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.7)	No
3	7-9 Ormsby Grove - Intertenancy walls	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
4	7-9 Ormsby Grove - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No

External wall schedule

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Basement	1	3000	29797	N	0	No
Basement	1	3000	27765	W	0	No
Basement	1	3000	18659	S	0	No
Basement	1	3000	1201	S	0	No
Basement	1	3000	1407	S	0	No
Basement	1	3000	1077	SE	0	No
Basement	1	3000	1081	SE	0	No
Basement	1	3000	1265	SE	0	No
Basement	1	3000	12806	S	0	No
Basement	1	3000	5815	S	0	No
Basement	1	3000	1049	E	0	No
Bedroom 1	2	2900	3119	N	746	Yes
Bedroom 1	2	2900	333	N	0	Yes
Bedroom 1	3	2900	5560	W	0	No
Day 3	3	2900	3456	W	0	No
Day 3	4	2900	2314	S	0	No
Night 4	2	2900	655	E	0	Yes
Night 4	2	2900	955	N	176	No
Night 4	2	2900	631	W	0	Yes
Night 4	2	2900	1485	N	760	Yes
Kitchen/Living	2	2900	5420	S	0	Yes
Kitchen/Living	2	2900	4654	E	1745	Yes
Kitchen/Living	2	2900	3934	E	0	Yes
Kitchen/Living	2	2900	1624	N	759	Yes
Kitchen/Living	2	2900	547	N	759	Yes
Kitchen/Living	2	2900	3987	N	759	Yes
Bedroom 3	2	2900	2342	E	0	Yes
Bedroom 2	2	2900	3676	S	12462	Yes

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NatHERS Certificate

8.8 Star Rating as of 31 Jul 2026

Bedroom 2	2	2900	3983	E	0	Yes
Bath	4	2900	1801	W	0	No
Powder rm	4	2900	1707	W	0	No
Entry passage	2	2900	2062	W	5546	Yes
Entry passage	2	2900	3252	S	12486	Yes
Laundry	2	2900	744	N	846	Yes
Laundry	2	2900	606	N	846	No
Laundry	2	2900	1267	N	846	Yes

Internal wall type

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	152	

Floor type

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Basement	FR5 - CSOG: Slab on Ground	726.4	Enclosed	R0.0	none
Bedroom 1	FR5 - 200mm concrete slab	19.2	Enclosed	R4.6	Carpet
Day 3	FR5 - 200mm concrete slab	10.2	Enclosed	R4.6	Carpet
Night 4	FR5 - 200mm concrete slab	14.1	Enclosed	R4.6	Tiles
Kitchen/Living	FR5 - 200mm concrete slab	34.5	Enclosed	R4.6	Timber
Kitchen/Living	FR5 - 200mm concrete slab	32.7	Enclosed	R4.6	Timber
Bedroom 3	FR5 - 200mm concrete slab	4.5	Enclosed	R4.6	Carpet
Bedroom 3	FR5 - 200mm concrete slab	7.6	Enclosed	R4.6	Carpet
Bedroom 2	FR5 - 200mm concrete slab	4.9	Enclosed	R4.6	Carpet
Bedroom 2	FR5 - 200mm concrete slab	9.7	Enclosed	R4.6	Carpet
Bath	FR5 - 200mm concrete slab	6.3	Enclosed	R4.6	Tiles
Powder rm	FR5 - 200mm concrete slab	3.1	Enclosed	R4.6	Tiles
Entry passage	FR5 - 200mm concrete slab	18.2	Enclosed	R4.6	Timber
Laundry	FR5 - 200mm concrete slab	4.5	Enclosed	R4.6	Tiles

Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Basement	FR5 - 200mm concrete slab	R4.6	No
Basement	Plasterboard	R0.0	No
Kitchen/Living	Plasterboard	R4.6	No
Bedroom 3	Plasterboard	R4.6	No
Bedroom 2	Plasterboard	R4.6	No

*Refer to glossary.

Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Bedroom 1	6	Downlights	80	80	Sealed
Day 3	3	Downlights	80	80	Sealed
Night 4	4	Downlights	80	80	Sealed
Night 4	1	Exhaust Fans	250	250	Sealed
Kitchen/Living	27	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Bedroom 3	4	Downlights	80	80	Sealed
Bedroom 2	4	Downlights	80	80	Sealed
Bath	2	Downlights	80	80	Sealed
Bath	1	Exhaust Fans	250	250	Sealed
Powder rm	1	Downlights	80	80	Sealed
Powder rm	1	Exhaust Fans	250	250	Sealed
Entry passage	5	Downlights	80	80	Sealed
Laundry	1	Downlights	80	80	Sealed
Laundry	1	Exhaust Fans	250	250	Sealed

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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]
No Data Available				

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.	

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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 be heated or cooled 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 copyright 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)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 29 May 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address 9, 7-9 Ormsby Grove, Toorak,
Toorak, VIC, 3142

Lot/DP -

NCC Class* Class 2

Floor/all Floors Type New Home

Plans

Main plan -

Prepared by -

Construction and environment

Assessed floor area [m²]*

Conditioned*	190.7
Unconditioned*	4
Total	194.7
Garage	-

Exposure type open

NatHERS climate zone 21 Melbourne RO



Accredited assessor

Name Gary Wertheimer

Business name GIW Environmental Solutions

Email gary@giv.com.au

Phone 0390445111

Accreditation No. DMN/10/2024

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	43.9	26.5
Load limits	55	38

Features determining load limits

Floor type	N/A
(lowest conditioned area)	
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.



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. If 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 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.

No Whole of Home performance assessment conducted for this certificate.

Graph key:



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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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

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?

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?

Does the external wall bulk insulation (R-value) shown on the drawings 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?

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?

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?

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?

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?

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.

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".

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?

Page 3 of 13

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 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]
Enty passage	dayTime	13.6
Kitchen/Living	kitchen	61.4
Ensuite 3	nightTime	5.5
Bedroom 3	bedroom	15.5
Bedroom 1	bedroom	21
Powder	unconditioned	4
Laundry	dayTime	6.4
Ensuite 2	dayTime	5.5
Bedroom 2	bedroom	10.8
WIR 1	nightTime	8
Ensuite 1	nightTime	12.8
Pantry	dayTime	6.2
Corridor	dayTime	16.9
WIR 2	nightTime	4.4
Bedroom 2 Entry	dayTime	2.7

Window and glazed door type

Default* windows

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

Custom* windows

Window ID	Window description	Maximum	Substitution tolerance ranges		
		U-value*	SHGC*	SHGC lower limit	SHGC upper limit
AWS-049-06 B	726 Thermal Heart Fixed Window SG LightbridgeNeutralSI_638_14Ar_-4mm	2.05	0.35	0.33	0.37
AWS-089-57 A	RES SERIES 704 FLUSH SLIDING DOOR DG LightbridgeNeutralSII_688_12_5-mm	2.17	0.4	0.38	0.42

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Enty passage	AWS-049-06 B	Opening 66	3100	1930	fixed	0.0	E	No

*Refer to glossary.

NatHERS Certificate

6.5 Star Rating as of 29 May 2026

Kitchen/Living	AWS-089-57 A	Opening 70	3100	2770	sliding	45.0	N	Yes
Kitchen/Living	AWS-089-57 A	Opening 71	3100	6670	sliding	60.0	N	Yes
Kitchen/Living	AWS-089-57 A	Opening 75	3100	2600	sliding	45.0	W	Yes
Kitchen/Living	AWS-089-57 A	Opening 76	3100	3060	sliding	45.0	W	Yes
Kitchen/Living	AWS-089-57 A	Opening 72	3100	4530	sliding	45.0	S	Yes
Bedroom 3	AWS-049-06 B	Opening 68	3100	4930	fixed	0.0	E	No
Bedroom 3	AWS-089-57 A	Opening 69	3100	2970	sliding	45.0	N	Yes
Bedroom 1	AWS-089-57 A	Opening 73	3100	4530	sliding	45.0	N	Yes
Bedroom 1	AWS-089-57 A	Opening 77	3100	3370	sliding	45.0	W	Yes
Laundry	AWS-049-06 B	Opening 67	3100	1420	fixed	0.0	E	No
Ensuite 2	AWS-049-06 B	Opening 62	3100	2940	fixed	0.0	S	No
Ensuite 2	AWS-049-06 B	Opening 65	3100	1530	fixed	0.0	E	No
Bedroom 2	AWS-089-57 A	Opening 64	3100	1840	sliding	45.0	S	No
Bedroom 2	AWS-049-06 B	Opening 63	3100	950	fixed	0.0	S	No
WIR 1	AWS-049-06 B	Opening 61	3100	2140	fixed	0.0	S	No
Ensuite 1	AWS-089-57 A	Opening 46	3100	2850	sliding	45.0	S	No
Ensuite 1	AWS-049-06 B	Opening 60	3100	1200	fixed	0.0	S	No
Ensuite 1	AWS-089-57 A	Opening 78	3100	1040	sliding	45.0	W	Yes
Corridor	AWS-089-57 A	Opening 74	3100	7560	sliding	45.0	W	Yes

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Roof window* type and performance values

Default* roof windows

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

Custom* roof windows

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

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 [m ²]	Orientation	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	7-9 Ormsby Grove - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
2	7-9 Ormsby Grove - Concrete Ext	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.7)	No

External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Enty passage	1	3100	5934	N	0	No
Enty passage	1	3100	1112	E	0	No
Enty passage	1	3100	3099	S	0	No
Enty passage	2	3100	2090	E	833	Yes
Kitchen/Living	2	3100	2805	N	843	Yes
Kitchen/Living	2	3100	398	N	843	Yes
Kitchen/Living	2	3100	6666	N	843	Yes
Kitchen/Living	2	3100	2612	W	838	Yes
Kitchen/Living	2	3100	413	W	838	Yes
Kitchen/Living	2	3100	3190	W	838	Yes
Kitchen/Living	2	3100	4792	S	839	Yes
Ensuite 3	2	3100	627	E	842	Yes
Ensuite 3	2	3100	436	E	842	Yes
Ensuite 3	2	3100	761	E	842	Yes
Bedroom 3	2	3100	5164	E	842	Yes
Bedroom 3	2	3100	2994	N	846	Yes
Bedroom 1	2	3100	4793	N	836	Yes
Bedroom 1	2	3100	3537	W	841	Yes

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NatHERS Certificate

6.5 Star Rating as of 29 May 2026

Laundry	1	3100	3731	S	0	No
Laundry	2	3100	1720	E	848	Yes
Ensuite 2	2	3100	2962	S	854	Yes
Ensuite 2	2	3100	1852	E	839	Yes
Ensuite 2	1	3100	2969	N	0	No
Bedroom 2	2	3100	1810	S	852	Yes
Bedroom 2	2	3100	419	S	852	Yes
Bedroom 2	2	3100	945	S	852	Yes
Bedroom 2	1	3100	1544	E	0	No
WIR 1	2	3100	314	S	864	Yes
WIR 1	2	3100	2149	S	864	Yes
Ensuite 1	2	3100	3949	S	851	Yes
Ensuite 1	2	3100	3254	W	857	Yes
Pantry	1	3100	2089	S	0	No
Corridor	2	3100	104	E	0	Yes
Corridor	1	3100	3019	E	0	No
Corridor	2	3100	7833	W	833	Yes
Bedroom 2 Entry	1	3100	2209	E	0	No

Internal wall type

Wall ID	Wall type	Area [m ²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	175.3	

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Enty passage	FR5 - 200mm concrete slab	13.6	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 200mm concrete slab	61.4	Enclosed	R0.0	Timber
Ensuite 3	FR5 - 200mm concrete slab	5.5	Enclosed	R0.0	Tiles
Bedroom 3	FR5 - 200mm concrete slab	15.5	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - 200mm concrete slab	21	Enclosed	R0.0	Carpet
Powder	FR5 - 200mm concrete slab	4	Enclosed	R0.0	Tiles
Laundry	FR5 - 200mm concrete slab	6.4	Enclosed	R0.0	Tiles
Ensuite 2	FR5 - 200mm concrete slab	5.5	Enclosed	R0.0	Tiles
Bedroom 2	FR5 - 200mm concrete slab	10.8	Enclosed	R0.0	Carpet
WIR 1	FR5 - 200mm concrete slab	8	Enclosed	R0.0	Carpet
Ensuite 1	FR5 - 200mm concrete slab	12.8	Enclosed	R0.0	Tiles
Pantry	FR5 - 200mm concrete slab	6.2	Enclosed	R0.0	Timber
Corridor	FR5 - 200mm concrete slab	16.9	Enclosed	R0.0	Timber
WIR 2	FR5 - 200mm concrete slab	4.4	Enclosed	R0.0	Carpet

Bedroom 2 Entry	FR5 - 200mm concrete slab	2.7	Enclosed	R0.0	Carpet
-----------------	---------------------------	-----	----------	------	--------

Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Enty passage	Plasterboard	R4.6	No
Kitchen/Living	Plasterboard	R4.6	No
Ensuite 3	Plasterboard	R4.6	No
Bedroom 3	Plasterboard	R4.6	No
Bedroom 1	Plasterboard	R4.6	No
Powder	Plasterboard	R4.6	No
Laundry	Plasterboard	R4.6	No
Ensuite 2	Plasterboard	R4.6	No
Bedroom 2	Plasterboard	R4.6	No
WIR 1	Plasterboard	R4.6	No
Ensuite 1	Plasterboard	R4.6	No
Pantry	Plasterboard	R4.6	No
Corridor	Plasterboard	R4.6	No
WIR 2	Plasterboard	R4.6	No
Bedroom 2 Entry	Plasterboard	R4.6	No

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Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Enty passage	5	Downlights	80	80	Sealed
Kitchen/Living	24	Downlights	80	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	250	Sealed
Ensuite 3	2	Downlights	80	80	Sealed
Ensuite 3	1	Exhaust Fans	250	250	Sealed
Bedroom 3	6	Downlights	80	80	Sealed
Bedroom 1	8	Downlights	80	80	Sealed
Powder	1	Downlights	80	80	Sealed
Powder	1	Exhaust Fans	250	250	Sealed
Laundry	2	Downlights	80	80	Sealed
Laundry	1	Exhaust Fans	250	250	Sealed
Ensuite 2	2	Downlights	80	80	Sealed
Ensuite 2	1	Exhaust Fans	250	250	Sealed
Bedroom 2	4	Downlights	80	80	Sealed
WIR 1	3	Downlights	80	80	Sealed
Ensuite 1	1	Exhaust Fans	250	250	Sealed

NatHERS Certificate

6.5 Star Rating as of 29 May 2026

Ensuite 1	5	Downlights	80	80	Sealed
Pantry	2	Downlights	80	80	Sealed
Corridor	7	Downlights	80	80	Sealed
WIR 2	1	Downlights	80	80	Sealed
Bedroom 2 Entry	1	Downlights	80	80	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
No Data Available		

Roof type

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
SlabExt:Slab - Suspended Slab - External Insul : 200mm: 200mm Suspended Slab - External Insul	0.0	0.4	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	0.0	0

Appliance schedule

(not applicable if a Whole of Home performance assessment is 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.	

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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 be heated or cooled 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 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)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 31 Jul 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address 3, 7-9 Ormsby Grove, Toorak,
Toorak, VIC, 3142
Lot/DP -
NCC Class* Class 2
Floor/all Floors
Type New Home

Plans

Main plan -
Prepared by -

Construction and environment

Assessed floor area [m²]*

Conditioned* 164.1
Unconditioned* 4.4
Total 168.5
Garage -

Exposure type

suburban

NatHERS climate zone

21 Melbourne RO



Accredited assessor

Name Gary Wertheimer
Business name GIW Environmental Solutions
Email gary@giv.com.au
Phone 03904451111
Accreditation No. DMN/10/2024
Assessor Accrediting Organisation Design Matters National
Declaration of interest Yes, not managed

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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	11.2	17.9
Load limits	55	38

Features determining load limits

Floor type	N/A
(lowest conditioned area)	
NCC climate zone 1 or 2	Y
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.



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. If you 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 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.

No Whole of Home performance assessment conducted for this certificate.

Graph key:



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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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

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?

--	--	--	--	--

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?

		☐	☐	☐

Does the external wall bulk insulation (R-value) shown on the manufacturer's stamped plans or as installed match what is shown in the External wall type table on this Certificate?

made available
enabling

Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?

view as under the

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?

each any	☐	☐	☐	☐	☐
----------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

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?

				
---	--	---	---	---

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?

				
---	--	---	---	---

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?

--	--	--	--	--

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.

☐	☐	☐	☐
--------------------------	--------------------------	--------------------------	--------------------------

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".

				
---	--	---	---	---

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?

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Page 3 of 12

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 as 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 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 2	bedroom	10.7
Bedroom 3	bedroom	14.4
Bedroom 1 Entry/Study	nightTime	7.1
Bedroom 1	bedroom	13.4
Ensuite 2	nightTime	10.5
Entry	dayTime	5.9
Hallway 1	dayTime	17.9
Powder	unconditioned	4.4
Pantry	dayTime	6.3
Laundry	dayTime	10.2
WC	dayTime	6.7
Kitchen/Living	kitchen	61.1

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
BRD-101-53 A	Signature Sliding Door 100TB DG 010_AGG PLUS Clr 4_14_4	2.28	0.48	0.46	0.5
THC-033-07 B	EC45TB Fixed Window TPS Spacer DG 6ET/12Ar/6	2.09	0.51	0.48	0.54

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Bedroom 2	BRD-101-53 A	Opening 137	1800	3270	sliding	45.0	W	Yes
Bedroom 3	BRD-101-53 A	Opening 136	1800	2580	sliding	45.0	W	Yes
Bedroom 3	THC-033-07 B	Opening 163	1800	1300	fixed	0.0	W	Yes
Bedroom 1	BRD-101-53 A	Opening 138	1800	2980	sliding	45.0	W	No
Laundry	BRD-101-53 A	Opening 131	1800	2200	sliding	45.0	N	No
Kitchen/Living	BRD-101-53 A	Opening 134	1800	2680	sliding	45.0	W	No

Kitchen/Living	BRD-101-53 A	Opening 164	2900	4750	sliding	60.0	N	No
Kitchen/Living	BRD-101-53 A	Opening 132	2900	4750	sliding	60.0	N	No
Kitchen/Living	BRD-101-53 A	Opening 133	2900	3200	sliding	60.0	W	Yes

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 [m ²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

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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 [m ²]	Orientation	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	7-9 Ormsby Grove - Concrete Ext	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.7)	No
2	7-9 Ormsby Grove - Concrete Ext	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.7)	No

3	7-9 Ormsby Grove - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
4	7-9 Ormsby Grove - Intertenancy walls	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	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	2900	3282	W	772	Yes
Bedroom 2	1	2900	383	W	784	Yes
Bedroom 2	1	2900	2517	S	175	Yes
Bedroom 3	2	2900	2479	N	154	Yes
Bedroom 3	1	2900	4265	W	787	Yes
Bedroom 1	3	2900	4219	S	0	No
Bedroom 1	1	2900	3149	W	0	Yes
Ensuite 2	3	2900	3285	S	0	No
Ensuite 2	3	2900	3172	E	0	No
Ensuite 2	3	2900	780	N	0	No
Entry	3	2900	2672	E	0	No
Powder	3	2900	1391	E	0	No
Pantry	3	2900	662	S	0	No
Pantry	4	2900	2817	S	0	No
Laundry	4	2900	2410	S	0	No
Laundry	4	2900	4170	E	0	No
Laundry	1	2900	2303	N	0	Yes
Laundry	1	2900	174	N	4468	Yes
Kitchen/Living	1	2900	2486	S	161	Yes
Kitchen/Living	1	2900	3304	W	0	Yes
Kitchen/Living	4	2900	2706	E	0	No
Kitchen/Living	1	2900	415	N	0	Yes
Kitchen/Living	1	2900	4810	N	0	Yes
Kitchen/Living	1	2900	4840	N	0	Yes
Kitchen/Living	1	2900	3241	W	763	Yes
Kitchen/Living	1	2900	359	W	763	Yes

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Internal wall type

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	163.9	

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Bedroom 2	FR5 - 200mm concrete slab	10.7	Enclosed	R0.0	Carpet
Bedroom 3	FR5 - 200mm concrete slab	14.4	Enclosed	R0.0	Carpet
Bedroom 1 Entry/Study	FR5 - 200mm concrete slab	7.1	Enclosed	R0.0	Carpet
Bedroom 1	FR5 - 200mm concrete slab	13.4	Enclosed	R0.0	Carpet
Ensuite 2	FR5 - 200mm concrete slab	10.5	Enclosed	R0.0	Tiles
Entry	FR5 - 200mm concrete slab	5.9	Enclosed	R0.0	Timber
Hallway 1	FR5 - 200mm concrete slab	17.9	Enclosed	R0.0	Timber
Powder	FR5 - 200mm concrete slab	4.4	Enclosed	R0.0	Tiles
Pantry	FR5 - 200mm concrete slab	6.3	Enclosed	R0.0	Timber
Laundry	FR5 - 200mm concrete slab	10.2	Enclosed	R0.0	Tiles
WC	FR5 - 200mm concrete slab	6.7	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 200mm concrete slab	61.1	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
Bedroom 2	5	Downlights	80	80	Sealed
Bedroom 3	5	Downlights	80	80	Sealed
Bedroom 1 Entry/Study	2	Downlights	80	80	Sealed
Bedroom 1	5	Downlights	80	80	Sealed
Ensuite 2	4	Downlights	80	80	Sealed
Ensuite 2	1	Exhaust Fans	250	250	Sealed
Entry	3	Downlights	80	80	Sealed
Hallway 1	7	Downlights	80	80	Sealed
Powder	1	Downlights	80	80	Sealed
Powder	1	Exhaust Fans	250	250	Sealed
Pantry	2	Downlights	80	80	Sealed
Pantry	1	Exhaust Fans	250	250	Sealed
Laundry	4	Downlights	80	80	Sealed
Laundry	1	Exhaust Fans	250	250	Sealed
WC	3	Downlights	80	80	Sealed
WC	1	Exhaust Fans	250	250	Sealed

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NatHERS Certificate

8.8 Star Rating as of 31 Jul 2026

Kitchen/Living	28	Downlights	80	80	Sealed
Kitchen/Living	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

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.	

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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 be heated or cooled 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 copyright 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)

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Nationwide House Energy Rating Scheme® NatHERS® Certificate

Generated on 31 Jul 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address 4, 7-9 Ormsby Grove, Toorak,
Toorak, VIC, 3142
Lot/DP -
NCC Class* Class 2
Floor/all Floors
Type New Home

Plans

Main plan -
Prepared by -

Construction and environment

Assessed floor area [m²]*

Conditioned* 130.6
Unconditioned* 4.2
Total 134.8
Garage -

Exposure type

suburban

NatHERS climate zone

21 Melbourne RO



Accredited assessor

Name Gary Wertheimer
Business name GIW Environmental Solutions
Email gary@giv.com.au
Phone 0390445111
Accreditation No. DMN/10/2024
Assessor Accrediting Organisation
Design Matters National
Declaration of interest No

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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	15.1	11.8
Load limits	55	38

Features determining load limits

Floor type	N/A
(lowest conditioned area)	
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.



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. If you 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 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.

No Whole of Home performance assessment conducted for this certificate.

Graph key:



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

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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

Does this Certificate match the one available at the web address or QR code verification link on the front page?

	☐	☐	☐	☐
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Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?

--	---	---	---	---

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?

[illegible]

Does the external wall bulk insulation (R-value) shown on the manufacturer's stamped plans or as installed match what is shown in the External wall type table on this Certificate?

made available
enabling

Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?

view as under the

Does the floor insulation (R-value) shown on the NatHERS stamped plans or as installed match what is shown in the 'Floor type' table of this certificate?

each any	☐	☐	☐	☐	☐
----------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

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?

				
---	--	---	---	---

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?

				
---	--	---	---	---

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?

--	--	--	--	--

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.

☐	☐	☐	☐
--------------------------	--------------------------	--------------------------	--------------------------

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".

				
---	--	---	---	---

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?

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Page 3 of 12

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 as 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 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]
Ensuite	nightTime	12.1
Powder	unconditioned	4.2
Kitchen/Living	kitchen	53.6
Bedroom 2	bedroom	13
Ensuite 3	nightTime	6
Entry/Corridor	dayTime	17.2
WIR	dayTime	8.2
Bed 1	bedroom	13.6
L'dry	dayTime	6.9

Window and glazed door type and performance

Default* windows

Window ID	Window description	Substitution tolerance ranges	
		SHGC lower limit	SHGC upper limit
No Data Available			

Custom* windows

Window ID	Window description	Substitution tolerance ranges	
		SHGC lower limit	SHGC upper limit
BRD-101-53 A	Signature Sliding Door 100TB DG 010_AGG PLUS Clr 4_14_4	0.46	0.5
THC-033-07 B	EC45TB Fixed Window TPS Spacer DG 6ET/12Ar/6	0.48	0.54

Window and glazed door schedule

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Kitchen/Living	BRD-101-53 A	Opening 95	2900	6094	sliding	60.0	E	No
Kitchen/Living	THC-033-07 B	Opening 115	1800	2100	fixed	0.0	N	Yes
Kitchen/Living	THC-033-07 B	Opening 122	1800	1160	fixed	0.0	N	Yes
Kitchen/Living	THC-033-07 B	Opening 96	1800	1160	fixed	0.0	N	Yes
Kitchen/Living	BRD-101-53 A	Opening 97	1800	1614	sliding	45.0	N	Yes
Bedroom 2	BRD-101-53 A	Opening 93	1800	2529	sliding	45.0	E	No
Bed 1	BRD-101-53 A	Opening 116	1800	2194	sliding	45.0	N	Yes
L'dry	BRD-101-53 A	Opening 117	1800	1763	sliding	45.0	E	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 length [mm]	Area [m²]	Orient-ation	Outdoor shade	Diffuser
No Data Available							

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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	7-9 Ormsby Grove - Intertenancy walls	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
2	7-9 Ormsby Grove - Internal Concrete Wall	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R1.8)	No
3	7-9 Ormsby Grove - Concrete Ext	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.7)	No

4	7-9 Ormsby Grove - Concrete Ext	0.5	Medium	Glass fibre batt (k = 0.044 density = 12 kg/m3) (R2.7)	No
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External wall *schedule*

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Ensuite	1	2900	4586	W	0	No
Ensuite	2	2900	2648	S	0	No
Ensuite	1	2900	2524	N	0	No
Powder	2	2900	2211	S	0	No
Kitchen/Living	3	2900	6809	E	2102	Yes
Kitchen/Living	3	2900	3205	N	747	Yes
Kitchen/Living	3	2900	592	N	747	Yes
Kitchen/Living	3	2900	1386	N	0	Yes
Kitchen/Living	3	2900	631	E	7234	Yes
Kitchen/Living	3	2900	1005	N	121	Yes
Kitchen/Living	3	2900	634	W	5237	Yes
Kitchen/Living	3	2900	1893	N	793	Yes
Kitchen/Living	4	2900	1000	E	0	Yes
Bedroom 2	3	2900	2827	E	1620	Yes
Bedroom 2	3	2900	1635	S	0	Yes
Bedroom 2	3	2900	1156	E	938	Yes
Bedroom 2	4	2900	724	N	0	Yes
Ensuite 3	1	2900	3352	S	0	No
Ensuite 3	3	2900	1804	E	1038	Yes
Ensuite 3	4	2900	606	N	0	Yes
Entry/Corridor	1	2900	2592	S	0	No
Entry/Corridor	2	2900	5645	W	0	No
Bed 1	4	2900	2993	N	0	Yes
Bed 1	1	2900	4526	W	0	No
L'dry	4	2900	1970	E	1673	Yes

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Internal wall *type*

Wall ID	Wall type	Area [m²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	113.7	

Floor *type*

Location	Construction	Area [m²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Ensuite	FR5 - 200mm concrete slab	12.1	Enclosed	R0.0	Timber

Powder	FR5 - 200mm concrete slab	4.2	Enclosed	R0.0	Tiles
Kitchen/Living	FR5 - 200mm concrete slab	22.8	Enclosed	R0.0	Timber
Kitchen/Living	FR5 - 200mm concrete slab	30.9	Enclosed	R0.0	Timber
Bedroom 2	FR5 - 200mm concrete slab	0.8	Enclosed	R0.0	Carpet
Bedroom 2	FR5 - 200mm concrete slab	12.2	Enclosed	R0.0	Carpet
Ensuite 3	FR5 - 200mm concrete slab	1.1	Enclosed	R0.0	Tiles
Ensuite 3	FR5 - 200mm concrete slab	5	Enclosed	R0.0	Tiles
Entry/Corridor	FR5 - 200mm concrete slab	17.2	Enclosed	R0.0	Timber
WIR	FR5 - 200mm concrete slab	8.2	Enclosed	R0.0	Carpet
Bed 1	FR5 - 200mm concrete slab	13.6	Enclosed	R0.0	Carpet
L'dry	FR5 - 200mm concrete slab	6.9	Enclosed	R0.0	Tiles

Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Kitchen/Living	Plasterboard	R4.6	No
Bedroom 2	Plasterboard	R4.6	No
Ensuite 3	Plasterboard	R4.6	No

Ceiling penetrations*

Location	Quantity	Height [mm]	Width [mm]	Sealed/unsealed
Ensuite	4	Downlights	80	Sealed
Ensuite	1	Exhaust Fans	250	Sealed
Powder	2	Downlights	80	Sealed
Powder	1	Exhaust Fans	250	Sealed
Kitchen/Living	17	Downlights	80	Sealed
Kitchen/Living	1	Exhaust Fans	250	Sealed
Bedroom 2	5	Downlights	80	Sealed
Ensuite 3	2	Downlights	80	Sealed
Ensuite 3	1	Exhaust Fans	250	Sealed
Entry/Corridor	7	Downlights	80	Sealed
WIR	4	Downlights	80	Sealed
Bed 1	5	Downlights	80	Sealed
L'dry	2	Downlights	80	Sealed
L'dry	1	Exhaust Fans	250	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
No Data Available		

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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.		

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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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 be heated or cooled 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 copyright 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)

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Appendix C: Renewable Energy

Inputs Solar PV

Peak Wattage of System	5.0 kWp
Azimuth	10 degrees
Inclination	0 degrees

Outputs Solar PV

Electricity Produced per Year	6701 kWh
No. Panels Required	13
Total Roof Area Required	24 sqm
Annual Carbon Savings	7505 kg CO2

Economic Output

Cost of System	7500.0 \$
Annual Savings	1340 \$
Simple Payback	5.6 Years

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Appendix D: BESS Assessment

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BESS Buildings Report

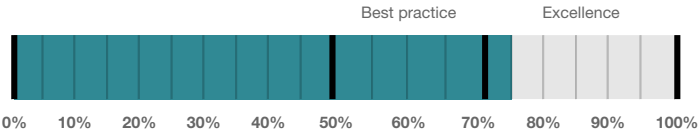
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 7-9 Ormsby Grove Toorak Victoria 3142. 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 Stonnington 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



76%

Project details

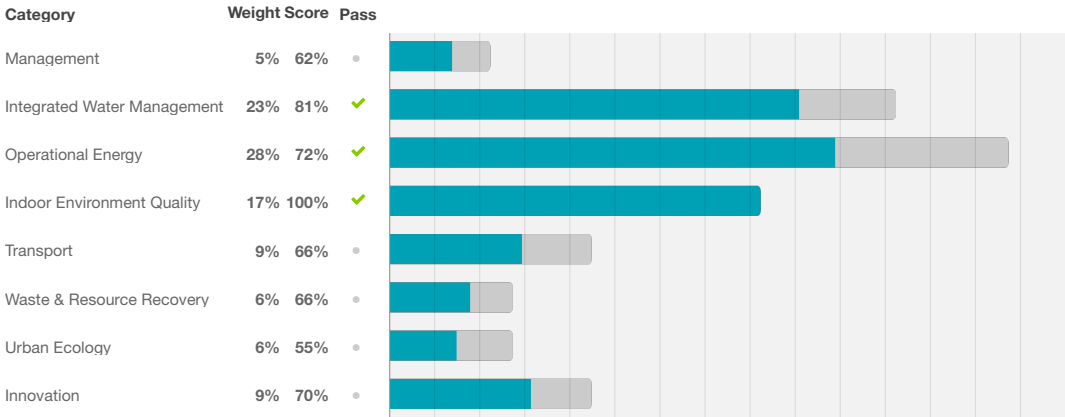
Name	7-9 Ormsby Grove, Toorak
Address	7-9 Ormsby Grove, Toorak 3142
Project ID	481C28A6-F1
BESS Version	BESS-9
Date	29 May 2026
Software version	2.3.0-B.652
Site type	Multi unit development (apartment building)
Account	info@giw.com.au
Application no.	
Site area	1,017 m ²
Building floor area	1,912 m ²

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Performance by category

● This project ● Maximum available



Buildings

Name	Height	Footprint	% of total footprint
Building 1	5	696 m ²	100%

Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	Building	% of total area
Apartment				
Apt 6	1	283 m ²	Building 1	14%
Apt 8	1	258 m ²	Building 1	13%
Apt 9	1	222 m ²	Building 1	11%
Apt 7	1	214 m ²	Building 1	11%
Apt 1	1	223 m ²	Building 1	11%
Apt 3	1	193 m ²	Building 1	10%
Apt 5	1	177 m ²	Building 1	9%
Apt 2	1	190 m ²	Building 1	9%
Apt 4	1	152 m ²	Building 1	7%
Total	9	1,912 m²	100%	

Supporting Evidence

Shown on Floor Plans

Credit	Requirement	Response	Status
Management 3.1	Annotation: Individual utility meters to be provided to all individual dwellings		-
Management 3.3	Annotation: Sub-meters to be provided to all major common area services (list each)		-
Integrated Water Management 2.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
Operational Energy 3.1	Carpark with natural ventilation or CO monitoring system		-
Operational Energy 4.2	Location and size of solar photovoltaic system		-
Indoor Environment Quality 1.1	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.		-
Indoor Environment Quality 1.2	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.		-
Indoor Environment Quality 1.3	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.		-
Indoor Environment Quality 2.1	Dwellings meeting the requirements for being 'naturally ventilated'		-
Transport 1.1	Location of residential bicycle parking spaces		-
Transport 1.2	Location of residential visitor bicycle parking spaces		-
Transport 2.1	Location of electric vehicle charging infrastructure		-
Waste & Resource Recovery 2.1	Location of food and garden waste facilities		-

Credit	Requirement	Response	Status
Waste & Resource Recovery 2.2	Location of recycling facilities		-
Urban Ecology 2.1	Location and size of vegetated areas		-
Urban Ecology 2.4	Location of taps and floor waste on balconies / courtyards		-

Supporting Documentation

Credit	Requirement	Response	Status
Management 2.2	Preliminary NatHERS assessments		-
Integrated Water Management 2.1	STORM report or MUSIC model		-
Operational Energy 3.1	Details of either the fully natural carpark ventilation or CO monitoring system proposed		-
Operational Energy 3.6	Average lighting power density and lighting type(s) to be used		-
Operational Energy 4.2	Specifications of the solar photovoltaic system(s)		-
Indoor Environment Quality 1.1	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.		-
Indoor Environment Quality 1.2	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.		-
Indoor Environment Quality 1.3	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.		-
Indoor Environment Quality 2.1	A list of naturally ventilated dwellings		-

Credit summary

Management Overall contribution 4.5%		62%
1.1 Pre-Application Meeting		0%
2.2 Thermal Performance Modelling - Multi-Dwelling Residential		100%
3.1 Metering - Residential		100%
3.3 Metering - Common Areas		100%
4.1 Building Users Guide		100%

IWM Overall contribution 22.5%

81% ✓ Pass	
1.1 Potable Water Use	43% ✓ Achieved
2.1 Stormwater Treatment	100% ✓ Achieved
3.1 Water Efficient Landscaping	N/A ✦ Scoped Out
	Landscape irrigation provided
4.1 Building Systems Water Use	100%

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Operational Energy Overall contribution 27.5%

		Minimum required 50%	72%	✓ Pass
1.2 Thermal Performance Rating - Residential			75%	✓ Achieved
2.1 Greenhouse Gas Emissions			0%	
2.6 Electrification			100%	
2.7 Energy consumption			100%	
3.1 Carpark Ventilation			100%	
3.4 Clothes Drying			0%	
3.6 Internal Lighting - Apartments			100%	
4.2 Renewable Energy Systems - Solar			100%	
4.4 Renewable Energy Systems - Other			N/A	✦ Scoped Out
No other (non-solar PV) renewable energy is in use.				

IEQ Overall contribution 16.5%

		Minimum required 50%	100%	✓ Pass
1.1 Daylight Access - Living Areas			100%	
1.2 Daylight Access - Bedrooms			100%	
1.3 Winter Sunlight			100%	
2.1 Ventilation - Natural - Apartments			100%	

Transport Overall contribution 9.0%

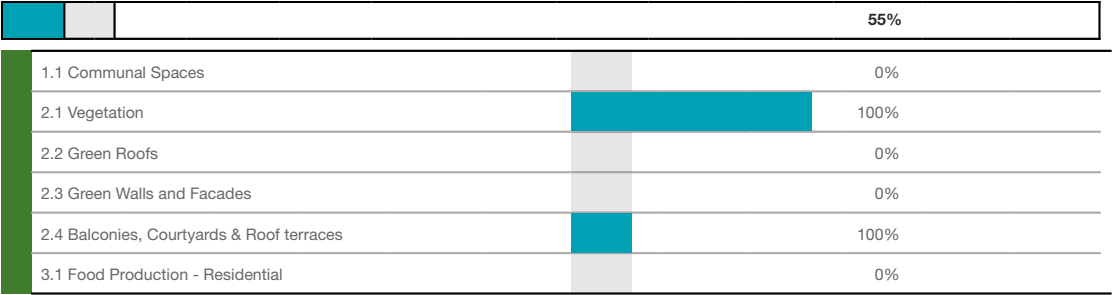
			66%
1.1 Bicycle Parking - Residential			100%
1.2 Bicycle Parking - Residential Visitor			100%
1.3 Bicycle Parking - Convenience Residential			0%
2.1 Electric Vehicle Infrastructure			100%
2.2 Car Share Scheme			0%
2.3 Motorbikes / Mopeds			0%

Waste & Resource Recovery Overall contribution 5.5%

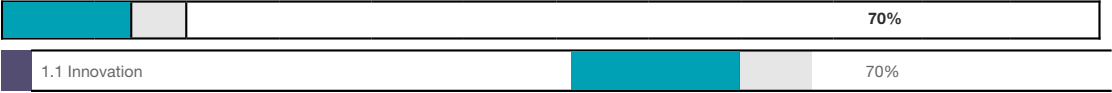
			66%
1.1 Construction Waste - Building Re-Use			0%
2.1 Operational Waste - Food & Garden Waste			100%
2.2 Operational Waste - Convenience of Recycling			100%

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Urban Ecology Overall contribution 5.5%



Innovation Overall contribution 9.0%



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Credit breakdown

Management Overall contribution 4.5%

		62%
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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		100%
Score Contribution	This credit contributes 25% towards the category score.	
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?	
Question	Criteria Achieved ?	
Apartment	Yes	
3.1 Metering - Residential		100%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Have utility meters been provided for all individual dwellings?	
Question	Criteria Achieved ?	
Apartment	Yes	
3.3 Metering - Common Areas		100%
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	
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	

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IWM Overall contribution 22.5%

81% ✔ Pass

Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Stormwater profile	
Which stormwater modelling software are you using?:	Melbourne Water STORM tool
STORM score achieved:	107
Flow:	-
Total Suspended Solids:	-
Total Phosphorus:	-
Total Nitrogen:	-
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?:	
Rainwater Tank 1	330 m²
Rainwater Tank 2	229 m²
Tank Size:	
Rainwater Tank 1	4,000 Litres
Rainwater Tank 2	5,000 Litres
Irrigation area connected to tank:	
Rainwater Tank 1	0.0 m²
Rainwater Tank 2	442 m²
Is connected irrigation area a water efficient garden?	
Rainwater Tank 1	Yes
Rainwater Tank 2	No
Other external water demand connected to tank?:	
Rainwater Tank 1	0.0 Litres/Day
Rainwater Tank 2	0.0 Litres/Day
Fixtures, fittings & connections profile	
Building: All	Building 1
Showerhead: All	4 Star WELS (>= 6.0 but <= 7.5)
Bath: All	Medium Sized Contemporary Bath
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	>= 5 Star WELS rating
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	Occupant to Install
Which non-potable water source is the dwelling/space connected to?: All	Rainwater Tank 1
Non-potable water source connected to Toilets: All	Yes

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Non-potable water source connected to Laundry (washing machine): All		No
Non-potable water source connected to Hot Water System: All No		
1.1 Potable Water Use		43%  ✓ Achieved
Score Contribution	This credit contributes 33.3% 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	2392 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	2016 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	1740 kL	
Output	% Reduction in Potable Water Consumption	
Project	27 %	
Output	% of connected demand met by rainwater	
Project	61 %	
Output	How often does the tank overflow?	
Project	Very Often	
Output	Opportunity for additional rainwater connection	
Project	789 kL	
2.1 Stormwater Treatment		100%  ✓ Achieved
Score Contribution	This credit contributes 6.7% towards the category score.	
Criteria	Has best practice stormwater management been demonstrated?	
Output	Min STORM Score	
Project	100	
Output	STORM Score	
Project	107	
3.1 Water Efficient Landscaping		N/A  ✖ Scoped Out
		Landscape irrigation provided
This credit was scoped out	Landscape irrigation provided	
4.1 Building Systems Water Use		100% 
Score Contribution	This credit contributes 6.7% 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	

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Operational Energy Overall contribution 27.5%

		Minimum required 50%	72%	✓ Pass
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Are you installing any renewable energy system(s) (other than solar photovoltaic)?:	No
Energy Supply:	All-electric
Solar Photovoltaic system profile	
System Size (lesser of inverter and panel capacity): Solar Photovoltaic system 1	5.0 kW peak
Orientation (which way is the system facing)?: Solar Photovoltaic system 1	North
Inclination (angle from horizontal): Solar Photovoltaic system 1	2.0 Angle (degrees)
Dwellings profile	
Building: All	Building 1
Below the floor is:	
Apt 1	Ground or Carpark
Apt 2	
Apt 3	Another Occupancy
Apt 5	
Apt 4	
Apt 7	
Apt 6	
Apt 8	
Apt 9	
Above the ceiling is:	
Apt 1	Another Occupancy
Apt 2	
Apt 3	
Apt 5	
Apt 4	
Apt 7	
Apt 6	
Apt 8	
Apt 9	Outside
Exposed sides:	
Apt 1	2
Apt 2	
Apt 3	
Apt 5	
Apt 4	
Apt 7	
Apt 8	
Apt 9	
Apt 6	3
NatHERS Annual Energy Loads - Heat: All	25.3 MJ/sqm
NatHERS Annual Energy Loads - Cool: All	18.1 MJ/sqm
NatHERS star rating: All	8.0

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Type of Heating System:	All	Reverse cycle space
Heating System Efficiency:	All	2.5 Stars (2019 MEPS)
Type of Cooling System:	All	Refrigerative space
Cooling System Efficiency:	All	4 Stars (2019 MEPS)
Type of Hot Water System:	All	Electric Instantaneous
Is the hot water system shared by multiple dwellings?:	All	No
% Contribution from solar hot water system:	All	0 %
Clothes Line:	All	No drying facilities
Clothes Dryer:	All	Occupant to install
1.2 Thermal Performance Rating - Residential		75% ✓ Achieved
Score Contribution	This credit contributes 17.6% towards the category score.	
Criteria	What is the average NatHERS rating?	
Output	Average NATHERS Rating (Weighted)	
Apartment	8.0 Stars	
2.1 Greenhouse Gas Emissions		0%
Score Contribution	This credit contributes 17.6% 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	29,985 kg CO ₂	
Output	Proposed Building with Proposed Services (Actual Building)	
Apartment	85,559 kg CO ₂	
Output	% Reduction in GHG Emissions	
Apartment	-19 %	
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	277,644 MJ	
Output	Proposed Building with Proposed Services (Actual Building)	
Apartment	162,042 MJ	
Output	% Reduction in total energy	
Apartment	41 %	
3.1 Carpark Ventilation		100%

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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	
3.4 Clothes Drying		0%
Score Contribution	This credit contributes 5.9% 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	5,875 kWh	
Output	Proposed	
Apartment	5,875 kWh	
Output	Improvement	
Apartment	0 %	
3.6 Internal Lighting - Apartments		100%
Score Contribution	This credit contributes 5.9% 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	
4.2 Renewable Energy Systems - Solar		100%
Score Contribution	This credit contributes 8.0% 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	5,694 kWh	
Output	% of Building's Energy	
Apartment	12 %	
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.	

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IEQ Overall contribution 16.5%

	Minimum required 50%	100%	✔ Pass
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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
--	------------------------------------

Rooms	
Room Designation:	
Dual aspect living L1 2B2b	Living
DTS bedrooms L0 North + L1 Guest L0 East L1 South	Bedroom
Quantity:	
Dual aspect living	8
L1 2B2b	1
DTS bedrooms	24
L0 North + L1 Guest	3
L0 East L1 South	2
Auto-Pass:	
Dual aspect living	Yes
DTS bedrooms	No
L1 2B2b L0 North + L1 Guest L0 East L1 South	
Room Floor Area:	
Dual aspect living	0.0 m²
DTS bedrooms	
L1 2B2b	26.1 m²
L0 North + L1 Guest	14.0 m²
L0 East	11.5 m²
L1 South	11.0 m²
Vertical Angle:	
Dual aspect living	0.0 Angle (degrees)
DTS bedrooms	
L1 2B2b	21.8 Angle (degrees)
L0 North + L1 Guest	52.5 Angle (degrees)
L0 East	53.0 Angle (degrees)
L1 South	56.3 Angle (degrees)

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Horizontal Angle:		
Dual aspect living	0.0 Angle (degrees)	
DTS bedrooms		
L1 2B2b	90.0 Angle (degrees)	
L0 North + L1 Guest		
L0 East		
L1 South	85.0 Angle (degrees)	
Window Area:		
Dual aspect living	0.0 m²	
DTS bedrooms		
L1 2B2b	22.6 m²	
L0 North + L1 Guest	9.1 m²	
L0 East	6.3 m²	
L1 South	6.4 m²	
Window Orientation:		
Dual aspect living	-	
DTS bedrooms		
L1 2B2b	West	
L0 North + L1 Guest	North	
L0 East	East	
L1 South	South	
Glass Type:		
Dual aspect living		
DTS bedrooms		
L1 2B2b	Clear Double (VLT 6.7)	
L0 North + L1 Guest		
L0 East		
L1 South		
Daylight Criteria Achieved?:	All Yes	
1.1 Daylight Access - Living Areas		100%
Score Contribution	This credit contributes 30% towards the category score.	
Criteria	What % of living areas achieve the daylight criteria?	
Output	Calculated percentage	
Apartment	100 %	
1.2 Daylight Access - Bedrooms		100%
Score Contribution	This credit contributes 30% towards the category score.	
Criteria	What % of bedrooms achieve the daylight criteria?	
Output	Calculated percentage	
Apartment	100 %	
1.3 Winter Sunlight		100%

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Score Contribution	This credit contributes 10% 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	Yes	
2.1 Ventilation - Natural - Apartments		100%
Score Contribution	This credit contributes 30% towards the category score.	
Criteria	What % of dwellings are effectively naturally ventilated?	
Question	Percentage Achieved?	
Apartment	100 %	

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Transport Overall contribution 9.0%

		66%
1.1 Bicycle Parking - Residential		100%
Score Contribution	This credit contributes 22.2% towards the category score.	
Criteria	How many secure and undercover bicycle spaces are there for residents?	
Question	Bicycle Spaces Provided ?	
Apartment	14	
Output	Min Bicycle Spaces Required	
Apartment	9	
1.2 Bicycle Parking - Residential Visitor		100%
Score Contribution	This credit contributes 22.2% towards the category score.	
Criteria	How many secure bicycle spaces are there for visitors?	
Question	Visitor Bicycle Spaces Provided ?	
Apartment	2	
Output	Min Visitor Bicycle Spaces Required	
Apartment	2	
1.3 Bicycle Parking - Convenience Residential		0%
Score Contribution	This credit contributes 22.2% towards the category score.	
Criteria	Are bicycle parking facilities for residents located at ground or entry level?	
Question	Criteria Achieved ?	
Apartment	No	
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		0%
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	No	
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	

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Waste & Resource Recovery Overall contribution 5.5%

		66%
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1.1 Construction Waste - Building Re-Use		0%
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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%
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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	

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Urban Ecology Overall contribution 5.5%

		55%
1.1 Communal Spaces		0%
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 : * 1m ² for each of the first 50 occupants * Additional 0.5m ² for each occupant between 51 and 250 * Additional 0.25m ² for each occupant above 251?	
Question	Common space provided	
Apartment	0.0 m ²	
Output	Minimum Common Space Required	
Apartment	31 m ²	
2.1 Vegetation		100%
Score Contribution	This credit contributes 44.4% 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	43 %	
2.2 Green Roofs		0%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	No	
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 Balconies, Courtyards & Roof terraces		100%
Score Contribution	This credit contributes 11.1% 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	Yes	
3.1 Food Production - Residential		0%

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Score Contribution	This credit contributes 11.1% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Apartment	-
Output	Min Food Production Area
Apartment	8 m²

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Innovation Overall contribution 9.0%

70%

Project Initiatives

Initiative:

ESD verification during construction	O
IEQ sensors	O
Prepare design for disassembly plan	O
Material passport	O
90% waste diversion	O
Air Tightness / Air permeability testing	3
Zero operational waste plan	O

Description:

ESD verification during construction	ESD verification during construction
IEQ sensors	IEQ sensors are to be installed to all apartments. The sensors are to measure at a minimum VOC levels, humidity, PPM and temperature
Prepare design for disassembly plan	Prepare design for disassembly plan
Material passport	Material passport to catalogue all materials and quantities used in the building for maintenance, replacement and reconstruction purposes
90% waste diversion	90% of construction and demolition waste is to be diverted from landfill
Air Tightness / Air permeability testing	Commitment to undertake Air Tightness / Air permeability testing.
Zero operational waste plan	Implementation of a zero waste operational plan for the development i.e. education of occupants, metrics, signage, waste contractor management, etc.

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Points Targeted:

ESD verification during construction	1
IEQ sensors	1
Prepare design for disassembly plan	1
Material passport	1
90% waste diversion	1
Air Tightness / Air permeability testing	-
Zero operational waste plan	1

Points:

ESD verification during construction	-
IEQ sensors	-
Prepare design for disassembly plan	-
Material passport	-
90% waste diversion	-
Air Tightness / Air permeability testing	1
Zero operational waste plan	-

1.1 Innovation

70%

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

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