

# Sustainable Building Consultants

Creating a high-performance built  
environment for the future.



efficient  
LIVING

# Who We Are

We work with our clients to create a built environment for the future, where practical design and efficient systems enhance occupants' wellbeing, increase community resilience and reduce environmental impacts.

### PARTNERS FROM CONCEPT TO DELIVERY

Founded in 2000, Efficient Living is an Australian-owned sustainable building consultancy offering the design and construction industry a full suite of environmentally sustainable design (ESD) services.

We are a diverse team of architects, engineers, scientists, building designers and sustainability experts, and we're exceptional at what we do. Each of us has sustainability at the fore, but we also have an intricate understanding of how construction works and how buildings come together.

Our focus is always to help our clients create buildings that perform their best. We pride ourselves on our ability to provide simple buildable solutions that provide tangible benefits to the environment and occupants within a range of budgets and sustainability appetites.

1523



Clients

9,078



Projects

26,279



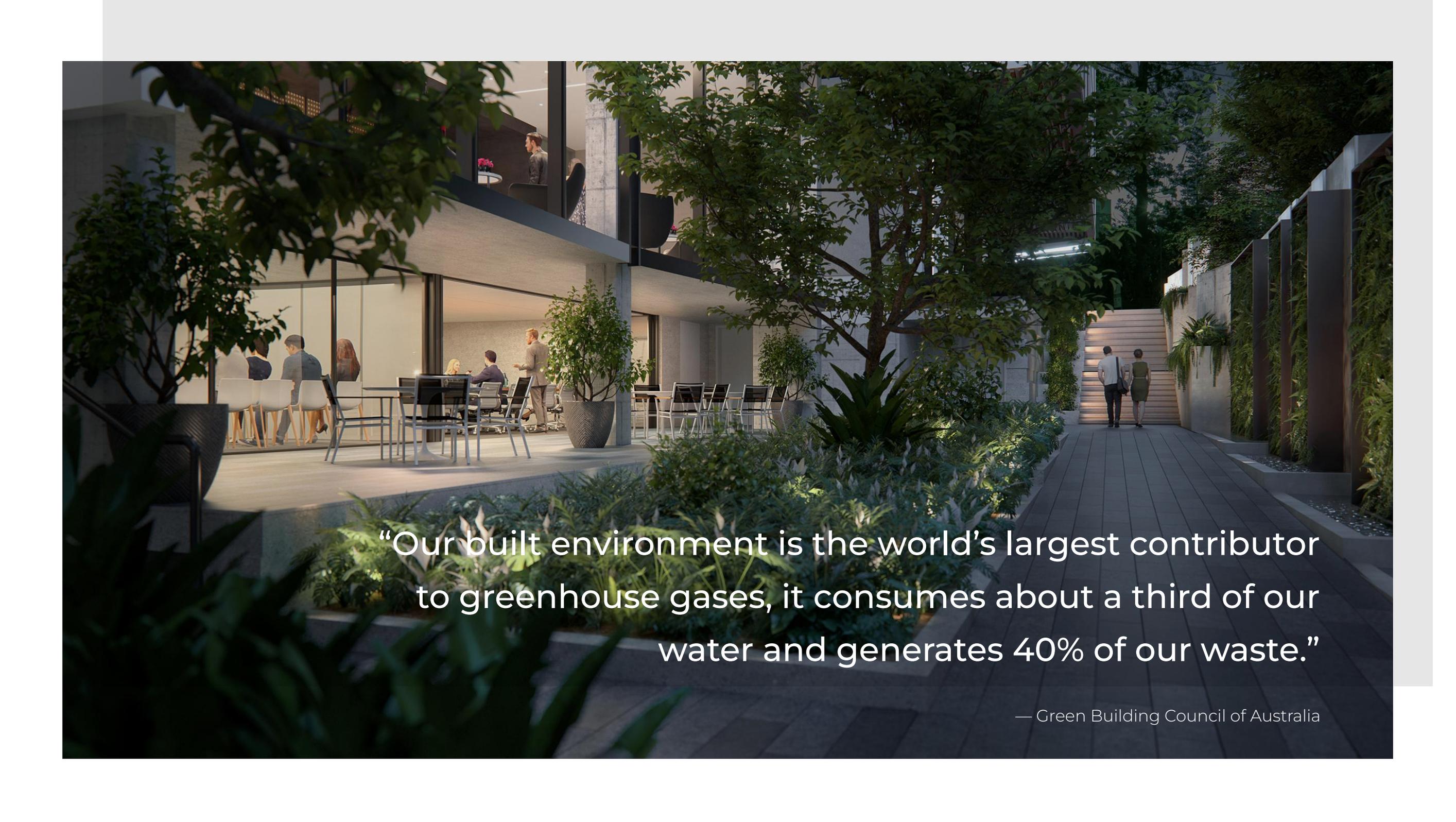
Dwellings

22



Years





“Our built environment is the world’s largest contributor to greenhouse gases, it consumes about a third of our water and generates 40% of our waste.”

— Green Building Council of Australia

# What We Do

Embedding sustainability in high-performance buildings is more than just modelling – though we are expert modellers! It's about balancing construction practicalities with sustainability impact and financial budget to create lasting benefits.

### **PARTNERS FROM CONCEPT TO DELIVERY**

We work alongside designers, builders, developers, architects and suppliers to optimise buildings at all stages of project delivery, whether it be workshopping sustainability into initial concepts and designs, modelling thermal comfort, inspecting buildings on-site or retrospectively remedying ongoing operational issues.

Our work spans all types of residential and commercial projects, from single dwellings, project homes, multi-residential apartments and boarding houses to hotels and shopping, childcare and town centres.

We always deliver best-in-market sustainability solutions, whether the goal is to gain simple regulatory compliance, world-leading sustainability certifications and everything in-between.

With the National Construction Code increase to 7-star homes in 2022 and net-zero buildings on the horizon, we are increasingly supporting our clients as they navigate the new requirements of construction in a low-carbon world.



Image: Frasers Property

## RESIDENTIAL BUILDINGS

We help architects and developers create homes that not only look spectacular, but also feel comfortable to live in and perform their best within their local environment.

Our highest-volume and fastest-turnaround service is regulatory thermal comfort assessments and modelling for renovations and newbuilds, although we are increasingly partnering with clients to achieve Green Star and NABERS ratings.

Traditional building techniques and materials will evolve dramatically over the coming decade as policy guides the transition to net-zero homes.

We are currently working to support and prepare residential designers, builders and suppliers to navigate the upcoming National Construction Code (NCC) energy efficiency and thermal comfort increase to 7-star homes.

### OUR SERVICES:

- Environmental and marketing strategy workshops at master planning stage
- Testing and guidance at design stage
- NatHERS thermal comfort modelling
- BASIX (NSW) assessments
- Green Star rating certifications
- NABERS ratings and commitment agreements
- BESS (Vic.)
- Onsite inspections and builders' compliance support



Image: Aqualand Projects

## COMMERCIAL BUILDINGS

Sustainability-rated commercial spaces are highly sought after and it's easy to understand why: they are cheaper to operate and incorporate wellbeing spaces that increase the productivity, comfort and health of the occupants, compared to traditional buildings.

What's more, the buildings we consult on are designed to withstand climate change, ensuring their value as a long-term asset.

Our accredited consultants can deliver Section J impact, compliance and alternative solution reports for regulatory compliance, or sustainability excellency in rating systems such as Green Star, NABERS, LEED and WELL.

We offer ESD strategy workshops for concept and design stage, as well as on-site inspection and compliance support to ensure the design is built to specifications.

### OUR SERVICES:

- NCC Section J – DTS (Deemed-to-Satisfy) reports
- NCC Section J – JV3 Alternative Assessment modelling
- NABERS ratings and commitment agreements
- Green Star rating certifications
- LEED certifications
- WELL certifications
- Onsite inspections and builders compliance support
- ESD analysis and marketing strategy workshops



Image: Frasers Property

What We Do 9

## ESD Consulting

At a B2B level, we are committed to helping the construction industry evolve to meet the world's net-zero emissions future. We offer in-house tailored ESD workshops and a helpdesk advisory service for designers, suppliers and builders looking to solve product challenges and ESD issues.

Our senior team members are regularly called on by policymakers, software developers and product suppliers to contribute our highly specialised technical knowledge to research and advisory projects; or to present at industry conferences.

### Our ESD consulting services include:

- 7-star homes, ESD strategy and marketing workshops to help designers and builders prepare for upcoming NCC stringency increases
- Policy and research advisory
- ESD reports suitable for master planning and development applications
- Statement of Environmental Effects reports





### Residential Services

- NatHERS
- BASIX
- BESS
- On-site compliance
- 7-star homes



### Commercial Services

- Section J – DtS & JV3
- NABERS
- Green Star
- WELL, LEED, and more.
- DA Reports & Onsite Compliance



### ESD Consulting

- 7-star, ESD and strategy workshops
- Ask an expert
- ESD Reports
- SOEE Reports
- Research & policy guidance



# Why Choose Us



### Technical Experts

When you work with us, you have access to some of the most experienced and forward-thinking sustainable building experts in Australia, relied upon by some of the biggest names in the national construction industry.



### Policy Nerds

We monitor new policies and documentation requirements so you don't have to. Between us and our extensive industry network, we'll ensure you meet, (if not, exceed!), all of them.



### Integrated Team

Our only goal (aside from producing high-performance buildings, of course!) is collaboration: understanding your project, how you operate and the type of solutions that will suit your budget and needs.



Efficient Living's team offers an unrivalled spectrum of knowledge, melding intricate construction know-how with cutting-edge sustainability expertise.

### OUR PEOPLE ARE YOUR PEOPLE

Our team hails from a range of professional backgrounds – from engineering and architecture to building design, environmental science and sustainable development – but we are bound by common passions: buildings and sustainability.

Combined with ongoing industry accreditation, our skillset means we have an enormous knowledge pool to draw upon when providing leading ESD and policy advice.

With 20+ years of experience behind us, we're renowned as the industry's proverbial 'safe hands'. Our secret? It's not just our expertise: it's also the longevity of our team.

The top consultants you meet today, will often still be the people working with you project after project, year after year, which means we become more than consultants – we become a part of your team.



“On every occasion, [Efficient Living] has exceeded my expectations in regards to timeliness and efficiency and all at a reasonable cost.”

— Emile Jansen, Jansen Architecture



# Our Projects



## GREEN SQUARE

### Mirvac

#### ESD Strategy & Implementation

Efficient Living is Mirvac's ESD engineering partner on both the residential and commercial elements of Green Square, assisting with ESD strategies from concept design, DA and CC documentation, through to on-site inspections and completion statements at each stage of construction. The project has received national recognition as one of Australia's most sustainable communities, receiving a 6 Star Green Star rating from the Green Building Council of Australia.



## 1-11 OXFORD STREET

### Central Element

#### NABERS & Green Star Consultant

This project, revitalising an historic cinema into a 6-storey boutique hotel, is targeting a 5 Star Green Star as Built v1.3 rating, and 4.5 star NABERS Energy for Hotels and 4 star NABERS Water ratings. Efficient Living is guiding the process, incorporating roof-level photovoltaic panels, landscaped roof gardens, and water efficient/energy efficient systems and fittings, with a focus on lower operational costs.





## SHELL COVE

### Frasers

#### ESD Consultant

Frasers made a Carbon Neutral Commitment on its Shell Cove over-55s complex and engaged Efficient Living to help deliver the promise. Efficient Living optimized the thermal performance of the building envelope, improving window-to-wall ratios, installing high-performance glazing, insulation, ventilation, sealing the façade and adding orientation-based shading to largely eliminate heating and cooling demands. Shell Cove is also gas-free with EV charging facilities in all precincts.



## 180 GEORGE STREET

### Meriton

#### ESD, NatHERS, BASIX and Section J – JV3

Focusing on quality, yet cost-effective solutions with minimal operational costs, Efficient Living ensured compliance for these 58- and 67-storey serviced apartment/residential towers, positioned over more than 2300sqm of retail and commercial spaces. Efficient Living collaborated with the client and glazing contractor to ensure suitable glazing, ample natural ventilation and solar control was installed throughout, while maintaining the building's award-winning appearance.





## 52-58 RESERVOIR STREET

### Cornerstone

#### NABERS Consultant, Section J – JV3

Efficient Living prepared the NABERS Base Building 5.5 Star Energy Estimation Report and Section J JV3 for this mixed-use retail and commercial development, followed by close consultation with the client and contractors to ensure the rating was reached. The focus was on practical, buildable solutions with landscaped courtyards, terraces and rooftops, while the commercial tenancies enjoy column-free floorplates, expansive glazing, sunlight and natural ventilation.



## 167 NORTHUMBERLAND STREET

### Meriton

#### ESD Report, Section J – JV3 & NABERS Consultant

Efficient Living prepared the ESD report, Section J JV3 and NABERS Energy services for this 31-storey mixed-use development, which comprises serviced apartments over a podium of ground floor retail, two storeys of commercial offices, childcare, gym and pool facilities. Targeting a 5-star NABERS Energy Rating, we worked alongside the Meriton design team to alter the original design for suitable glazing, insulation and shading to ensure compliance with Section J of NCC.



# Our Clients





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## Contact Us

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Image: Fraser's Property