

Memorandum

Memorandum of: Impact of shading structure deletion on BESS result

Project Number: 630094

Project Name: Project Bayview

Date: 24 August 2023

To: Kingston Council ESD Officer

From: Matt Sykes (Introba – formally Integral)

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Introduction

This memorandum has been provided to accompany the updated Sustainability Management Plan (SMP) provided for Project Bayview at Mentone Grammar School issued 24/08/2023.

BESS

Kingston Planning Scheme Clause 22.13 – Environmentally Sustainable Development requires that projects utilise a third-party sustainability tool to benchmark the project. Project Bayview selected the Built Environment Sustainability Scorecard (BESS).

To demonstrate 'best practice' in environmentally sustainable development, the project must score 50% or higher in the BESS rating tool. In addition, minimum scores must be achieved in the Water, Energy, Stormwater, and Internal Environment Quality (IEQ) categories.

Deletion of the shading structure

It is proposed to delete an external timber shading structure to save costs as the project has been subject to unexpected conditions on site that have resulted in an increase to project cost.

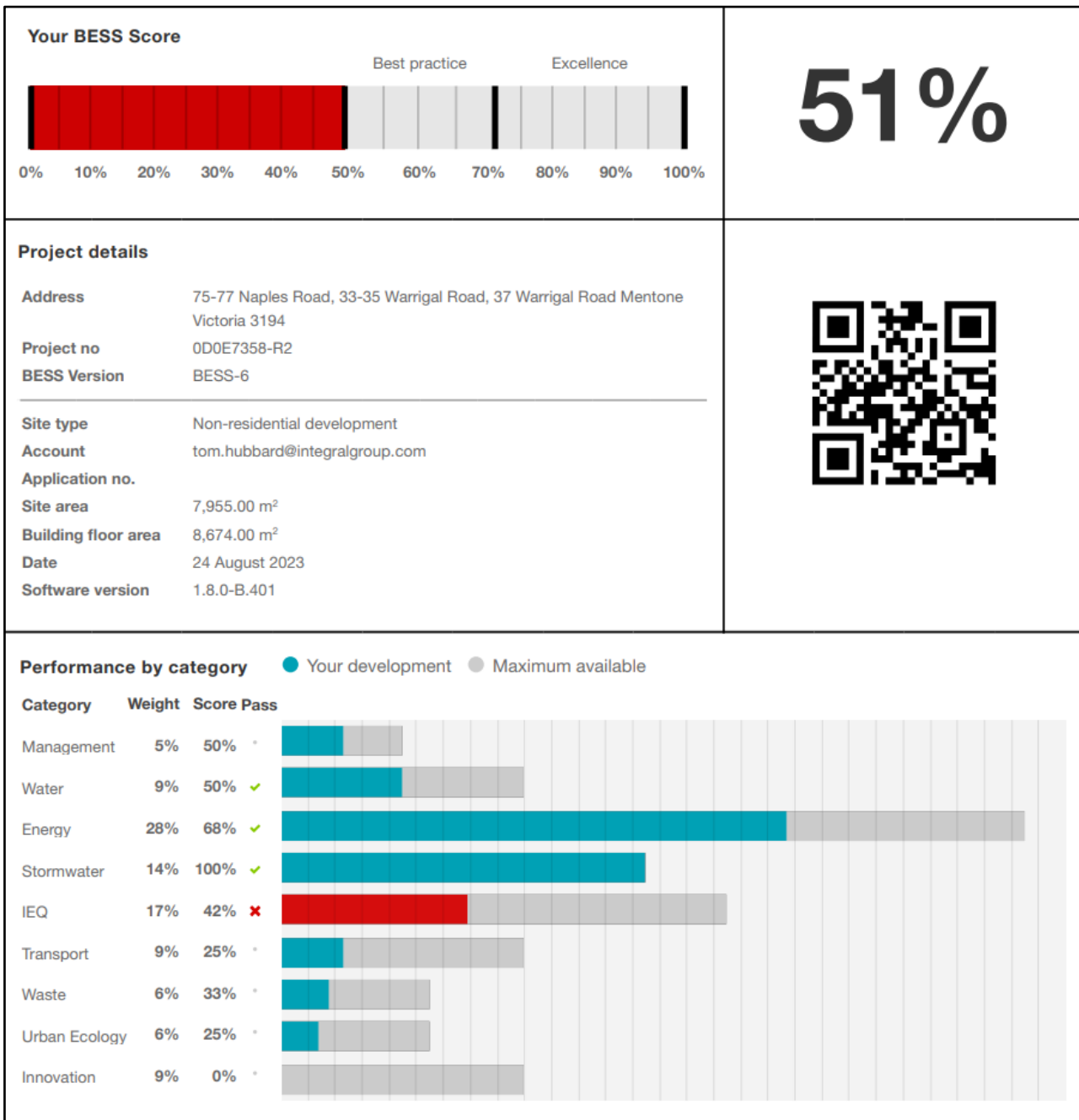
Impact to BESS Score

With the timber shading structure included, the project was achieving points under the IEQ category due to over 50% of north, west, and east glazing being 'effectively shaded'. Deletion of the external timber shading structure has reduced the 'effectively shaded' windows from 51% to 48%, reducing the score in the IEQ category to below the 50% minimum score.

Overall, the project is still achieving the 50% minimum score, which has reduced from 53% with the external timber shading structure to 51% without – refer BESS summary on the following page.

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BESS Summary



Conclusion

Deletion of the external timber shading structure reduces the area of the 'effectively shaded' windows on the north, west, and east facades from 51% to 48% - a relatively small impact.

Overall, the project still achieves the 50% minimum score, which has reduced from 53% with the external timber shading structure to 51% without, however the project does not achieve the minimum score in IEQ category due to this change.