



B L U E B E E
SUSTAINABLE SERVICES

**ADVERTISED
PLAN**

Sustainability Management Plan

For the: 24 Jessie St Coburg

Presented to: Merri Bek City Council

APRIL 2, 2024

Reference: 22071 24 Jessie St Coburg

Contents

Revision History:	1
Executive Summary	2
1- Introduction.....	3
2- Site Description.....	3
3- References, Benchmarks, and Planning scheme requirements	4
4- Project ESD assessment.....	6
4.1- Management	7
4.2- Water	8
4.3- Energy	9
4.4- Stormwater.....	9
4.5- IEQ.....	10
4.6 – Transport.....	12
4.6- Waste.....	13
4.8- Urban Ecology.....	13
5- Stormwater Managements and System Maintenance	13
6- Maintenance schedule	14
7- Conclusion.....	15
8- Appendix A – Stormwater assessment	16
9- Appendix B – Cross ventilation assessment	17
10- Appendix C – Daylight modelling assessment.....	18
11- Appendix D – Preliminary Façade calculator and NatHERS results.....	19
12- Appendix E – BESS assessment.....	20

Revision History:

Author	Revision	Date	Content/Changes
Joe Abi Rached	0-Draft	26.03.2024	Draft issue
Jessica Daaboul	1	02.04.2023	Town Planning Issue

**ADVERTISED
PLAN**

Executive Summary

This Sustainability Management Plan (SMP) is prepared for the proposed mixed-use development (24 Jessie Street) located at 24 Jessie St, Coburg VIC 3058 and is based on the drawing set prepared by DKO Architecture, dated 5 Apr. 2024, Project No. 00013106. This report outlines the development's Environmentally Sustainable Design (ESD) initiatives and assesses their equivalence to current best practice.

This project is committing to demonstrating:

- BESS sustainability tool achieving or exceeding best practice (50%)
- STORM rating achieving or exceeding 100%
- Consideration of clauses 15.01-2L-05 of the planning scheme

A summary of the project's key ESD measures is included below:

Commitment	Implication	Relevant to
Management		
Users Guide	A building users guide to be produced and issued to occupants and building management	Developer
Thermal performance Assessment	A preliminary NatHERS rating has been undertaken for all thermally unique dwellings in accordance with NCC part J0.2. A preliminary facade assessment has been undertaken in accordance with NCC Section J1	ESD Consultant
Water		
Sanitary Fixtures	WELS star rating to be greater than: showerhead:4*(≥ 6 but ≤ 7.5), combined bath and shower, taps: $\geq 5^*$, WC: $\geq 4^*$, dishwasher: $\geq 4^*$,	Architect
Rainwater	A Total of 50kL RWT provided, 20kL and 30kL, connected to toilets and irrigation.	Hydraulics
Landscaping	Water Efficient Landscaping will be incorporated on site	Landscape
Fire testing	Floor by floor testing valves to reduce potable water consumption in fire testing	
Energy		
Hot Water	Hot water heat pump. Within one star or 85% of the best in equivalent capacity for non-residential and band 2 minimum for residential component.	Services
Facade	Wall and glazing demonstrate meeting the required NCC2019 facade calculator.	Architect
Floor/Ceiling	Envelope floors and ceilings demonstrate a 10% improvement in NCC2019 levels in non-residential component	Architect
HVAC	HVAC systems within one Star of the most efficient equivalent capacity unit available, or COP $>85\%$ of the most efficient equivalent capacity unit available	Services
Lighting	Residential component to achieve 20% reduction in IPD and the non-residential component to meet the requirements in Table J6.2a of the NCC 2019 Vol 1	Services
Energy	The development will be all electric and provides 20kW solar PV array on its roof	Services/Architect
Stormwater Management		
Stormwater	Treatments include raingardens, rainwater tanks, and buffer strips.	Civil.
Indoor Environment Quality		
Outdoor Air	All habitable rooms designed to achieve effective natural ventilation.	Architect
Glazing	Residential: 92% bedrooms and 86% living rooms with good daylight access. Non-Residential: 44.7% of non-residential nominated floor area complies. 73% of east, north and west glazing to regular use areas effectively shaded	Architect
Pollutants	Indoor paints, sealants, adhesives, carpets, and engineered wood with compliant indoor pollutants levels	Architect
Urban Ecology		
Communal spaces	Provision of around 160 sqm for the residential and around 220 sqm of open communal space for non-residential.	Architect
Vegetation	$>25\%$ of the site is covered with vegetation.	Landscape

1 - Introduction

This Sustainability Management Plan sets the requirements for the Environmentally Sustainable Design (ESD) elements to be incorporated into the proposed mixed-use development located at 24 Jessie St, Coburg VIC 3058. It captures initiatives necessary to ensure that the development meets the sustainability requirements of Merri-Bek City Council.

The analysis is based on drawings prepared by DKO Architecture, dated 5 Apr. 2024 Project No. 00013106. This report provides the references, benchmarks and council's planning scheme requirements. Commitments to demonstrate compliance are then outlined. This report concludes with discussion of the next steps.

2- Site Description

ADVERTISED PLAN

This site is located at 24 Jessie St, Coburg VIC 3058 (Figure 1) and has an approximate site surface area of 5,980 sqm.

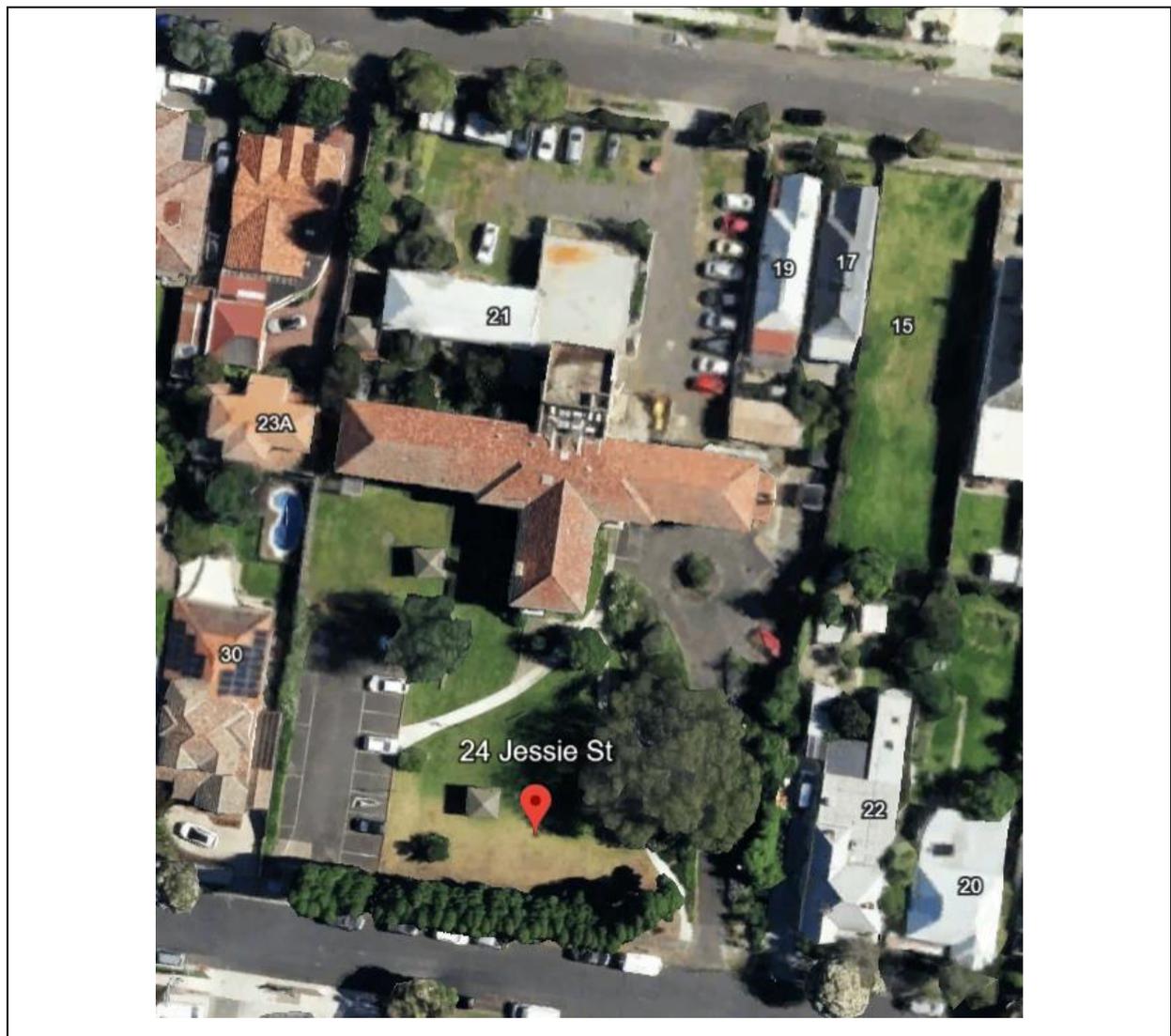


Figure 1: Existing Site

3- References, Benchmarks, and Planning scheme requirements

This section provides the benchmarks and the sections demonstrating compliance with the benchmarks.

3.1- Planning scheme

This assessment provides guidelines for the project to meet the Planning Scheme requirements in the city of Merri-Bek listed below:

**ADVERTISED
PLAN**

Planning scheme requirements of clause 15.01-2L-05	
Objective (reduced)	Project Commitment
Energy performance Reduce both energy use and energy peak demand through design measures such as: <ul style="list-style-type: none"> • Building orientation. • Shading to glazed surfaces. • Optimizing glazing to exposed surfaces. • Inclusion of renewable technologies or future provision. 	Energy: <ul style="list-style-type: none"> • N-S oriented building design despite E-W site/land orientation. • Low Window to Wall ratio (WWR) • Provision of onsite Renewable Energy • Use of efficient services systems (HVAC, Hot water etc...)
Integrated water management <ul style="list-style-type: none"> • Reduce total operating potable water use through appropriate design measures. • Encourage the appropriate use of alternative water sources. • Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies. 	Water: <ul style="list-style-type: none"> • Rainwater collection and re-use for toilets and irrigation. • High WELS rated taps. • Native and draught tolerant landscaping. • Storm score of 100% achieved for the development demonstrating low pollutant level.
Indoor environment quality: <ul style="list-style-type: none"> • Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritizing passive design over mechanical heating, ventilation, cooling and lighting. • Reduce indoor air pollutants by encouraging use of low-toxicity materials. • Minimize noise levels and noise transfer within and between buildings and associated external areas. 	IEQ: <ul style="list-style-type: none"> • Adequate levels of Cross ventilation and daylight access • High thermal and acoustic performance building fabric. • Use of materials with low toxicity. • Use of ceiling fans to reduce reliance on mechanical air conditioning.
Transport <ul style="list-style-type: none"> • Design development to promote the use of walking, cycling and public transport, in that order; and minimize car dependency. • Promote the use of low emissions vehicle technologies and supporting infrastructure. 	Transport: <ul style="list-style-type: none"> • Site has a walk score of 86, and a transit score of 71. This increases the opportunity for walking and local errands. • Bicycle parking provided to enhance cycling and minimize car dependency. • Low car to occupancy ratio. This promotes carpooling, public transport use, and walking.
Waste management <ul style="list-style-type: none"> • Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development. • Encourage use of durable and reusable building materials. • Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities. 	Waste Management: <ul style="list-style-type: none"> • Provision for on-site management of food and garden waste. • Provision of convenient recycling facilities.
Urban ecology: <ul style="list-style-type: none"> • Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation. • Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees. Encourage the provision of space for productive gardens, particularly in larger residential developments.	Urban Ecology: <ul style="list-style-type: none"> • Native landscaping • Provision of WSUD assessment • BESS urban ecology score of 65%. • >25% site area covered with vegetation. • 34sqm dedicated for residential food production vegetation. Use of light coloured roof.

**ADVERTISED
PLAN**

3.2- SDAPP

In line with the planning scheme requirements and mainly clause 15.01-02L. City of Merri-Bek Council adopts the SDAPP framework in its planning process. The SDAPP lists 10 key sustainable building categories that need to be addressed in the planning process to meet the council's sustainability targets.

The categories are:

- Indoor Environmental Quality
- Energy Efficiency
- Water Efficiency
- Stormwater Management
- Building Materials
- Transport
- Waste Management
- Urban Ecology
- Innovation
- Construction and Building Management

BESS is a tool that helps demonstrate how the proposed development addresses the SDAPP 10 key sustainable building categories for compliance purposes.

This project commits to addressing the 10 categories of the SDAPP as outlined in this report. The commitments listed in this report shall be effectively applied during the different project phases.

4- Project ESD assessment

This project is committing to demonstrating:

- Built Environment Sustainability Scorecard (BESS) assessment exceeding the best practice benchmark
- STORM rating of 100%
- Consideration of the council's planning scheme

Figure 2 illustrates the BESS score of this development. It shows the credit criteria that were prioritized in this project, it shows the achieved points vs the maximum available in each credit.

**ADVERTISED
PLAN**

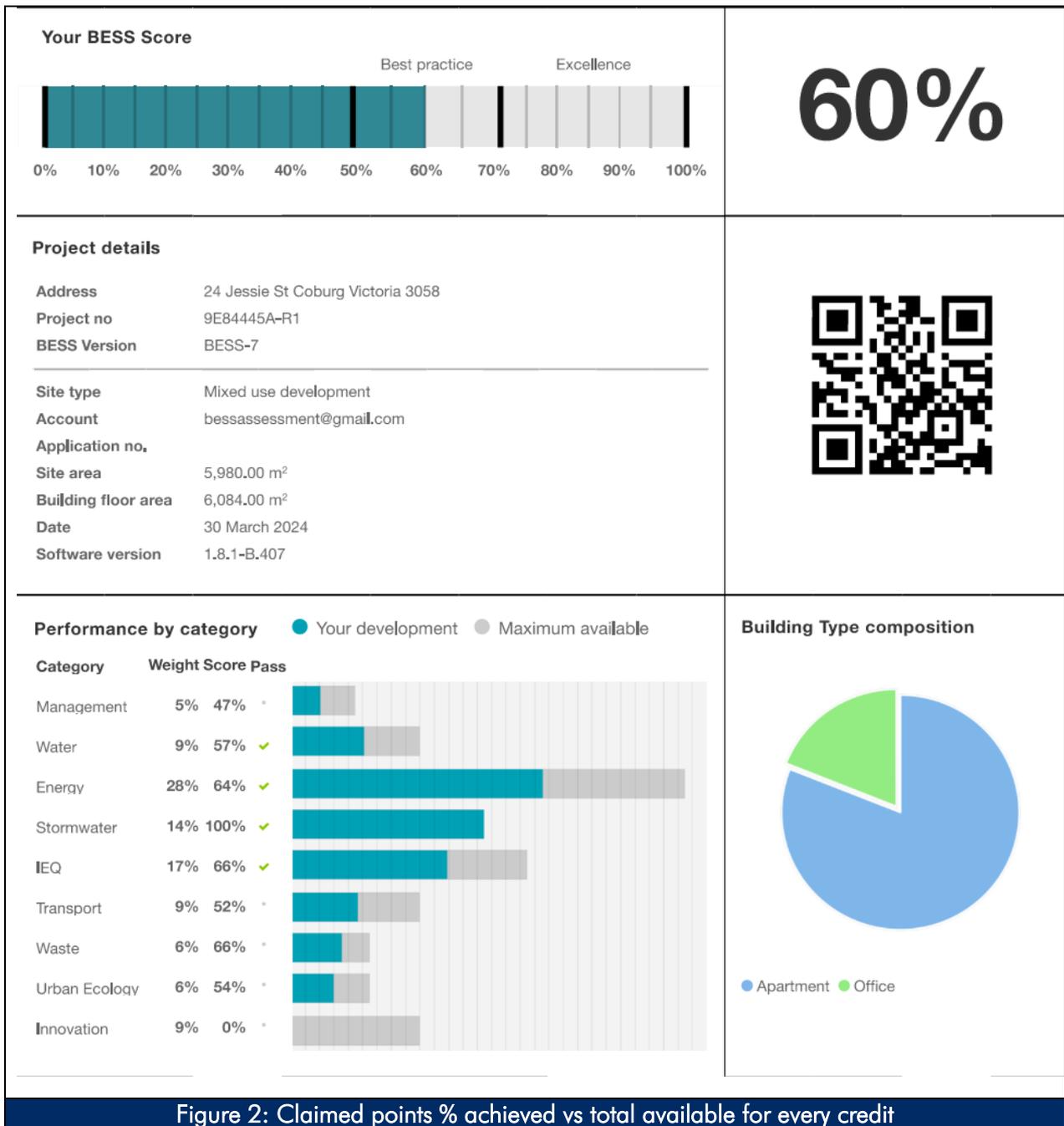


Figure 2: Claimed points % achieved vs total available for every credit

4.1- Management

The building and construction management approach followed in this project covers the planning, design and construction phases. Its commitments are summarised below:

Measure	Responsible Party
A preliminary facade assessment has been undertaken in accordance with NCC2019 for the development. Refer to appendix D for the calculator results. The following building fabric criteria has been used in the preliminary facade assessment:	ESD consultant and builder

<ul style="list-style-type: none"> • Insulation: R2 wall insulation as a minimum • Glazing with the following thermal performance: <ul style="list-style-type: none"> ◦ Fixed: $U < 4.5$ and $SHGC \leq 0.38$ ◦ Sliding: $U < 4.5$ and $SHGC \leq 0.32$ 	
<p>A preliminary NatHERS rating in accordance with NCC2019 has been undertaken for all thermally unique dwellings. Refer to appendix D for the calculation results.</p> <p>The following building fabric criteria has been used in the preliminary NatHERS rating:</p> <p><u>Insulation:</u> R2.5 for walls; R3.6 for roofs; R2 for floors. <u>Glazing:</u> Double glazed clear with argon fill aluminium frames in high performance glazing.</p>	ESD consultant/architect
<p>A project specific building users guide will be prepared and distributed to occupants. Guide to contain information on:</p> <ul style="list-style-type: none"> • building and major systems maintenance and tuning. • intended use of common spaces. • description of energy and water efficiency initiatives. • description of operational waste requirements. • Sensible use of building services such as the HVAC systems. <p>Parts to include:</p> <ul style="list-style-type: none"> • Building overview. • Passive design incorporated and efficient system use. • Potable water management. • Waste management. • Transport. 	Head contractor

Note that this is a preliminary stage of the project and building fabric and glazing commitments might change throughout the design stages. Ultimately it is the average star rating that is expected to pass the NCC benchmarks.

4.2- Water

The average Victorian household uses approximately 500 litres of water per day (ABS, 2017) for both drinking and non-drinking purposes. This development acknowledges the importance of Victoria's precious water resources and aims at reducing the use of drinking water. This will be done through the substitution of drinking water for non-drinking purposes with reused and recycled water. The building specific commitments are summarised below:

Measure	Responsible Party
Installation of a total of 50kL rainwater tank(s) to cater for the irrigation and toilets' water consumption. Tank to be installed in accordance with HB230 codes and standard requirements.	Architect and Hydraulics consultant
Use of the following WELS rating for fixtures: <ul style="list-style-type: none"> • 5 star rated taps • 4 star toilets • 4 star dishwasher • 4 star showerheads 	Architect

Water Efficient Landscaping will be incorporated on site	Architect and landscape architect
--	-----------------------------------

4.3- Energy

Increased energy consumption is not always needed for more comfortable indoors. Sustainable practices in building design can decrease power consumption, reduce the impact of climate change while providing a comfortable indoor environment. This development supports council's aim of encouraging:

- Land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.
- The provision of renewable energy in a manner that ensures appropriate siting and design considerations are met.

This is achieved via:

Measure	Responsible Party
Installation of electric and structural provision for 20kW solar Photovoltaic array on the roof to cater for the office and common areas.	Architect and electrical
HVAC systems within one Star of the most efficient equivalent capacity unit available, or COP>85% of the most efficient equivalent capacity unit available.	Mechanical engineer
Hot water heat pump. Within one star or 85% of the best efficiency in equivalent capacity in non-residential component.	Hydraulics engineer
Hot water heat pump band 2 for the residential part.	Hydraulics engineer
Envelope floors and ceilings demonstrate a 10% improvement in NCC2019 levels for non-residential component. Wall and glazing demonstrate meeting the required NCC2019 facade calculator.	Architect
All electric development	Electrical engineer
Provision of LED internal lighting to meet the requirements in Table J6.2a of the NCC 2019 Vol 1 for non-residential component.	Electrical engineer
Residential part of the development to achieve 20% reduction in IPD over NCC2019 requirements.	Electrical engineer

Building fabric assumptions might change throughout the design development, The design team and head contractor will ultimately be responsible for ensuring that the NCC requirements are achieved.

ADVERTISED PLAN

4.4- Stormwater

Hard and impervious surfaces, such as buildings, roads and car parks lead to excess stormwater runoff that would otherwise have been retained on site in natural forests. This development is committed to reduce stormwater runoff and improve the quality of our waterways.

This is demonstrated by achieving best practice reduction in total suspended solids (TSS), total phosphorus (TP) and total nitrogen (TN) loads.

These reductions are achieved here through a 100% STORM score using Melbourne Water STORM tool. Below is a mark-up showing assumptions taken to this end:

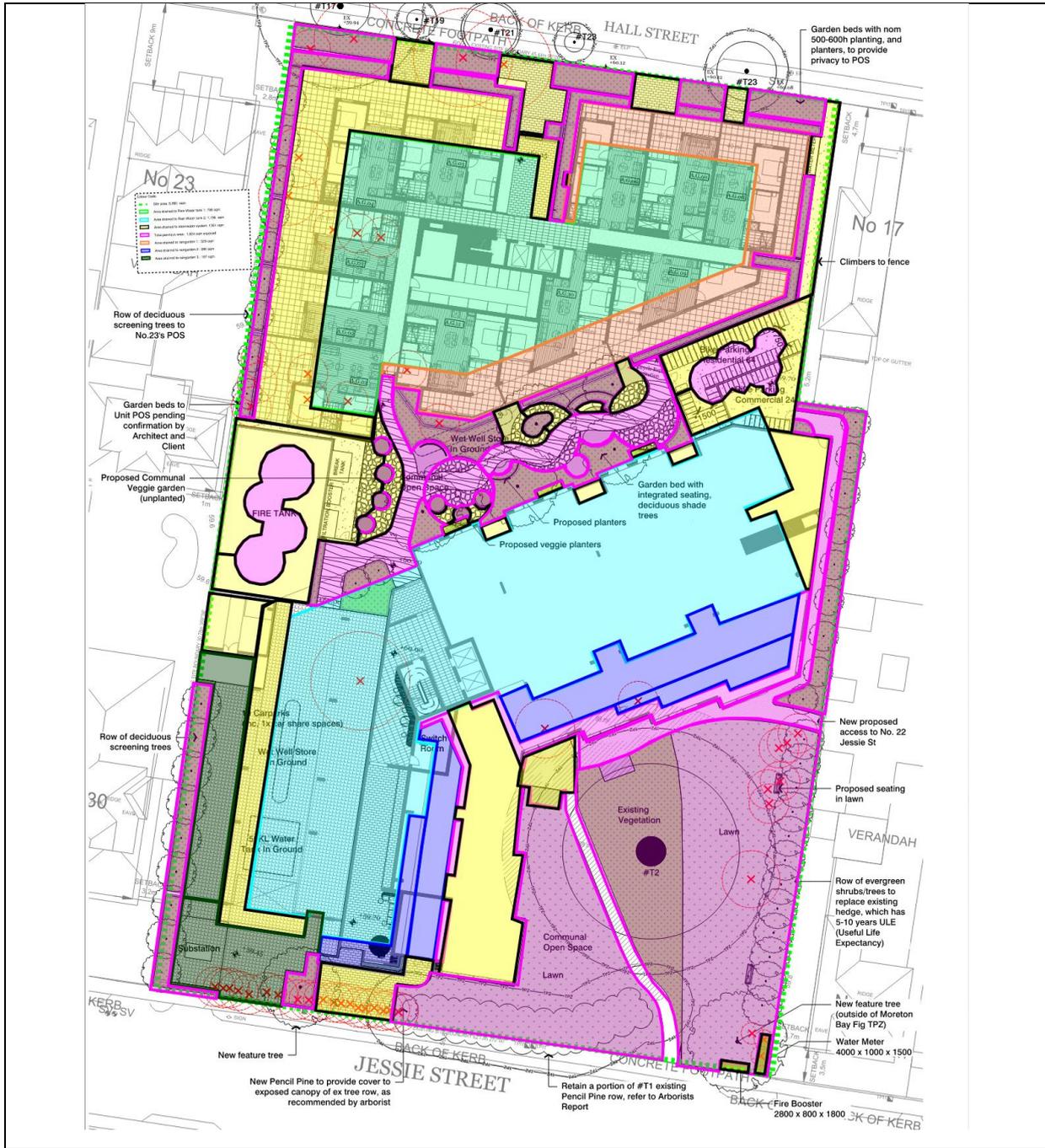


Figure 3: 100% storm score

4.5- IEQ

People spend most of their time indoors, especially in Melbourne’s weather. Therefore, the quality of the indoor environment is vital to our health and wellbeing. A building’s architecture can lead to passive cooling and heating strategies that lead to more comfortable indoors. Also

good distribution of operable windows can lead to cross ventilation, which lets outdoor air in moving with it indoor air pollutants to the outside.

This project commits to high levels of indoor environment quality through the following practices:

Measure	Responsible Party
Residential: 92% of bedrooms has more than 0.5% daylight factor and 86% of living rooms has more than 1% daylight factor (Refer to appendix C for daylight contours mark-up) Non-Residential: 44.7% of non-residential nominated floor area has at least 2% daylight factor (Refer to appendix C for daylight contours mark-up)	Architect
Residential: 100% of dwelling is effectively naturally ventilated (Refer to appendix B for cross-ventilation mark-up) Non-Residential: 92% of the regular use areas are effectively naturally ventilated	Architect
All paints, sealants, adhesives, carpet, and engineering wood meet the maximum total indoor pollutant emission limits	Architect

Below are extracts from the Green Star Design and As Built Guidelines for indoor pollutant levels compliance:

Table 13.1.1B: Maximum TVOC Limits for Paints, Adhesives and Sealants

Product Category	Max TVOC content in grams per litre (g/L) of ready to use product.
General purpose adhesives and sealants	50
Interior wall and ceiling paint, all sheen levels	16
Trim, varnishes and wood stains	75

Product Category	Max TVOC content in grams per litre (g/L) of ready to use product.
Primers, sealers and prep coats	65
One and two pack performance coatings for floors	140
Acoustic sealants, architectural sealant, waterproofing membranes and sealant, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100

**ADVERTISED
PLAN**

Table 13.1.2B Carpet Test Standards and TVOC Emissions Limits

Compliance option	Test protocol	Limit
ASTM D5116	ASTM D5116 - Total VOC limit*	0.5mg/m ² per hour
	ASTM D5116 - 4-PC (4-Phenylcyclohexene)*	0.05mg/m ² per hour
ISO 16000 / EN 13419	ISO 16000 / EN 13419 - TVOC at three days	0.5 mg/m ² per hour
ISO 10580 / ISO/TC 219 (Document N238)	ISO 10580 / ISO/TC 219 (Document N238) - TVOC at 24 hours	0.5mg/m ² per hour

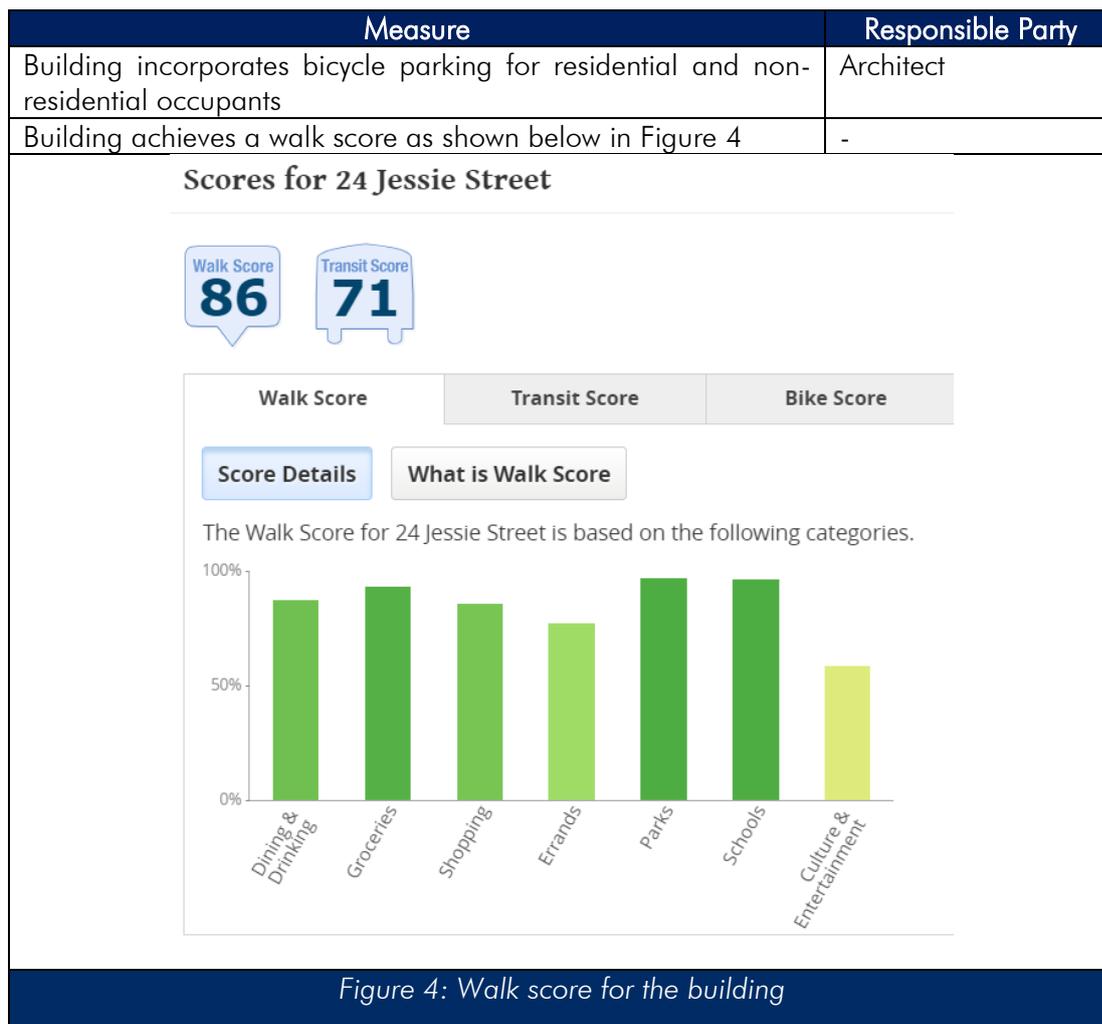
*Both limits should be met when testing against ASTM D5116

ADVERTISED PLAN

4.6 – Transport

Reducing car dependency and use leads to reduced transport related greenhouse gas emissions. This can be achieved via sustainable transport practices like low emission vehicles, options for walking and cycling and an extensive public transport network that Victoria commits to.

Sustainable transport is achieved in this development via the following practices:



4.6- Waste

Buildings construction and demolition waste contributes to up to 40 per cent of the waste going to Australia's landfills. Also, our buildings generate an enormous amount of waste during their occupancy. One of Merri-Bek city council strategies is to encourage the design of buildings that reduce waste and protect the biodiversity.

This development achieves the above targets through:

Measure	Responsible Party
General and recycling waste storage bins are available and easily accessible.	Waste specialist
Green waste bins are available and easily accessible.	Waste specialist
Waste management plan to be provided for the building	Waste specialist
Construction Management Plan to be prepared by the builder for management of construction and demolition waste	Head contractor

4.8- Urban Ecology

This development commits to maintaining and enhancing the health of our urban system. This is achieved through:

Measure	Responsible Party
The development includes a large space that will be used for communal gatherings for residential and non-residential	Architect
Vegetation cover exceeds >25% of site area.	Architect and/or landscape architect
Provision of >34sqm food production area through the allocation of space for veggie patches in backyards	Architect and/or landscape architect

5- Stormwater Managements and System Maintenance

Below are additional commitments addressing stormwater management beyond harvesting of rainwater:

5.1- Stormwater management report:

A STORM score of over 100% has been achieved as detailed in Appendix A to demonstrate achieving best practice stormwater pollution reduction targets. It is required that the total storm score claimed in this report be achieved using Appendix A or an equivalent storm score.

5.2- Stormwater management layout:

Refer to Appendix A for treatment areas and architectural drawings for location of rainwater tanks.

5.3- Site management plan:

Refer to Construction Management Plan to be prepared by the builder for stormwater control measures during construction.

Plan to contain and be not limited to initiatives similar to the following or to commit to initiatives with similar outcome:

- Silt fences or the like to prevent sediment infiltration into the stormwater system.
- Buffer strips or the like for the prevention of stormwater runoff.
- Gravel filters or similar at stormwater inlets to prevent site contaminant infiltration into the stormwater system.
- Site is to be kept clean.

ADVERTISED PLAN

5.4- Maintenance program:

A maintenance program which sets out future operation and maintenance arrangements.

The WSUD objectives are achieved through a rainwater capture and reuse system. The maintenance requirements for this system are:

- Rainwater tank:
 - Maintenance in accordance with Handbook HB-230:2008 produced by Standards Australia
 - Access will be via the watertight maintenance panel, noting that it is a confined space and appropriate precautions must be taken.
 - Pumps and filtration systems maintenance to be in accordance with manufacturer requirements

As the majority of rainwater will be collected, the stormwater quality leaving the site will be improved and quantity reduced compared to a conventional building.

6- Maintenance schedule

The below minimum maintenance intervals are proposed for the building's systems, these intervals are to be confirmed upon building users guide submission maintenance otherwise can be in accordance with the relevant standard, and supplier's recommendations. This information is preliminary only, for detailed maintenance information and more updated schedule refer to building users guide.

For Rainwater tanks, refer to the below guidelines:

Item	Procedure	Proposed maintenance interval
Gutters and downpipes	Inspection & cleaning	In accordance with the relevant standard, and supplier's recommendations (otherwise semi-annually).
Leaf diverters	Inspection & cleaning	In accordance with the relevant standard, and supplier's recommendations (otherwise semi-annually).
First flush system	Inspection & cleaning	In accordance with the relevant standard, and supplier's recommendations (otherwise semi-annually).

Rainwater tank	Inspection & repair	In accordance with the relevant standard, and supplier's recommendations (otherwise every semi-annually).
Rainwater tank	Sediment build-up cleaning	In accordance with the relevant standard, and supplier's recommendations (otherwise annually).

For raingardens, refer to the below:

Item	Procedure	Proposed maintenance interval
Filter Media and Raingarden/Tree pit surface	Inspection & cleaning.	Every 3 months or in accordance with the manufacturer/landscape requirements
Filter Media and Raingarden/Tree pit surface	Assess hydraulic performance	Every 3 years or in accordance with the manufacturer/landscape requirements
Vegetation	Assess plant health, check plant density and weeds presence	Every 3 months or in accordance with the manufacturer/landscape requirements
Raingarden Drainage	Inspection for blockage	Every 6 months or in accordance with the manufacturer/landscape requirement
Raingarden Inlet	Inspection for debris and sediment build up	Every 3 months or in accordance with the manufacturer/landscape requirements
Raingarden Inlet	Inspect kerb inlets for scour	Every 6 months or in accordance with the manufacturer/landscape requirements
Overflow Pit	Inspect for blockage	Every 3 months or in accordance with the manufacturer/landscape requirements
Mulch	Check depth and distribution of mulch, check for any sediment accumulation, etc...	Every 3 months or in accordance with the manufacturer/landscape requirements

ADVERTISED PLAN

7- Conclusion

The project achieves all the minimum BESS requirements for Water, Energy, Stormwater and IEQ and exceeds BESS best practice levels to achieves an overall BESS rating of 60%. BESS represents industry ESD best practice benchmarks The BESS assessment completed in this report demonstrates compliance of this building with the ESD requirements in the Merri-Bek Planning Scheme.

8- Appendix A – Stormwater assessment

The builder is required to adhere to Melbourne Water's stormwater management guidelines during the construction stage. RWT tank and stormwater system design and installation (by others) to comply with the Building Code of Australia, Australian standards (including: AS/NZS 2179.1; AS/NZS 3500.3.2; AS/NZS 3500.3 etc...) and rainwater tank design and installation handbook.

This report does not constitute a civil engineering design and nor does it replace any civil engineering designs or requirements.

This report does not constitute a flood management design and nor does it replace any flood management designs or requirements.

This report assumes all materials, designs, sizing and construction processes are expected to be compliant with the building code, relevant codes and Australian standards.

The drawings and values provided indicate the performance required and design intent but not material specifications or detailed site implementation. The builder is required to implement the design intent indicated in this report in accordance with the BCA and relevant Australian codes and standards.

Any products indicated in this report are suggestions only and have been suggested in relation to their WSUD performance. The results of any computer simulations within this report do not guarantee future performance.

**ADVERTISED
PLAN**



STORM Rating Report

TransactionID: 0
Municipality: MERRI-BEK
Rainfall Station: MORELAND
Address: 24 Jessie Street

Coburg
VIC

Assessor:

Development Type: Residential - Mixed Use
Allotment Site (m2): 5,980.00
STORM Rating %: 101

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof 1 to rainwater tank	798.00	Rainwater Tank	20,000.00	50	160.60	82.00
Roof 2 to rainwater tank	700.00	Rainwater Tank	20,000.00	100	164.00	82.00
Roof 2 to rainwater tank	496.00	Rainwater Tank	10,000.00	70	152.60	78.00
Area to raingarden 1	455.00	Raingarden 100mm	6.00	0	120.00	0.00
Area to raingarden 2	197.00	Raingarden 100mm	3.00	0	122.70	0.00
Untreated	1,278.00	None	0.00	0	0.00	0.00

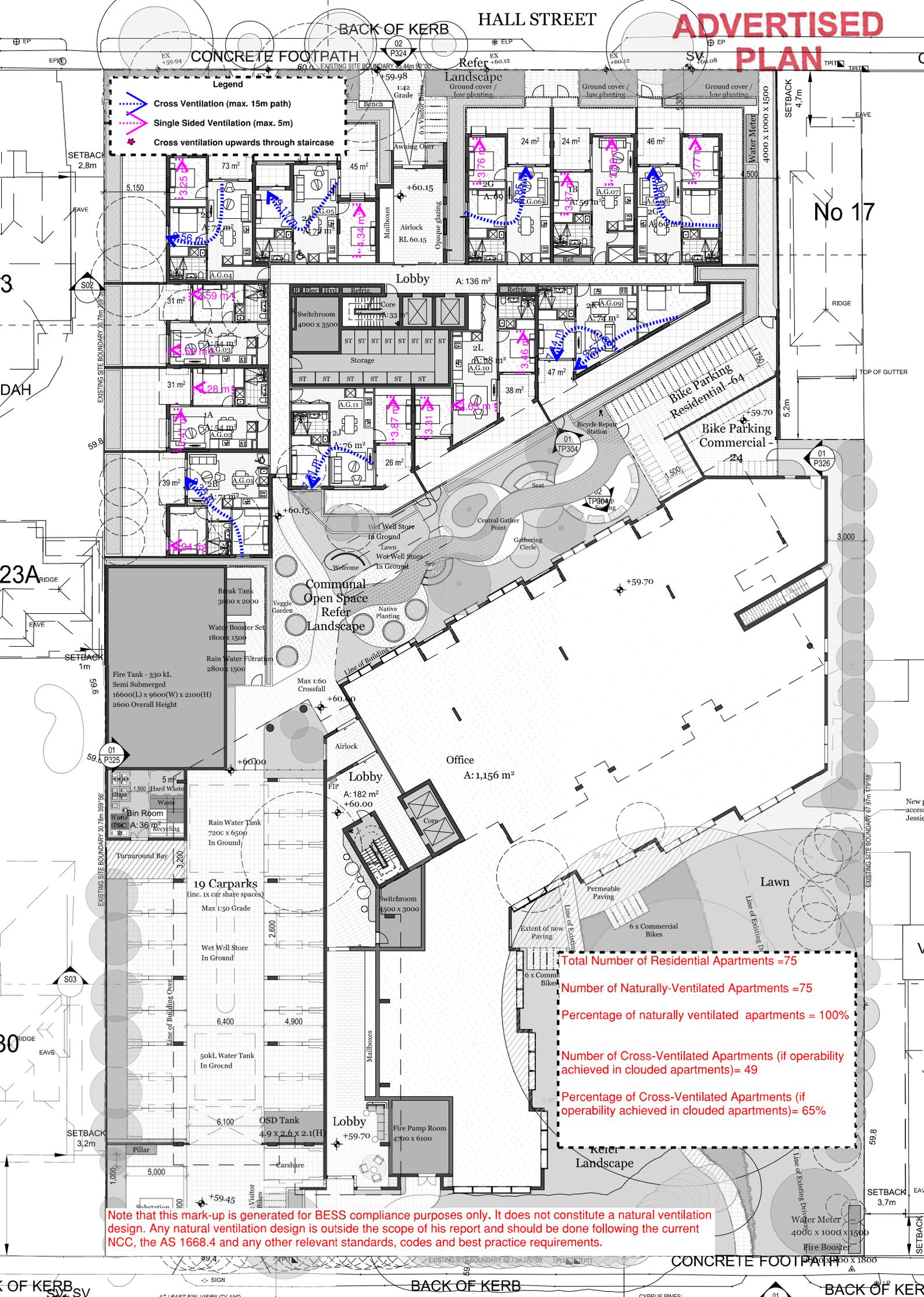
**ADVERTISED
PLAN**

Date Generated: 30-Mar-2024

Program Version: 1.0.0

9- Appendix B – Cross ventilation assessment

**ADVERTISED
PLAN**



- Legend**
- Cross Ventilation (max. 15m path)
 - Single Sided Ventilation (max. 5m)
 - ↑ Cross ventilation upwards through staircase

Total Number of Residential Apartments = 75

Number of Naturally-Ventilated Apartments = 75

Percentage of naturally ventilated apartments = 100%

Number of Cross-Ventilated Apartments (if operability achieved in clouded apartments) = 49

Percentage of Cross-Ventilated Apartments (if operability achieved in clouded apartments) = 65%

Note that this mark-up is generated for BESS compliance purposes only. It does not constitute a natural ventilation design. Any natural ventilation design is outside the scope of his report and should be done following the current NCC, the AS 1668.4 and any other relevant standards, codes and best practice requirements.

BACK OF KERB

HALL STREET

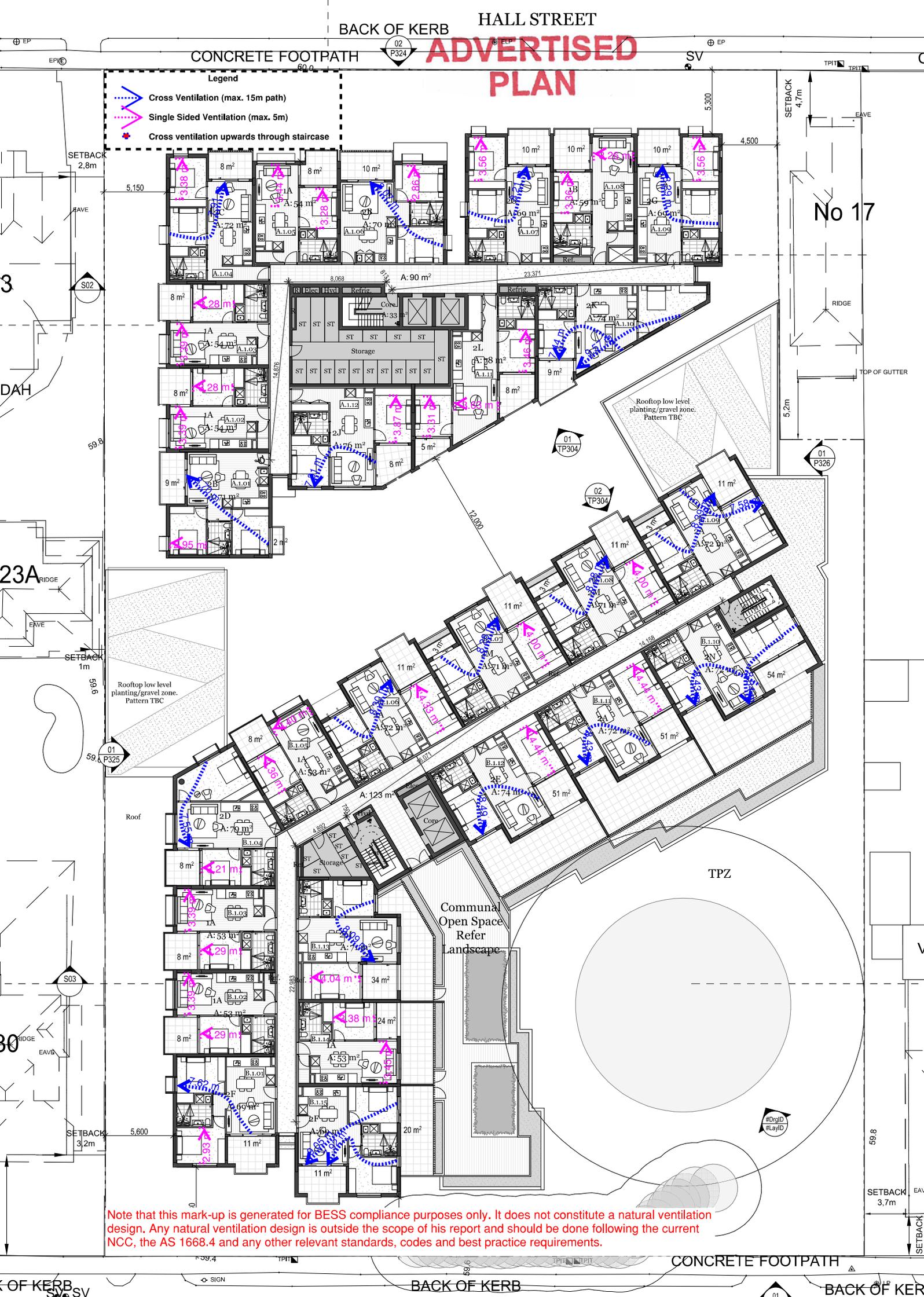
CONCRETE FOOTPATH

ADVERTISED PLAN

SV

Legend

- Cross Ventilation (max. 15m path)
- Single Sided Ventilation (max. 5m)
- Cross ventilation upwards through staircase



No 17

Note that this mark-up is generated for BESS compliance purposes only. It does not constitute a natural ventilation design. Any natural ventilation design is outside the scope of his report and should be done following the current NCC, the AS 1668.4 and any other relevant standards, codes and best practice requirements.

BACK OF KERB

BACK OF KERB

CONCRETE FOOTPATH

BACK OF KERB

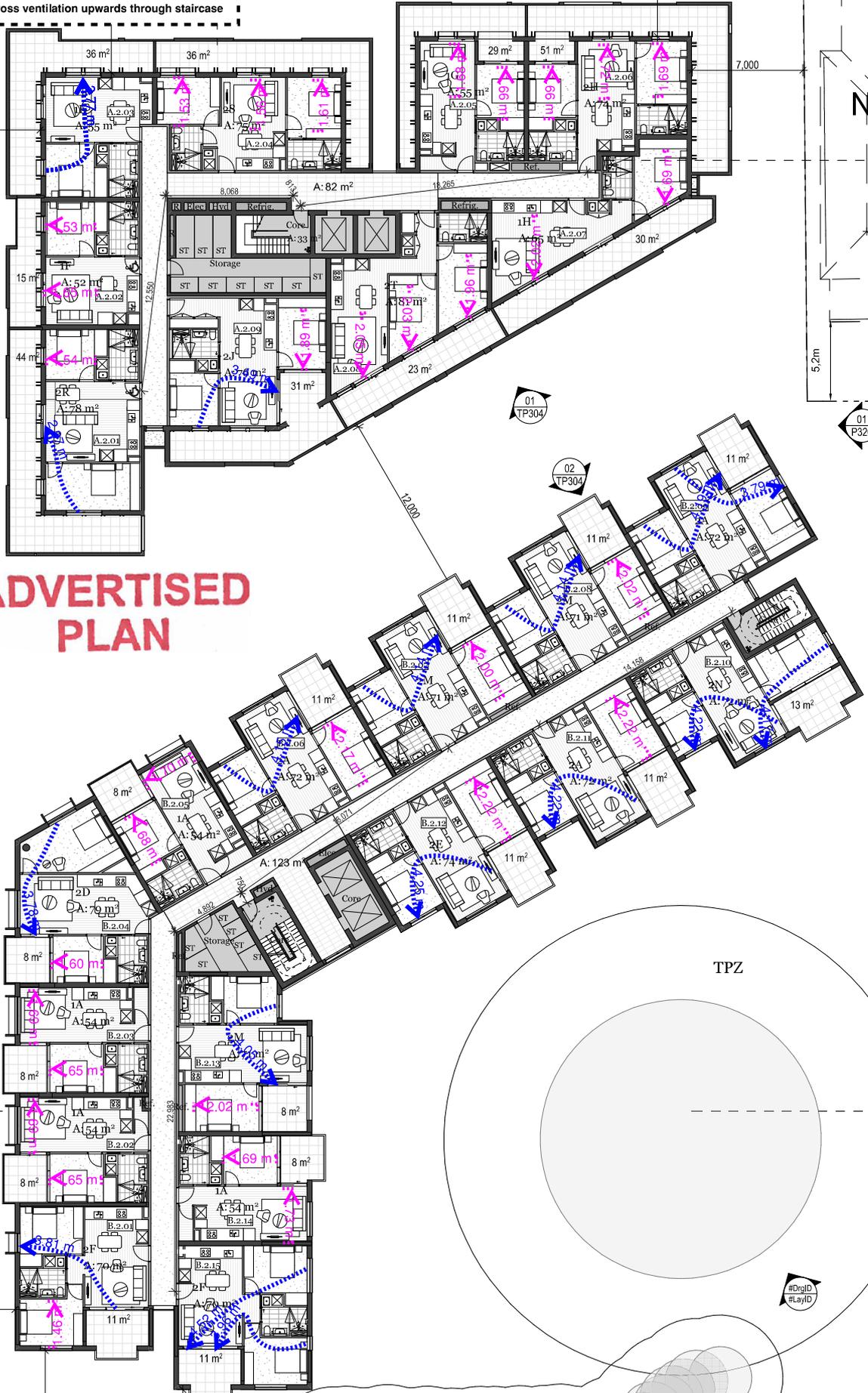
BACK OF KERB

HALL STREET

CONCRETE FOOTPATH

Legend

- Cross Ventilation (max. 15m path)
- Single Sided Ventilation (max. 5m)
- Cross ventilation upwards through staircase



ADVERTISED PLAN

Note that this mark-up is generated for BESS compliance purposes only. It does not constitute a natural ventilation design. Any natural ventilation design is outside the scope of his report and should be done following the current NCC, the AS 1668.4 and any other relevant standards, codes and best practice requirements.

CONCRETE FOOTPATH

BACK OF KERB

BACK OF KERB

No 17

TPZ

#DroID #LayID

SETBACK 4.7m

RIDGE

TOP OF GUTTER

SETBACK 3.7m

59.8

59.6

5.2m

7.000

7.500

7.300

59.8

59.6

5.600

SETBACK 2.8m

SETBACK 1m

SETBACK 3.2m

S02

01 P325

S03

01 P324

01 TP304

02 TP304

01 P326

01 P327

01 P328

3

DAH

23A

30

BACK OF KERB

BACK OF KERB

HALL STREET

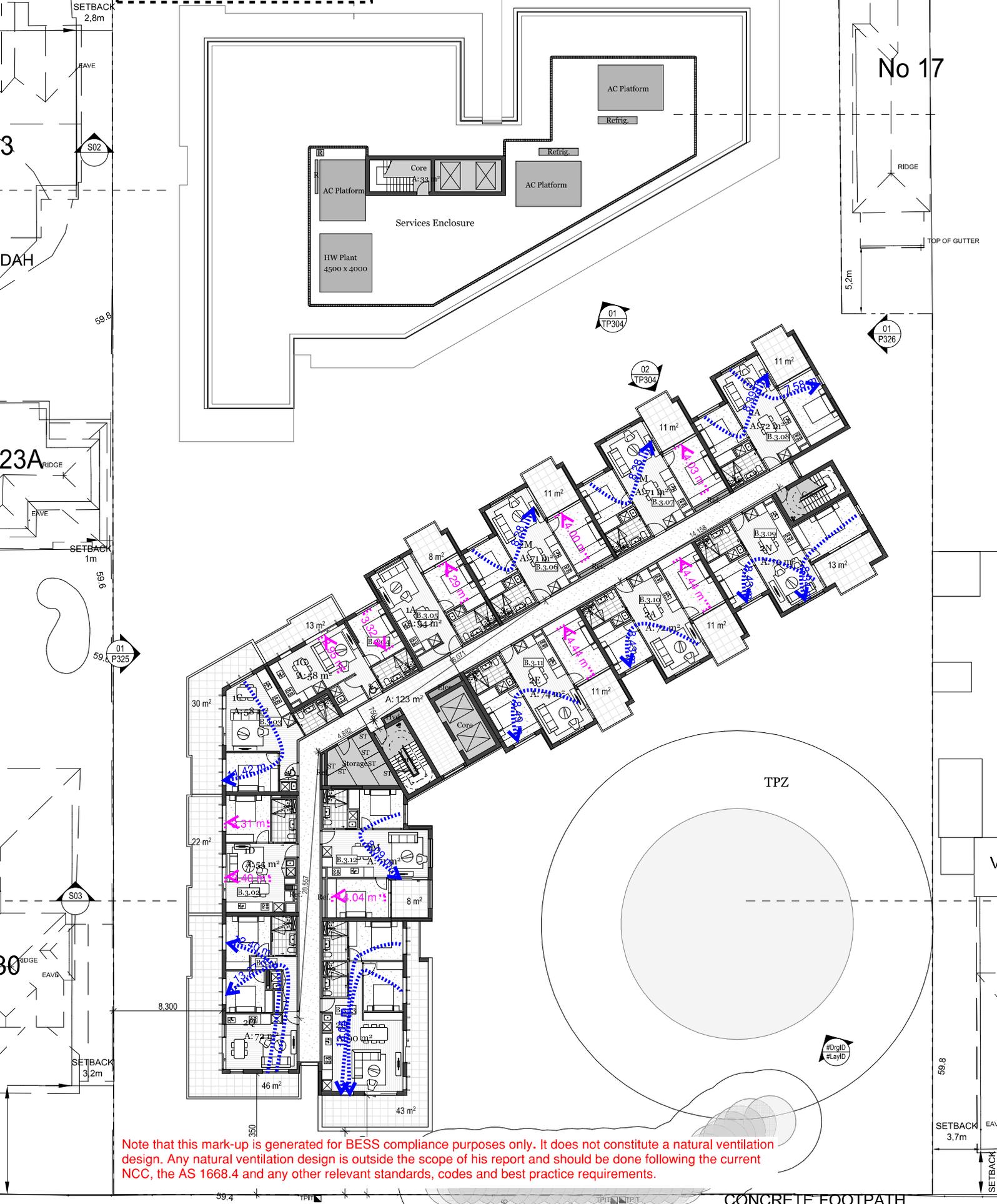
CONCRETE FOOTPATH

ADVERTISED PLAN

SV

Legend

- Cross Ventilation (max. 15m path)
- Single Sided Ventilation (max. 5m)
- Cross ventilation upwards through staircase



Note that this mark-up is generated for BESS compliance purposes only. It does not constitute a natural ventilation design. Any natural ventilation design is outside the scope of his report and should be done following the current NCC, the AS 1668.4 and any other relevant standards, codes and best practice requirements.

BACK OF KERB CONCRETE FOOTPATH BACK OF KERB

10- Appendix C – Daylight modelling assessment

**ADVERTISED
PLAN**

1 - Daylight Modelling: Assessment results

Blue Bee Sustainable Services performed a daylight analysis on the planned development located at 24 Jessie Street, Coburg VIC 3058.

To assess the development against BESS requirements we summarise the daylight requirements below:

Residential Areas:

To claim this credit, you must use daylight modelling software or daylight calculations to show that at least 80% of the total number of Bedrooms achieve daylight factor greater than or equal to 0.5% to 90% of the floor area in each bedroom, and at least 80% of the total number of living areas achieve a daylight factor greater than 1% to 90% of the floor area of each living area, assuming a uniform design sky of 10,000 lux.

Non-Residential Areas:

To claim this credit, you must use daylight modelling software or daylight calculations to show the % of floor area achieving the target daylight factor of 2%, assuming a uniform design sky of 10,000 lux. Points are awarded where it is demonstrated that a minimum of 33% of regular use areas (by floor area) achieves the target daylight factor.

This daylight modelling was performed using the Integrated Environmental Solutions, Virtual Environment, for representative floors (Ground floor and Level 01). A three-dimensional model of the project was created to this end.

The results of the assessment indicate the following:

- 92% of the bedrooms would achieve >0.5% DF to 90% of their floor area
- 86% of the living rooms would achieve >1% DF to 90% of their floor area.
- 44.7% of the total offices' area achieves more than 2% DF

That is when the selected glazing was used.

Living Room Name	Total Nominated Living Room Areas (m ²)	% > 1.00 % DF	Compliant Living Rooms Area (m ²)
VLT 59%			
GF-2G LR	7.3873	96.6667	7.1411
GF-1B LR	7.3284	100.0000	7.3284
GF-2G LR	6.9631	100.0000	6.9631
GF-2A LR	7.5839	100.0000	7.5839
GF-2C LR	7.5580	100.0000	7.5580
GF-1A LR	7.6380	100.0000	7.6380
GF-2B LR	8.9238	100.0000	8.9238
GF-2K LR	11.5295	92.00	11.5295
GF-2L LR	10.8845	100.0000	10.8845
GF-2J LR	8.8847	100.0000	8.8847
L1-2G LR	7.3873	100.0000	7.3873
L1-1B LR	7.3284	100.0000	7.3284

**ADVERTISED
PLAN**

L1-2G LR	7.7972	100.0000	7.7972
L1-2C LR	8.4623	100.0000	8.4623
L1-1A LR	8.2921	100.0000	8.2921
L1-1A LR	8.0912	100.0000	8.0912
L1-2B LR	9.8147	100.0000	9.8147
L1-2K LR	12.2494	100.0000	12.2494
L1-2L LR	12.2217	100.0000	12.2217
L1-2J LR	10.2929	100.0000	10.2929
L1-1A LR	7.4238	100.0000	7.4238
L1-2B LR	6.9440	100.0000	6.9440
L1-2A LR	10.7511	100.0000	10.7511
L1-2M LR	9.7203	100.0000	9.7203
L1-2M LR	9.7457	100.0000	9.7457
L1-2A LR	8.9909	100.0000	8.9909
L1-1A LR	7.6501	100.0000	7.6501
L1-2D LR	10.5315	75.6098	7.9628
L1-1A LR	9.4896	58.5366	5.5549
L1-1A LR	9.6131	78.5714	7.5531
L1-2F LR	9.1149	76.1905	6.9447
L1-2F LR	10.4709	79.1667	8.2895
L1-1A LR	8.2827	100.0000	8.2827
L1-2M LR	9.1759	100.0000	9.1759
L1-2E LR	11.7215	100.0000	11.7215
L1-2A LR	10.9567	100.0000	10.9567
Total number of rooms	36		
Total number of compliant rooms	31		
Percentage compliant	86%		

Bedroom Name	Total Nominated Bedroom Areas (m ²)	% > 0.5 % DF	Compliant Bedroom Area (m ²)
VLT 59%			
GF-2B Bed	6.6613	100.0000	6.6613
GF-2G Bed 2	7.1209	100.0000	7.1209
GF-1B Bed	6.1462	100.0000	6.1462
GF-2G Bed 2	5.6649	0.0000	0.0000
GF-2G Bed 1	6.6927	100.0000	6.6927
GF-2G Bed 1	5.8061	100.0000	5.8061
GF-2A Bed 2	8.0554	57.1429	4.6031
GF-2A Bed 1	5.2479	100.0000	5.2479
GF-2C Bed 1	6.3385	100.0000	6.3385
GF-2C Bed 2	5.7863	100.0000	5.7863

**ADVERTISED
PLAN**

GF-1A Bed	5.4936	100.0000	5.4936
GF-2B Bed 1	6.3345	100.0000	6.3345
GF-2B Bed 2	5.2980	100.0000	5.2980
GF-2K Bed 2	5.2668	100.0000	5.2668
GF-2L Bed 1	5.9747	65.0000	3.8836
GF-2K Bed 1	8.9854	100.0000	8.9854
GF-2L Bed 2	5.6859	100.0000	5.6859
GF-2J Bed 1	6.8401	45.8333	3.1350
GF-2J Bed 2	6.0007	100.0000	6.0007
L1-1A Bed	6.6613	100.0000	6.6613
L1-2G Bed 2	7.5071	100.0000	7.5071
L1-1B Bed	6.1462	100.0000	6.1462
L1-2G Bed 2	5.6649	31.2500	1.7703
L1-2G Bed 1	7.0384	100.0000	7.0384
L1-2G Bed 1	6.0546	100.0000	6.0546
L1-2C Bed 1	6.7040	100.0000	6.7040
L1-2C Bed 2	6.1641	100.0000	6.1641
L1-1A Bed	6.1565	100.0000	6.1565
L1-2B Bed 1	6.7033	100.0000	6.7033
L1-2B Bed 2	6.0092	100.0000	6.0092
L1-2K Bed 2	5.9549	100.0000	5.9549
L1-2L Bed 1	6.6269	100.0000	6.6269
L1-2K Bed 1	9.5401	100.0000	9.5401
L1-2L Bed 2	6.3453	100.0000	6.3453
L1-2J Bed 1	7.4995	100.0000	7.4995
L1-2J Bed 2	6.4012	100.0000	6.4012
L1-1A Bed	6.3446	100.0000	6.3446
L1-2B Bed 1	6.0802	100.0000	6.0802
L1-2B Bed 2	4.5176	50.0000	2.2588
L1-2A Bed 1	5.2927	100.0000	5.2927
L1-2A Bed 2	10.0198	100.0000	10.0198
L1-2M Bed 2	7.3832	100.0000	7.3832
L1-2M Bed 1	5.4366	100.0000	5.4366
L1-2M Bed 1	6.1607	100.0000	6.1607
L1-2M Bed 2	7.5191	100.0000	7.5191
L1-2A Bed 2	7.8925	100.0000	7.8925
L1-2A Bed 1	5.8164	100.0000	5.8164
L1-1A Bed	6.0151	100.0000	6.0151
L1-2D Bed 1	13.0794	100.0000	13.0794
L1-2D Bed 2	6.6085	100.0000	6.6085
L1-1A Bed	6.9120	100.0000	6.9120
L1-1A Bed	6.5733	100.0000	6.5733

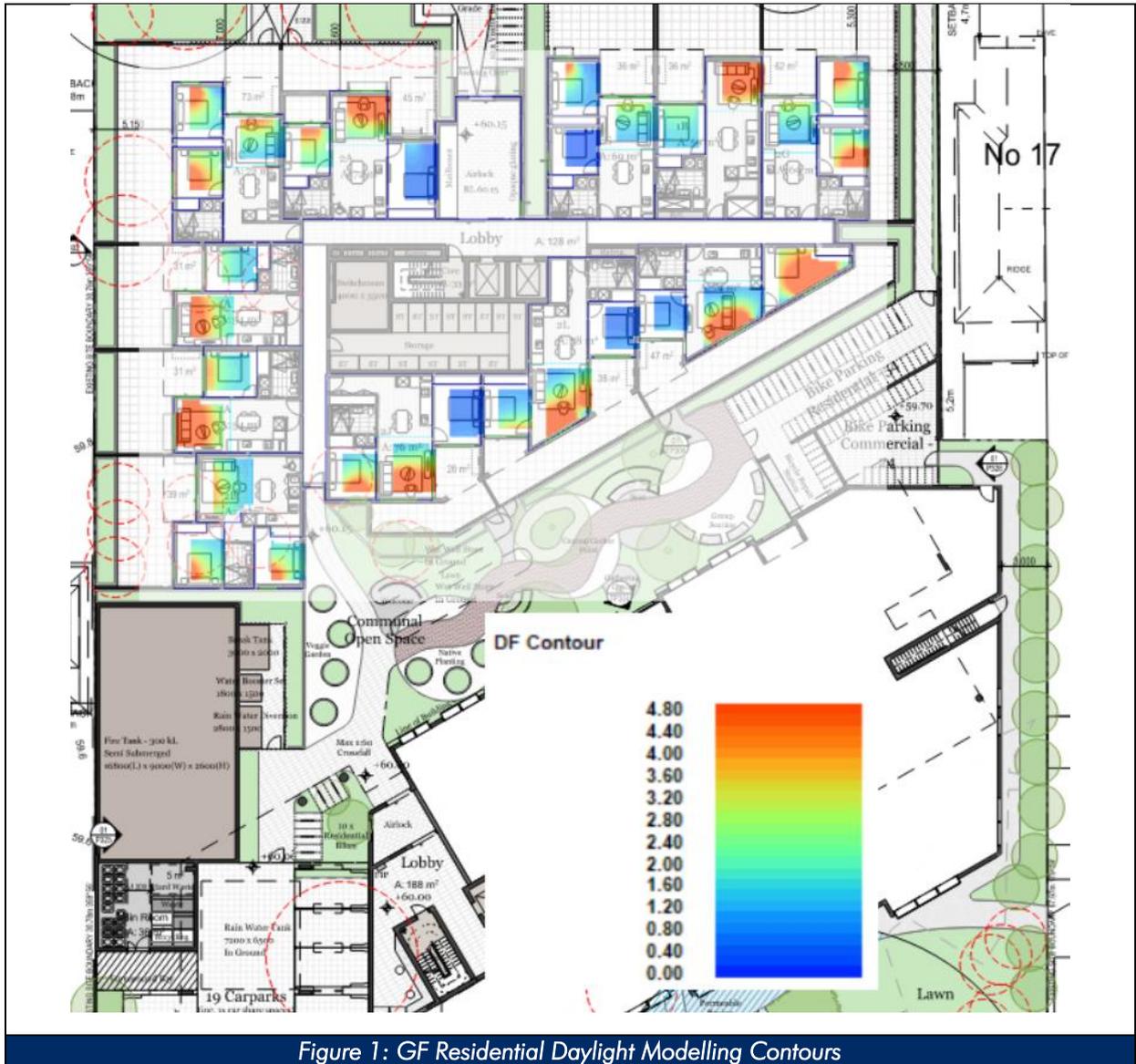
**ADVERTISED
PLAN**

L1-2F Bed 1	10.4791	100.0000	10.4791
L1-2F Bed 2	9.3318	100.0000	9.3318
L1-2F Bed 2	7.5483	100.0000	7.5483
L1-2F Bed 1	8.1941	100.0000	8.1941
L1-1A Bed	6.2336	100.0000	6.2336
L1-2M Bed 1	6.6607	100.0000	6.6607
L1-2M Bed 2	7.5441	100.0000	7.5441
L1-2E Bed 2	8.8354	100.0000	8.8354
L1-2E Bed 1	6.9946	100.0000	6.9946
L1-2A Bed 1	5.4667	100.0000	5.4667
L1-2A Bed 2	8.4682	100.0000	8.4682
L1-2N Bed 1	4.7167	100.0000	4.7167
L1-2N Bed 2	10.5115	100.0000	10.5115
Total number of rooms	65		
Total number of compliant rooms	60		
Percentage compliant	92%		

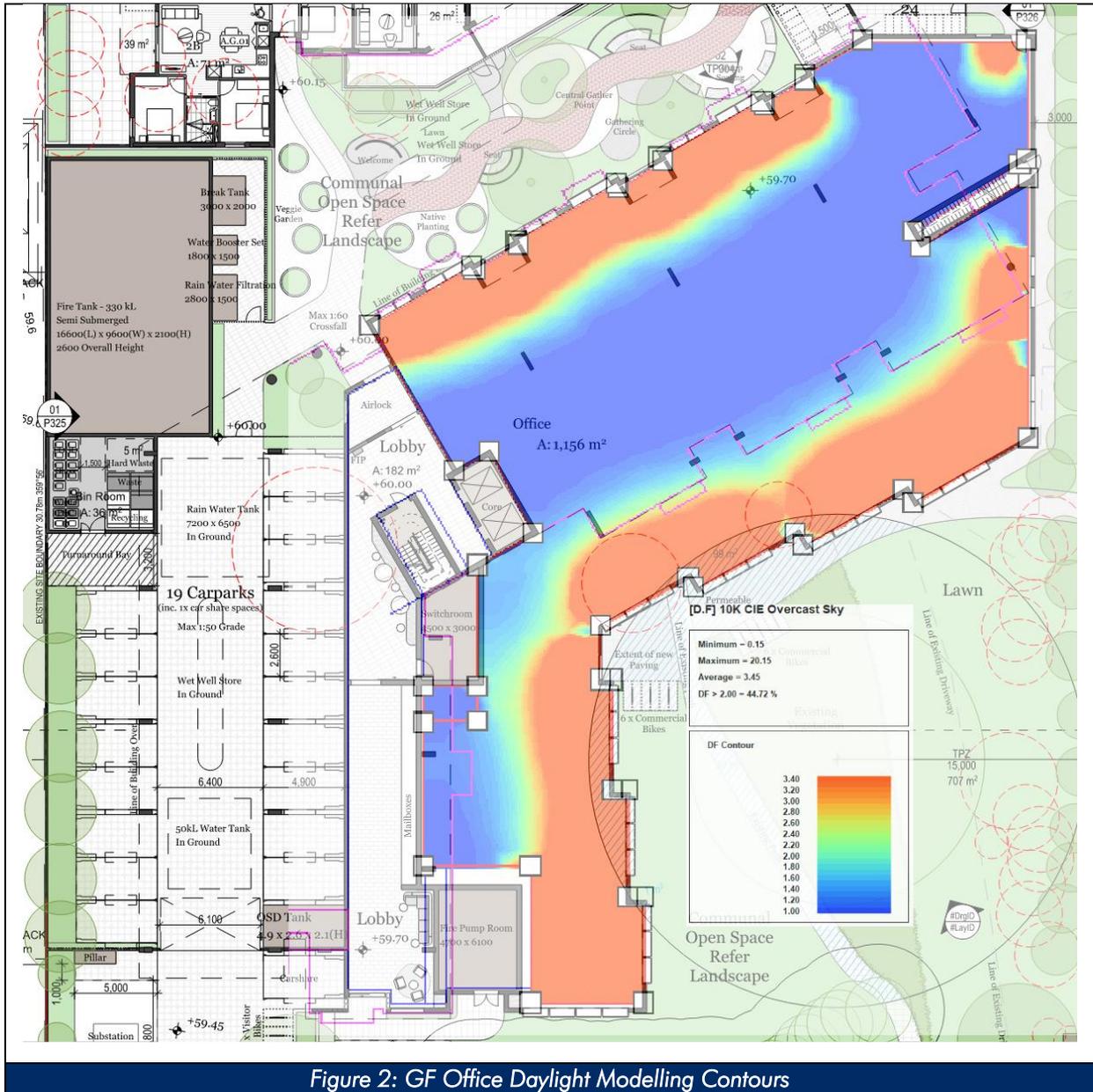
Room Name	Office Area (m ²)	% > 2.00 % DF	Compliant Office Area (m ²)
VLT 59%			
Total Office Area	1,156	44.7%	516.7
Percentage Compliance	44.7%		

Based on the results above, the benchmark set is achieved with the selected glazing. Below are the contours (Fig. 1 and 2):

**ADVERTISED
PLAN**



**ADVERTISED
PLAN**



**ADVERTISED
PLAN**

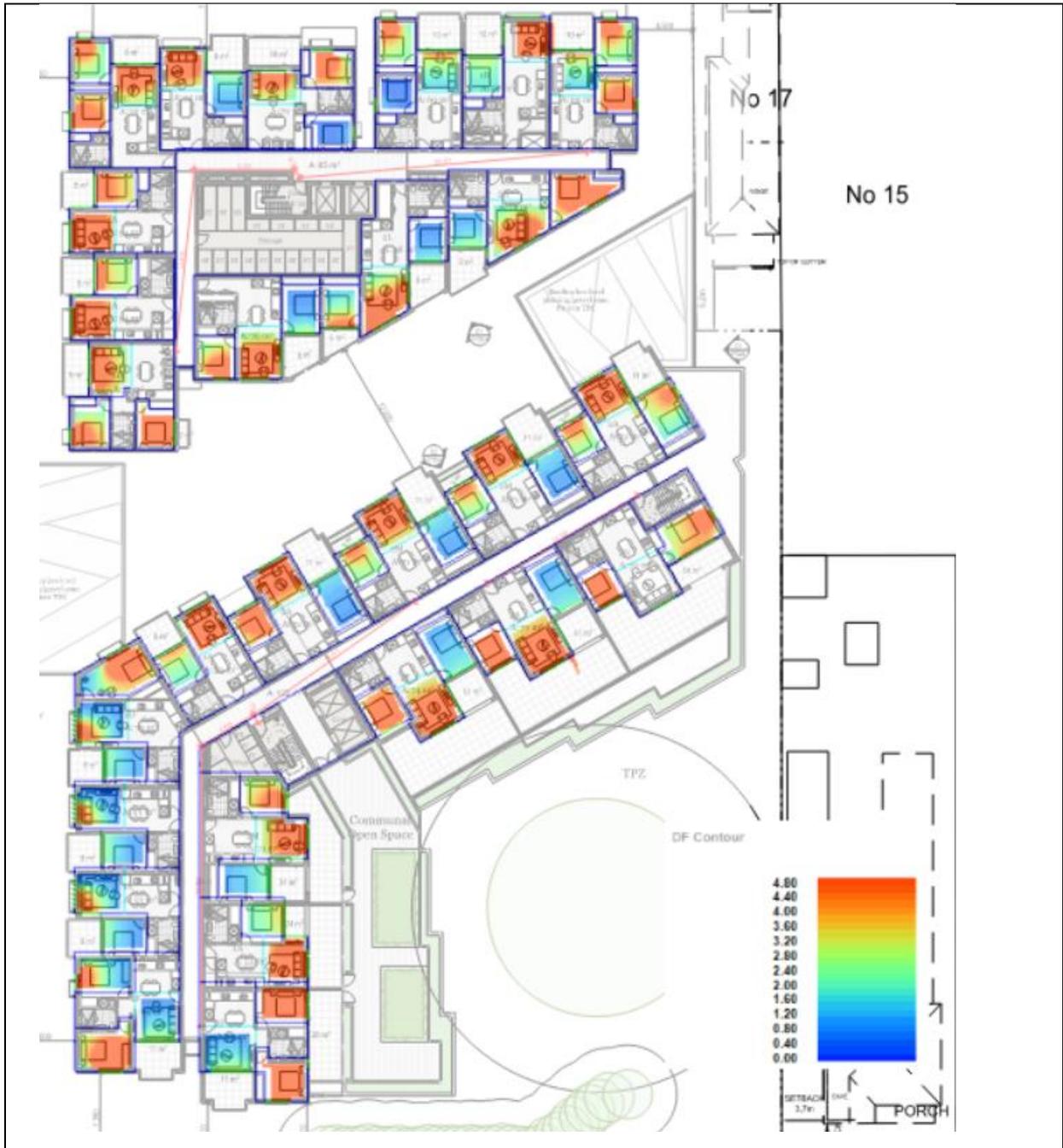


Figure 3: L1 Daylight Modelling Contours

2- General Modelling Parameters and Assumptions

The software used for the analysis is Integrated Environmental Solutions (IES) Virtual Environment version 2021. Daylight access is determined through modelling the Daylight Factor across the Nominated Area.

The main modelling parameters and assumptions are provided below:

Daylight Factor:

- When calculating Daylight Factor, a CIE uniform sky was used.
- The daylight Factor is determined at 0.1m from finished floor level

**ADVERTISED
PLAN**

- The equivalent sky conditions used for base daylight is 10,000Lux CIE overcast sky

Calculation method:

- Point-by-point method

Modelling resolution:

- 0.5m by 0.5m, giving a maximum grid area of 0.25sqm

Reflectance:

- Reflectance from all external surfaces and all room internal surfaces

3- Project specific assumptions:

Shading:

- A site assessment was conducted based on the current condition of the site.
- Project modelling includes shading from external shadings, or overhangs.
- Project modelling includes shading from significant nearby buildings and feature (ex: neighbouring building height is at least a third of the height of the proposed building design).

Assessment area:

- Corridors are excluded from the area calculation as they are not nominated areas.

Project materials:

The characteristics shown in table 2 were used for the building elements. The values used for the building materials were chosen based on AS/NZS1680.1 Table E1 referenced in Green Star and are as follows.

Table 02: Visible light transmittance and reflectance values assumed

Surface	Light Transmittance (%)	Light Reflectance (internal)	Light Reflectance (external)
Floor	0	25	25
Internal Partitions	0	80	80
External Wall	0	80	50
Ceiling/Roof	0	80	30
Windows	59	15	18

**ADVERTISED
PLAN**

11- Appendix D – Preliminary Façade calculator and NatHERS results

**ADVERTISED
PLAN**



Project Summary

Date
26/03/2024

Name
GF-Offices-Jessie Str Prject

Company
Blue Bee

Position
0

Building Name / Address
24 Jessie Str-Coburg- VIC 3058
0

Building State
VIC

Climate Zone
Climate Zone 6 - Mild temperate

Building Classification

Class 5 - office building

Stores Above Ground
1

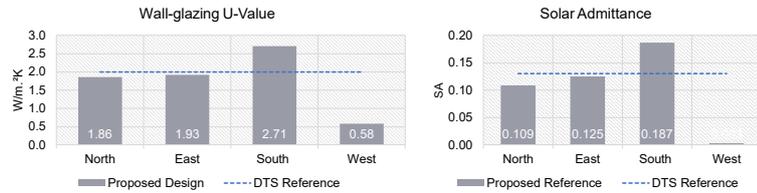
Tool Version
1.2 (June 2020)

The summary below provides an overview of where compliance has been achieved for Specification J1.5a - Calculation of U-Value and solar admittance - Method 1 (Single Aspect) and Method 2 (Multiple Aspects).

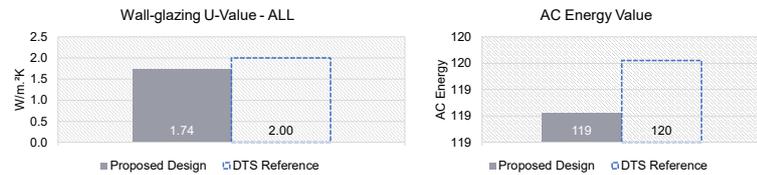
Compliant Solution =
Non-Compliant Solution =

	North	East	Method 1 South	West	Method 2 All
Wall-glazing U-Value (W/m².K)	1.86	1.93	2.71	0.58	1.74
Solar Admittance	0.11	0.13	0.19	0.00	
AC Energy Value					119

Method 1



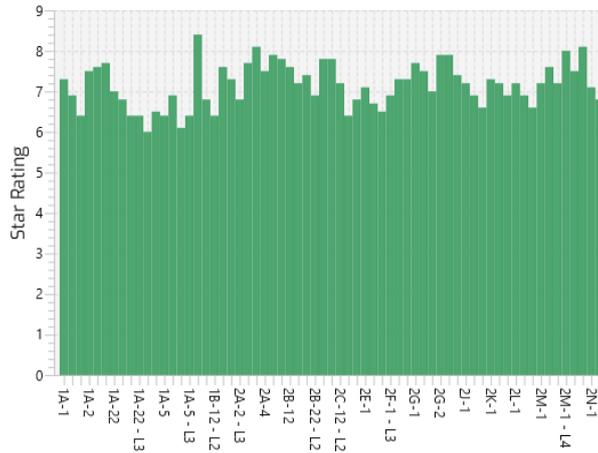
Method 2



Project Details

	North	East	South	West
Glazing Area (m²)	65.39	75.25	94.45	4.2
Glazing to Façade Ratio	34%	36%	55%	2%
Glazing References	Sliding-1 Fixed-1 Fixed-2 Fixed-3	Fixed-1 Fixed-2	Fixed-1 Sliding-1 Fixed-2 Sliding-2	Fixed-1
Glazing System Types	Sliding Door Fixed	Fixed	Fixed Sliding Door	Fixed
Glass Types	0	0	0	0
Frame Types	0	0	0	0
Average Glazing U-Value (W/m².K)	4.50	4.50	4.50	4.50
Average Glazing SHGC	0.38	0.38	0.37	0.38
Shading Systems	Horizontal	Horizontal	Horizontal	Horizontal
Wall Area (m²)	126.73	135.84	76.46	195.76
Wall Types	Wall	Wall	Wall	Wall
Methodology	Wall			
Wall Construction	Brick Wall R2 Plasterboard Wall R2	Brick Wall R2 Plasterboard Wall R2	Brick Wall R2 Plasterboard Wall R2	Brick Wall R2 Plasterboard Wall R2
Wall Thickness	270 200	270 200	270 200	270
Average Wall R-value (m².K/W)	2.00	2.00	2.00	2.00
Solar Absorptance				

Dwelling	Rating	Heating (MJ/m ² yr) Max 160	Cooling (MJ/m ² yr) Max 48
1A-1	7.3	88.5	2.5
1A-12	6.9	90.0	10.3
1A-2	7.5	77.0	3.4
1A-2	7.6	63.1	14.1
1A-22	7.0	91.0	8.5
1A-22	6.8	95.9	10.2
1A-4	6.4	117.9	4.1
1A-3	6.0	131.3	6.6
1A-5	6.1	126.6	6.9
1B-1	8.4	42.3	6.3
1B-12	6.8	87.8	18.1
2A-1	7.6	77.8	2.1
2A-2	7.3	75.5	13.2
2A-3	7.7	58.0	17.6
2A-4	7.5	63.0	18.1
2B-1	7.8	71.1	1.3
2B-12	7.6	70.3	8.0
2B-22	7.4	79.0	5.5
2C-1	7.8	70.5	2.0
2C-12	7.8	65.7	6.5
2D-1	6.4	119.4	3.8
2E - 1	7.1	85.6	11.3
2F-1	6.5	111.6	6.2
2F-2	7.3	72.5	15.8
2G-1	7.7	71.6	1.6
2G-12	7.5	74.4	6.7
2G-2	7.9	65.0	2.0
2G-22	7.9	60.1	8.1
2J-1	7.2	90.0	2.1
2J-12	6.9	91.1	10.1
2K-1	7.3	87.4	2.1
2K-12	7.2	80.9	10.8
2L-1	7.2	92.7	1.9
2L-12	6.9	91.4	9.5
2M-1	7.2	79.2	12.5
2M-2	7.5	63.5	17.2
2N-1	7.1	85.6	11.2
2M-2 - L3	8.1	54.7	6.4
2M-1 - L3	7.2	89.3	5.2
2L-12 - L2	6.6	112.0	3.4
2K-12 - L2	6.9	100.0	3.7
2G-22 - L2	7.4	82.2	3.5
2J-12 - L2	6.6	110.5	3.6
2G-12 - L2	7.0	97.6	2.3
2E-1 - L3	6.7	105.8	4.3
2D-1 - L3	6.8	104.4	1.4
2F-1 - L3	6.9	98.3	3.0
2B-12 - L2	7.2	89.5	3.3
2F-2 - L3	7.3	81.0	6.9
2N-1 - L3	6.8	104.5	4.4
1A-12 - L2	6.4	116.0	4.3
2C-12 - L2	7.2	89.1	2.7
2A-3 - L3	8.1	56.7	5.4
2B-22 - L2	6.9	102.0	1.9
2A-2 - L3	6.8	103.8	4.7
1B-12 - L2	6.4	113.5	6.9
1A-22 - L2	6.4	119.3	3.9
1A-22 - L2	6.4	117.0	2.1
1A-3 - L3	6.5	114.3	3.5
1A-12 - L2	6.4	116.0	4.3
1A-2 - L3	7.7	69.0	6.5
1A-5 - L3	6.4	117.1	2.3
1A-4 - L3	6.9	100.4	2.0
2A-4 - L2	7.9	57.3	6.7
Average	7.1	88.8	6.4



Star Rating by Dwelling

Star Rating
Average: 7.2 stars
Minimum: 6.0 stars
Limit: 6 stars

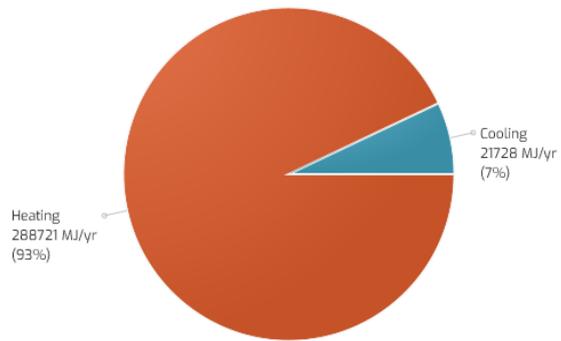
Heating^a
Average: 87.5 MJ/m²yr
Max: 131.3 MJ/m²yr
Limit^b: 160 MJ/m²yr

Cooling^a
Average: 6.5 MJ/m²yr
Max: 18.1 MJ/m²yr
Limit^b: 48 MJ/m²yr

Avg. Heating and Cooling^a
94.0 MJ/m²yr
4851 MJ/yr

Average Areas^c
Conditioned: 52 m²

^a Area Corrected Energy Levels
^b Limits based on: ABCB Tables 7 & 8 Class 2
^c Areas defined as per: ?



Heating vs Cooling

**ADVERTISED
PLAN**

12- Appendix E – BESS assessment

**ADVERTISED
PLAN**

BESS Report

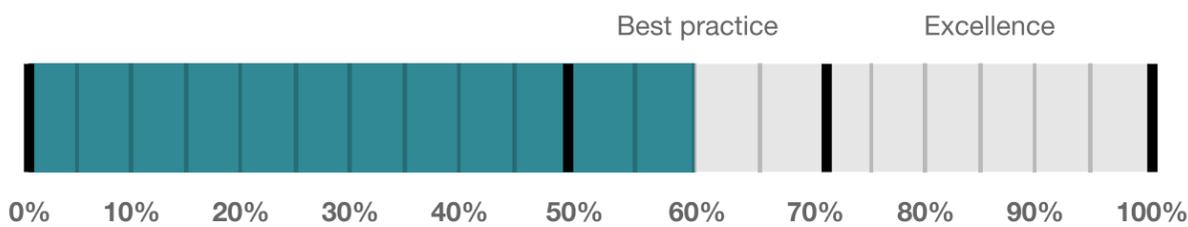
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 24 Jessie St Coburg Victoria 3058. 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 Merri-bek City Council (Moreland).

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



60%

Project details

Address 24 Jessie St Coburg Victoria 3058
Project no 9E84445A-R1
BESS Version BESS-7

Site type Mixed use development
Account bessassessment@gmail.com
Application no.
Site area 5,980.00 m²
Building floor area 6,084.00 m²
Date 30 March 2024
Software version 1.8.1-B.407

ADVERTISED PLAN

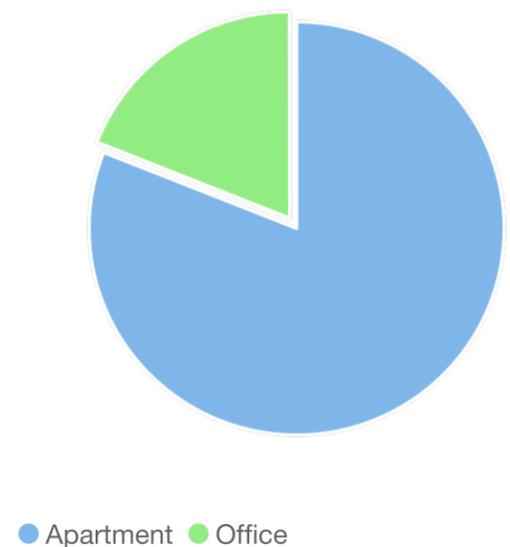


Performance by category

● Your development ● Maximum available

Category	Weight	Score	Pass
Management	5%	47%	•
Water	9%	57%	✓
Energy	28%	64%	✓
Stormwater	14%	100%	✓
IEQ	17%	66%	✓
Transport	9%	52%	•
Waste	6%	66%	•
Urban Ecology	6%	54%	•
Innovation	9%	0%	•

Building Type composition



Buildings

Name	Height	Footprint	% of total footprint
24 Jessie Str	4	2,464 m ²	100%

Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	Building	% of total area
Apartment				
L1/L2-NEW	12	66.0 m ²	24 Jessie Str	13%
L1/L2-NESW	11	71.0 m ²	24 Jessie Str	12%
L1/L2-ESW	7	73.0 m ²	24 Jessie Str	8%
L2/L3-SEW	5	79.0 m ²	24 Jessie Str	6%
L2/L3-NEW	5	65.0 m ²	24 Jessie Str	5%
L1/L2-NWS	6	54.0 m ²	24 Jessie Str	5%
GF-SEW	3	76.0 m ²	24 Jessie Str	3%
GF-NESW	3	71.0 m ²	24 Jessie Str	3%
GF-NEW	3	68.0 m ²	24 Jessie Str	3%
L2/L3-NESW	2	72.0 m ²	24 Jessie Str	2%
L2/L3-NE	2	67.0 m ²	24 Jessie Str	2%
L1/L2-NES	2	71.0 m ²	24 Jessie Str	2%
L1/L2-SE	2	77.0 m ²	24 Jessie Str	2%
L3-NES	1	71.0 m ²	24 Jessie Str	1%
L3-SW	1	72.0 m ²	24 Jessie Str	1%
L2/L3-W	2	53.0 m ²	24 Jessie Str	1%
L2/L3-NW	2	57.0 m ²	24 Jessie Str	1%
L1/L2-NE	2	54.0 m ²	24 Jessie Str	1%
GF-NWS	2	54.0 m ²	24 Jessie Str	1%
L2/L3-SE	2	1.0 m ²	24 Jessie Str	< 1%
Total	75	4,928 m²	80%	

Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Office				
GF-Offices	1	1,156 m ²	24 Jessie Str	19%
Total	1	1,156 m²	19%	

Supporting information

Floorplans & elevation notes

Credit	Requirement	Response	Status
Management 3.1	Annotation: Individual utility meters to be provided to all individual dwellings		-

Credit	Requirement	Response	Status
Management 3.2	Annotation: Individual utility meters to be provided to all individual commercial tenancies		-
Management 3.3	Annotation: Sub-meters to be provided to all major common area services (list each)		-
Water 3.1	Annotation: Water efficient garden details		-
Energy 4.2	Location and size of solar photovoltaic system		-
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
IEQ 1.1	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.		-
IEQ 1.2	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.		-
IEQ 1.5	Floor plans with compliant bedrooms marked		-
IEQ 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 1.3	Residential bicycle parking spaces at ground level		-
Transport 1.4	Location of non-residential bicycle parking spaces		-
Transport 1.5	Location of non-residential visitor bicycle parking spaces		-
Waste 2.1	Location of food and garden waste facilities		-
Waste 2.2	Location of recycling facilities		-
Urban Ecology 1.1	Location and size of communal spaces		-
Urban Ecology 2.1	Location and size of vegetated areas		-
Urban Ecology 3.1	Location of food production areas		-

Supporting evidence

Credit	Requirement	Response	Status
Management 2.2	Preliminary NatHERS assessments		-
Management 2.3a	Section J glazing assessment		-
Energy 1.1	Energy Report showing calculations of reference case and proposed buildings		-
Energy 3.6	Average lighting power density and lighting type(s) to be used		-
Energy 3.7	Average lighting power density and lighting type(s) to be used		-
Energy 4.2	Specifications of the solar photovoltaic system(s)		-
Stormwater 1.1	STORM report or MUSIC model		-
IEQ 1.1	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.		-
IEQ 1.2	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.		-
IEQ 1.4	A short report detailing assumptions used and results achieved.		-
IEQ 1.5	A list of compliant bedrooms		-
IEQ 2.1	A list of naturally ventilated dwellings		-

**ADVERTISED
PLAN**

Credit summary

Management Overall contribution 4.5%

		47%
1.1 Pre-Application Meeting		0%
2.2 Thermal Performance Modelling - Multi-Dwelling Residential		100%
2.3 Thermal Performance Modelling - Non-Residential		50%
3.1 Metering - Residential		100%
3.2 Metering - Non-Residential		100%
3.3 Metering - Common Areas		100%
4.1 Building Users Guide		0%

Water Overall contribution 9.0%

		Minimum required 50%	57%	✓ Pass
1.1 Potable Water Use Reduction			40%	
3.1 Water Efficient Landscaping			100%	
4.1 Building Systems Water Use Reduction			100%	

**ADVERTISED
PLAN**

Energy Overall contribution 27.5%

		Minimum required 50%	64%	✓ Pass
1.1 Thermal Performance Rating - Non-Residential			37%	
1.2 Thermal Performance Rating - Residential			50%	
2.1 Greenhouse Gas Emissions			100%	
2.2 Peak Demand			19%	
2.3 Electricity Consumption			100%	
2.4 Gas Consumption			N/A	✦ Scoped Out
No gas connection in use				
2.6 Electrification			100%	
3.1 Carpark Ventilation			N/A	✦ Scoped Out
The development does not include enclosed car park.				
3.2 Hot Water			100%	
3.4 Clothes Drying			0%	
3.6 Internal Lighting - Apartments			100%	
3.7 Internal Lighting - Non-Residential			100%	
4.1 Combined Heat and Power (cogeneration / trigeneration)			N/A	✦ Scoped Out
No cogeneration or trigeneration system in use.				
4.2 Renewable Energy Systems - Solar			19%	
4.4 Renewable Energy Systems - Other			0%	⊘ Disabled
No other (non-solar PV) renewable energy is in use.				

Stormwater Overall contribution 13.5%

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

**ADVERTISED
PLAN**

IEQ Overall contribution 16.5%

		Minimum required 50%	66%	✓ Pass
1.1	Daylight Access - Living Areas		66%	
1.2	Daylight Access - Bedrooms		66%	
1.3	Winter Sunlight		0%	
1.4	Daylight Access - Non-Residential		44%	✓ Achieved
1.5	Daylight Access - Minimal Internal Bedrooms		100%	
2.1	Effective Natural Ventilation		100%	
2.3	Ventilation - Non-Residential		33%	✓ Achieved
3.4	Thermal comfort - Shading - Non-Residential		82%	
3.5	Thermal Comfort - Ceiling Fans - Non-Residential		0%	
4.1	Air Quality - Non-Residential		100%	

Transport Overall contribution 9.0%

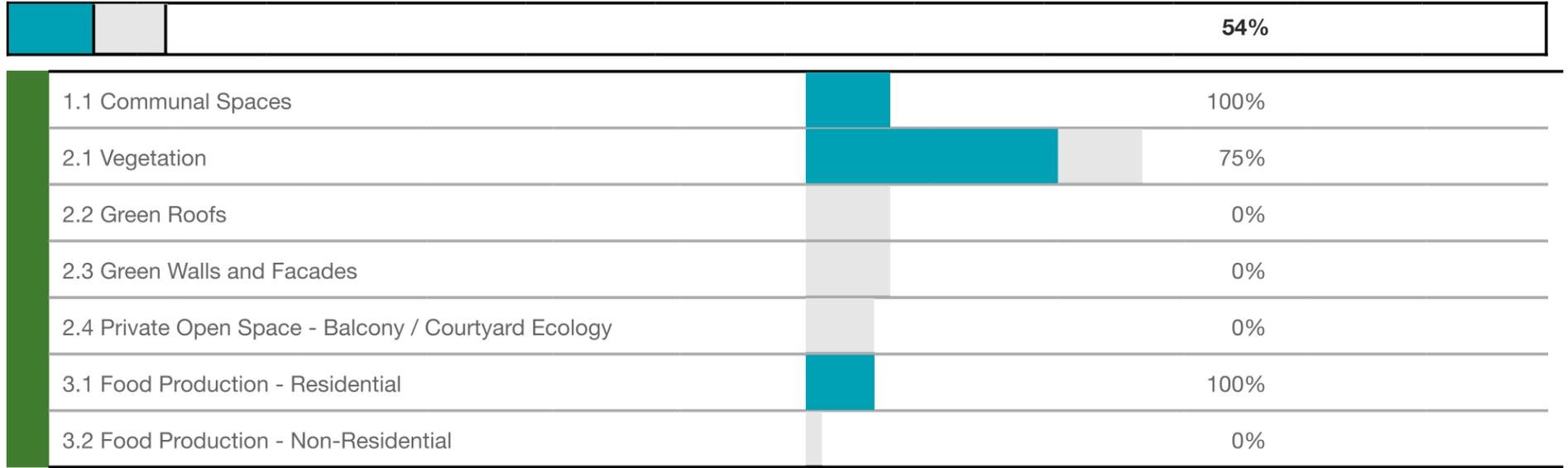
		52%	
1.1	Bicycle Parking - Residential		100%
1.2	Bicycle Parking - Residential Visitor		100%
1.3	Bicycle Parking - Convenience Residential		100%
1.4	Bicycle Parking - Non-Residential		100%
1.5	Bicycle Parking - Non-Residential Visitor		100%
1.6	End of Trip Facilities - Non-Residential		0%
2.1	Electric Vehicle Infrastructure		0%
2.2	Car Share Scheme		0%
2.3	Motorbikes / Mopeds		0%

Waste Overall contribution 5.5%

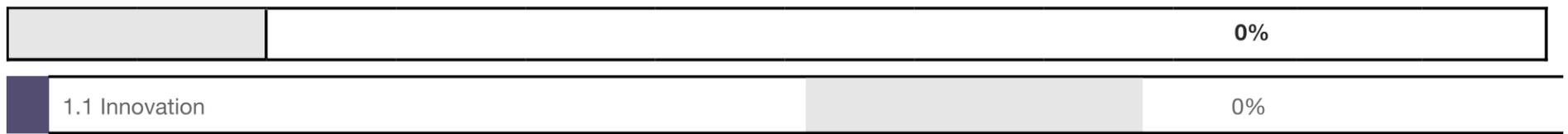
		66%	
1.1	Construction Waste - Building Re-Use		0%
2.1	Operational Waste - Food & Garden Waste		100%
2.2	Operational Waste - Convenience of Recycling		100%

**ADVERTISED
PLAN**

Urban Ecology Overall contribution 5.5%



Innovation Overall contribution 9.0%



**ADVERTISED
PLAN**

Credit breakdown

Management Overall contribution 2%

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 20.2% towards the category score.	
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?	
Question	Criteria Achieved ?	
Apartment	Yes	
2.3 Thermal Performance Modelling - Non-Residential		50%
Score Contribution	This credit contributes 4.8% towards the category score.	
Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2019 Section J1.5?	
Question	Criteria Achieved ?	
Office	Yes	
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2019 Section J (Energy Efficiency), NABERS or Green Star?	
Question	Criteria Achieved ?	
Office	No	
3.1 Metering - Residential		100%
Score Contribution	This credit contributes 10.1% towards the category score.	
Criteria	Have utility meters been provided for all individual dwellings?	
Question	Criteria Achieved ?	
Apartment	Yes	
3.2 Metering - Non-Residential		100%
Score Contribution	This credit contributes 2.4% towards the category score.	
Criteria	Have utility meters been provided for all individual commercial tenants?	
Question	Criteria Achieved ?	
Office	Yes	

**ADVERTISED
PLAN**

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	
Office	Yes	
4.1 Building Users Guide		0%
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	No	

**ADVERTISED
PLAN**

Water Overall contribution 5% Minimum required 50%

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Project Water Profile Question	
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
Water fixtures, fittings and connections	
Showerhead: All	4 Star WELS (>= 6.0 but <= 7.5)
Bath: All	Small Square Tub/ Combined Shower
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	>= 4 Star WELS rating
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	Occupant to Install
Which non-potable water source is the dwelling/space connected to?:	
GF-NEW	RWT 1
GF-NWS	
GF-NESW	
GF-SEW	
L1/L2-NEW	
L1/L2-SE	
L2/L3-NE	
L2/L3-NW	
L2/L3-W	
L2/L3-NESW	
L1/L2-NESW	RWT 2
L1/L2-NWS	
L1/L2-ESW	
L1/L2-NE	
L1/L2-NES	
L2/L3-NEW	
L2/L3-SEW	
L2/L3-SE	
L3-SW	
L3-NES	
GF-Offices	
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No
Rainwater Tanks	

What is the total roof area connected to the rainwater tank?:	
RWT 1	793 m ²
RWT 2	1,188 m ²
Tank Size:	
RWT 1	20,000 Litres
RWT 2	30,000 Litres
Irrigation area connected to tank:	
RWT 1	-
RWT 2	-
Is connected irrigation area a water efficient garden?:	
RWT 1	Yes
RWT 2	Yes
Other external water demand connected to tank?:	
RWT 1	-
RWT 2	-
1.1 Potable Water Use Reduction	40%
Score Contribution	This credit contributes 71.4% 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	12891 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	10478 kL
Output	Proposed (including rainwater and recycled water use)
Project	9530 kL
Output	% Reduction in Potable Water Consumption
Project	26 %
Output	% of connected demand met by rainwater
Project	69 %
Output	How often does the tank overflow?
Project	Never / Rarely
Output	Opportunity for additional rainwater connection
Project	5052 kL
3.1 Water Efficient Landscaping	100%
Score Contribution	This credit contributes 14.3% towards the category score.
Criteria	Will water efficient landscaping be installed?
Question	Criteria Achieved ?
Project	Yes

**ADVERTISED
PLAN**

4.1 Building Systems Water Use Reduction		100%
Score Contribution	This credit contributes 14.3% 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	

**ADVERTISED
PLAN**

Energy Overall contribution 18% Minimum required 50%

Use the BESS Deem to Satisfy (DtS) method for Energy?:	Yes
Do all exposed floors and ceilings (forming part of the envelope) demonstrate a minimum 10% improvement in required NCC2019 insulation levels (total R-value upwards and downwards)?:	Yes
Does all wall and glazing demonstrate meeting the required NCC2019 facade calculator (or better than the total allowance)?:	Yes
Are heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available?:	Yes
Are water heating systems within one star of the best available, or 85% or better than the most efficient equivalent capacity unit?:	Yes
Dwellings Energy Approach	
What approach do you want to use for Energy?:	Use the built in calculation tools
Project Energy Profile Question	
Are you installing any solar photovoltaic (PV) system(s)?:	Yes
Are you installing any other renewable energy system(s)?:	No
Energy Supply:	All-electric
Dwelling Energy Profiles	
Building: All	24 Jessie Str
Below the floor is:	
GF-NEW GF-NWS GF-NESW GF-SEW	Ground or Carpark
L1/L2-NEW L1/L2-NESW L1/L2-NWS L1/L2-SE L1/L2-ESW L1/L2-NE L1/L2-NES L2/L3-NEW L2/L3-NE L2/L3-NW L2/L3-W L2/L3-SEW L2/L3-SE L2/L3-NESW L3-SW L3-NES	Another Occupancy

Above the ceiling is:	
GF-NEW	Another Occupancy
GF-NWS	
GF-NESW	
GF-SEW	
L1/L2-NEW	
L1/L2-NESW	
L1/L2-NWS	
L1/L2-SE	
L1/L2-ESW	
L1/L2-NE	
L1/L2-NES	
L2/L3-NEW	Outside
L2/L3-NE	
L2/L3-NW	
L2/L3-W	
L2/L3-SEW	
L2/L3-SE	
L2/L3-NESW	
L3-SW	
L3-NES	
Exposed sides:	
GF-NEW	3
GF-NWS	
GF-SEW	
L1/L2-NEW	
L1/L2-NWS	
L1/L2-ESW	
L1/L2-NES	
L2/L3-NEW	
L2/L3-SEW	
L3-NES	
GF-NESW	4
L1/L2-NESW	
L2/L3-NESW	
L1/L2-SE	2
L1/L2-NE	
L2/L3-NE	
L2/L3-NW	
L2/L3-SE	
L3-SW	
L2/L3-W	1

ADVERTISED PLAN

NatHERS Annual Energy Loads - Heat:	
GF-NEW	63.9 MJ/sqm
GF-NWS	82.8 MJ/sqm
GF-NESW	68.9 MJ/sqm
GF-SEW	90.0 MJ/sqm
L1/L2-NEW	80.8 MJ/sqm
L1/L2-NESW	101 MJ/sqm
L1/L2-NWS	65.1 MJ/sqm
L1/L2-SE	101 MJ/sqm
L1/L2-ESW	80.6 MJ/sqm
L1/L2-NE	60.2 MJ/sqm
L1/L2-NES	79.8 MJ/sqm
L2/L3-NEW	117 MJ/sqm
L2/L3-NE	56.0 MJ/sqm
L2/L3-NW	89.1 MJ/sqm
L2/L3-W	113 MJ/sqm
L2/L3-SEW	89.5 MJ/sqm
L2/L3-SE	110 MJ/sqm
L2/L3-NESW	100 MJ/sqm
L3-SW	98.3 MJ/sqm
L3-NES	69.0 MJ/sqm
NatHERS Annual Energy Loads - Cool:	
GF-NEW	3.3 MJ/sqm
L2/L3-SEW	
GF-NWS	3.0 MJ/sqm
L3-SW	
GF-NESW	1.8 MJ/sqm
GF-SEW	2.0 MJ/sqm
L2/L3-NESW	
L1/L2-NEW	11.9 MJ/sqm
L1/L2-NESW	5.8 MJ/sqm
L1/L2-NWS	6.1 MJ/sqm
L1/L2-SE	6.9 MJ/sqm
L1/L2-ESW	11.3 MJ/sqm
L1/L2-NE	12.3 MJ/sqm
L1/L2-NES	10.9 MJ/sqm
L2/L3-NEW	2.3 MJ/sqm
L2/L3-NE	5.4 MJ/sqm
L2/L3-NW	2.7 MJ/sqm
L2/L3-W	4.3 MJ/sqm
L2/L3-SE	3.6 MJ/sqm
L3-NES	6.5 MJ/sqm

NatHERS star rating:	
GF-NEW	7.9
GF-NWS	7.4
GF-NESW	7.8
L1/L2-NE	
GF-SEW	7.2
L1/L2-NEW	
L1/L2-ESW	
L2/L3-NW	
L2/L3-SEW	
L1/L2-NESW	6.8
L1/L2-NWS	
L1/L2-SE	
L1/L2-NES	7.3
L2/L3-NEW	6.4
L2/L3-W	
L2/L3-NE	8.1
L2/L3-SE	6.6
L2/L3-NESW	6.9
L3-SW	
L3-NES	7.7
Type of Heating System: All	Reverse cycle space
Heating System Efficiency: All	std/MEPS
Type of Cooling System: All	Refrigerative space
Cooling System Efficiency: All	Current Default / MEPS
Type of Hot Water System: All	Electric Heat Pump Band 2
Is the hot water system shared by multiple dwellings?: All	No
Clothes Line: All	No drying facilities
Clothes Dryer: All	Occupant to Install
Non-Residential Building Energy Profile	
Heating, Cooling & Comfort Ventilation - Electricity	-
Reference fabric & services:	
Heating, Cooling & Comfort Ventilation - Electricity - proposed	-
fabric and reference services:	
Heating, Cooling & Comfort Ventilation - Electricity	-
Proposed fabric & services:	
Heating - Wood - reference fabric and services:	-
Heating - Wood - proposed fabric and reference services:	-
Heating - Wood - proposed fabric and services:	-
Hot Water - Electricity - Reference:	-
Hot Water - Electricity - Proposed:	-
Lighting - Reference:	-
Lighting - Proposed:	-
Peak Thermal Cooling Load - Reference:	-
Peak Thermal Cooling Load - Proposed:	-

Solar Photovoltaic system	
System Size (lesser of inverter and panel capacity):	Solar PV 20.0 kW peak
Orientation (which way is the system facing)?:	Solar PV North
Inclination (angle from horizontal):	Solar PV 10.0 Angle (degrees)
Which Building Class does this apply to?:	Solar PV Office
1.1 Thermal Performance Rating - Non-Residential	37%
Score Contribution	This credit contributes 7.9% towards the category score.
Criteria	What is the % reduction in heating and cooling energy consumption against the reference case (NCC 2019 Section J)?
1.2 Thermal Performance Rating - Residential	50%
Score Contribution	This credit contributes 25.3% towards the category score.
Criteria	What is the average NatHERS rating?
Output	Average NATHERS Rating (Weighted)
Apartment	7.1 Stars
2.1 Greenhouse Gas Emissions	100%
Score Contribution	This credit contributes 10.4% 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	464,908 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Apartment	151,850 kg CO2
Output	% Reduction in GHG Emissions
Apartment	67 %
2.2 Peak Demand	19%
Score Contribution	This credit contributes 5.2% towards the category score.
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?
Output	Peak Thermal Cooling Load - Baseline
Apartment	711 kW
Output	Peak Thermal Cooling Load - Proposed
Apartment	696 kW
Output	Peak Thermal Cooling Load - % Reduction
Apartment	2 %

**ADVERTISED
PLAN**

2.3 Electricity Consumption		100%
Score Contribution	This credit contributes 10.4% towards the category score.	
Criteria	What is the % reduction in annual electricity consumption against the benchmark?	
Output	Reference	
Apartment	455,792 kWh	
Output	Proposed	
Apartment	148,873 kWh	
Output	Improvement	
Apartment	67 %	
2.4 Gas Consumption		N/A  Scoped Out
This credit was scoped out	No gas connection in use	
2.6 Electrification		100%
Score Contribution	This credit contributes 10.4% towards the category score.	
Criteria	Is the development all-electric?	
Question	Criteria Achieved?	
Project	Yes	
3.1 Carpark Ventilation		N/A  Scoped Out
This credit was scoped out	The development does not include enclosed car park.	
3.2 Hot Water		100%
Score Contribution	This credit contributes 5.2% towards the category score.	
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?	
Output	Reference	
Apartment	771,139 MJ	
Output	Proposed	
Apartment	180,248 MJ	
Output	Improvement	
Apartment	76 %	
3.4 Clothes Drying		0%
Score Contribution	This credit contributes 4.2% 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	32,563 kWh	
Output	Proposed	
Apartment	32,563 kWh	
Output	Improvement	
Apartment	0 %	

3.6 Internal Lighting - Apartments		100%
Score Contribution	This credit contributes 8.4% 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 Table J6.2a of the NCC 2019 Vol 1 (Class 2-9)?	
Question	Criteria Achieved ?	
Apartment	Yes	
3.7 Internal Lighting - Non-Residential		100%
Score Contribution	This credit contributes 2.0% towards the category score.	
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J6.2a of the NCC 2019 Vol 1?	
Question	Criteria Achieved ?	
Office	Yes	
4.1 Combined Heat and Power (cogeneration / trigeneration)		N/A  Scoped Out
This credit was scoped out	No cogeneration or trigeneration system in use.	
4.2 Renewable Energy Systems - Solar		19%
Score Contribution	This credit contributes 5.2% 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	
Office	24,237 kWh	
Output	% of Building's Energy	
Office	67 %	
4.4 Renewable Energy Systems - Other		0%  Disabled
This credit is disabled	No other (non-solar PV) renewable energy is in use.	

Stormwater Overall contribution 14% Minimum required 100%

Which stormwater modelling are you using?:		Melbourne Water STORM tool
1.1 Stormwater Treatment		100%
Score Contribution	This credit contributes 100.0% towards the category score.	
Criteria	Has best practice stormwater management been demonstrated?	
Question	STORM score achieved	
Project	100	
Output	Min STORM Score	
Project	100	

**ADVERTISED
PLAN**

IEQ Overall contribution 11% Minimum required 50%

IEQ DTS		
Use the BESS Deemed to Satisfy (DtS) method for IEQ?:	No	
Dwellings IEQ Approach		
What approach do you want to use for dwellings?:	Provide our own calculations	
1.1 Daylight Access - Living Areas		66%
Score Contribution	This credit contributes 20.0% towards the category score.	
Criteria	What % of living areas achieve a daylight factor greater than 1%	
Question	Percentage Achieved ?	
Apartment	86 %	
1.2 Daylight Access - Bedrooms		66%
Score Contribution	This credit contributes 20.0% towards the category score.	
Criteria	What % of bedrooms achieve a daylight factor greater than 0.5%	
Question	Percentage Achieved ?	
Apartment	92 %	
1.3 Winter Sunlight		0%
Score Contribution	This credit contributes 6.7% towards the category score.	
Criteria	Do 70% of dwellings receive at least 3 hours of direct sunlight in all Living areas between 9am and 3pm in mid-winter?	
Question	Criteria Achieved ?	
Apartment	No	
1.4 Daylight Access - Non-Residential	44%	✓ Achieved
Score Contribution	This credit contributes 9.4% towards the category score.	
Criteria	What % of the nominated floor area has at least 2% daylight factor?	
Question	Percentage Achieved?	
Office	44 %	
1.5 Daylight Access - Minimal Internal Bedrooms		100%
Score Contribution	This credit contributes 6.7% towards the category score.	
Criteria	Do at least 90% of dwellings have an external window in all bedrooms?	
Question	Criteria Achieved ?	
Apartment	Yes	
2.1 Effective Natural Ventilation		100%
Score Contribution	This credit contributes 20.0% towards the category score.	
Criteria	What % of dwellings are effectively naturally ventilated?	
Question	Percentage Achieved?	
Apartment	100 %	
2.3 Ventilation - Non-Residential	33%	✓ Achieved
Score Contribution	This credit contributes 9.4% towards the category score.	

Criteria	What % of the regular use areas are effectively naturally ventilated?
Question	Percentage Achieved?
Office	0 %
Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012?
Question	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668:2012?
Office	0 %
Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?
Question	Value
Office	800 ppm
3.4 Thermal comfort - Shading - Non-Residential 82%	
Score Contribution	This credit contributes 4.7% towards the category score.
Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?
Question	Percentage Achieved?
Office	73 %
3.5 Thermal Comfort - Ceiling Fans - Non-Residential 0%	
Score Contribution	This credit contributes 1.6% towards the category score.
Criteria	What percentage of regular use areas in tenancies have ceiling fans?
Question	Percentage Achieved?
Office	0 %
4.1 Air Quality - Non-Residential 100%	
Score Contribution	This credit contributes 1.6% towards the category score.
Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Office	Yes
Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Office	Yes
Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Office	Yes

**ADVERTISED
PLAN**

Transport Overall contribution 5%

1.1 Bicycle Parking - Residential		100%
Score Contribution	This credit contributes 18.4% towards the category score.	
Criteria	How many secure and undercover bicycle spaces are there per dwelling for residents?	
Question	Bicycle Spaces Provided ?	
Apartment	75	
Output	Min Bicycle Spaces Required	
Apartment	75	
1.2 Bicycle Parking - Residential Visitor		100%
Score Contribution	This credit contributes 18.4% towards the category score.	
Criteria	How many secure bicycle spaces are there per 5 dwellings for visitors?	
Question	Visitor Bicycle Spaces Provided ?	
Apartment	15	
Output	Min Visitor Bicycle Spaces Required	
Apartment	15	
1.3 Bicycle Parking - Convenience Residential		100%
Score Contribution	This credit contributes 9.2% towards the category score.	
Criteria	Are bike parking facilities for residents located at ground or entry level?	
Question	Criteria Achieved ?	
Apartment	Yes	
1.4 Bicycle Parking - Non-Residential		100%
Score Contribution	This credit contributes 4.3% towards the category score.	
Criteria	Have the planning scheme requirements for employee bicycle parking been exceeded by at least 50% (or a minimum of 2 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Office	Yes	
Question	Bicycle Spaces Provided ?	
Office	24	
1.5 Bicycle Parking - Non-Residential Visitor		100%
Score Contribution	This credit contributes 2.2% towards the category score.	
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Office	Yes	
Question	Bicycle Spaces Provided ?	
Office	12	

**ADVERTISED
PLAN**

1.6 End of Trip Facilities - Non-Residential		0%
Score Contribution	This credit contributes 2.2% towards the category score.	
Criteria	Where adequate bicycle parking has been provided. Is there also: * 1 shower for the first 5 employee bicycle spaces plus 1 to each 10 employee bicycles spaces thereafter, * changing facilities adjacent to showers, and * one secure locker per employee bicycle space in the vicinity of the changing / shower facilities?	
Question	Number of showers provided ?	
Office	4	
Question	Number of lockers provided ?	
Office	12	
Output	Min Showers Required	
Office	1	
Output	Min Lockers Required	
Office	24	
2.1 Electric Vehicle Infrastructure		0%
Score Contribution	This credit contributes 22.7% towards the category score.	
Criteria	Are facilities provided for the charging of electric vehicles?	
Question	Criteria Achieved ?	
Project	No	
2.2 Car Share Scheme		0%
Score Contribution	This credit contributes 11.4% 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 11.4% 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	

**ADVERTISED
PLAN**

Waste Overall contribution 4%

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

**ADVERTISED
PLAN**

Urban Ecology Overall contribution 3%

1.1 Communal Spaces		100%
Score Contribution	This credit contributes 11.4% 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	160 m ²	
Office	220 m ²	
Output	Minimum Common Space Required	
Apartment	92 m ²	
Office	71 m ²	
2.1 Vegetation		75%
Score Contribution	This credit contributes 45.4% 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	25 %	
2.2 Green Roofs		0%
Score Contribution	This credit contributes 11.4% 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 11.4% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	No	
2.4 Private Open Space - Balcony / Courtyard Ecology		0%
Score Contribution	This credit contributes 9.2% towards the category score.	
Criteria	Is there a tap and floor waste on every balcony / in every courtyard?	
Question	Criteria Achieved ?	
Apartment	No	

**ADVERTISED
PLAN**

3.1 Food Production - Residential		100%
Score Contribution	This credit contributes 9.2% towards the category score.	
Criteria	What area of space per resident is dedicated to food production?	
Question	Food Production Area	
Apartment	34.0 m ²	
Output	Min Food Production Area	
Apartment	34 m ²	
3.2 Food Production - Non-Residential		0%
Score Contribution	This credit contributes 2.2% towards the category score.	
Criteria	What area of space per occupant is dedicated to food production?	
Question	Food Production Area	
Office	-	
Output	Min Food Production Area	
Office	24 m ²	

Innovation Overall contribution 0%

1.1 Innovation		0%
Score Contribution	This credit contributes 100.0% towards the category score.	
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?	

Disclaimer

The Built Environment Sustainability Scorecard (BESS) has been provided for the purpose of information and communication. While we make every effort to ensure that material is accurate and up to date (except where denoted as 'archival'), this material does in no way constitute the provision of professional or specific advice. You should seek appropriate, independent, professional advice before acting on any of the areas covered by BESS.

The Municipal Association of Victoria (MAV) and CASBE (Council Alliance for a Sustainable Built Environment) member councils do not guarantee, and accept no legal liability whatsoever arising from or connected to, the accuracy, reliability, currency or completeness of BESS, any material contained on this website or any linked sites

**ADVERTISED
PLAN**