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## **Sustainable Management Plan**

464 St Kilda Rd,  
Melbourne VIC 3004

Project No: 26003  
Date: 01/05/2026



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### Document Control

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## Appendices

**Appendix A – BESS Summary Report**

**Appendix B – Storm Water Management Plan**

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## Executive Summary

The proposed mixed use residential development has been designed to align with City of Port Phillip's sustainable design objectives and comply with the energy efficiency requirements outlined in the National Construction Code (NCC 2022) Section J.

The ESD strategy for the proposed development has incorporated the use of both NCC 2022 Section J and BESS (Built Environment Sustainability Scorecard) to meet City of Port Phillip's sustainability policy requirements.

The development has achieved an overall score of above 50% of nine key BESS categories and demonstrate 'Best Practice' sustainable design.

| Category                    | Contributes to overall Score | Project Category Score |
|-----------------------------|------------------------------|------------------------|
| Management                  | 4.5%                         | 62%                    |
| Integrated Water Management | 9.0%                         | 82%                    |
| Operational Energy          | 27.5%                        | 65%                    |
| IEQ                         | 16.5%                        | 56%                    |
| Transport                   | 9.0%                         | 23%                    |
| Waste                       | 5.5%                         | 67%                    |
| Urban Ecology               | 5.5%                         | 11%                    |
| Innovation                  | 9%                           | 0%                     |
| <b>Total Rate</b>           | <b>100%</b>                  | <b>54%</b>             |

Based on the level of information available at this stage of the design process, the proposed development at 464 St Kilda Road, Melbourne demonstrates 'Best Practice' in ESD and meets the City of Port Phillip's sustainable design objectives.



# 1. Introduction

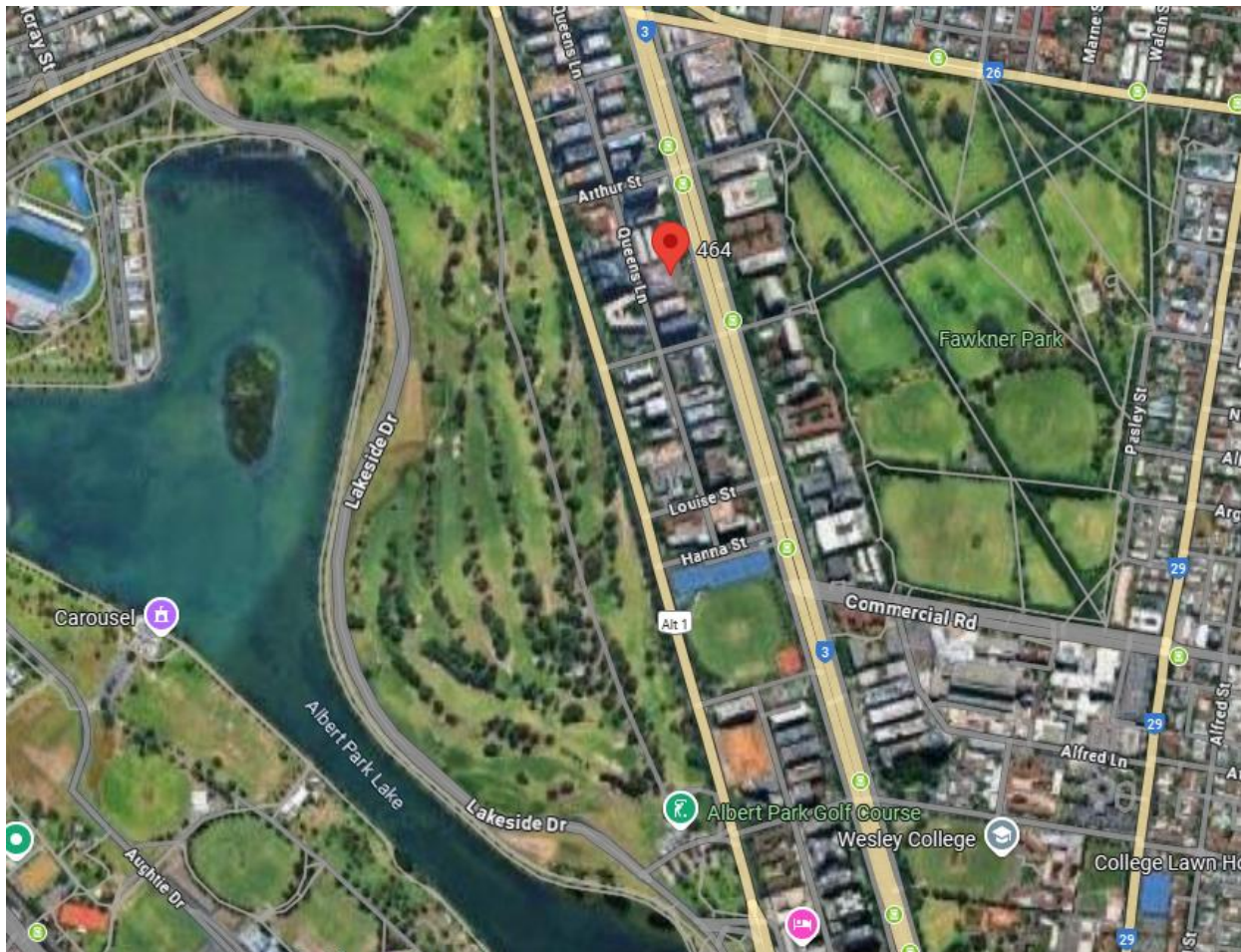
The Sustainable Management Plan (SMP) has been prepared to summarise the environmental objectives and initiatives incorporated into the design of the proposed development and demonstrates how these components incorporate environmentally sustainable design initiatives in accordance with the City of Port Phillip's Planning scheme requirements.

The ESD initiatives proposed for this development are based on:

- Architectural drawings dated 24/04/2026 by Cox Architecture;
- Discussions and correspondence with the project team.

## The Site

The proposed 17-storey mixed use residential development is located at 464 St Kilda Road, Melbourne. The site is walking distance from tram stops and nearby parks including Bowen Crescent Reserve, South African Memorial Reserve and Fawcner Park.



**Site Location**

The development is located within the City of Port Phillip and consist of:

- |                       |                                                       |
|-----------------------|-------------------------------------------------------|
| ➤ Basement 02-01:     | Car parks and Services;                               |
| ➤ Ground Level:       | Residential Apartments, Lobby, Services and F&B Area; |
| ➤ Level 1 – Level 2:  | Residential Apartments and Amenities;                 |
| ➤ Level 3 – Level 17: | Residential Apartments; and                           |
| ➤ Rooftop:            | Roof Plant.                                           |



## 2. Summary of key ESD Initiatives

The SMP provides a detailed sustainability assessment of the proposed development. It assesses all key sustainable design initiatives outlined in BESS sustainable design rating tool, demonstrates that a holistic ESD review has been undertaken during the project early design stage and sets up the environmental benchmarks with quantifiable and measurable performance indicators. These indicators will be achieved by the project as evidence demonstrating the development achieves 'Best Practice'.

### 2.1 Incorporation of Environmentally Sustainable Design Objectives

The proposed development aims to incorporate the following Environmentally Sustainable Design initiatives to comply with the City of Port Phillip Planning Scheme requirements.

### 2.2 Utilise Energy Efficiently and Sustainably

Mechanical Plant – For Residential dwellings, energy efficient air-conditioning system equivalent to 3-Star (2019 MEPS) energy rating is proposed.

Domestic Hot Water – Electric heat pump type domestic hot water system with COP of above 3.5 or equivalent will be proposed.

Energy Efficient Lighting – Lighting power density is designed to be more than 20% below NCC 2022 Section J6 lighting power density requirement.

### 2.3 Utilise Potable Water Use Efficiently and Sustainably

To minimise the amenity water consumption and discharge to the municipal sewerage system, water efficient fixtures with the WELS rating as summarised below are to be used for the development.

- Kitchen and Bathroom Taps - 5 Star WELS Rating
- Dishwasher - 5 Star WELS Rating (Residential and Non-Residential areas)
- WCs - 4 Star WELS Rating
- Showers – 4 Star WELS Rating ( $\leq 7.5$  L/min)
- Washing Machines - 4 Star WELS Rating
- Urinals - 5 Star WELS Rating (Only F&B and Amenity areas)

Alternative Water Sources – 20kL rainwater tanks will be installed on-site for the toilet flushing (in F&B and communal areas) and landscaping irrigation.

Air cooled air-conditioning system is proposed for all facilities within the site and fire testing water is to be collected and reused to reduce potable water consumption.

### 2.4 Minimising Waste Going to Landfill

Construction Waste - the building contractor will be engaged to prepare a Waste Management Plan (WMP) which forms part of a Site Management Plan (SMP) and 80% (by mass) of all demolition & construction waste to be reused or recycled.

Operational Waste – A waste consultants has been engaged to implement the operational waste initiatives within the development to ensure the recycling facilities are as convenient for occupants as facilities for general waste.



### 3. BESS Sustainable Assessment

The Built Environment Sustainability Scorecard (BESS) assesses energy and water efficiency, thermal comfort, and overall environmental sustainability performance of the proposed development. It assesses the project against a standard design practice building in nine environmental categories and the percentage contribution of each category varies depending on the scale and typology of the development.

A score of 50% and higher equates to 'Best Practice' via BESS rating. In order to meet BESS 'Best Practice' requirement, the development is targeting an overall score of above 50% and exceed the pass rates on the following mandatory categories.

- Integrated Water Management;
- Operational Energy; and
- Indoor Environment Quality (IEQ)

The proposed development achieves an overall score of above 50% and equates to 'Best Practice' sustainable design. BESS assessment report is enclosed as Appendix A for details.

#### 3.1 Management

Best practice for building management means that sustainability is integrated from concept design through the construction process. Good decisions made early will always deliver the maximum benefit for the lowest cost.

For that reason, the following credits in this category are being targeted and incorporated in the design:

- A preliminary facade assessment has been undertaken for commercial and communal spaces in accordance with NCC2022 Section J4D6
- A preliminary NatHERS thermal modelling has been carried out for the development;
- Provide individual utility meters for all individual dwellings;
- Provide separate sub-metering facilities for common area services for all utilities (electricity and water if applicable); and
- Produce a Building User's Guide in which operation and maintenance of rainwater tank and Solar PV panels to be emphasised and highlighted.





## 3.2 Integrated Water Management

Water will be used efficiently throughout the whole building development with inclusion of efficient fixtures and fittings, collection and reuse of rainwater for toilet flushing (in F&B and communal areas) and landscaping irrigation.

These water saving initiatives are proposed to ensure the efficient use of water and collection and re-use of stormwater and to minimise the associated water costs.

BESS rating tool is used to assess the overall development water efficiency and demonstrates the design potential to achieve an over 50% improvement compared to an identical size 'reference' project and meet the best practice sustainable design.

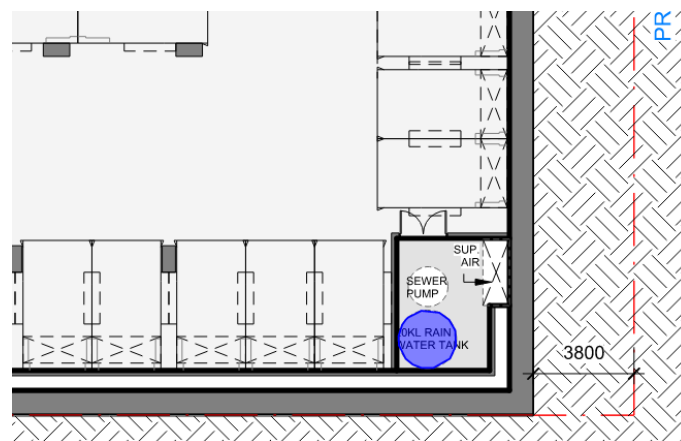
### 3.2.1 Water Efficient Fixtures

To minimise the amenity water consumption and discharge to the municipal sewerage system, water efficient fixtures are to be used for the development.

- Kitchen and Bathroom Taps - 5 Star WELS Rating
- Dishwasher - 5 Star WELS Rating
- WCs - 4 Star WELS Rating
- Showers – 4 Star WELS Rating ( $\leq 7.5$  L/min)
- Washing Machines - 4 Star WELS Rating
- Urinals - 5 Star WELS Rating (Only F&B and Amenity areas)

### 3.2.2 Rainwater Harvesting

Rainwater will be harvested from the roof areas. A minimum of 20kL of rainwater tank will be installed on-site. Collected rainwater will be reused for landscape irrigation and toilet flushing (in F&B and communal areas), supporting sustainable water management across the development.



Location of Rainwater tank in Basement 02

### 3.2.3 Building Services Water Use Reduction

A temporary storage tank is proposed to collect and re-use at least 80% of the routine fire protection system test water on-site.



---

### 3.2.4 Stormwater

Stormwater quality is a significant issue as the high levels of impervious surfaces transport stormwater quickly into the drainage system along with sediment and pollutants.

The strategy for improving stormwater quality in the proposed development include:

- A minimum 20kL rainwater tank will be provided for rainwater collection and re-use for toilet flushing (in F&B and communal areas), and landscaping irrigation.
- A minimum of 15m<sup>2</sup> of Raingarden will be provided.

MUSIC modelling is undertaken to demonstrate that the best practice Environmental Management Guidelines (BPEMG) for Total Suspended Solids (TSS), Total Phosphorus (TP), Total Nitrogen (TN) and Gross Pollutants (GP) will be met. Refer to Appendix B – Stormwater Management Plan for more details.



### 3.2.5 Maintenance Program

The maintenance procedure shall be in conjunction with the building maintenance and specification and shall Comply with relevant / applicable authority design guidelines and codes of practice requirements. The stormwater management strategy shall adopt the following maintenance procedures.

- Quarterly routine maintenance procedure to thoroughly maintain raingarden free of debris and general clean-up process by building management as part of building maintenance programme.
- Annually / 6-month drain and flushing of rainwater tank cleaning tank internally from debris and sediment collection captured from roof surface, by building management as part of building maintenance programme.
- Quarterly inspection of gutters to ensure they are free of debris and clean as required.
- Quarterly inspection of stormwater downpipes and grates to ensure no water leakage, they are free of debris and clean as required.
- Yearly inspections of rainwater tanks and supports to ensure no leakage, inspect joints and clean as required.
- Water storage tanks should be inspected, cleaned and disinfected in accordance with AS 3500.
- Bi-annual inspection of pumps to ensure correct operation, no leakage and clean as required.
- Service items and equipment in conformance with the maintenance schedules as per the operation and maintenance manuals.
  - Carry out the manufacturers' recommended maintenance instruction.
  - Attend to reported defects and complaints.
  - Check for and repair corrosion.
  - Check for and rectify any unsafe conditions.
  - Replace faulty or damaged parts and consumable components.
  - connections, for deterioration and for freedom of movement of assembly.
  - Identification of pipes, conduits and ducts maintenance: To AS 1345.
  - Safety signs maintenance: To AS 1319.
  - Remove waste and clean all parts of the installation.
  - Remove temporary protective coatings, packaging and labels.
  - Clean screens and strainer baskets.

### 3.2.6 Construction Phase Stormwater Pollution Reduction

The Building Contractor must commit to implementing an Environmental Management Plan (EMP) that includes site management procedures to minimize stormwater pollution during the construction phase.



### 3.3 Operational Energy

The whole development will benchmark BESS Energy Efficiency as followings:

- **BESS Energy 1.1:** For non-residential spaces – 10% energy reduction from building services compared to the NCC 2022 Section J reference case;
- **BESS Energy 1.2:** For residential apartments – A preliminary NatHERS rating assessment has been undertaken and an average NatHERS rating of above 7.0-Star is targeted for all dwellings;
- **BESS Energy 2.6:** The development is proposed to be all electric;
- **BESS Energy 2.7:** The energy efficient building services are proposed for the whole development to reduce the electricity consumption by more than 20% compared to NCC 2022 Section J reference building;
- **BESS Energy 3.1:** The carpark spaces are proposed to install CO sensor to monitor and control the operation of the car park exhaust fan speed;
- **BESS Energy 3.6:** Maximum illumination power density (W/m<sup>2</sup>) in at least 90% of the Residential Apartments are at least 20% lower than required by clause J7D3(1)(a) and Table J6.2a of the NCC 2022 Vol 1 (Class 2-9) and
- **BESS Energy 3.7:** For Non-Residential portion, maximum illumination power density (W/m<sup>2</sup>) in at least 90% of the non-residential areas meet the requirements in Table J7D3a of the NCC 2022 Vol 1; and
- **BESS Energy 4.2:** Minimum 20kW Solar PV Panels are proposed to be on site.

#### 3.3.1 Thermally Enhanced Building Envelope

The architectural and facade design will ensure the windows location, orientation and sizes are assessed carefully to ensure excellent solar control and daylight transmission and the overall arrangement will provide the building with low façade loads allowing highly efficient energy systems to be used to maintain occupant comfort.

Thermally enhanced building fabric is proposed in conjunction with the double-glazed windows for the whole development and achieve a minimum NatHERS rating of 6.0-Star and an average of 7.0-Star.

#### 3.3.2 Energy Efficient System

For the proposed development, energy efficient HVAC, lighting and domestic hot water systems will be designed to minimize operational energy use and greenhouse gas emissions and reduce peak energy demand. The energy efficient system will include:

- Energy efficient air-conditioning system equivalent to 3-Star (2019 MEPS) energy rating is proposed;
- Electric heat pump type domestic hot water system with COP of above 3.5 or equivalent will be proposed; and
- Clothes Dryers are selected to be with minimum energy rating of 4-Star.

#### 3.3.3 Car Park ventilation

The car park ventilation system will include variable speed drives (VSDs) on the fans and will be controlled by CO sensors to minimise unnecessary energy use.

#### 3.3.4 Internal Lighting – Apartments

Maximum illumination power density (W/m<sup>2</sup>) in at least 90% of the residential apartments are proposed to be at least 20% lower than required by clause J7D3(1)(a) and Table J6.2a of the NCC 2022 Vol 1 (Class 2-9).



### 3.3.5 Internal Lighting – Non-Residential

Maximum illumination power density (W/m<sup>2</sup>) in at least 90% of the non-residential areas meet the requirements in Table J7D3a of the NCC 2022 Vol 1.

### 3.3.6 Renewable Energy

2 x 10kW Solar PV system will be proposed on the roof to generate renewable energy and supplied to the main switchboard. One 10kW Solar PV system will serve the commercial/shop areas, while the other 10kW system will be dedicated to offsetting the building's common area electrical load.

## 3.4 Indoor Environment Quality

The proposed development will improve the indoor environment quality and achieve a healthy indoor environment quality for the wellbeing of building occupants through adoption of the followings into the design.

### 3.4.1 Overall Daylight Access

The residential dwellings will aim for more than 80% of the total number of bedrooms achieve a daylight factor of at least 0.5% to 90% of the floor area, and more than 80% of the total number of living spaces achieve a daylight factor of at least 1% to 90% of the floor area.

For non-residential spaces, more than 40% of the nominated non-residential floor area will achieve a daylight factor of at least 2%.

### 3.4.2 Ventilation

For residential apartments, natural ventilation is introduced in the form of operable windows and doors and at least 60% of the apartments will achieve effective natural ventilation via cross ventilation, single sided ventilation or mechanically assisted natural ventilation (e.g. fresh air supply rates between 2.5-5 L/s) to meet BESS requirements.

For non-residential spaces, the mechanical ventilation systems will be designed to provide outdoor air levels to be at least 50% above AS 1668:2012 to the all the regularly occupied spaces with CO<sub>2</sub> sensors proposed for the development to maintain a maximum CO<sub>2</sub> concentration of 800ppm.

### 3.4.3 VOC and Formaldehyde Minimisation

- Low Volatile Organic Compound (VOC) paints, adhesive and sealant to be used in the development.

| Product Type Category                                                                                                | Max TVOC Content<br>(g/l of ready-to-use product) |
|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| General purpose adhesives                                                                                            | 50                                                |
| Design & As Built wall and ceiling paint, all sheen levels                                                           | 16                                                |
| Trim, varnishes and wood stains                                                                                      | 75                                                |
| 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                                               |

- Low VOC Carpets to be used in the development.

| Test protocol                | Limit                            |
|------------------------------|----------------------------------|
| ASTM D5116 – Total VOC limit | 0.5mg/m <sup>2</sup> /h per hour |



|                                                         |                                  |
|---------------------------------------------------------|----------------------------------|
| ASTM D5116 – 4 – PC (4-Phenylcyclohexene)               | 0.5mg/m <sup>2</sup> /h per hour |
| ISO 16000/EN 13419 – TVOC at three days                 | 0.5mg/m <sup>2</sup> /h per hour |
| ISO 10580/ISO/TC 219 (Document N238) – TVOC at 24 hours | 0.5mg/m <sup>2</sup> /h per hour |

- Low formaldehyde wood products to be used in the development.

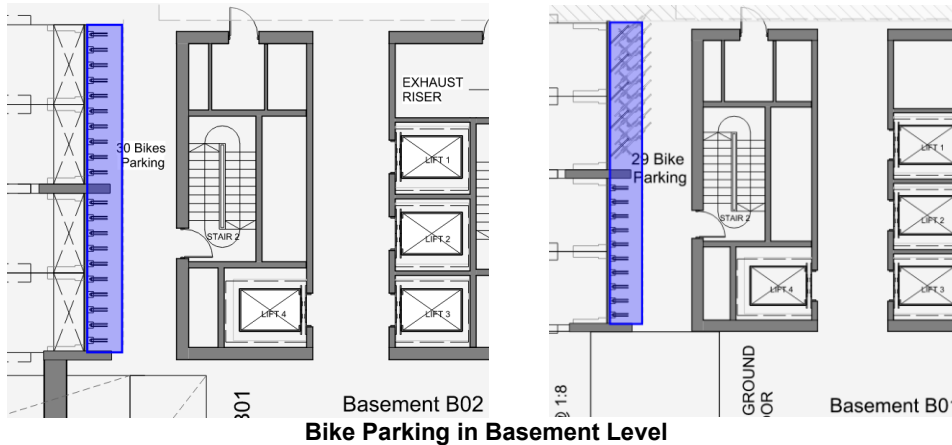
| Test protocol                                                                                                     | Emission limit/ Unit of Measurement  |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for Plywood                                     | ≤1.0mg/L                             |
| AS/NZS 1859.1:2004 – Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16                  | ≤1.5mg/L                             |
| AS/NZS 1859.2:2004 – MDF, with use of testing procedure AS/NZS 4266.16:2004 method 16                             | ≤1.0mg/L                             |
| AS/NZS 4357.4 – Laminated Veneer Lumber (LVL)                                                                     | ≤1.0mg/L                             |
| Japanese Agricultural Standard MAFF Notification NO.701 Appendix Clause 3 (11) - LVL                              | ≤1.0mg/L                             |
| JIS A 5908:2003 – Particle Board and Plywood, with use of testing procedure JISA 1460                             | ≤1.0mg/L                             |
| JIS A 5905:2003 – MDF, with use of testing procedure JIS A 1460                                                   | ≤1.0mg/L                             |
| JIS A1901 (not applicable to Plywood, applicable to high pressure laminates and compact laminates)                | ≤0.1mg/m <sup>2</sup> hr             |
| ASTM D5116 (applicable to high pressure laminated and compact laminates)                                          | ≤0.1mg/m <sup>2</sup> hr             |
| ISO 16000 part 9, 10 and 11 (also known as EN 13419), applicable to high pressure laminates and compact laminates | ≤0.1mg/m <sup>2</sup> hr (at 3 days) |
| ASTM D6007                                                                                                        | ≤0.12mg/m <sup>3</sup>               |
| ASTM E1333                                                                                                        | ≤0.12mg/m <sup>3</sup>               |
| EN 717-1 (also known as DIN EN 717-1)                                                                             | ≤0.12mg/m <sup>3</sup>               |
| EN 717-2 (also known as DIN EN 717-2)                                                                             | ≤3.5mg/m <sup>3</sup> hr             |



## 3.5 Transport

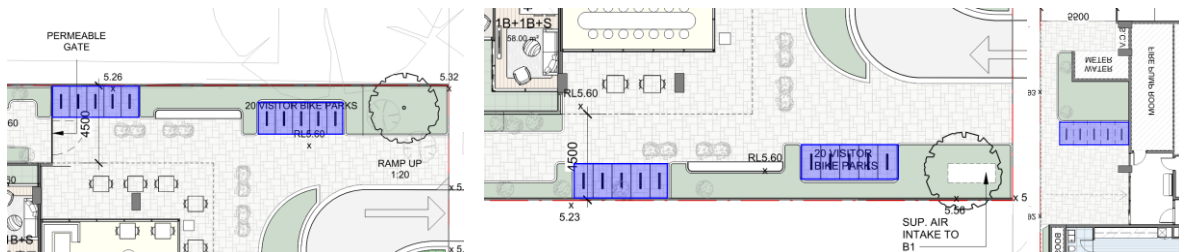
### 3.5.1 Bicycle Parking – Non-Residential

Bicycle parking for employees and/or building staff in commercial and communal areas will exceed the planning scheme requirements by at least 50% (or provide a minimum of 2 spaces if no requirement exists).



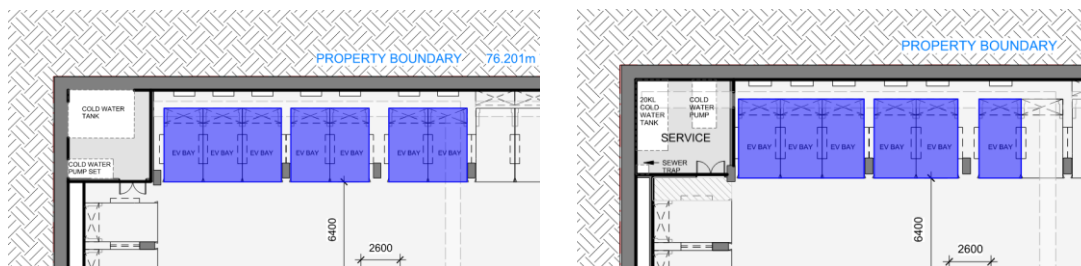
### 3.5.2 Bicycle Parking – Non-Residential Visitor

Bicycle parking for visitors to commercial and communal areas will exceed the planning scheme requirements by at least 50% (or provide a minimum of 2 spaces if no requirement exists).



### 3.5.3 Electric Vehicle Infrastructure

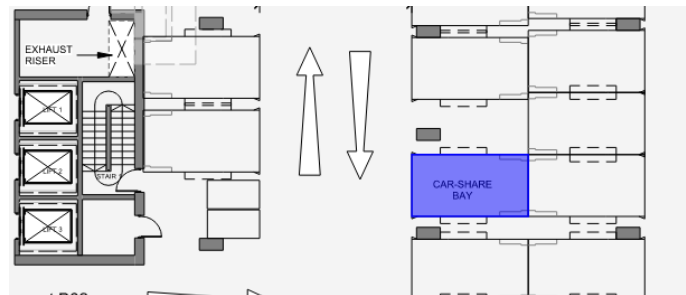
At least one parking space will be designated for EV charging, with appropriate signage and charging infrastructure installed.





### 3.5.4 Car Share Scheme

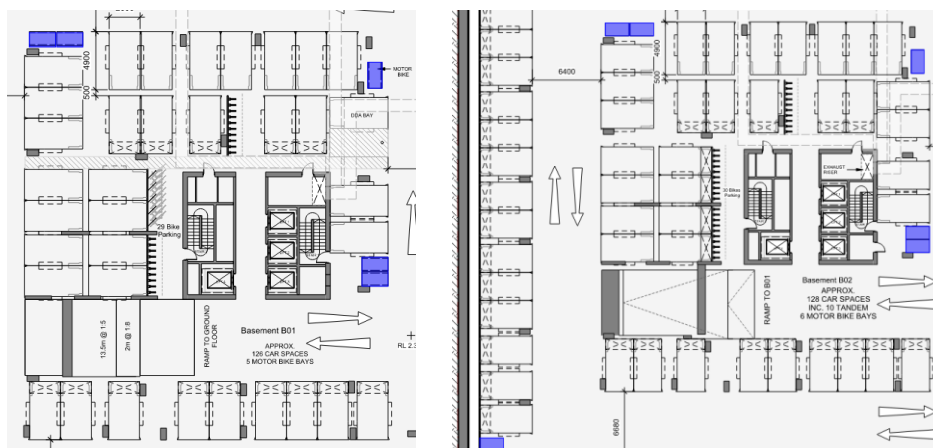
A dedicated car share parking bay is provided within Basement 02 to support a car share scheme.



**Car Share Bay in Basement 02**

### 3.5.5 Motorbike/Moped

A total of 11 motorbike parking spaces is provided across the development, including 5 spaces in Basement 01 and 6 spaces in Basement 02.



**Motor Bike Bays in Basement 01 & 02**





### **3.6 Waste & Resource Recovery**

BESS rating tool has been used to assess the overall development waste collection and reuse and demonstrate the project has the design potential to achieve the best practice design for the Waste Management.

#### **3.6.1 Construction Waste Management Plan**

Building Contractor must provide Construction Site Management Plan prior to any construction work.

As part of the Construction Site Management Plan, a Construction Waste Management Plan must be prepared to encourage waste avoidance, reuse and recycling during the construction and at least 80% of construction and demolition waste are to be reused or recycled.

#### **3.6.2 Operational Waste – Food & Garden Waste**

The Food and garden organic (FOGO) materials will be collected privately.

#### **3.6.3 Operational Waste – Convenience of Recycling**

The recycling facilities are proposed as convenient for building users as facilities for general waste.

### **3.7 Urban Ecology**

#### **3.7.1 Communal Spaces**

At least 558 m<sup>2</sup> of the common space are proposed for the building users, staff and employees within the development.

### **3.8 Building Materials**

#### **3.8.1 Concrete**

Concretes with 20-35% (or greater) Supplementary Cementitious Materials (SCMs) such as slag or flyash or similar geopolymer mixes will be utilised for on-site on-ground poured concrete mixes, subject to structural requirements where feasible. Recycled aggregate, water and/or sand will be included in the concrete mixes.

#### **3.8.2 Steel**

Where possible and applicable, recycled steel will be used in the construction and will be sourced from an accredited environmentally responsible steel producer.

#### **3.8.3 Timber**

Sustainable timber products with third party certification through schemes such as Forest Stewardship Council (FSC) or Australian Forest Certification Scheme (AFSC), sourced as plantation timber. No rainforest timbers will be incorporated i.e. no Oregon, Western Red Cedar, Meranti, Merbau, Teak or Luan.



## 4. Overall BESS Scores Aiming to Target

With inclusion of all ESD initiatives summarised above, the proposed design is estimated to be able to achieve an overall score of above 50% of nine key BESS categories and demonstrating 'Best Practice' sustainable design.

| Category                    | Contributes to overall Score | Project Category Score |
|-----------------------------|------------------------------|------------------------|
| Management                  | 4.5%                         | 62%                    |
| Integrated Water Management | 9.0%                         | 82%                    |
| Operational Energy          | 27.5%                        | 65%                    |
| IEQ                         | 16.5%                        | 56%                    |
| Transport                   | 9.0%                         | 23%                    |
| Waste                       | 5.5%                         | 67%                    |
| Urban Ecology               | 5.5%                         | 11%                    |
| Innovation                  | 9%                           | 0%                     |
| <b>Total Rate</b>           | <b>100%</b>                  | <b>54%</b>             |



## 5. Conclusion

This SMP provides a summary of sustainable design features, which are integrated into the design of the proposed development at 464 St Kilda Rd, Melbourne to demonstrate 'Best Practice' in sustainable design to meet City of Port Phillip's objectives.

In terms of the building performance, the proposed development will be designed to include the followings:

- Thermally enhanced building fabrics to achieve an average NatHERS rating above 7.0 Stars for all dwellings;
- Energy-efficient air-conditioning system equivalent to 3-Star (2019 MEPS) rating for all dwellings;
- Electric heat pump type domestic hot water system with COP of above 3.5 or equivalent for the dwellings;
- 2 x 10kW-e roof mounted solar PV panels are proposed on the roof for the common area of the residential development and commercial areas;
- 20,000 litres rainwater harvesting system has been proposed on site for toilet flushing(in F&B and communal areas) and landscaping irrigation;
- Water efficient fixtures and fittings with minimum WELS ratings as specified;
- Improved stormwater quality via rainwater harvesting system and landscaping design;
- Introduce an elevated level of natural light into the primary residential spaces;
- At least one EV charging space with signage and charging infrastructure;
- A construction Waste Management Plan (WMP) to be prepared and implemented and a minimum 80% of all demolition and construction waste to be reused or recycled;
- Sustainable materials are to be proposed for the development;
- Meet Best Practice Sustainable Design using BESS rating tool; and
- Provision of a Building User's Guide for occupants to optimise the building's environmental performance.

Therefore, the proposed development has been designed to meet the City of Port Phillip's Planning Scheme requirements, and the project team will ensure the performance outcomes proposed in this Sustainable Management Plan be implemented prior to occupancy at no cost to the City of Port Phillip's and to the satisfaction of the Responsible Authority.

## **Appendix A – BESS Summary Report**

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# BESS Report

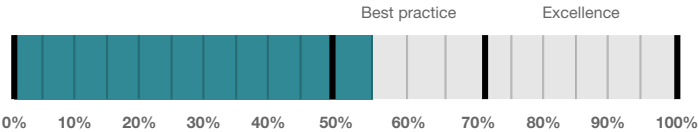
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 464 St Kilda Rd Melbourne Victoria 3004. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Port Phillip City Council.

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

### Your BESS Score



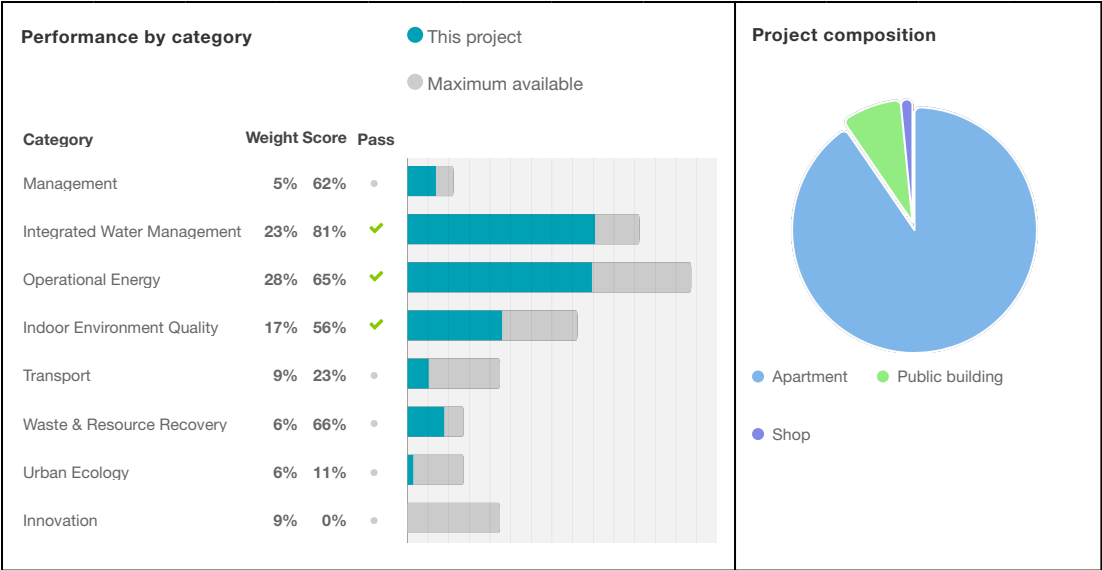
54%

### Project details

|                  |                                         |
|------------------|-----------------------------------------|
| Name             | 464 St Kilda Road                       |
| Address          | 464 St Kilda Rd Melbourne Victoria 3004 |
| Project ID       | 073AA6DA-R3                             |
| BESS Version     | BESS-9                                  |
| Date             | 01 May 2026                             |
| Software version | 2.3.0-B.650                             |

|                     |                       |
|---------------------|-----------------------|
| Site type           | Mixed use development |
| Account             | li.huan@igs.com.au    |
| Application no.     |                       |
| Site area           | 4,645 m²              |
| Building floor area | 31,401 m²             |





Buildings

| Name       | Height | Footprint | % of total footprint |
|------------|--------|-----------|----------------------|
| Building 1 | 18     | 3,260 m²  | 100%                 |

Dwellings & Non Res Spaces

Dwellings

| Name             | Quantity | Area      | Building   | % of total area |
|------------------|----------|-----------|------------|-----------------|
| Apartment        |          |           |            |                 |
| 1-Bed Apartments | 184      | 60.0 m²   | Building 1 | 35%             |
| 3-Bed Apartments | 66       | 130 m²    | Building 1 | 27%             |
| 2-Bed Apartments | 58       | 85.0 m²   | Building 1 | 15%             |
| 4-Bed Apartments | 24       | 160 m²    | Building 1 | 12%             |
| Total            | 332      | 28,390 m² | 90%        |                 |

Non-Res Spaces

| Name            | Quantity | Area     | Building   | % of total area |
|-----------------|----------|----------|------------|-----------------|
| Shop            |          |          |            |                 |
| Food & Beverage | 1        | 491 m²   | Building 1 | 1%              |
| Total           | 1        | 491 m²   | 1%         |                 |
| Public building |          |          |            |                 |
| Amenity         | 1        | 2,520 m² | Building 1 | 8%              |
| Total           | 1        | 2,520 m² | 8%         |                 |

## Supporting Evidence

### Shown on Floor Plans

| Credit                          | Requirement                                                                                                     | Response | Status |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------|----------|--------|
| Management 3.1                  | Annotation: Individual utility meters to be provided to all individual dwellings                                |          | -      |
| Management 3.2                  | 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)                             |          | -      |
| Integrated Water Management 2.1 | Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)                     |          | -      |
| Integrated Water Management 3.1 | Annotation: Water efficient garden details                                                                      |          | -      |
| Operational Energy 3.1          | Carpark with natural ventilation or CO monitoring system                                                        |          | -      |
| Operational Energy 3.4          | Location of clothes line (if proposed)                                                                          |          | -      |
| Operational Energy 4.2          | Location and size of solar photovoltaic system                                                                  |          | -      |
| Indoor Environment Quality 1.1  | If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles. |          | -      |
| Indoor Environment Quality 1.2  | If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles. |          | -      |
| Indoor Environment Quality 2.1  | Dwellings meeting the requirements for being 'naturally ventilated'                                             |          | -      |
| Transport 1.4                   | Location of non-residential bicycle parking spaces                                                              |          | -      |
| Transport 1.5                   | Location of non-residential visitor bicycle parking spaces                                                      |          | -      |
| Transport 2.1                   | Location of electric vehicle charging infrastructure                                                            |          | -      |
| Waste & Resource Recovery 2.1   | Location of food and garden waste facilities                                                                    |          | -      |
| Waste & Resource Recovery 2.2   | Location of recycling facilities                                                                                |          | -      |
| Urban Ecology 1.1               | Location and size of communal spaces                                                                            |          | -      |

### Supporting Documentation

| Credit                          | Requirement                                                                                                         | Response | Status |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------|----------|--------|
| Management 2.2                  | Preliminary NatHERS assessments                                                                                     |          | -      |
| Management 2.3a                 | Section J glazing assessment                                                                                        |          | -      |
| Management 2.3b                 | Preliminary modelling report                                                                                        |          | -      |
| Integrated Water Management 2.1 | STORM report or MUSIC model                                                                                         |          | -      |
| Operational Energy 1.1          | Energy Report showing calculations of reference case and proposed buildings                                         |          | -      |
| Operational Energy 3.1          | Details of either the fully natural carpark ventilation or CO monitoring system proposed                            |          | -      |
| Operational Energy 3.6          | Average lighting power density and lighting type(s) to be used                                                      |          | -      |
| Operational Energy 3.7          | Average lighting power density and lighting type(s) to be used                                                      |          | -      |
| Operational Energy 4.2          | Specifications of the solar photovoltaic system(s)                                                                  |          | -      |
| Indoor Environment Quality 1.1  | If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved. |          | -      |
| Indoor Environment Quality 1.2  | If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved. |          | -      |
| Indoor Environment Quality 1.4  | A short report detailing assumptions used and results achieved.                                                     |          | -      |
| Indoor Environment Quality 2.1  | A list of naturally ventilated dwellings                                                                            |          | -      |

## Credit summary

### Management Overall contribution 4.5%

|                                                                |  |      |
|----------------------------------------------------------------|--|------|
|                                                                |  | 62%  |
| 1.1 Pre-Application Meeting                                    |  | 0%   |
| 2.2 Thermal Performance Modelling - Multi-Dwelling Residential |  | 100% |
| 2.3 Thermal Performance Modelling - Non-Residential            |  | 100% |
| 3.1 Metering - Residential                                     |  | 100% |
| 3.2 Metering - Non-Residential                                 |  | 100% |
| 3.3 Metering - Common Areas                                    |  | 100% |
| 4.1 Building Users Guide                                       |  | 100% |

### IWM Overall contribution 22.5%

|                                 |  |      |            |
|---------------------------------|--|------|------------|
|                                 |  | 81%  | ✓ Pass     |
| 1.1 Potable Water Use           |  | 40%  | ✓ Achieved |
| 2.1 Stormwater Treatment        |  | 100% | ✓ Achieved |
| 3.1 Water Efficient Landscaping |  | 100% |            |
| 4.1 Building Systems Water Use  |  | 100% |            |

### Operational Energy Overall contribution 27.5%

|                                                            |  |                      |              |        |
|------------------------------------------------------------|--|----------------------|--------------|--------|
|                                                            |  | Minimum required 50% | 65%          | ✓ Pass |
| 1.1 Thermal Performance Rating - Non-Residential           |  | 25%                  |              |        |
| 1.2 Thermal Performance Rating - Residential               |  | 9%                   | ✓ Achieved   |        |
| 2.1 Greenhouse Gas Emissions                               |  | 61%                  |              |        |
| 2.2 Peak Demand                                            |  | 100%                 |              |        |
| 2.6 Electrification                                        |  | 100%                 |              |        |
| 2.7 Energy consumption                                     |  | 100%                 |              |        |
| 3.1 Carpark Ventilation                                    |  | 100%                 |              |        |
| 3.2 Hot Water - Non-Residential                            |  | 100%                 |              |        |
| 3.4 Clothes Drying                                         |  | 55%                  |              |        |
| 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                       |  | 9%                   |              |        |
| 4.4 Renewable Energy Systems - Other                       |  | 0%                   |              |        |



**IEQ Overall contribution 16.5%**

|                                                      |  | Minimum required 50% | 56%  | ✓ 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                |  |                      | 40%  | ✓ Achieved |
| 2.1 Ventilation - Natural - Apartments               |  |                      | 66%  |            |
| 2.3 Ventilation - Non-Residential                    |  |                      | 50%  | ✓ Achieved |
| 3.4 Thermal comfort - Shading - Non-Residential      |  |                      | 0%   |            |
| 3.5 Thermal Comfort - Ceiling Fans - Non-Residential |  |                      | 0%   |            |
| 4.1 Air Quality - Non-Residential                    |  |                      | 100% |            |

**Transport Overall contribution 9.0%**

|                                               |  | 23%                                |
|-----------------------------------------------|--|------------------------------------|
| 1.1 Bicycle Parking - Residential             |  | 0%                                 |
| 1.2 Bicycle Parking - Residential Visitor     |  | 0%                                 |
| 1.3 Bicycle Parking - Convenience Residential |  | 0% ⚠ Disabled                      |
|                                               |  | Credit 1.1 must be achieved first. |
| 1.4 Bicycle Parking - Non-Residential         |  | 100%                               |
| 1.5 Bicycle Parking - Non-Residential Visitor |  | 100%                               |
| 1.6 End of Trip Facilities - Non-Residential  |  | 0%                                 |
| 2.1 Electric Vehicle Infrastructure           |  | 100%                               |
| 2.2 Car Share Scheme                          |  | 0%                                 |
| 2.3 Motorbikes / Mopeds                       |  | 0%                                 |

**Waste & Resource Recovery Overall contribution 5.5%**

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

Urban Ecology Overall contribution 5.5%

|                                           |  |      |
|-------------------------------------------|--|------|
|                                           |  | 11%  |
| 1.1 Communal Spaces                       |  | 100% |
| 2.1 Vegetation                            |  | 0%   |
| 2.2 Green Roofs                           |  | 0%   |
| 2.3 Green Walls and Facades               |  | 0%   |
| 2.4 Balconies, Courtyards & Roof terraces |  | 0%   |
| 3.1 Food Production - Residential         |  | 0%   |
| 3.2 Food Production - Non-Residential     |  | 0%   |

Innovation Overall contribution 9.0%

|                |  |    |
|----------------|--|----|
|                |  | 0% |
| 1.1 Innovation |  | 0% |

## Credit breakdown

### Management Overall contribution 4.5%

|                                   |     |
|-----------------------------------|-----|
| <div><div></div><div></div></div> | 62% |
|-----------------------------------|-----|

|                                                                       |                                                                                                                                                                                                    |      |
|-----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>1.1 Pre-Application Meeting</b>                                    |                                                                                                                                                                                                    | 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                                                                                                                                                                                                 |      |
| <b>2.2 Thermal Performance Modelling - Multi-Dwelling Residential</b> |                                                                                                                                                                                                    | 100% |
| Score Contribution                                                    | This credit contributes 22.6% towards the category score.                                                                                                                                          |      |
| Criteria                                                              | Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?                                                                                                               |      |
| Question                                                              | Criteria Achieved ?                                                                                                                                                                                |      |
| Apartment                                                             | Yes                                                                                                                                                                                                |      |
| <b>2.3 Thermal Performance Modelling - Non-Residential</b>            |                                                                                                                                                                                                    | 100% |
| Score Contribution                                                    | This credit contributes 2.4% towards the category score.                                                                                                                                           |      |
| Criteria                                                              | Has a preliminary facade assessment been undertaken in accordance with NCC2022 Section J4D6?                                                                                                       |      |
| Question                                                              | Criteria Achieved ?                                                                                                                                                                                |      |
| Shop                                                                  | Yes                                                                                                                                                                                                |      |
| Public building                                                       | Yes                                                                                                                                                                                                |      |
| Criteria                                                              | Has preliminary modelling been undertaken in accordance with either NCC2022 Section J (Energy Efficiency), NABERS or Green Star?                                                                   |      |
| Question                                                              | Criteria Achieved ?                                                                                                                                                                                |      |
| Shop                                                                  | Yes                                                                                                                                                                                                |      |
| Public building                                                       | Yes                                                                                                                                                                                                |      |
| <b>3.1 Metering - Residential</b>                                     |                                                                                                                                                                                                    | 100% |
| Score Contribution                                                    | This credit contributes 11.3% towards the category score.                                                                                                                                          |      |
| Criteria                                                              | Have utility meters been provided for all individual dwellings?                                                                                                                                    |      |
| Question                                                              | Criteria Achieved ?                                                                                                                                                                                |      |
| Apartment                                                             | Yes                                                                                                                                                                                                |      |
| <b>3.2 Metering - Non-Residential</b>                                 |                                                                                                                                                                                                    | 100% |

|                                    |                    |                                                                          |      |
|------------------------------------|--------------------|--------------------------------------------------------------------------|------|
|                                    | Score Contribution | This credit contributes 1.2% towards the category score.                 |      |
|                                    | Criteria           | Have utility meters been provided for all individual commercial tenants? |      |
|                                    | Question           | Criteria Achieved ?                                                      |      |
|                                    | Shop               | Yes                                                                      |      |
|                                    | Public building    | Yes                                                                      |      |
| <b>3.3 Metering - Common Areas</b> |                    |                                                                          | 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                                                                      |      |
|                                    | Shop               | Yes                                                                      |      |
|                                    | Public building    | Yes                                                                      |      |
| <b>4.1 Building Users Guide</b>    |                    |                                                                          | 100% |
|                                    | Score Contribution | This credit contributes 12.5% towards the category score.                |      |
|                                    | Criteria           | Will a building users guide be produced and issued to occupants?         |      |
|                                    | Question           | Criteria Achieved ?                                                      |      |
|                                    | Project            | Yes                                                                      |      |

**IWM Overall contribution 22.5%****81%    ✓ Pass**

Do you have a reticulated third pipe or an on-site water recycling system?: No

Are you installing a swimming pool?: Yes

**Stormwater profile**

Which stormwater modelling software are you using?: MUSIC or other modelling software

STORM score achieved: 100

Flow: 0 %

Total Suspended Solids: 80 %

Total Phosphorus: 45 %

Total Nitrogen: 45 %

**Rainwater tank profile**

What is the total roof area connected to the rainwater tank?:

Rainwater Tank 1 1,800 m<sup>2</sup>

-

Tank Size:

Rainwater Tank 1 20,000 Litres

-

Irrigation area connected to tank:

Rainwater Tank 1 400 m<sup>2</sup>

-

Is connected irrigation area a water efficient garden?:

Rainwater Tank 1 Yes

-

Other external water demand connected to tank?:

Rainwater Tank 1 0.0 Litres/Day

-

**Fixtures, fittings & connections profile**

Building: All Building 1

Showerhead: All 4 Star WELS ( $\geq 6.0$  but  $\leq 7.5$ )

Bath: All Scope out

Kitchen Taps: All  $\geq 5$  Star WELS ratingBathroom Taps: All  $\geq 5$  Star WELS ratingDishwashers: All  $\geq 5$  Star WELS ratingWC: All  $\geq 4$  Star WELS rating

Urinals:

1-Bed Apartments Scope out

2-Bed Apartments

3-Bed Apartments

4-Bed Apartments

Food & Beverage  $\geq 5$  Star WELS rating

Amenity

|                                                                      |                                                                         |                                                                                                                                                                                                            |                       |            |
|----------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------|
|                                                                      | Washing Machine Water Efficiency: All                                   |                                                                                                                                                                                                            | >= 4 Star WELS rating |            |
|                                                                      | Which non-potable water source is the dwelling/space connected to?: All |                                                                                                                                                                                                            | 232167                |            |
|                                                                      | Non-potable water source connected to Toilets:                          |                                                                                                                                                                                                            |                       |            |
|                                                                      | 1-Bed Apartments                                                        |                                                                                                                                                                                                            | No                    |            |
|                                                                      | 2-Bed Apartments                                                        |                                                                                                                                                                                                            |                       |            |
|                                                                      | 3-Bed Apartments                                                        |                                                                                                                                                                                                            |                       |            |
|                                                                      | 4-Bed Apartments                                                        |                                                                                                                                                                                                            |                       |            |
|                                                                      | Food & Beverage Amenity                                                 |                                                                                                                                                                                                            | Yes                   |            |
| Non-potable water source connected to Laundry (washing machine): All |                                                                         | No                                                                                                                                                                                                         |                       |            |
| Non-potable water source connected to Hot Water System: All No       |                                                                         |                                                                                                                                                                                                            |                       |            |
| 1.1 Potable Water Use                                                |                                                                         | <div><div></div></div>                                                                                                                                                                                     | 40%                   | ✔ Achieved |
| Score Contribution                                                   |                                                                         | This credit contributes 31.2% 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                                                              |                                                                         | 53869 kL                                                                                                                                                                                                   |                       |            |
| Output                                                               |                                                                         | Proposed (excluding rainwater and recycled water use)                                                                                                                                                      |                       |            |
| Project                                                              |                                                                         | 40189 kL                                                                                                                                                                                                   |                       |            |
| Output                                                               |                                                                         | Proposed (including rainwater and recycled water use)                                                                                                                                                      |                       |            |
| Project                                                              |                                                                         | 40012 kL                                                                                                                                                                                                   |                       |            |
| Output                                                               |                                                                         | % Reduction in Potable Water Consumption                                                                                                                                                                   |                       |            |
| Project                                                              |                                                                         | 25 %                                                                                                                                                                                                       |                       |            |
| Output                                                               |                                                                         | % of connected demand met by rainwater                                                                                                                                                                     |                       |            |
| Project                                                              |                                                                         | 100 %                                                                                                                                                                                                      |                       |            |
| Output                                                               |                                                                         | How often does the tank overflow?                                                                                                                                                                          |                       |            |
| Project                                                              |                                                                         | Very Often                                                                                                                                                                                                 |                       |            |
| Output                                                               |                                                                         | Opportunity for additional rainwater connection                                                                                                                                                            |                       |            |
| Project                                                              |                                                                         | 22729 kL                                                                                                                                                                                                   |                       |            |
| 2.1 Stormwater Treatment                                             |                                                                         | <div><div></div></div>                                                                                                                                                                                     | 100%                  | ✔ Achieved |

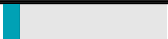
|                                                                                     |                                                                                                                                                                         |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score Contribution                                                                  | This credit contributes 56.2% towards the category score.                                                                                                               |
| Criteria                                                                            | Has best practice stormwater management been demonstrated?                                                                                                              |
| Output                                                                              | Flow                                                                                                                                                                    |
| Project                                                                             | 0 %                                                                                                                                                                     |
| Output                                                                              | Min Suspended Solids reduction                                                                                                                                          |
| Project                                                                             | 80 %                                                                                                                                                                    |
| Output                                                                              | Total Suspended Solids reduction                                                                                                                                        |
| Project                                                                             | 80 %                                                                                                                                                                    |
| Output                                                                              | Min Phosphorus reduction                                                                                                                                                |
| Project                                                                             | 45 %                                                                                                                                                                    |
| Output                                                                              | Total Phosphorus reduction                                                                                                                                              |
| Project                                                                             | 45 %                                                                                                                                                                    |
| Output                                                                              | Min Nitrogen reduction                                                                                                                                                  |
| Project                                                                             | 45 %                                                                                                                                                                    |
| Output                                                                              | Total Nitrogen reduction                                                                                                                                                |
| Project                                                                             | 45 %                                                                                                                                                                    |
| <div> <div>3.1 Water Efficient Landscaping</div> <div></div> <div>100%</div> </div> |                                                                                                                                                                         |
| Score Contribution                                                                  | This credit contributes 6.2% towards the category score.                                                                                                                |
| Criteria                                                                            | Will water efficient landscaping be installed?                                                                                                                          |
| Question                                                                            | Criteria Achieved ?                                                                                                                                                     |
| Project                                                                             | Yes                                                                                                                                                                     |
| <div> <div>4.1 Building Systems Water Use</div> <div></div> <div>100%</div> </div>  |                                                                                                                                                                         |
| Score Contribution                                                                  | This credit contributes 6.2% 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                                                                                                                                                                     |

## Operational Energy Overall contribution 27.5%

|  |  |                      |     |        |
|--|--|----------------------|-----|--------|
|  |  | Minimum required 50% | 65% | ✓ Pass |
|--|--|----------------------|-----|--------|

|                                                                                     |                           |
|-------------------------------------------------------------------------------------|---------------------------|
| <b>Project profile</b>                                                              |                           |
| Use the BESS Deem to Satisfy (DtS) method for Non-residential No spaces?:           |                           |
| Are you installing any renewable energy system(s) (other than solar photovoltaic)?: | Yes                       |
| Energy Supply:                                                                      | All-electric              |
| <b>Solar Photovoltaic system profile</b>                                            |                           |
| System Size (lesser of inverter and panel capacity):                                |                           |
| Solar PV - Commercial                                                               | 10.0 kW peak              |
| Solar PV - Communal                                                                 | 10.0 kW peak              |
| Orientation (which way is the system facing)?:                                      |                           |
| Solar PV - Commercial                                                               | North                     |
| Solar PV - Communal                                                                 | North                     |
| Inclination (angle from horizontal):                                                |                           |
| Solar PV - Commercial                                                               | 10.0 Angle (degrees)      |
| Solar PV - Communal                                                                 | 10.0 Angle (degrees)      |
| Which Building Class does this apply to?:                                           |                           |
| Solar PV - Commercial                                                               | Shop                      |
| Solar PV - Communal                                                                 | Public building           |
| <b>Dwellings profile</b>                                                            |                           |
| Building: All                                                                       | Building 1                |
| Below the floor is: All                                                             | Another Occupancy         |
| Above the ceiling is: All                                                           | Another Occupancy         |
| Exposed sides: All                                                                  | 3                         |
| NatHERS Annual Energy Loads - Heat: All                                             | 60.2 MJ/sqm               |
| NatHERS Annual Energy Loads - Cool: All                                             | 18.4 MJ/sqm               |
| NatHERS star rating: All                                                            | 7.1                       |
| Type of Heating System: All                                                         | Reverse cycle space       |
| Heating System Efficiency: All                                                      | 3 Stars (2019 MEPS)       |
| Type of Cooling System: All                                                         | Refrigerative space       |
| Cooling System Efficiency: All                                                      | 3 Stars (2019 MEPS)       |
| Type of Hot Water System: All                                                       | Electric Heat Pump Band 2 |
| Is the hot water system shared by multiple dwellings?: All                          | Yes                       |
| % Contribution from solar hot water system: All                                     | 0 %                       |
| Clothes Line: All                                                                   | No drying facilities      |
| Clothes Dryer: All                                                                  | Clothes dryer 4 stars     |
| <b>Non-residential buildings profile</b>                                            |                           |
| Heating, Cooling & Comfort Ventilation Electricity                                  | 50,000 kWh                |
| Reference fabric and Reference services:                                            |                           |



|                                                                                                             |                                                                                                                   |                                                                                                 |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Heating, Cooling & Comfort Ventilation Electricity<br><u>Proposed fabric</u> and Reference services:        | 47,500 kWh                                                                                                        |                                                                                                 |
| Heating, Cooling & Comfort Ventilation Electricity<br><u>Proposed fabric</u> and <u>Proposed services</u> : | 45,000 kWh                                                                                                        |                                                                                                 |
| Heating<br>Wood<br>Reference fabric and Reference services:                                                 | 0.0 MJ                                                                                                            |                                                                                                 |
| Heating<br>Wood<br><u>Proposed fabric</u> and Reference services:                                           | 0.0 MJ                                                                                                            |                                                                                                 |
| Heating<br>Wood<br><u>Proposed fabric</u> and <u>Proposed services</u> :                                    | 0.0 MJ                                                                                                            |                                                                                                 |
| Hot Water<br>Electricity - Reference:                                                                       | 10,000 kWh                                                                                                        |                                                                                                 |
| Hot Water<br>Electricity - <u>Proposed</u> :                                                                | 9,000 kWh                                                                                                         |                                                                                                 |
| Lighting<br>Electricity - Reference:                                                                        | 20,000 kWh                                                                                                        |                                                                                                 |
| Lighting<br>Electricity - <u>Proposed</u> :                                                                 | 18,000 kWh                                                                                                        |                                                                                                 |
| Peak Thermal Cooling Load<br>Reference:                                                                     | 200 kW                                                                                                            |                                                                                                 |
| Peak Thermal Cooling Load<br><u>Proposed</u> :                                                              | 190 kW                                                                                                            |                                                                                                 |
| <b>1.1 Thermal Performance Rating - Non-Residential</b>                                                     |                                  | 25%                                                                                             |
| Score Contribution                                                                                          | This credit contributes 4.1% towards the category score.                                                          |                                                                                                 |
| Criteria                                                                                                    | What is the % reduction in heating and cooling energy consumption against the reference case (NCC2022 Section J)? |                                                                                                 |
| Output                                                                                                      | Total Improvement                                                                                                 |                                                                                                 |
| Shop                                                                                                        | 5 %                                                                                                               |                                                                                                 |
| Public building                                                                                             | 5 %                                                                                                               |                                                                                                 |
| <b>1.2 Thermal Performance Rating - Residential</b>                                                         |                                | 9%  Achieved |
| Score Contribution                                                                                          | This credit contributes 14.6% towards the category score.                                                         |                                                                                                 |
| Criteria                                                                                                    | What is the average NatHERS rating?                                                                               |                                                                                                 |
| Output                                                                                                      | Average NATHERS Rating (Weighted)                                                                                 |                                                                                                 |
| Apartment                                                                                                   | 7.1 Stars                                                                                                         |                                                                                                 |
| <b>2.1 Greenhouse Gas Emissions</b>                                                                         |                                | 61%                                                                                             |

|                               |                                                                                        |
|-------------------------------|----------------------------------------------------------------------------------------|
| Score Contribution            | This credit contributes 15.6% towards the category score.                              |
| Criteria                      | What is the % reduction in annual greenhouse gas emissions against the benchmark?      |
| Output                        | Reference Building with Reference Services (BCA only)                                  |
| Apartment                     | 561,581 kg CO2                                                                         |
| Shop                          | 742 kg CO2                                                                             |
| Public building               | 3,804 kg CO2                                                                           |
| Output                        | Proposed Building with Proposed Services (Actual Building)                             |
| Apartment                     | 495,318 kg CO2                                                                         |
| Shop                          | 667 kg CO2                                                                             |
| Public building               | 3,424 kg CO2                                                                           |
| Output                        | % Reduction in GHG Emissions                                                           |
| Apartment                     | 11 %                                                                                   |
| Shop                          | 10 %                                                                                   |
| Public building               | 10 %                                                                                   |
| <b>2.2 Peak Demand</b>        | 100%                                                                                   |
| Score Contribution            | This credit contributes 0.5% towards the category score.                               |
| Criteria                      | What is the % reduction in the instantaneous (peak-hour) demand against the benchmark? |
| Output                        | Peak Thermal Cooling Load - Baseline                                                   |
| Shop                          | 3.1 kW                                                                                 |
| Public building               | 16.1 kW                                                                                |
| Output                        | Peak Thermal Cooling Load - Proposed                                                   |
| Shop                          | 3.0 kW                                                                                 |
| Public building               | 15.2 kW                                                                                |
| Output                        | Peak Thermal Cooling Load - % Reduction                                                |
| Shop                          | 5 %                                                                                    |
| Public building               | 4 %                                                                                    |
| <b>2.6 Electrification</b>    | 100%                                                                                   |
| Score Contribution            | This credit contributes 16.2% towards the category score.                              |
| Criteria                      | Is the development all-electric?                                                       |
| Question                      | Criteria Achieved?                                                                     |
| Project                       | Yes                                                                                    |
| <b>2.7 Energy consumption</b> | 100%                                                                                   |

|                                        |                                                                                                                                                                                                                                    |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score Contribution                     | This credit contributes 21.5% towards the category score.                                                                                                                                                                          |
| Criteria                               | What is the % reduction in annual energy consumption against the benchmark?                                                                                                                                                        |
| Output                                 | Reference Building with Reference Services (BCA only)                                                                                                                                                                              |
| Apartment                              | 5,350,988 MJ                                                                                                                                                                                                                       |
| Shop                                   | 3,380 MJ                                                                                                                                                                                                                           |
| Public building                        | 17,334 MJ                                                                                                                                                                                                                          |
| Output                                 | Proposed Building with Proposed Services (Actual Building)                                                                                                                                                                         |
| Apartment                              | 2,257,143 MJ                                                                                                                                                                                                                       |
| Shop                                   | 3,042 MJ                                                                                                                                                                                                                           |
| Public building                        | 15,601 MJ                                                                                                                                                                                                                          |
| Output                                 | % Reduction in total energy                                                                                                                                                                                                        |
| Apartment                              | 57 %                                                                                                                                                                                                                               |
| Shop                                   | 10 %                                                                                                                                                                                                                               |
| Public building                        | 9 %                                                                                                                                                                                                                                |
| <b>3.1 Carpark Ventilation</b>         |  100%                                                                                                                                             |
| Score Contribution                     | This credit contributes 5.4% towards the category score.                                                                                                                                                                           |
| Criteria                               | If you have an enclosed carpark, is it: (a) fully naturally ventilated (no mechanical ventilation system) or (b) 40 car spaces or less with Carbon Monoxide monitoring to control the operation and speed of the ventilation fans? |
| Question                               | Criteria Achieved ?                                                                                                                                                                                                                |
| Project                                | Yes                                                                                                                                                                                                                                |
| <b>3.2 Hot Water - Non-Residential</b> |  100%                                                                                                                                             |
| Score Contribution                     | This credit contributes 0.5% 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                                                                                                                                                                                                                          |
| Shop                                   | 563 MJ                                                                                                                                                                                                                             |
| Public building                        | 2,889 MJ                                                                                                                                                                                                                           |
| Output                                 | Proposed                                                                                                                                                                                                                           |
| Shop                                   | 507 MJ                                                                                                                                                                                                                             |
| Public building                        | 2,600 MJ                                                                                                                                                                                                                           |
| Output                                 | Improvement                                                                                                                                                                                                                        |
| Shop                                   | 9 %                                                                                                                                                                                                                                |
| Public building                        | 10 %                                                                                                                                                                                                                               |
| <b>3.4 Clothes Drying</b>              |  55%                                                                                                                                            |

|                                                                   |                                                                                                                                                                                                          |
|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score Contribution                                                | This credit contributes 4.9% towards the category score.                                                                                                                                                 |
| Criteria                                                          | What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?                                               |
| Output                                                            | Reference                                                                                                                                                                                                |
| Apartment                                                         | 137,683 kWh                                                                                                                                                                                              |
| Output                                                            | Proposed                                                                                                                                                                                                 |
| Apartment                                                         | 99,132 kWh                                                                                                                                                                                               |
| Output                                                            | Improvement                                                                                                                                                                                              |
| Apartment                                                         | 27 %                                                                                                                                                                                                     |
| <b>3.6 Internal Lighting - Apartments</b>                         |  100%                                                                                                                   |
| Score Contribution                                                | This credit contributes 4.9% towards the category score.                                                                                                                                                 |
| Criteria                                                          | Is the maximum illumination power density (W/m2) in at least 90% of the relevant building class at least 20% lower than required by clause J7D3(1)(a) and Table J6.2a of the NCC 2022 Vol 1 (Class 2-9)? |
| Question                                                          | Criteria Achieved ?                                                                                                                                                                                      |
| Apartment                                                         | Yes                                                                                                                                                                                                      |
| <b>3.7 Internal Lighting - Non-Residential</b>                    |  100%                                                                                                                   |
| Score Contribution                                                | This credit contributes 1% towards the category score.                                                                                                                                                   |
| Criteria                                                          | Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J7D3a of the NCC 2022 Vol 1?                                |
| Question                                                          | Criteria Achieved ?                                                                                                                                                                                      |
| Shop                                                              | Yes                                                                                                                                                                                                      |
| Public building                                                   | Yes                                                                                                                                                                                                      |
| <b>4.1 Combined Heat and Power (cogeneration / trigeneration)</b> | N/A  Scoped Out<br>No cogeneration or trigeneration system in use.                                                      |
| This credit was scoped out                                        | No cogeneration or trigeneration system in use.                                                                                                                                                          |
| <b>4.2 Renewable Energy Systems - Solar</b>                       |  9%                                                                                                                   |
| Score Contribution                                                | This credit contributes 5.4% 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                                                                                                                                                                 |
| Shop                                                              | 12,118 kWh                                                                                                                                                                                               |
| Public building                                                   | 12,118 kWh                                                                                                                                                                                               |
| Output                                                            | % of Building's Energy                                                                                                                                                                                   |
| Shop                                                              | 1075 %                                                                                                                                                                                                   |
| Public building                                                   | 209 %                                                                                                                                                                                                    |
| <b>4.4 Renewable Energy Systems - Other</b>                       |  0%                                                                                                                   |

|                    |                                                                                                                                     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Score Contribution | This credit contributes 5.4% towards the category score.                                                                            |
| Criteria           | Does another form of renewable energy (not solar) provide 5% of the estimated energy consumption of the building class it supplies? |
| Question           | Other Renewable Energy - Energy Generation per year                                                                                 |
| Apartment          | -                                                                                                                                   |
| Shop               | -                                                                                                                                   |
| Public building    | -                                                                                                                                   |

## IEQ Overall contribution 16.5%

|  |  |                      |     |        |
|--|--|----------------------|-----|--------|
|  |  | Minimum required 50% | 56% | ✓ Pass |
|--|--|----------------------|-----|--------|

|                                                                                           |                                                                                                                        |
|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| Use the BESS Deemed to Satisfy (DtS) method for daylight to Dwellings?: No                |                                                                                                                        |
| What approach do you want to use for daylight to Dwellings?: Provide our own calculations |                                                                                                                        |
| 1.1 Daylight Access - Living Areas                                                        | 66%                                                                                                                    |
| Score Contribution                                                                        | This credit contributes 25.4% towards the category score.                                                              |
| Criteria                                                                                  | What % of living areas achieve the daylight criteria?                                                                  |
| Question                                                                                  | Percentage Achieved ?                                                                                                  |
| Apartment                                                                                 | 80 %                                                                                                                   |
| 1.2 Daylight Access - Bedrooms                                                            | 66%                                                                                                                    |
| Score Contribution                                                                        | This credit contributes 25.4% towards the category score.                                                              |
| Criteria                                                                                  | What % of bedrooms achieve the daylight criteria?                                                                      |
| Question                                                                                  | Percentage Achieved ?                                                                                                  |
| Apartment                                                                                 | 80 %                                                                                                                   |
| 1.3 Winter Sunlight                                                                       | 0%                                                                                                                     |
| Score Contribution                                                                        | This credit contributes 8.5% 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                                                     | 40% ✓ Achieved                                                                                                         |
| Score Contribution                                                                        | This credit contributes 5.4% towards the category score.                                                               |
| Criteria                                                                                  | What % of the nominated floor area has at least 2% daylight factor?                                                    |
| Question                                                                                  | Percentage Achieved?                                                                                                   |
| Shop                                                                                      | 40 %                                                                                                                   |
| Public building                                                                           | 40 %                                                                                                                   |
| 2.1 Ventilation - Natural - Apartments                                                    | 66%                                                                                                                    |
| Score Contribution                                                                        | This credit contributes 25.4% towards the category score.                                                              |
| Criteria                                                                                  | What % of dwellings are effectively naturally ventilated?                                                              |
| Question                                                                                  | Percentage Achieved?                                                                                                   |
| Apartment                                                                                 | 60 %                                                                                                                   |
| 2.3 Ventilation - Non-Residential                                                         | 50% ✓ Achieved                                                                                                         |
| Score Contribution                                                                        | This credit contributes 5.4% towards the category score.                                                               |
| Criteria                                                                                  | What % of the regular use areas are effectively naturally ventilated?                                                  |
| Question                                                                                  | Percentage Achieved?                                                                                                   |
| Shop                                                                                      | -                                                                                                                      |
| Public building                                                                           | -                                                                                                                      |

|                                                      |                                                                                                                    |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Criteria                                             | What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012? |
| Question                                             | Percentage Achieved?                                                                                               |
| Shop                                                 | 50 %                                                                                                               |
| Public building                                      | 50 %                                                                                                               |
| Criteria                                             | What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?               |
| Question                                             | Value                                                                                                              |
| Shop                                                 | 800 ppm                                                                                                            |
| Public building                                      | 800 ppm                                                                                                            |
| 3.4 Thermal comfort - Shading - Non-Residential      |                                                                                                                    |
| Score Contribution                                   | This credit contributes 2.7% towards the category score.                                                           |
| Annotation                                           | No east, north and west non-residential amenities are currently proposed to tower element                          |
| Criteria                                             | What percentage of east, north and west glazing to regular use areas is effectively shaded?                        |
| Question                                             | Percentage Achieved?                                                                                               |
| Shop                                                 | 0 %                                                                                                                |
| Public building                                      | 0 %                                                                                                                |
| 3.5 Thermal Comfort - Ceiling Fans - Non-Residential |                                                                                                                    |
| Score Contribution                                   | This credit contributes 0.9% towards the category score.                                                           |
| Criteria                                             | What percentage of regular use areas in tenancies have ceiling fans?                                               |
| Question                                             | Percentage Achieved?                                                                                               |
| Shop                                                 | 0 %                                                                                                                |
| Public building                                      | 0 %                                                                                                                |
| 4.1 Air Quality - Non-Residential                    |                                                                                                                    |
| Score Contribution                                   | This credit contributes 0.9% towards the category score.                                                           |
| Criteria                                             | Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?                     |
| Question                                             | Criteria Achieved ?                                                                                                |
| Shop                                                 | Yes                                                                                                                |
| Public building                                      | Yes                                                                                                                |
| Criteria                                             | Does all carpet meet the maximum total indoor pollutant emission limits?                                           |
| Question                                             | Criteria Achieved ?                                                                                                |
| Shop                                                 | Yes                                                                                                                |
| Public building                                      | Yes                                                                                                                |

|                 |                                                                                   |
|-----------------|-----------------------------------------------------------------------------------|
|                 |                                                                                   |
| Criteria        | Does all engineered wood meet the maximum total indoor pollutant emission limits? |
| Question        | Criteria Achieved ?                                                               |
| Shop            | Yes                                                                               |
| Public building | Yes                                                                               |



**Transport Overall contribution 9.0%**

|                                                      |                                                                                                                                                                     |                                                                                               |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
|                                                      |                                                                                                                                                                     | 23%                                                                                           |
| <b>1.1 Bicycle Parking - Residential</b>             |                                                                                                                                                                     | 0%                                                                                            |
| Score Contribution                                   | This credit contributes 18.3% towards the category score.                                                                                                           |                                                                                               |
| Criteria                                             | How many secure and undercover bicycle spaces are there for residents?                                                                                              |                                                                                               |
| Question                                             | Bicycle Spaces Provided ?                                                                                                                                           |                                                                                               |
| Apartment                                            | 0                                                                                                                                                                   |                                                                                               |
| <b>1.2 Bicycle Parking - Residential Visitor</b>     |                                                                                                                                                                     | 0%                                                                                            |
| Score Contribution                                   | This credit contributes 18.3% towards the category score.                                                                                                           |                                                                                               |
| Criteria                                             | How many secure bicycle spaces are there for visitors?                                                                                                              |                                                                                               |
| Question                                             | Visitor Bicycle Spaces Provided ?                                                                                                                                   |                                                                                               |
| Apartment                                            | 0                                                                                                                                                                   |                                                                                               |
| <b>1.3 Bicycle Parking - Convenience Residential</b> |                                                                                                                                                                     | 0%  Disabled |
| Credit 1.1 must be achieved first.                   |                                                                                                                                                                     |                                                                                               |
| This credit is disabled                              |                                                                                                                                                                     | Credit 1.1 must be achieved first.                                                            |
| <b>1.4 Bicycle Parking - Non-Residential</b>         |                                                                                                                                                                     | 100%                                                                                          |
| Score Contribution                                   | This credit contributes 1.9% 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 ?                                                                                                                                                 |                                                                                               |
| Shop                                                 | Yes                                                                                                                                                                 |                                                                                               |
| Public building                                      | Yes                                                                                                                                                                 |                                                                                               |
| Question                                             | Bicycle Spaces Provided ?                                                                                                                                           |                                                                                               |
| Shop                                                 | 2                                                                                                                                                                   |                                                                                               |
| Public building                                      | 2                                                                                                                                                                   |                                                                                               |
| <b>1.5 Bicycle Parking - Non-Residential Visitor</b> |                                                                                                                                                                     | 100%                                                                                          |
| Score Contribution                                   | This credit contributes 0% 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 ?                                                                                                                                                 |                                                                                               |
| Shop                                                 | Yes                                                                                                                                                                 |                                                                                               |
| Public building                                      | Yes                                                                                                                                                                 |                                                                                               |
| Question                                             | Bicycle Spaces Provided ?                                                                                                                                           |                                                                                               |
| Shop                                                 | 2                                                                                                                                                                   |                                                                                               |
| Public building                                      | 1                                                                                                                                                                   |                                                                                               |
| <b>1.6 End of Trip Facilities - Non-Residential</b>  |                                                                                                                                                                     | 0%                                                                                            |

|                                            |                                                                                                                                                                                                                                                                                                                               |      |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| Score Contribution                         | This credit contributes 0% 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 ?                                                                                                                                                                                                                                                                                                  |      |
| Shop                                       | 0                                                                                                                                                                                                                                                                                                                             |      |
| Public building                            | 0                                                                                                                                                                                                                                                                                                                             |      |
| Question                                   | Number of lockers provided ?                                                                                                                                                                                                                                                                                                  |      |
| Shop                                       | 0                                                                                                                                                                                                                                                                                                                             |      |
| Public building                            | 0                                                                                                                                                                                                                                                                                                                             |      |
| Output                                     | Min Showers Required                                                                                                                                                                                                                                                                                                          |      |
| Shop                                       | 1                                                                                                                                                                                                                                                                                                                             |      |
| Public building                            | 1                                                                                                                                                                                                                                                                                                                             |      |
| Output                                     | Min Lockers Required                                                                                                                                                                                                                                                                                                          |      |
| Shop                                       | 2                                                                                                                                                                                                                                                                                                                             |      |
| Public building                            | 2                                                                                                                                                                                                                                                                                                                             |      |
| <b>2.1 Electric Vehicle Infrastructure</b> |                                                                                                                                                                                                                                                                                                                               | 100% |
| Score Contribution                         | This credit contributes 20.2% towards the category score.                                                                                                                                                                                                                                                                     |      |
| Criteria                                   | Are facilities provided for the charging of electric vehicles?                                                                                                                                                                                                                                                                |      |
| Question                                   | Criteria Achieved ?                                                                                                                                                                                                                                                                                                           |      |
| Project                                    | Yes                                                                                                                                                                                                                                                                                                                           |      |
| <b>2.2 Car Share Scheme</b>                |                                                                                                                                                                                                                                                                                                                               | 0%   |
| Score Contribution                         | This credit contributes 10.1% towards the category score.                                                                                                                                                                                                                                                                     |      |
| Criteria                                   | Has a formal car sharing scheme been integrated into the development?                                                                                                                                                                                                                                                         |      |
| Question                                   | Criteria Achieved ?                                                                                                                                                                                                                                                                                                           |      |
| Project                                    | No                                                                                                                                                                                                                                                                                                                            |      |
| <b>2.3 Motorbikes / Mopeds</b>             |                                                                                                                                                                                                                                                                                                                               | 0%   |
| Score Contribution                         | This credit contributes 20.2% towards the category score.                                                                                                                                                                                                                                                                     |      |
| Criteria                                   | Are a minimum of 5% of vehicle parking spaces designed and labelled for motorbikes (must be at least 5 motorbike spaces)?                                                                                                                                                                                                     |      |
| Question                                   | Criteria Achieved ?                                                                                                                                                                                                                                                                                                           |      |
| Project                                    | No                                                                                                                                                                                                                                                                                                                            |      |

**Waste & Resource Recovery Overall contribution 5.5%**

|  |  |     |
|--|--|-----|
|  |  | 66% |
|--|--|-----|

|                                                         |                                                                                                                             |      |
|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|------|
| <b>1.1 Construction Waste - Building Re-Use</b>         |                                                                                                                             | 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                                                                                                                          |      |
| <b>2.1 Operational Waste - Food &amp; Garden Waste</b>  |                                                                                                                             | 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                                                                                                                         |      |
| <b>2.2 Operational Waste - Convenience of Recycling</b> |                                                                                                                             | 100% |
| Score Contribution                                      | This credit contributes 33.3% towards the category score.                                                                   |      |
| Criteria                                                | Are the recycling facilities at least as convenient for occupants as facilities for general waste?                          |      |
| Question                                                | Criteria Achieved ?                                                                                                         |      |
| Project                                                 | Yes                                                                                                                         |      |

**Urban Ecology Overall contribution 5.5%**

|  |  |     |
|--|--|-----|
|  |  | 11% |
|--|--|-----|

|                                                      |                                                                                                                                                                                                                                                                          |      |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>1.1 Communal Spaces</b>                           |                                                                                                                                                                                                                                                                          | 100% |
| Score Contribution                                   | This credit contributes 11.2% towards the category score.                                                                                                                                                                                                                |      |
| Criteria                                             | Is there at least the following amount of common space measured in square meters : * 1m <sup>2</sup> for each of the first 50 occupants * Additional 0.5m <sup>2</sup> for each occupant between 51 and 250 * Additional 0.25m <sup>2</sup> for each occupant above 251? |      |
| Question                                             | Common space provided                                                                                                                                                                                                                                                    |      |
| Apartment                                            | 309 m <sup>2</sup>                                                                                                                                                                                                                                                       |      |
| Shop                                                 | 49.0 m <sup>2</sup>                                                                                                                                                                                                                                                      |      |
| Public building                                      | 200 m <sup>2</sup>                                                                                                                                                                                                                                                       |      |
| Output                                               | Minimum Common Space Required                                                                                                                                                                                                                                            |      |
| Apartment                                            | 309 m <sup>2</sup>                                                                                                                                                                                                                                                       |      |
| Shop                                                 | 49 m <sup>2</sup>                                                                                                                                                                                                                                                        |      |
| Public building                                      | 200 m <sup>2</sup>                                                                                                                                                                                                                                                       |      |
| <b>2.1 Vegetation</b>                                |                                                                                                                                                                                                                                                                          | 0%   |
| Score Contribution                                   | This credit contributes 44.9% 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                                              | 0 %                                                                                                                                                                                                                                                                      |      |
| <b>2.2 Green Roofs</b>                               |                                                                                                                                                                                                                                                                          | 0%   |
| Score Contribution                                   | This credit contributes 11.2% towards the category score.                                                                                                                                                                                                                |      |
| Criteria                                             | Does the development incorporate a green roof?                                                                                                                                                                                                                           |      |
| Question                                             | Criteria Achieved ?                                                                                                                                                                                                                                                      |      |
| Project                                              | No                                                                                                                                                                                                                                                                       |      |
| <b>2.3 Green Walls and Facades</b>                   |                                                                                                                                                                                                                                                                          | 0%   |
| Score Contribution                                   | This credit contributes 11.2% towards the category score.                                                                                                                                                                                                                |      |
| Criteria                                             | Does the development incorporate a green wall or green façade?                                                                                                                                                                                                           |      |
| Question                                             | Criteria Achieved ?                                                                                                                                                                                                                                                      |      |
| Project                                              | No                                                                                                                                                                                                                                                                       |      |
| <b>2.4 Balconies, Courtyards &amp; Roof terraces</b> |                                                                                                                                                                                                                                                                          | 0%   |
| Score Contribution                                   | This credit contributes 10.2% towards the category score.                                                                                                                                                                                                                |      |
| Criteria                                             | Is there a tap and floor waste on every balcony and courtyard (including any roof terraces)?                                                                                                                                                                             |      |
| Question                                             | Criteria Achieved ?                                                                                                                                                                                                                                                      |      |
| Apartment                                            | No                                                                                                                                                                                                                                                                       |      |
| <b>3.1 Food Production - Residential</b>             |                                                                                                                                                                                                                                                                          | 0%   |

|                    |                                                                  |
|--------------------|------------------------------------------------------------------|
| Score Contribution | This credit contributes 10.2% towards the category score.        |
| Criteria           | What area of space per resident is dedicated to food production? |
| Question           | Food Production Area                                             |
| Apartment          | -                                                                |
| Output             | Min Food Production Area                                         |
| Apartment          | 172 m <sup>2</sup>                                               |

|                                              |    |
|----------------------------------------------|----|
| <b>3.2 Food Production - Non-Residential</b> | 0% |
|----------------------------------------------|----|

|                    |                                                                  |
|--------------------|------------------------------------------------------------------|
| Score Contribution | This credit contributes 1.1% towards the category score.         |
| Criteria           | What area of space per occupant is dedicated to food production? |
| Question           | Food Production Area                                             |
| Shop               | -                                                                |
| Public building    | -                                                                |
| Output             | Min Food Production Area                                         |
| Shop               | 13 m <sup>2</sup>                                                |
| Public building    | 63 m <sup>2</sup>                                                |

**Innovation Overall contribution 9.0%**

|  |    |
|--|----|
|  | 0% |
|--|----|

|                       |    |
|-----------------------|----|
| <b>1.1 Innovation</b> | 0% |
|-----------------------|----|

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

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## Appendix A – Stormwater Management Plan

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## **Stormwater Management Plan**

464 St Kilda Road  
Melbourne VIC 3004

Date: 05/09/2025  
Project No: 26003



Level 4, 108 Elizabeth Street,  
Melbourne VIC 3000  
Web: [www.igs.com.au](http://www.igs.com.au)

### Document Control

| Version | Date       | Issue                | Author      |    | Reviewer |    |
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# 1 Executive Summary

Integrated Group Services (IGS) has been commissioned to prepare a Stormwater Management Plan (SWMP) for the proposed mixed use residential development located at 464 St Kilda Road, Melbourne.

The modelling results (see **Table 1**) indicate the Best Practice Environmental Management (BPEMG) stormwater pollutants reduction target 70%, 80%, 45% and 45% for Gross Pollutants (GP), Total Suspended Solids (TSS), Total Phosphorus (TP) and Total Nitrogen (TN) respectively can be achieved.

| Pollutant              | Sources | Residual Load | Reduction Achieved (%) | Reduction Target (%) |
|------------------------|---------|---------------|------------------------|----------------------|
| Flow (ML/yr)           | 2.455   | 1.879         | 23.4                   | 0                    |
| Total Suspended Solids | 274.4   | 47.39         | 82.6                   | 80                   |
| Total Phosphorus       | 0.6686  | 0.2861        | 57.3                   | 45                   |
| Total Nitrogen         | 5.973   | 3.006         | 49.5                   | 45                   |
| Gross Pollutants       | 86.33   | 0             | 100                    | 70                   |

**Table 1: Treatment Train Effectiveness**

Stormwater management for the site is achieved using the following devices:

- One (1) x 20kL Rainwater Tank collecting Rainwater from non-trafficked roofs.
- One (1) x Raingarden(s) (15m<sup>2</sup> of area)

The development meets the water quality performance objectives as set out in the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) or as amended.



## 2 Overview

### 2.1 Introduction

This report has been prepared by Integrated Group Services (IGS) to form part of the Sustainable Management Plan for the proposed mixed use residential development located at 464 St Kilda Road, Melbourne. The site is located within the City of Port Philip.

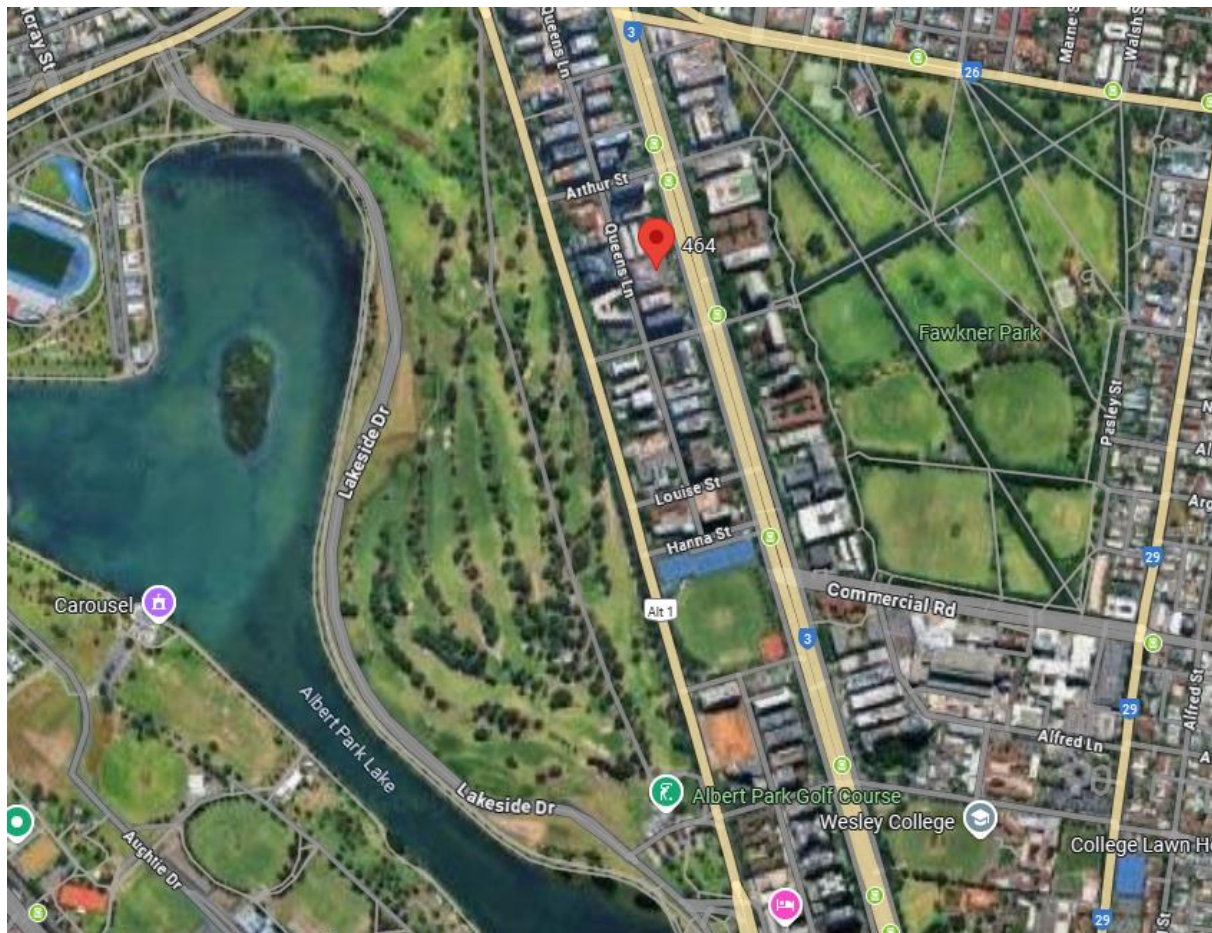


Figure 1: Site Location



## 2.2 Site Layout

The proposed development is presented on **Figure 2**.

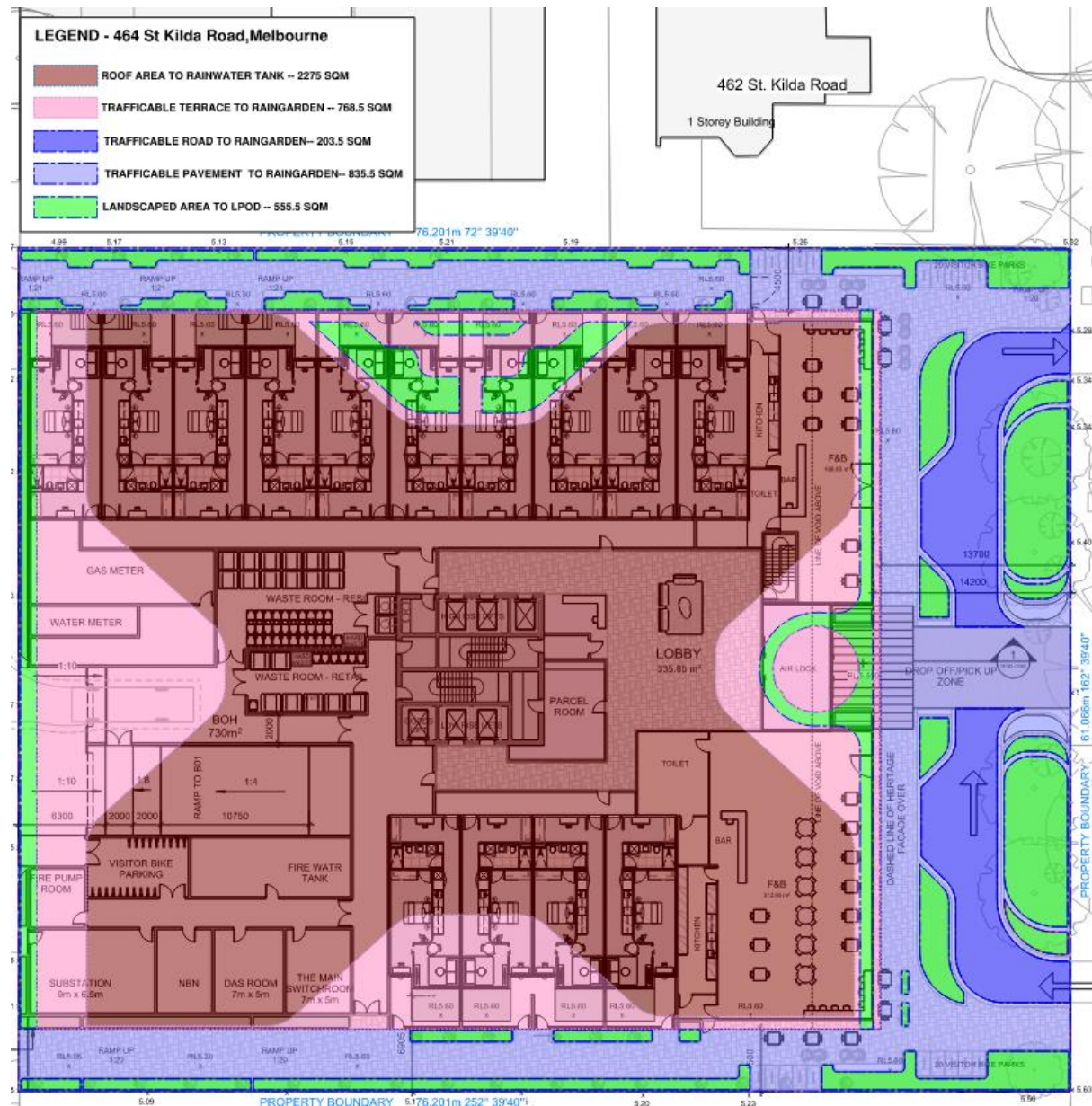


Figure 2: Proposed Site Layout





## 3 Stormwater Management – Operational Controls

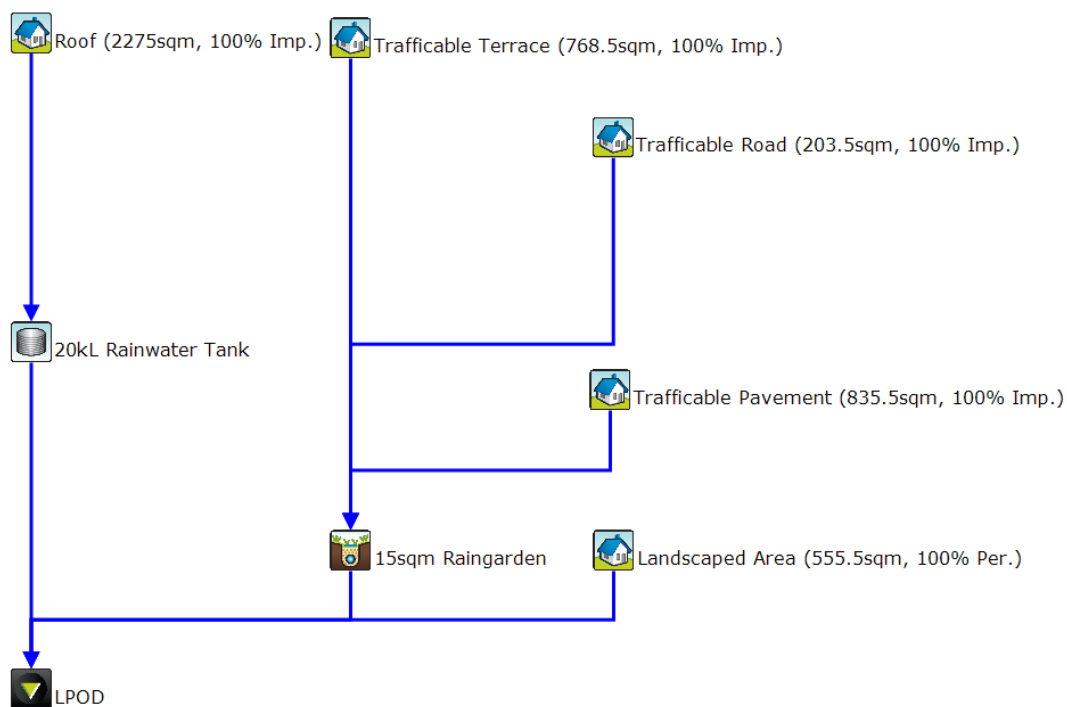
### 3.1 Water Quality Objectives

Melbourne Water (2018) requires treatment of stormwater so that annual pollutant loads achieve targets set out in the Best Practice Environmental Management Guidelines (BPEMG). These are:

- 80% reduction in Total Suspended Solids (TSS) from typical urban loads.
- 45% reduction in Total Nitrogen (TN) from typical urban loads.
- 45% reduction in Total Phosphorus (TP) from typical urban loads; and
- 70% reduction in Gross Pollutants (GP) from typical urban loads.

### 3.2 Treatment Train

Based on the site characteristics and the range of available Stormwater Quality Improvement Devices (SQIDs), this study has developed an overall concept that will satisfy the requirements of downstream environmental protection. **Figure 3** shows a schematic representation of the proposed treatment train elements.



**Figure 3: Treatment Train Schematic**



### 3.3 Rainwater Tank

Rainwater tanks can reduce the harm to Stormwater waterways caused by too much stormwater. Tank water can be reused for toilet flushing, laundry washing, gardens and lawn irrigation and cars wash, this will significantly be reducing the potable / drinking cold water consumption. For this development, the rainwater collected will be used for toilet flushing (F&B and communal area) and for landscape irrigation.

Rainwater tanks collect stormwater run-off from impervious surfaces such as roofs, the tank will be fitted with an overflow outlet that in the event of tank full capacity the excessive pour down will be redirected or fall into the stormwater drainage system.

Rainwater tanks are generally used for watering gardens are much less efficient than tanks used for flushing toilets.

Advantages of rainwater tanks are that they:

- minimise water usage when used in the toilet, laundry or garden.
- reduce strain on the stormwater drainage system.
- retain water close to source.
- reduce site run-off and flood peaks.

To maximise the use of roof rainwater runoff it will be best to increase the tank capacity and ensure the design allows for maximum catchment. A rainwater harvesting system will be installed comprising:

- Rainwater harvesting from non-trafficked roofs and store within the 20kL rainwater tank for toilet flushing and for landscape irrigation.

### 3.4 Rain Gardens

Raingardens are specially designed garden beds that filter stormwater runoff from surrounding areas or stormwater pipes. Raingardens are also called bioretention systems because they use soil, plants, and microbes to biologically treat stormwater.

Although they may look similar to a normal garden, raingardens are designed to stop stormwater run-off from polluting stormwater waterways with nutrients, rubbish and other sediments, the system operates as follows.

- Water collects and settles on the garden surface.
- Water soaks through the plants and filter media, trapping rubbish and sediment on the surface.
- Plants use the nutrients in the stormwater, and toxins stick to the soil; and
- The soil and plant roots work together to naturally filter the water and remove pollutants.

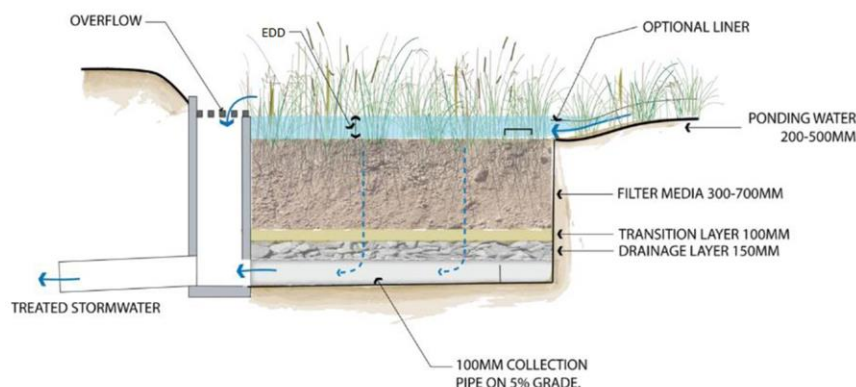


Figure 4: Typical Raingarden Section for illustration purpose



## 4 Stormwater Analysis – MUSIC

Storm Water modelling has been undertaken of the post-development (mitigated) scenario using the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) software to demonstrate the load-based reduction targets are achieved. A stormwater treatment train has been developed and modelled to determine the effectiveness of the proposed system in achieving the relevant storm water objectives.

### 4.1 Rainfall and Evapotranspiration Parameters

The meteorological and rainfall-runoff data used in the MUSIC model is summarized below.

| Parameter                       | Value                        |
|---------------------------------|------------------------------|
| Rainfall station                | 86071 – Melbourne Regional   |
| Time step                       | 6 minutes                    |
| Modelling period                | January 1952 – December 1961 |
| Mean annual rainfall            | 708 mm                       |
| Mean annual Evapo-Transpiration | 995 mm                       |

**Table 3: Meteorological and Rainfall Runoff Data**

### 4.2 Catchment Parameters

Based on the proposed land uses within the development, the subject site has been modelled as an urban source node. The rainfall-runoff parameters and pollutant generation parameters are based on parameters recommended by Melbourne Water (2024) (Tables 4 and 5).

| Parameter                           | All Nodes |
|-------------------------------------|-----------|
| Rainfall threshold (mm)             | 1.0       |
| Soil storage capacity (mm)          | 120       |
| Initial storage (% capacity)        | 25        |
| Field capacity (mm)                 | 50        |
| Infiltration capacity coefficient a | 200       |
| Infiltration capacity exponent b    | 1         |
| Initial depth (mm)                  | 10        |
| Daily recharge rate (%)             | 25        |
| Daily base flow rate (%)            | 5         |
| Daily deep seepage rate (%)         | 0         |

**Table 4: Rainfall Runoff Parameters**



| Catchment ID |                          | Total Suspended Solids<br>[log (mm/L)] |                | Total Phosphorous<br>[log (mm/L)] |                | Total Nitrogen<br>[log (mm/L)] |                |
|--------------|--------------------------|----------------------------------------|----------------|-----------------------------------|----------------|--------------------------------|----------------|
|              |                          | Mean                                   | Std. Deviation | Mean                              | Std. Deviation | Mean                           | Std. Deviation |
| Landscape    | Storm Flow Concentration | 1.882                                  | 0.333          | -0.680                            | 0.242          | -0.224                         | 0.205          |
|              | Base Flow Concentration  | 0.96                                   | 0.401          | -0.731                            | 0.360          | -0.346                         | 0.309          |
| Hardstand    | Storm Flow Concentration | 2.431                                  | 0.333          | -0.301                            | 0.242          | 0.343                          | 0.205          |
|              | Base Flow Concentration  | 0                                      | 0              | 0                                 | 0              | 0                              | 0              |
| Roof         | Storm Flow Concentration | 1.301                                  | 0.333          | -0.886                            | 0.242          | 0.301                          | 0.205          |
|              | Base Flow Concentration  | 0                                      | 0              | 0                                 | 0              | 0                              | 0              |

Table 5: Pollutant Export Parameters for Urban Sites

### 4.3 Stormwater Demand

Stormwater volume reduction is achieved through the reuse of harvested rainwater for toilet flushing in F&B and communal areas and landscape irrigation. The estimated daily water demand used for the MUSIC modelling is based on the following demand:

- **Total Reuse demand:** 2 kL/day

### 4.4 MUSIC Results

Results of the MUSIC modelling for the treatment train effectiveness are summarised in **Table 6**. The results indicate the 80%, 45%, 45% and 70% reduction target for TSS, TP, TN and Gross Pollutants respectively are achieved. A screen capture of the MUSIC modelling results is included as **Figure 5**.

| Pollutant              | Sources | Residual Load | Reduction Achieved (%) | Reduction Target (%) |
|------------------------|---------|---------------|------------------------|----------------------|
| Flow (ML/yr)           | 2.455   | 1.879         | 23.4                   | 0                    |
| Total Suspended Solids | 274.4   | 47.39         | 82.6                   | 80                   |
| Total Phosphorus       | 0.6686  | 0.2861        | 57.3                   | 45                   |
| Total Nitrogen         | 5.973   | 3.006         | 49.5                   | 45                   |
| Gross Pollutants       | 86.33   | 0             | 100                    | 70                   |

Table 6: Treatment Train Effectiveness



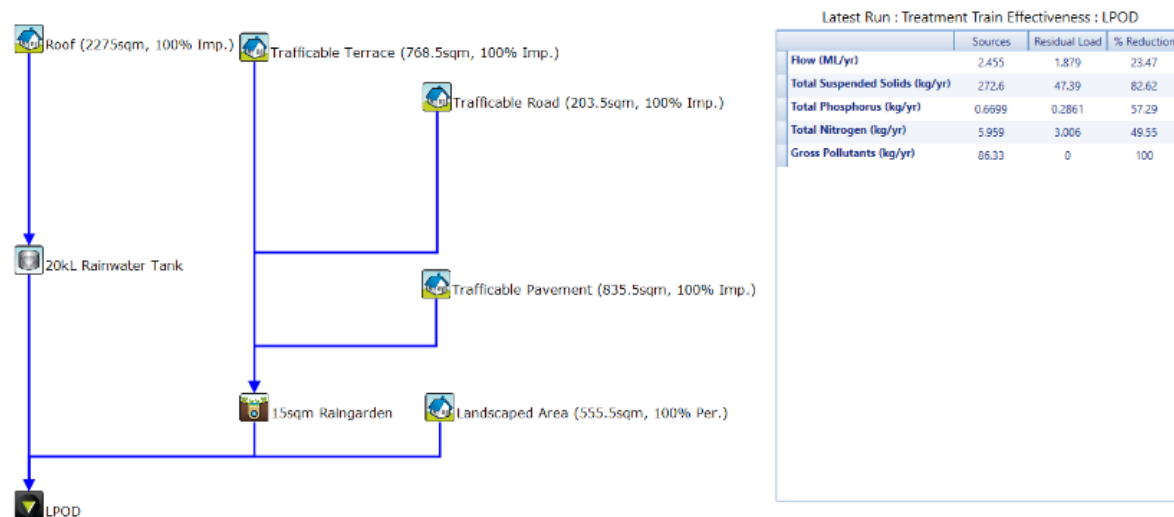


Figure 05: Treatment Train Music Model Screen Capture

## 5 Summary

Based on the water quality assessment using the MUSIC software, it is found that the pollutant reduction targets can be achieved by adopting the SQIDs as specified in **Table 7**.

| Stormwater Quality Improvement Device                                                                          | Quantity |
|----------------------------------------------------------------------------------------------------------------|----------|
| Minimum RWT collection and reuse for toilet flushing (F&B and communal area) and landscaping irrigation (20kL) | 1        |
| Raingarden(s) (15m <sup>2</sup> of area)                                                                       | 1        |

Table 7: Recommended Stormwater Quality Improvement Devices



## 6 Recommendation

### 6.1 Stormwater Quality Improvement Device

#### 6.1.1 Rainwater Tank

Rainwater tanks can reduce the harm to stormwater waterways caused by too much stormwater. Tank water can be reused for toilet flushing, laundry washing, gardens and lawn irrigation and car wash, this will significantly reduce the potable / drinking cold water consumption. For this project, the rainwater collected will be used for toilet flushing(F&B and communal area) and landscaping irrigation.

#### 6.1.2 Rain Gardens

The recommended raingardens are designed to capture stormwater at the downstream end of the drainage network and treat the runoff prior to discharging into the local waterway. The pollutant reduction targets achieved (as modelled in MUSIC) are summarised in Table 8.

| Pollutant              | Sources | Residual Load | Reduction Achieved (%) | Reduction Target (%) |
|------------------------|---------|---------------|------------------------|----------------------|
| Flow (ML/yr)           | 2.455   | 1.879         | 23.4                   | 0                    |
| Total Suspended Solids | 274.4   | 47.39         | 82.6                   | 80                   |
| Total Phosphorus       | 0.6686  | 0.2861        | 57.3                   | 45                   |
| Total Nitrogen         | 5.973   | 3.006         | 49.5                   | 45                   |
| Gross Pollutants       | 86.33   | 0             | 100                    | 70                   |

Table 8: MUSIC Modelling Results



## 7 Site Managements Plan During Construction

The stormwater management strategy will adopt the following procedures during construction:

- Ground water seepage shall be managed and treated prior to discharge to council's LPD by builder / contractor during construction. To protect drainage infrastructure and receiving waters from sedimentation and contamination.
- To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.
- An application should describe how the site will be managed prior and during the construction period and may set out requirements for managing:
  - Erosion and sediment.
  - Stormwater.
  - Litter, concrete, and other construction wastes; and
  - Chemical contamination.

## 8 Maintenance

The maintenance procedure shall be in conjunction with the building maintenance and specification and shall Comply with relevant / applicable authority design guidelines and codes of practice requirements. The stormwater management strategy shall adopt the following maintenance procedures.

- Quarterly routine maintenance procedure to thoroughly maintain raingarden free of debris and general clean-up process by building management as part of building maintenance programme.
- Annually / 6-month drain and flushing of rainwater tank cleaning tank internally from debris and sediment collection captured from roof surface, by building management as part of building maintenance programme.
- Quarterly inspection of gutters to ensure they are free of debris and clean as required.
- Quarterly inspection of stormwater downpipes and grates to ensure no water leakage, they are free of debris and clean as required.
- Yearly inspections of rainwater tanks and supports to ensure no leakage, inspect joints, and clean as required.
- Water storage tanks should be inspected, cleaned, and disinfected in accordance with AS 3500.
- Bi-annual inspection of pumps to ensure correct operation, no leakage and clean as required.
- Service items and equipment in conformance with the maintenance schedules as per the operation and maintenance manuals.
  - Carry out the manufacturers' recommended maintenance instruction.
  - Attend to reported defects and complaints.
  - Check for and repair corrosion.
  - Check for and rectify any unsafe conditions.
  - Replace faulty or damaged parts and consumable components.
  - connections, for deterioration and for freedom of movement of assembly.
  - Identification of pipes, conduits, and ducts maintenance: To AS 1345.
  - Safety signs maintenance: To AS 1319.
  - Remove waste and clean all parts of the installation.
  - Remove temporary protective coatings, packaging, and labels.
  - Clean screens and strainer baskets.



---

## 9 References

The report has used the following references:

- Melbourne Water (2024) MUSIC Guidelines – Input Parameters and Modelling approaches for MUSIC user in Melbourne Water’s services area 2024.
- Urban Stormwater Best Practice Environmental Management Guidelines.

## Appendix C – Daylight Modelling Report

---



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## **DAYLIGHT ACCESS MODELLING REPORT**

464 St Kilda Road  
Melbourne VIC 3004

Date: 05/09/2025  
Project No: 26003



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Web: [www.igs.com.au](http://www.igs.com.au)

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# 1. Executive Summary

IGS was engaged to undertake a daylight simulation on the residential development at 464 St Kilda Road, Melbourne to identify the BESS Indoor Environment Quality (IEQ) Daylight Access to the residential dwellings.

The 464 St Kilda Road development retains the heritage façade from the Ground Floor to Level 2 (podium levels), maintaining its architectural and cultural significance. Rising above, a newly proposed tower extends from Level 3 to Level 11.

The daylight availability simulation has been undertaken above the finished floor level for residential dwellings and 700mm above floor level for the ground floor retail space under the Uniform Cloudy Sky. A Uniform Cloudy Sky represents a sky with a constant value of luminance. The values are derived from a statistical analysis of outdoor illuminance levels. They represent a horizontal illuminance level that exceeds 85% of the time between the hours of 9am and 5pm throughout the year. They also represent that the building has been designed to meet the modelled daylight levels for at least 85% of the daytime annually.

BESS IEQ category requires minimum 80% of the total number of living rooms to achieve a daylight factor greater than 1% to 90% of the floor area in each room; and minimum 80% of the total number of bedrooms to achieve a daylight factor greater than 0.5% to 90% of the floor area in each room to meet minimum BESS requirements for daylight availability.

The daylight modelling results indicate that for the newly proposed tower section of the development, more than 80% of living rooms achieve a daylight factor of at least 1% across 90% of the floor area, and more than 80% of bedrooms achieve a daylight factor of at least 0.5% across 90% of the floor area, meeting the BESS daylight requirements.

While the retained heritage façade from Ground Floor to Level 2 constrains daylight access, the design has been carefully developed to maximise available daylight within the character and limitations of the existing structure.

Overall, the results indicate that the tower section of the development has met the BESS IEQ daylight access requirements.



## 2. Introduction

### 2.1 Key Assumptions

The proposed external windows visible light transmissions (VLTs) are recommended to be:

- All External Windows and Glazed Doors: VLT  $\geq$  60%

#### Finishes Reflectance Values

The following default reflectance values are used for the building finishes daylight availability modelling.

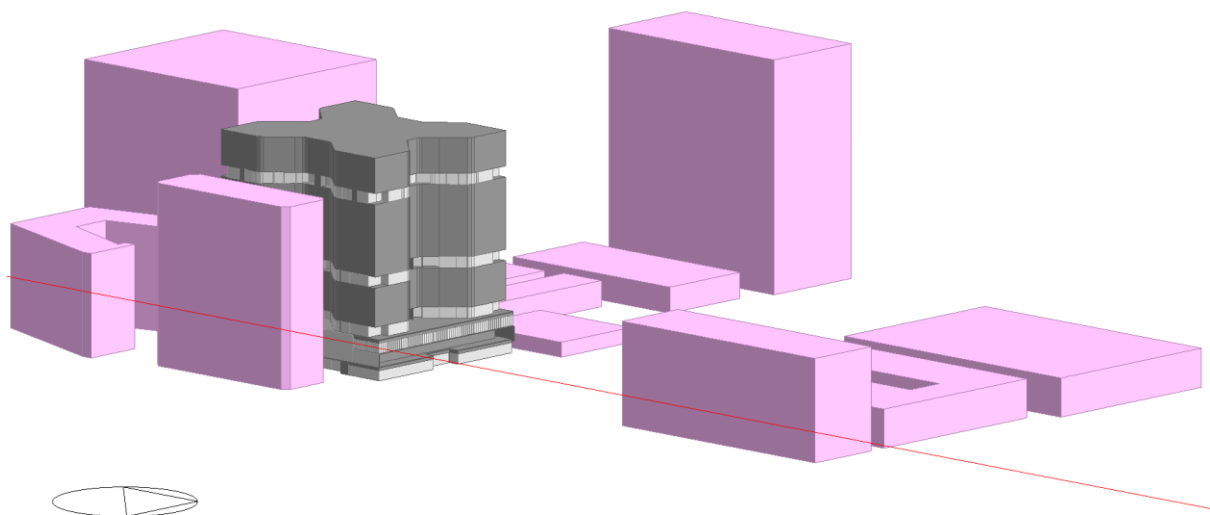
- Floor covering reflectance = 0.5
- Walls and Internal Partitions reflectance = 0.9
- Ceiling reflectance = 0.9
- Surrounding Buildings reflectance = 0.4

### 2.2 Sky Model

The Uniform Cloudy Sky of horizontal external illuminance of 10,000 Lux is used for daylight availability simulation. A Uniform Cloudy Sky represents a sky with a constant value of luminance. The values are derived from a statistical analysis of outdoor illuminance levels. They represent a horizontal illuminance level that exceeds 85% of the time between the hours of 9am and 5pm throughout the year. Thus, they also represent that the building has been designed to meet the modelled daylight levels for at least 85% of the daytime annually.

### 2.3 Building Shape

The building physical shape is modelled in accordance with the work in progress architectural drawings package dated 26/08/2025.



**Figure 1 – Building Model of the site (North-East View)**



### 3. BESS IEQ Daylight Assessment

#### 3.1 Daylight Result – Non-Residential Component

For Non-residential component, BESS Indoor Environment Quality (IEQ) category requires the daylight modelling to be undertaken to demonstrate more than 30% of the nominated area achieves a daylight factor of at least 2% assuming a uniform design sky. Points are awarded as follows:

- 33% score for 30% of the nominated floor area achieves the daylight of at least 2%;
- 66% score for 60% of the nominated floor area achieves the daylight of at least 2%;
- 100% score for 90% of the nominated floor area achieves the daylight of at least 2%.

#### 3.2 Daylight Result – Residential Component

For residential component, BESS Indoor Environment Quality (IEQ) category requires the daylight modelling to be undertaken to demonstrate:

More than 80% of the total number of bedrooms achieve a daylight factor greater than 0.5% to 90% of the floor area in each room assuming a uniform design sky. Points are awarded as follows.

- 66% score for 80% of the total number of bedrooms achieves the daylight of at least 0.5% to 90% of the floor area; and
- 100% score for 100% of the total number of bedrooms achieves the daylight of at least 0.5% to 90% of the floor area.

#### 3.3 Podium Level Daylight Access Result

Ground to Level 02 retain the heritage façade, which naturally limits daylight penetration; however, the design thoughtfully addresses this to enhance daylight quality within the podium spaces. The daylight study for the podium levels assesses the availability and quality of natural light within occupied spaces for these levels. The analysis considers the impact of the retained heritage façade, surrounding urban context, and architectural features.



### 3.3.1 Ground Floor Podium Level Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Ground Floor Podium level. This floor includes the retained heritage façade, which impacts daylight access in this area.

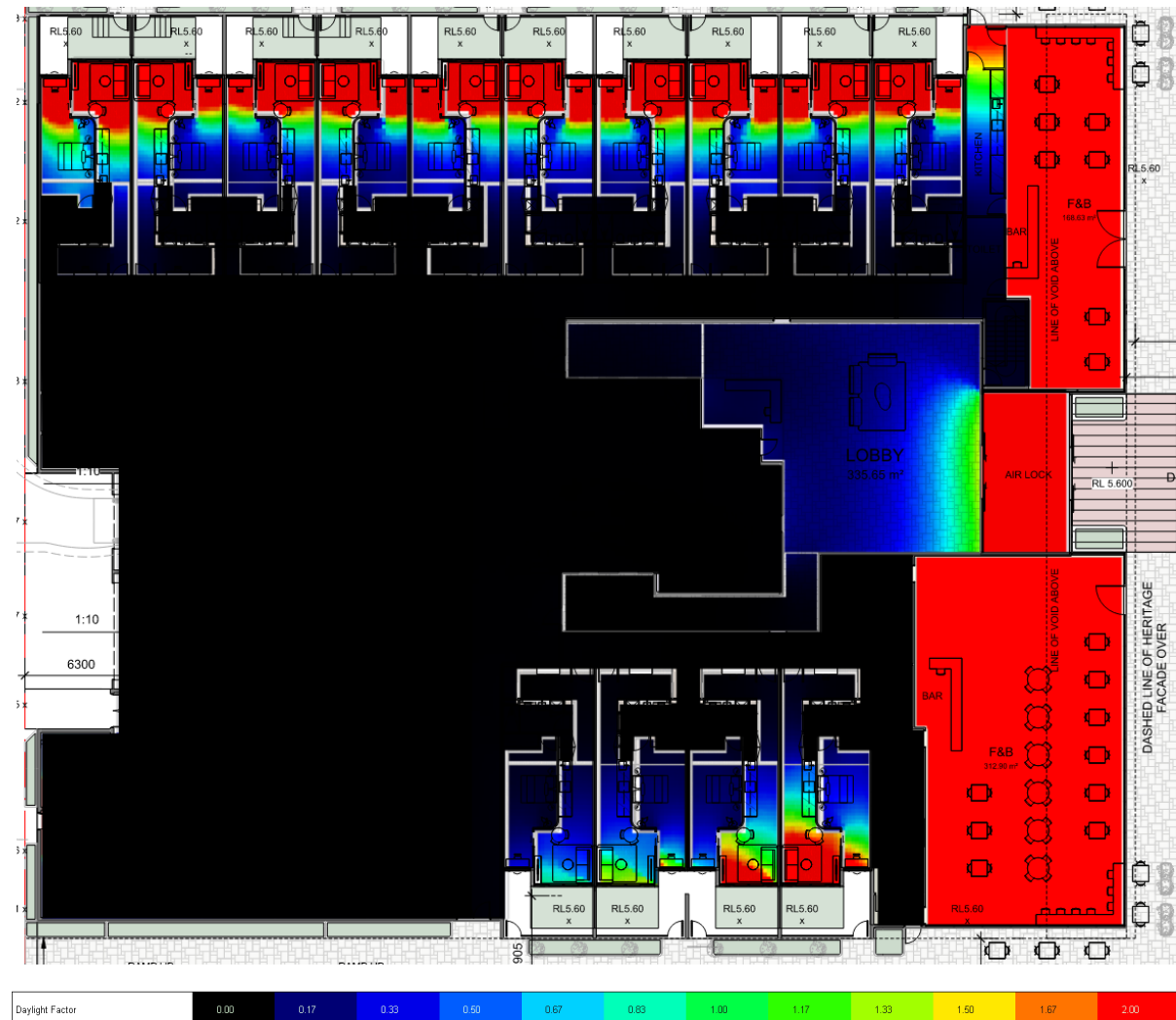


Figure 2 – Ground Floor Podium Daylight Contour Plot



### 3.3.2 Level 01 Podium Floor Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 1 Podium Floor. This floor includes the retained heritage façade, which impacts daylight access in this area.

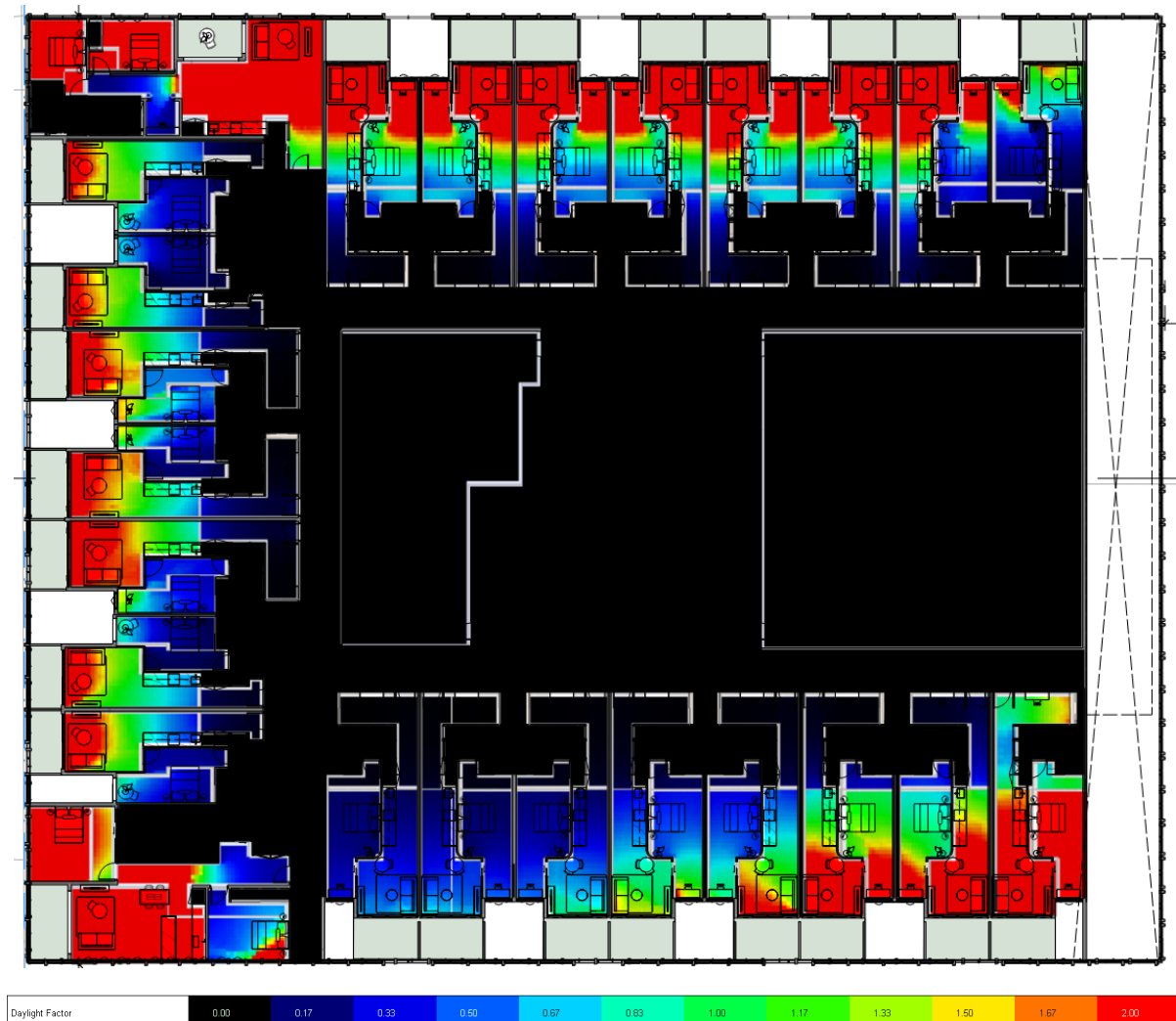


Figure 3 – Level 01 Podium Daylight Contour Plot



### 3.3.3 Level 02 Podium Floor Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 2 Podium Floor. This floor includes the retained heritage façade, which impacts daylight access in this area.

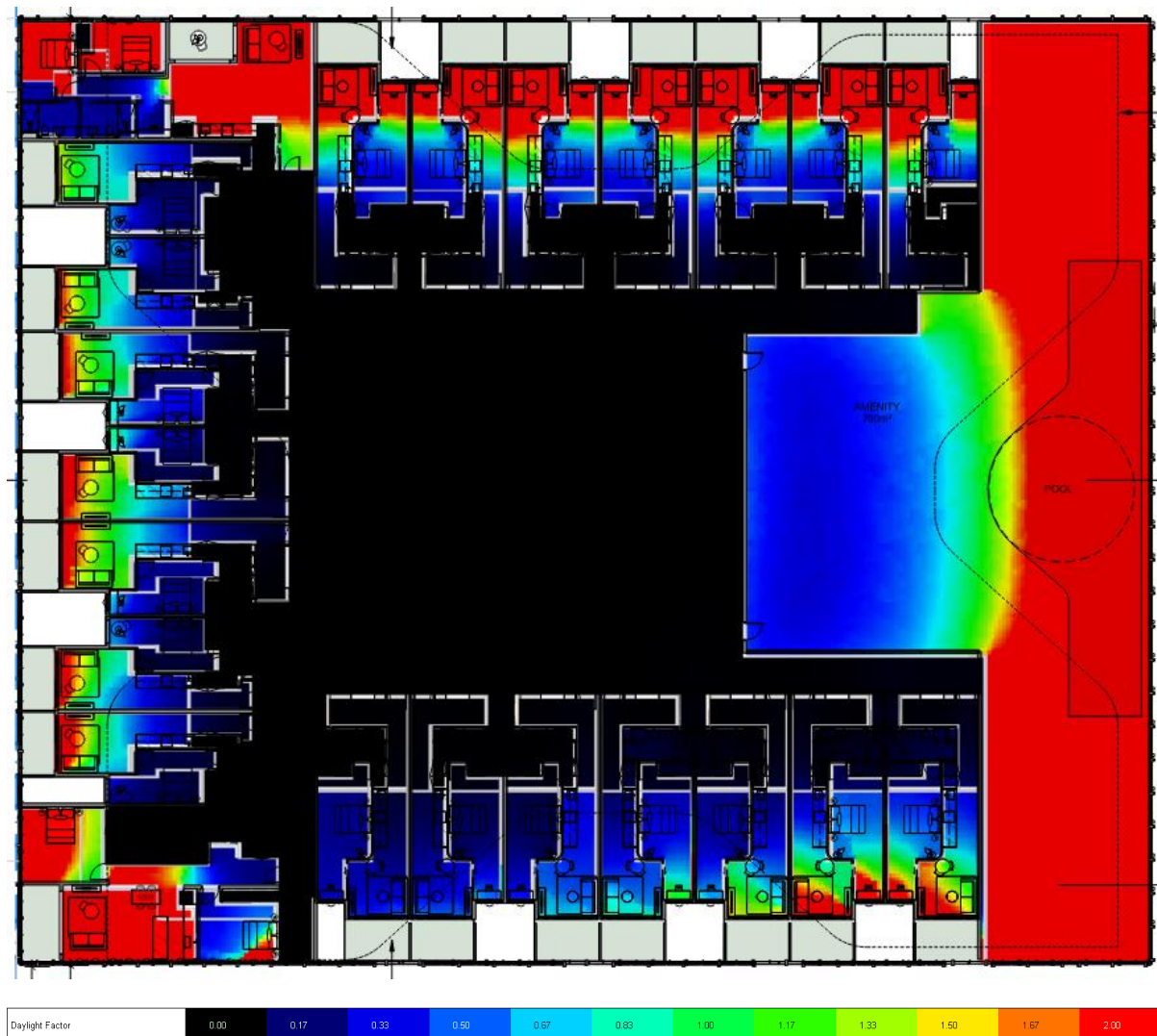


Figure 4 – Level 02 Podium Daylight Contour Plot



### 3.3.4 Podium Residential Dwellings Bedrooms Daylight Result – Summary Table

Daylight availability output of Podium Level Residential bedroom is tabulated below:

| Block        | Zone         | Representative Floor | Floor area (m <sup>2</sup> ) | Floor Area above Threshold (m <sup>2</sup> ) | Floor Area above Threshold (%) |
|--------------|--------------|----------------------|------------------------------|----------------------------------------------|--------------------------------|
| Ground Floor | APT 1 BED 1  | 1                    | 13.3                         | 5.5                                          | 42%                            |
| Ground Floor | APT 2 BED 1  | 1                    | 14.0                         | 7.1                                          | 51%                            |
| Ground Floor | APT 3 BED 1  | 1                    | 13.9                         | 8.8                                          | 63%                            |
| Ground Floor | APT 4 BED 1  | 1                    | 14.0                         | 7.0                                          | 50%                            |
| Ground Floor | APT 5 BED 1  | 1                    | 13.9                         | 8.1                                          | 58%                            |
| Ground Floor | APT 6 BED 1  | 1                    | 15.6                         | 9.6                                          | 62%                            |
| Ground Floor | APT 7 BED 1  | 1                    | 13.4                         | 4.8                                          | 36%                            |
| Ground Floor | APT 8 BED 1  | 1                    | 14.0                         | 5.5                                          | 40%                            |
| Ground Floor | APT 9 BED 1  | 1                    | 13.9                         | 6.0                                          | 43%                            |
| Ground Floor | APT 10 BED 1 | 1                    | 15.1                         | 15.0                                         | 99%                            |
| Ground Floor | APT 11 BED 1 | 1                    | 13.9                         | 0.0                                          | 0%                             |
| Ground Floor | APT 12 BED 1 | 1                    | 13.8                         | 2.6                                          | 19%                            |
| Ground Floor | APT 13 BED 1 | 1                    | 13.9                         | 1.4                                          | 10%                            |
| Ground Floor | APT 14 BED 1 | 1                    | 13.8                         | 5.8                                          | 42%                            |
| Level 1      | APT 1 BED 1  | 1                    | 13.4                         | 4.4                                          | 32%                            |
| Level 1      | APT 2 BED 1  | 1                    | 13.3                         | 9.2                                          | 69%                            |
| Level 1      | APT 3 BED 1  | 1                    | 14.0                         | 14.0                                         | 100%                           |
| Level 1      | APT 4 BED 1  | 1                    | 13.9                         | 13.9                                         | 100%                           |
| Level 1      | APT 5 BED 1  | 1                    | 14.0                         | 14.0                                         | 100%                           |
| Level 1      | APT 6 BED 1  | 1                    | 13.9                         | 13.5                                         | 97%                            |
| Level 1      | APT 7 BED 1  | 1                    | 14.0                         | 14.0                                         | 100%                           |
| Level 1      | APT 8 BED 1  | 1                    | 13.9                         | 13.9                                         | 100%                           |
| Level 1      | APT 9 BED 1  | 1                    | 9.8                          | 9.8                                          | 100%                           |
| Level 1      | APT 9 BED 2  | 1                    | 9.2                          | 9.2                                          | 100%                           |
| Level 1      | APT 10 BED 1 | 1                    | 11.8                         | 2.7                                          | 23%                            |
| Level 1      | APT 11 BED 1 | 1                    | 12.7                         | 2.2                                          | 17%                            |
| Level 1      | APT 12 BED 1 | 1                    | 8.3                          | 6.7                                          | 81%                            |
| Level 1      | APT 13 BED 1 | 1                    | 8.8                          | 4.0                                          | 45%                            |
| Level 1      | APT 14 BED 1 | 1                    | 8.8                          | 3.6                                          | 41%                            |
| Level 1      | APT 15 BED 1 | 1                    | 8.7                          | 2.2                                          | 25%                            |
| Level 1      | APT 16 BED 1 | 1                    | 9.0                          | 2.7                                          | 30%                            |
| Level 1      | APT 17 BED 1 | 1                    | 13.6                         | 13.6                                         | 100%                           |
| Level 1      | APT 17 BED 2 | 1                    | 11.2                         | 8.5                                          | 76%                            |





|         |              |   |      |      |      |
|---------|--------------|---|------|------|------|
| Level 1 | APT 18 BED 1 | 1 | 13.9 | 0.0  | 0%   |
| Level 1 | APT 19 BED 1 | 1 | 13.8 | 0.8  | 5%   |
| Level 1 | APT 20 BED 1 | 1 | 13.9 | 1.4  | 10%  |
| Level 1 | APT 21 BED 1 | 1 | 13.8 | 8.3  | 60%  |
| Level 1 | APT 22 BED 1 | 1 | 13.9 | 7.0  | 50%  |
| Level 1 | APT 23 BED 1 | 1 | 13.8 | 13.8 | 100% |
| Level 1 | APT 24 BED 1 | 1 | 13.9 | 13.9 | 100% |
| Level 1 | APT 25 BED 1 | 1 | 13.8 | 13.8 | 100% |
| Level 2 | APT 1 BED 1  | 1 | 14.0 | 7.8  | 55%  |
| Level 2 | APT 2 BED 1  | 1 | 14.0 | 7.8  | 55%  |
| Level 2 | APT 3 BED 1  | 1 | 13.9 | 10.6 | 76%  |
| Level 2 | APT 4 BED 1  | 1 | 14.0 | 9.4  | 67%  |
| Level 2 | APT 5 BED 1  | 1 | 13.9 | 8.3  | 60%  |
| Level 2 | APT 6 BED 1  | 1 | 14.0 | 8.1  | 58%  |
| Level 2 | APT 7 BED 1  | 1 | 13.9 | 7.2  | 52%  |
| Level 2 | APT 8 BED 1  | 1 | 9.8  | 9.8  | 100% |
| Level 2 | APT 9 BED 1  | 1 | 9.2  | 9.2  | 100% |
| Level 2 | APT 9 BED 2  | 1 | 11.8 | 1.3  | 11%  |
| Level 2 | APT 10 BED 1 | 1 | 12.7 | 2.2  | 17%  |
| Level 2 | APT 11 BED 1 | 1 | 8.3  | 2.2  | 27%  |
| Level 2 | APT 12 BED 1 | 1 | 8.8  | 2.2  | 25%  |
| Level 2 | APT 13 BED 1 | 1 | 8.8  | 1.2  | 14%  |
| Level 2 | APT 14 BED 1 | 1 | 8.7  | 1.5  | 17%  |
| Level 2 | APT 15 BED 1 | 1 | 9.0  | 0.0  | 0%   |
| Level 2 | APT 16 BED 1 | 1 | 13.6 | 13.6 | 100% |
| Level 2 | APT 17 BED 1 | 1 | 11.2 | 6.7  | 60%  |
| Level 2 | APT 17 BED 2 | 1 | 13.9 | 0.0  | 0%   |
| Level 2 | APT 18 BED 1 | 1 | 13.8 | 1.0  | 7%   |
| Level 2 | APT 19 BED 1 | 1 | 13.9 | 0.0  | 0%   |
| Level 2 | APT 20 BED 1 | 1 | 13.8 | 3.9  | 29%  |
| Level 2 | APT 21 BED 1 | 1 | 13.9 | 2.0  | 14%  |
| Level 2 | APT 22 BED 1 | 1 | 13.8 | 13.8 | 100% |
| Level 2 | APT 23 BED 1 | 1 | 13.9 | 10.1 | 72%  |

|                                  |            |
|----------------------------------|------------|
| <b>Total Assessed Bedrooms</b>   | <b>66</b>  |
| <b>Total Compliant Bedrooms</b>  | <b>18</b>  |
| <b>Total Compliant (% Rooms)</b> | <b>27%</b> |





### 3.3.5 Podium Residential Living Rooms Daylight Result – Summary Table

Daylight availability output of Podium Level Residential Living space is tabulated below:

| Block        | Zone       | Representative Floor | Floor area (m <sup>2</sup> ) | Floor Area above Threshold (m <sup>2</sup> ) | Floor Area above Threshold (%) |
|--------------|------------|----------------------|------------------------------|----------------------------------------------|--------------------------------|
| Ground Floor | APT 1 LIV  | 1                    | 17.3                         | 12.5                                         | 72%                            |
| Ground Floor | APT 2 LIV  | 1                    | 16.9                         | 11.7                                         | 69%                            |
| Ground Floor | APT 3 LIV  | 1                    | 17.3                         | 13.2                                         | 76%                            |
| Ground Floor | APT 4 LIV  | 1                    | 16.9                         | 12.3                                         | 73%                            |
| Ground Floor | APT 5 LIV  | 1                    | 17.3                         | 12.2                                         | 70%                            |
| Ground Floor | APT 6 LIV  | 1                    | 16.9                         | 11.8                                         | 70%                            |
| Ground Floor | APT 7 LIV  | 1                    | 18.2                         | 12.9                                         | 71%                            |
| Ground Floor | APT 8 LIV  | 1                    | 16.9                         | 11.3                                         | 67%                            |
| Ground Floor | APT 9 LIV  | 1                    | 17.8                         | 13.6                                         | 76%                            |
| Ground Floor | APT 10 LIV | 1                    | 17.4                         | 14.3                                         | 82%                            |
| Ground Floor | APT 11 LIV | 1                    | 17.5                         | 0.2                                          | 1%                             |
| Ground Floor | APT 12 LIV | 1                    | 17.1                         | 3.4                                          | 20%                            |
| Ground Floor | APT 13 LIV | 1                    | 17.1                         | 12.8                                         | 75%                            |
| Ground Floor | APT 14 LIV | 1                    | 17.5                         | 9.4                                          | 54%                            |
| Level 1      | APT 1 LIV  | 1                    | 16.9                         | 4.8                                          | 28%                            |
| Level 1      | APT 2 LIV  | 1                    | 17.3                         | 16.3                                         | 94%                            |
| Level 1      | APT 3 LIV  | 1                    | 16.9                         | 15.2                                         | 90%                            |
| Level 1      | APT 4 LIV  | 1                    | 17.3                         | 16.8                                         | 97%                            |
| Level 1      | APT 5 LIV  | 1                    | 16.9                         | 15.2                                         | 90%                            |
| Level 1      | APT 6 LIV  | 1                    | 17.3                         | 15.7                                         | 91%                            |
| Level 1      | APT 7 LIV  | 1                    | 16.9                         | 15.2                                         | 90%                            |
| Level 1      | APT 8 LIV  | 1                    | 17.3                         | 15.6                                         | 90%                            |
| Level 1      | APT 9 LIV  | 1                    | 41.1                         | 41.0                                         | 100%                           |
| Level 1      | APT 10 LIV | 1                    | 19.9                         | 14.2                                         | 72%                            |
| Level 1      | APT 11 LIV | 1                    | 19.9                         | 13.8                                         | 69%                            |
| Level 1      | APT 12 LIV | 1                    | 19.9                         | 16.0                                         | 80%                            |
| Level 1      | APT 13 LIV | 1                    | 20.2                         | 16.0                                         | 79%                            |
| Level 1      | APT 14 LIV | 1                    | 20.3                         | 19.0                                         | 94%                            |
| Level 1      | APT 15 LIV | 1                    | 19.9                         | 14.1                                         | 71%                            |
| Level 1      | APT 16 LIV | 1                    | 19.7                         | 14.3                                         | 73%                            |
| Level 1      | APT 17 LIV | 1                    | 26.8                         | 26.8                                         | 100%                           |
| Level 1      | APT 18 LIV | 1                    | 17.5                         | 0.0                                          | 0%                             |
| Level 1      | APT 19 LIV | 1                    | 17.1                         | 0.0                                          | 0%                             |



|         |            |   |      |      |      |
|---------|------------|---|------|------|------|
| Level 1 | APT 20 LIV | 1 | 17.5 | 0.9  | 5%   |
| Level 1 | APT 21 LIV | 1 | 17.1 | 6.1  | 36%  |
| Level 1 | APT 22 LIV | 1 | 17.5 | 11.0 | 63%  |
| Level 1 | APT 23 LIV | 1 | 17.1 | 15.3 | 90%  |
| Level 1 | APT 24 LIV | 1 | 17.5 | 17.5 | 100% |
| Level 1 | APT 25 LIV | 1 | 17.1 | 17.1 | 100% |
| Level 2 | APT 1 LIV  | 1 | 17.3 | 16.0 | 92%  |
| Level 2 | APT 2 LIV  | 1 | 16.9 | 13.6 | 80%  |
| Level 2 | APT 3 LIV  | 1 | 17.3 | 14.6 | 84%  |
| Level 2 | APT 4 LIV  | 1 | 16.9 | 13.7 | 81%  |
| Level 2 | APT 5 LIV  | 1 | 17.3 | 15.8 | 91%  |
| Level 2 | APT 6 LIV  | 1 | 16.9 | 13.5 | 80%  |
| Level 2 | APT 7 LIV  | 1 | 17.3 | 13.5 | 78%  |
| Level 2 | APT 8 LIV  | 1 | 41.1 | 41.0 | 100% |
| Level 2 | APT 9 LIV  | 1 | 19.9 | 6.1  | 30%  |
| Level 2 | APT 10 LIV | 1 | 19.9 | 7.6  | 38%  |
| Level 2 | APT 11 LIV | 1 | 19.9 | 10.7 | 54%  |
| Level 2 | APT 12 LIV | 1 | 20.2 | 13.6 | 67%  |
| Level 2 | APT 13 LIV | 1 | 20.3 | 13.9 | 68%  |
| Level 2 | APT 14 LIV | 1 | 19.9 | 8.5  | 43%  |
| Level 2 | APT 15 LIV | 1 | 19.7 | 9.3  | 47%  |
| Level 2 | APT 16 LIV | 1 | 26.8 | 26.8 | 100% |
| Level 2 | APT 17 LIV | 1 | 17.5 | 0.0  | 0%   |
| Level 2 | APT 18 LIV | 1 | 17.1 | 0.0  | 0%   |
| Level 2 | APT 19 LIV | 1 | 17.5 | 0.0  | 0%   |
| Level 2 | APT 20 LIV | 1 | 17.1 | 0.0  | 0%   |
| Level 2 | APT 21 LIV | 1 | 17.5 | 5.4  | 31%  |
| Level 2 | APT 22 LIV | 1 | 17.1 | 9.4  | 55%  |
| Level 2 | APT 23 LIV | 1 | 17.5 | 9.6  | 55%  |

|                                  |            |
|----------------------------------|------------|
| <b>Total Assessed Bedrooms</b>   | <b>62</b>  |
| <b>Total Compliant Bedrooms</b>  | <b>17</b>  |
| <b>Total Compliant (% Rooms)</b> | <b>27%</b> |



### 3.3.6 Non-Residential Daylight Result – Summary Table

Daylight availability output of Non-Residential space is tabulated below:

| Block        | Zone                | Floor area (m <sup>2</sup> ) | Floor Area above Threshold (m <sup>2</sup> ) | Floor Area above Threshold (%) |
|--------------|---------------------|------------------------------|----------------------------------------------|--------------------------------|
| Ground Floor | FOOD AND BEVERAGE 1 | 234.3                        | 234.3                                        | 100%                           |
| Ground Floor | FOOD AND BEVERAGE 2 | 127.2                        | 127.2                                        | 100%                           |

|                                                     |       |
|-----------------------------------------------------|-------|
| <b>Overall Total Area (m<sup>2</sup>)</b>           | 361.5 |
| <b>Overall Total Compliant Area (m<sup>2</sup>)</b> | 361.5 |
| <b>Overall Total Compliant Area (%)</b>             | 100%  |

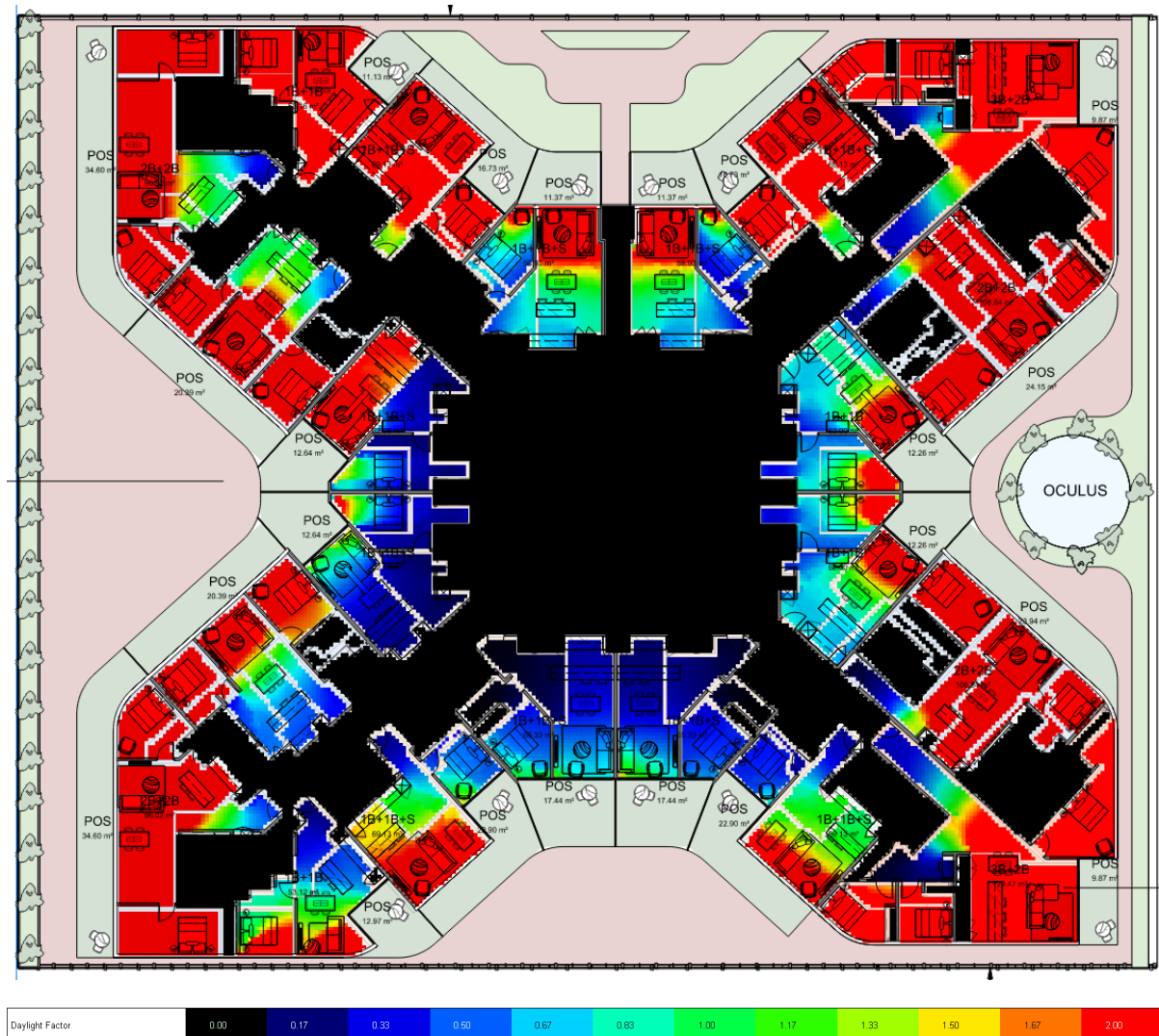


### 3.4 Tower Daylight Access Result

The tower section of the development, extending from Level 3 upwards, has been designed to optimise natural light access.

#### 3.4.1 Level 03 Tower Dwellings Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 03.





### 3.4.2 Level 07 Tower Representative Dwellings Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 07. This floor is representative from Levels 04 and 11.

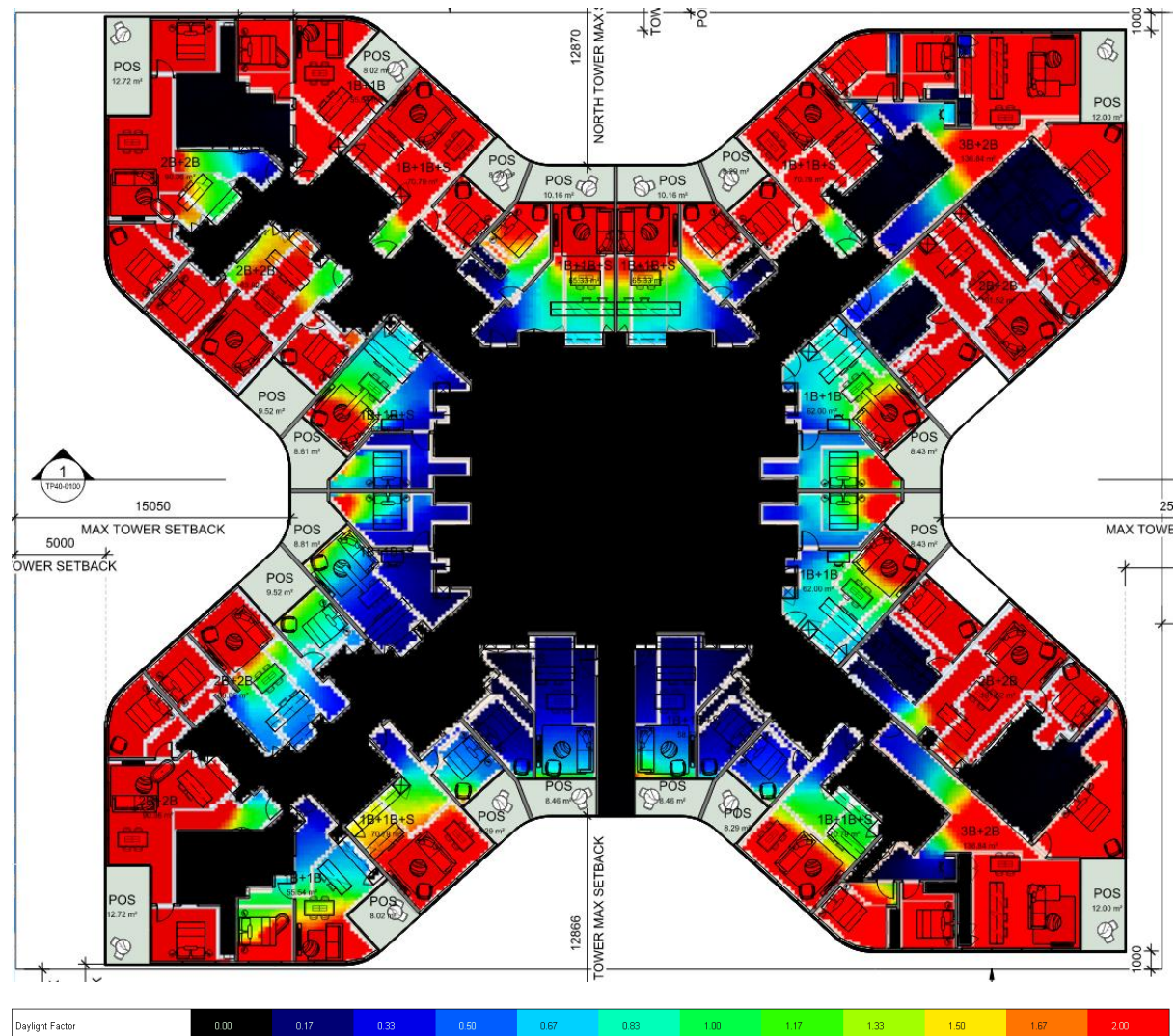


Figure 6 – Level 07 Tower Daylight Contour Plot





### 3.4.3 Level 14 Tower Dwellings Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 14. This floor is representative from Levels 12 and 17.

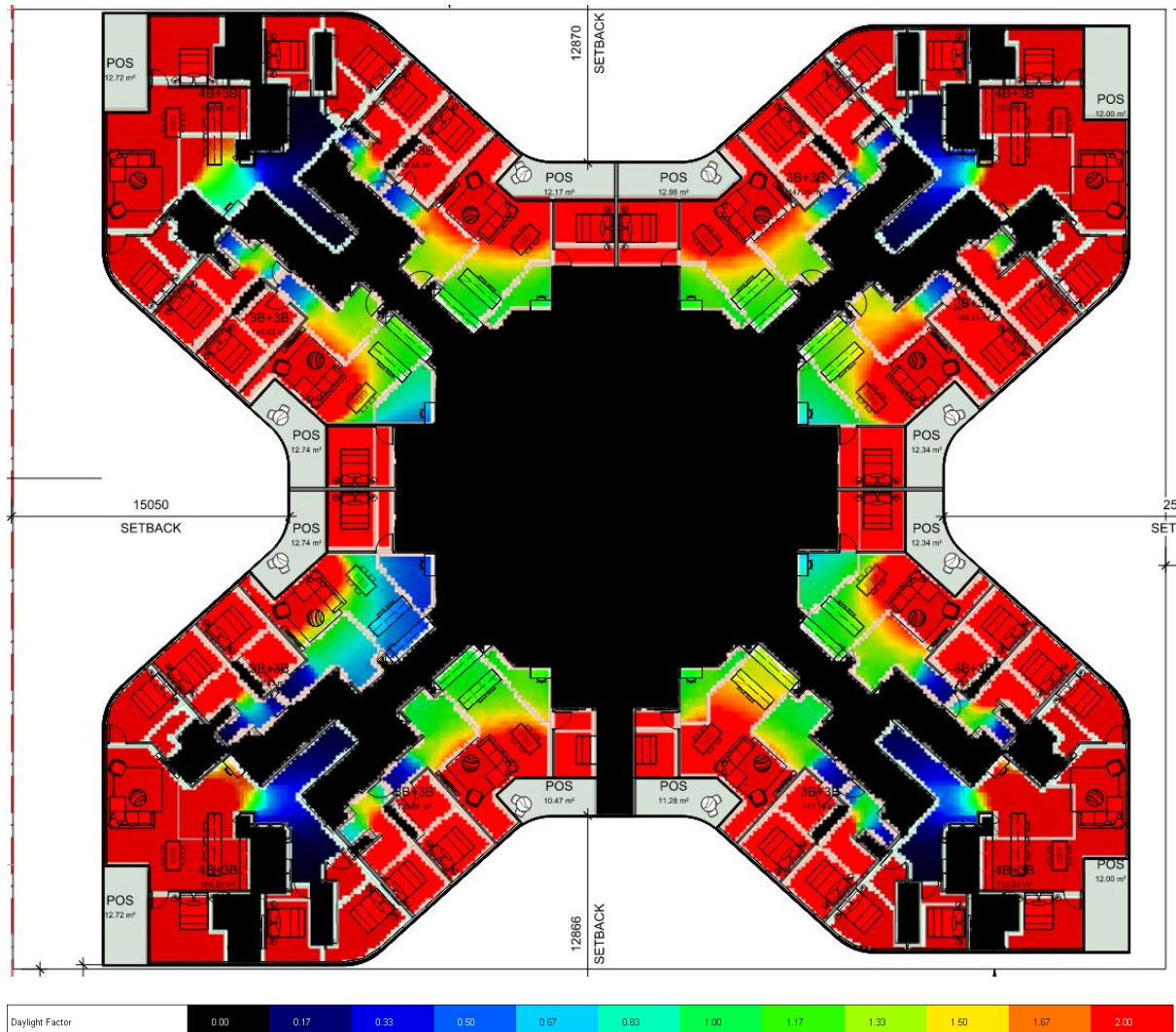


Figure 7 – Level 14 Tower Daylight Contour Plot



### 3.4.4 Tower Residential Dwellings Bedrooms Daylight Result – Summary Table

Daylight availability output of Tower Residential bedroom is tabulated below:

| Block   | Zone         | Representative Floor | Floor area (m <sup>2</sup> ) | Floor Area above Threshold (m <sup>2</sup> ) | Floor Area above Threshold (%) |
|---------|--------------|----------------------|------------------------------|----------------------------------------------|--------------------------------|
| Level 3 | APT 1 BED 1  | 1.0                  | 6.8                          | 6.8                                          | 100%                           |
| Level 3 | APT 1 BED 2  | 1.0                  | 6.1                          | 6.1                                          | 100%                           |
| Level 3 | APT 1 BED 3  | 1.0                  | 18.2                         | 18.2                                         | 100%                           |
| Level 3 | APT 2 BED 1  | 1.0                  | 7.9                          | 7.9                                          | 100%                           |
| Level 3 | APT 2 BED 2  | 1.0                  | 13.2                         | 13.2                                         | 100%                           |
| Level 3 | APT 3 BED 1  | 1.0                  | 8.2                          | 8.2                                          | 100%                           |
| Level 3 | APT 4 BED 1  | 1.0                  | 7.9                          | 7.9                                          | 100%                           |
| Level 3 | APT 5 BED 1  | 1.0                  | 13.1                         | 13.1                                         | 100%                           |
| Level 3 | APT 5 BED 2  | 1.0                  | 7.4                          | 7.4                                          | 100%                           |
| Level 3 | APT 5 BED 3  | 1.0                  | 18.8                         | 18.8                                         | 100%                           |
| Level 3 | APT 6 BED 1  | 1.0                  | 6.4                          | 6.4                                          | 100%                           |
| Level 3 | APT 6 BED 2  | 1.0                  | 6.9                          | 6.9                                          | 100%                           |
| Level 3 | APT 7 BED 1  | 1.0                  | 8.5                          | 1.8                                          | 21%                            |
| Level 3 | APT 8 BED 1  | 1.0                  | 10.9                         | 3.1                                          | 29%                            |
| Level 3 | APT 9 BED 1  | 1.0                  | 11.0                         | 10.2                                         | 93%                            |
| Level 3 | APT 10 BED 1 | 1.0                  | 8.7                          | 8.7                                          | 100%                           |
| Level 3 | APT 11 BED 1 | 1.0                  | 7.6                          | 7.6                                          | 100%                           |
| Level 3 | APT 12 BED 1 | 1.0                  | 13.9                         | 13.9                                         | 100%                           |
| Level 3 | APT 12 BED 2 | 1.0                  | 8.3                          | 8.3                                          | 100%                           |
| Level 3 | APT 13 BED 1 | 1.0                  | 7.6                          | 7.6                                          | 100%                           |
| Level 3 | APT 13 BED 2 | 1.0                  | 12.5                         | 12.5                                         | 100%                           |
| Level 3 | APT 14 BED 1 | 1.0                  | 7.9                          | 4.6                                          | 58%                            |
| Level 3 | APT 15 BED 1 | 1.0                  | 8.2                          | 5.7                                          | 70%                            |
| Level 3 | APT 16 BED 1 | 1.0                  | 12.2                         | 12.2                                         | 100%                           |
| Level 3 | APT 16 BED 2 | 1.0                  | 9.7                          | 9.7                                          | 100%                           |
| Level 3 | APT 17 BED 3 | 1.0                  | 14.5                         | 14.5                                         | 100%                           |
| Level 3 | APT 17 BED 2 | 1.0                  | 8.5                          | 8.5                                          | 100%                           |
| Level 3 | APT 18 BED 1 | 1.0                  | 7.8                          | 7.8                                          | 100%                           |
| Level 3 | APT 19 BED 1 | 1.0                  | 8.3                          | 8.3                                          | 100%                           |
| Level 3 | APT 20 BED 1 | 1.0                  | 10.1                         | 9.8                                          | 97%                            |
| Level 3 | APT 21 BED 1 | 1.0                  | 9.3                          | 9.3                                          | 100%                           |
| Level 3 | APT 22 BED 1 | 1.0                  | 8.4                          | 8.4                                          | 100%                           |
| Level 7 | APT 1 BED 1  | 8.0                  | 8.4                          | 8.4                                          | 100%                           |
| Level 7 | APT 1 BED 2  | 8.0                  | 7.1                          | 7.1                                          | 100%                           |
| Level 7 | APT 1 BED 3  | 8.0                  | 22.2                         | 22.2                                         | 100%                           |



|          |              |     |      |      |      |
|----------|--------------|-----|------|------|------|
| Level 7  | APT 2 BED 1  | 8.0 | 9.1  | 9.1  | 100% |
| Level 7  | APT 2 BED 2  | 8.0 | 9.7  | 9.7  | 100% |
| Level 7  | APT 3 BED 1  | 8.0 | 8.2  | 8.2  | 100% |
| Level 7  | APT 4 BED 1  | 8.0 | 7.9  | 7.9  | 100% |
| Level 7  | APT 5 BED 1  | 8.0 | 10.4 | 10.4 | 100% |
| Level 7  | APT 5 BED 2  | 8.0 | 8.3  | 8.3  | 100% |
| Level 7  | APT 5 BED 3  | 8.0 | 22.2 | 22.2 | 100% |
| Level 7  | APT 6 BED 2  | 8.0 | 7.8  | 7.8  | 100% |
| Level 7  | APT 6 BED 3  | 8.0 | 8.7  | 8.7  | 100% |
| Level 7  | APT 7 BED 1  | 8.0 | 8.5  | 7.9  | 93%  |
| Level 7  | APT 8 BED 1  | 8.0 | 8.7  | 0.4  | 5%   |
| Level 7  | APT 9 BED 1  | 8.0 | 8.7  | 0.6  | 7%   |
| Level 7  | APT 10 BED 1 | 8.0 | 8.7  | 8.7  | 99%  |
| Level 7  | APT 11 BED 1 | 8.0 | 9.2  | 9.2  | 100% |
| Level 7  | APT 12 BED 1 | 8.0 | 11.7 | 11.7 | 100% |
| Level 7  | APT 12 BED 2 | 8.0 | 10.9 | 10.9 | 100% |
| Level 7  | APT 13 BED 1 | 8.0 | 8.8  | 8.8  | 100% |
| Level 7  | APT 13 BED 2 | 8.0 | 8.9  | 8.9  | 100% |
| Level 7  | APT 14 BED 1 | 8.0 | 7.9  | 6.4  | 81%  |
| Level 7  | APT 15 BED 1 | 8.0 | 7.9  | 7.1  | 90%  |
| Level 7  | APT 16 BED 1 | 8.0 | 8.6  | 8.6  | 100% |
| Level 7  | APT 16 BED 2 | 8.0 | 11.1 | 11.1 | 100% |
| Level 7  | APT 17 BED 1 | 8.0 | 11.3 | 11.3 | 100% |
| Level 7  | APT 17 BED 2 | 8.0 | 10.9 | 10.9 | 100% |
| Level 7  | APT 18 BED 1 | 8.0 | 9.0  | 9.0  | 100% |
| Level 7  | APT 19 BED 1 | 8.0 | 8.3  | 8.3  | 100% |
| Level 7  | APT 20 BED 1 | 8.0 | 7.0  | 7.0  | 100% |
| Level 7  | APT 21 BED 1 | 8.0 | 6.8  | 6.8  | 100% |
| Level 7  | APT 22 BED 1 | 8.0 | 8.7  | 8.7  | 100% |
| Level 14 | APT 1 BED 1  | 6.0 | 8.7  | 8.7  | 100% |
| Level 14 | APT 1 BED 2  | 6.0 | 8.6  | 8.6  | 100% |
| Level 14 | APT 1 BED 3  | 6.0 | 11.4 | 11.4 | 100% |
| Level 14 | APT 1 BED 4  | 6.0 | 9.8  | 9.8  | 100% |
| Level 14 | APT 2 BED 1  | 6.0 | 8.9  | 8.9  | 100% |
| Level 14 | APT 2 BED 2  | 6.0 | 14.8 | 14.8 | 100% |
| Level 14 | APT 2 BED 3  | 6.0 | 7.9  | 7.9  | 100% |
| Level 14 | APT 3 BED 1  | 6.0 | 7.9  | 7.9  | 100% |
| Level 14 | APT 3 BED 2  | 6.0 | 8.5  | 8.5  | 100% |
| Level 14 | APT 3 BED 3  | 6.0 | 8.7  | 8.7  | 100% |
| Level 14 | APT 4 BED 1  | 6.0 | 9.8  | 9.8  | 100% |
| Level 14 | APT 4 BED 2  | 6.0 | 10.7 | 10.7 | 100% |





|          |              |     |      |      |      |
|----------|--------------|-----|------|------|------|
| Level 14 | APT 4 BED 3  | 6.0 | 6.5  | 6.5  | 100% |
| Level 14 | APT 4 BED 4  | 6.0 | 8.9  | 8.9  | 100% |
| Level 14 | APT 5 BED 1  | 6.0 | 5.9  | 5.9  | 100% |
| Level 14 | APT 5 BED 1  | 6.0 | 8.7  | 8.7  | 100% |
| Level 14 | APT 5 BED 3  | 6.0 | 8.8  | 8.8  | 100% |
| Level 14 | APT 6 BED 1  | 6.0 | 5.5  | 5.5  | 100% |
| Level 14 | APT 6 BED 2  | 6.0 | 8.8  | 8.8  | 100% |
| Level 14 | APT 6 BED 3  | 6.0 | 7.5  | 7.5  | 100% |
| Level 14 | APT 7 BED 1  | 6.0 | 11.7 | 11.7 | 100% |
| Level 14 | APT 7 BED 2  | 6.0 | 9.0  | 9.0  | 100% |
| Level 14 | APT 7 BED 3  | 6.0 | 14.5 | 14.5 | 100% |
| Level 14 | APT 7 BED 4  | 6.0 | 10.9 | 10.9 | 100% |
| Level 14 | APT 8 BED 1  | 6.0 | 8.8  | 8.8  | 100% |
| Level 14 | APT 8 BED 2  | 6.0 | 8.8  | 8.8  | 100% |
| Level 14 | APT 8 BED 3  | 6.0 | 8.8  | 8.8  | 100% |
| Level 14 | APT 9 BED 1  | 6.0 | 8.7  | 8.7  | 100% |
| Level 14 | APT 9 BED 2  | 6.0 | 8.8  | 8.8  | 100% |
| Level 14 | APT 9 BED 3  | 6.0 | 9.0  | 9.0  | 100% |
| Level 14 | APT 10 BED 1 | 6.0 | 10.0 | 10.0 | 100% |
| Level 14 | APT 10 BED 2 | 6.0 | 14.6 | 14.6 | 100% |
| Level 14 | APT 10 BED 3 | 6.0 | 8.9  | 8.9  | 100% |
| Level 14 | APT 10 BED 4 | 6.0 | 11.4 | 11.4 | 100% |
| Level 14 | APT 11 BED 1 | 6.0 | 8.1  | 8.1  | 100% |
| Level 14 | APT 11 BED 2 | 6.0 | 8.7  | 8.7  | 100% |
| Level 14 | APT 11 BED 3 | 6.0 | 8.7  | 8.7  | 100% |
| Level 14 | APT 12 BED 1 | 6.0 | 8.5  | 8.5  | 100% |
| Level 14 | APT 12 BED 2 | 6.0 | 8.8  | 8.8  | 100% |
| Level 14 | APT 12 BED 3 | 6.0 | 8.8  | 8.8  | 100% |

|                                  |            |
|----------------------------------|------------|
| <b>Total Assessed Bed Rooms</b>  | <b>528</b> |
| <b>Total Compliant Bed Rooms</b> | <b>503</b> |
| <b>Total Compliant (% Rooms)</b> | <b>95%</b> |



### 3.4.5 Tower Residential Dwellings Living Rooms Daylight Result – Summary Table

Daylight availability output of Tower Residential Living space is tabulated below:

| Block   | Zone       | Representative Floor | Floor area (m <sup>2</sup> ) | Floor Area above Threshold (m <sup>2</sup> ) | Floor Area above Threshold (%) |
|---------|------------|----------------------|------------------------------|----------------------------------------------|--------------------------------|
| Level 3 | APT 1 LIV  | 1.0                  | 28.7                         | 28.7                                         | 100%                           |
| Level 3 | APT 2 LIV  | 1.0                  | 22.0                         | 22.0                                         | 100%                           |
| Level 3 | APT 3 LIV  | 1.0                  | 16.5                         | 15.7                                         | 95%                            |
| Level 3 | APT 4 LIV  | 1.0                  | 17.6                         | 16.1                                         | 91%                            |
| Level 3 | APT 5 LIV  | 1.0                  | 23.9                         | 23.9                                         | 100%                           |
| Level 3 | APT 6 LIV  | 1.0                  | 27.0                         | 27.0                                         | 100%                           |
| Level 3 | APT 7 LIV  | 1.0                  | 21.6                         | 21.6                                         | 100%                           |
| Level 3 | APT 8 LIV  | 1.0                  | 21.2                         | 1.1                                          | 5%                             |
| Level 7 | APT 9 LIV  | 1.0                  | 19.8                         | 1.1                                          | 6%                             |
| Level 3 | APT 10 LIV | 1.0                  | 23.0                         | 23.0                                         | 100%                           |
| Level 3 | APT 11 LIV | 1.0                  | 18.4                         | 16.8                                         | 91%                            |
| Level 3 | APT 12 LIV | 1.0                  | 31.9                         | 31.9                                         | 100%                           |
| Level 3 | APT 13 LIV | 1.0                  | 20.8                         | 18.9                                         | 91%                            |
| Level 3 | APT 14 LIV | 1.0                  | 20.7                         | 2.2                                          | 11%                            |
| Level 3 | APT 15 LIV | 1.0                  | 20.6                         | 20.6                                         | 100%                           |
| Level 3 | APT 16 LIV | 1.0                  | 20.9                         | 20.9                                         | 100%                           |
| Level 3 | APT 17 LIV | 1.0                  | 29.7                         | 29.2                                         | 99%                            |
| Level 3 | APT 18 LIV | 1.0                  | 20.6                         | 20.6                                         | 100%                           |
| Level 3 | APT 19 LIV | 1.0                  | 21.5                         | 21.5                                         | 100%                           |
| Level 3 | APT 20 LIV | 1.0                  | 25.7                         | 23.2                                         | 90%                            |
| Level 3 | APT 21 LIV | 1.0                  | 25.6                         | 23.2                                         | 91%                            |
| Level 3 | APT 22 LIV | 1.0                  | 22.5                         | 22.5                                         | 100%                           |
| Level 7 | APT 1 LIV  | 8.0                  | 30.8                         | 30.8                                         | 100%                           |
| Level 7 | APT 2 LIV  | 8.0                  | 23.7                         | 23.7                                         | 100%                           |
| Level 7 | APT 3 LIV  | 8.0                  | 16.4                         | 16.4                                         | 100%                           |
| Level 7 | APT 4 LIV  | 8.0                  | 17.6                         | 17.6                                         | 100%                           |
| Level 7 | APT 5 LIV  | 8.0                  | 25.3                         | 25.3                                         | 100%                           |
| Level 7 | APT 6 LIV  | 8.0                  | 30.0                         | 30.0                                         | 100%                           |
| Level 7 | APT 7 LIV  | 8.0                  | 23.6                         | 23.6                                         | 100%                           |
| Level 7 | APT 8 LIV  | 8.0                  | 20.0                         | 1.3                                          | 6%                             |
| Level 7 | APT 9 LIV  | 8.0                  | 19.8                         | 1.3                                          | 6%                             |
| Level 7 | APT 10 LIV | 8.0                  | 24.7                         | 24.7                                         | 100%                           |
| Level 7 | APT 11 LIV | 8.0                  | 19.8                         | 18.0                                         | 91%                            |
| Level 7 | APT 12 LIV | 8.0                  | 31.4                         | 31.4                                         | 100%                           |
| Level 7 | APT 13 LIV | 8.0                  | 22.3                         | 21.1                                         | 94%                            |



|          |            |     |      |      |      |
|----------|------------|-----|------|------|------|
| Level 7  | APT 14 LIV | 8.0 | 20.7 | 3.3  | 16%  |
| Level 7  | APT 15 LIV | 8.0 | 21.5 | 21.5 | 100% |
| Level 7  | APT 16 LIV | 8.0 | 22.6 | 22.6 | 100% |
| Level 7  | APT 17 LIV | 8.0 | 28.5 | 28.5 | 100% |
| Level 7  | APT 18 LIV | 8.0 | 22.2 | 22.2 | 100% |
| Level 7  | APT 19 LIV | 8.0 | 23.5 | 23.5 | 100% |
| Level 7  | APT 20 LIV | 8.0 | 20.0 | 20.0 | 100% |
| Level 7  | APT 21 LIV | 8.0 | 19.1 | 19.1 | 100% |
| Level 7  | APT 22 LIV | 8.0 | 24.1 | 24.1 | 100% |
| Level 14 | APT 1 LIV  | 6.0 | 34.1 | 34.1 | 100% |
| Level 14 | APT 2 LIV  | 6.0 | 31.7 | 31.7 | 100% |
| Level 14 | APT 3 LIV  | 6.0 | 29.9 | 29.9 | 100% |
| Level 14 | APT 4 LIV  | 6.0 | 34.0 | 34.0 | 100% |
| Level 14 | APT 5 LIV  | 6.0 | 33.8 | 33.8 | 100% |
| Level 14 | APT 6 LIV  | 6.0 | 34.5 | 34.5 | 100% |
| Level 14 | APT 7 LIV  | 6.0 | 38.1 | 38.1 | 100% |
| Level 14 | APT 8 LIV  | 6.0 | 30.9 | 19.2 | 62%  |
| Level 14 | APT 9 LIV  | 6.0 | 30.2 | 30.2 | 100% |
| Level 14 | APT 10 LIV | 6.0 | 38.4 | 38.4 | 100% |
| Level 14 | APT 11 LIV | 6.0 | 36.1 | 36.1 | 100% |
| Level 14 | APT 12 LIV | 6.0 | 34.3 | 34.3 | 100% |

|                                     |            |
|-------------------------------------|------------|
| <b>Total Assessed Living Rooms</b>  | <b>270</b> |
| <b>Total Compliant Living Rooms</b> | <b>237</b> |
| <b>Total Compliant (% Rooms)</b>    | <b>88%</b> |



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## 4. Conclusion

BESS IEQ category requires minimum 80% of the total number of living rooms to achieve a daylight factor greater than 1% to 90% of the floor area in each room; and minimum 80% of the total number of bedrooms to achieve a daylight factor greater than 0.5% to 90% of the floor area in each room to meet minimum BESS requirements for daylight availability

The daylight modelling results indicate that for the newly proposed tower section of the development, more than 80% of living rooms achieve a daylight factor of at least 1% across 90% of the floor area, and more than 80% of bedrooms achieve a daylight factor of at least 0.5% across 90% of the floor area, meeting the BESS daylight requirements.

While the retained heritage façade from Ground Floor to Level 2 constrains daylight access, the design has been carefully developed to maximise available daylight within the character and limitations of the existing structure.

Overall, the results indicate that the tower section of the development has met the BESS IEQ daylight access requirements.