

Westbourne Grammar School

Stage 2 - Music Centre

Sustainability Management Plan / prepared for Westbourne Grammar School



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1 Introduction

1.1 Purpose

This Sustainability Management Plan outlines the sustainable initiatives and attributes currently considered for the design of the Stage 2 Music Centre project. The project team will endeavour to ensure that all aspects of the design listed within this report are fully implemented into the design documents and the constructed building.

1.2 General Scope of Work

The project involves the development of a new Music Centre at Westbourne Grammar School in Truganina.

Westbourne Grammar School is situated over three separate allotments. The proposed new Music Centre building will be located at the South-East side of the school site (referred to as Lot 2) along the South boundary and shall be accessible via Sayers Road.

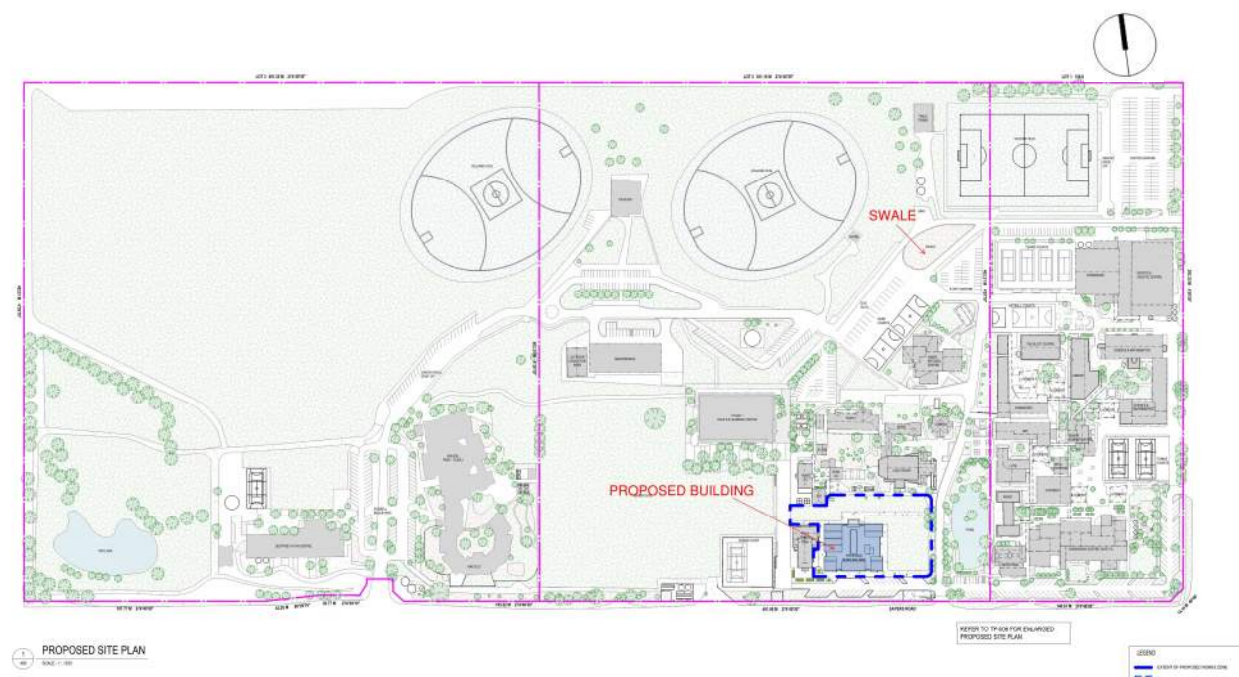


Figure 1.1 – Site Location Plan

The facility shall contain approximately 2,277 m² of new learning, rehearsal studios, music studios, staff and wellbeing areas located over two floors:

Ground Floor

- > Large Performance/Rehearsal Studio.
- > Medium RS Big Band space.
- > Medium Music Studio.
- > 8 Small Music Studios.

- > Reception and Library.
- > 2 Keyboard Lab Classrooms.
- > 1 General Classroom.
- > Offices and meeting room.
- > Staff and student amenities.



Figure 1.2 – Proposed Ground Floor Plan

Level 1

- > 12 Small Music Studios.
- > 5 Medium Music Studios.
- > 3 Medium RS spaces.
- > Recording space.
- > Office and Staff Work space
- > Staff and student amenities.

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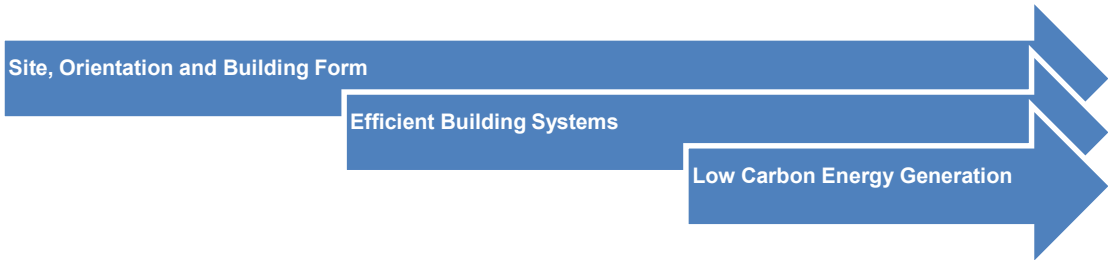


Figure 1.3 – Proposed Level 1 Plan

1.3 Design Philosophy

Sustainability has been integrated into the heart of this development with careful consideration given to sustainable outcomes from the initial siting, massing and orientation of the building.

In addition to these core features, this project has included wide ranging initiatives to ensure the building is a healthy, energy and water efficient building with a minimal ecological footprint.



The proposed building services arrangements presented within this report have been based on the above briefing information, discussions / directions from the Westbourne Grammar School, and our relevant experience in comparable facilities.

1.4 Statutory Framework

This Sustainability Management Plan benchmarks the project against the relevant planning requirements of the relevant authority.

For this project, the relevant authority is the City of Wyndham and the following benchmarks are required to be satisfied.

Planning Control	Project Response
LPP 15.01-2L-01 Environmentally sustainable development	
The application requirements apply to the “development of a non-residential building” which including; A Sustainability Management Plan including an assessment using BESS/Green Star, STORM/Music or other methods.	The project achieves a score of 53% under BESS, which ensures the overall minimum required score for the Best Practice outcomes for the project sustainable design. The BESS report is attached as Appendix A.
	A set of water efficient fittings and fixtures is required to be included in the design. A MUSIC assessment has been undertaken. The report is attached as Appendix C and a minimum of 30,000L of rainwater tanking is recommended.
	Due to the size of the skylight design above the centre atrium, a NCC J1V3 verification assessment is to be undertaken. A 10% improvement is aimed for the proposed building design over the NCC Section J4 minimum compliance requirements and ensure mandatory credits under the BESS Operational Energy.
	A daylight access assessment has been undertaken and confirm the proposed design of regular use spaces is sufficient for the mandatory requirement under the 1.4 Daylight Access credit of the BESS IEQ. The Daylight Access Assessment report is attached as Appendix D

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Planning Control	Project Response
	A CO2 concentration, 600 ppm , is required to be setup for the outside air supply control for the proposed Mechanical system design under the 2.3 Ventilation credit of the BESS IEQ.
	Efficient external shading is required to be added to the proposed West-facing glazing design to G.12 Airlock at Ground Level 1.14 Medium Music Studio at Level 1 under 3.4 Thermal Comfort – Shading credit of BESS IES.
	A Green Travel Plan is required to be prepared by the Traffic Consultant.

1.5 Sources of Information and Limitations

This report has been based on the following design information:

- Baldasso Cortese Architecture. Job Number: 20240064. Architectural Drawing Set, SD Issue. Revision A. Date: 30/04/2026.

This Sustainability Management Plan is based on our interpretation of the architectural documentation and project briefing requirements issued to us to date. It is also based on our understanding of the key design considerations that we believe are beneficial to a development of this type and size in order to reduce the development's impact on the environment. Initial feedback from the school has also been considered as part of this assessment.

This report has been specifically prepared for Westbourne Grammar School.

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2 Summary and Conclusions

This report outlines a number of sustainable design initiatives which are to be integrated into the design and specification of the proposed development in order to reduce the development's environmental impact.

The performance outcomes presented in this report demonstrate that the proposed development meets the City of Wyndham standard for sustainable development.

2.1 BESS

The project achieves a score of 53% under the BESS scorecard via a preliminary assessment, which ensures the overall minimum required score and all mandatory targets required by 8 categories of the BESS scorecard for the project sustainable design.

A NCC Section J1V3 verification assessment is required to be undertaken and confirm a 10% increase on energy efficiency to the proposed building envelope design over the energy efficiency requirements of NCC Section J4, and BESS Operational Energy mandatory credits.

A daylight access assessment has been undertaken under the Green Star Daylight and Views Calculation Guide and confirm 33.3% of the regular use areas achieving a Daylight Factor of 2.0% or more which is sufficient to satisfy the mandatory compliance threshold for the Daylight Access requirements of BESS.

2.2 Project Commitments

A list of the initiatives proposed to be included within the design has been provided in the 4.1 Implementation Plan section of this report.

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BESS Report

Built Environment Sustainability Scorecard

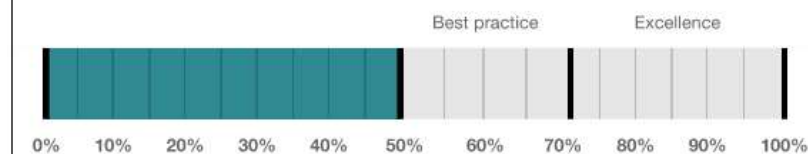


This BESS report outlines the sustainable design commitments of the proposed development at 300 Sayers Rd Truganina Victoria 3029. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Wyndham 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.

Note: This is a DRAFT and not suitable for submission to council

Your BESS Score



53%

Project details

Name Westbourne Grammar School Stage 2 - Music Centre v3
Address 300 Sayers Rd Truganina Victoria 3029
Project ID 8454842A-V3
BESS Version BESS-10
Date 15 May 2026
Software version 2.3.0-B.652

Site type Non-residential development
Account l.chen@waterman-australia.com.au
Application no.
Site area 5,156 m²
Building floor area 2,277 m²



Performance by category

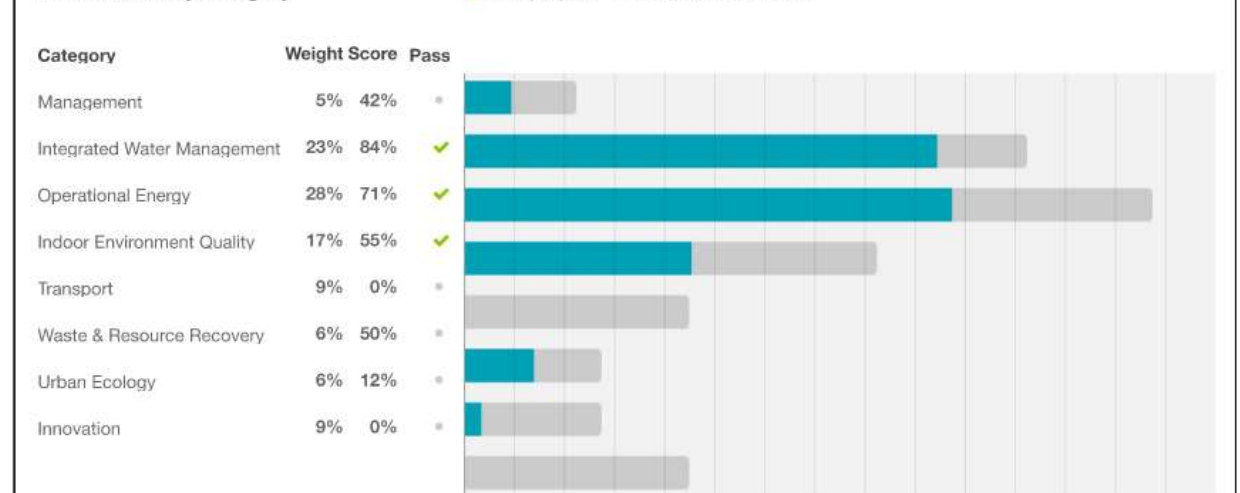


Figure 2.1 – BESS Assessment Summary

3 Water Resources

3.1 Water Balance

A carefully designed, holistic water strategy can reduce the reliance of a building on potable water supply and local water catchment areas, while improving the local biodiversity. A typical water strategy will include the following objectives.

- > Reduce water demand through efficient fittings and fixtures.
- > Treat outflows from the site to minimise pollutants in the local stormwater systems.

3.2 Water Efficiency

This project will incorporate efficient fittings and fixtures designed to minimise water use within the building.

Fixture / Fitting Description	Minimum WELS Rating	Nominal Water Consumption
Toilets	4 stars	• 4.5 Litre per full flush • 3.0 Litre per half flush
Basin Taps	6 stars	• 4.5 Litre per minute
Kitchen Taps	6 stars	• 4.5 Litre per minute
Urinals	6 stars	• 1.0 Litre per minute

Table 3.1 – WELS rating for fittings

3.3 On-Site Stormwater Management

This project includes a stormwater management system to support the proposed development.

The stormwater treatment solutions provided include rainwater tank collection from the non-trafficable roof areas and an on-site swale area (As per Figure 1.1) used to convey the stormwater run-off from the landscape areas.

The rainwater will be collected from 1,581 m² for reuse in a 30,000L rainwater tank and used in landscape irrigation and toilet flush to the building.

Water run-off from 2,260 m² landscape pervious surface will be conveyed via the on-site swale area (Vegetated Zone in MUSIC assessment).

Based on the MUSIC assessment result, the proposed stormwater management system is sufficient for the compliant requirements of the best practice outcomes.

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Pollutant	Applicable to Project	Best Practice Targets	Reduction Achieved	Compliant (Yes/No)
Flow	Y	0%	41.4%	Yes
Total Suspended Solids (TSS)1	Y	80%	91.7%	Yes
Total Phosphorus (TP)2	Y	45%	73.4%	Yes
Total Nitrogen (TN)2	Y	45%	57%	Yes
Gross Pollutants	Y	70%	100%	Yes

Table 3.2 – One-site Stormwater Management /MUSIC Assessment Summary

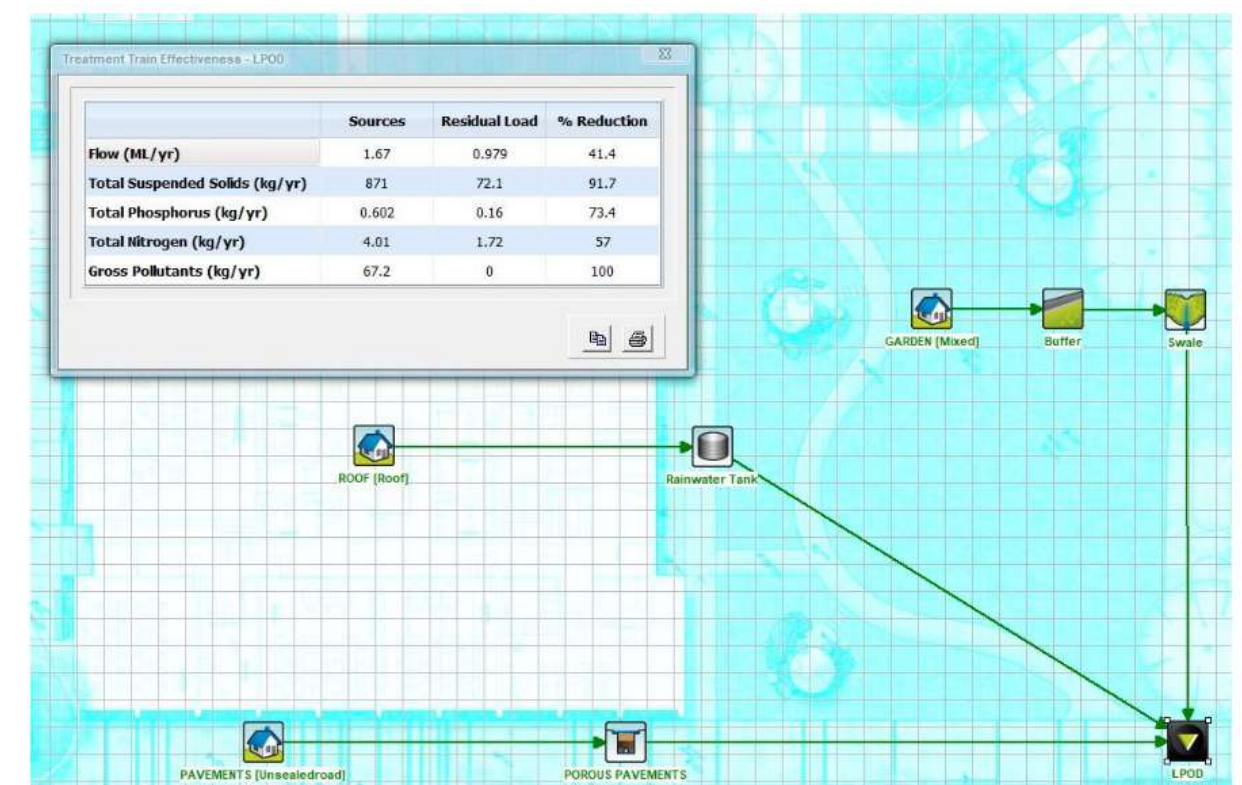


Figure 3.1 – MUSIC Treatment Train and Assessment Result Summary

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4 Summary of Initiatives and Implementation Plan

This development includes a wide range of holistic sustainability measures, which have been carefully integrated into the preliminary design of the development so that the occupants will have the opportunity to reduce their environmental footprint without compromising quality of life.

The initiatives in the Implementation Plan have been committed to as part of the planning process. In a typical design process, each initiative will need to be incorporated into the project at the project stages nominated in the table. The nominated Project Manager needs to ensure that all parties are aware of the project requirements and that the documentation reflects the design intent at each project stage. We note that all projects are delivered differently and the project manager may alter the responsibilities to ensure the plan remains relevant to the project.

Typically, the following activities need to occur at each stage to ensure all initiatives are carried through to construction.

Town Planning Documents – ESD Consultant is appointed, drawings show relevant information

Tender Documents – drawings / contract includes all sustainability initiatives so that the builder prices accordingly.

Construction Documents – drawings and specifications are consistent with the design intent.

Construction & Completion – the builder is to carry out the design intent during construction.

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4.1 Implementation Plan

Initiative	Discipline(s)	Project Stage			
		Town Planning Documents	Tender Documents	Construction Documents	Construction & Completion
CONSTRUCTION AND BUILDING MANAGEMENT					
Utility meters to be provided for energy, water and gas (if supplied) for the office tenancy.	Electrical		Y	Y	Y
All major common area services to be sub-metered separately for energy. Major uses in this project are considered to be: - General Power (each floor) - Lighting (each floor) - Mechanical Services - Domestic Hot Water	Electrical Mechanical		Y	Y	Y
The builder will be required to implement a site specific Environmental Management Plan (EMP) for the project. The EMP will be required to include measures to limit stormwater impacts during construction, including but not limited to those listed in the WSUD Response section of this report.	Builder		Y		Y
Building Users’ Guide is committed to be developed and provided to occupant as per Management 4.1 credit requirements of BESS rating tool. Details of all aspects that will be covered in the Building Users Guide. The Building Users Guide is committed to cover at a minimum: - Energy and Environmental Strategy - Monitoring and Targeting - Building Services - Transport Facilities - Materials and Waste Policy - Expansion/Re-fit Considerations - References and Further Information	Builder		Y		Y
A 12 month building tuning process will be adopted for this project.	Builder		Y		Y

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Initiative	Discipline(s)	Project Stage			
		Town Planning Documents	Tender Documents	Construction Documents	Construction & Completion
INDOOR ENVIRONMENT QUALITY					
At least 33% of the regular use floor area to achieve Daylight Factor of 2.0% for the proposed design.	Architect		Y	Y	Y
All areas are to have sufficient artificial lighting to achieve the minimum lighting levels in AS1680:2006.	Electrical		Y	Y	Y
CO2 sensors are included in the Mechanical Services design with a concentration of 600ppm to be maintained in the proposed ventilation systems.	Mechanical		Y	Y	Y
Efficient external shading is required to be added to the proposed West-facing glazing design to G.12 Airlock at Ground Level 1.14 Medium Music Studio at Level 1.	Architect		Y	Y	Y
All paints, adhesives, sealants and carpets are to be low VOC, in accordance with the latest Green Star criteria.	Architect		Y	Y	Y
All engineered wood products are to be E0.	Architect		Y	Y	Y
ENERGY					
20% non-trafficable roof area, 305m², is recommended for solar PV panel installation to the project on-site renewable energy generation in future.	Electrical	Y	Y	Y	Y
A NCC J1V3 performance solution is used the 'reference building' will incorporate an increase of 10% from the minimum NCC Section J4 compliant requirements.	Architect ESD		Y	Y	Y
Lighting power density is to improve on the maximum allowance in the NCC by 10%.	Electrical		Y	Y	Y
All heating and cooling systems are to achieve one of the following benchmarks: - COP/EER not less than 85% that the most efficient equivalent capacity unit available. - Energy rating within one star of the most efficient equivalent capacity unit available.	Mechanical		Y	Y	Y
All limited access area lighting is to be controlled via motion sensors and/or a timer.	Electrical		Y	Y	Y

Initiative	Discipline(s)	Project Stage			
		Town Planning Documents	Tender Documents	Construction Documents	Construction & Completion
All external lighting will be controlled via a time clock and daylight sensors. Motion sensors will be installed in applicable areas.	Electrical		Y	Y	Y
All lifts will incorporate controls to power off the majority of systems when not in use.	Lift		Y	Y	Y
The design will incorporate after hours control with minimum 2 zones, CO2 or occupancy based ventilation controls to base building air handling systems.	Mechanical		Y	Y	Y
Domestic hot water will be provided by an electric source central heat pump hot water system	Hydraulic		Y	Y	Y
All new lights will be LED type.	Electrical		Y	Y	Y
TRANSPORT					
A Green Travel Plan is required to be prepared by the Traffic Consultant. The Green Travel Plan considers the campus in a holistic manner and is not limited to the scope of the proposed building in isolation	Architect Traffic Consultant		Y	Y	Y
WATER / STORMWATER					
The following fixtures and fitting benchmarks are to be met: - Dual Flush Toilets: 4 Star WELS - 4.5 Litre per full flush & 3.0 Litre per half flush - Basin Taps: 6 Star WELS - 4.5 Litre per minute - Kitchen Taps: 6 Star WELS - 4.5 Litre per minute - Urinals: 6 Star WELS - 1.0 Litre per minute	Architect		Y	Y	Y
All landscaping is to consist of low water use plant selections where practical, include mulching and use an efficient irrigation system (surface or sub-surface drip irrigation with moisture sensors).	Landscape		Y	Y	Y

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Initiative	Discipline(s)	Project Stage			
		Town Planning Documents	Tender Documents	Construction Documents	Construction & Completion
The following initiatives will be implemented in the on-site stormwater management design: - Water will be collected from the non-trafficable roof, 1,581 m², and will be treated via a minimum 30,000L rainwater tank, connected to all toilets in the building. - Runoff from grassed landscape zones, 2,260 m², will be directed as sheet flow into a vegetated swale before being conveyed to the inground stormwater system to ensure coarse sediment removal. Water falling on other surfaces may be discharged directly to the council stormwater system without treatment.	Hydraulic Civil Landscape	Y	Y	Y	Y
No water-based air-conditioning system has been included in the services design.	Mechanical	-	-	-	-
The following initiatives will be implemented in the design: - Testing water from hydrant pumps goes back to the fire water tank.	Fire		Y	Y	Y
MATERIALS & WASTE MANAGEMENT					
All timber used onsite will be reused, recycled or from a sustainably managed forestry operation (i.e. FSC or PEFC certified timber).	Architect		Y	Y	Y
Preference will be given to sustainable materials, and materials with a recycled content.	Architect		Y	Y	Y
Preference is to be given to products with a third-party environmental certification such as Ecospecifier or GECA.	Architect		Y	Y	Y
Waste storage to include a dedicated food and/or garden waste disposal.	Waste	Y	Y	Y	Y
Recycling is to be at least as convenient as general waste disposal.	Waste	Y	Y	Y	Y
The project will adopt a 90% diversion from landfill target during demolition and construction will be adopted.	Builder		Y	Y	Y

Initiative	Discipline(s)	Project Stage			
		Town Planning Documents	Tender Documents	Construction Documents	Construction & Completion
URBAN ECOLOGY					
A Light roof colour is recommended to be provided where the roof upper surface is required to have a solar absorptance not more than 0.45.	Architect		Y	Y	Y

Table 4.1 – Implementation Plan

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Appendix A

BESS Report

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BESS Report

Built Environment Sustainability Scorecard



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Your BESS Score

Best practice

Excellence

0%10%20%30%40%50%60%70%80%90%100%

53%

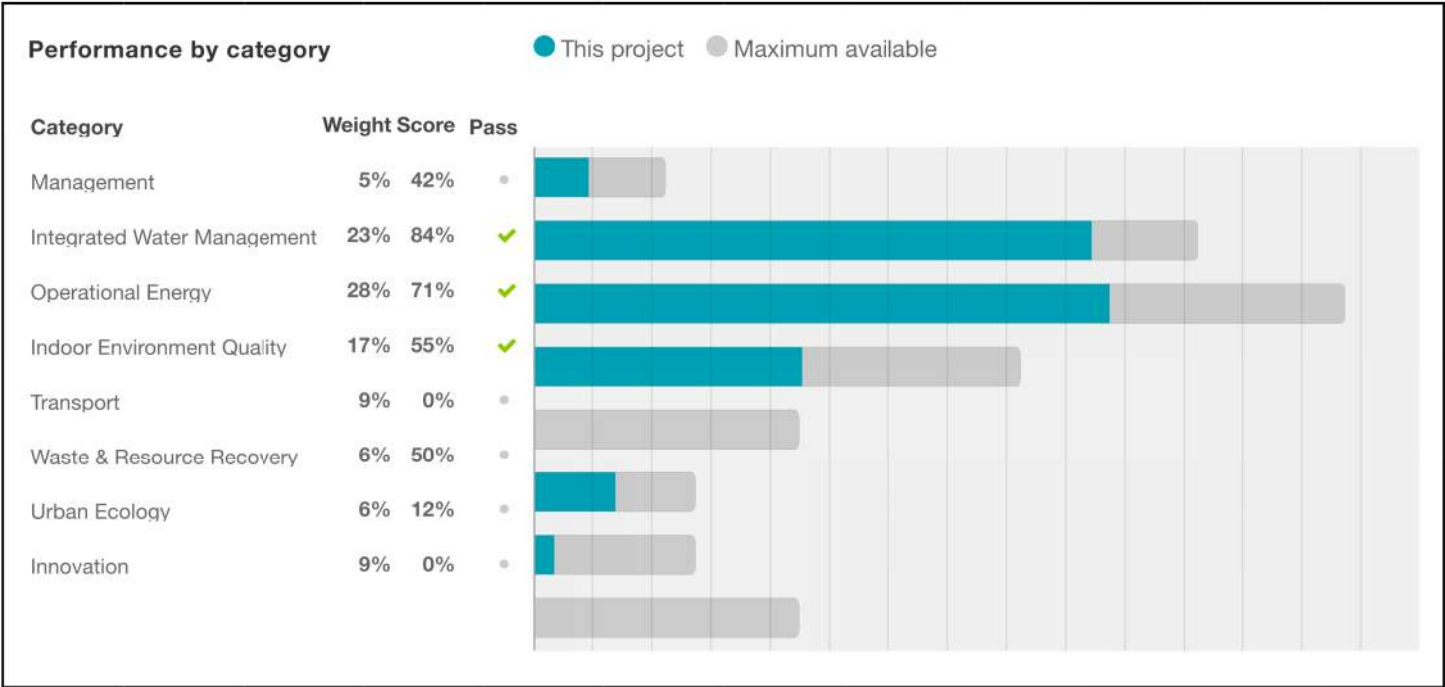
Project details

Name	Westbourne Grammar School Stage 2 - Music Centre v3
Address	300 Sayers Rd Truganina Victoria 3029
Project ID	8454842A-V3
BESS Version	BESS-10
Date	15 May 2026
Software version	2.3.0-B.652

Site type	Non-residential development
Account	l.chen@waterman-australia.com.au
Application no.	
Site area	5,156 m²
Building floor area	2,277 m²

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Buildings

Name	Height	Footprint	% of total footprint
Music Centre	2	1,581 m²	100%

Dwellings & Non Res Spaces

Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Other building				
Music Centre	1	2,277 m²	Music Centre	100%
Total	1	2,277 m²	100%	

Supporting Evidence

Shown on Floor Plans

Credit	Requirement	Response	Status
Integrated Water Management 2.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
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 2.3a	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 3.7	Average lighting power density and lighting type(s) to be used		-
Indoor Environment Quality 1.4	A short report detailing assumptions used and results achieved.		-

Credit summary

Management Overall contribution 4.5%

		42%
1.1 Pre-Application Meeting		0%
2.3 Thermal Performance Modelling - Non-Residential		100%
3.2 Metering - Non-Residential		N/A ⚡ Scoped Out
No commercial tenants are to be included in the building.		
3.3 Metering - Common Areas		0%
4.1 Building Users Guide		100%

IWM Overall contribution 22.5%

		84%	✔ Pass
1.1 Potable Water Use		69%	✔ Achieved
2.1 Stormwater Treatment		100%	✔ Achieved
3.1 Water Efficient Landscaping		0%	
4.1 Building Systems Water Use		100%	

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Operational Energy Overall contribution 27.5%

		Minimum required 50%	71%	✔ Pass
1.1 Thermal Performance Rating - Non-Residential			34%	
2.1 Greenhouse Gas Emissions			100%	
2.2 Peak Demand			100%	
2.6 Electrification			100%	
2.7 Energy consumption			100%	
3.1 Carpark Ventilation			N/A ⚡ Scoped Out	
No Indoor carpark is included.				
3.2 Hot Water - Non-Residential			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			0%	⛔ Disabled
No solar PV renewable energy is in use.				
4.4 Renewable Energy Systems - Other			N/A ⚡ Scoped Out	
No other (non-solar PV) renewable energy is in use.				

IEQ Overall contribution 16.5%

		Minimum required 50%	55%	✔ Pass
1.4 Daylight Access - Non-Residential			50%	✔ Achieved
2.3 Ventilation - Non-Residential			44%	✔ Achieved
3.4 Thermal comfort - Shading - Non-Residential			92%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential			0%	
4.1 Air Quality - Non-Residential			100%	

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Transport Overall contribution 9.0%

		0%
1.4 Bicycle Parking - Non-Residential		0%
1.5 Bicycle Parking - Non-Residential Visitor		0%
1.6 End of Trip Facilities - Non-Residential		0% Disabled
Credit 1.4 must be complete first.		
2.1 Electric Vehicle Infrastructure		N/A Scoped Out
No carparking facilities are provided.		
2.2 Car Share Scheme		N/A Scoped Out
No carparking facilities are provided.		
2.3 Motorbikes / Mopeds		N/A Scoped Out
No carparking facilities are provided.		

Waste & Resource Recovery Overall contribution 5.5%

		50%
1.1 Construction Waste - Building Re-Use		N/A Scoped Out
No existing building on the site.		
2.1 Operational Waste - Food & Garden Waste		0%
2.2 Operational Waste - Convenience of Recycling		100%

Urban Ecology Overall contribution 5.5%

		12%
1.1 Communal Spaces		100%
2.1 Vegetation		0%
2.2 Green Roofs		0%
2.3 Green Walls and Facades		0%
3.2 Food Production - Non-Residential		0%

Innovation Overall contribution 9.0%

		0%
1.1 Innovation		0%

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Credit breakdown

Management Overall contribution 4.5%

		42%
1.1 Pre-Application Meeting		0%
Score Contribution	This credit contributes 42.9% towards the category score.	
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?	
Question	Criteria Achieved ?	
Project	No	
2.3 Thermal Performance Modelling - Non-Residential		100%
Score Contribution	This credit contributes 28.6% towards the category score.	
Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2022 Section J4D6?	
Question	Criteria Achieved ?	
Other building	Yes	
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2022 Section J (Energy Efficiency), NABERS or Green Star?	
Question	Criteria Achieved ?	
Other building	Yes	
3.2 Metering - Non-Residential		N/A Scoped Out
No commercial tenants are to be included in the building.		
This credit was scoped out	No commercial tenants are to be included in the building.	
3.3 Metering - Common Areas		0%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Have all major common area services been separately submetered?	
Question	Criteria Achieved ?	
Other building	No	
4.1 Building Users Guide		100%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Will a building users guide be produced and issued to occupants?	
Question	Criteria Achieved ?	
Project	Yes	

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IWM Overall contribution 22.5%



Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Stormwater profile	
Which stormwater modelling software are you using?:	MUSIC or other modelling software
Blue Factor score achieved?:	101
Flow:	41 %
Total Suspended Solids:	91 %
Total Phosphorus:	73 %
Total Nitrogen:	56 %
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?:	
Rainwater Tank 1	1,581 m²
	-
Tank Size:	
Rainwater Tank 1	30,000 Litres
	-
Irrigation area connected to tank:	
Rainwater Tank 1	2,260 m²
	-
Is connected irrigation area a water efficient garden?:	
Rainwater Tank 1	No
	-
Other external water demand connected to tank?:	
Rainwater Tank 1	0.0 Litres/Day
	-
Fixtures, fittings & connections profile	
Building:	Music Centre
Showerhead:	Scope out
Bath:	Scope out
Kitchen Taps:	>= 6 Star WELS rating
Bathroom Taps:	>= 6 Star WELS rating
Dishwashers:	Scope out
WC:	>= 4 Star WELS rating
Urinals:	>= 6 Star WELS rating
Washing Machine Water Efficiency:	Scope out
Which non-potable water source is the dwelling/space connected to?:	Rainwater Tank 1
Non-potable water source connected to Toilets:	Yes

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Non-potable water source connected to Laundry (washing machine):		No
Non-potable water source connected to Hot Water System:		No
1.1 Potable Water Use		69% ✔ 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	3138 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	2369 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	1666 kL	
Output	% Reduction in Potable Water Consumption	
Project	46 %	
Output	% of connected demand met by rainwater	
Project	38 %	
Output	How often does the tank overflow?	
Project	Sometimes	
Output	Opportunity for additional rainwater connection	
Project	168 kL	
1.2 Stormwater Treatment		100% ✔ Achieved
Score Contribution	This credit contributes 56.2% towards the category score.	
Criteria	Has best practice stormwater management been demonstrated?	
Output	Flow	
Project	41 %	
Output	Min Suspended Solids reduction	
Project	80 %	
Output	Total Suspended Solids reduction	
Project	91 %	
Output	Min Phosphorus reduction	
Project	45 %	
Output	Total Phosphorus reduction	
Project	73 %	
Output	Min Nitrogen reduction	
Project	45 %	
Output	Total Nitrogen reduction	
Project	56 %	
3.1 Water Efficient Landscaping		0%

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	Score Contribution	This credit contributes 6.2% towards the category score.	
	Criteria	Will water efficient landscaping be installed?	
	Question	Criteria Achieved ?	
	Project	No	
	4.1 Building Systems Water Use		100%
	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	

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Operational Energy Overall contribution 27.5%

		Minimum required 50%	71%	✔ Pass
Project profile				
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)?:				
Energy Supply:				
All-electric				
Non-residential buildings profile				
Heating, Cooling & Comfort Ventilation Electricity				
Reference fabric and Reference services:				
Heating, Cooling & Comfort Ventilation Electricity				
Proposed fabric and Reference services:				
Heating, Cooling & Comfort Ventilation Electricity				
Proposed fabric and Proposed services:				
Heating Wood				
Reference fabric and Reference services:				
Heating Wood				
Proposed fabric and Reference services:				
Heating Wood				
Proposed fabric and Proposed services:				
Hot Water Electricity - Reference:				
Hot Water Electricity - Proposed:				
Lighting Electricity - Reference:				
Lighting Electricity - Proposed:				
Peak Thermal Cooling Load Reference:				
Peak Thermal Cooling Load Proposed:				
1.1 Thermal Performance Rating - Non-Residential			34%	
Score Contribution	This credit contributes 36.4% 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			
Other building	8 %			

2.1 Greenhouse Gas Emissions		100%
Score Contribution	This credit contributes 9.1% 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)	
Other building	189,912 kg CO2	
Output	Proposed Building with Proposed Services (Actual Building)	
Other building	21,508 kg CO2	
Output	% Reduction in GHG Emissions	
Other building	88 %	
2.2 Peak Demand		100%
Score Contribution	This credit contributes 4.5% towards the category score.	
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?	
Output	Peak Thermal Cooling Load - Baseline	
Other building	293 kW	
Output	Peak Thermal Cooling Load - Proposed	
Other building	275 kW	
Output	Peak Thermal Cooling Load - % Reduction	
Other building	6 %	
2.6 Electrification		100%
Score Contribution	This credit contributes 13.6% towards the category score.	
Criteria	Is the development all-electric?	
Question	Criteria Achieved?	
Project	Yes	
2.7 Energy consumption		100%
Score Contribution	This credit contributes 18.2% towards the category score.	
Criteria	What is the % reduction in annual energy consumption against the benchmark?	
Output	Reference Building with Reference Services (BCA only)	
Other building	876,517 MJ	
Output	Proposed Building with Proposed Services (Actual Building)	
Other building	99,270 MJ	
Output	% Reduction in total energy	
Other building	88 %	
3.1 Carpark Ventilation		N/A  Scoped Out
		No Indoor carpark is included.
This credit was scoped out	No Indoor carpark is included.	
3.2 Hot Water - Non-Residential		100%

Score Contribution	This credit contributes 4.5% 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	
Other building	9,720 MJ	
Output	Proposed	
Other building	3,600 MJ	
Output	Improvement	
Other building	62 %	
3.7 Internal Lighting - Non-Residential		100%
Score Contribution	This credit contributes 9.1% 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 ?	
Other building	Yes	
4.1 Combined Heat and Power (cogeneration / trigeneration)		N/A  Scoped Out
		No cogeneration or trigeneration system in use.
This credit was scoped out	No cogeneration or trigeneration system in use.	
4.2 Renewable Energy Systems - Solar		0%  Disabled
		No solar PV renewable energy is in use.
This credit is disabled	No solar PV renewable energy is in use.	
4.4 Renewable Energy Systems - Other		N/A  Scoped Out
		No other (non-solar PV) renewable energy is in use.
This credit was scoped out	No other (non-solar PV) renewable energy is in use.	

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IEQ Overall contribution 16.5%

		Minimum required 50%	55%	✔ Pass
1.4 Daylight Access - Non-Residential			50%	✔ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.			
Criteria	What % of the nominated floor area has at least 2% daylight factor?			
Question	Percentage Achieved?			
Other building	50 %			
2.3 Ventilation - Non-Residential			44%	✔ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.			
Criteria	What % of the regular use areas are effectively naturally ventilated?			
Question	Percentage Achieved?			
Other building	0 %			
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?			
Other building	0 %			
Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?			
Question	Value			
Other building	600 ppm			
3.4 Thermal comfort - Shading - Non-Residential			92%	
Score Contribution	This credit contributes 17.6% towards the category score.			
Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?			
Question	Percentage Achieved?			
Other building	88 %			
3.5 Thermal Comfort - Ceiling Fans - Non-Residential			0%	
Score Contribution	This credit contributes 5.9% towards the category score.			
Criteria	What percentage of regular use areas in tenancies have ceiling fans?			
Question	Percentage Achieved?			
Other building	0 %			
4.1 Air Quality - Non-Residential			100%	
Score Contribution	This credit contributes 5.9% towards the category score.			

Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes
Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes
Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes

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Transport Overall contribution 9.0%

		0%
1.4 Bicycle Parking - Non-Residential		
Score Contribution	This credit contributes 50% 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 ?	
Other building	No	
Question	Bicycle Spaces Provided ?	
Other building	2	
1.5 Bicycle Parking - Non-Residential Visitor		
Score Contribution	This credit contributes 25% 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 ?	
Other building	No	
Question	Bicycle Spaces Provided ?	
Other building	1	
1.6 End of Trip Facilities - Non-Residential		
	0%	⛔ Disabled
	Credit 1.4 must be complete first.	
This credit is disabled	Credit 1.4 must be complete first.	
2.1 Electric Vehicle Infrastructure		
	N/A	🔍 Scoped Out
	No carparking facilities are provided.	
This credit was scoped out	No carparking facilities are provided.	
2.2 Car Share Scheme		
	N/A	🔍 Scoped Out
	No carparking facilities are provided.	
This credit was scoped out	No carparking facilities are provided.	
2.3 Motorbikes / Mopeds		
	N/A	🔍 Scoped Out
	No carparking facilities are provided.	
This credit was scoped out	No carparking facilities are provided.	

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Waste & Resource Recovery Overall contribution 5.5%

		50%
1.1 Construction Waste - Building Re-Use		N/A ✚ Scoped Out
No existing building on the site.		
This credit was scoped out	No existing building on the site.	
2.1 Operational Waste - Food & Garden Waste		0%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	No	
2.2 Operational Waste - Convenience of Recycling		100%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	Are the recycling facilities at least as convenient for occupants as facilities for general waste?	
Question	Criteria Achieved ?	
Project	Yes	

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Urban Ecology Overall contribution 5.5%

		12%
1.1 Communal Spaces		100%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Is there at least the following amount of common space measured in square meters : * 1m² for each of the first 50 occupants * Additional 0.5m² for each occupant between 51 and 250 * Additional 0.25m² for each occupant above 251?	
Question	Common space provided	
Other building	201 m²	
Output	Minimum Common Space Required	
Other building	81 m²	
2.1 Vegetation		0%
Score Contribution	This credit contributes 50% 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 %	
2.2 Green Roofs		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	No	
2.3 Green Walls and Facades		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	No	
3.2 Food Production - Non-Residential		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	What area of space per occupant is dedicated to food production?	
Question	Food Production Area	
Other building	0.0 m²	
Output	Min Food Production Area	
Other building	29 m²	

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Innovation Overall contribution 9.0%

	0%
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1.1 Innovation		0%
Score Contribution	This credit contributes 100% towards the category score.	
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?	

Note

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Appendix B

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NCC 2022 Section J1V3 Assessment

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NCC Section J1V3 Assessment

According to the NCC, the proposed Music Centre development is a Class 9b school building and located in Climate Zone 6 for the location of Truganina, Victoria.

The proposed design is targeting to achieve an increase of 10% over the NCC 2022 Section J4 DTS minimum requirements and ensure mandatory credits under BESS Operational Energy, and as such the performance targets recommended for the proposed design are summarized as follows,

Façade item	NCC Section J4 DTS Min. Compliance Requirements	10% Improvement over NCC Min. Requirements via J1V3 Verification assessment
J4D4 Roof and ceiling forming thermal envelope	Roof + ceiling : $R_{T3.2} \text{ m}^2.\text{K/W}$ Solar absorption: 0.45	Roofing : Insulation to $R_{T3.6} \text{ m}^2.\text{K/W}$ (Subject to the final design) Solar absorption: 0.45
J4D5 Roof lights forming thermal envelope	Max. Skylight size : 5% floor area served - 10.5 m^2 Glazing : $U_{s3.9} \text{ W/m}^2\text{K}$ & $\text{SHGC}_{s0.29}$	Proposed Skylight size : 84 m^2 Glazing : $U_{s2.5} \text{ W/m}^2\text{K}$ & $\text{SHGC}_{s0.20}$ (Subject to the final design)
J4D6 Walls and glazing forming thermal envelope	Walls : $R_{T1.4} \text{ m}^2.\text{K/W}$ Solar absorption: 0.70	Walls : Insulation to $R_{T1.4} \text{ m}^2.\text{K/W}$ (Subject to the final design)
J4D6 glazing forming thermal envelope including Clearstory windows	Glazing : $U_{w5.5} \text{ W/m}^2\text{K}$ & $\text{SHGC}_{w0.37}$	Glazing : $U_{w3.5} \text{ W/m}^2\text{K}$ & $\text{SHGC}_{w0.45}$ (Min.VLT0.40) (Subject to the final design)
J4D7 Floors forming thermal envelope	Concrete Slab On Ground (CSOG) : No insulation requirements	Concrete Slab On Ground (CSOG) : No insulation requirements
	Level 1 Floor slab above ambient air : $R_{T2.0} \text{ m}^2.\text{K/W}$	Level 1 Floor slab above non-conditioned spaces or ambient air : Insulation to $R_{T2.0} \text{ m}^2.\text{K/W}$ (Subject to the final design)

Table B1 – Fabric Elements for BESS Compliance

Figure B.1 shows the NCC Section J4D6 DTS Façade Calculator assessment report.

Due to the size of the proposed skylight above the atrium, a consideration to proceeding with a performance-based modelling assessment, J1V3 Verification using a reference building, is required.



Figure B1 – NCC J4D6 DTS Façade System Calculator Report

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Appendix C

MUSIC Rating Report

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Westbourne Grammar School Stage 2 - Music Centre

Water sensitive urban design (WSUD) response

BG&E was engaged by Case Meallin Pty Ltd to prepare a water sensitive urban design (WSUD) response to support the Westbourne Grammar School Stage 2 - Music Centre Sustainability Management Plan.

The Victorian Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) define best practice stormwater pollutant removal as:

- Total Suspended Solids (TSS) 80%
- Total Nitrogen (TN) 45%
- Total Phosphorus (TP) 45%
- Litter 70%

The following initiatives will be implemented in the design, refer to Appendix A for stormwater catchment plan:

- Runoff from approximately 1,581 m² of non-trafficable roof area will be captured and diverted to a minimum 30,000 L rainwater tank. This harvested supply will be plumbed directly to all internal toilets for flushing demands.
- Runoff from grassed landscape zones will be directed as sheet flow into a vegetated swale before being conveyed to the inground stormwater system to ensure coarse sediment removal.
- To align with Wyndham City Council recommendations, approximately 1,315 m² of pedestrian pathways will feature permeable paving to encourage localised infiltration and reduce peak surface runoff.

MUSIC Assessment

Pollutant	Reduction Target	Reduction Achieved
Total Suspended Solids (TSS)	80%	91.7%
Total Phosphorus (TP)	45%	73.4%
Total Nitrogen (TN)	45%	57.0%
Gross Pollutants (GP)	70%	100.0%

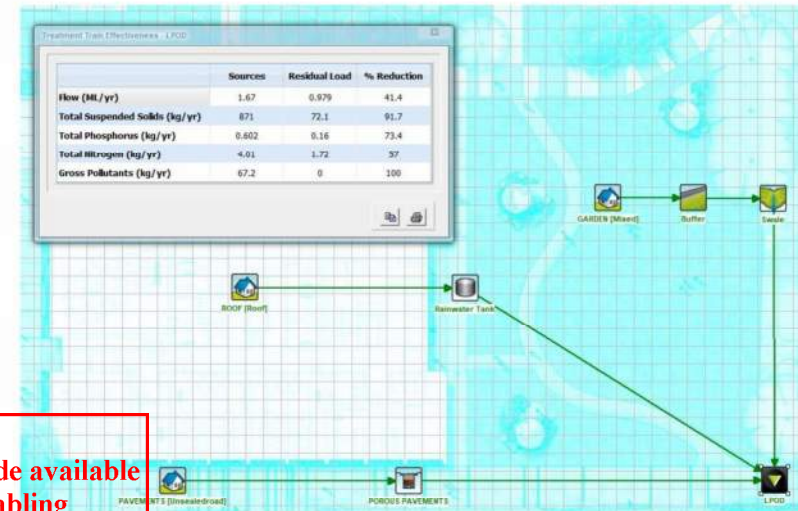


Figure 1 MUSIC Treatment Train

	Flow (ML/yr)	TSS (kg/yr)	TP (kg/yr)	TN (kg/yr)	GP (kg/yr)
Flow In	0.73	19.10	0.11	1.60	27.98
ET Loss	0.00	0.00	0.00	0.00	0.00
Infiltration Loss	0.00	0.00	0.00	0.00	0.00
Low Flow Bypass Out	0.00	0.00	0.00	0.00	0.00
High Flow Bypass Out	0.00	0.00	0.00	0.00	0.00
Pipe Out	0.35	6.13	0.05	0.67	0.00
Weir Out	0.00	0.00	0.00	0.00	0.00
Transfer Function Out	0.00	0.00	0.00	0.00	0.00
Reuse Supplied	0.38	4.76	0.05	0.62	0.00
Reuse Requested	0.42	0.00	0.00	0.00	0.00
% Reuse Demand Met	91.00	0.00	0.00	0.00	0.00
% Load Reduction	52.37	67.90	56.42	58.12	100.00

Figure 2 Water Balance Rainwater tank

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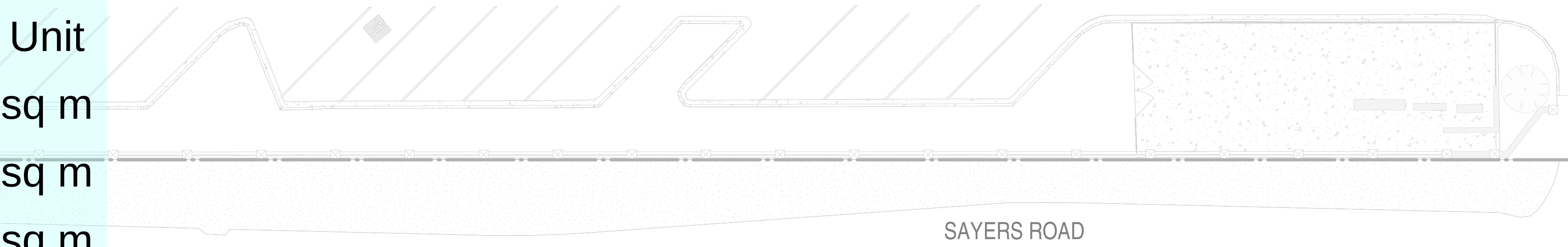
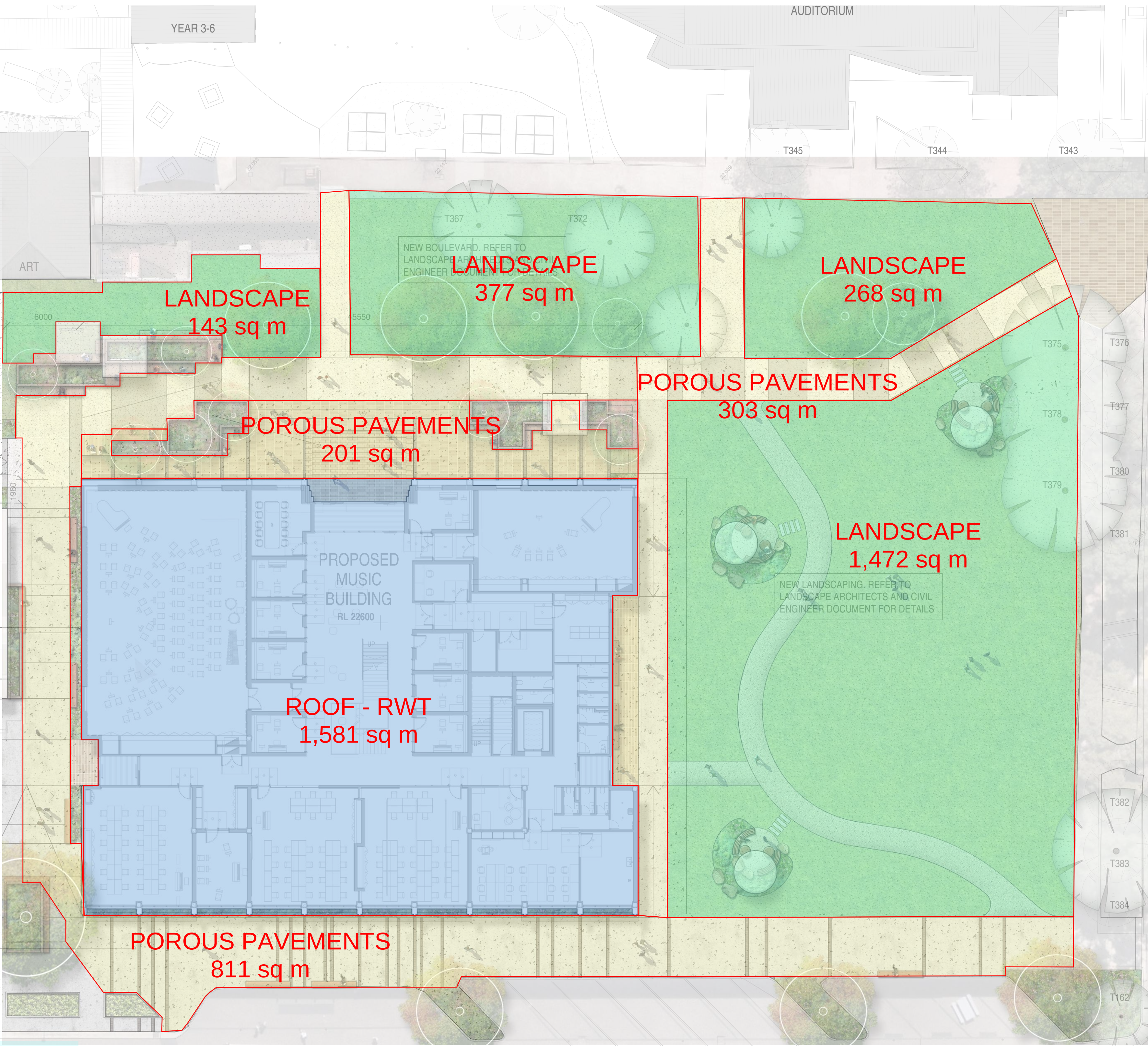
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NEW STEPS TO BUILDING, TACTILES, HANDRAILS ETC. TO BE DEVELOPED IN DD.

NEW CIVIL / HARDSCAPE TO FOOTPRINT OF BUILDING

RAMP / DDA ACCESS TO BUILDING TO BE CONFIRMED IN DD ALSO REFER LANDSCAPE DRAWINGS

NEW CIVIL / HARDSCAPE TO PAVING EXTENT SHOWN AROUND BUILDING



Legend			
Description		Quantity	Unit
	LANDSCAPE	2,260	sq m
	POROUS PAVEMENTS	1,315	sq m
	ROOF - RWT	1,581	sq m

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					PROJECT TITLE STAGE 2 - MUSIC BUILDING	DRAWING TITLE PROPOSED SITE PLAN ENLARGED		DATE 06/05/2026	SCALE @ A1 1 : 200		REVISION SD005 B
	PROJECT NO. 20240064		DRAWING NO. SD005		REVISION B						

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Appendix D

Daylight Access Assessment Report

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Daylight Access Assessment Summary

According to the BESS, the mandatory Daylight Access credit requires the project design complying with the following Daylight Factor requirements:

Regular Use Area	Min. Daylight (DF) requirements
Regular use areas including Classroom, Office, Meeting, Library and Admin. space	At least 33% of the total floor area of the regular use areas achieve a DF greater than 2%.

Table D1. Daylight Access Requirements to a Multi-unit development

The Daylight Factor calculation has been undertaken in accordance with Green Star Daylight and Views Calculation Guide (Version1, 7march 2022). The calculation result is summarised as Table D2.

Total Number of regular use spaces	Total Floor Area of regular use spaces	Floor Area with DF2.0% or more	% of Floor Area with DF2.0% or more
10	420 m ²	211.91 m ²	50.5%
Overall Daylight Access Compliance		Yes	

Table D2. Summary of Daylight Factor Calculation Assessment

A copy of the daylight calculation output summary is attached in Appendix D1 for your reference.

Copies of the space type markups are attached ad Appendix D2.

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D2: Daylight Factor Calculation Output Summary

Space Item	Space Type	Floor Area (m²)	Regular Use Space (Y/EXC./N.R.U.)	Regular Use Space Area (m²)	Min. DF Compliant Requirement	Window Size	Compliant Area (m²) with DF greater than DF2.0%	Compliant Area % with DF greater than DF2.0%	Comments
GROUND FLOOR									
G.01 LARGE PERFORMANCE/ REHEARSAL STUDIO	Specialist Use	262 m²	EXC.		n.a.				Specialist Use Space excluded
G.02 GENERAL CLASSROOM	Classroom	83 m²	Y	83 m²	2.0%DF	South: ((4.0-0.3)+4.0)mW×3.0mH West: 2.0mW×3.0mH	((4.0-0.3)+4.0)mW × (3mH*2) + (2mW× (3mH*2)) = 58.20 m²	70.1%	Regular use area
G.03 MEDIUM MUSIC STUDIO	Specialist Use	25 m²	EXC.		n.a.				As per G.01
G.04 KEYBOARD LAB CLASSROOM	Classroom	83 m²	Y	83 m²	2.0%DF	South: (4.0+4.0-0.25)mW×3.0mH	((4.0+(4.0-0.25))mW ×(3mH*2) = 46.50 m²	57.8%	Regular use area
G.05 KEYBOARD LAB CLASSROOM	Classroom	83 m²	Y	83 m²	2.0%DF	South: (4.0-0.25+4.0)mW×3.0mH	((4.0-0.25+4.0)mW ×(3.0mH *2) = 46.50m²	57.8%	Regular use area
G.06 OFFICE	Office	15 m²	Y	15 m²	2.0%DF	0.00	0.00	0.0%	Regular use area
G.07 STAFF WORK	Office	52 m²	Y	52 m²	2.0%DF	South: (4.0+4.0-0.1)mW×(3.0-0.7)mH	(4+4)mW×((3-0.7)mH*2) = 36.80 m²	70.8%	Regular use area
G.08 STAFF KITCHEN	Common Area	26 m²	N.R.U.		n.a.				Non-regular use area
G.09 AIRLOCK	Common Area	13 m²	N.R.U.		n.a.				Non-regular use area
G.10 SMALL MUSIC STUDIO	Specialist Use	13 m²	EXC.		n.a.				As per G.01
G.11 SOUND LOCK	Specialist Use	7 m²	EXC.		n.a.				As per G.01
G.12 SMALL MUSIC STUDIO	Specialist Use	13 m²	EXC.		n.a.				As per G.01
G.13 SMALL MUSIC STUDIO	Specialist Use	13 m²	EXC.		n.a.				As per G.01
G.14 SMALL MUSIC STUDIO	Specialist Use	13 m²	EXC.		n.a.				As per G.01
G.15 MEETING	Office	24 m²	Y	24 m²	2.0%DF	North: 2.0mW×(2.3-0.7)mH	2.0mW×((2.3-0.7)mH*2) = 6.40 m²	26.7%	Regular use area
G.16 AIRLOCK	Common Area	17 m²	N.R.U.		n.a.				Non-regular use area
G.17 SMALL MUSIC STUDIO	Specialist Use	16 m²	EXC.		n.a.				As per G.01
G.18 SOUND LOCK	Specialist Use	7 m²	EXC.		n.a.				As per G.01
G.19 MEDIUM RS BIG BAND	Specialist Use	100 m²	EXC.		n.a.				As per G.01
G.20 RECEPTION	Office	14 m²	Y	14 m²	2.0%DF	0.00	0.00	0.0%	Regular use area
G.21 INSTRUMENT STORE	Common Area	26 m²	N.R.U.		n.a.				As per G.01
G.22 LIBRARY	Library	25 m²	Y	25 m²	2.0%DF	East: (1.3-0.3)mW×3.0mH	(1.3-0.3)mW×4.55m = 4.55 m²	18.2%	Regular use area
G.23 WORKSHOP	Specialist Use	15 m²	EXC.		n.a.				As per G.01
G.24 COMMS	BOH	7 m²	N.R.U.		n.a.				Non-regular use area
G.25 SMALL MUSIC STUDIO	Specialist Use	13 m²	EXC.		n.a.				As per G.01
G.26 SMALL MUSIC STUDIO	Specialist Use	13 m²	EXC.		n.a.				As per G.01
G.27 SMALL MUSIC STUDIO	Specialist Use	13 m²	EXC.		n.a.				As per G.01

Space Item	Space Type	Floor Area (m²)	Regular Use Space (Y/EXC./N.R.U.)	Regular Use Space Area (m²)	Min. DF Compliant Requirement	Window Size	Compliant Area (m²) with DF greater than DF2.0%	Compliant Area % with DF greater than DF2.0%	Comments
G.28 WC	Common Area	3 m²	N.R.U.		n.a.				Non-regular use area
G.29 WC	Common Area	3 m²	N.R.U.		n.a.				Non-regular use area
G.30 WC	Common Area	3 m²	N.R.U.		n.a.				Non-regular use area
G.31 WC	Common Area	3 m²	N.R.U.		n.a.				Non-regular use area
G.32 WC	Common Area	3 m²	N.R.U.		n.a.				Non-regular use area
G.33 AMB WC	Common Area	3 m²	N.R.U.		n.a.				Non-regular use area
G.34 ACC. WC	Common Area	6 m²	N.R.U.		n.a.				Non-regular use area
G.35 AIRLOCK	Common Area	6 m²	N.R.U.		n.a.				Non-regular use area
G.36 AMB WC	Common Area	2 m²	N.R.U.		n.a.				Non-regular use area
G.37 WC	Common Area	2 m²	N.R.U.		n.a.				Non-regular use area
G.38 WC	Common Area	2 m²	N.R.U.		n.a.				Non-regular use area
G.39 CLNR	Common Area	6 m²	N.R.U.		n.a.				Non-regular use area
G.40 CIRCULATION	Common Area	297 m²	N.R.U.		n.a.				Non-regular use area
L.00 LIFT	Common Area	9 m²	N.R.U.		n.a.				Non-regular use area
S.01 SERVICE	BOH	2 m²	N.R.U.		n.a.				Non-regular use area
S.02 SERVICE	BOH	1 m²	N.R.U.		n.a.				Non-regular use area
S.03 AV	BOH	2 m²	N.R.U.		n.a.				Non-regular use area
S.04 STORE 12 m²	BOH	12 m²	N.R.U.		n.a.				Non-regular use area
S.05 SERVICES 1 m²	BOH	1 m²	N.R.U.		n.a.				Non-regular use area
S.06 AV 2 m²	BOH	2 m²	N.R.U.		n.a.				Non-regular use area
S.07 ST 7 m²	BOH	7.0	N.R.U.		n.a.				Non-regular use area
ST.02 STAIR	BOH	13 m²	N.R.U.		n.a.				Non-regular use area
Sub-Total		1,371 m²		379 m²			198.95 m²	52.5%	

LEVEL 01

1.01 MEDIUM RS CHAMBER/STRINGS 86 m²	Specialist Use	86 m²	N		n.a.				As per G.01
1.02 RECORDING	Specialist Use	25 m²	N		n.a.				As per G.01
1.03 SOUND LOCK	Specialist Use	6 m²	N		n.a.				As per G.01
1.04 SOUND LOCK	Specialist Use	13 m²	N		n.a.				As per G.01
1.05 MEDIUM MUSIC STUDIO	Specialist Use	39 m²	N		n.a.				As per G.01
1.06 SMALL MUSIC STUDIO	Specialist Use	12 m²	N		n.a.				As per G.01
1.07 SMALL MUSIC STUDIO	Specialist Use	12 m²	N		n.a.				As per G.01
1.08 MEDIUM MUSIC STUDIO	Specialist Use	36 m²	N		n.a.				As per G.01
1.09 SOUND LOCK	Specialist Use	11 m²	N		n.a.				As per G.01
1.10 SMALL MUSIC STUDIO	Specialist Use	12 m²	N		n.a.				As per G.01
1.11 MEDIUM MUSIC STUDIO	Specialist Use	36 m²	N		n.a.				As per G.01
1.12 MEDIUM MUSIC STUDIO	Specialist Use	25 m²	N		n.a.				As per G.01
1.13 SOUND LOCK	Specialist Use	8 m²	N		n.a.				As per G.01

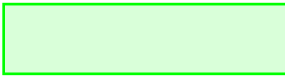
Space Item	Space Type	Floor Area (m ²)	Regular Use Space (Y/EXC./N.R.U.)	Regular Use Space Area (m ²)	Min. DF Compliant Requirement	Window Size	Compliant Area (m ²) with DF greater than DF2.0%	Compliant Area % with DF greater than DF2.0%	Comments
1.14 MEDIUM RS VOCAL	Specialist Use	72 m ²	N		n.a.				As per G.01
1.15 STAFF WORK	Office	22 m ²	Y	22 m ²	2.0%DF	North: 2.0mW×(2.5-0.7)mH	(2.0mW×(2.5-0.7)mH)*2 = 7.20 m ²	32.7%	Regular use area
1.16 SMALL MUSIC STUDIO	Specialist Use	13 m ²	N		n.a.				As per G.01
1.17 SMALL MUSIC STUDIO	Specialist Use	13 m ²	N		n.a.				As per G.01
1.18 SMALL MUSIC STUDIO	Specialist Use	13 m ²	N		n.a.				As per G.01
1.19 SMALL MUSIC STUDIO	Specialist Use	13 m ²	N		n.a.				As per G.01
1.20 SMALL MUSIC STUDIO	Specialist Use	13 m ²	N		n.a.				As per G.01
1.21 OFFICE	Office	19 m ²	Y	19 m ²	2.0%DF	West: (2.45-0.85)mW×(2.5-0.7)mH	(2.45-0.85)mW× ((2.5-0.7)mH*2)= 5.76 m ²	30.3%	Regular use area
1.22 MEDIUM MUSIC STUDIO	Specialist Use	25 m ²	N		n.a.				As per G.01
1.23 SMALL MUSIC STUDIO	Specialist Use	13 m ²	N		n.a.				As per G.01
1.24 SMALL MUSIC STUDIO	Specialist Use	13 m ²	N		n.a.				As per G.01
1.25 SOUND LOCK	Specialist Use	6 m ²	N		n.a.				As per G.01
1.26 MEDIUM RS PERCUSSION	Specialist Use	69 m ²	N		n.a.				As per G.01
1.27 SMALL MUSIC STUDIO	Specialist Use	13 m ²	N		n.a.				As per G.01
1.28 SMALL MUSIC STUDIO	Specialist Use	13 m ²	N		n.a.				As per G.01
1.29 WC	Common Area	3 m ²	N		n.a.				Non-regular use area
1.30 WC	Common Area	3 m ²	N		n.a.				Non-regular use area
1.31 WC	Common Area	3 m ²	N		n.a.				Non-regular use area
1.32 WC	Common Area	3 m ²	N		n.a.				Non-regular use area
1.33 AMB. WC	Common Area	3 m ²	N		n.a.				Non-regular use area
1.34 ACC.WC	Common Area	6 m ²	N		n.a.				Non-regular use area
1.35 CIRCULATION	Common Area	201 m ²	N		n.a.				Non-regular use area
L.01 LIFT	Common Area	9 m ²	N		n.a.				Non-regular use area
S.06 SERVICES	BOH	3 m ²	N		n.a.				Non-regular use area
S.07 ST	BOH	11 m ²	N		n.a.				Non-regular use area
S.09 ST	BOH	7 m ²	N		n.a.				Non-regular use area
S.10 ST	BOH	6 m ²	N		n.a.				Non-regular use area
Sub-Total		906 m²		41 m²			12.96 m²	31.6%	

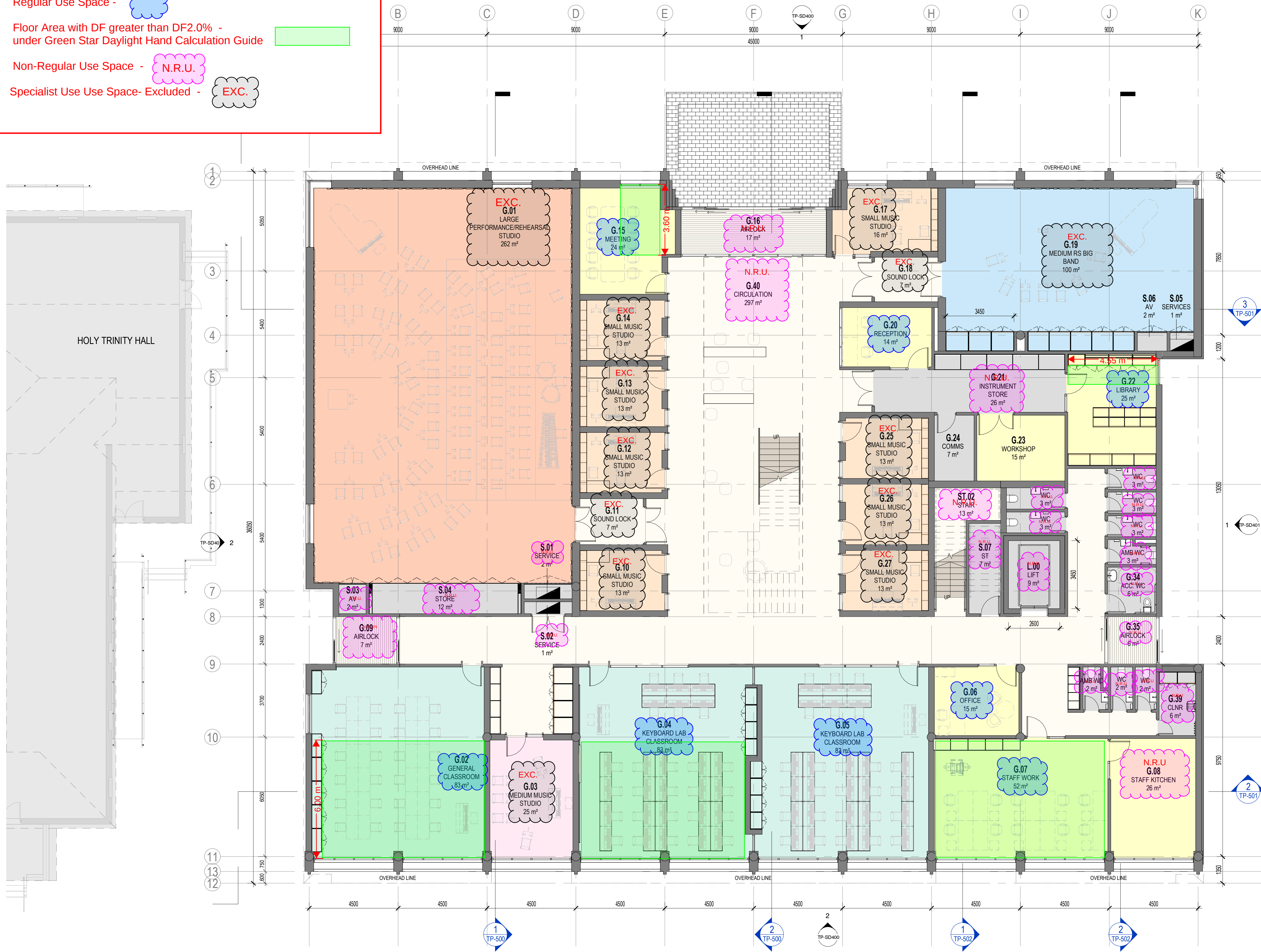
Total		2,277 m²		420 m²		211.91 m²	50.5%	
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Acceptance for BESS IEQ Compliance: Yes

**ADVERTISED
PLAN**

Appendix D2: Daylight Penetration Markups v1
15 May 2026

- Regular Use Space - 
- Floor Area with DF greater than DF2.0% - under Green Star Daylight Hand Calculation Guide 
- Non-Regular Use Space -  N.R.U.
- Specialist Use Use Space- Excluded -  EXC.



ADVERTISED PLAN

ROOM SCHEDULE		
Number	Name	Area
GROUND FLOOR		
G.01	LARGE PERFORMANCE/REHEARSAL STUDIO	262 m²
G.02	GENERAL CLASSROOM	83 m²
G.03	MEDIUM MUSIC STUDIO	25 m²
G.04	KEYBOARD LAB CLASSROOM	83 m²
G.05	KEYBOARD LAB CLASSROOM	83 m²
G.06	OFFICE	15 m²
G.07	STAFF WORK	52 m²
G.08	STAFF KITCHEN	26 m²
G.09	AIRLOCK	7 m²
G.10	SMALL MUSIC STUDIO	13 m²
G.11	SOUND LOCK	7 m²
G.12	SMALL MUSIC STUDIO	13 m²
G.13	SMALL MUSIC STUDIO	13 m²
G.14	SMALL MUSIC STUDIO	13 m²
G.15	MEETING	24 m²
G.16	AIRLOCK	17 m²
G.17	SMALL MUSIC STUDIO	16 m²
G.18	SOUND LOCK	7 m²
G.19	MEDIUM RS BIG BAND	100 m²
G.20	RECEPTION	14 m²
G.21	INSTRUMENT STORE	26 m²
G.22	LIBRARY	25 m²
G.23	WORKSHOP	15 m²
G.24	COMMS	7 m²
G.25	SMALL MUSIC STUDIO	13 m²
G.26	SMALL MUSIC STUDIO	13 m²
G.27	SMALL MUSIC STUDIO	13 m²
G.28	WC	3 m²
G.29	WC	3 m²
G.30	WC	3 m²
G.31	WC	3 m²
G.32	WC	3 m²
G.33	AMB WC	3 m²
G.34	ACC. WC	6 m²
G.35	AIRLOCK	6 m²
G.36	AMB WC	2 m²
G.37	WC	2 m²
G.38	WC	2 m²
G.39	CLNR	6 m²
G.40	CIRCULATION	297 m²
L.00	LIFT	9 m²
S.01	SERVICE	2 m²
S.02	SERVICE	1 m²
S.03	AV	2 m²
S.04	STORE	12 m²
S.05	SERVICES	1 m²
S.06	AV	2 m²
S.07	ST	7 m²
ST.02	STAIR	13 m²
		1371 m²

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Revision
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Description
SD Issue
For Information

Date
04/03/2026
30/04/2026

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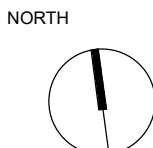
Westbourne
Grammar
School

CLIENT
WESTBOURNE GRAMMAR SCHOOL

PROJECT TITLE
STAGE 2 - MUSIC BUILDING

ADDRESS
300 SAYERS RD, TRUGANINA VIC 3029

DRAWING TITLE
PROPOSED GROUND FLOOR PLAN



PROJECT NO.
20240064

CHECKED
GS

DATE
30/04/2026

DRAWING NO.
SD100

DRAWN
YW / JW

SCALE @ A1
1 : 100

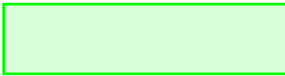
REVISION
A

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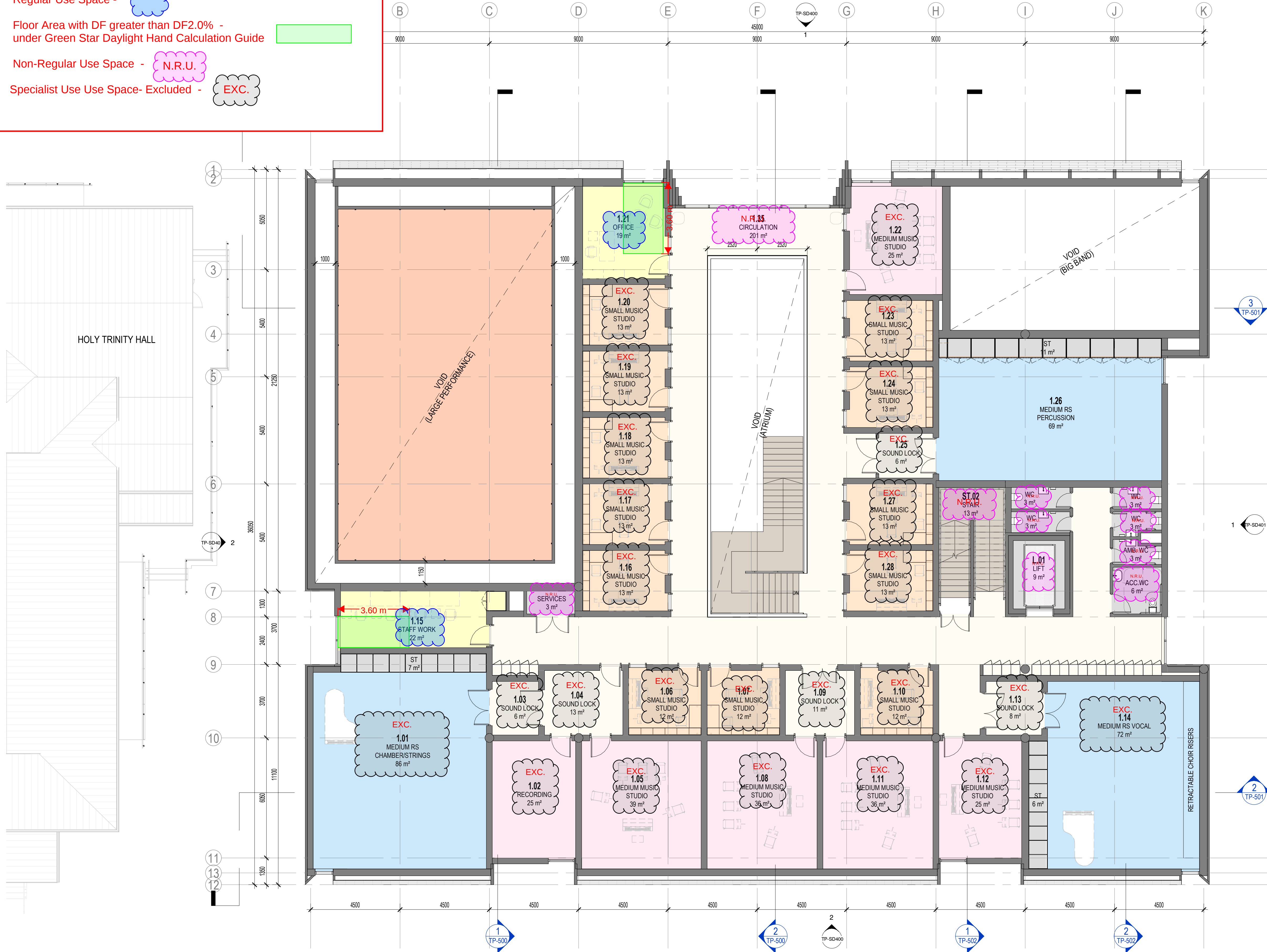
Appendix D2: Daylight Penetration Markups v1
15 May 2026

Regular Use Space - 

Floor Area with DF greater than DF2.0% -
under Green Star Daylight Hand Calculation Guide 

Non-Regular Use Space -  N.R.U.

Specialist Use Use Space- Excluded -  EXC.



ROOM SCHEDULE		
Number	Name	Area
LEVEL 01		
1.01	MEDIUM RS CHAMBER/STRINGS	86 m²
1.02	RECORDING	25 m²
1.03	SOUND LOCK	6 m²
1.04	SOUND LOCK	13 m²
1.05	MEDIUM MUSIC STUDIO	39 m²
1.06	SMALL MUSIC STUDIO	12 m²
1.07	SMALL MUSIC STUDIO	12 m²
1.08	MEDIUM MUSIC STUDIO	36 m²
1.09	SOUND LOCK	11 m²
1.10	SMALL MUSIC STUDIO	12 m²
1.11	MEDIUM MUSIC STUDIO	36 m²
1.12	MEDIUM MUSIC STUDIO	25 m²
1.13	SOUND LOCK	8 m²
1.14	MEDIUM RS VOCAL	72 m²
1.15	STAFF WORK	22 m²
1.16	SMALL MUSIC STUDIO	13 m²
1.17	SMALL MUSIC STUDIO	13 m²
1.18	SMALL MUSIC STUDIO	13 m²
1.19	SMALL MUSIC STUDIO	13 m²
1.20	SMALL MUSIC STUDIO	13 m²
1.21	OFFICE	19 m²
1.22	MEDIUM MUSIC STUDIO	25 m²
1.23	SMALL MUSIC STUDIO	13 m²
1.24	SMALL MUSIC STUDIO	13 m²
1.25	SOUND LOCK	6 m²
1.26	MEDIUM RS PERCUSSION	69 m²
1.27	SMALL MUSIC STUDIO	13 m²
1.28	SMALL MUSIC STUDIO	13 m²
1.29	WC	3 m²
1.30	WC	3 m²
1.31	WC	3 m²
1.32	WC	3 m²
1.33	AMB. WC	3 m²
1.34	ACC. WC	6 m²
1.35	CIRCULATION	201 m²
L.01	LIFT	9 m²
S.06	SERVICES	3 m²
S.07	ST	11 m²
S.09	ST	7 m²
S.10	ST	6 m²
		906 m²

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