



MEL01 Spotswood DC

Sustainability Management
Plan

**GreenSquareDC Pty
Limited**

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2026-07-09

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1 Executive Summary

A Sustainability Management Plan (SMP) has been prepared by Aurecon, on behalf of GreenSquareDC, as part of the Planning Permit application for the MEL1 Spotswood data centre development to be located in Spotswood, Victoria (MEL1 from herein). This report summarises the Environmentally Sustainable Design (ESD) initiatives for MEL1.

MEL1 is a data centre facility located in Spotswood housing 10 three-level buildings, which include data halls and office blocks.

MEL1 will demonstrate how it meets the ESD requirements outlined by the Victorian Planning Provisions, by utilising the Built Environment Sustainability Scorecard (BESS).

Based on the preceding assessment, the design of MEL1 does not preclude the development from meeting minimum ESD requirements. MEL1 achieves an initial score of 53% in BESS. Overall, the project has good practice commitments to sustainability design, procedures and practices.

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2 Introduction

MEL1 is a 10 building, three-level data centre facility being developed by GreenSquareDC. This Sustainability Management Plan (SMP) has been prepared to assess the project design against environmentally sustainable development (ESD) requirements stipulated by the Victorian Planning Provisions and the Built Environment Sustainability Scorecard (BESS). In subsequent sections of the report, sustainability commitments of the development will be outlined and assessed to determine the potential to achieve relevant environmental performance outcomes. Additional initiatives have also been identified for further assessment where the development has the opportunity to improve the overall design of the development beyond the Planning Scheme requirements.



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2.1 Site and Development Description

This proposal seeks approval for the use and development of GreenSquareDC Spotswood's Data Centre project, MEL1. MEL1 is a new state-of-the-art data centre development located at 44-76 Simcock Avenue Spotswood, Victoria. The facility is aspired to support circa 240 MW IT capacity in response to the market demand for high-performance computing solutions. The development will be comprised of 10 x 3 storey buildings, generators, high voltage substation, water storage tanks and admin blocks. The site will be developed in stages, with one building at a time completed after overall site works.

This copy will be comprised of 10 x 3 storey blocks. The site will be developed in stages, with one building at a time completed after overall site works.

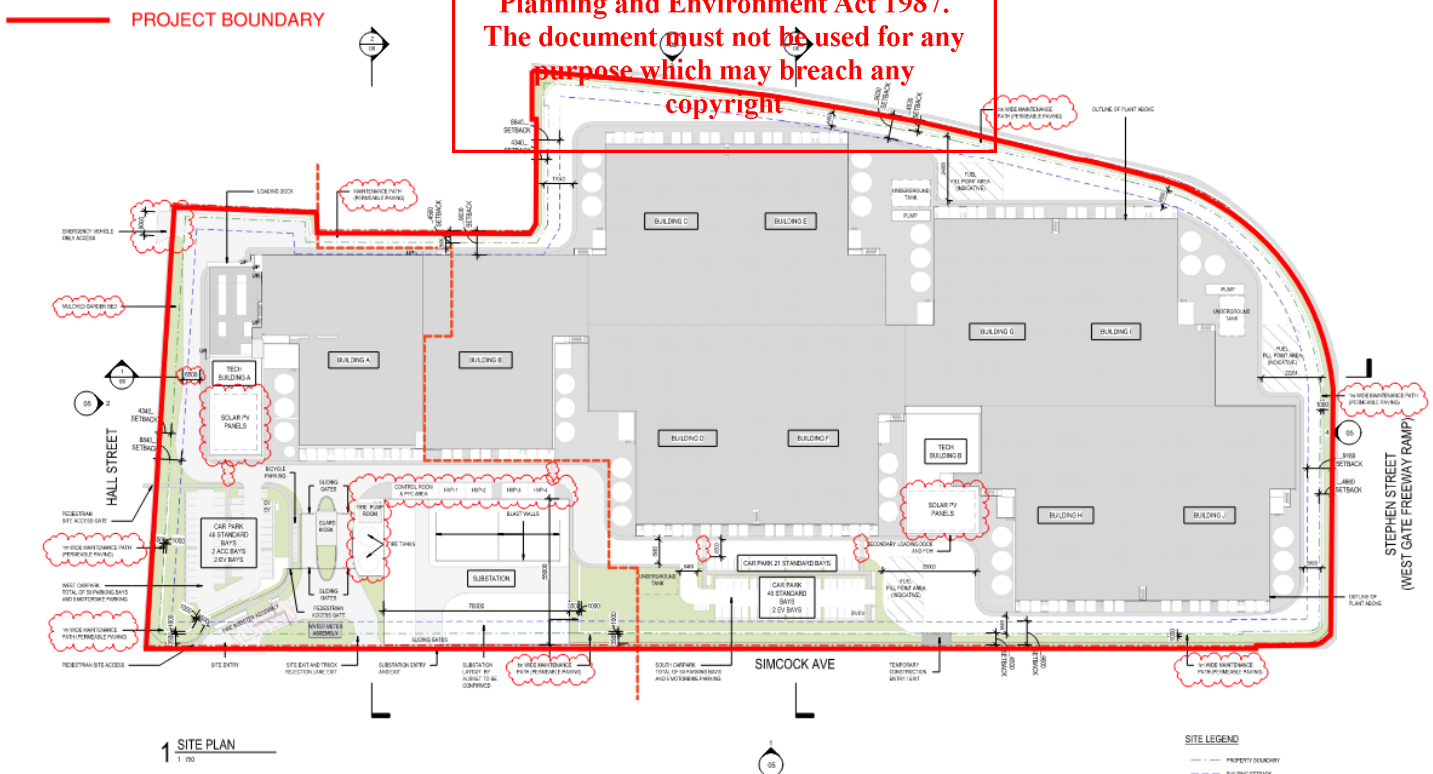


Figure 1: Project Boundary

2.2 Planning Requirements

The development is required to demonstrate compliance with the Victorian Planning Provisions (VPP) Clause 15.01-2S.



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The VPP requirements for ESD are as follows:

- Planning should promote development that is environmentally sustainable and minimise detrimental impacts on the built and natural environment.
- Planning should facilitate development that:
 - Is adapted and resilient to climate related hazards.
 - Supports the transition to net zero greenhouse gas emissions.
 - Minimises waste generation and supports resource recovery.
 - Conserves potable water.
 - Supports the use of, and access to, low emission forms of transport.
 - Protects and enhances natural values.
 - Minimises off-site detrimental impacts on people and the environment.

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Whilst the planning submission is being assessed under the DTP pathway, good practice suggests that where possible, the project also align with the local planning authority's planning requirements. In this case, the City of Hobson Bay's planning scheme is the relevant planning scheme.

New developments in the City of Hobson Bay locale must comply with the requirements of the City of Hobson Bay Planning Scheme, Clause 15.01-2L-04. This clause outlines specific requirements for office spaces, the office development for this project complies to these requirements. As there are no specific requirements outlined for data centres, this clause will be used as a guide for the data centre portion where appropriate. The policy requires non-residential developments with a gross floor area greater than 1000 m² (of which MEL1 is) to submit a SMP. This SMP outlines how the development will meet the objectives of Clause 15.01-2L-04.

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The key policy goals which are contained within Clause 15.01-2L-04 are:

- Reduce energy use and energy peak demand through design measures such as building orientation, shading to glazed facades, optimising glazing and provisions for renewable technologies.
- Minimise total operating potable water consumption and encourage the use of alternative water sources, such as rainwater and grey water. Consider design measures such as water efficient fixtures, irrigation and water sensitive urban design strategies.
- Achieve healthy indoor environment quality through thermal comfort, adequate daylight, noise control and fresh air access.
- Promote sustainable transport methods to and from the site, including supporting EV infrastructure.
- Provide the facilities that will enable building users and occupants to reduce waste sent to landfill, maximise recycling and reuse of materials.
- Protect and enhance biodiversity by encouraging natural habitats and native planting, and addressing urban heat island effects.

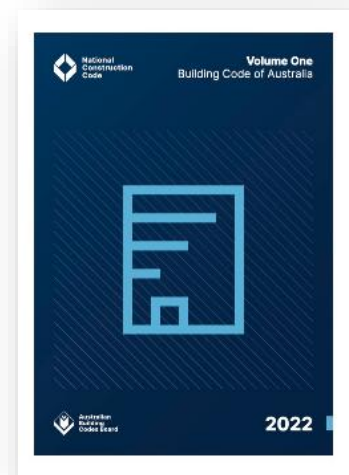
To address Clauses 15.01-2S and Clause 15.01-2L-04, this development has been assessed via the Built Environment Sustainability Scorecard (BESS).

2.3 NCC Section J

Section J of the 2022 National Construction Code (NCC) Volume One sets out mandatory energy efficiency requirements for Class 2 to 9 buildings in Australia, including commercial developments such as data centres and offices. It's primary objective is to reduce greenhouse gas emissions and promote sustainable building practices by improving the thermal performance of building envelopes, the efficiency of energy-using systems, and the readiness of buildings for future electrification and renewable energy integration. Section J also recognises that energy efficiency is not sustainable if it compromises indoor comfort.

NCC Section J will be applicable to Spotswood MEL1, and the design will meet the relevant requirements through compliant design and construction.

As part of meeting the BESS requirements, a minimum 10% increase in insulation requirements from the NCC 2022 Section J insulation levels, will be targeted for all exposed floors and ceilings that form the thermal envelope.



2.4 Disclaimer

This SMP has been prepared by Aurecon as part of a Planning Permit Application and is to be used strictly for Planning Application purposes. It is not to be used as part of any feasibility study or costing process, to document safety or operation procedures, or to forecast operational costs. The purpose of the report is to assess sustainability outcomes during the construction and operations of the development.

The sustainability outcomes given herein and the actual outcomes may vary, depending on a variety of factors beyond the control of the developer, designer or Aurecon, which factors include but are not limited to occupant behaviour, and changes or updates in design or construction.

This SMP is accurate as at date of issue; any variation to the design or construction of the development will deem this SMP void unless the variations are assessed by Aurecon. Please contact Aurecon if there are any questions or variations that are required.

To the extent permitted by law, Aurecon excludes all liability, including any liability for the negligence or for any loss including indirect or consequential damages, arising directly or indirectly from the use of this SMP in circumstances where there has been a variation to the design or construction of the development which has not been assessed by Aurecon.

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3 Sustainability Strategy

The Sustainability strategy been informed by GreenSquareDC's Sustainability Framework which differentiates GreenSquareDC from other data centre providers, supported through considered site selection and then assessment of the site context.

3.1 GreenSquareDC's Sustainability Framework



The GreenSquareDC projects are guided by a future-focused sustainability framework: the Five Pillars to Sustainability™. These pillars reflect a commitment to climate leadership, resource stewardship, and intelligent design. Each pillar represents a strategic area where GreenSquareDC will not only meet regulatory expectations but actively target going beyond to deliver meaningful environmental outcomes.



Pillar 1
Minimising Scope 1 Direct Emissions

⇒ Reducing direct greenhouse gas emissions through energy efficient cooling. Substituting traditional diesel fossil fuels with biofuels such as HVO and running generators on less carbon intensive fuels. Using green refrigerants with low GWPs and eliminating SF6 where feasible.



Pillar 2
Minimising Scope 2 Indirect Emissions

⇒ Optimising energy performance and access to renewable electricity, considering methods such as green hydrogen fuel cells for backup power and investigating on-site renewable energy generation.



Pillar 3
Reducing Scope 3 Carbon

⇒ Embodied carbon is minimised through efficient design and lifecycle conscious infrastructure. Reducing embedded carbon in construction by up to 50% over conventional DC construction. Having a focus on circularity throughout design and through to decommissioning.



Pillar 4
Water Stewardship – Every drop Reused or Replaced

⇒ Recycling wastewater and water conservation strategies through adiabatic cooling technologies. Investigating rainwater capture and re-use for non-potable water.



Pillar 5
Smart by Design – Digital Twins and Predictive Efficiency

⇒ AI learning algorithms will be employed to reduce the instance of human error, improve efficiencies, and manage the microgrid and cooling with operational savings.

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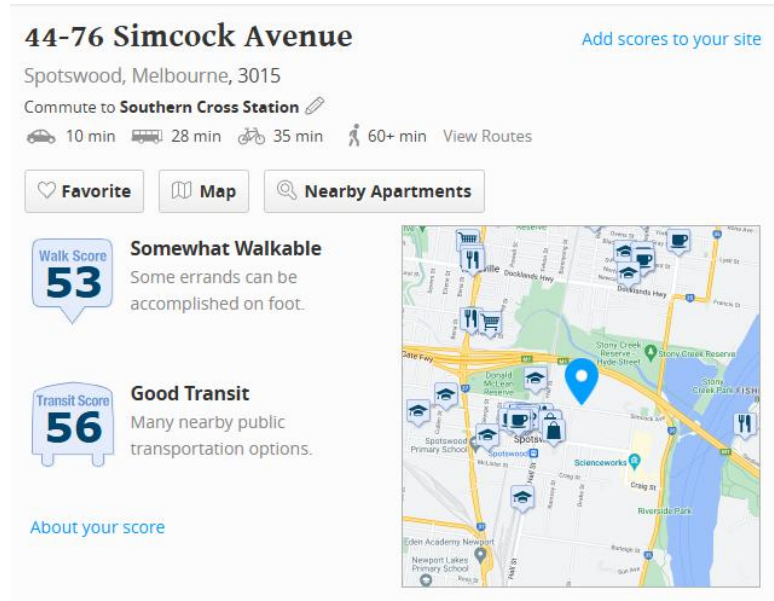
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3.2 Site context

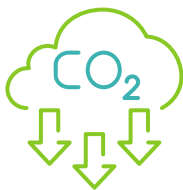
MEL1 is located at 44-76 Simcock Avenue, Spotswood, VIC. The site is located in close proximity to various facilities. These include:

- Located close to the CBD: Less than 7 km
- Close to public transport including Spotswood Train Station: approx. 400m
- Located close to bicycle paths along Hall St, which connect to Federation Trail.
- Immediately under the Westgate Bridge, with and entry / exit ramp within 1 km of the site
- A Walk Score of 53 which means that the location is somewhat walkable with some errands able to be accomplished on foot
- A transit score of 56 which means that there are many public transport options nearby



3.3 Sustainability Strategy

The sustainability assessment of both the Client sustainability framework, and site context have identified the key focus areas of this project's sustainability strategy.



Greenhouse Gas Emissions

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Water Use



Green Transport

These focus areas align with the planning requirements, and will supplement the requirements set during the planning sustainability assessment.

3.3.1 Greenhouse gas emissions



The MEL1 design will consider opportunities to reduce greenhouse gas emissions in Scope 1, 2 and 3 categories during design, construction and operation. In particular, reduced Scope 1 emissions will complement the financial performance of the development during operations. In particular, the following initiatives will be investigated for implementation:

Scope 1 emissions – Direct emissions

- Energy efficient cooling: Adiabatic cooling proposed, which provides a more energy and water efficient cooling solution for data centres (relative to energy-intensive pure air-cooled systems, or water-intensive cooling tower systems)
- The design is currently translating to a peak PUE of 1.4. The annual PUE will be less than the peak PUE (with a current target of 1.22), and it is anticipated that the project will achieve a PUE equivalent to a 5 star NABERS rating.
- Energy efficient lighting with motion sensors will be adopted

- Improved passive design, including quality daylighting, building fabric design to reduce heat transfer, and appropriate shading to office spaces

Scope 2 emissions – Indirect emissions

- Onsite renewables allowed for within on-site electrical infrastructure
- Metering set up to allow tenants to source power from renewable energy suppliers

Scope 3 emissions – Carbon

- Efficient structural, mechanical and civil design
- Selection of lower carbon materials, including recycled steel and low-carbon concrete
- Incorporation of circularity schemes and recycling initiatives

3.3.2 Water use



The MEL1 design will balance the development's water efficiency with the development's energy efficiency, recognising the impact of high water demand from traditional data centre cooling systems. The following initiatives will be investigated for implementation:

- Adiabatic cooling: Reduces annual water use compared to cooling tower use, producing a more energy efficient cooling system compared to air-cooled systems.
- Water efficient fixtures and appliances
- Water efficient landscaping
- Rainwater harvesting and recycled water feed

3.3.3 Green transport



The location of the development will enable the better use of green transport solutions to access the development during use. To support this, the following green transport solutions will be implemented:

- Reduced parking numbers
- Motorcycle parking
- Bicycle parking for employees and visitors
- EOT facilities for active transport users
- EV charging car spaces

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4 Assessment Results

MEL1 achieves an initial score of 53% in BESS.

Overall, the project has good practice commitments to sustainability design, procedures and practices compared to a reference building, and exceeds the planning scheme requirements.

The high scores in the categories for energy, water and transport categories beyond the minimum requirements reflect the commitment of the project to these areas. Please note that the transport category strategies are still being developed as design progresses, and has opportunity for increased sustainable transport outcomes.

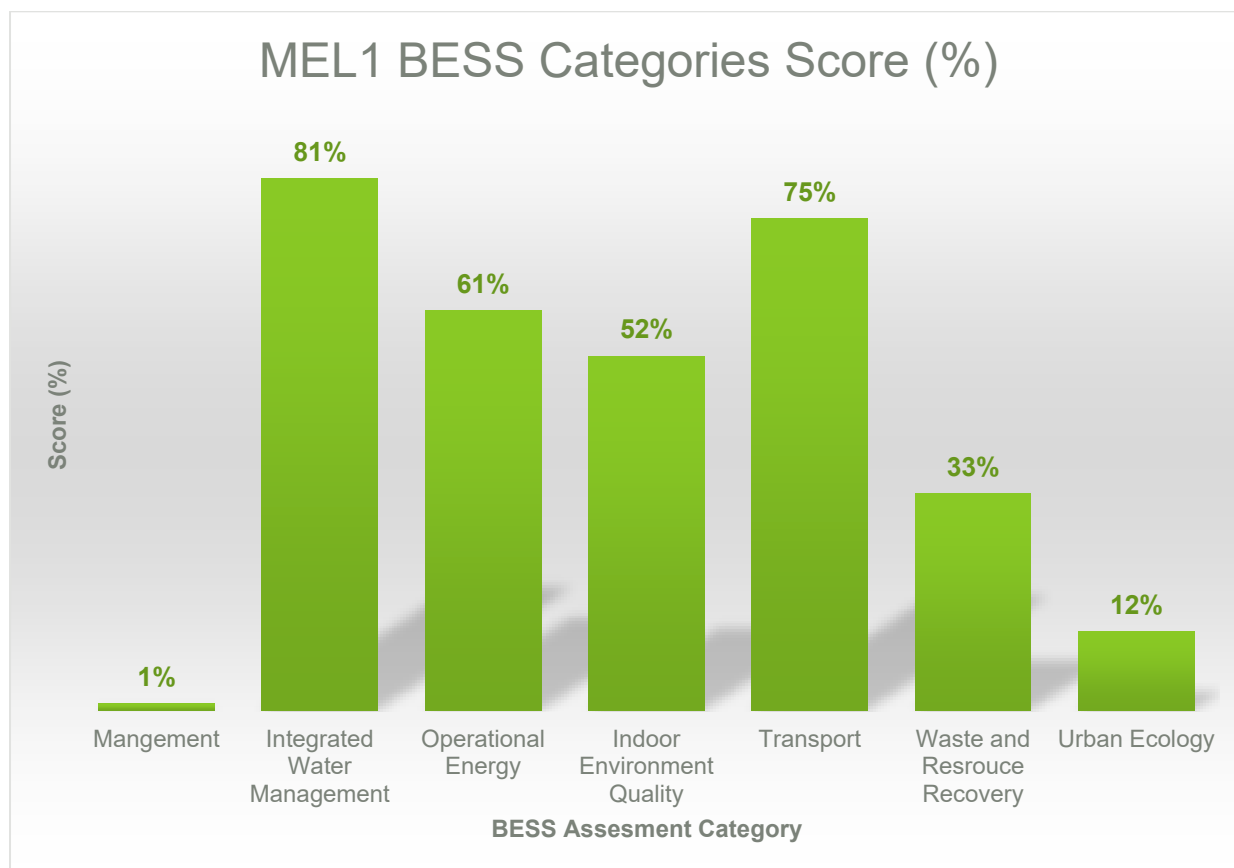


Figure 2: BESS Assessment Category Scores

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4.1 Built Environment Sustainability Scorecard (BESS)

The Built Environment Sustainability Scorecard (BESS) is used to demonstrate how new developments address sustainability requirements.

BESS is a holistic assessment tool which was developed to assess new developments against a benchmark in 7 environmental categories:

- Building Management
- Integrated Water Management
- Operational Energy
- Indoor Environment Quality
- Transport
- Waste & Resource Recovery
- Urban Ecology

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BESS-10 has been utilised in this assessment.

The overall BESS score is shown as a percentage figure, which represents a percentage improvement over a benchmark project. This score is determined by the category scores and their weightings, with each category containing several credits relating to that environmental issue.

Additionally, BESS-10 includes an Innovation category, where projects can claim further points once the project has achieved the minimum requirements of 50% based on the other categories. The innovation category recognises design features and technologies that deliver new or exceeded standards of environmental and social benefits.

To 'pass', projects are required to achieve:

- an overall score of 50% or higher.
- a minimum score of 50% in the integrated water management, operational energy and IEQ categories.
- any mandatory credits for the project, for MEL1 this is:
 - IWM 1.1 Potable Water Use
 - IWM 2.1 Stormwater Treatment
 - IEQ 1.4 Daylight Access
 - IEQ 2.3 Ventilation

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'Best practice' is defined within BESS as an overall score of 50% or above. 'Excellence' is defined as an overall score of 70% or above. The results of the BESS assessment are summarised in proceeding chapters. Refer to Appendix A for the MEL1 BESS Report.

The following sections outline the sustainability initiatives being implemented for this development, to address the planning requirements. Initiatives that contribute towards meeting the BESS score are referenced (e.g. BESS Water 3.2). Other initiatives which do not have this coding do not contribute to the BESS score and are provided as an opportunity for investigation on this development for additional sustainability benefits.

Each initiative is marked as either 'committed' or 'opportunity'. 'Committed' refers to the commitment that GreenSquareDC has already made to achieving the initiative on this development. 'Opportunity' refers to an area that the development has potential to adopt but to which the development is not currently committed. These opportunity areas are not currently documented in the design documentation and may not be implemented in the future.

In BESS, two types of non-residential spaces have been identified. These spaces are 'Office Building', and 'Lab/Warehouse'. 'Office Building' refers to the Technology Buildings, and 'Lab/Warehouse' encompasses the data halls.

Due to the nature of the data centre development, certain categories and credits under BESS-10 are not relevant to the entire building and applicable to regularly occupied spaces only. Regularly occupied spaces for this project relate only to the "Office Building" spaces, as all other spaces are not regularly occupied. The BESS report is attached in Appendix A.

4.2 Building Management



Best practice for building management means that sustainability is **integrated** from **concept design** through the **construction process**. It also means giving future occupants the **information** they need to be able to **operate** their buildings in the most **efficient** way.

Management Category Score: 1%

Table 1 – Building Management Initiatives

Credit	Commitment
Preliminary Façade Assessment (BESS Management 2.3)	
Preliminary façade assessment has been undertaken in accordance with BCA Section J (Energy Efficiency). This has informed glazing to wall ratios and will assist with delivering a building with good thermal performance and energy efficiency.	Committed
Metering (BESS Management 3.2 & 3.3)	
Separate metering facilities may be provided for individual tenancies for all utilities, and for all central services for all utilities.	<i>Opportunity</i>
Building User Guide (BESS Management 4.1)	
A Building Users' Guide may be developed for building occupants and managers, that uses non-technical language and will be supplied to help facilitate more sustainable behaviour by building occupants. *This credit has not been claimed within the BESS assessment, because evidence is not yet available. However, the project will develop operations and maintenance manuals to enable the final building systems to operate efficiency, as designed. These will be developed during a later design phase.	<i>Opportunity*</i>
Measurement of ESD Outcomes	
Post occupancy, a performance check of ESD initiatives should be undertaken to ensure proper implementation during construction, and to provide opportunity for building tuning where appropriate.	<i>Opportunity</i>
Building Management System	
A building management system harnessing Artificial Intelligence will be installed to give users detailed information about the energy and water use across the development, to increase metering efficiencies and encourage users to reduce their usage.	Committed

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4.3 Integrated Water Management



Best practice integrated water management means:

- being **efficient** with water by using fixtures and appliances with a high WELS ratings
- substituting potable water with **alternative** fit-for-purpose sources (such as greywater and rainwater)
- Incorporating **water sensitive urban design (WSUD)** strategies such as rainwater tanks, raingardens, permeable / porous paving and landscaping to reduce the volume of stormwater run-off and the pollutant load on local waterways.

A Stormwater Management Plan has been developed by Aurecon, this provides the MUSIC Modelling required to support the BESS results below.

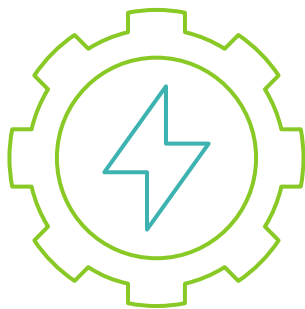
Integrated Water Management Category Score: 81%

(50% is required as a minimum)

Table 2 – Integrated Water Management Initiatives

Credit	Commitment
Potable Water Management (BESS Integrated Water Management 1.1)	
Potable water use will be reduced through the use of efficient fixtures and fittings with minimum WELS Ratings as follows: ■ Showerhead – 4 Star WELS ($\geq 7.5 \text{ l/s}$ but $\leq 9.0 \text{ l/s}$) ■ Kitchen Taps – 5 Star WELS rating ■ Bathroom Taps – 5 Star WELS rating ■ Dishwashers – 3 Star WELS rating ■ WC – 4 Star WELS rating ■ Urinals – 5 Star WELS rating BESS assessment indicates a 25% reduction in potable water use	Committed
Stormwater Treatment (BESS Integrated Water Management 2.1)	
MUSIC was used to model the treatment train effectiveness with results as follows: ■ Flow – 0% reduction ■ Total Suspended Solids – 80% reduction ■ Total Phosphorous – 45% reduction ■ Total Nitrogen – 45% reduction	Committed
Water Efficient Landscaping (BESS Integrated Water Management 3.1)	
A water efficient landscaping garden should have no irrigation system and not require watering after an initial period when plants are getting established.	Committed
Building Systems Water Use (BESS Integrated Water Management 4.1)	
Measures have been taken to reduce potable water consumption by >80% in the buildings air-conditioning chillers and when testing fire safety systems.	Committed
Water Re-use	
Rainwater capture strategies and storage, and recycled water initiatives implemented. Rainwater harvesting and a recycled water feed has been included within the design to supplement the cooling system water demand. Note that recycled water is not yet available to site. *Rainwater tank sizes to be confirmed, so this was not claimed within the BESS assessment.	Opportunity*

4.4 Operational Energy



Energy performance considers how energy can be minimised through **reducing reliance on mechanical systems and electrical infrastructure**, greenhouse gas **emissions** and electricity **consumption**. Reducing energy consumption is beneficial environmentally and economically.

The building will be compliant with NCC 2022 Section J. Due to the high energy consumption and associated environmental and economic impact of data centres, it is noted that GreenSquareDC have a key focus on energy efficiency.

Operational Energy Category Score: 61%

(50% is required as a minimum)

Table 3 – Operational Energy Initiatives

Credit	Commitment
Thermal Performance Rating (BESS Operational Energy 1.1)	
The building will comply with NCC Section J 2022, providing a high performing thermal envelope. With all exposed floors and ceilings (forming part of the envelope) demonstrating a minimum 10% improvement in required NCC2022 insulation levels.	Committed
Greenhouse Gas Emissions (BESS Operational Energy 2.1)	
The building will comply with Section J	Committed
Peak Demand (BESS Operational Energy 2.2)	
The building will comply with Section J	Committed
Electrification (BESS Operational Energy 2.6)	
This development is all electric for day-to-day operations, with diesel back-up generators as common practice for the data centre building type to ensure operational resilience	Committed
Energy Consumption (BESS Operational Energy 2.7)	
The building will comply with Section J.	Committed
Hot Water (BESS Operational Energy 3.2)	
The building will comply with Section J, with reduced energy consumption required for hot water heating.	Committed
Internal Lighting (BESS Operational Energy 3.7)	
The building will comply with Section J.	Committed
Renewable Energy Systems – Solar (BESS Operational Energy 4.2)	
Providing a PV panel system catering to office spaces may be considered to offset office energy consumption. *This credit has not been claimed within the BESS assessment, as PV system sizing is yet to be confirmed, however the project is committed to installing rooftop PV on the office space, with further investigation required for rooftop PV installation elsewhere on site.	<i>Opportunity*</i>

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4.5 Indoor Environment Quality



Indoor Environment Quality (IEQ) incorporates initiatives that enable building occupants to enjoy a **comfortable space** with good air quality, adequate daylight and ventilation. This is affected by building orientation and layout, window specifications, shading devices, neighbouring structures and materials used for construction and fit out.

Assessments for this category have been completed based on the functionality of the office spaces only, with the exception of Credit 4.1 Air Quality, which is relevant and will apply to all spaces in the development.

Indoor Environment Quality Category Score: 52%

(50% is required as a minimum)

Table 4 – Indoor Environment Quality Initiatives

Credit	Commitment
Daylight Access (BESS Indoor Environment Quality 1.4)	
Through preliminary design assessment, it has been determined that 49% of the nominated floor area has access to quality daylight. For MEL1, nominated floor areas consist of the office spaces which located in the Technology Buildings.	Committed
Ventilation (BESS Indoor Environment Quality 2.3)	
A 50% increase to the minimum required outdoor air availability to regular use areas according to AS 1668.2:2012 will be provided. Ventilation systems will be designed and monitored to maintain a maximum CO2 of 800ppm.	Committed
Thermal Comfort – Shading (BESS Indoor Environment Quality 3.4)	
50% of the glazing serving regularly used spaces have shading on the East, North and West facades.	Committed
Air Quality (Indoor Environment Quality 4.1)	
Low VOC and formaldehyde paints, sealants, carpets and engineered wood will be used where applicable to minimise indoor pollutants and health impacts to occupants.	Committed
Indoor Thermal Comfort	
The office spaces will be complying with NCC 2022 Section J requirements, which requires indoor thermal comfort requirements to be met.	Committed

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4.6 Transport



It is important that the development encourage walking, cycling, public transport, car sharing, and the use of lower emissions vehicles. This not only provides benefits to the **environment**, but also to the **health and wellbeing** of users of the development.

BESS transport assessments have been conducted based on occupancy number of the **regularly occupied areas**, which are the **office areas** only. Accordingly, these facilities are deemed adequate and will service the entire building.

A Transport Impact Assessment has been developed by Urbis and provided as part of this Planning Submission, with transport strategies outlined in further detail.

Transport Category Score: 75%

Table 5 – Transport Initiatives

Credit	Commitment
Bicycle Parking (BESS Transport 1.4 & 1.5)	
The Green Travel Plan developed Urbis has set out the bicycle parking requirements as per the planning scheme. No bicycle parking is required. As there are no planning scheme requirements, and the development has provided 30 bicycle parks within the secure perimeter, the project exceed the minimum requirements (2 no.) to meet this BESS credit.	Committed
Bicycle Parking – Visitor (BESS Transport 1.5)	
The Green Travel Plan developed Urbis has set out the bicycle parking requirements as per the planning scheme. No bicycle parking is required. As there are no planning scheme requirements, and the development has provided 30 bicycle parks within the secure perimeter, the project exceed the minimum requirements (1 no.) to meet this BESS credit.	Committed
Electric Vehicle Infrastructure (BESS Transport 2.1)	
At least one electric vehicle charging facilities and infrastructure are to be installed.	Committed
End of Trip Facilities (BESS Transport 1.6)	
This development will need to meet the minimum requirement of 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 bicycle spaces thereafter. Additionally, an equal number of lockers to employee bicycle parking spaces. This means: Tech Building 1 3 Showers 18 Lockers Tech Building 2 1 Shower 6 Lockers Note that this credit is only available to gain points for once credits 1.4 and 1.5 Bicycle Parking have been made compliant.	Opportunity
Motorbikes/ Mopeds (BESS Transport 2.3)	
At a minimum, 5% of vehicle parking is to be designed and labelled for motorbikes/mopeds.	Committed

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4.7 Waste & Resource Recovery



Waste management involves **reducing** general waste and **disposing** of all types of waste **sustainably**.

An Operational Waste Management Plan has been developed by Urbis and provided as part of this Planning Submission, with waste management strategies outlined in further detail.

Waste & Resource Recovery Score: 33%

Table 6 – Waste & Resource Recovery Initiatives

Credit	Commitment
Operational Waste – Food and Garden Waste (BESS Waste & Resource Recovery 2.1)	
Waste contractor may be engaged to implement food and garden waste diversion strategies.	<i>Opportunity</i>
Operational Waste – Convenience of Recycling (BESS Waste & Resource Recovery 2.2)	
There will be separate waste and recycling facilities provided for staff to recycle their waste as easily as it is to dispose it. A recycling bin will be provided alongside each general waste bin, in conjunction with signage to assist staff on what can and cannot be recycled.	Committed
Sustainable Procurement Policies	
Procurement of goods and services that achieve value for money and have a focus on reducing the facility's waste footprint. This may include implementing policies around packaging from suppliers, for example, having a policy in place that ensures all items are delivered in recyclable packaging or have considered re-use of packaging at a minimum.	<i>Opportunity</i>
E-Waste Recycling	
Additional waste recycling streams for e-waste.	<i>Opportunity</i>

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4.8 Urban Ecology



Best practice for urban ecology means creating **more green spaces** for a range of health, social, environmental, biodiversity and economic benefits.

Urban Ecology Category Score: 12%

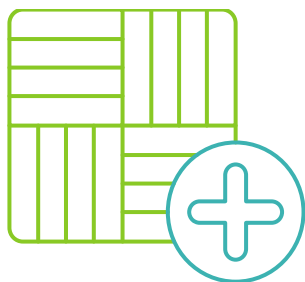
Table 7 – Urban Ecology Initiatives

Credit	Commitment
Communal Spaces (BESS Urban Ecology 1.1)	
Providing a minimum of 149m² of total communal space across the Technology Buildings, to encourage and recognise initiatives that facilitate interaction between building occupants. The non-office areas of the building are not regularly occupied. Accordingly, the BESS communal space assessment has been based on the Technology Buildings only.	<i>Opportunity</i>
Vegetation (BESS Urban Ecology 2.1)	
The landscaped area of the development is required to account for at least 5% of the total site area, which will add ecological value to the site.	Committed
Greening of the Development (BESS Urban Ecology 2.2 & 2.3)	
Green roofs, walls or facades can be incorporated to mitigate the impact of the urban heat island effect.	<i>Opportunity</i>
Greening of Office Spaces	
Indoor planting can provide occupants with connections to nature as well as improve indoor air quality. Correlated with increased efficiency, greening the office areas is a worthwhile initiative to benefit the well-being of employees.	<i>Opportunity</i>
Refrigerant ODP	
HVAC refrigerants used in the development may be selected which have an Ozone Depletion Potential (ODP) of zero.	<i>Opportunity</i>

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4.9 Building Materials



Building Materials is not a section of BESS assessment, however it is best practice to incorporate initiatives of responsible and **sustainable sourcing**, while ensuring that life cycle impacts of materials are **reduced** as much as possible.

Table 8 – Building Materials Initiatives

Focus	Commitment
Life Cycle Assessment	
A whole-of-building, whole-of-life (cradle-to-grave) life cycle assessment (LCA) may be conducted for the project and a reference building, with impacts assessed under the following categories: ■ Climate change ■ Stratospheric ozone depletion potential ■ Acidification potential of land and water ■ Eutrophication potential ■ Tropospheric ozone formation potential ■ Mineral depletion ■ Fossil fuel depletion	<i>Opportunity</i>
Low Carbon Concrete and Steel	
The project will employ tendering and procurement strategies to reduce embodied carbon by using locally sourced and recycled materials. GreenSquareDC will procure low carbon concrete by incorporating supplementary cementitious materials (SCM) into concrete where practical, and subject to the structural engineer's approval. This will reduce the environmental impact of traditional concrete. Note that the availability of SCM within precast concrete production is limited, however the reduced wastage produced when casting pre-cast elements partially offsets this to reduce overall carbon emissions compared to traditional concrete construction methodologies. Similarly, low-carbon, high-recycled content steel products and reinforcement steel will be sourced. Recycled aggregate for concrete in buildings is not typically recommended but may be investigated for subgrade materials for hardscaping.	<i>Committed</i>
Responsible Building Materials	
Where practical, materials will be responsibly and sustainably sourced. Steel should be sourced from a Responsible Steel Maker, timber should be certified by a forest certification scheme, and permanent formwork, pipes, flooring, blinds and cables should not contain PVC.	<i>Committed</i>

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5 Summary

Based on the preceding assessment the design of MEL1 does not preclude the development from meeting minimum ESD compliance requirements. MEL1 achieves an initial score of 53% in BESS. Overall the project has good practice commitments to sustainability design, procedures and practices.

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Appendix A - BESS Report

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BESS Buildings Report

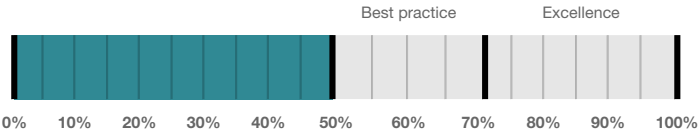
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 218 Hall St Spotswood Victoria 3015. 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 Hobsons Bay 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



53%

Project details

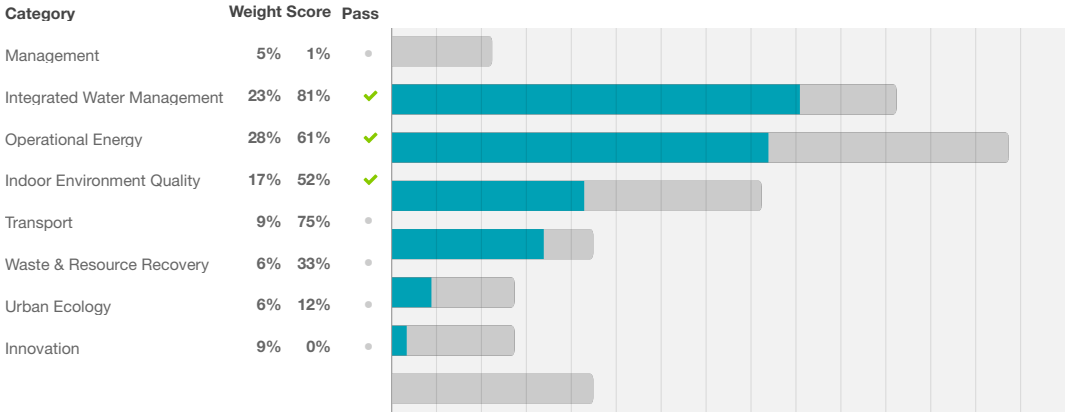
Name	MEL01 Spotswood DC
Address	218 Hall St Spotswood VIC 3015
Project ID	BFA1E7B4-B3
BESS Version	BESS-10
Date	09 July 2026
Software version	2.3.0-B.654
Site type	Non-residential development
Account	danielle.scalzi@aurecongroup.com
Application no.	
Site area	80,000 m ²
Building floor area	37,573 m ²

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Performance by category

● This project ● Maximum available



Buildings

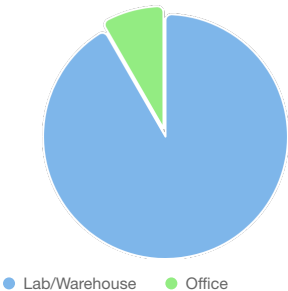
Name	Height	Footprint	% of total footprint
Data Hall	3	4,442 m²	61%
Tech Building A	3	1,600 m²	22%
Tech Building B	3	1,230 m²	16%

Dwellings & Non Res Spaces

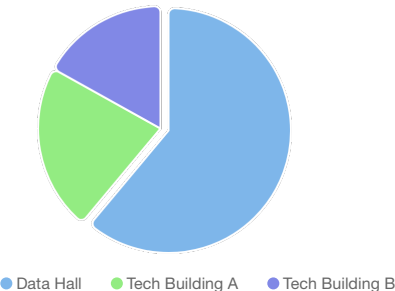
Non-Res Spaces				
Name	Quantity	Area	Building	% of total area
Office				
L1 - Office	2	378 m²	Tech Building B	2%
L1 - Office B	2	399 m²	Tech Building A	2%
L1 - Office A	2	449 m²	Tech Building A	2%
L1 - Lobby	2	215 m²	Tech Building A	1%
GF - Meeting Room	1	20.0 m²	Tech Building A	< 1%
GF- Security Office	1	74.0 m²	Tech Building A	< 1%
GF - Unsecure Lobby	1	51.0 m²	Tech Building A	< 1%
GF - Secure Lobby	1	96.0 m²	Tech Building A	< 1%
Total	12	3,123 m²	8%	
Lab/Warehouse				
Electrical Gantry	10	2,123 m²	Data Hall	59%
Data Hall	10	4,442 m²	Data Hall	32%
Total	20	6,565 m²		

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Project composition



Building composition



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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)		-
Integrated Water Management 3.1	Annotation: Water efficient garden details		-
Transport 1.4	Location of non-residential bicycle parking spaces	To be printed	✓
Transport 1.5	Location of non-residential visitor bicycle parking spaces	To be printed	✓
Transport 2.1	Location of electric vehicle charging infrastructure	To be printed	✓
Transport 2.3	Location of nominated motorbicycle parking spaces		-
Waste & Resource Recovery 2.2	Location of recycling facilities		-
Urban Ecology 2.1	Location and size of vegetated areas	To be printed	✓

Supporting Documentation

Credit	Requirement	Response	Status
Management 2.3a	Section J glazing assessment		-
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%

		1%
1.1 Pre-Application Meeting		0%
2.3 Thermal Performance Modelling - Non-Residential		4%
3.2 Metering - Non-Residential		0%
3.3 Metering - Common Areas		0%
4.1 Building Users Guide		0%

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%	61%	✓ Pass
1.1 Thermal Performance Rating - Non-Residential			37%	
2.1 Greenhouse Gas Emissions			100%	
2.2 Peak Demand			100%	
2.6 Electrification			100%	
2.7 Energy consumption			100%	
3.1 Carpark Ventilation			0%	
3.2 Hot Water - Non-Residential			100%	
3.7 Internal Lighting - Non-Residential			8%	
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 30%	52%	✓ Pass
1.4 Daylight Access - Non-Residential			49%	✓ Achieved
2.3 Ventilation - Non-Residential			50%	✓ Achieved
3.4 Thermal comfort - Shading - Non-Residential			66%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential			0%	
4.1 Air Quality - Non-Residential			100%	

Transport Overall contribution 9.0%

		75%
1.4 Bicycle Parking - Non-Residential		100%
1.5 Bicycle Parking - Non-Residential Visitor		100%
1.6 End of Trip Facilities - Non-Residential		0% ⊗ Disabled
Credit 1.4 must be complete first.		
2.1 Electric Vehicle Infrastructure		100%
2.2 Car Share Scheme		0%
2.3 Motorbikes / Mopeds		100%

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Waste & Resource Recovery Overall contribution 5.5%

		33%
1.1 Construction Waste - Building Re-Use		0%
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		0%
2.1 Vegetation		25%
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%

	1%
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1.1 Pre-Application Meeting	0%
-----------------------------	----

Score Contribution	This credit contributes 37.5% towards the category score.
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?
Question	Criteria Achieved ?
Project	No

2.3 Thermal Performance Modelling - Non-Residential	4%
---	----

Score Contribution	This credit contributes 25% towards the category score.
--------------------	---

Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2022 Section J4D6?
Question	Criteria Achieved ?
Office	Yes
Lab/Warehouse	-

Criteria	Has a preliminary facade assessment been undertaken in accordance with either NCC2022 Section J4D6 or NCC2019 Section J4D6? Star?
Question	Criteria Achieved ?
Office	No
Lab/Warehouse	-

3.2 Metering - Non-Residential	0%
--------------------------------	----

Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Have utility meters been provided for all individual commercial tenants?
Question	Criteria Achieved ?
Office	No
Lab/Warehouse	No

3.3 Metering - Common Areas	0%
-----------------------------	----

Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Have all major common area services been separately submetered?
Question	Criteria Achieved ?
Office	No
Lab/Warehouse	No

4.1 Building Users Guide	0%
--------------------------	----

Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Question	Criteria Achieved ?
Project	No

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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?: No

Stormwater profile

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

Blue Factor score achieved?: -

Flow: 0 %

Total Suspended Solids: 80 %

Total Phosphorus: 45 %

Total Nitrogen: 45 %

Fixtures, fittings & connections profile**Building:**

Electrical Gantry Data Hall

GF - Secure Lobby Tech Building A

GF - Unsecure Lobby

GF- Security Office

GF - Meeting Room

L1 - Office A

L1 - Office B

L1 - Lobby

L1 - Office Tech Building B

Showerhead:

Electrical Gantry 4 Star WELS (>= 6.0 but <= 7.5)

Data Hall

GF - Secure Lobby

GF - Unsecure Lobby

GF- Security Office

GF - Meeting Room

L1 - Office A

L1 - Lobby

L1 - Office

L1 - Office B 5 Star WELS (>= 4.5 but <= 6.0)

Bath: All Scope out

Kitchen Taps: All >= 5 Star WELS rating

Bathroom Taps: All >= 5 Star WELS rating

Dishwashers: All >= 3 Star WELS rating

WC: All >= 4 Star WELS rating

Urinals: All >= 5 Star WELS rating

Washing Machine Water Efficiency: All Scope out

Non-potable water source connected to Toilets: All No

Non-potable water source connected to Laundry (washing machine): All No

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Non-potable water source connected to Hot Water System: All No		
1.1 Potable Water Use		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	48007 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	35819 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	35819 kL	
Output	% Reduction in Potable Water Consumption	
Project	25 %	
2.1 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	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 %	
3.1 Water Efficient Landscaping		100% 
Score Contribution	This credit contributes 6.2% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	Yes	
4.1 Building Systems Water Use		100% 

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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%	61%	✓ Pass
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Project profile	
Use the BESS Deem to Satisfy (DtS) method for Non-residential spaces?:	
Are you installing any renewable energy system(s) (other than solar photovoltaic)?:	No
Energy Supply:	All-electric
Non-residential Deemed-to-Satisfy profile	
Do all exposed floors and ceilings (forming part of the envelope) demonstrate a minimum 10% improvement in required NCC2022 insulation levels (total R-value upwards and downwards)?:	Yes
Does all wall and glazing demonstrate meeting the required NCC2022 facade calculator (or better than the total allowance)?:	Yes
Are heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available?:	Yes
Are water heating systems within one star of the most efficient or 85% or better than the most efficient equivalent capacity unit?:	
1.1 Thermal Performance Rating - Non-Residential	37%
Score Contribution	This credit contributes 1.9% towards the category score.
Criteria	What is the % reduction in heating and cooling energy consumption against the reference case (NCC2022 Section II)?
2.1 Greenhouse Gas Emissions	100%
Score Contribution	This credit contributes 8.7% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
2.2 Peak Demand	100%
Score Contribution	This credit contributes 4.3% towards the category score.
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?
2.6 Electrification	100%
Score Contribution	This credit contributes 13% towards the category score.
Criteria	Is the development all-electric?
Question	Criteria Achieved?
Project	Yes
2.7 Energy consumption	100%

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Score Contribution	This credit contributes 17.4% towards the category score.
Criteria	What is the % reduction in annual energy consumption against the benchmark?
3.1 Carpark Ventilation	0%
Score Contribution	This credit contributes 4.3% 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	No
3.2 Hot Water - Non-Residential	100%
Score Contribution	This credit contributes 4.3% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?
3.7 Internal Lighting - Non-Residential	8%
Score Contribution	This credit contributes 8.7% towards the category score.
Criteria	Does the maximum illumination power density (W/m ²) 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 ?
Office	Yes
Lab/Warehouse	No
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%	52%	✓ Pass
1.4 Daylight Access - Non-Residential			49%	✓ 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?			
Office	49 %			
Lab/Warehouse	49 %			
2.3 Ventilation - Non-Residential			50%	✓ 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?			
Office	0 %			
Lab/Warehouse	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?			
Office	50%			
Lab/Warehouse	50%			
Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?			
Question	Value			
Office	800 ppm			
Lab/Warehouse	800 ppm			
3.4 Thermal comfort - Shading - Non-Residential			66%	
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?			
Office	50 %			
Lab/Warehouse	50 %			
3.5 Thermal Comfort - Ceiling Fans - Non-Residential			0%	

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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?	
Office	-	
Lab/Warehouse	-	
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 ?	
Office	Yes	
Lab/Warehouse	Yes	
Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Office	Yes	
Lab/Warehouse	Yes	
Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Office	Yes	
Lab/Warehouse	Yes	

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Transport Overall contribution 9.0%

		75%
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1.4 Bicycle Parking - Non-Residential		100%
Score Contribution	This credit contributes 25% towards the category score.	
Criteria	Have the planning scheme requirements for employee bicycle parking been exceeded by at least 50% (or a minimum of 2 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Office	Yes	
Lab/Warehouse	Yes	
Question	Bicycle Spaces Provided ?	
Office	20	
Lab/Warehouse	0	
1.5 Bicycle Parking - Non-Residential Visitor		100%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Office	Yes	
Lab/Warehouse	Yes	
Question	Bicycle Spaces Provided ?	
Office	10	
Lab/Warehouse	0	
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		100%
Score Contribution	This credit contributes 25% towards the category score.	
Criteria	Are facilities provided for the charging of electric vehicles?	
Question	Criteria Achieved ?	
Project	Yes	
2.2 Car Share Scheme		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Has a formal car sharing scheme been integrated into the development?	
Question	Criteria Achieved ?	
Project	No	
2.3 Motorbikes / Mopeds		100%

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Score Contribution	This credit contributes 12.5% 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	Yes

Waste & Resource Recovery Overall contribution 5.5%

		33%
--	--	-----

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

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ADVERTISED PLAN

Urban Ecology Overall contribution 5.5%

		12%
--	--	-----

1.1 Communal Spaces		0%
----------------------------	--	----

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 : * 1m ² for each of the first 50 occupants * Additional 0.5m ² for each occupant between 51 and 250 * Additional 0.25m ² for each occupant above 251?
Question	Common space provided
Office	110 m ²
Lab/Warehouse	0.0 m ²
Output	Minimum Common Space Required
Office	149 m ²
Lab/Warehouse	568 m ²

2.1 Vegetation		25%
-----------------------	--	-----

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	5 %

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
Office	-
Lab/Warehouse	-
Output	Min Food Production Area
Office	63 m ²
Lab/Warehouse	431 m ²

Innovation Overall contribution 9.0%

		0%
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)?	

Disclaimer

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

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Appendix B – Supporting evidence

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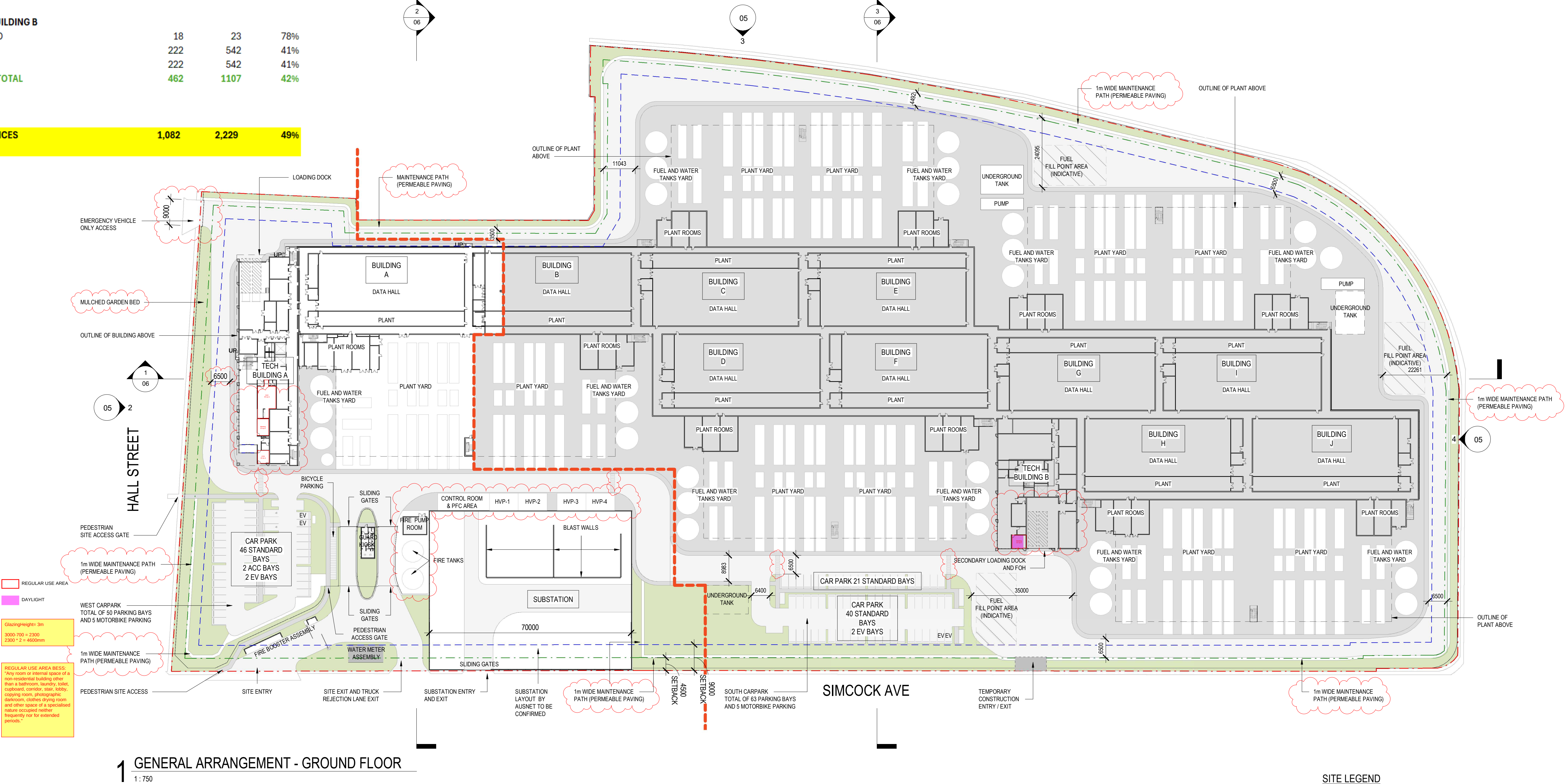
IEQ - DAYLIGHT CALCULATIONS

	DAYLIGHT	AREA	
TECH BUILDING A			
GROUND 1	0	106	0%
L1	310	537	58%
L2	310	479	65%
TECH A TOTAL	620	1122	55%

TECH BUILDING B			
GROUND	18	23	78%
L1	222	542	41%
L2	222	542	41%
TECH B TOTAL	462	1107	42%

ALL OFFICES	1,082	2,229	49%
-------------	-------	-------	-----

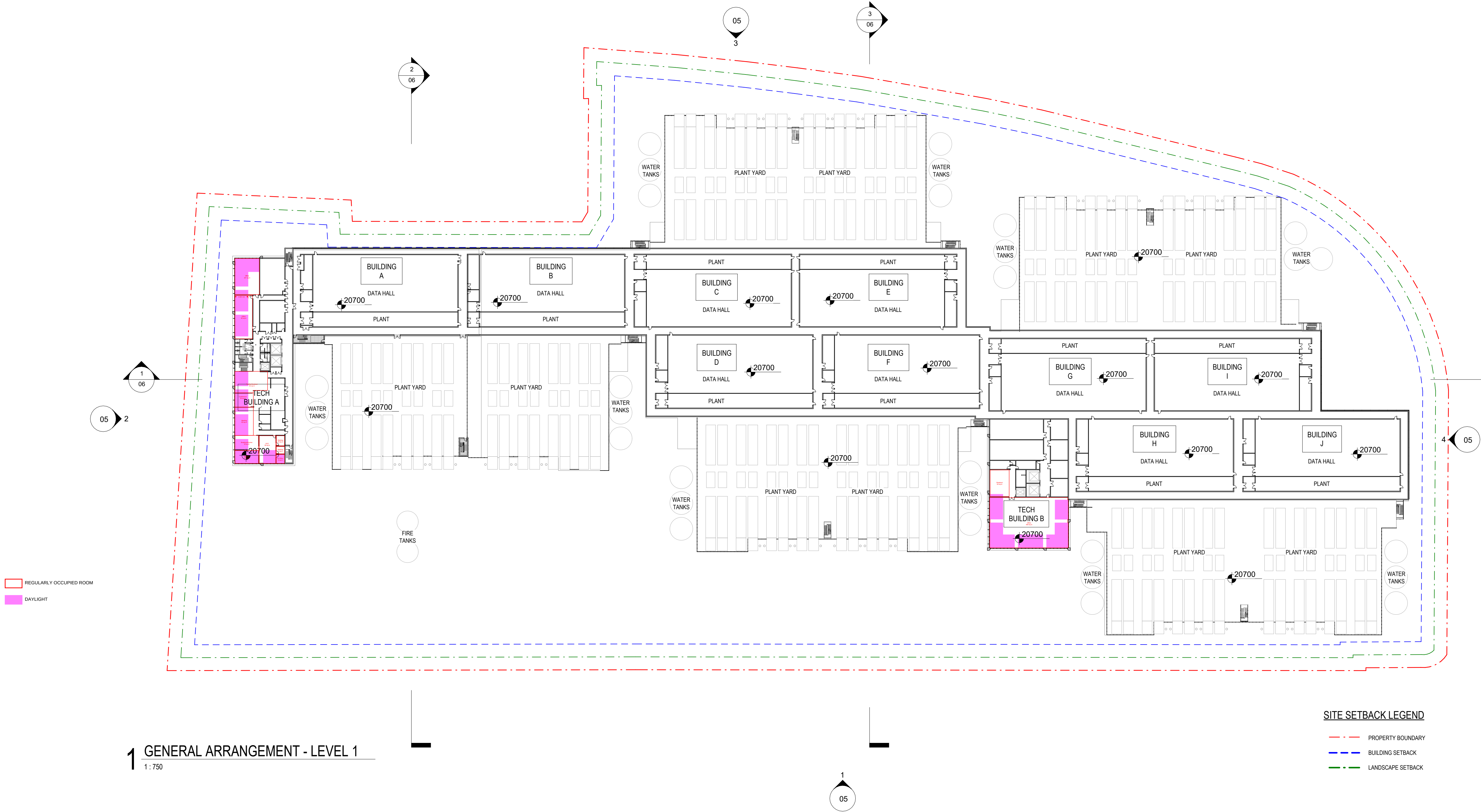
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1 GENERAL ARRANGEMENT - GROUND FLOOR
1 : 750

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1 GENERAL ARRANGEMENT - LEVEL 1
1:750

SITE SETBACK LEGEND

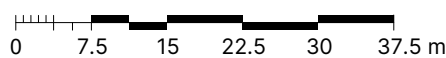
- PROPERTY BOUNDARY
- BUILDING SETBACK
- LANDSCAPE SETBACK

PROJECT

GreenSquareDC Spotswood
44-76 SIMCOCK AVENUE
SPOTSWOOD VIC 3015

Scale

As
indicated



DRAWING

GENERAL ARRANGEMENT PLAN -
L1

PRINT DATE

27.02.2026

DRAWING NO.

MEL1-ST000-ARC-GBA-DRG-X-00-000010

PROJECT STATUS

DEVELOPMENT
APPLICATION

Issue

1	06.02.2026
2	25.02.2026
3	27.02.2026

Date

Description

PLANNING APPLICATION
PLANNING APPLICATION
PLANNING APPLICATION

CLIENT



GreenSquareDC
LEVEL 3/143 MACQUARIE STREET
SYDNEY NSW 2000 AUSTRALIA



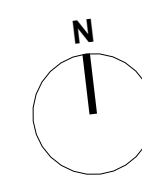
GREENBOX ARCHITECTURE PTY LTD
LEVEL 22/69 PITT STREET
SYDNEY NSW 2000 AUSTRALIA

+61 2 8069 8930
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

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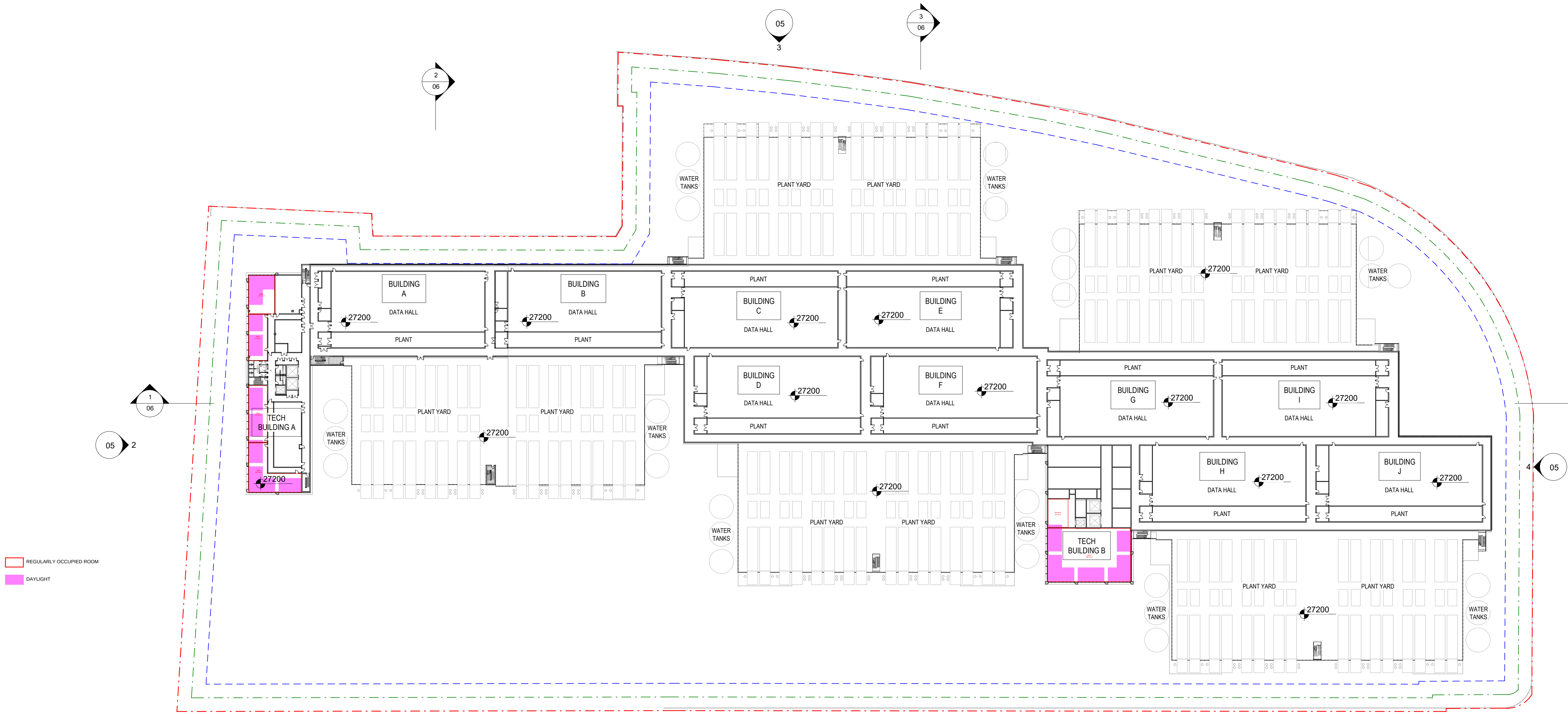
NORTH



ISSUE

REV 3

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1 GENERAL ARRANGEMENT - LEVEL 2
1:750

SITE SETBACK LEGEND

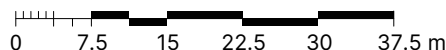
- PROPERTY BOUNDARY
- BUILDING SETBACK
- LANDSCAPE SETBACK

PROJECT

GreenSquareDC Spotswood
44-76 SIMCOCK AVENUE
SPOTSWOOD VIC 3015

Scale

As indicated



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GENERAL ARRANGEMENT PLAN - L2

PRINT DATE

27.02.2026

DRAWING NO.

MEL1-ST000-ARC-GBA-DRG-X-00-000011

PROJECT STATUS

DEVELOPMENT APPLICATION

Issue

Date

1	06.02.2026
2	25.02.2026
3	27.02.2026

Description

PLANNING APPLICATION
PLANNING APPLICATION

CLIENT



GreenSquareDC
LEVEL 3/143 MACQUARIE STREET
SYDNEY NSW 2000 AUSTRALIA



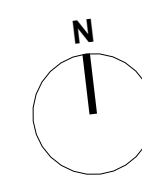
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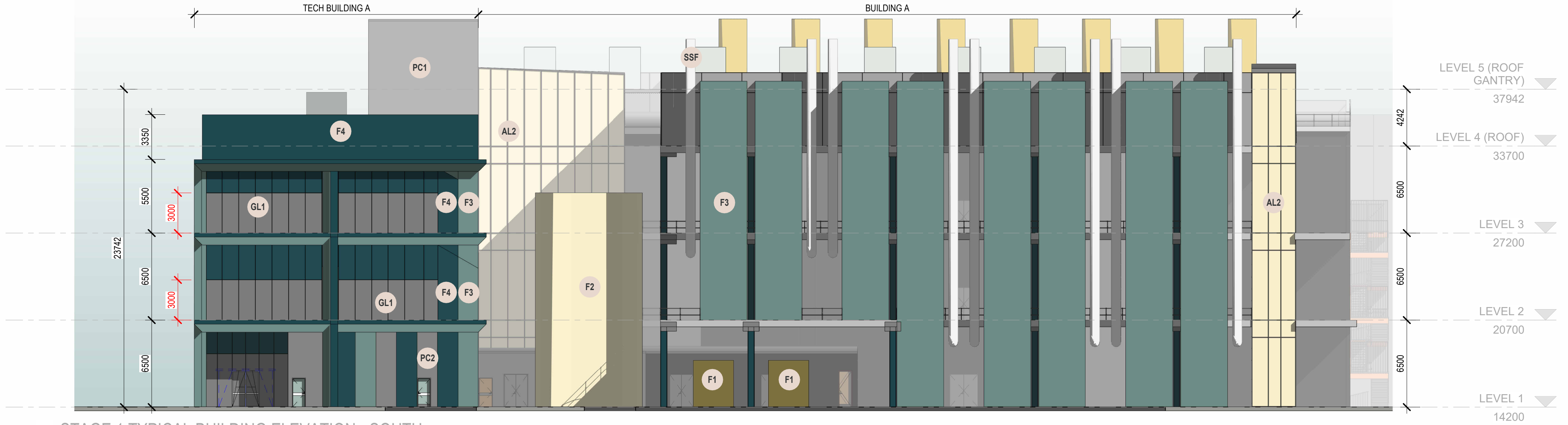
NORTH



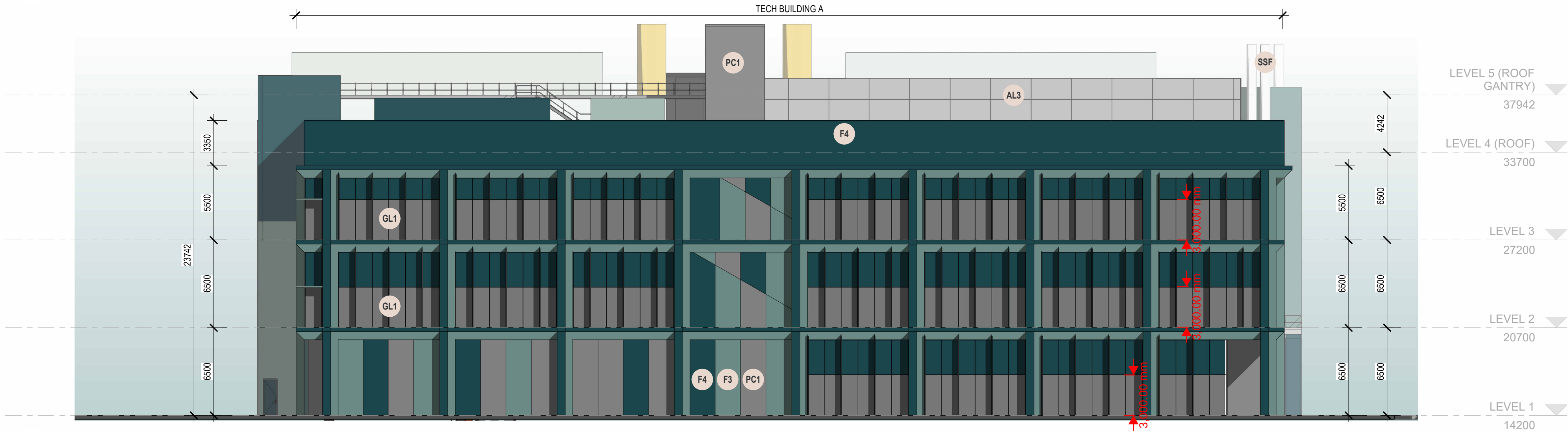
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REV 3

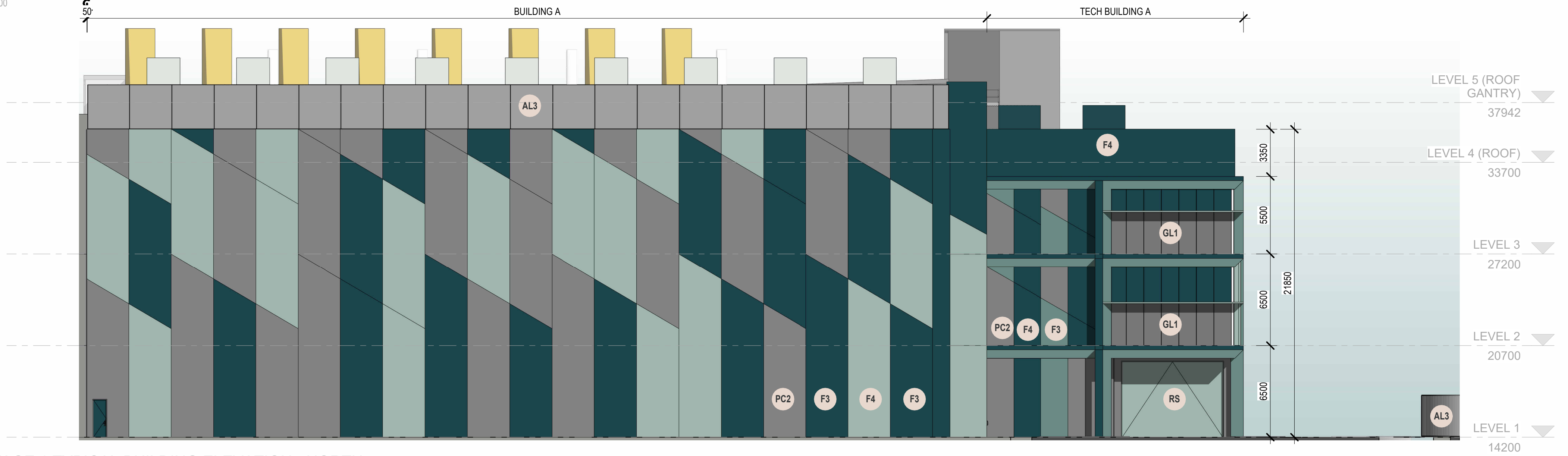
A1



1 STAGE 1 TYPICAL BUILDING ELEVATION - SOUTH
1 : 200

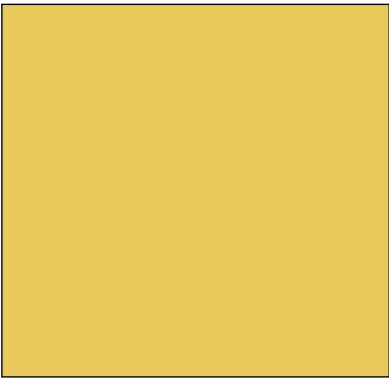


2 STAGE 1 TYPICAL BUILDING ELEVATION - WEST
1 : 200

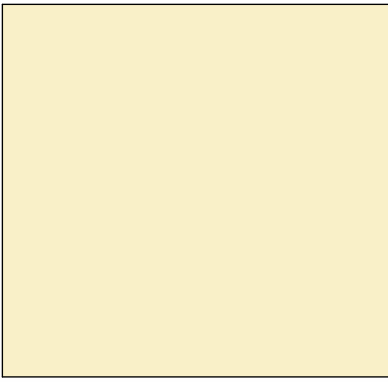


3 STAGE 1 TYPICAL BUILDING ELEVATION - NORTH
1 : 200

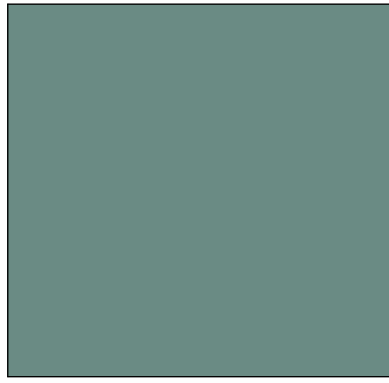
EXTERNAL FINISHES SCHEDULE



F1 - EXTERNAL WATER TANKS PAINTED YELLOW



F2 - EXTERNAL WATER TANKS PAINTED YELLOW



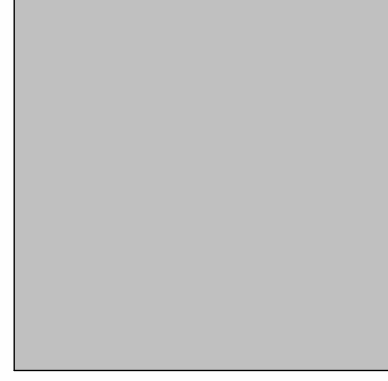
F3 - EXTERNAL PRECAST, PLANT AND EQUIPMENT PAINTED GREEN



F4 - EXTERNAL PRECAST, PLANT AND EQUIPMENT PAINTED BLUE



SSF - STAINLESS STEEL FLUES PAINTED



PC1 - PRECAST CONCRETE RAW CONCRETE FINISH



GL1 - GREY TINTED CLEAR GLAZING



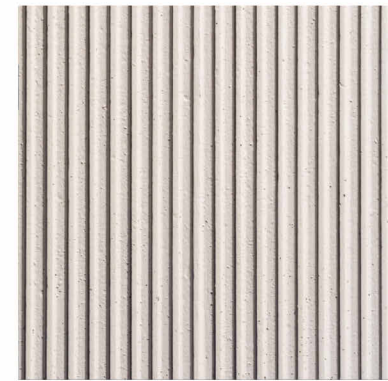
AL2 - PERFORATED ALUMINIUM CLADDING



AL3 - WELDMESH ANTI CLIMB FENCE



RS - ROLLER SHUTTER DOOR GREY POWDER COATED



PC2 - RIBBED PRECAST CONCRETE RAW FINISH

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ADVERTISED PLAN

PROJECT
GreenSquareDC Spotswood
44-76 SIMCOCK AVENUE
SPOTSWOOD VIC 3015

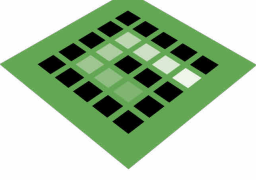
Scale
As indicated
0 2 4 6 8 10 m

DRAWING
TECH BUILDING A AND TYPICAL DATA HALL

PRINT DATE
27.02.2026
DRAWING NO.
MEL1-ST000-ARC-GBA-DRG-X-00-000013

PROJECT STATUS
DEVELOPMENT APPLICATION

Issue	Date	Description
1	06.02.2026	PLANNING APPLICATION
2	25.02.2026	PLANNING APPLICATION
3	27.02.2026	PLANNING APPLICATION

CLIENT

Green SquareDC
HOME OF AI
GreenSquareDC
LEVEL 3/143 MACQUARIE STREET
SYDNEY NSW 2000 AUSTRALIA


A WOOLPERT COMPANY
GREENBOX ARCHITECTURE PTY LTD
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NORTH
ISSUE
REV 3
A1

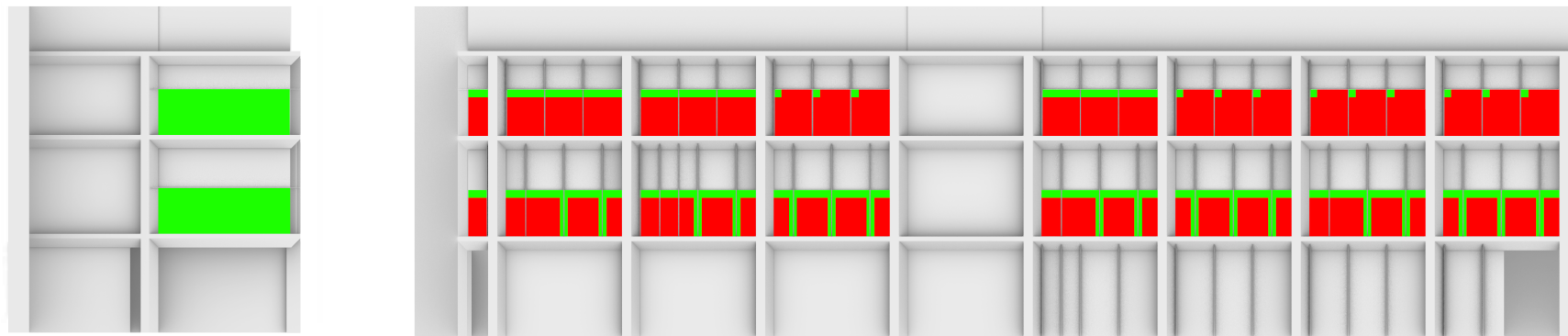
MEL01 TECHNOLOGY BUILDINGS SHADING ANALYSIS

BESS INDOOR ENVIRONMENT QUALITY 3.4 THERMAL COMFORT - SHADING

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TECHNOLOGY BUILDING A

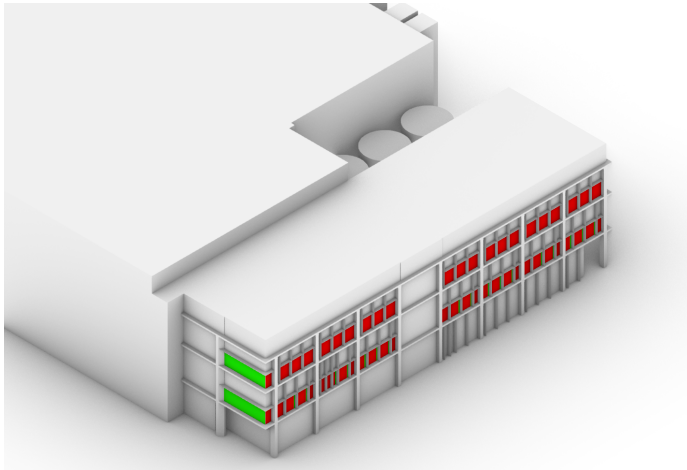
No glazing serving regularly occupied areas on the eastern orientation of Technology Building A



NORTH ELEVATION

WEST ELEVATION

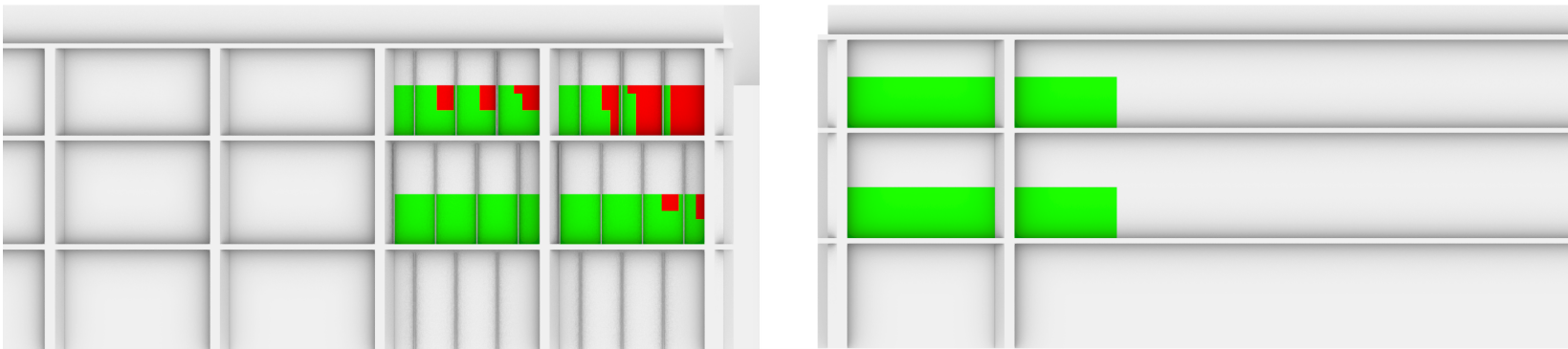
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PLAN



NORTH-WEST ISOMETRIC VIEW

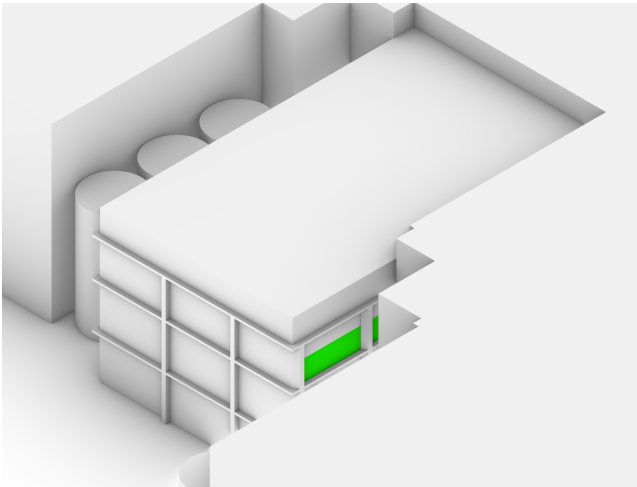
TECHNOLOGY BUILDING B

No glazing serving regularly occupied areas on the northern orientation of Technology Building B

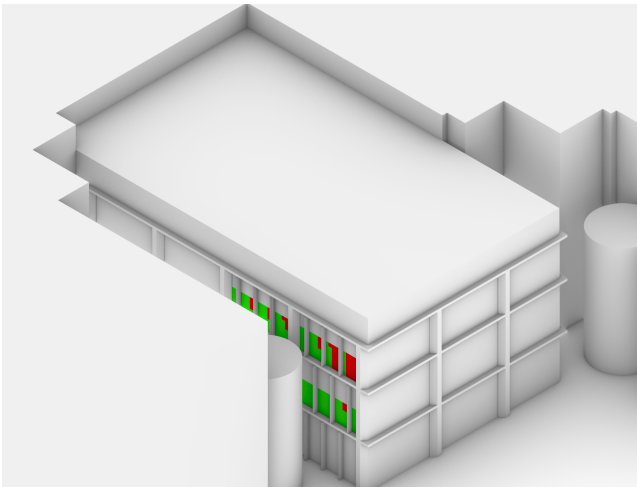


WEST ELEVATION

EAST ELEVATION



SOUTH-EAST ISOMETRIC VIEW



SOUTH-WEST ISOMETRIC VIEW

The shading analysis has been assessed according to office operating hours, from 8am to 6pm daily of a typical year. Melbourne CBD weather data has been used for this analysis, located adjacent to the MEL01 Spotswood site. BESS requires glazing on the north, west and east facades to have appropriate shading. No metric is provided to assess or determine what is considered appropriate. Therefore Aurecon has used the metric provided in Green Star (an industry recognised best practice sustainability rating) to assess shading. Green Star considers glazing that is shaded for 80% or more of the annual hours to be appropriately shaded. Due to only the office spaces on the MEL01 site being regularly occupied, only the Technology Buildings A and B have been assessed. The above assessment does not take into account any glazing on the Southern orientations of either Technology building A or B, as BESS does not recognise southern glazing in the credit assessment criteria. Drawings are not to scale.

50%

OF GLAZING IS APPROPRIATELY
EXTERNALLY SHADED

GLAZING SHADED 80%
OR MORE OF THE YEAR

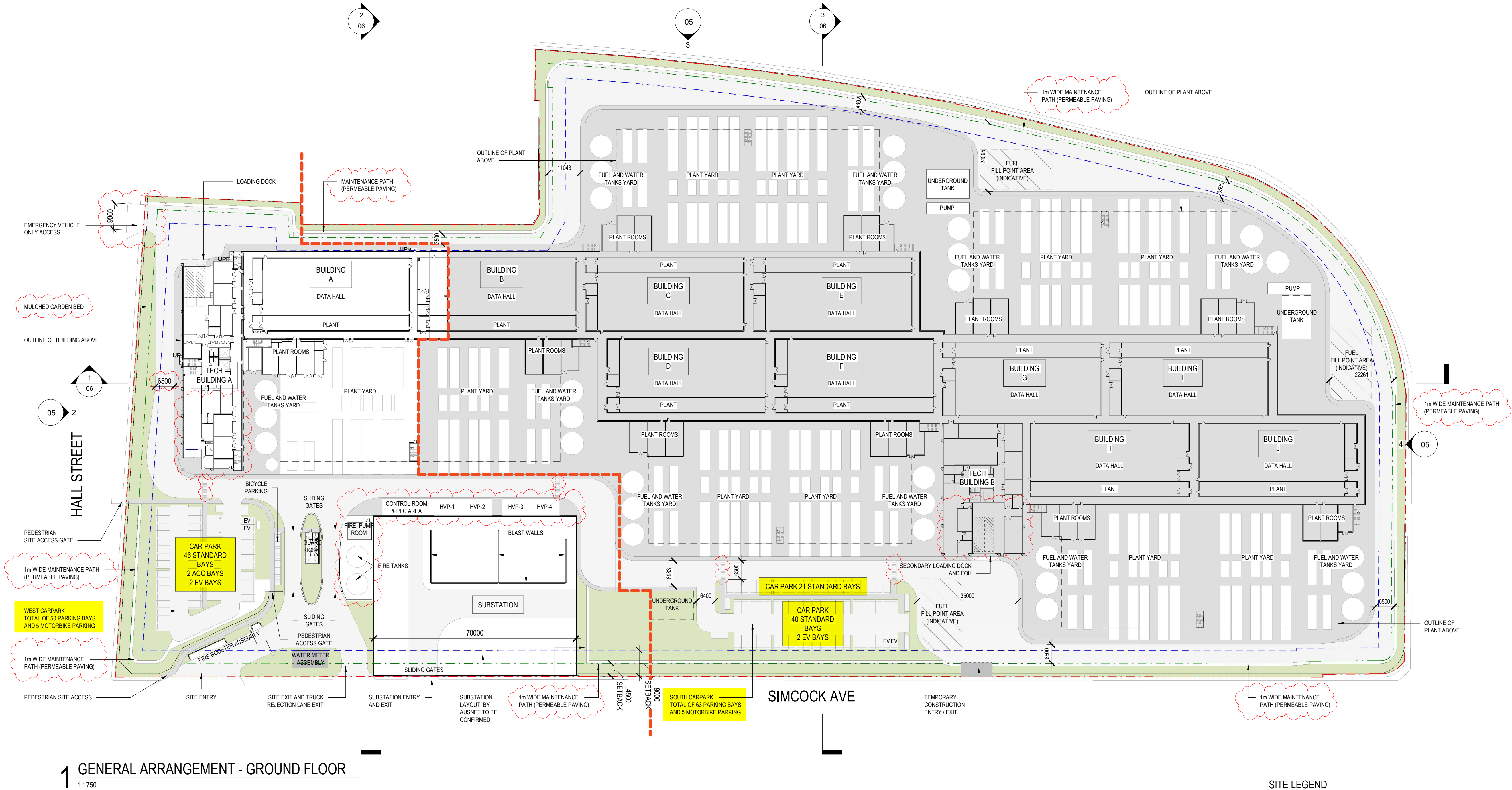


YES

NO

TRANSPORT 2.3 MOTORBIKE PARKING
TOTAL PARKING BAYS: 50 + 63 = 113
TOTAL MOTORBIKE PARKING = 5 + 5 = 10
8.8%
COMPLIANT

**ADVERTISED
PLAN**



1 GENERAL ARRANGEMENT - GROUND FLOOR
1 : 750

SITE LEGEND

- PROPERTY BOUNDARY
- BUILDING SETBACK
- LANDSCAPE SETBACK

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PROJECT
GreenSquareDC Spotswood
44-76 SIMCOCK AVENUE
SPOTSWOOD VIC 3015

Scale
As indicated



DRAWING
GENERAL ARRANGEMENT PLAN - GF
PRINT DATE
06.07.2026
DRAWING NO.
MEL1-ST000-ARC-GBA-DRG-X-00-000009

PROJECT STATUS
DEVELOPMENT APPLICATION

Issue	Date	Description
1	06.02.2026	PLANNING APPLICATION FOR INFORMATION
2	24.02.2026	PLANNING APPLICATION
3	25.02.2026	PLANNING APPLICATION
4	27.02.2026	PLANNING APPLICATION
5	06.07.2026	PLANNING APPLICATION

CLIENT

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GreenSquareDC
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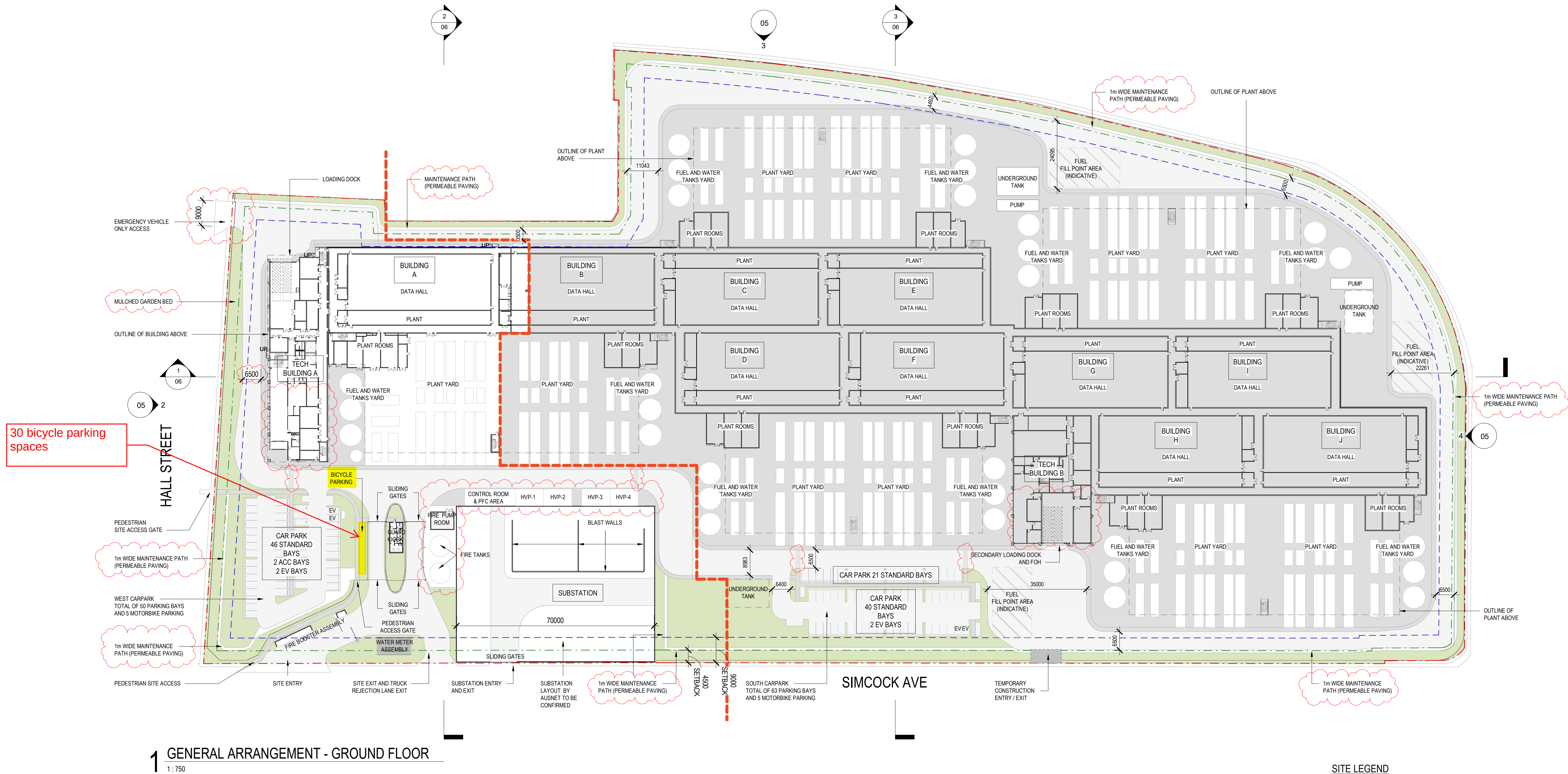
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SYDNEY NSW 2000 AUSTRALIA
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NORTH

ISSUE
REV 5
A1



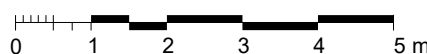
SITE LEGEND

- PROPERTY BOUNDARY
- BUILDING SETBACK
- LANDSCAPE SETBACK

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44-76 SIMCOCK AVENUE
SPOTSWOOD VIC 3015

Scale
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DRAWING
GENERAL ARRANGEMENT PLAN - GF

PROJECT STATUS
DEVELOPMENT APPLICATION

PRINT DATE
06.07.2026

DRAWING NO.
MEL1-ST000-ARC-GBA-DRG-X-00-000009

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5	06.07.2026	PLANNING APPLICATION

CLIENT
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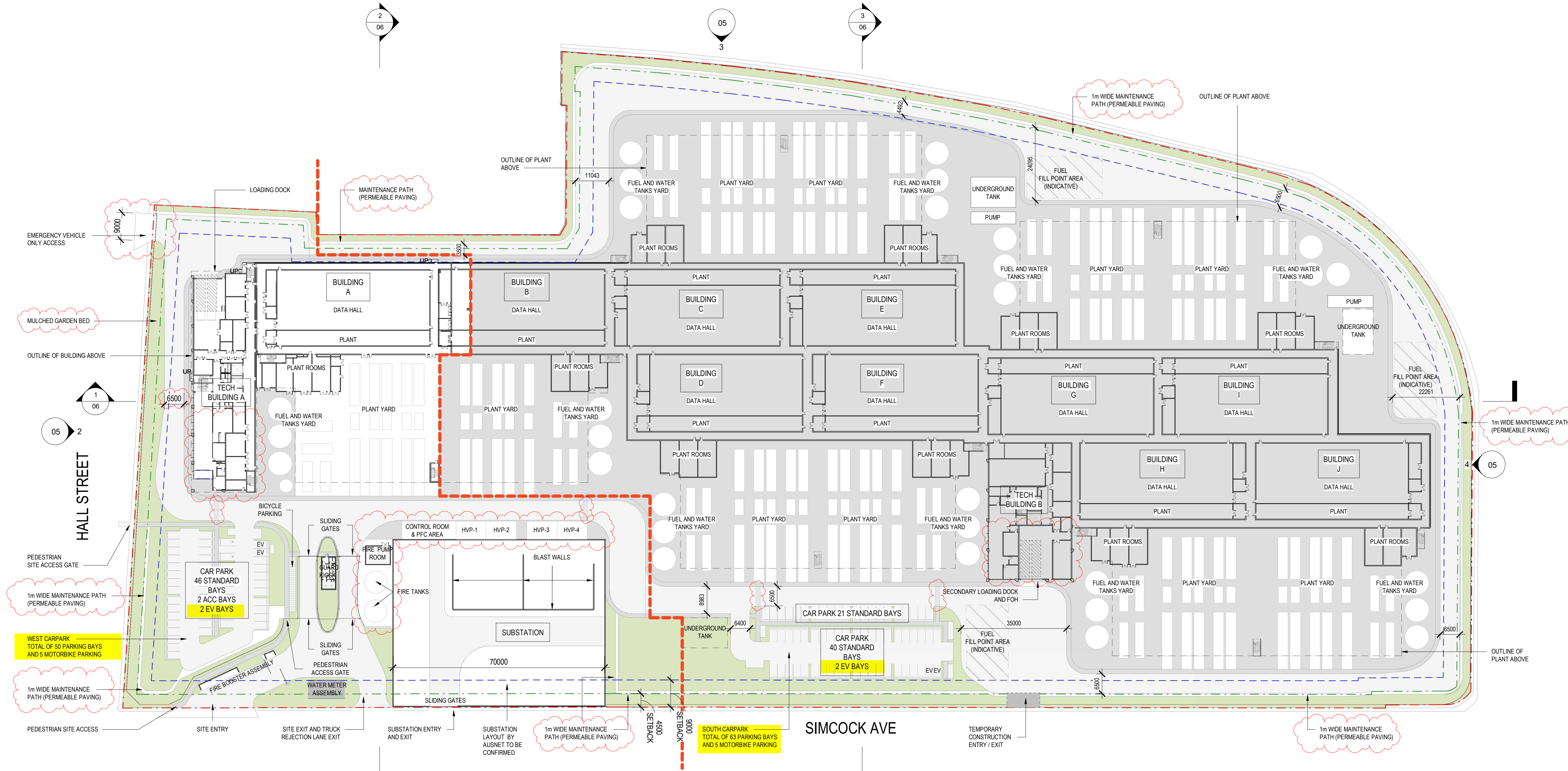
Greenbox
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1 GENERAL ARRANGEMENT - GROUND FLOOR
1:750

SITE LEGEND

- PROPERTY BOUNDARY
- BUILDING SETBACK
- LANDSCAPE SETBACK

Total 4 EV Bays

PROJECT
GreenSquareDC Spotswood
44-76 SIMCOCK AVENUE
SPOTSWOOD VIC 3015

Scale
As indicated



DRAWING
GENERAL ARRANGEMENT PLAN - GF

PROJECT STATUS
DEVELOPMENT APPLICATION

PRINT DATE
06.07.2026

DRAWING NO.
MEL1-ST000-ARC-GBA-DRG-X-00-000009

Issue	Date	Description
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5	06.07.2026	PLANNING APPLICATION

CLIENT

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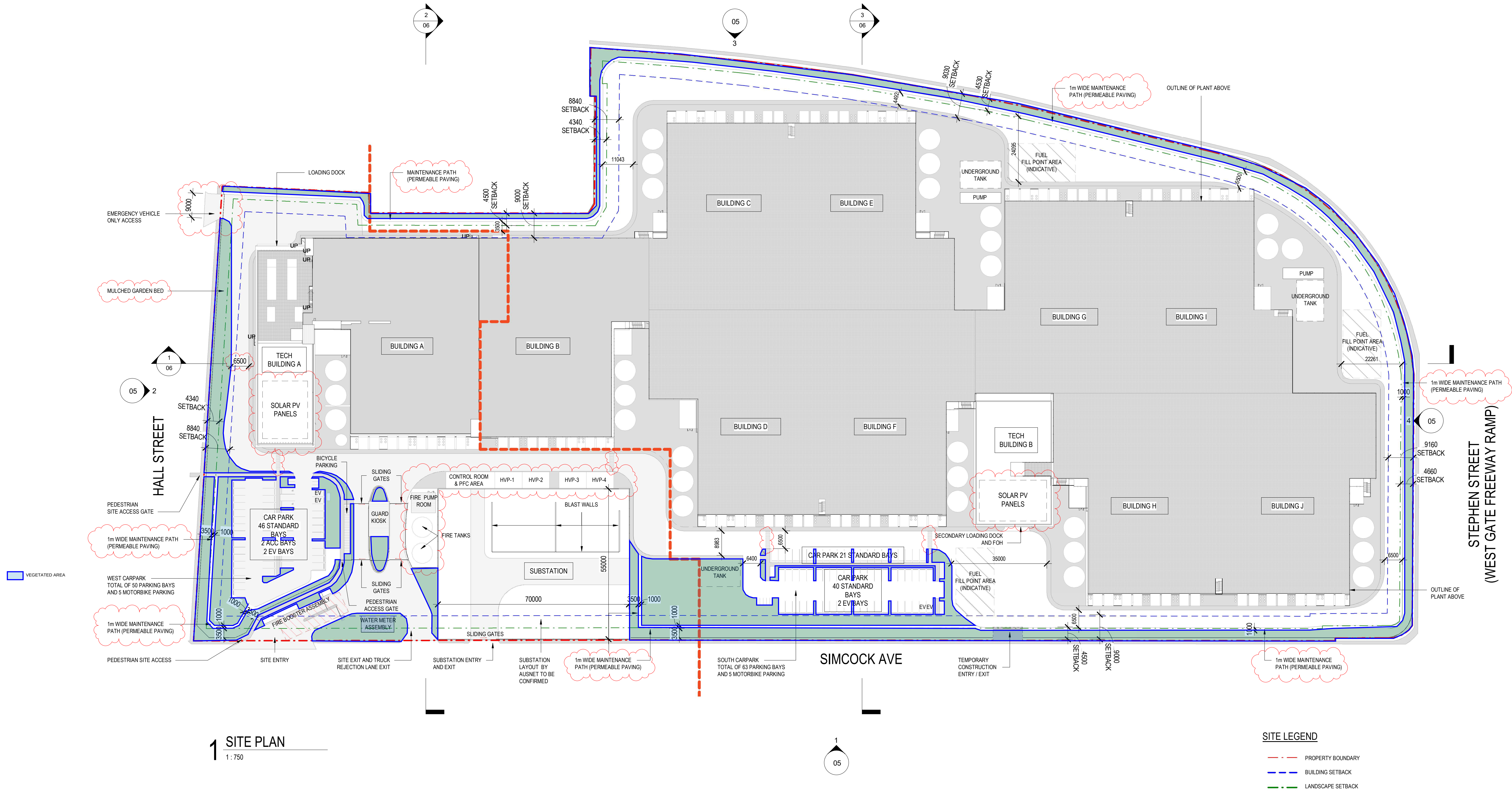
NORTH

ISSUE
REV 5
A1

VEGETATED AREA: 6,700 m2
TOTAL SITE AREA: 80,000 m2

8% VEGETATED AREA

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Document prepared by

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