

Sustainability Management Plan

Al Taqwa College Primary GPC Project

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Presented to
Fontic Group

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-  Structural
-  Geotechnical
-  Civil
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-  Surveying

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Document Revision History

Date	Rev	Author	Comments
10.06.2025	A	Dimity Adlington	Preliminary issue
23.06.2025	B	Nathan Meier	Issued for town planning

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1 Executive Summary

This Sustainability Management Plan (SMP) provides the environmentally sustainable development requirements for the development at 201 Sayers Road Truganina VIC 3029. The assessment complies with the planning scheme requirements as follows:

- City of Wyndham Planning Scheme Clause 15.01-2L-01 Environmentally Sustainable Development
 - Best Practice Environmentally Sustainable Design using BESS (>50 points)
 - Best Practice Water Sensitive Urban Design using STORM (>100%)

The key items that will be incorporated include:

- Water
 - Water efficient fittings, fixtures and appliances:
 - Showers: 4 Stars (>=6 but <=7.5 L/min)
 - Toilets: 4 Stars
 - Taps: 5 Stars
 - Dishwashers: 5 Stars
 - Rainwater for toilet flushing and irrigation.
- Energy
 - High performance fabric and glazing.
 - High efficiency heating and cooling systems.
 - High efficiency domestic hot water system.
 - High efficiency lighting systems.
 - The development is all electric.
- Stormwater
 - 100% STORM score.
 - Collection from roof area.
 - 7,500L rainwater tank.
- Indoor Environment Quality
 - Good daylight to >33% of regular use areas.
 - Shading elements to reduce heat transfer through the building fabric.
 - Natural ventilation to >100% of regular use areas.
 - Ceiling sweep fans to 100% of regular use areas.
 - Low-VOC paints, carpets and engineered wood.
- Transport
 - Bicycle parking provided for staff and students.
- Waste
 - Recycling facilities as accessible as general waste facilities.
 - Operational waste-food & garden waste.

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2 Introduction

This report provides an overview of the environmentally sustainable development (ESD) strategy for the proposed classroom building development at 201 Sayers Road, Truganina VIC 3029.

The objective of this report is to demonstrate that how best practice ESD has been incorporated into the design and how non-design commitments will be achieved.

The Sustainability Management Plan is based on the following documentation:

- Architectural Town Planning Drawings prepared by McIlldowie Partners

The proposed development comprises of the following:

- New general purpose 2-level classroom building and removal and replacement of existing portable classrooms:
 - 30 classrooms
 - Staff room (for 30 teaching and 5 administration staff)
 - Lunchroom
 - Information technology room
 - Communications room
 - Open areas including to support exhibition type
 - Primary storerooms

3 Planning Scheme Requirements

The project is located within City of Wyndham and the environmentally sustainable development requirements within the planning scheme are as follows:

- Wyndham Planning Scheme 15.01-2L-01 Environmentally Sustainable Development

3.1 Planning Scheme Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

3.2 Demonstration Objective Achieved

To demonstrate the best practice environmental sustainable development has been achieved the following benchmarking tools will be used:

- Built Environment Sustainability Scorecard (BESS) with a score >50%
- STORM Rating with a score >100%

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4 ESD Commitments

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4.1 Management

No Management credits claimed.

4.2 Water

The 'Water' category aims to encourage and reward initiatives that reduce the consumption of potable water.

Water Credits Claimed

Item	Title	Commitment	Responsibility	Evidence
1.1	Potable Water Use Reduction	Water efficient fittings, fixtures and appliances with the following minimum WELS ratings: <ul style="list-style-type: none"> • Showers: 4 Stars (>6.0 but ≤7.5) • Toilets: 4 Stars • Taps: 5 Stars • Dishwashers: 5 Star 	Architect	Building permit documents
1.1	Rainwater Collection & Reuse	7,500L rainwater tank connected to: <ul style="list-style-type: none"> • Toilets 	Building Services	Building permit documents

4.3 Energy

The 'Energy' category aims to reward projects that are designed and constructed to reduce their overall operational energy consumption, reducing greenhouse gas emissions.

Energy Credits Claimed

Item	Title	Commitment	Responsibility	Evidence
1.1	Thermal Performance Rating - Non-Residential	Exposed floors and ceilings insulation levels meet NCC 2022 requirements.	Architect Builder	Design Construction
1.1	Thermal Performance Rating - Non-Residential	Wall and glazing meet NCC 2022 facade calculator.	Architect Builder	Design Construction
2.1 2.2	Greenhouse Gas Emissions & Peak Demand	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.	Building Services	Building permit documents
2.6	Electrification	Development is all electric (no natural gas).	Building Services	Building permit documents
2.7	Energy Consumption	Meet the benchmark demonstrated by the deemed to satisfy criteria.	Building Services	Building permit documents
3.2	Hot Water	Water heating systems within one star of the best available, or 85% or better than the most efficient equivalent capacity unit.	Building Services	Building permit documents

3.7	Internal Lighting - Non-Residential	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.	Building Services	Building permit documents
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4.4 Stormwater

The SDAPP 'Stormwater' category aims to ensure projects are responsibly treating stormwater to reduce the amount of polluted stormwater run-off entering local waterways such as; rivers, streams, wetlands and bays.

Stormwater Credits Claimed

Item	Title	Commitment	Responsibility	Evidence
1.1	Stormwater Treatment	100% STORM score, achieved through: <ul style="list-style-type: none"> 7,500L rainwater tank <p>Refer to Appendix B for further details.</p>	Architect Intrax Builder	Design Construction

The Wyndham Drainage Team have also requested the below sustainability measures to be implemented, and recommend including the following conditions provided below (response provided below each dotted item):

- Provision must be made for the drainage of the development shown on the endorsed plan(s) to the requirements and satisfaction of the responsible authority and on the drainage of the subject land for commercial/industrial purposes and be provided by underground drainage systems catering for up to 1 in 10 year storm return periods. Flows considered in 10 year storm return periods, up to and including 1 in 100 year storm return periods must be planned, detailed in separate channels and/or within the road reserves and/or within the provided drainage system.

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All underground pipes to be designed to hold the flow capacity of the 10 ARI (1 in 10 year) storm event as a minimum. For larger storm events, overland flow paths from the surcharge pits are to be considered. Overland flow paths are to accommodate the 100 ARI storm event. Similarly, pits that are in trapped low points have the outlet pipe sized for the 100 ARI storm event to avoid water ponding. If the pit is blocked for any reason, a safe overland flow path will still be provided to avoid inundation of proposed and existing buildings.

- Stormwater runoff generated from the whole of the subject land, including landscaped and paved areas, must not adversely affect neighbouring properties and must be drained to the legal point of discharge to the satisfaction of the responsible authority.

Stormwater drainage plans will be prepared in accordance with AS/NZS 3500.3 demonstrating drainage from the proposed building to the legal point of discharge. Design will ensure neighbouring properties are not adversely affected by providing on site detention to match preconstruction conditions up to the 10 ARI storm. Safe overland flow paths will accommodate the 100 ARI storm.

- Rainwater harvesting and reuse must be provided for within the development. For this purpose, rainwater tanks or underground tanks may be used. All rainwater tanks must be connected to the proposed new roof area and plumbed to the toilets, where possible. The installation of rainwater tanks must comply with the National Plumbing and Drainage code AS/NZS 3500.

A 7,500L rainwater tank for reuse will be provided for the proposed building to meet best practice stormwater quality requirements. The rainwater tank will capture stormwater run-off from the proposed roof area and plumbed to the toilets for re-use. Installation of the rainwater tank will be in accordance with AS/NZS 3500.

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4.5 Indoor Environment Quality

The 'Indoor Environment Quality' category aims to encourage and reward initiatives that enhance the comfort and well-being of occupants. The credits within this category address issues such as natural daylight, air quality and thermal comfort.

Indoor Environment Quality Credits Claimed

Item	Title	Commitment	Responsibility	Evidence
1.4	Daylight Access - Non-Residential	33% of the regular use areas have at least 2% daylight factor. To be resolved during later design phases.	Architect Intrax	
2.3	Natural Ventilation	100% of the regular use areas are effectively naturally ventilated.	Architect Intrax	Design Construction
3.4	Thermal Comfort - Shading - Non-Residential	>50% of east, west and north facing glazing to regular use areas has appropriate external shading.	Architect Builder	Design Construction
3.5	Thermal Comfort - Ceiling Fans - Non-Residential	100% of regular use areas have ceiling fans	Architect Intrax	Design Construction
4.1	Air Quality - Volatile Organic Compounds	All internally applied paints, sealants and adhesives meet current Green Star emission levels.	Architect	Design Construction
4.1	Air Quality - Carpet Emissions	All carpet meet current Green Star emission levels.	Architect	Design Construction
4.1	Air Quality - Engineered Wood	All engineered woods meet current Green Star emission levels.	Architect	Design Construction

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4.6 Transport

The 'Transport' category aims to reward projects that facilitate a reduction of the dependency of occupants on private car use as an important means of reducing overall greenhouse gas emissions.

Transport Credits Claimed

Item	Title	Commitment	Responsibility	Evidence
1.4	Bicycle Parking - Employee	Exceed required employee bicycle parking in planning scheme by 50%.	Architect Builder	Design Construction
1.5	Bicycle Parking - Visitor	Exceed required visitor bicycle parking in planning scheme by 50%.	Architect Builder	Design Construction

4.7 Waste Management

The 'Waste & Materials' category aims to address the consumption of resources within a building construction context, by encouraging the selection of lower-impact materials. The category also encourages absolute reductions in the amount of waste generated or the recycling of as much of the waste generated as possible.

Waste Management Credits Claimed

Item	Title	Commitment	Responsibility	Evidence
2.1	Operational Waste - Food and Garden	Food and garden waste facilities provided on site	Architect Builder	Design Construction

2.2	Operational Waste - Convenience	Recycling facilities located next to general waste facilities for convenience.	Architect Builder	Design Construction
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4.8 Urban Ecology

No Urban Ecology credits claimed.

4.9 Innovation

No Innovation credits claimed.

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Appendix A – BESS Report

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BESS Report

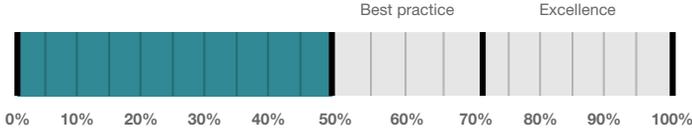
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 201 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.

Your BESS Score



50%

Project details

Name	AI Taqwa GPC Primary
Address	201 Sayers Rd, Truganina VIC 3029
Project ID	C7B34CD2-R1
BESS Version	BESS-9
Site type	Non-residential development
Account	amit.meskar@intraflex.com.au
Application no.	
Site area	1,253 m ²
Building floor area	3,800 m ²
Date	23 June 2025
Software version	2.1.0-B.596

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Performance by category

● This project ● Maximum available

Category	Weight	Score	Pass
Management	5%	0%	●
Integrated Water Management	23%	68%	✓
Operational Energy	28%	72%	✓
Indoor Environment Quality	17%	52%	✓
Transport	9%	33%	●
Waste & Resource Recovery	6%	66%	●
Urban Ecology	6%	0%	●
Innovation	9%	0%	●

Buildings

Name	Height	Footprint	% of total footprint
GPC Building	3	1,253 m ²	100%

Dwellings & Non Res Spaces

Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Public building				
Learning Room	1	3,800 m ²	GPC Building	100%
Total	1	3,800 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)		-
Transport 1.4	Location of non-residential bicycle parking spaces		-
Transport 1.5	Location of non-residential visitor bicycle parking spaces		-
Waste & Resource Recovery 2.1	Location of food and general waste		-
Waste & Resource Recovery 2.2	Location of recycling facilities		-

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Supporting Documentation

Credit	Requirement	Response	Status
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.		-

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Credit summary

Management Overall contribution 4.5%

		0%
1.1 Pre-Application Meeting		0%
2.3 Thermal Performance Modelling - Non-Residential		0%
3.2 Metering - Non-Residential		N/A ✦ Scoped Out
	No more than one commercial tenant	
3.3 Metering - Common Areas		0%
4.1 Building Users Guide		0%

IWM Overall contribution 22.5%

		68%	✓ Pass
1.1 Potable Water Use		40%	✓ Achieved
2.1 Stormwater Treatment		100%	✓ Achieved
3.1 Water Efficient Landscaping		0%	
4.1 Building Systems Water Use		0%	

Operational Energy Overall contribution 27.5%

		72%	✓ 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		N/A	✦ Scoped Out
	no enclosed carpark		
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.		

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IEQ Overall contribution 16.5%

		Minimum required 50%	52%	✓ Pass
1.4 Daylight Access - Non-Residential			33%	✓ Achieved
2.3 Ventilation - Non-Residential			50%	✓ Achieved
3.4 Thermal comfort - Shading - Non-Residential			66%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential			100%	
4.1 Air Quality - Non-Residential			100%	

Transport Overall contribution 9.0%

			33%	
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			0%	
2.2 Car Share Scheme			0%	
2.3 Motorbikes / Mopeds			0%	

Waste & Resource Recovery Overall contribution 66%

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

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Urban Ecology Overall contribution 5.5%

			0%	
1.1 Communal Spaces			0%	
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%	⊘ Disabled
				Achieve a project score of 50% or above to enable this credit.

Credit breakdown

Management Overall contribution 4.5%

		0%
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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 0%

Score Contribution	This credit contributes 28.6% towards the category score.
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Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2022 Section J4D6?
Question	Criteria Achieved ?
Public building	No

Criteria	Has a preliminary facade assessment been undertaken in accordance with either NCC2022 Section J4D6 or the Building Energy Rating Scheme (BERB) Green Star?
Question	Criteria Achieved ?
Public building	No

3.2 Metering - Non-Residential N/A Scoped Out

This credit was scoped out	No more than one commercial tenant
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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 ?
Public building	No

4.1 Building Users Guide 0%

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	No

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IWM Overall contribution 22.5%

		68% ✔ Pass
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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?:	Melbourne Water STORM tool	
STORM score achieved:	100	
Flow:	-	
Total Suspended Solids:	-	
Total Phosphorus:	-	
Total Nitrogen:	-	
Rainwater tank profile		
What is the total roof area connected to the rainwater tank?: Rainwater Tank 1	1,250 m ²	
Tank Size: Rainwater Tank 1	7,500 Litres	
Irrigation area connected to tank: Rainwater tank 1	0.0 m ²	
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:	GPC Building	
Showerhead:	4 Star WELS (>= 6.0 but <= 7.5)	
Bath:	Scope out	
Kitchen Taps:	>= 5 Star WELS rating	
Bathroom Taps:	>= 5 Star WELS rating	
Dishwashers:	>= 5 Star WELS rating	
WC:	>= 4 Star WELS rating	
Urinals:	Scope out	
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	
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		
		40% ✔ Achieved

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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	12920 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	10057 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	9664 kL	
Output	% Reduction in Potable Water Consumption	
Project	25 %	
Output	% of connected demand met by rainwater	
Project	17 %	
Output	How often does the tank overflow?	
Project	Very Often	
Output	Opportunity for additional rainwater connection	
Project	2246 kL	
2.1 Stormwater Treatment		100% ✔ Achieved
Score Contribution	This credit contributes 56.2% towards the category score.	
Criteria	Has a water efficient rainwater harvesting system been demonstrated?	
Output	Yes	
Project	100%	
Output	Criteria Met	
Project	100%	
3.1 Water Efficient Landscaping		0%
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		0%
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	No	

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Operational Energy Overall contribution 27.5%

		Minimum required 50%	72%	✔ Pass
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Project profile	
Use the BESS Deem to Satisfy (DTS) method for Non-residential spaces?:	Yes
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 meeting the 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 equivalent capacity unit?:	Yes
1.1 Thermal Performance Rating - Non-Residential	37%
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)?
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?
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?
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%

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Score Contribution	This credit contributes 18.2% towards the category score.
Criteria	What is the % reduction in annual energy consumption against the benchmark?
3.1 Carpark Ventilation	N/A ✦ Scoped Out
	no enclosed carpark
This credit was scoped out	no enclosed carpark
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?
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 ?
Public 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%	52%	✔ Pass
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1.4 Daylight Access - Non-Residential 33% **✔ 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?
Public building	33 %

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?
Public building	100 %

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?
Public building	66 %

Criteria	What percentage of regular use areas have been provided with systems designed to achieve, to monitor and maintain a minimum of 10% fresh air?
Question	Percentage Achieved?
Public building	66 %

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?
Public building	50 %

3.5 Thermal Comfort - Ceiling Fans - Non-Residential 100%

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?
Public building	100 %

4.1 Air Quality - Non-Residential 100%

Score Contribution	This credit contributes 5.9% towards the category score.
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Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Public building	Yes
Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Public building	Yes
Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Public building	Yes

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Transport Overall contribution 9.0%

		33%
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1.4 Bicycle Parking - Non-Residential 100%

Score Contribution	This credit contributes 22.2% 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 ?
Public building	Yes
Question	Bicycle Spaces Provided ?
Public building	-

1.5 Bicycle Parking - Non-Residential Visitor 100%

Score Contribution	This credit contributes 11.1% 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 ?
Public building	Yes
Question	Bicycle Spaces Provided ?
Public building	-

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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 0%

Score Contribution	This credit contributes 22.2% towards the category score.
Criteria	Are facilities provided for the charging of electric vehicles?
Question	Criteria Achieved ?
Project	No

2.2 Car Share Scheme 0%

Score Contribution	This credit contributes 11.1% towards the category score.
Criteria	Has a formal car sharing scheme been integrated into the development?
Question	Criteria Achieved ?
Project	No

2.3 Motorbikes / Mopeds 0%

Score Contribution	This credit contributes 22.2% towards the category score.
Criteria	Are a minimum of 5% of vehicle parking spaces designed and labelled for motorbikes (must be at least 5 motorbike spaces)?
Question	Criteria Achieved ?
Project	No

Waste & Resource Recovery Overall contribution 5.5%

		66%
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1.1 Construction Waste - Building Re-Use		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	
2.1 Operational Waste - Food & Garden Waste		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	Yes	
2.2 Operational Waste - Convenience of Recycling		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are the recycling facilities at least as convenient for occupants as facilities for general waste?	
Question	Criteria Achieved ?	
Project	Yes	

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Urban Ecology Overall contribution 5.5%

		0%
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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
Public building	0.0 m ²
Output	Minimum Common Space Required
Public building	232 m ²

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

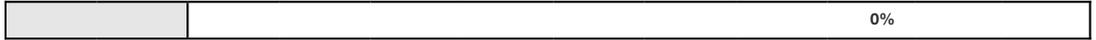
3.2 Food Production - Non-Residential 0%

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
Public building	0.0 m ²
Output	Min Food Production Area
Public building	95 m ²

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Innovation Overall contribution 9.0%



1.1 Innovation	0% <input checked="" type="checkbox"/> Disabled
Achieve a project score of 50% or above to enable this credit.	
This credit is disabled	Achieve a project score of 50% or above to enable this credit.

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Appendix B – Stormwater Assessment

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STORM Rating Report

TransactionID: 0
Municipality: WYNDHAM (South West of Skeleton Creek)
Rainfall Station: WYNDHAM (South West of Skeleton Creek)
Address: 201 Sayers Rd

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Truganina
VIC 3029
Assessor: INTRAX
Development Type: Commercial/Retail
Allotment Site (m2): 1,250.00
STORM Rating %: 104

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof	166.00	Rainwater Tank	1,000.00	100	104.00	47.00
Roof	166.00	Rainwater Tank	1,000.00	100	104.00	47.00
Roof	166.00	Rainwater Tank	1,000.00	100	104.00	47.00
Roof	166.00	Rainwater Tank	1,000.00	100	104.00	47.00
Roof	166.00	Rainwater Tank	1,000.00	100	104.00	47.00
Roof	166.00	Rainwater Tank	1,000.00	100	104.00	47.00
Roof	166.00	Rainwater Tank	1,000.00	100	104.00	47.00
Roof	88.00	Rainwater Tank	500.00	50	101.60	47.00

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