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PLAN**

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11-13 Spring Street, Fitzroy

Sustainability Management Plan (SMP)



19 May 2026

Ref: 301151090

PREPARED FOR:

Antipodean Land Developments

PREPARED BY:

Rosanne Gomes

Revision Schedule

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08	19.05.2026	For Submission	RG	KKHY	KKHY

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Energy modelling provides an estimate of a building's energy performance. This estimate is based on a necessarily simplified and idealised version of the building that does not and cannot fully represent all of the intricacies of the building and its operation. As a result, energy modelling results only represent an interpretation of the potential performance of a building. No guarantee or warrantee of building performance in practice can be based on energy modelling results alone.

The results generated from any modelling analysis within this report are based on specific criteria outlined in the National Construction Code (NCC) and Built Environment Sustainability Scorecard (BESS), along with best practice guidelines and are not considered to be a true representation of the actual operation of the building. The intent of these criteria is to permit the project team to estimate the expected annual energy consumption of the proposed building and therefore determine if the building has the ability to be energy efficient.



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Executive Summary

This report has been prepared at the request of Antipodean Land Developments and is intended to provide an overview of the Environmentally Sustainable Design (ESD) initiatives in support of the proposed development at 11-13 Spring Street, Fitzroy.

This Sustainability Management Plan (SMP) has been prepared to inform the Department of Transport and Planning (DTP) of the proposed development's commitment to sustainability, measured against the documented performance guidelines in accordance with Yarra City Council's Planning Scheme. The Built Environment Sustainability Scorecard (BESS) has been utilised as the sustainability tool to demonstrate compliance with ESD requirements.

The vision of this project is to deliver energy efficient homes that incorporate attractive and intelligent design. The project will continue to provide well-built medium density housing with ample private landscaped areas and key consideration to simple, effective sustainable initiatives throughout the course of design and construction.

The project will include the following key sustainability targets:

- **Best Practice Environmentally Sustainable Design** through the use of BESS.
- Passive design to achieve a minimum **NatHERS average of 8 Stars, with no individual dwelling less than 6.5 stars**, minimising the need for active energy systems. This design approach supports the project's eligibility for the Great Design Fast Track (GDFT) approvals process under the newly implemented Clause 53.25-1 (07/04/2025) of the Victorian Planning Provisions.

The following key focuses were adopted by the project team and underpin the design approach:

- **Fossil fuel free** precinct, utilising fossil fuel free precinct, utilising no on-site combustion of fossil fuels and sourcing 100% of off-site energy from certified renewable sources.
- **Implementation of Photovoltaic System** on the roof, providing 7.0 kW peak panel capacity.
- Maintain **comfortable internal temperatures** passively, using little or no energy, providing comfortable living spaces year-round and protecting inhabitants from extreme weather events.
- Create **healthy homes**, including reduction in the use of harmful VOCs in glues, sealants and paints, and protection from dust and other external airborne pollutants.
- Cost effective design that provides a sustainable outcome, **avoiding over engineering** and providing for **simple maintenance** over time.
- **Minimise consumption** of natural resources, including **water and raw materials**.
- Minimise environmental impacts through **construction**, including **embodied energy** and the **ecological cost of materials**.
- Minimise environmental impacts through **operation**, including **energy consumption, waste creation and discharge of pollutants**.
- Provide **sustainable, integrated, convenient travel**.

Policy Requirements

The Project and ESD requirements for the amended development have been based on the following documents:

- Yarra Council Planning Scheme – Clause 15.01-2L-01 Environmentally Sustainable Development



- ABCB National Construction Code (NCC) 2019
- Better Apartment Design Standards (BADs)
- Clause 53.25-1 (07/04/2025) of the Victorian Planning Provisions



1. Project Information

1.1 Project Overview

The proposal will provide 13 new residential dwellings with communal spaces and sustainable car parking infrastructure including the provision of EV charging points, secure bicycle parking, and comfortable, energy-efficient homes.

Situated near Nicholson Street, the site offers a great location for active lifestyles. The project site is well connected to major public transport facilities (buses and tram) and local shops making car free commuting to and from the site convenient and quick.

The proposed amended development will incorporate attractive street side landscaping and natural finishes and will address the sustainability issues outlined in Clause 15.01-2L-01 of the Yarra City Council local planning policy.

1.2 Development Summary

The proposed amended built form can be summarised as follows:

Floor Level	Description
Ground floor	Shared car parking facility, secure bicycle storage, communal space
Levels 1-6	Residential dwellings
Level 7	Residential dwelling, communal terrace, photovoltaic roof top
Roof	Services plant and photovoltaic roof top

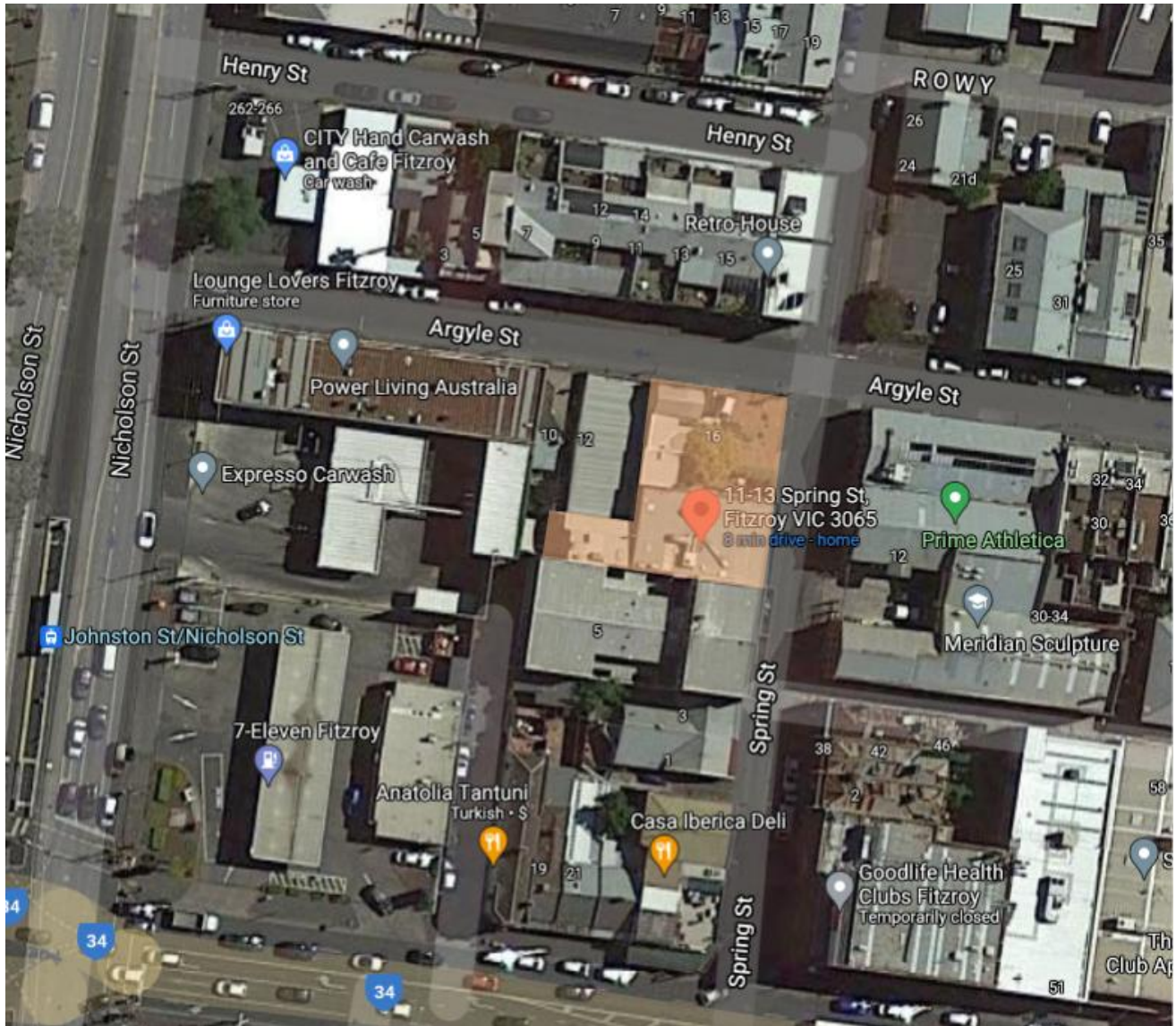
The following table outlines the number of dwellings proposed as part of the proposal:

	No. of 3 Bedroom Apartments
Ground Level	-
Level 1	2
Level 2	2
Level 3	2
Level 4	2
Level 5	2
Level 6	2
Level 7	1
Total (for building)	13



1.3 Project Site

The proposed development has a total site area of **554 m²**. The project site is shown in the image below.



1.4 Design Documentation

For further development summary information, please refer to the relevant design drawings documented by Edition Office as nominated below:

- Town Planning Submission TP A - Edition Office – 13/05/2026

1.5 Applicable Policy Requirements

The Project and ESD requirements for the development have been based on the following documents:

- Yarra City Planning Scheme
- ABCB National Construction Code (NCC) 2019



- Better Apartment Design Standards (BADs)
- Clause 53.25-1 (07/04/2025) of the Victorian Planning Provisions

1.5.1 ABCB National Construction Code – NCC 2019

The National Construction Code (NCC) via Section J – energy efficiency sets the minimum mandatory building design performance required for Australian buildings. Performance requirement JP1 Energy Use states, a building including its services, must have the features that facilitate the efficient use of energy appropriate to -

- the function and use of the building; and
- the level of human comfort required for the building use; and
- solar radiation being
 - utilised for heating; and
 - controlled to minimise energy for cooling; and
- the energy source of the services; and
- the sealing of the building envelope against air leakage; and
- for a conditioned space, achieve an hourly regulated energy consumption in line with stated figures.

Additional commentary is provided within Section 2.3.1 in response to the above.



2. Summary of Sustainability Commitments

2.1 Sustainability Vision

The proposed amended development of 11-13 Spring Street continues to encourage the use of sustainable practises through effective passive design, Water Sensitive Urban Design (WSUD), landscape revegetation, and encouraging alternative modes of transport such as cycling and walking.

2.2 Yarra Planning Scheme

Table 1 of Clause 15.01-2L-01 of the Yarra City Planning Scheme requires proposed development of 10 or more dwellings to propose a Sustainability Management Plan (SMP) as part of the application requirement. The overarching objective is that development should achieve best practice in ESD from the design stage through to construction and operation in the following categories:

- Energy Performance
- Water Resources
- Indoor Environment Quality
- Stormwater Management
- Transport
- Waste Management
- Urban Ecology

2.3 Sustainability Commitments & Targets

Sustainability is a fundamental guiding principle embedded in the proposed development. The project will achieve the following key targets:

- **BESS Best Practice (65%)** score across all dwellings in the development.
- Minimum **NatHERS average of 8 Stars, with no individual dwelling less than 6.5 stars.**

This design approach supports the project's eligibility for the Great Design Fast Track (GDFT) approvals process under the newly implemented Clause 53.25-1 (07/04/2025) of the Victorian Planning Provisions.

2.3.1 Nationwide House Energy Rating Scheme (NatHERS)

In order to achieve compliance with and improve upon Clause 53.25-1 (07/04/2025) of the Victorian Planning Provisions as well as the BCA Section J requirements related to energy efficiency, each of these Class 2 dwellings will target:

- a **minimum of 6.5 Stars** for any individual dwelling, and
- an **average** rating of **at least 8.0 Stars**

The Nationwide House Energy Rating Scheme will be assessed under version 5.3.1 of FirstRate5 software. The software uses information such as building façade materials, bulk insulation, glazing thermal performance, and orientation in order to estimate the annual heating and cooling loads for the dwelling.

Heating and Cooling Load Limits

Individual dwellings will be designed to ensure that the following NatHERS heating and cooling load limits are not exceeded. All dwellings will achieve a cooling load of 30 MJ/m² or less in order to comply with the Better Apartment Design Standards. In order to comply with ABCB Standards, the average rating must not achieve a heating load greater than 88 MJ/m² and the worst performing dwelling must not achieve a heating load greater than 120 MJ/m².



Heating and Cooling Load Limits for NatHERS Climate Zone 21		
	Heating Load Limit	Cooling Load Limit
NCC 2019 ABCB Standard, average rating for Class 2 dwellings	88 MJ/m ²	36 MJ/m ²
NCC 2019 ABCB Standard, worst performing dwelling	120 MJ/m ²	62 MJ/m ²
Better Apartment Design Standards (BADs)	-	30 MJ/m²

2.3.2 Built Environment Sustainability Scorecard (BESS)

In addition to the sustainable design elements nominated above, the development has completed a Built Environment Sustainability Scorecard (BESS) assessment.

BESS assesses energy and water efficiency, thermal comfort, and overall environmental sustainability performance of a new building or alteration. It was created to assist builders and developers to demonstrate that a project meets sustainability information requirements as part of a planning permit application and is considered an acceptable tool for ESD benchmarking.

In order to achieve a 'Best Practice' score in BESS, the project must achieve a minimum score of 50% in the Water, Energy, Stormwater, and IEQ categories in addition to scoring a minimum of 50% overall. The score that this development has achieved in BESS is summarised in the table below:

BESS Assessment Score		
Category	Required Score	Score
Management	0%	62%
Water	50%	57%
Energy	50%	78%
Stormwater	50%	100%
IEQ	50%	72%
Transport	0%	77%
Waste	0%	66%
Urban Ecology	0%	55%
Innovation	0%	0%
Overall Score	50%	68%



3. Sustainability Strategy

In line with the sustainability commitments and vision for this development, the sustainability management plan has been broken into 10 major categories.



These categories provide the framework to create a development with a holistic and thorough approach to environmental sustainability. The project design details have been carefully reviewed and curated to address each category and provide innovative solutions wherever applicable.



3.1 Management

In order to create an integrated design and construction process which in turn leads to effective operational and on-going building performance, the development seeks to address this category through the following on-site initiatives.

BUILDING INFORMATION

- A simple easy-to-use **Building Users Guide** is to be developed and issued to building occupants.

THERMAL PERFORMANCE MODELLING

- **Preliminary NatHERS ratings** have been undertaken for thermally unique dwellings – please refer to Appendix A for results.

METERING & MONITORING

- **Separate utility meters** will be provided for each dwelling to give occupants the ability to monitor their water and electricity usage and consumption.

3.2 Indoor Environmental Quality

Indoor Environment Quality (IEQ) has been defined as a key sustainable building category in order to improve indoor environments for building occupants which in turn aims to improve their overall wellbeing. Australians spend 90% or more of their time indoors. Therefore, consideration to improving indoor environmental quality is a vital step within the design process for any modern building.

The proposed amended development seeks to improve the overall Indoor Environmental Quality (IEQ) for building occupants by addressing the following elements:

INDOOR AIR QUALITY

- The **ventilation system** will comply with ASHRAE Standard 62.1 in regard to minimum separation distances between pollution sources & outdoor air intakes.
- Operable windows and **cross flow strategies** shall be employed throughout the building with the aim of maximising fresh air intake and reducing the need for mechanical ventilation, thus lowering overall energy use.
- All **pollutants from vehicles** in an enclosed space will be exhausted to a dedicated exhaust riser or directly to the outside, in accordance with Section 4 of AS 1668.2-2012. This exhaust system will not recycle air to other enclosures.

ACCESS TO DAYLIGHT

- Building orientation, eave and facade design, glazing and material selection have all been designed with the intent to achieve **natural daylight** to living areas and bedrooms while maintaining a high thermal performance.
- Glazing will be selected to maximise access to daylight while prioritising thermal performance necessary to achieve the targeted energy consumption outcomes. Glazing will have a VLT of 60% given that the thermal performance required is achieved.
- All bedrooms and living rooms within the design are afforded **direct access to natural light**. There are no borrowed light spaces within the development.

VISUAL COMFORT

- At least 60% of living rooms will have a **clear line of sight** to internal or external views. All floor areas within 8m from a compliant high-quality view meet these requirements.

INDOOR POLLUTANTS

- **Low Volatile Organic Compounds (VOC)** internally applied paints, carpets, adhesives and sealants will be selected for the project.



- **Low Formaldehyde** engineered wood products (particleboard, plywood, MDF) will be selected for the project.

3.3 Energy Efficiency

The built environment within Australia contributes over **40%** of our total greenhouse gas emissions annually which is among the highest per capita in the world. **Intelligent design** can drastically improve energy efficiency and decrease greenhouse gas emissions associated with a building's operation.

This development has sought to include several sustainable initiatives designed in order to maximise the energy efficiency of the development. Energy efficiency initiatives proposed for inclusion within the development are outlined below:

BUILDING FABRIC

- Subject to detailed design and final thermal performance analysis, the project is on track to achieve **8.0 Star NatHERS** average or greater, with each dwelling achieving at least 6.5 stars.
- Each dwelling will achieve a maximum NatHERS **cooling load of 30 MJ/m²** and the development will achieve an average heating load not exceeding 88 MJ/m².
- **Double glazing** will be used throughout the project.
- Living areas have been **oriented to the North** wherever possible.
- **Operable windows** are provided to all living areas and bedrooms.
- **Glazing placement and sizing** have been carefully managed (particularly to East, West, and South) to reduce unwanted heat gain/loss, while providing access to daylight and natural ventilation.
- Considered specification of **construction materials and external cladding** to maximise positive influence of thermal mass and minimise unwanted heat gain/loss. This includes the use of concrete slab floors.

APPLIANCES & EQUIPMENT

- All **appliances will be electric** in order to eliminate reliance on fossil fuels.
- All supplied appliances to be specified **within 1 Star rating** of maximum energy star rating (where available)
- A high efficiency centralised **electric heat pump system** will be installed to minimise greenhouse gas emissions from the **domestic hot water** demand from the facility.
- **Air conditioning** will be provided to all dwellings.
- Where air conditioning is provided, it will be via **inverter split system** units with an energy rating of 3 Stars each unit.
- **Ceiling fans** will be provided to each bedroom and living room to assist with air flow and ventilation and further reduce the need for air conditioning.

SUSTAINABLE ENERGY SUPPLY

- A **7kW Rooftop Solar PV** array will be installed on the building to offset grid electricity usage and further reduce GHG emissions associated with the building's operation.
- Electricity generated from the PV system will be directly supplied to the **apartments**. The project is investigating systems such as Allume Energy to accomplish this. Where PV supply is not available, the development will rely on grid electricity.
- The option of **Certified Greenpower** to be explored in design development with the embedded network operator.

LIGHTING

- Energy efficient **LED lighting** will be installed throughout.



- The **lighting power density** will be reduced by at least 10% below the maximum lighting power density allowable in Table J6.2a. Independent light switching will be provided to each functional room (ex, living room, kitchens).
- Where practical, **external lighting** will be provided with motion sensors and/or timers. In order to improve safety of the development and allow for natural surveillance, some energy efficient external lighting may be provided and maintained when necessary.

CAR PARK VENTILATION

- Car park mechanical systems to include variable speed fan drives and **Carbon Monoxide (CO) monitoring** systems to improve energy efficiency and ensure systems only run when required.

3.4 Water Resources

With people becoming more aware of our water security issues, properties that are designed to use water more efficiently are becoming highly regarded by potential residents. Water saving measures such as water efficient fittings and fixtures (taps, shower heads etc.) and reuse systems are key features for water efficient design.

Overall, the development will seek to address water efficiency and reduce the potable water demand for the building through the below initiatives.

WATER CONSERVATION

- **Sanitary fixtures** across all the development will have a **minimum WELS rating** as follows:
 - Taps - 5 Star Kitchen Taps and 6 Star Bathroom Taps
 - Toilets - 4 Star
 - Showers - 3 Star (>6.0 but <=7.5 L/min)
 - Dishwashers - 5 Star (where/if supplied)
- A **fire protection system** will be designed to include temporary storage for 80% of the routine fire protection system test water and maintenance drain-downs for reuse on-site. If sprinkler systems are installed, each floor will be fitted with isolation valves or shut-off points for floor-by-floor testing.
- **Drip irrigation** with moisture sensor override will be installed. The landscaping and associated systems will be designed to reduce the consumption of potable water required for irrigation through the installation of subsoil drip irrigation and moisture sensor controls.

WATER REUSE

- **Rainwater** will be collected and **re-used for toilet flushing and landscape irrigation** via a 5,000L retention tank.

3.5 Stormwater Management

The design team recognizes and embraces that by reducing stormwater run-off from the site the project has the potential to improve natural ecosystem health and improve natural ecology beyond the site boundary. Measures taken to reduce stormwater runoff include:

WATER SENSITIVE URBAN DESIGN (WSUD)

- The project will comply with WSUD requirements via the rainwater reuse system and achieve a **STORM score of 100%**.
- The WSUD strategy includes a **5kL rainwater tank** collecting stormwater from clean roofs with a catchment area of 312 m².



3.6 Transport

The adoption of sustainable transport methods is encouraged by building designs which provide appropriate facilities for occupants and visitors. Site proximity to major transport infrastructure also lends itself to building residents adopting and utilising sustainable methods of transport.

BICYCLE PARKING

- **19 secure resident bicycle spaces**, which includes **4 secure cargo bike spaces**, are provided inside the development.
- **7 visitor bicycle spaces** are provided on site.
- A **bike repair station** will be provided for residents' use.

CAR PARKING

- A project-specific Traffic Report has been developed under a separate cover, whereby the following allocation of a total of **12 parking spaces** will be provided through a car stacker system. Car parking provisions have been minimised in order to encourage alternative modes of transportation.

ELECTRIC VEHICLE INFRASTRUCTURE

- Provision to allow **Electric Vehicle (EV)** charging points for all car parking spaces (within the car stacker system).

3.7 Waste Minimisation

Construction and demolition activities account for a large percentage of the waste and recycling generated by a site when compared to its general operation. There is now a growing level of interest in 'green' buildings, which through careful design use less resources and energy than conventional buildings and provide healthier environments for staff.

CONSTRUCTION AND DEMOLITION WASTE

- The head contractor will commit to divert **at least 80% of the waste** generated during construction and demolition from landfill.

OPERATIONAL WASTE

- **Clearly labelled recycling bins** will be provided in refuse room, along with a 2.0 m² hard waste collection area for larger items.
- **Separated waste streams** will be built into kitchen joinery, making it easy for residents to divert as much waste from landfill as possible.
- Purchasers will be provided with **information on disposal of organic waste** to support diversion of household food waste from landfill.

3.8 Urban Ecology

In order to protect and enhance the local biodiversity and urban ecology, the development seeks to address this ESD category through the following on-site initiatives.

COMMUNAL SPACES

- The project includes a **77m² indoor communal space** designed to support social interaction and community activities among residents.

SITE VEGETATION

- The project will incorporate landscaping over roughly **20.5% of the site area**, helping reduce the urban heat island effect and provide amenity for residents.



PRIVATE BALCONIES

- Each dwelling will have a **private outdoor courtyard or balcony** to allow greater access to the outdoors. Private balconies to have a tap and floor waste to allow residents to encourage and maintain greenery on their balconies.

3.9 Sustainable Building Materials

A significant amount of material is expected to be used within the development. Embodied energy is often a key consideration overlooked in material selection. The proposed development seeks to address and manage the selection and specification of sustainable building materials.

MATERIAL REDUCTION

- The selection of a **limited materials palette**, along with a focus on raw finishes, aims to reduce total material usage in the project.

HEALTHY MATERIALS SPECIFICATION

- During the project's detailed design phase all materials will be evaluated regarding their potential toxicity. This will result in the specification of **low or zero VOC** paints, materials, adhesives and finishes throughout.
- Selections for permanent formwork, pipes, flooring, blinds and cables will be either PVC free products or meet **PVC Best Practice Guidelines**.

LOW IMPACT MATERIALS

- All new **timber** used in the project will be **FSC or AFC certified**.





Appendices

Appendix A NatHERS Assessment



11-13 Spring Street, Fitzroy

First Rate Energy Rating Assessment

Town Planning

JOB NO. 301151090

CLIMATE ZONE	AVERAGE ENERGY INTENSITY (MJ/m ²)	AVERAGE STAR RATING	MINIMUM STAR RATING
21	54.8	8.0	6.8

Level	Apt No.	Apt Type	Area (m ²)	Heating - MJ/m ²	Cooling - MJ/m ²	Energy Rating - MJ/m ²	Star Rating	Total Energy - MJ	Comments
L01	1.01	1.01	145.3	40.80	8.70	49.5	8.2	7192.35	U2.91 SHGC 0.44 ATB-005-03 B Roof slab R5.0, Floor R2.5
	1.02	1.02	170.1	44.50	15.10	59.6	7.8	10137.96	U2.91 SHGC 0.44 ATB-005-03 B Roof slab R5.0, Floor R2.5 Skylights U3.97 SHGC 0.27 VE-012-01W
L02	2.01	2.01	133.6	30.70	11.50	42.2	8.4	5637.92	U2.91 SHGC 0.44 ATB-005-03 B
	2.02	2.02	115.9	39.80	15.00	54.8	7.9	6351.32	U2.91 SHGC 0.44 ATB-005-03 B
L03	3.01	3.01	133.5	31.90	9.30	41.2	8.4	5500.20	U2.91 SHGC 0.44 ATB-005-03 B
	3.02	3.02	115.9	42.60	14.30	56.9	7.9	6594.71	U2.91 SHGC 0.44 ATB-005-03 B
L04	4.01	4.01	133.5	32.80	9.30	42.1	8.4	5620.35	U2.91 SHGC 0.44 ATB-005-03 B
	4.02	4.02	115.9	45.80	13.70	59.5	7.8	6896.05	U2.91 SHGC 0.44 ATB-005-03 B
L05	5.01	5.01	133.5	33.70	9.20	42.9	8.4	5727.15	U2.91 SHGC 0.44 ATB-005-03 B
	5.02	5.02	115.9	46.70	11.30	58.0	7.9	6722.20	U2.91 SHGC 0.44 ATB-005-03 B
L06	6.01	6.01	133.5	34.40	9.00	43.4	8.4	5793.90	U2.91 SHGC 0.44 ATB-005-03 B
	6.02	6.02	115.9	62.10	16.10	78.2	7.2	9063.38	U2.91 SHGC 0.44 ATB-005-03 B Roof slab R5.0
L07	7.01	7.01	133.5	71.70	16.20	87.9	6.8	11734.65	U2.91 SHGC 0.44 ATB-005-03 B Roof slab R5.0

Appendix B BESS Assessment



BESS Report

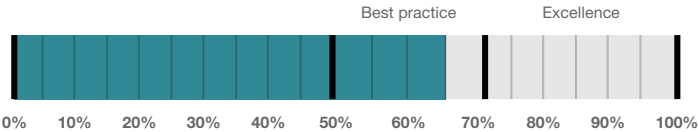
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 11-13 Spring St Fitzroy Victoria 3065. 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 Yarra 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



68%

Project details

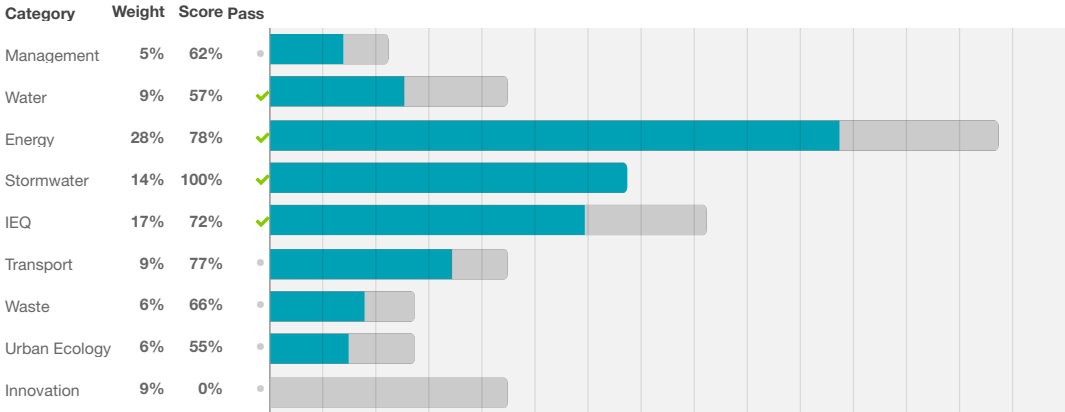
Name	Revised 11-13 Spring St
Address	11-13 Spring St Fitzroy Victoria 3065
Project ID	63CF4DBF-R9
BESS Version	BESS-6
Date	19 May 2026
Software version	2.3.0-B.652



Site type	Multi unit development (apartment building)
Account	kenneth.yuen@stantec.com
Application no.	
Site area	554 m ²
Building floor area	1,879 m ²

Performance by category

● This project ● Maximum available



Buildings

Name	Height	Footprint	% of total footprint
Building 1	8	554 m ²	100%

Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	Building	% of total area
Apartment				
1.02	1	184 m ²	Building 1	9%
1.01	1	160 m ²	Building 1	8%
6.01	1	148 m ²	Building 1	7%
5.01	1	148 m ²	Building 1	7%
4.01	1	148 m ²	Building 1	7%
7.01	1	148 m ²	Building 1	7%
3.01	1	148 m ²	Building 1	7%
2.01	1	148 m ²	Building 1	7%
6.02	1	130 m ²	Building 1	6%
5.02	1	130 m ²	Building 1	6%
4.02	1	130 m ²	Building 1	6%
3.02	1	130 m ²	Building 1	6%
2.02	1	129 m ²	Building 1	6%
Total	13	1,879 m²	100%	

Supporting Evidence

Shown on Floor Plans

Credit	Requirement	Response	Status
Management 3.1	Individual utility meters annotated		-
Management 3.3	Common area submeters annotated		-
Water 3.1	Water efficient garden annotated		-
Energy 3.1	Carpark with natural ventilation or CO monitoring system		-
Energy 4.2	Floor plans showing location of photovoltaic panels as described.		-
Stormwater 1.1	Location of any stormwater management systems used in STORM or MUSIC modelling (e.g. Rainwater tanks, raingarden, buffer strips)		-
IEQ 1.1	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.		-
IEQ 1.2	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.		-
IEQ 1.3	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.		-
IEQ 1.5	Floor plans with compliant bedrooms marked		-
Transport 1.1	All nominated residential bicycle parking spaces		-
Transport 1.2	All nominated residential visitor bicycle parking spaces		-

Credit	Requirement	Response	Status
Transport 1.3	Residential bicycle parking spaces at ground level		-
Transport 2.1	Location of electric vehicle charging infrastructure		-
Waste 2.2	Location of recycling facilities		-
Urban Ecology 1.1	Size and location of communal spaces		-
Urban Ecology 2.1	Vegetated areas		-
Urban Ecology 2.4	Taps and floor waste on balconies / courtyards		-

Supporting Documentation

Credit	Requirement	Response	Status
Management 2.2	Preliminary NatHERS assessments		-
Energy 3.1	Provide a written explanation of either the fully natural carpark ventilation or carbon monoxide monitoring, describing how these systems will work, what systems are required for them to be fully integrated and who will be responsible for their implementation throughout the design, procurement and operational phases of the building life.		-
Energy 3.6	Provide a written description of the average lighting power density to be installed in the development and specify the lighting type(s) to be used.		-
Energy 4.2	Specifications of the solar photovoltaic system(s).		-
Stormwater 1.1	STORM report or MUSIC model		-
IEQ 1.1	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.		-
IEQ 1.2	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.		-
IEQ 1.3	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.		-
IEQ 1.5	A list of compliant bedrooms		-
Waste 1.1	Report detailing how the existing building is being reused on-site		-

Credit summary

Management Overall contribution 4.5%

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

Water Overall contribution 9.0%

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

Energy Overall contribution 27.5%

		Minimum required 50%	78% ✔ Pass
1.2 Thermal Performance Rating - Residential		83%	
2.1 Greenhouse Gas Emissions		100%	
2.2 Peak Demand		0%	
2.3 Electricity Consumption		100%	
2.4 Gas Consumption		N/A ✦ Scoped Out	
			No gas connection in use
3.1 Carpark Ventilation		100%	
3.2 Hot Water		100%	
3.4 Clothes Drying		0%	
3.6 Internal Lighting - Residential Multiple Dwellings		100%	
4.2 Renewable Energy Systems - Solar		100%	
4.4 Renewable Energy Systems - Other		0% ⦿ Disabled	
No other (non-solar PV) renewable energy is in use.			

Stormwater Overall contribution 13.5%

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

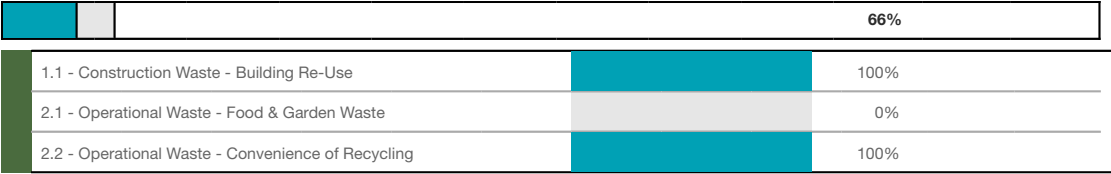
IEQ Overall contribution 16.5%

		Minimum required 50%	72%	✔ Pass
	1.1 Daylight Access - Living Areas		100%	
	1.2 Daylight Access - Bedrooms		100%	
	1.3 Winter Sunlight		100%	
	1.5 Daylight Access - Minimal Internal Bedrooms		100%	
	2.1 Effective Natural Ventilation		0%	

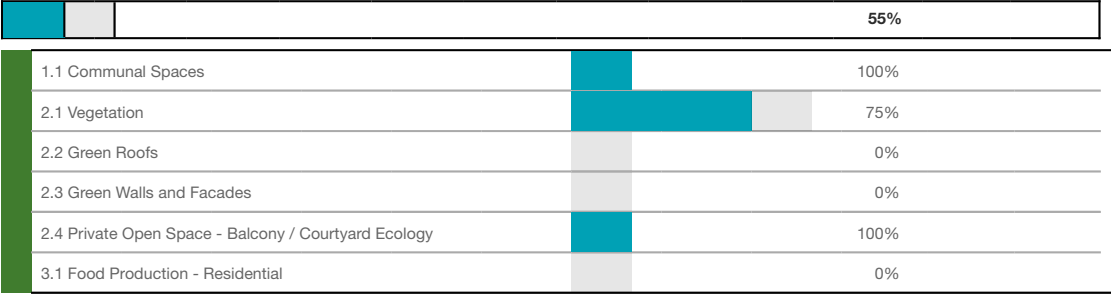
Transport Overall contribution 9.0%

		77%
1.1 Bicycle Parking - Residential		100%
1.2 Bicycle Parking - Residential Visitor		100%
1.3 Bicycle Parking - Convenience Residential		100%
2.1 Electric Vehicle Infrastructure		100%
2.2 Car Share Scheme		0%
2.3 Motorbikes / Mopeds		0%

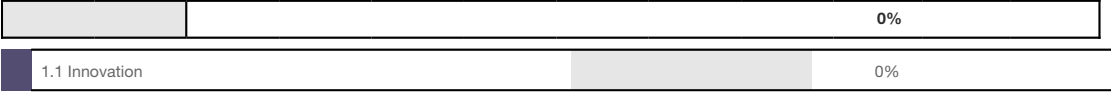
Waste Overall contribution 5.5%



Urban Ecology Overall contribution 5.5%



Innovation Overall contribution 9.0%



Credit breakdown

Management Overall contribution 4.5%

		62%
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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	
2.2 Thermal Performance Modelling - Multi-Dwelling Residential		100%
Score Contribution	This credit contributes 25% towards the category score.	
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?	
Question	Criteria Achieved ?	
Apartment	Yes	
3.1 Metering - Residential		100%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Have utility meters been provided for all individual dwellings?	
Question	Criteria Achieved ?	
Apartment	Yes	
3.3 Metering - Common Areas		100%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Have all major common area services been separately submetered?	
Question	Criteria Achieved ?	
Apartment	Yes	
4.1 Building Users Guide		100%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Will a building users guide be produced and issued to occupants?	
Question	Criteria Achieved ?	
Project	Yes	

Water Overall contribution 9.0%

		Minimum required 50%	57%	✓ Pass
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Water Approach

What approach do you want to use for Water?: Use the built in calculation tools

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

Are you installing a swimming pool?: No

Are you installing a rainwater tank?: Yes

Fixtures, fittings & connections profile

Showerhead: All 4 Star WELS (≥ 6.0 but ≤ 7.5)

Bath: All Scope out

Kitchen Taps: All ≥ 5 Star WELS rating

Bathroom Taps: All ≥ 6 Star WELS rating

Dishwashers: All ≥ 5 Star WELS rating

WC: All ≥ 4 Star WELS rating

Urinals: All Scope out

Washing Machine Water Efficiency: All Scope out

Which non-potable water source is the dwelling/space connected to?: Tank 1

Non-potable water source connected to Toilets: All Yes

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

Non-potable water source connected to Hot Water System: All No

Rainwater tank profile

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

Tank 1 312 m²

-

Tank Size:

Tank 1 5,000 Litres

-

Irrigation area connected to tank:

Tank 1 0.0 m²

-

Is connected irrigation area a water efficient garden?:

Tank 1 No

-

Other external water demand connected to tank?:

Tank 1 0.0 Litres/Day

-

1.1 Potable water use reduction

40%

Score Contribution	This credit contributes 71.4% towards the category score.
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.
Output	Reference
Project	1885 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	1354 kL
Output	Proposed (including rainwater and recycled water use)
Project	1167 kL
Output	% Reduction in Potable Water Consumption
Project	38 %
Output	% of connected demand met by rainwater
Project	81 %
Output	How often does the tank overflow?
Project	Never / Rarely
Output	Opportunity for additional rainwater connection
Project	316 kL
3.1 Water Efficient Landscaping	100%
Score Contribution	This credit contributes 14.3% towards the category score.
Criteria	Will water efficient landscaping be installed?
Question	Criteria Achieved ?
Project	Yes
4.1 Building Systems Water Use Reduction	100%
Score Contribution	This credit contributes 14.3% towards the category score.
Criteria	Where applicable, have measures been taken to reduce potable water consumption by >80% in the buildings air-conditioning chillers and when testing fire safety systems?
Question	Criteria Achieved ?
Project	Yes

Energy Overall contribution 27.5%

		Minimum required 50%	78%	✔ Pass
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Dwellings Energy Approach

What approach do you want to use for Dwellings?: Use the built in calculation tools

Are you installing any solar photovoltaic (PV) system(s)?: Yes

Are you installing any other renewable energy system(s)?: No

Gas supplied into building: No gas connection

Dwelling Energy Profiles

Building: All Building 1

Below the floor is:

1.01 Ground or Carpark

1.02

2.01 Another Occupancy

2.02

3.01

3.02

7.01

4.01

5.01

6.01

4.02

5.02

6.02

Above the ceiling is:

1.01 Another Occupancy

1.02

2.01

2.02

3.01

3.02

4.01

5.01

6.01

4.02

5.02

7.01 Outside

6.02

Exposed sides:	
1.01	2
1.02	
2.02	
3.02	
2.01	3
3.01	
7.01	
4.01	
5.01	
6.01	
4.02	
5.02	
6.02	
NatHERS Annual Energy Loads - Heat:	
1.01	40.8 MJ/sqm
1.02	44.5 MJ/sqm
2.01	30.7 MJ/sqm
2.02	39.8 MJ/sqm
3.01	31.9 MJ/sqm
3.02	42.6 MJ/sqm
7.01	71.7 MJ/sqm
4.01	32.8 MJ/sqm
5.01	33.7 MJ/sqm
6.01	34.4 MJ/sqm
4.02	45.8 MJ/sqm
5.02	46.7 MJ/sqm
6.02	62.1 MJ/sqm
NatHERS Annual Energy Loads - Cool:	
1.01	8.7 MJ/sqm
1.02	15.1 MJ/sqm
2.01	11.5 MJ/sqm
2.02	15.0 MJ/sqm
3.01	9.3 MJ/sqm
4.01	
3.02	14.3 MJ/sqm
7.01	16.2 MJ/sqm
5.01	9.2 MJ/sqm
6.01	9.0 MJ/sqm
4.02	13.7 MJ/sqm
5.02	11.3 MJ/sqm
6.02	16.1 MJ/sqm

NatHERS star rating:		
1.01	8.2	
1.02	7.8	
4.02		
2.01	8.4	
3.01		
4.01		
5.01		
6.01		
2.02	7.9	
3.02		
5.02		
7.01	6.8	
6.02	7.2	
Type of Heating System: All	D Reverse cycle space	
Heating System Efficiency: All	3 Star	
Type of Cooling System: All	Refrigerative space	
Cooling System Efficiency: All	3 Stars	
Type of Hot Water System: All	C Electric Heat Pump	
Is the hot water system shared by multiple dwellings?: All	Yes	
% Contribution from solar hot water system: All	0 %	
Clothes Line: All	A No drying facilities	
Clothes Dryer: All	Occupant to Install	
Solar Photovoltaic system profile		
System Size (lesser of inverter and panel capacity): PV 1	7.0 kW peak	
Orientation (which way is the system facing?): PV 1	South	
Inclination (angle from horizontal): PV 1	5.0 Angle (degrees)	
1.2 Thermal Performance Rating - Residential		83%
Score Contribution	This credit contributes 31.6% towards the category score.	
Criteria	What is the average NatHERS rating?	
Output	Average NATHERS Rating (Weighted)	
Apartment	7.9 Stars	
2.1 Greenhouse Gas Emissions		100%
Score Contribution	This credit contributes 10.5% towards the category score.	
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?	
Output	Reference Building with Reference Services (BCA only)	
Apartment	117,838 kg CO2	
Output	Proposed Building with Proposed Services (Actual Building)	
Apartment	38,099 kg CO2	
Output	% Reduction in GHG Emissions	
Apartment	67 %	
2.2 Peak Demand		0%

Score Contribution	This credit contributes 5.3% towards the category score.
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?
Output	Peak Thermal Cooling Load - Baseline
Apartment	173 kW
Output	Peak Thermal Cooling Load - Proposed
Apartment	155 kW
Output	Peak Thermal Cooling Load - % Reduction
Apartment	10 %
2.3 Electricity Consumption	 100%
Score Contribution	This credit contributes 10.5% towards the category score.
Criteria	What is the % reduction in annual electricity consumption against the benchmark?
Output	Reference
Apartment	115,527 kWh
Output	Proposed
Apartment	37,352 kWh
Output	Improvement
Apartment	67 %
2.4 Gas Consumption	 N/A ✦ Scoped Out
No gas connection in use	
This credit was scoped out	No gas connection in use
3.1 Carpark Ventilation	 100%
Score Contribution	This credit contributes 10.5% towards the category score.
Criteria	If you have an enclosed carpark, is it: (a) fully naturally ventilated (no mechanical ventilation system) or (b) 40 car spaces or less with Carbon Monoxide monitoring to control the operation and speed of the ventilation fans?
Question	Criteria Achieved ?
Project	Yes
3.2 Hot Water	 100%
Score Contribution	This credit contributes 5.3% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?
Output	Reference
Apartment	140,739 MJ
Output	Proposed
Apartment	53,765 MJ
Output	Improvement
Apartment	61 %
3.4 Clothes Drying	 0%

Score Contribution	This credit contributes 5.3% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?
Output	Reference
Apartment	8,595 kWh
Output	Proposed
Apartment	8,595 kWh
Output	Improvement
Apartment	0 %
3.6 Internal Lighting - Residential Multiple Dwellings	
	100%
Score Contribution	This credit contributes 10.5% towards the category score.
Criteria	Is the maximum illumination power density (W/m2) in at least 90% of the relevant building class at least 20% lower than required by Table J6.2a of the NCC 2019 Vol 1 (Class 2-9) and Clause 3.12.5.5 NCC 2019 Vol 2 (Class 1 & 10)?
Question	Criteria Achieved ?
Apartment	Yes
4.2 Renewable Energy Systems - Solar	
	100%
Score Contribution	This credit contributes 5.3% towards the category score.
Criteria	What % of the estimated energy consumption of the building class it supplies does the solar power system provide?
Output	Solar Power - Energy Generation per year
Apartment	7,571 kWh
Output	% of Building's Energy
Apartment	20 %
4.4 Renewable Energy Systems - Other	
	0% ☒ Disabled
No other (non-solar PV) renewable energy is in use.	
This credit is disabled	No other (non-solar PV) renewable energy is in use.

Stormwater Overall contribution 13.5%

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

IEQ Overall contribution 16.5%

		Minimum required 50%	72%	✓ Pass
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Use the BESS Deemed to Satisfy (DtS) method for daylight to Dwellings?:	Yes
Are all living areas and bedrooms less than 8m deep (5m if south facing)?:	Yes
Do all living areas and bedrooms have a floor-to-ceiling height of at least 2.7m?:	Yes
Does all glazing to living areas achieve at least 60% Visible Light Transmittance (VLT)?:	Yes
Do all living areas have an external facing window (not into a courtyard, light well or other major obstruction)? :	Yes
Does the building(s) comply with the requirements of the building separation tables?:	Yes
What approach do you want to use for daylight to Dwellings?:	-
1.1 Daylight Access - Living Areas	100%
Score Contribution	This credit contributes 27.3% towards the category score.
Criteria	What % of living areas achieve a daylight factor greater than 1%
Output	Calculated percentage
Apartment	100 %
1.2 Daylight Access - Bedrooms	100%
Score Contribution	This credit contributes 27.3% towards the category score.
Criteria	What % of bedrooms achieve a daylight factor greater than 0.5%
Output	Calculated percentage
Apartment	100 %
1.3 Winter Sunlight	100%
Score Contribution	This credit contributes 9.1% towards the category score.
Criteria	Do 70% of dwellings receive at least 3 hours of direct sunlight in all Living areas between 9am and 3pm in mid-winter?
Question	Criteria Achieved ?
Apartment	Yes
1.5 Daylight Access - Minimal Internal Bedrooms	100%
Score Contribution	This credit contributes 9.1% towards the category score.
Criteria	Do at least 90% of dwellings have an external window in all bedrooms?
Question	Criteria Achieved ?
Apartment	Yes
2.1 Effective Natural Ventilation	0%

Score Contribution	This credit contributes 27.3% towards the category score.
Criteria	What % of dwellings are effectively naturally ventilated?
Question	Percentage Achieved?
Apartment	38 %

Transport Overall contribution 9.0%

		77%
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1.1 Bicycle Parking - Residential		100%
Score Contribution	This credit contributes 22.2% towards the category score.	
Criteria	How many secure and undercover bicycle spaces are there per dwelling for residents?	
Question	Bicycle Spaces Provided ?	
Apartment	19	
Output	Min Bicycle Spaces Required	
Apartment	13	
1.2 Bicycle Parking - Residential Visitor		100%
Score Contribution	This credit contributes 22.2% towards the category score.	
Criteria	How many secure bicycle spaces are there per 5 dwellings for visitors?	
Question	Visitor Bicycle Spaces Provided ?	
Apartment	7	
Output	Min Visitor Bicycle Spaces Required	
Apartment	3	
1.3 Bicycle Parking - Convenience Residential		100%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Are bike parking facilities for residents located at ground or entry level?	
Question	Criteria Achieved ?	
Apartment	Yes	
2.1 Electric Vehicle Infrastructure		100%
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	Yes	
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 11.1% 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 Overall contribution 5.5%

		66%
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1.1 - Construction Waste - Building Re-Use		100%
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	Yes	
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 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	

Urban Ecology Overall contribution 5.5%

		55%
1.1 Communal Spaces		100%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Is there at least the following amount of common space measured in square meters : * 1m ² for each of the first 50 occupants * Additional 0.5m ² for each occupant between 51 and 250 * Additional 0.25m ² for each occupant above 251?	
Question	Common space provided	
Apartment	76.9 m ²	
Output	Minimum Common Space Required	
Apartment	38 m ²	
2.1 Vegetation		75%
Score Contribution	This credit contributes 44.4% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	20 %	
2.2 Green Roofs		0%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	No	
2.3 Green Walls and Facades		0%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	No	
2.4 Private Open Space - Balcony / Courtyard Ecology		100%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Is there a tap and floor waste on every balcony / in every courtyard?	
Question	Criteria Achieved ?	
Apartment	Yes	
3.1 Food Production - Residential		0%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	What area of space per resident is dedicated to food production?	
Question	Food Production Area	
Apartment	0.0 m ²	
Output	Min Food Production Area	
Apartment	10 m ²	

Innovation Overall contribution 9.0%

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

Disclaimer

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Appendix C STORM Assessment and Catchment Plan



11-13 Spring Street Fitzroy

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

117%
SCORE

Project details

Name	11-13 Spring Street Fitzroy
Project ID	651B60C1
Street address	11-13 Spring St, Fitzroy VIC 3065, Australia
Municipality	Yarra
Site area	554 m ²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	52%	>27%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%	✗
Total suspended solids (%)	55%	>80%	✗
Total phosphorus (%)	54%	>45%	✓
Total nitrogen (%)	52%	>45%	✓
Total gross pollutants (%)	69%	>70%	✗

Connections

Configuration 1



Clean Roof 311.63m2



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 5

Catchments



Clean Roof 311.63m2



Balcony/Terrace Paved, 128.38m2



Planter Area Pervious (garden and lawn), 113.74m2

Treatments



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 5

166%



Building 1 Residential Apartment, 39 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Mains water
Toilets connected to mains water	0
Toilets connected to rainwater	27
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• Mains	0 m ²
• Rainwater Tank	0 m ²
• Recycled Water	0 m ²
Garden water use efficiency	

DRAFT
REPORT

REV	DATE	DESCRIPTION
A	13/5/2026	Town Planning Submission

Drawings to be read in conjunction with specification by Edition Office PTY LTD and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Edition Office PTY LTD. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

FIRST FLOOR
1:100

256 NICHOLSON ST
DOUBLE STOREY
CONCRETE BUILDING
COMMERCIAL

JOHNSTON
PLACE

No. 10
SINGLE
STOREY
BRICK
BUILDING
RESIDENTIAL

No. 12
SINGLE
STOREY
BRICK
BUILDING
COMMERCIAL

No. 9 THREE
STOREY
RENDERED
BUILDING
RESIDENTIAL

No. 11 THREE
STOREY
RENDERED
BUILDING
RESIDENTIAL

No. 13 THREE
STOREY
RENDERED
BUILDING
RESIDENTIAL

No. 15 THREE
STOREY
RENDERED
BUILDING
RESIDENTIAL

No. 21 THREE
STOREY
BRICK
BUILDING
RESIDENTIAL

ARGYLE STREET

SPRING STREET

No. 8-12
TWO STOREY
BRICK
BUILDING
COMMERCIAL

No. 5
FOUR STOREY
BRICK BUILDING
RESIDENTIAL

EXTERNAL FINISHES LEGEND
EX1 EXISTING BUILDING
GL1 CLEAR GLAZING IN ALUMINIUM FRAMES TO MATCH EF1
GL2 CLEAR GLAZING IN ALUMINIUM FRAMES TO MATCH EF2
GL3 CLEAR GLAZING IN EXISTING WINDOW FRAMES
GL4 OBUURED GLAZING IN EXISTING WINDOW FRAMES
EF1 CONCRETE FACADE - LIGHT PIGMENT
EF2 CONCRETE FACADE - DARK PIGMENT
EF3 CONCRETE PATTERN - LIGHT PIGMENT
EF4 CONCRETE PATTERN - DARK PIGMENT
EF5 METAL WORK - COLOUR TO MATCH EF1
EF6 METAL WORK - COLOUR TO MATCH EF2
EF7 METAL FIRE BOOSTER CUPBOARD - TO MATCH EF1
EF8 RENDER TO MATCH EF1
EF9 PERFORATED METAL MESH SCREEN TO MATCH EF1
EF10 RENDER TO MATCH EF2
EF11 CONCRETE FACADE - GREY
EF12 RED BRICK
EF13 TENSILE MESH
EF14 PERFORATED METAL MESH SCREEN TO MATCH EF2
EP1 TERRACOTTA PAVING
EP2 GRAVEL BALLAST
EP3 BRICK AND OXIDE PAVING
BR2 EXISTING HERITAGE BRICK PAVING

PROJECT ESD COMMITMENTS
- BESS Best Practice (50%) score across all dwellings in the development.
- Minimum NatHERS average of 8 Stars, with no individual dwelling less than 6.5 stars
- Each dwelling will achieve a maximum NatHERS cooling load of 30 MJ/m2
- A minimum of 6.5 Stars for any individual dwelling, and
- An average rating of at least 8.0 Stars
- A BESS Overall score of 65%
- Building Users Guide to be developed for users
- Separate Utility Meters for occupants to monitor consumption
- Ventilation System complying with ASHRAE Standards
- Operable windows and cross-flow strategies
- Exhausting pollutants from vehicles in enclosed spaces
- Access to natural daylight
- Double glazing that maximises daylight and prioritises thermal performance
- Visual comfort and a clear line of sight to external views
- Low Volatile Organic Compounds (VOC) to internally applied finishes
- Low Formaldehyde engineered wood products
- Construction materials and external cladding to maximise positive influence of thermal mass and minimise unwanted heat gain/loss
Energy Strategy
- All appliances will be electric within 1 Star energy rating where available
- High efficiency all electric heat pump system
- Airconditioning with an inverter split system, energy rating of 3 stars each, and ceiling fans to bedrooms
- Implementation of a 7.0 kW photovoltaic system
- LED lighting to be installed throughout with reduced lighting power density
Carbon Monoxide (CO) monitoring systems to be implemented
Water Efficiency
- Taps – 5 Star Kitchen, 6 Star Bathroom
- Toilets – 4 Star
- Showers – 3 Star
- Dishwashers – 5 Star (if supplied)
- Temporary storage for 80% of fire system test/maintenance water
- Drip irrigation with moisture sensor override
Water Reuse
- 5,000 L rainwater tank for toilet flushing & irrigation
Stormwater Management – WSUD
- Project will comply with WSUD requirements and achieve a 100% BlueFactor score.
- WSUD strategy includes a 5 kL rainwater tank with 364 m² catchment.
Transport
Bicycle Parking
- 19 secure resident bicycle spaces provided.
- 7 visitor bicycle spaces on site.
- Bike repair station provided.
Car Parking
- Total of 12 car parking spaces
Electric Vehicle Infrastructure
- Provision for EV charging at each car park with at least one equipped charger.
Construction & Demolition Waste
- Contractor will divert at least 80% of construction/demolition waste from landfill.
Operational Waste
- Clearly labelled recycling bins provided in refuse room and bin chutes also provided.
- 2.0 m³ hard waste area provided.
- Kitchen joinery includes separated waste streams.
- Purchasers provided with organics-waste guidance.
Urban Ecology – Communal Spaces
- 75 m² indoor communal space for social interaction & activities.
Urban Ecology – Site Vegetation
- Landscaping over ~5% of site area.
Private Balconies
- Each dwelling has a private balcony/courtyard.
- Balconies include tap & floor waste to support resident greenery.
Sustainable Building Materials
- Limited materials palette focused on raw materials
- Healthy material specification implemented aligning with PVC Best

ACOUSTIC COMMITMENTS
- All operable windows to habitable rooms to have acoustic bulb seals
- All sliding doors to have pile seals to the perimeter.

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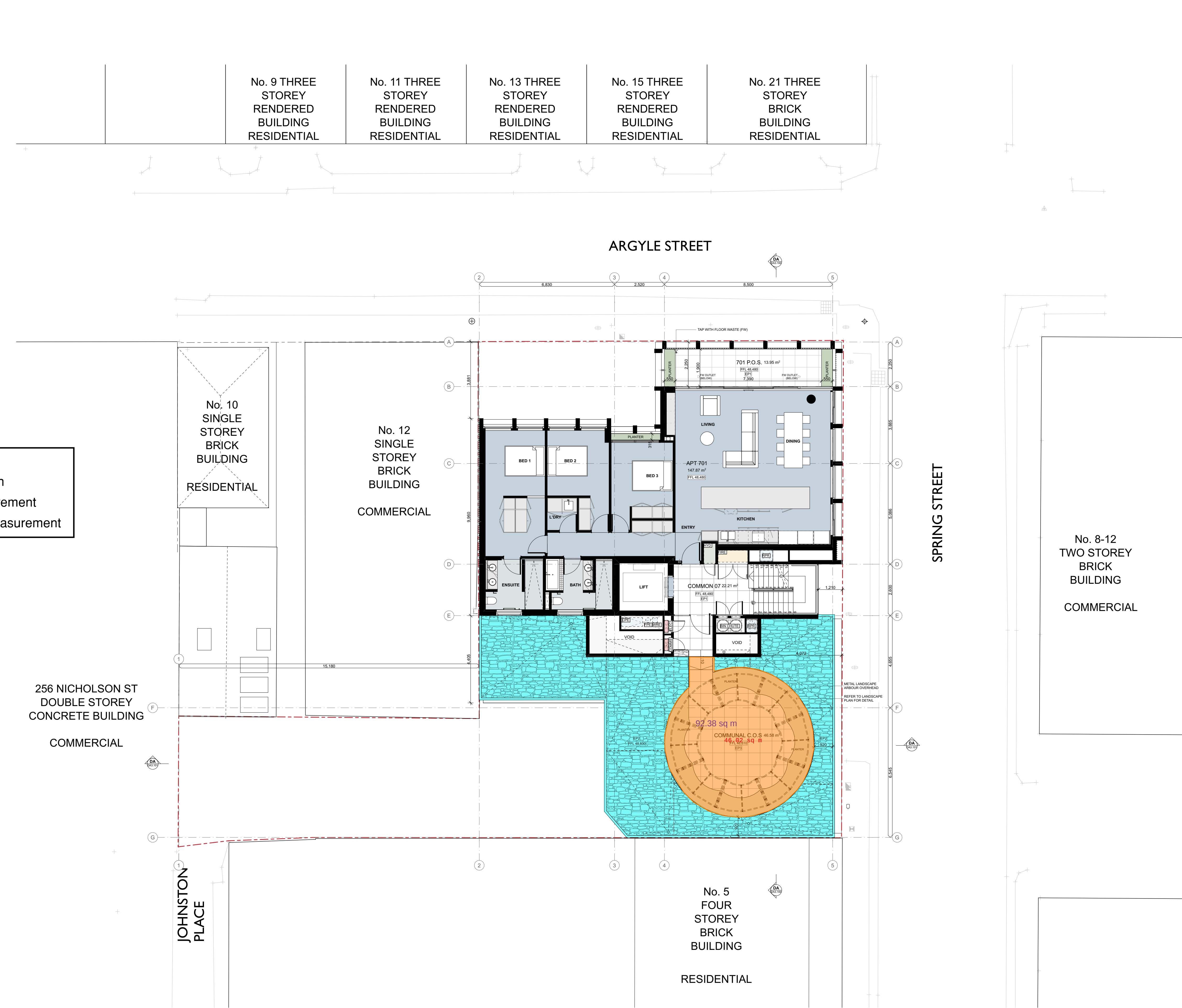
SECOND FLOOR
1:100



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Drawings to be read in conjunction with specification by Edition Office PTY LTD and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Edition Office PTY LTD. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

CLIENT
Antipodean Land Developments

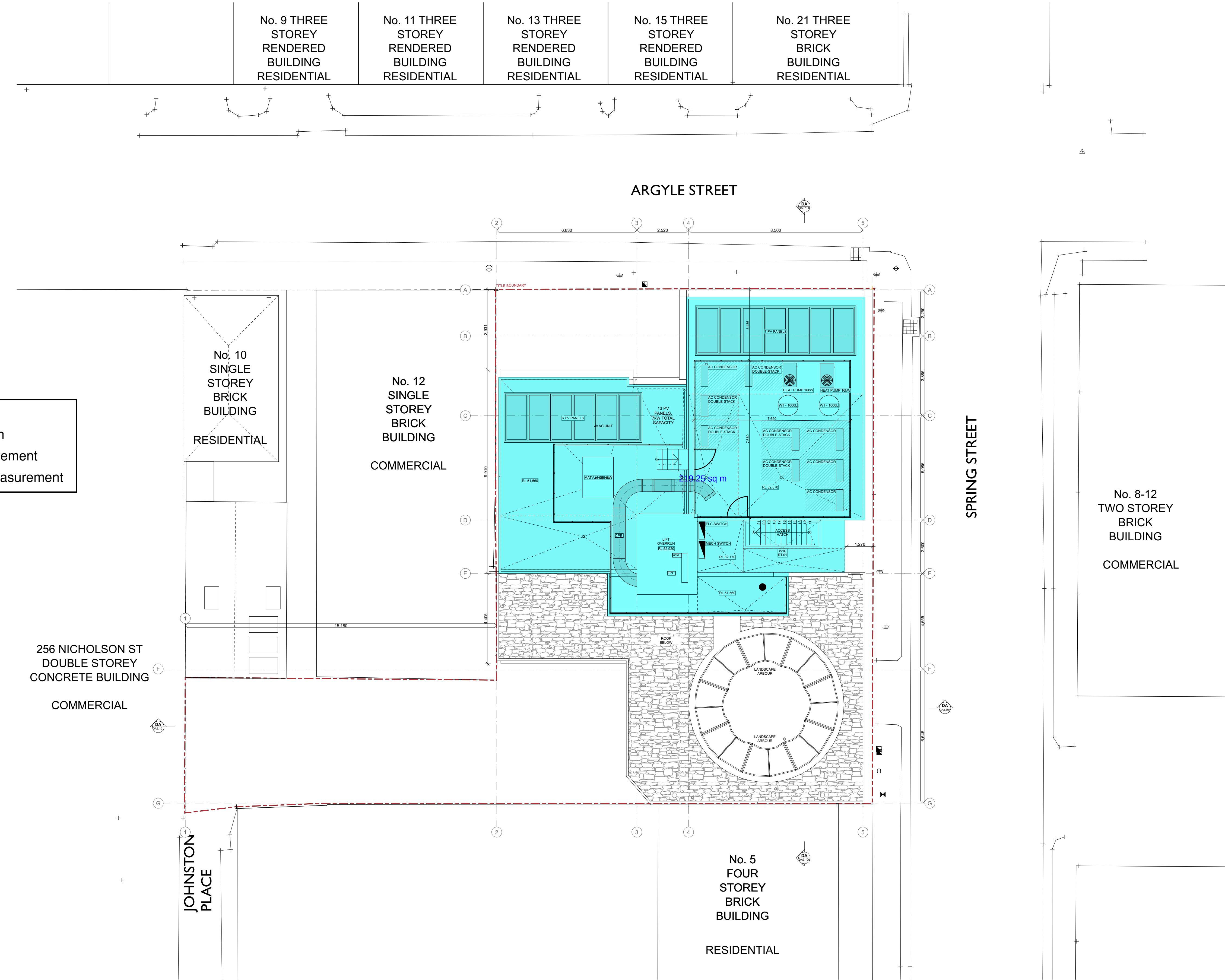
ROOF PLAN

REVISION
A

CONTACT
Molly Hibberd – molly@edition-office.com

DA1.109

Edition Office PTY LTD ABN 84 113 711 567



EXTERNAL FINISHES LEGEND

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- Landscaping over ~5% of site area.

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Sustainable Building Materials

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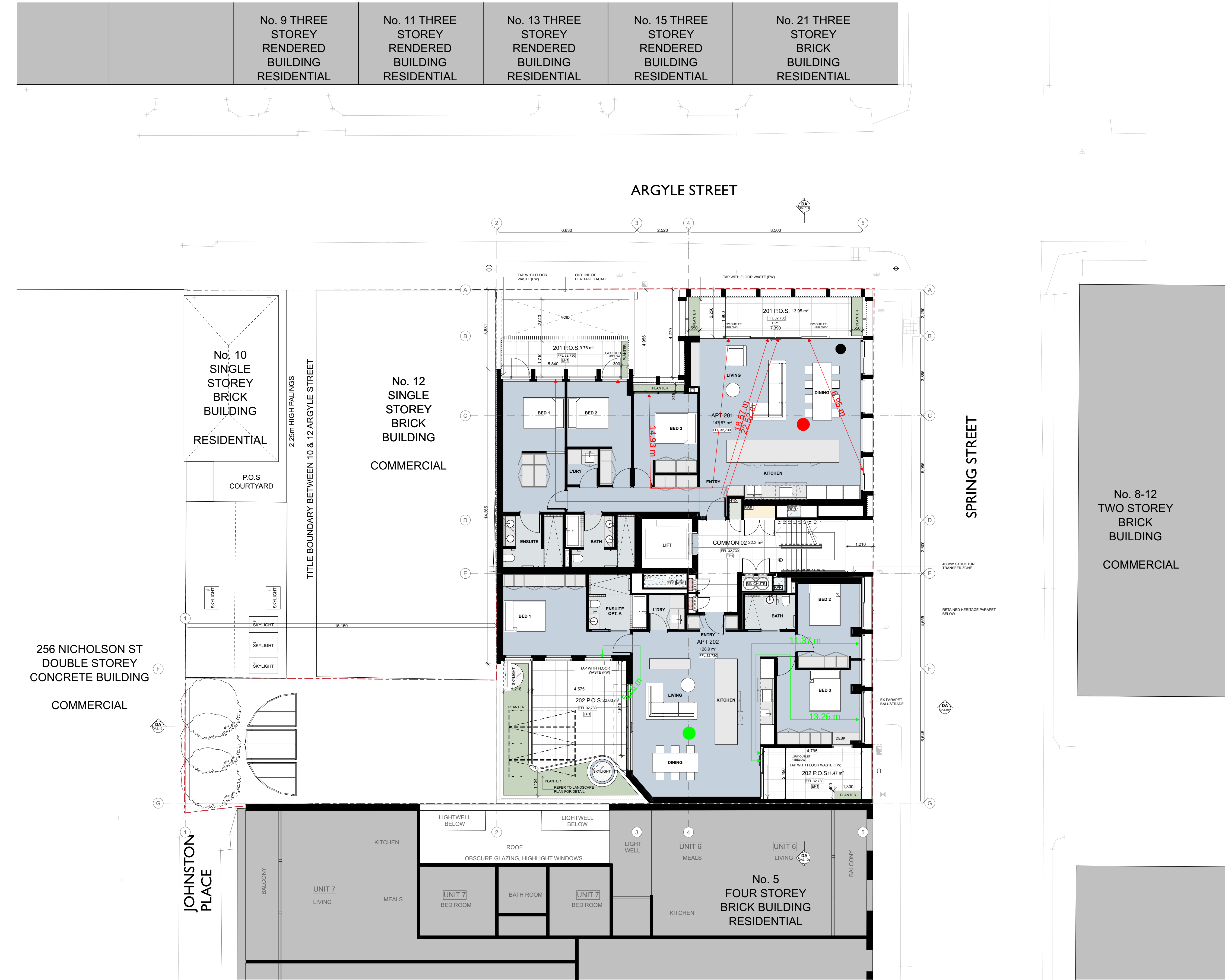
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Appendix D Cross Flow Ventilation Markups



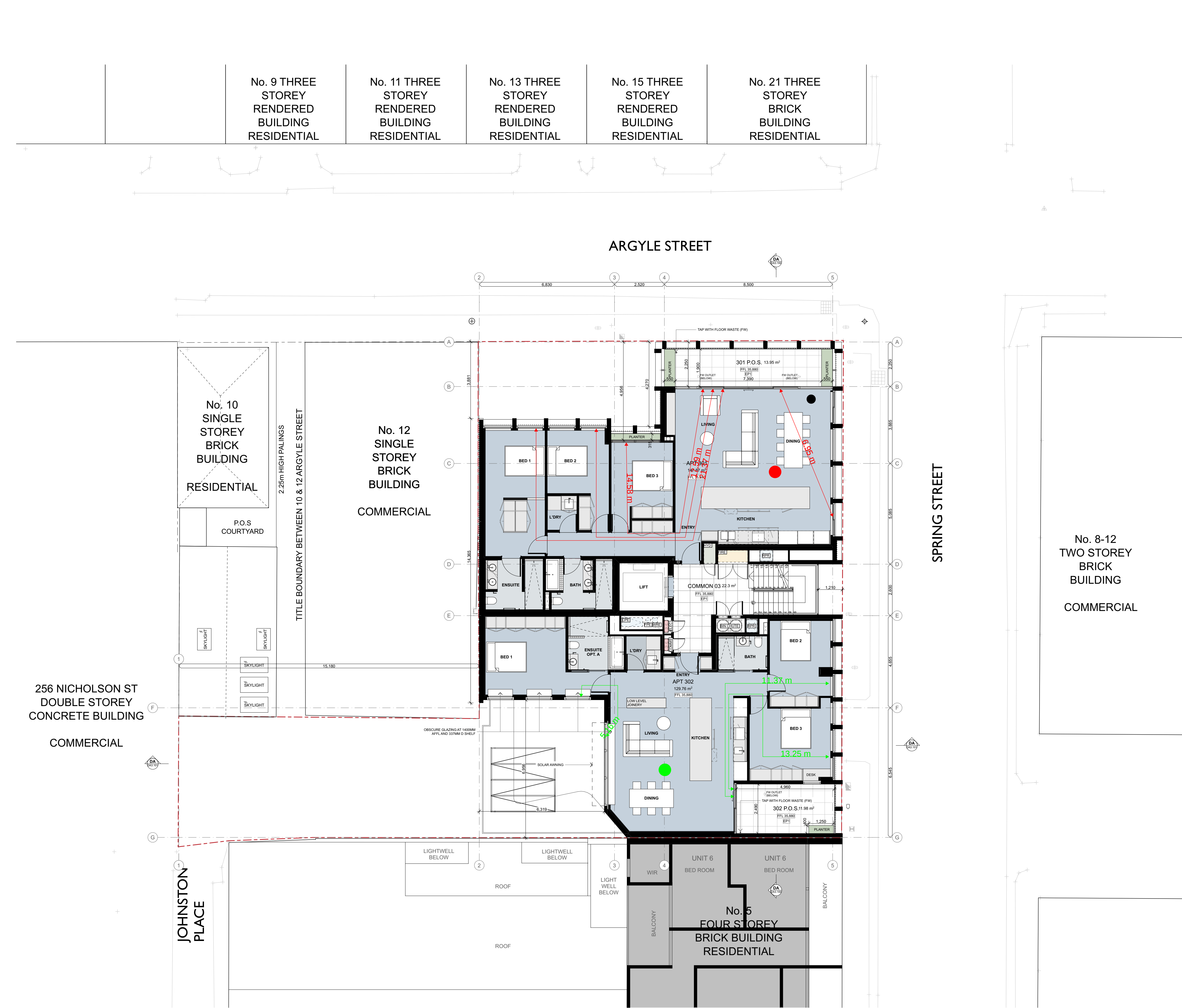
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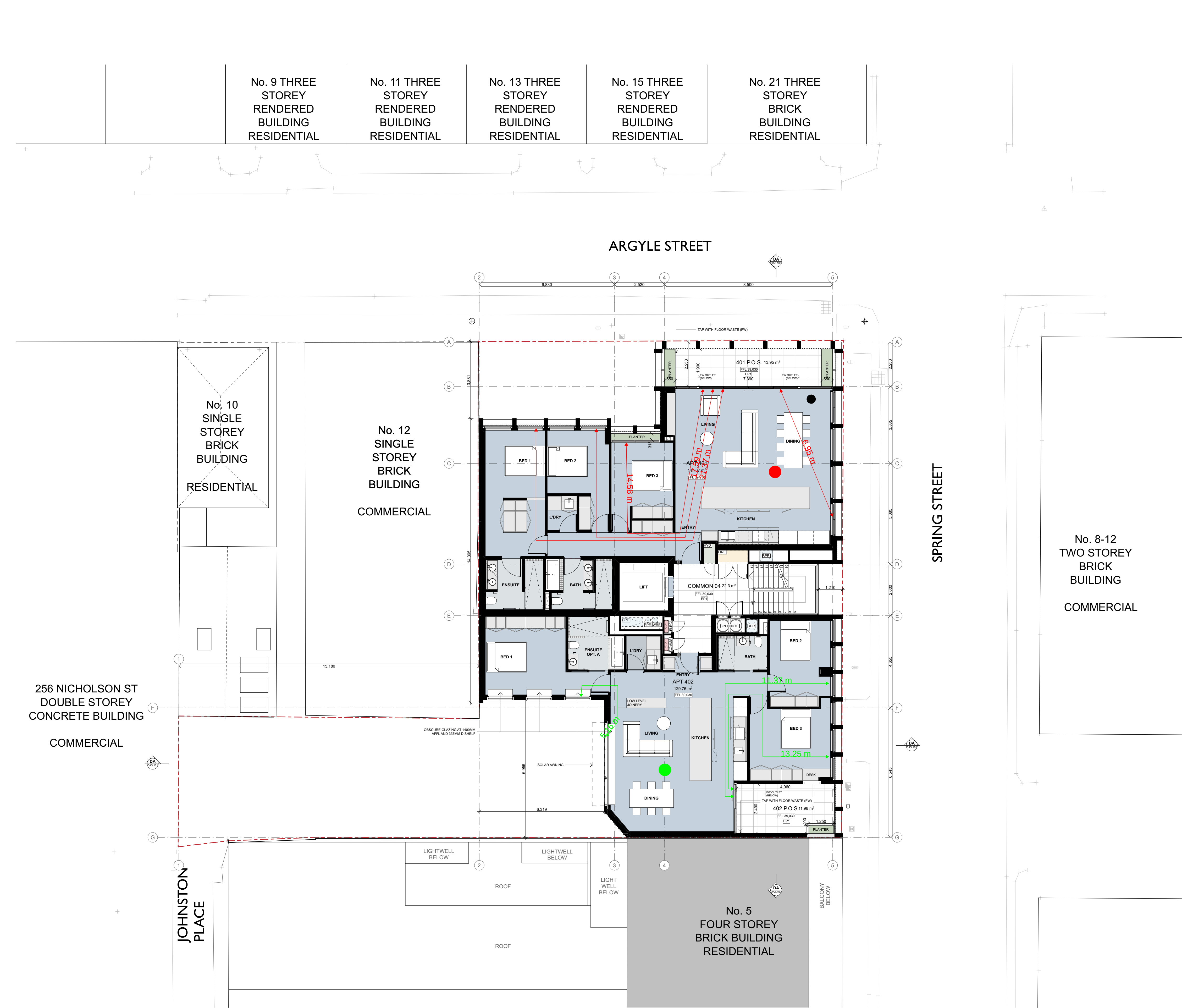
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THIRD FLOOR
1:100

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FOURTH FLOOR
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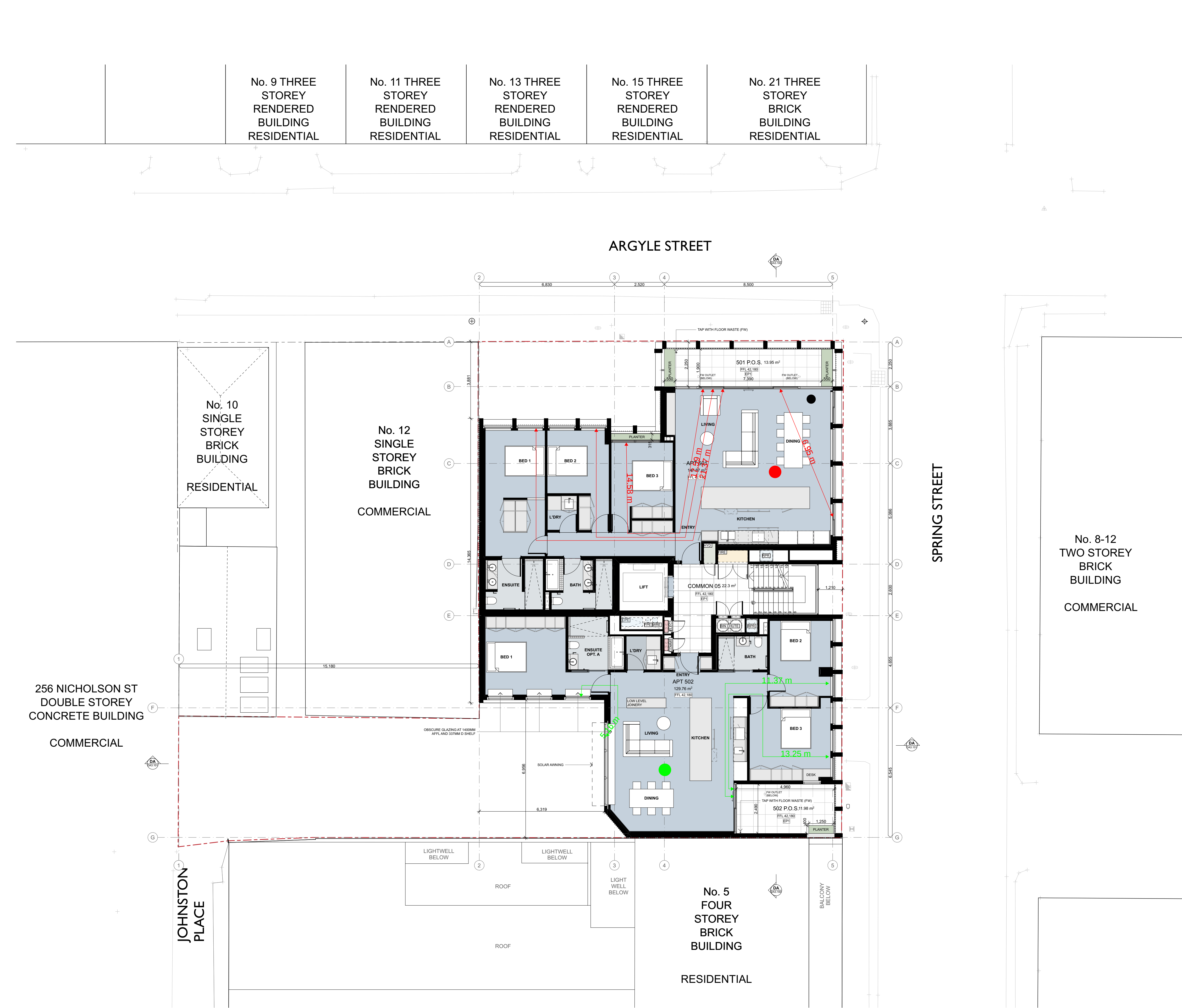
Sustainable Building Materials

- Limited materials palette focused on raw materials
- Healthy material specification implemented aligning with PVC Best

ACOUSTIC COMMITMENTS

- All operable windows to habitable rooms to have acoustic bulb seals
- All sliding doors to have pile seals to the perimeter.

REV	DATE	DESCRIPTION
A	13/5/2026	Town Planning Submission



FIFTH FLOOR
1:100

EXTERNAL FINISHES LEGEND

- EX1 EXISTING BUILDING
- GL1 CLEAR GLAZING IN ALUMINIUM FRAMES TO MATCH EF1
- GL2 CLEAR GLAZING IN ALUMINIUM FRAMES TO MATCH EF2
- GL3 CLEAR GLAZING IN EXISTING WINDOW FRAMES
- GL4 OBTURED GLAZING IN EXISTING WINDOW FRAMES
- EF1 CONCRETE FACADE - LIGHT PIGMENT
- EF2 CONCRETE FACADE - DARK PIGMENT
- EF3 CONCRETE PATTERN - LIGHT PIGMENT
- EF4 CONCRETE PATTERN - DARK PIGMENT
- EF5 METAL WORK - COLOUR TO MATCH EF1
- EF6 METAL WORK - COLOUR TO MATCH EF2
- EF7 METAL FIRE BOOSTER CUPBOARD - TO MATCH EF1
- EF8 RENDER TO MATCH EF1
- EF9 PERFORATED METAL MESH SCREEN TO MATCH EF1
- EF10 RENDER TO MATCH EF2
- EF11 CONCRETE FACADE - GREY
- EF12 RED BRICK
- EF13 TENSILE MESH
- EF14 PERFORATED METAL MESH SCREEN TO MATCH EF2
- EP1 TERRACOTTA PAVING
- EP2 GRAVEL BALLAST
- EP3 BRICK AND OXIDE PAVING
- BR2 EXISTING HERITAGE BRICK PAVING

PROJECT ESD COMMITMENTS

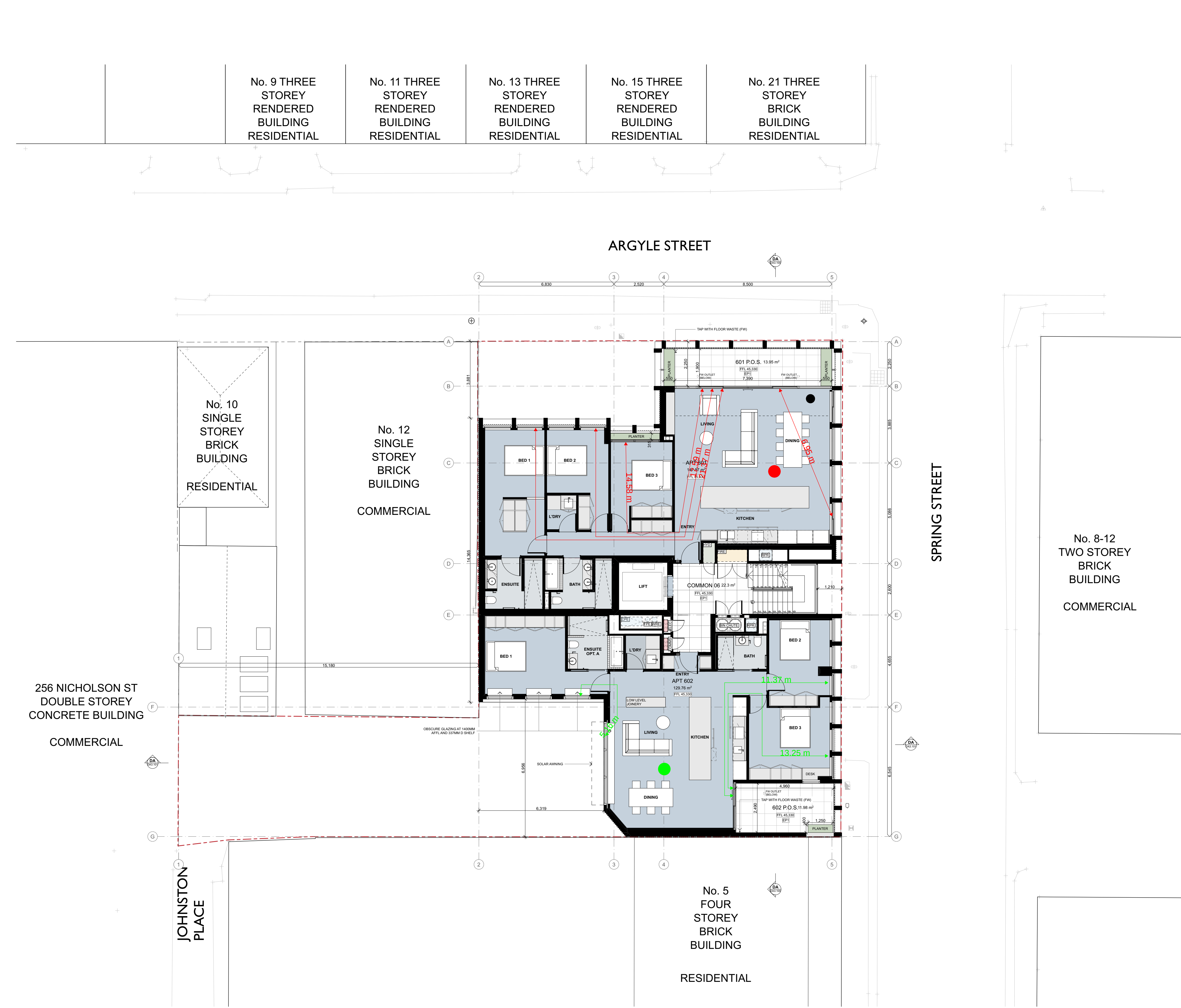
- BESS Best Practice (50%) score across all dwellings in the development.
- Minimum NatHERS average of 8 Stars, with no individual dwelling less than 6.5 stars
- Each dwelling will achieve a maximum NatHERS cooling load of 30 MJ/m2
- A minimum of 6.5 Stars for any individual dwelling, and
- An average rating of at least 8.0 Stars
- A BESS Overall score of 65%
- Building Users Guide to be developed for users
- Separate Utility Meters for occupants to monitor consumption
- Ventilation System complying with ASHRAE Standards
- Operable windows and cross-flow strategies
- Exhausting pollutants from vehicles in enclosed spaces
- Access to natural daylight
- Double glazing that maximises daylight and prioritises thermal performance
- Visual comfort and a clear line of sight to external views
- Low Volatile Organic Compounds (VOC) to internally applied finishes
- Low Formaldehyde engineered wood products
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- Energy Strategy**
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- Airconditioning with an inverter split system, energy rating of 3 stars each, and ceiling fans to bedrooms
- Implementation of a 7.0 kW photovoltaic system.
- LED lighting to be installed throughout with reduced lighting power density
- Water Efficiency**
- Carbon Monoxide (CO) monitoring systems to be implemented
- Water Efficiency**
- Taps – 5 Star Kitchen, 6 Star Bathroom
- Toilets – 4 Star
- Showers – 3 Star
- Dishwashers – 5 Star (if supplied)
- Temporary storage for 80% of fire system test/maintenance water
- Drip irrigation with moisture sensor override
- Water Reuse**
- 5,000 L rainwater tank for toilet flushing & irrigation
- Stormwater Management – WSUD
- Project will comply with WSUD requirements and achieve a 100% BlueFactor score.
- WSUD strategy includes a 5 kL rainwater tank with 364 m² catchment.
- Transport**
- Bicycle Parking**
- 19 secure resident bicycle spaces provided.
- 7 visitor bicycle spaces on site.
- Bike repair station provided.
- Car Parking**
- Total of 12 car parking spaces
- Electric Vehicle Infrastructure**
- Provision for EV charging at each car park with at least one equipped charger.
- Construction & Demolition Waste**
- Contractor will divert at least 80% of construction/demolition waste from landfill.
- Operational Waste**
- Clearly labelled recycling bins provided in refuse room and bin chutes also provided.
- 2.0 m² hard waste area provided.
- Kitchen joinery includes separated waste streams.
- Purchasers provided with organics-waste guidance.
- Urban Ecology – Communal Spaces**
- 75 m² indoor communal space for social interaction & activities.
- Urban Ecology – Site Vegetation**
- Landscaping over ~5% of site area.
- Private Balconies**
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1:100

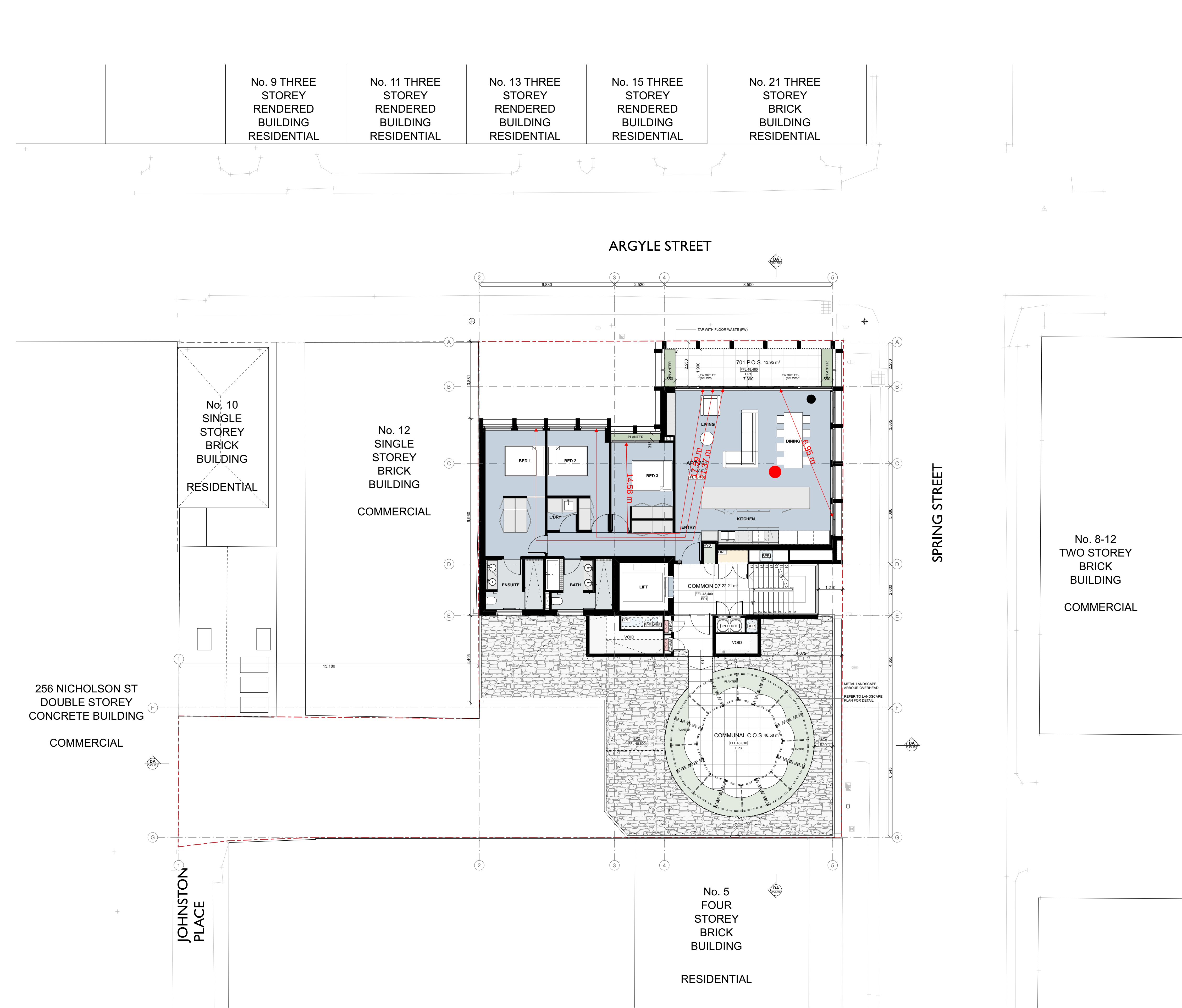
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Stantec Australia Pty Ltd
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600 Bourke Street
Melbourne VIC 3000
Tel +61 3 8554 7000



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