REPORT

Sustainability Management Plan

429 Albert Street, Brunswick - Brunswick Apartment Stockland

CONFIDENTIAL

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VERIFICATION

REVISION	DATE ISSUED	PREPARED BY	VERIFIED BY	AUTHORISED BY	COMMENT
1.0	13 February 2026	Isabella Ristevski	Hock Ter	Ben White	Draft for comment
2.0	19 February 2026	Isabella Ristevski	Hock Ter	Ben White	Draft – 70% TP
3.0	2 March 2026	Isabella Ristevski	Hock Ter	Ben White	80% TP Issue
4.0	12 June 2026	Isabella Ristevski	Hock Ter	Ben White	Final – 100% TP

STAKEHOLDERS

ROLE	ORGANISATION
Client	Stockland
Client Representative	Essence PM
Architect	Jackson Clements Burrow Architects
Façade Engineer	TTW
Structural Engineer	4D Workshop
Services Engineer & Sustainability	NDY

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1 EXECUTIVE SUMMARY

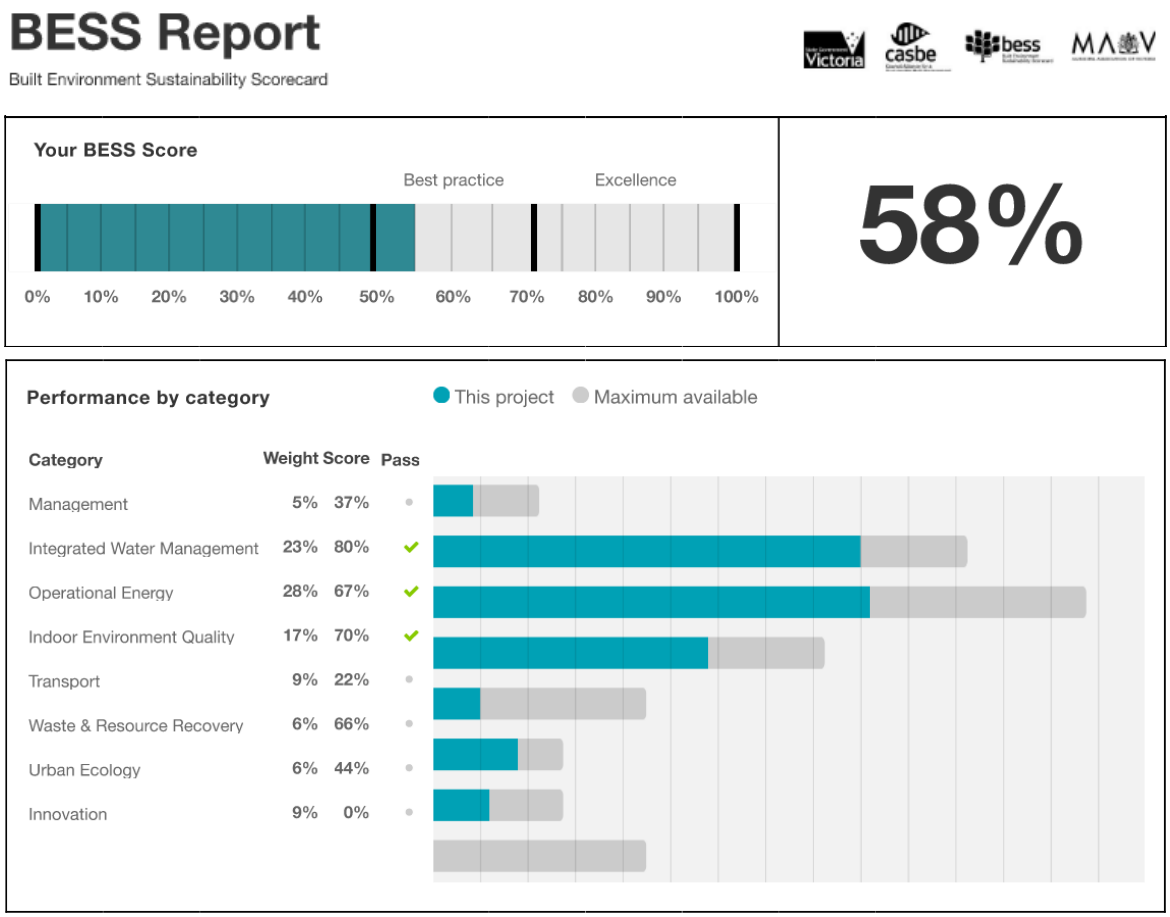
This Sustainability Management Plan (SMP) has been prepared to provide an overview of the proposed sustainable design initiatives for the multi-unit development located at 429 Albert Street, Brunswick. The proposed development responds to the objectives stated in the Merri-bek Council Planning Scheme, Clause 15.02-1L "Environmentally Sustainable Development" and addresses the Council's commitment to encouraging best practice and improving sustainability of the built environment from the design stage through to construction and operation.

1.1 SUSTAINABILITY OBJECTIVES

The proposed development demonstrates high sustainability credentials in line with the objectives identified within the Merri-Bek Council Planning Clause 15.01-2L-02 using the Built Environment Sustainability Scorecard (BESS) framework. Through early design input from sustainability professionals and through site-responsive design, the project aims to improve the efficient use of resources by reducing the energy and potable water demand of the building in operation.

The project will seek to encourage the use of sustainable building materials during construction and will provide convenient recycling to promote waste avoidance. The proposed development is designed to provide a healthy indoor environment for regular occupants and visitors.

Summary of the BESS assessment below demonstrating the development exceeds the best practice standards (50% BESS score). The current proposed BESS Summary achieved below:



2 INTRODUCTION

2.1 PROJECT DETAILS

The purpose of this report is to provide a Sustainability Management Plan at the proposed multi-unit development for the site located at 429 Albert Street, Brunswick.

The subject site is shown in Figure 1 below and is located at the corner of Albert Street and Pearson Street.

FIGURE 1 SITE IMAGE

The proposed development is a mixed-unit development consisting of:

- Two residential buildings with a total of 223 apartments
- Residential amenities
- Two level of basements

2.2 INFORMATION SOURCES

The following information sources have been used in the preparation of this report:

- Merri-bek Council Planning Scheme: Clause 15.01-2L "Environmentally Sustainable Development"
- Merri-Bek Council Planning Scheme: Clause 53.18 "Stormwater Management in Urban Development"
- Architectural Town Planning drawings prepared by Jackson Clements Burrow Architects
- Discussions and workshops with the design team.

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2.3 SUMMARY OF KEY ESD INITIATIVES

The following summarises some of the key ESD initiatives targeted by the project:

- The building will be 100% electric with no natural gas infrastructure installed as part of this project.
- Appropriate metering to enable close monitoring of utility usage.
- Implementation of Building Users Guide (BUG) to inform the occupants about how to use the space in an efficient manner.
- The project is committed to achieve 7.5-star NatHERS development average with no individual dwelling achieving lesser than 6.0-star rating.
- Provision of a 25 kW_p on-site renewable energy array via installation of photovoltaic panels on available roof area. The project team will work through the exact placement of the panels in detailed designed development.
- Appropriate use of passive design i.e. maximizing natural ventilation to residential areas and shading to façade using considered placement of balconies and overhangs.
- Potable water usage reduction via high efficiency WELS rated fixtures and appliances, rainwater harvesting system and closed loop fire pump testing system.
- Water Sensitive Urban Design (WSUD) in alignment with Best Practice Environmental Management Guidelines (BPEMG).
- Best practice stormwater quality achieved via rainwater harvesting for irrigation purpose
- The development has the electrical capacity to enable EV charging to all residential car spaces, with installation undertaken subject to purchaser upgrade selections.
- Provision of convenient recycling to promote waste avoidance.
- Provision of on-site organic waste bins for waste separation.
- Provision of communal spaces for social interaction and relaxation.

Please refer to the following section for detailed summary of the proposed initiatives.

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3 BESS SUSTAINABILTY INITIATIVES

3.1 MANAGEMENT

Effective management practices can improve the sustainability performance of a project by influencing areas where decision-making is critical. Projects should prioritise the implementation of processes and strategies that support positive sustainability outcomes during construction.

The development responds to these requirements through fundamental integration of a few measures.

INITIATIVE	DESCRIPTION
Thermal Performance Modelling – Residential	NDY has conducted an early design NatHERS modelling for a sample of thermally unique dwellings which demonstrated that the proposed development can achieve a 7.5-star NatHERS average rating with no individual dwelling lesser than 6.0-star NatHERS rating. Refer to Appendix D – Early NatHERS Energy Modelling for details.
Metering – Residential	Utility meters shall be provided for all individual dwellings.
Metering – Common Areas	All major common area services shall be separately sub metered.
Building Users Guide (BUG)	BUG shall be produced and issued to occupants. The BUG should use non-technical language and be targeted to building occupants (and building managers where required) to communicate and facilitate more sustainable behaviour by building occupants.

3.2 WATER

Water is an increasingly important natural resource. Well managed, it can provide for a multitude of uses critical to our day to day lives, while also sustaining the environment on which we fundamentally depend.

A building's design has a significant impact on the water consumption of its occupants, along with the way water leaves the site through the sewer and stormwater systems. Minor changes to design can have long lasting benefits.

The development has applied the following key design measures in relation to water use:

INITIATIVE	DESCRIPTION
Rainwater Tank	Development to install a 50kL rainwater tank connected for landscape irrigation.
Potable Water Use Reduction	Building to demonstrate a minimum of 25% reduction in potable water use through efficient fixtures, appliances, and rainwater reuse. This is demonstrated through efficient fixtures. Fixtures to meet the following WELS rating: • Kitchen taps – ≥ 5 Star • Bathroom taps – ≥ 5 Star • Showers – ≥ 5 Star (≥4.5L/s, ≤6.0L/s) • Dishwashers – ≥4 Star • Toilet – ≥ 4 Star
Water Efficient Landscaping	All vegetation requiring irrigation to be connected to rainwater tank.
Building Systems Water Use Reduction	Building shall minimise potable water use in building systems by avoiding water-based heat rejection system (i.e. chillers). In addition, the fire system test water shall be collected for re-use, either with the fire test system or for another fit-for purpose use.

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3.3 ENERGY

Energy efficient design is the product of an effective response to environmental factors, early strategic thinking in design and a considered approach to construction.

Achieving a highly energy efficient building doesn't require a significant additional upfront cost. Often, it's just ensuring basic principles of passive design are integrated early on, and that ongoing energy use is considered when selecting building services and appliances.

An effective approach to energy efficiency is also often the simplest, cheapest way to reduce greenhouse gas emissions and ongoing operational costs.

A preliminary sample of NatHERS ratings have been undertaken; the outputs are included in Appendix C – BADS Cross Ventilation Assessment.

The development responds to these requirements through fundamental integration of several measures. These include:

INITIATIVE	DESCRIPTION
On-Site Solar PV Generation - Development	The proposed design incorporates a 25kWp solar photovoltaic system subject to available roof space and feasibility study during design development to maximise on-site renewable energy generation.
Electrification – Development	The development shall be designed to be all-electric to support the transition to renewable energy sources.
Thermal Performance Rating – Residential	The project targets to achieve 7.5-star average NatHERS development with no individual dwelling achieving lesser than 6.0-star rating. An early design modelling has been conducted and demonstrates that the project is capable of achieving a 7.5-star average NatHERS rating. Refer to Appendix D – Early NatHERS Energy Modelling for details.
Heating and Cooling System - Residential	Type of heating system: reverse cycle space – Default MEPS Type of cooling system: refrigerative space – Default MEPS
Domestic Hot Water - Residential	Type of Domestic Hot Water System: Centralised electric heat pump (Band 2)
Internal Lighting – Residential	The residential dwelling of the proposed development shall meet the maximum illumination power density (W/m2) at least 20% lower than required by clause J7D3(1)(a) and Table J6.2a of the NCC 2022 Vol 1 (Class 2-9)
Car park Ventilation	CO monitoring provided to control the operation and speed of the ventilation fans.

3.4 STORMWATER

Best practice stormwater management means incorporating water sensitive urban design strategies such as rainwater tanks, raingardens, or landscaping to reduce the volume of run-off and the pollutant load on local waterways.

INITIATIVE	DESCRIPTION
Stormwater Treatment	The proposed development will demonstrate best practice stormwater management practice through achieving reduction targets as demonstrated by the stormwater management assessment. The proposed development incorporates roof catchment to divert rainwater to a 50kL rainwater tank connected for landscape irrigation. The schematic diagram of the treatment train model is provided below:

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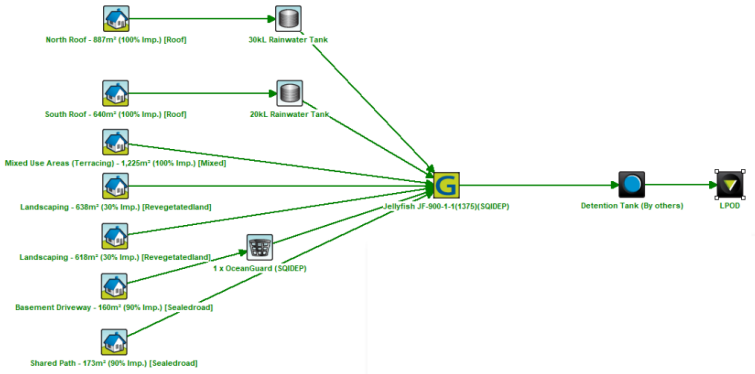
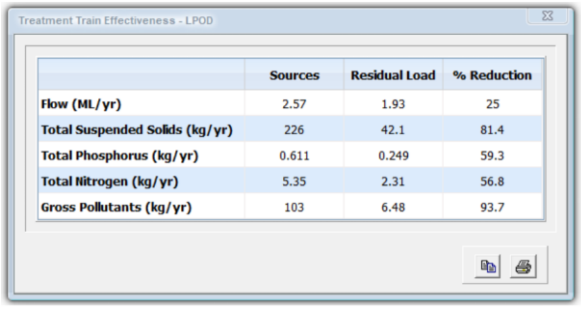
INITIATIVE	DESCRIPTION
	 ***Figure 3** – Schematic Diagram of Treatment Train Model*  |	Sources	Residual Load	% Reduction
---	---	---	---
Flow (ML/yr)	2.57	1.93	25
Total Suspended Solids (kg/yr)	226	42.1	81.4
Total Phosphorus (kg/yr)	0.611	0.249	59.3
Total Nitrogen (kg/yr)	5.35	2.31	56.8
Gross Pollutants (kg/yr)	103	6.48	93.7	 *(Source: NDY's WSUD Report revision 2.0 dated 12.06.2026)* Refer to the Project Stormwater Management Plan for the proposed stormwater treatment strategy and pollutant reduction.

3.5 INDOOR ENVIRONMENTAL QUALITY

Best practice design for Indoor Environment Quality means that building occupants can enjoy a comfortable space with high air quality, adequate daylight and ventilation. Indoor environment quality is affected by building orientation and layout, window sizes and specification, shading devices, products used for construction and fitout and neighbouring structures.

INITIATIVE	DESCRIPTION
Daylight Access – Residential	At least 80% of all living rooms and 100% of all bedrooms have demonstrated best practice daylight performance via the BESS built-in calculator and Deemed-to-satisfy (DtS) daylight criteria. Refer to Appendix B – Daylight Study Analysis for the daylight DTS calculations and results.
Effective Natural Ventilation	>60% of residential dwellings have been designed to provide effective natural ventilation to provide fresh air and passive cooling opportunities. Refer to Appendix C – BADS Cross Ventilation Assessment for the architectural natural ventilation strategy.

3.6 TRANSPORT

The sustainability of transport modes is related to both environmental, social and economic factors. Buildings, infrastructure, and behaviour conducive to sustainable transport modes can lead to reduced greenhouse gas emissions, less air pollution, lower living costs and improved health and well-being.

Each project has the capacity to influence the future travel habits of occupants. By making a conscious decision to incentivise sustainable transport modes long lasting benefits can be created for the occupants and wider society.

INITIATIVE	DESCRIPTION
Electric Vehicle Infrastructure	The development has the electrical capacity to enable EV charging to all residential car spaces, with installation undertaken subject to purchaser upgrade selections.
Bicycle Parking	The proposed development provides a total of 235 secure bicycle parking spaces for the residents on GF, B1 and B2 and 40 visitor bicycle parking spaces provided at ground level.

3.7 WASTE

The project has applied the following key design measures to encourage and implement best practice waste management:

INITIATIVE	DESCRIPTION
Operational Waste – Convenience of Recycling	Best practice waste systems provide opportunities for users to separate their waste at the point of disposal. To maximise recycling rates, recycling bins must always be provided wherever general waste is disposed.
Operational waste – Food & Garden Waste	Provision of on-site organic waste bins for separation of food & garden waste.

3.8 URBAN ECOLOGY

The impact of urban development on land use and biodiversity, and the best way to have a positive impact on this, varies dramatically according to context. Urban ecology is also critical to human health and to establishing resilience to urban heat impacts and the extreme heat that climate change is already bringing.

The project will include the following ecological initiatives:

INITIATIVE	DESCRIPTION
Vegetation	Provision of vegetation to at least 20% of site area.
Communal Spaces	The development will propose a variety of communal spaces for residential amenity that can be enjoyed by users for social interaction or for relaxation purpose, including communal outdoor terrace on level 9 and outdoor landscaped areas.

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APPENDIX A – BESS SCORE CARD

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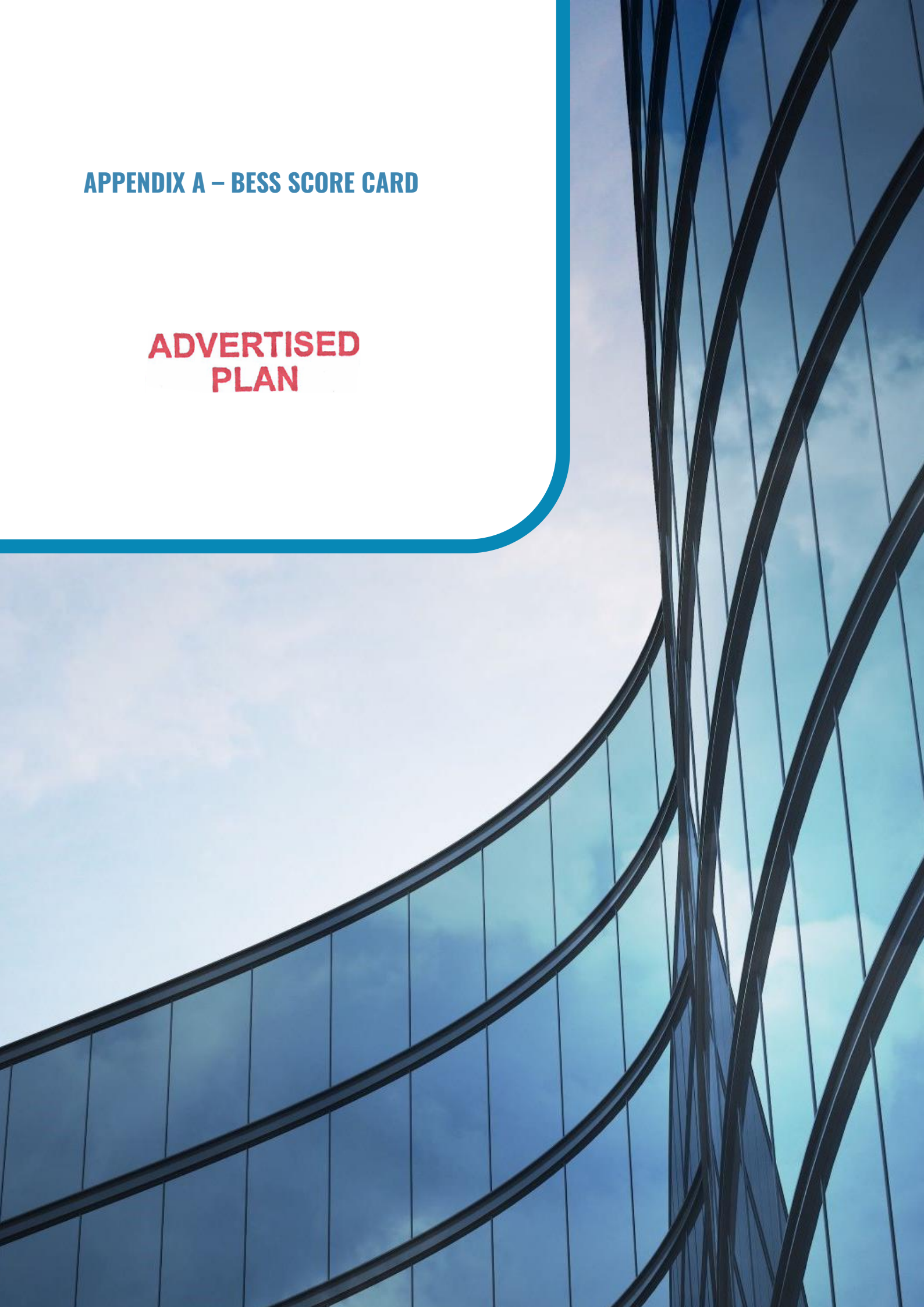


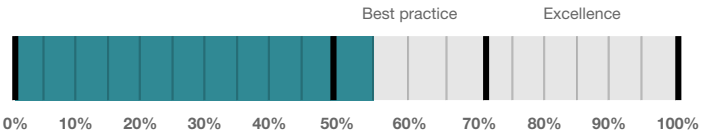
BESS Buildings Report

Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at 429 Albert St Brunswick Victoria 3056. 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 Merri-bek 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



58%

Project details

Name	429 Albert Street, Brunswick VIC, Australia
Address	429 Albert St Brunswick Victoria 3056
Project ID	865957C7-R6
BESS Version	BESS-10
Date	12 June 2026
Software version	2.3.0-B.654
Site type	Multi unit development (apartment building)
Account	h.ter@ndy.com
Application no.	
Site area	4,030 m²
Building floor area	17,839 m²

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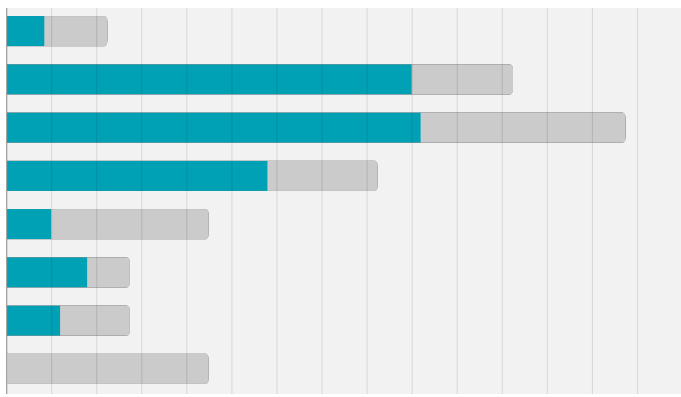
Performance by category

This project Maximum available

Category	Weight	Score	Pass
Management	5%	37%	
Integrated Water Management	23%	80%	✓
Operational Energy	28%	67%	✓
Indoor Environment Quality	17%	70%	✓
Transport	9%	22%	
Waste & Resource Recovery	6%	66%	
Urban Ecology	6%	44%	
Innovation	9%	0%	



Buildings

Name	Height	Footprint	% of total footprint
Tower	11	2,547 m²	100%

Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	Building	% of total area
Apartment				
2B2B+S	97	84.0 m²	Tower	45%
3B2B+S	28	111 m²	Tower	17%
1B1B+S	41	56.0 m²	Tower	12%
2B2B	21	92.0 m²	Tower	10%
1B1B	20	55.0 m²	Tower	6%
2B1B+S	10	76.0 m²	Tower	4%
2B1B	5	77.0 m²	Tower	2%
3B2B	1	110 m²	Tower	< 1%
Total	**223**	**17,839 m²**	**100%**	

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Supporting Evidence

Shown on Floor Plans

Credit	Requirement	Response	Status
Management 3.1	Annotation: Individual utility meters to be provided to all individual dwellings	To be printed refer to submitted documents	✔
Management 3.3	Annotation: Sub-meters to be provided to all major common area services (list each)	To be printed refer to submitted documents	✔
Integrated Water Management 2.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)	To be printed refer to submitted documents	✔
Operational Energy 3.1	Carpark with natural ventilation or CO monitoring system	To be printed refer to submitted documents	✔
Operational Energy 4.2	Location and size of solar photovoltaic system	To be printed refer to submitted documents	✔
Indoor Environment Quality 2.1	Dwellings meeting the requirements for being 'naturally ventilated'	To be printed refer to submitted documents	✔
Transport 1.1	Location of residential bicycle parking spaces	To be printed refer to submitted documents	✔
Waste & Resource Recovery 2.1	Location of food and garden waste facilities	To be printed refer to submitted documents	✔
Waste & Resource Recovery 2.2	Location of recycling facilities	To be printed refer to submitted documents	✔
Urban Ecology 2.1	Location and size of vegetated areas	To be printed refer to submitted documents	✔
Urban Ecology 2.2	Location and size of green roof	To be printed refer to submitted documents	✔

Supporting Documentation

Credit	Requirement	Response	Status
Integrated Water Management 2.1	STORM report or MUSIC model	To be printed refer to submitted documents refer to submitted documents	✔
Operational Energy 3.1	Details of either the fully natural carpark ventilation or CO monitoring system proposed	To be printed refer to submitted documents refer to submitted documents	✔
Operational Energy 3.6	Average lighting power density and lighting type(s) to be used	To be printed refer to submitted documents refer to submitted documents	✔
Operational Energy 4.2	Specifications of the solar photovoltaic system(s)	To be printed refer to submitted documents refer to submitted documents	✔
Indoor Environment Quality 1.1	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.	To be printed refer to submitted documents	✔
Indoor Environment Quality 1.2	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.		-
Indoor Environment Quality 2.1	A list of naturally ventilated dwellings	To be printed refer to submitted documents	✔

Credit summary

Management Overall contribution 4.5%

37%

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

IWM Overall contribution 22.5%

80% ✔ **Pass**

1.1 Potable Water Use	40%	✔ Achieved
2.1 Stormwater Treatment	100%	✔ Achieved
3.1 Water Efficient Landscaping	N/A	Scoped Out
		Irrigation by non-potable water
4.1 Building Systems Water Use	100%	

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Operational Energy Overall contribution 27.5%

	Minimum required 50%	67%	Pass
1.2 Thermal Performance Rating - Residential		50%	✔ Achieved
2.1 Greenhouse Gas Emissions		0%	
2.6 Electrification		100%	
2.7 Energy consumption		100%	
3.1 Carpark Ventilation		100%	
3.4 Clothes Drying		0%	
3.6 Internal Lighting - Apartments		100%	
4.2 Renewable Energy Systems - Solar		100%	
4.4 Renewable Energy Systems - Other		N/A	Scoped Out
		No other (non-solar PV) renewable energy is in use.	

IEQ Overall contribution 16.5%

	Minimum required 50%	70%	Pass
1.1 Daylight Access - Living Areas		66%	✔ Achieved
1.2 Daylight Access - Bedrooms		100%	✔ Achieved
1.3 Winter Sunlight		0%	
1.5 Daylight Access - Main Living Areas		N/A	Scoped Out
		Spatial daylight autonomy metric not in use	
1.6 Daylight Access - Secondary Habitable Rooms		N/A	Scoped Out
		Spatial daylight autonomy metric not in use	
2.1 Ventilation - Natural - Apartments		66%	

Transport Overall contribution 9.0%

	22%
1.1 Bicycle Parking - Residential	100%
1.2 Bicycle Parking - Residential Visitor	0%
1.3 Bicycle Parking - Convenience Residential	0%
2.1 Electric Vehicle Infrastructure	0%
2.2 Car Share Scheme	0%
2.3 Motorbikes / Mopeds	0%

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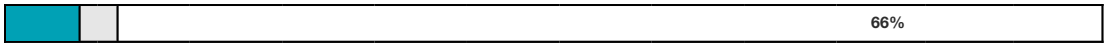
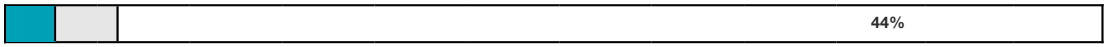
Waste & Resource Recovery Overall contribution 5.5%



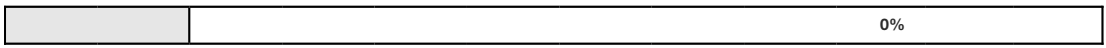
1.1 Construction Waste - Building Re-Use	0%
2.1 Operational Waste - Food & Garden Waste	100%
2.2 Operational Waste - Convenience of Recycling	100%

Urban Ecology Overall contribution 5.5%



1.1 Communal Spaces	0%
2.1 Vegetation	75%
2.2 Green Roofs	100%
2.3 Green Walls and Facades	0%
2.4 Balconies, Courtyards & Roof terraces	0%
3.1 Food Production - Residential	0%

Innovation Overall contribution 9.0%



1.1 Innovation	0%

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Credit breakdown

Management Overall contribution 4.5%

37%

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	0%
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	No
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

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IWM Overall contribution 22.5%

80% ✔ Pass

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

Stormwater profile

Which stormwater modelling software are you using?:	MUSIC or other modelling software
Blue Factor score achieved?:	100
Flow:	25 %
Total Suspended Solids:	81 %
Total Phosphorus:	59 %
Total Nitrogen:	56 %

Rainwater tank profile

What is the total roof area connected to the rainwater tank?:	
20kL RWT + 30kL RWT	1,527 m²
	-
Tank Size:	
20kL RWT + 30kL RWT	50,000 Litres
	-
Irrigation area connected to tank:	
20kL RWT + 30kL RWT	1,256 m²
	-
Is connected irrigation area a water efficient garden?:	
20kL RWT + 30kL RWT	No
	-
Other external water demand connected to tank?:	
20kL RWT + 30kL RWT	0.0 Litres/Day
	-

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Fixtures, fittings & connections profile

Building: All	Tower
Showerhead: All	5 Star WELS (>= 4.5 but <= 6.0)
Bath: All	Scope out
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	>= 4 Star WELS rating
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	Occupant to Install
Which non-potable water source is the dwelling/space connected to?: All	-
Non-potable water source connected to Toilets: All	No

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

1.1 Potable Water Use	40%	✔ Achieved

Score Contribution	This credit contributes 33.3% 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	28026 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	21270 kL
Output	Proposed (including rainwater and recycled water use)
Project	20811 kL
Output	% Reduction in Potable Water Consumption
Project	25 %
Output	% of connected demand met by rainwater
Project	62 %
Output	How often does the tank overflow?
Project	Sometimes
Output	Opportunity for additional rainwater connection
Project	12637 kL

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2.1 Stormwater Treatment	100%	✔ Achieved

Score Contribution	This credit contributes 60% towards the category score.
Criteria	Has best practice stormwater management been demonstrated?
Output	Flow
Project	25 %
Output	Min Suspended Solids reduction
Project	80 %
Output	Total Suspended Solids reduction
Project	81 %
Output	Min Phosphorus reduction
Project	45 %
Output	Total Phosphorus reduction
Project	59 %
Output	Min Nitrogen reduction
Project	45 %
Output	Total Nitrogen reduction
Project	56 %

3.1 Water Efficient Landscaping	N/A	✥ Scoped Out
		Irrigation by non-potable water

This credit was scoped out	Irrigation by non-potable water

4.1 Building Systems Water Use	100%
Score Contribution	This credit contributes 6.7% towards the category score.
Criteria	Where applicable, have measures been taken to reduce potable water consumption by >80% in the buildings air-conditioning chillers and when testing fire safety systems?
Question	Criteria Achieved ?
Project	Yes

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Operational Energy Overall contribution 27.5%

		Minimum required 50%	67%	✔ Pass

Are you installing any renewable energy system(s) (other than solar photovoltaic)?:	No
Energy Supply:	All-electric

Solar Photovoltaic system profile

System Size (lesser of inverter and panel capacity): Solar Photovoltaic system 1	25.0 kW peak
Orientation (which way is the system facing)?: Solar Photovoltaic system 1	North
Inclination (angle from horizontal): Solar Photovoltaic system 1	5.0 Angle (degrees)

Dwellings profile

Building: All	Tower
Below the floor is: All	Another Occupancy
Above the ceiling is: All	Another Occupancy
Exposed sides: All	2
NatHERS Annual Energy Loads - Heat: All	60.0 MJ/sqm
NatHERS Annual Energy Loads - Cool: All	20.0 MJ/sqm
NatHERS star rating: All	7.5
Type of Heating System: All	Reverse cycle space
Heating System Efficiency: All	Current Default / MEPS
Type of Cooling System: All	Refrigerative space
Cooling System Efficiency: All	Current Default / MEPS
Type of Hot Water System: All	Electric Heat Pump Band 2
Is the hot water system shared by multiple dwellings?: All	Yes
% Contribution from solar hot water system: All	0 %
Clothes Line: All	No drying facilities
Clothes Dryer: All	Occupant to install

1.2 Thermal Performance Rating - Residential 50% ✔ Achieved

Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	What is the average NatHERS rating?
Output	Average NATHERS Rating (Weighted)
Apartment	7.5 Stars

2.1 Greenhouse Gas Emissions 0%

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Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Apartment	362,358 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Apartment	383,060 kg CO2
Output	% Reduction in GHG Emissions
Apartment	-6 %

2.6 Electrification 100%

Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	Is the development all-electric?
Question	Criteria Achieved?
Project	Yes

2.7 Energy consumption 100%

Score Contribution	This credit contributes 23.5% towards the category score.
Criteria	What is the % reduction in annual energy consumption against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Apartment	3,512,938 MJ
Output	Proposed Building with Proposed Services (Actual Building)
Apartment	1,767,968 MJ
Output	% Reduction in total energy
Apartment	49 %

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3.1 Carpark Ventilation 100%

Score Contribution	This credit contributes 5.9% 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

3.4 Clothes Drying 0%

Score Contribution	This credit contributes 5.9% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?
Output	Reference
Apartment	91,202 kWh
Output	Proposed
Apartment	91,202 kWh
Output	Improvement
Apartment	0 %

3.6 Internal Lighting - Apartments 100%

Score Contribution	This credit contributes 5.9% towards the category score.
Criteria	Is the maximum illumination power density (W/m2) in at least 90% of the relevant building class at least 20% lower than required by clause J7D3(1)(a) and Table J6.2a of the NCC 2022 Vol 1 (Class 2-9)?
Question	Criteria Achieved ?
Apartment	Yes

4.2 Renewable Energy Systems - Solar 100%

Score Contribution	This credit contributes 5.9% 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	29,156 kWh
Output	% of Building's Energy
Apartment	5 %

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%	**70%**	✔ **Pass**

What metric do you want to use for daylight to apartments?:	Daylight factor
Daylight Factor: use the BESS Deemed to Satisfy (DtS) method?:	No
Daylight Factor: what calculation approach do you want to use?:	Use the built in calculation tools

Rooms

Room Designation:	
D1	Living
B7	
B1 Ground	
B1 Upper	
F3	
C1 ok	
B3	
Living	
B2.2 Ground	
B2.2 Upper	
C3	
A3	
F6	
B2.3	
H3	
H2	
G1	
H6	
N11	
Bedrooms	Bedroom

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Quantity:	
D1 B1 Ground B3 B2.2 Ground H6 N11	1
B7 F3 A3 H2	2
B1 Upper B2.2 Upper F6 B2.3 G1	6
C1 ok	3
Bedrooms	414
Living	167
C3	5
H3	4
Auto-Pass:	
D1 B7 B1 Ground B1 Upper F3 C1 ok B3 B2.2 Ground B2.2 Upper C3 A3 F6 B2.3 H3 H2 G1 H6 N11	No
Bedrooms Living	Yes

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Room Floor Area:	
D1	28.6 m²
B7	25.1 m²
B1 Ground	25.2 m²
B1 Upper	30.2 m²
F3	32.6 m²
C1 ok	28.2 m²
B3	29.4 m²
Bedrooms Living	0.0 m²
B2.2 Ground	23.0 m²
B2.2 Upper	22.9 m²
C3	25.3 m²
A3	25.0 m²
F6	27.7 m²
B2.3	21.3 m²
H3	31.0 m²
H2	30.4 m²
G1	29.1 m²
H6	38.4 m²
N11	36.7 m²
Vertical Angle:	
D1 B7 B1 Ground	24.2 Angle (degrees)
B1 Upper F3 C1 ok A3 H2	24.2 Angle (degrees)
B3 B2.2 Ground B2.2 Upper C3 H3	28.4 Angle (degrees)
Bedrooms Living	0.0 Angle (degrees)
F6	32.7 Angle (degrees)
B2.3	25.0 Angle (degrees)
G1	21.6 Angle (degrees)
H6	90.0 Angle (degrees)
N11	80.0 Angle (degrees)

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Horizontal Angle:	
D1	73.1 Angle (degrees)
B7	80.7 Angle (degrees)
B1 Ground	83.5 Angle (degrees)
B1 Upper	80.5 Angle (degrees)
F3	84.0 Angle (degrees)
C1 ok	83.0 Angle (degrees)
B3	70.0 Angle (degrees)
Bedrooms Living	0.0 Angle (degrees)
B2.2 Ground	62.2 Angle (degrees)
B2.2 Upper	74.8 Angle (degrees)
C3	77.0 Angle (degrees)
A3	79.5 Angle (degrees)
F6	109 Angle (degrees)
B2.3	54.5 Angle (degrees)
H3	88.1 Angle (degrees)
H2	53.5 Angle (degrees)
G1	49.8 Angle (degrees)
H6	170 Angle (degrees)
N11	118 Angle (degrees)
Window Area:	
D1 F6	9.2 m²
B7	6.8 m²
B1 Ground	5.7 m²
B1 Upper B2.2 Ground B2.2 Upper	8.9 m²
F3	9.7 m²
C1 ok	10.3 m²
B3	11.0 m²
Bedrooms Living	0.0 m²
C3	9.5 m²
A3	6.5 m²
B2.3 H3	8.6 m²
H2	6.2 m²
G1	7.8 m²
H6 N11	10.8 m²

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Window Orientation:	
D1	South
B7	
B1 Ground	
B1 Upper	
F3	
C1 ok	
B3	
B2.2 Ground	
B2.2 Upper	
C3	
A3	
F6	
B2.3	
H3	
H2	
G1	
H6	
N11	
Bedrooms	-
Living	

Glass Type:	
D1	Green Double (VLT 0.58)
B7	
B1 Ground	
B1 Upper	
F3	
C1 ok	
B3	
B2.2 Ground	
B2.2 Upper	
C3	
A3	
F6	
B2.3	
H3	
H2	
G1	
H6	
N11	
Bedrooms	-
Living	

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Daylight Criteria Achieved?:	
D1	No
B7	
B1 Ground	
B1 Upper	
F3	
C1 ok	
B3	
B2.2 Ground	
A3	
B2.3	
H3	
H2	
G1	
Bedrooms	Yes
Living	
B2.2 Upper	
C3	
F6	
H6	
N11	

1.1 Daylight Access - Living Areas	66% ✔ Achieved
Score Contribution	This credit contributes 30% towards the category score.
Criteria	What % of living areas achieve the daylight criteria?
Output	Calculated percentage
Apartment	83 %

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1.2 Daylight Access - Bedrooms	100% ✔ Achieved
Score Contribution	This credit contributes 30% towards the category score.
Criteria	What % of bedrooms achieve the daylight criteria?
Output	Calculated percentage
Apartment	100 %

1.3 Winter Sunlight	0%
Score Contribution	This credit contributes 10% towards the category score.
Criteria	Do 70% of dwellings receive at least 3 hours of direct sunlight in all Living areas between 9am and 3pm in mid-winter?
Question	Criteria Achieved ?
Apartment	No

1.5 Daylight Access - Main Living Areas	N/A ✣ Scoped Out
	Spatial daylight autonomy metric not in use
This credit was scoped out	Spatial daylight autonomy metric not in use

1.6 Daylight Access - Secondary Habitable Rooms	N/A ✣ Scoped Out
	Spatial daylight autonomy metric not in use
This credit was scoped out	Spatial daylight autonomy metric not in use

2.1 Ventilation - Natural - Apartments		66%
Score Contribution	This credit contributes 30% towards the category score.	
Criteria	What % of dwellings are effectively naturally ventilated?	
Question	Percentage Achieved?	
Apartment	63 %	

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Transport Overall contribution 9.0%

		22%

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 for residents?
Question	Bicycle Spaces Provided ?
Apartment	235
Output	Min Bicycle Spaces Required
Apartment	223

1.2 Bicycle Parking - Residential Visitor	0%
Score Contribution	This credit contributes 22.2% towards the category score.
Criteria	How many secure bicycle spaces are there for visitors?
Question	Visitor Bicycle Spaces Provided ?
Apartment	40
Output	Min Visitor Bicycle Spaces Required
Apartment	45

1.3 Bicycle Parking - Convenience Residential	0%
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	No

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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 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 & Resource Recovery Overall contribution 5.5%

66%

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%

		44%

1.1 Communal Spaces		0%
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 : * 1m² for each of the first 50 occupants * Additional 0.5m² for each occupant between 51 and 250 * Additional 0.25m² for each occupant above 251?	
Question	Common space provided	
Apartment	162 m²	
Output	Minimum Common Space Required	
Apartment	250 m²	
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	21 %	
2.2 Green Roofs		100%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	Yes	
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 Balconies, Courtyards & Roof terraces		0%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Is there a tap and floor waste on every balcony and courtyard (including any roof terraces)?	
Question	Criteria Achieved ?	
Apartment	No	
3.1 Food Production - Residential		0%

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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 m²
Output	Min Food Production Area
Apartment	114 m²

Innovation Overall contribution 9.0%

	0%

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

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APPENDIX B – DAYLIGHT STUDY ANALYSIS

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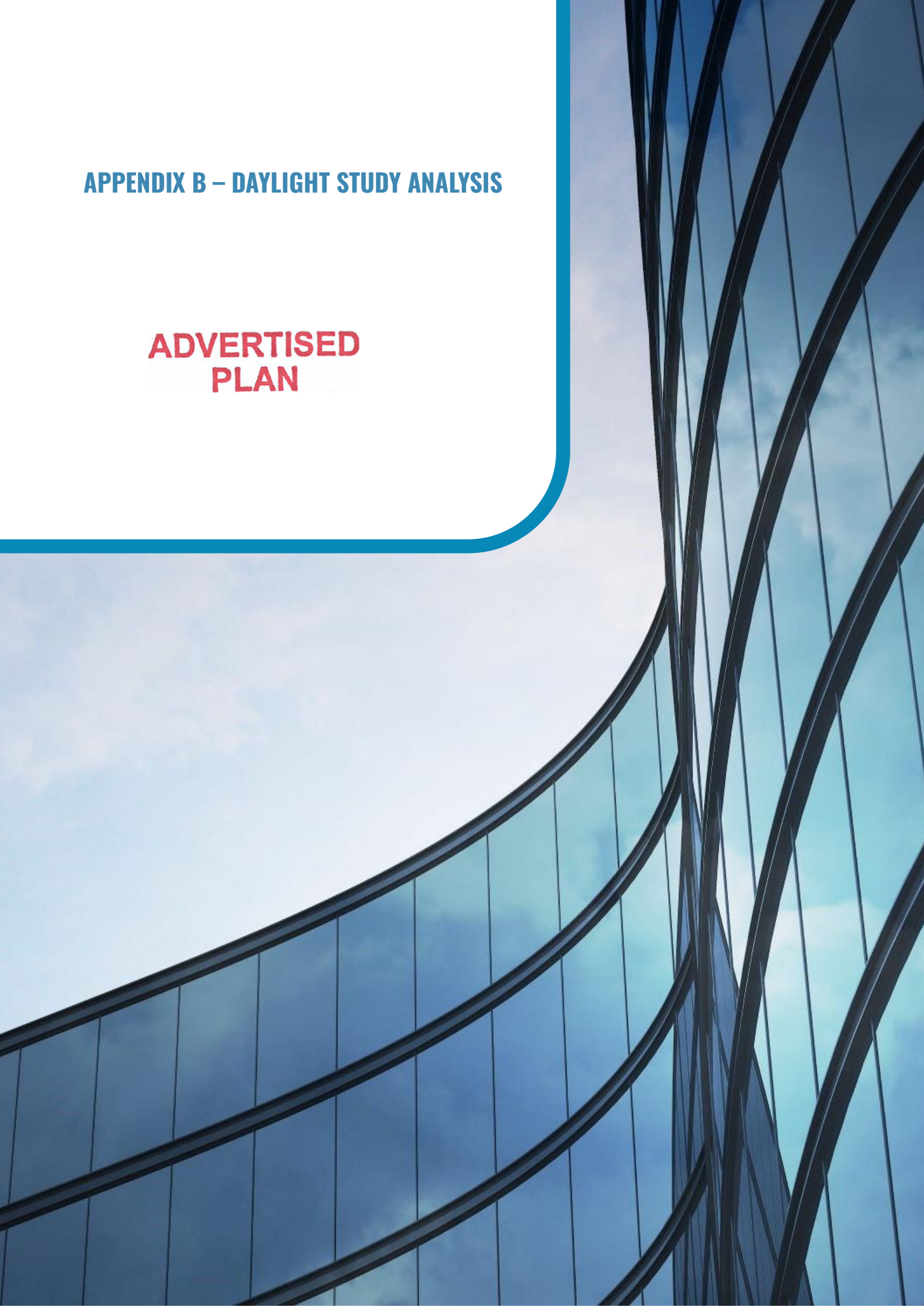
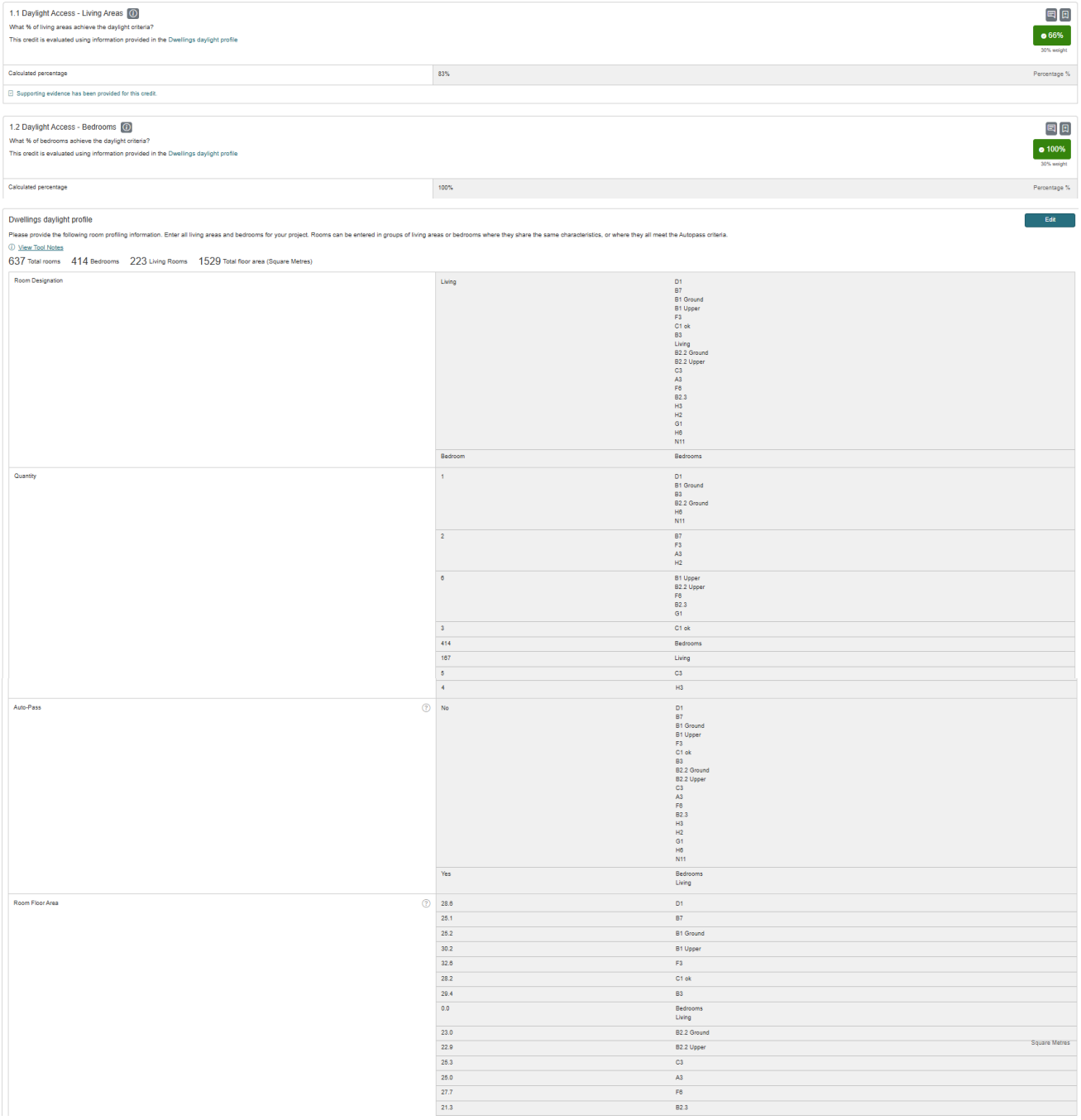


NDY have undertaken an early design daylight study analysis using the Council's approved BESS built-in daylight calculator tool. The calculation results are provided in the BESS Report in Appendix A. The calculation indicates that at least 80% of all living and 100% of all bedrooms meet the BESS daylight criteria. A markup of the floorplans has been provided in the following page indicating the bedrooms/living room assessed.



1.1 Daylight Access - Living Areas

What % of living areas achieve the daylight criteria?

This credit is evaluated using information provided in the Dwellings daylight profile

66%

30% weight

Calculated percentage	83%	Percentage %

Supporting evidence has been provided for this credit.

1.2 Daylight Access - Bedrooms

What % of bedrooms achieve the daylight criteria?

This credit is evaluated using information provided in the Dwellings daylight profile

100%

30% weight

Calculated percentage	100%	Percentage %

Dwellings daylight profile

Edit

Please provide the following room profiling information. Enter all living areas and bedrooms for your project. Rooms can be entered in groups of living areas or bedrooms where they share the same characteristics, or where they all meet the Autopass criteria.

View Tool Notes

637 Total rooms 414 Bedrooms 223 Living Rooms 1529 Total floor area (Square Metres)

Room Designation	Living	D1 B7 B1 Ground B1 Upper F3 C1 ok B3 Living B2.2 Ground B2.2 Upper C3 A3 F6 B2.3 H3 H2 G1 H6 N11
	Bedroom	Bedrooms
Quantity	1	D1 B1 Ground B3 B2.2 Ground H6 N11
	2	B7 F3 A3 H2
	6	B1 Upper B2.2 Upper F6 B2.3 G1
	3	C1 ok
	414	Bedrooms
	167	Living
	5	C3
	4	H3
Auto-Pass	No	D1 B7 B1 Ground B1 Upper F3 C1 ok B3 B2.2 Ground B2.2 Upper C3 A3 F6 B2.3 H3 H2 G1 H6 N11
	Yes	Bedrooms Living
Room Floor Area	28.6	D1
	25.1	B7
	25.2	B1 Ground
	30.2	B1 Upper
	32.6	F3
	28.2	C1 ok
	29.4	B3
	0.0	Bedrooms Living
	23.0	B2.2 Ground
	22.9	B2.2 Upper
	25.3	C3
	25.0	A3
	27.7	F6
	21.3	B2.3

Square Metres

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	31.0	H3
	30.4	H2
	29.1	G1
	38.4	H6
	36.7	N11
Vertical Angle	24.2	D1 B7 B1 Ground
	24.2	B1 Upper F3 C1 ok A3 H2
	28.4	B3 B2.2 Ground B2.2 Upper C3 H3
	0.0	Bedrooms Living
	32.7	F6
	25.0	B2.3
	21.6	G1
	90.0	H6
	80.0	N11
Horizontal Angle	73.1	D1
	80.7	B7
	83.5	B1 Ground
	80.5	B1 Upper
	84.0	F3
	83.0	C1 ok
	70.0	B3
	0.0	Bedrooms Living
	62.2	B2.2 Ground
	74.8	B2.2 Upper
	77.0	C3
	79.5	A3
	109	F6
	54.5	B2.3
	88.1	H3
	53.5	H2
	49.8	G1
	170	H6
	118	N11
Window Area	9.2	D1 F6
	6.8	B7
	5.7	B1 Ground
	8.9	B1 Upper B2.2 Ground B2.2 Upper
	9.7	F3
	10.3	C1 ok
	11.0	B3
	0.0	Bedrooms Living
	9.5	C3
	6.5	A3
	8.6	B2.3 H3
	6.2	H2
	7.8	G1
	10.8	H6 N11
Window Orientation	South	D1 B7 B1 Ground B1 Upper F3 C1 ok B3 B2.2 Ground B2.2 Upper C3 A3 F6 B2.3 H3 H2 G1 H6 N11
		Bedrooms Living
Glass Type	Green Double (VLT 0.58)	D1 B7 B1 Ground B1 Upper F3 C1 ok B3 B2.2 Ground B2.2 Upper C3 A3 F6 B2.3 H3 H2 G1 H6 N11
		Bedrooms Living
Daylight Criteria Achieved?	No	D1 B7 B1 Ground B1 Upper F3 C1 ok B3 B2.2 Ground A3 B2.3 H3 H2 G1
	Yes	Bedrooms Living B2.2 Upper C3 F6 H6 N11

Angle (degrees)

Angle (degrees)

Square Metres

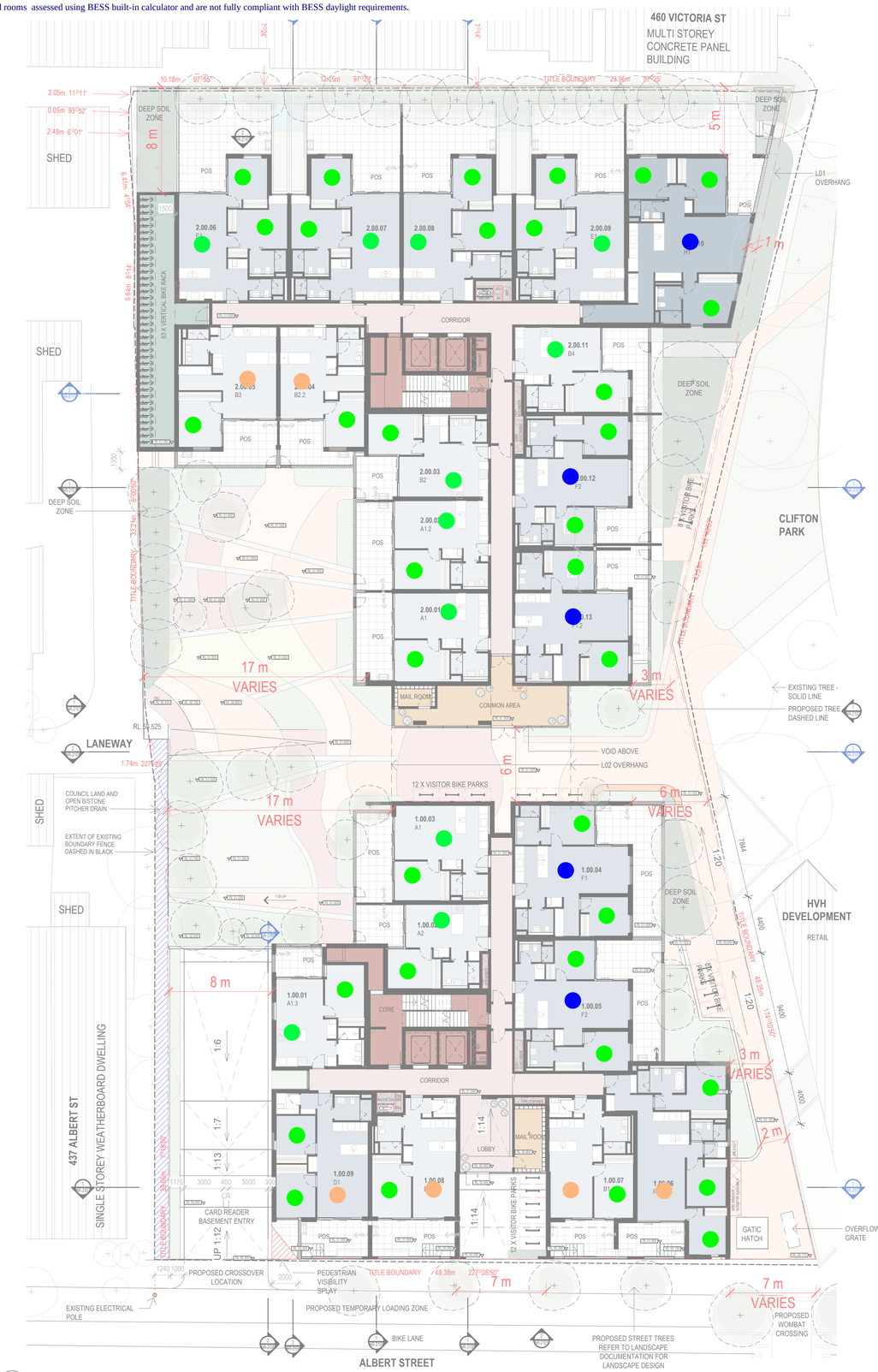
BESS Daylight Assessment Legend

- Living/bed rooms meets all DtS criteria ("Auto-Pass")
- Living/bed rooms with windows in more than one aspect and therefore deemed to have adequate daylight ("Auto-Pass"). Refer BESS IEQ tool Notes
- Living/bed rooms assessed using BESS built-in calculator and are compliant with BESS daylight requirements.
- Living/bed rooms assessed using BESS built-in calculator and are not fully compliant with BESS daylight requirements.

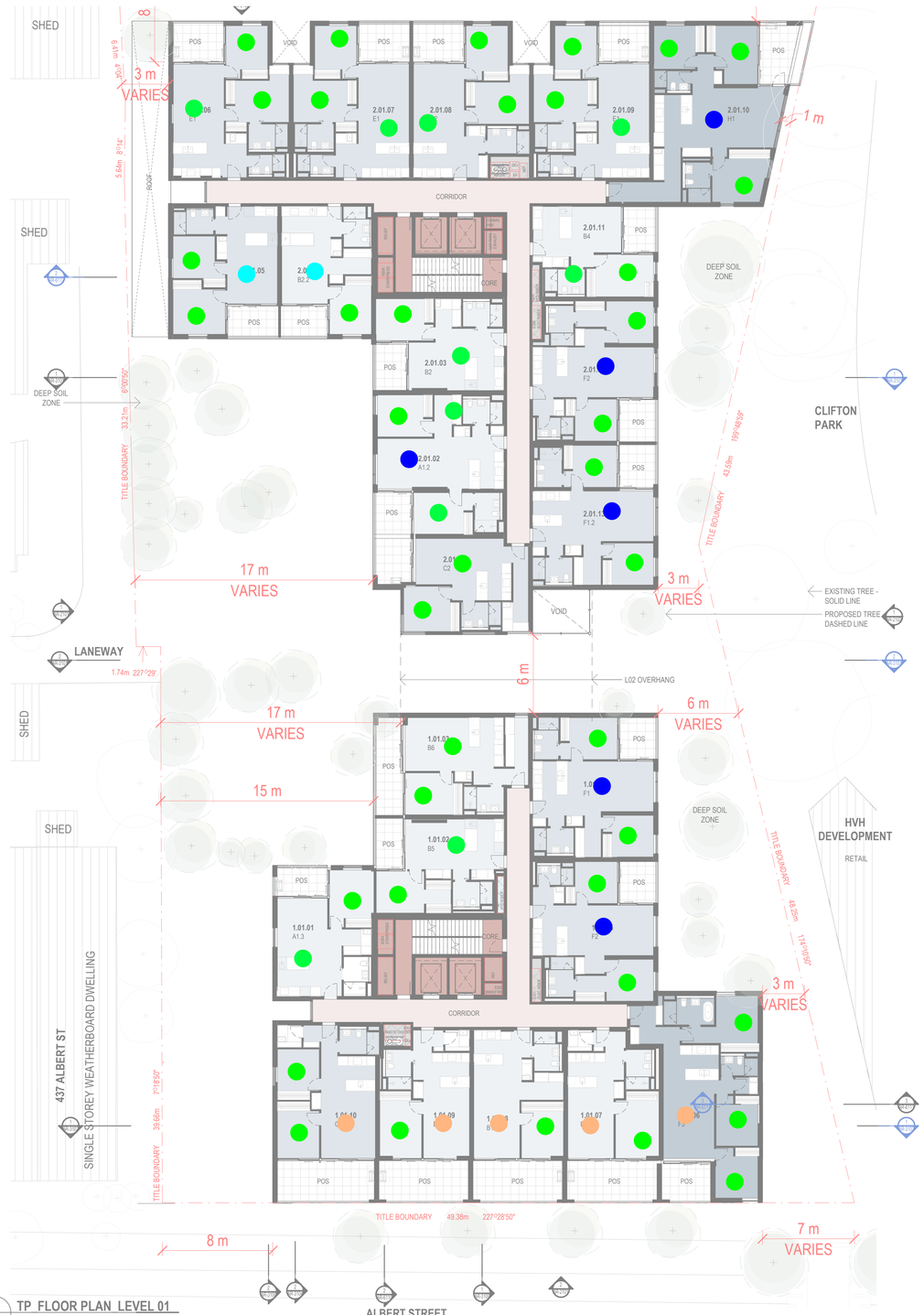
RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
626	601	96%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
167	20	414	-



1 AR-2101 TP_FLOOR PLAN_GROUND FLOOR
1 : 200



3 TP_FLOOR PLAN_LEVEL 01
1 : 200

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LEGEND - PROGRAM

- RESIDENTIAL 1 BED
- RESIDENTIAL 2 BED
- RESIDENTIAL 3 BED
- LANDSCAPE AREAS
- CIRCULATION
- SERVICES

REV	DATE	DESCRIPTION
0	15.12.2025	FOR INFORMATION
1	19.12.2025	FOR INFORMATION
2	16.01.2026	FOR INFORMATION
3	21.01.2026	FOR INFORMATION
4	28.01.2026	FOR INFORMATION
5	04.02.2026	FOR INFORMATION
6	11.02.2026	FOR INFORMATION
7	18.02.2026	DRAFT 70% TOWN PLANNING
8	25.02.2026	FOR INFORMATION
9	27.02.2026	80% TOWN PLANNING
10	02.03.2026	80% TOWN PLANNING
11	05.06.2026	100% DTP SUBMISSION

CLIENT
STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK 3056

DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL GF-01

CHECKED **ML** APPROVED **AC**

SCALE
1 : 200
@A1
0 1 2 4 6 10m

STATUS **TOWN PLANNING**
PROJECT # **25-011**

DRAWING NUMBER **AR-1102**
REVISION **11**

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DATE GENERATED **09/06/2026 10:45:45 AM**

BESS Daylight Assessment Legend

Living/bed rooms meets all DtS criteria ("Auto-Pass")

Living/bed rooms with windows in more than one aspect and therefore deemed to have adequate daylight ("Auto-Pass"). Refer BESS IEQ tool Notes

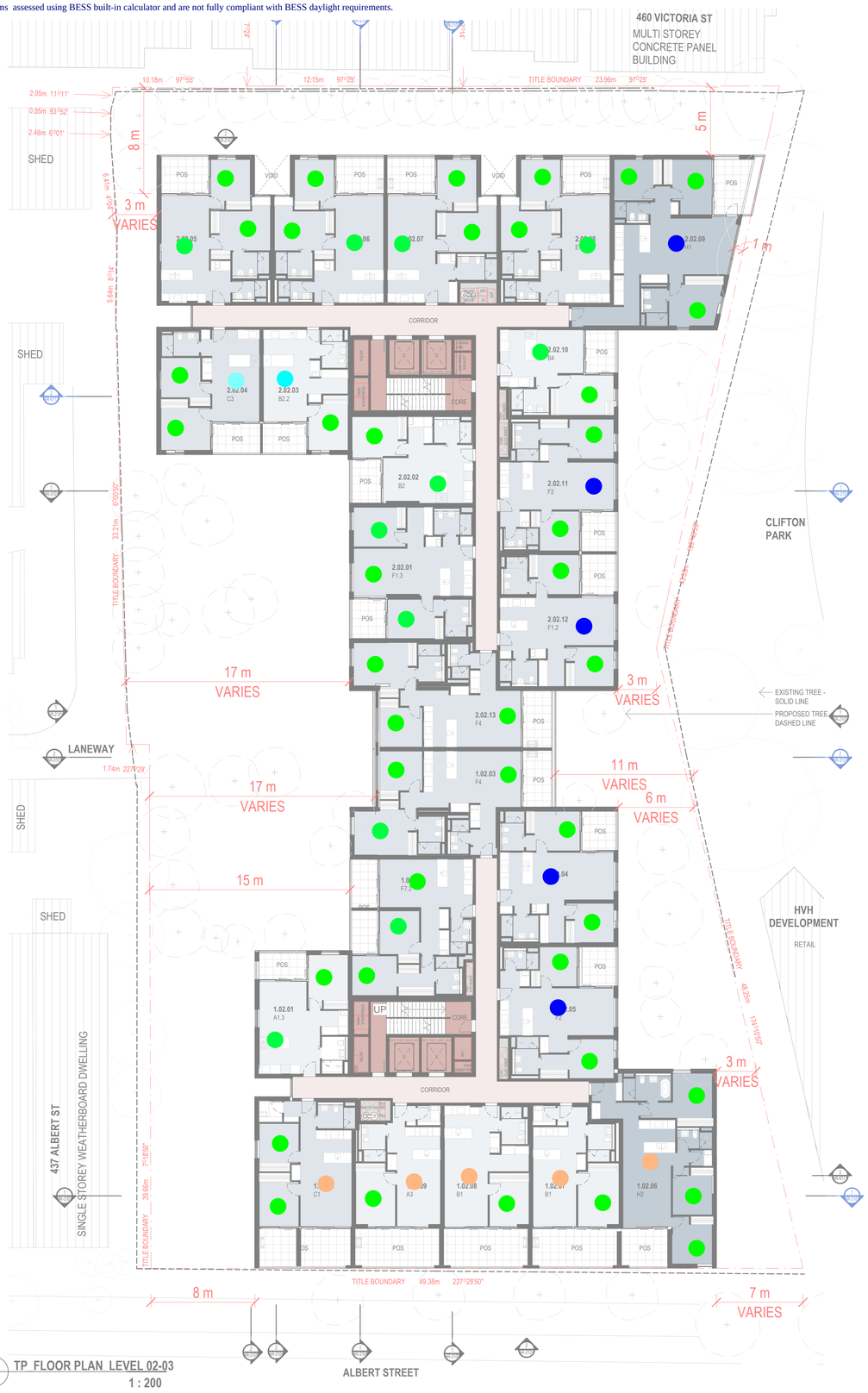
Living/bed rooms assessed using BESS built-in calculator and are compliant with BESS daylight requirements.

Living/bed rooms assessed using BESS built-in calculator and are not fully compliant with BESS daylight requirements.

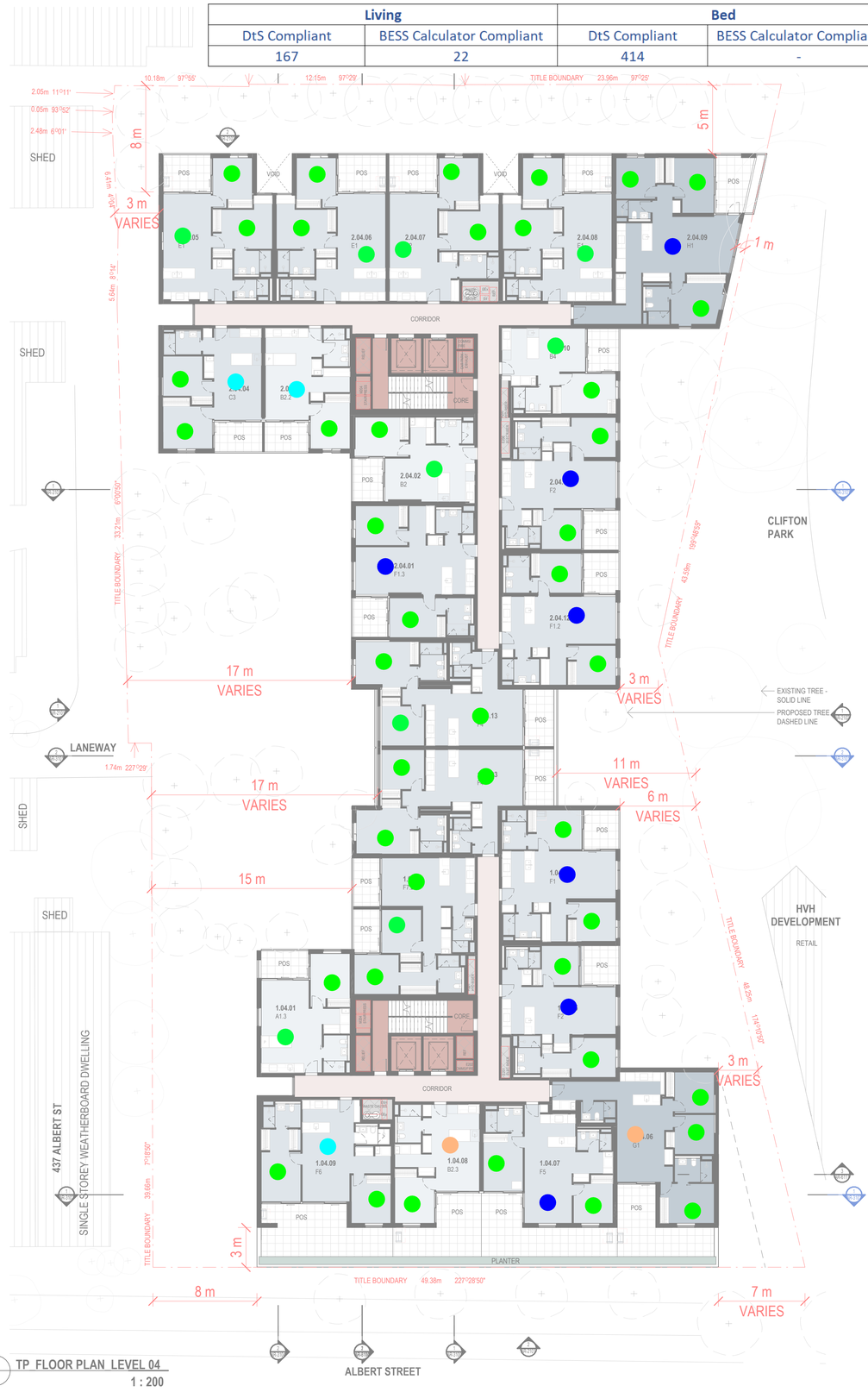
RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
637	603	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
167	22	414	-



1 TP_FLOOR PLAN_LEVEL 02-03
1 : 200



2 TP_FLOOR PLAN_LEVEL 04
1 : 200

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LEGEND - PROGRAM

- RESIDENTIAL 1 BED
- RESIDENTIAL 2 BED
- RESIDENTIAL 3 BED
- LANDSCAPE AREAS
- CIRCULATION
- SERVICES

REV	DATE	DESCRIPTION
0	15.12.2025	FOR INFORMATION
1	19.12.2025	FOR INFORMATION
2	16.01.2026	FOR INFORMATION
3	21.01.2026	FOR INFORMATION
4	28.01.2026	FOR INFORMATION
5	04.02.2026	FOR INFORMATION
6	11.02.2026	FOR INFORMATION
7	18.02.2026	DRAFT 70% TOWN PLANNING
8	25.02.2026	FOR INFORMATION
9	27.02.2026	80% TOWN PLANNING
10	02.03.2026	80% TOWN PLANNING
11	INTERNAL REVIEW	STRUCTURE -INTERNAL REVIEW
12	05.06.2026	100% DTP SUBMISSION

CLIENT
STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056

DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL 02-04

CHECKED **ML**
APPROVED **AC**

SCALE
1 : 200
@A1
0 1 2 4 6 10m

STATUS
TOWN PLANNING

PROJECT # **25-011**

DRAWING NUMBER
AR-1103

REVISION **12**

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BESS Daylight Assessment Legend

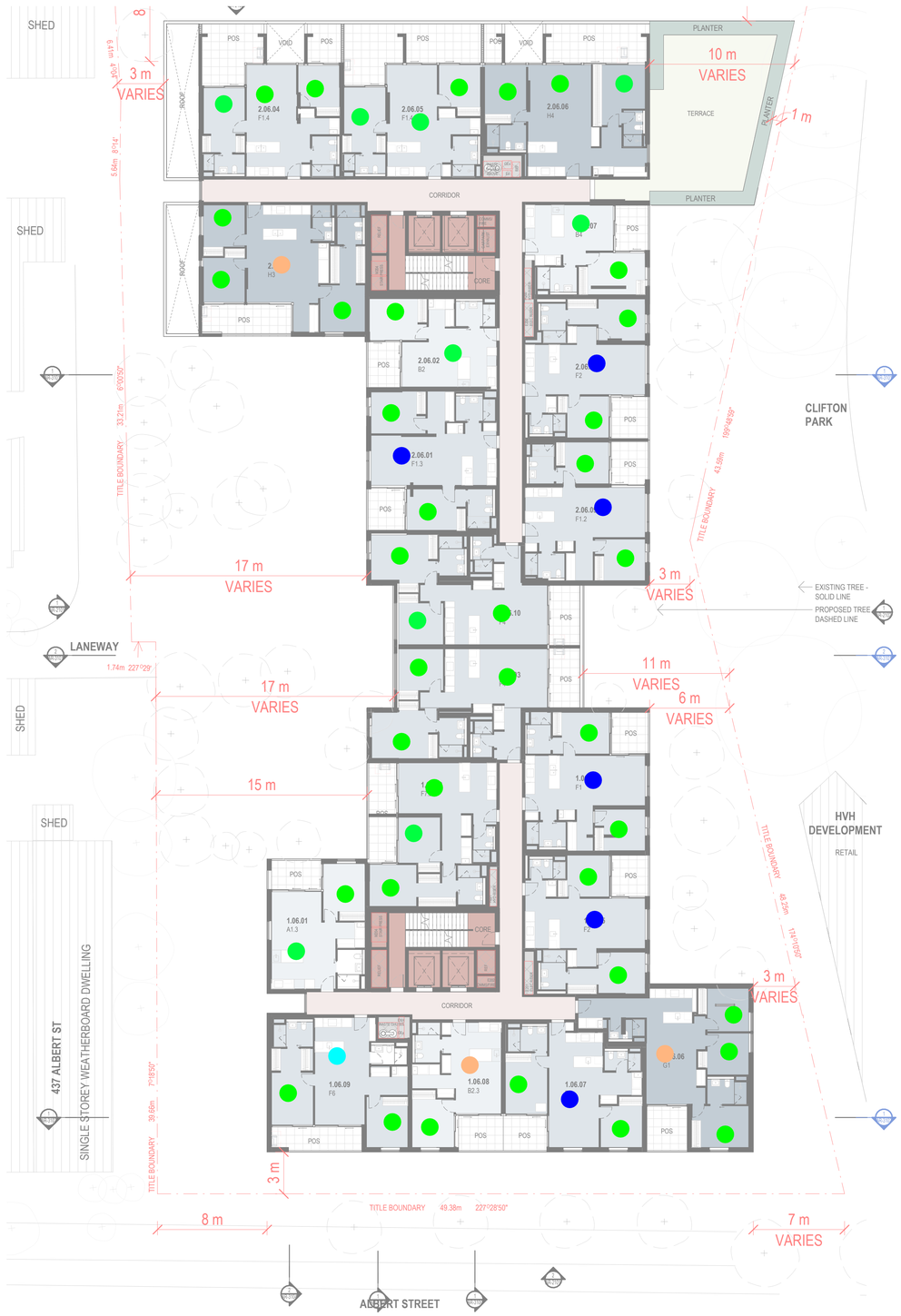
- Living/bed rooms meets all DtS criteria ("Auto-Pass")
- Living/bed rooms with windows in more than one aspect and therefore deemed to have adequate daylight ("Auto-Pass"). Refer BESS IEQ tool Notes
- Living/bed rooms assessed using BESS built-in calculator and are compliant with BESS daylight requirements.
- Living/bed rooms assessed using BESS built-in calculator and are not fully compliant with BESS daylight requirements.

RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
626	601	96%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
167	20	414	-

1 TP_FLOOR PLAN_LEVEL 05
1 : 200



2 AR-3100 TP_FLOOR PLAN_LEVEL 06
1 : 200

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LEGEND - PROGRAM

- RESIDENTIAL 1 BED
- RESIDENTIAL 2 BED
- RESIDENTIAL 3 BED
- LANDSCAPE AREAS
- CIRCULATION
- SERVICES

ADVERTISED PLAN

REV	DATE	DESCRIPTION
0	15.12.2025	FOR INFORMATION
1	19.12.2025	FOR INFORMATION
2	16.01.2026	FOR INFORMATION
3	21.01.2026	FOR INFORMATION
4	28.01.2026	FOR INFORMATION
5	04.02.2026	FOR INFORMATION
6	11.02.2026	FOR INFORMATION
7	18.02.2026	DRAFT 70% TOWN PLANNING
8	25.02.2026	FOR INFORMATION
9	27.02.2026	80% TOWN PLANNING
10	02.03.2026	80% TOWN PLANNING
11	INTERNAL REVIEW	STRUCTURE -INTERNAL REVIEW
12	05.06.2026	100% DTP SUBMISSION

CLIENT
STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK 3056

DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL 05-06

CHECKED **ML** APPROVED **AC**

SCALE
1 : 200
@A1
0 1 2 4 6 10m

STATUS **TOWN PLANNING**
PROJECT # **25-011**

DRAWING NUMBER **AR-1104**
REVISION **12**

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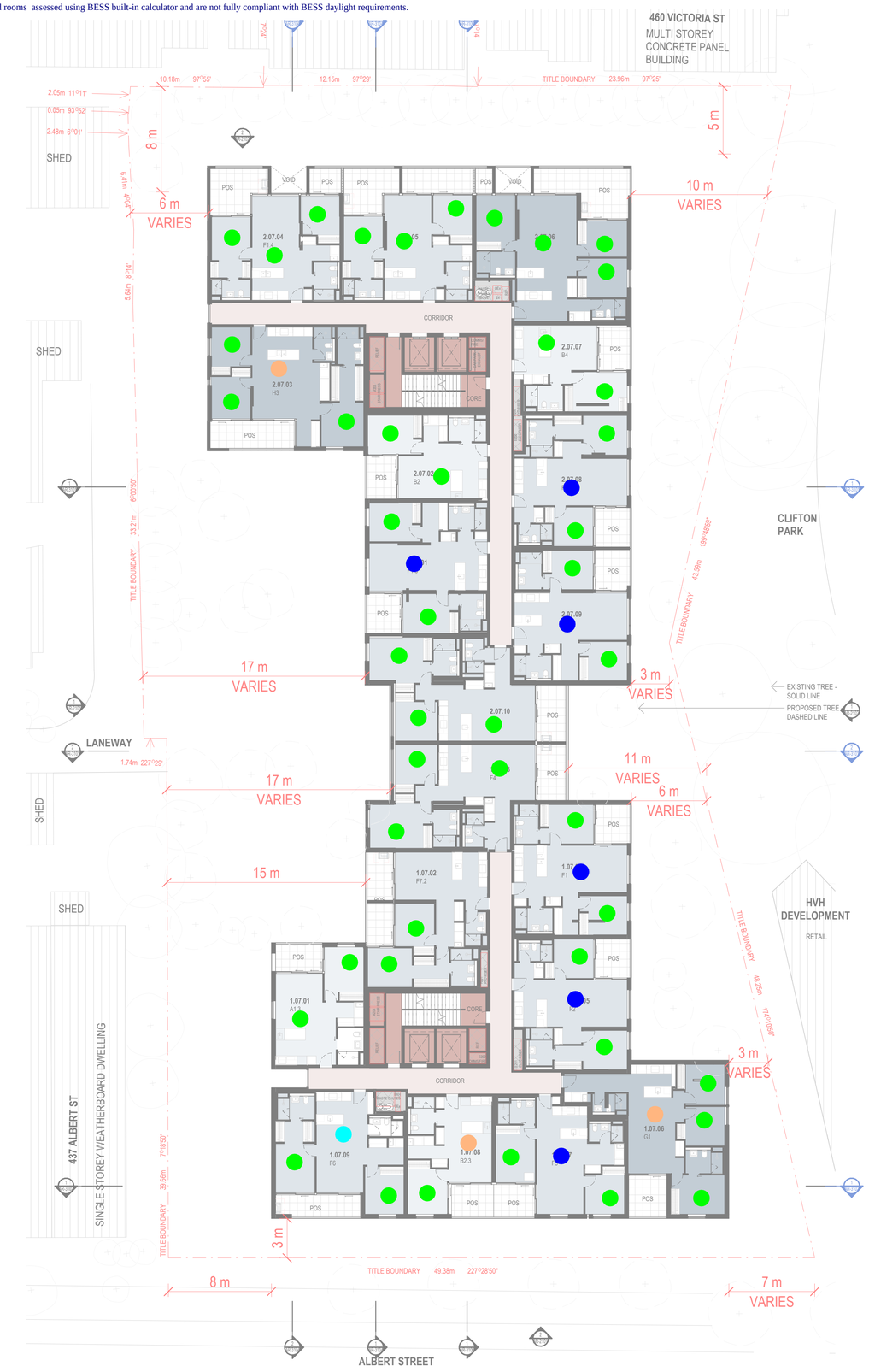
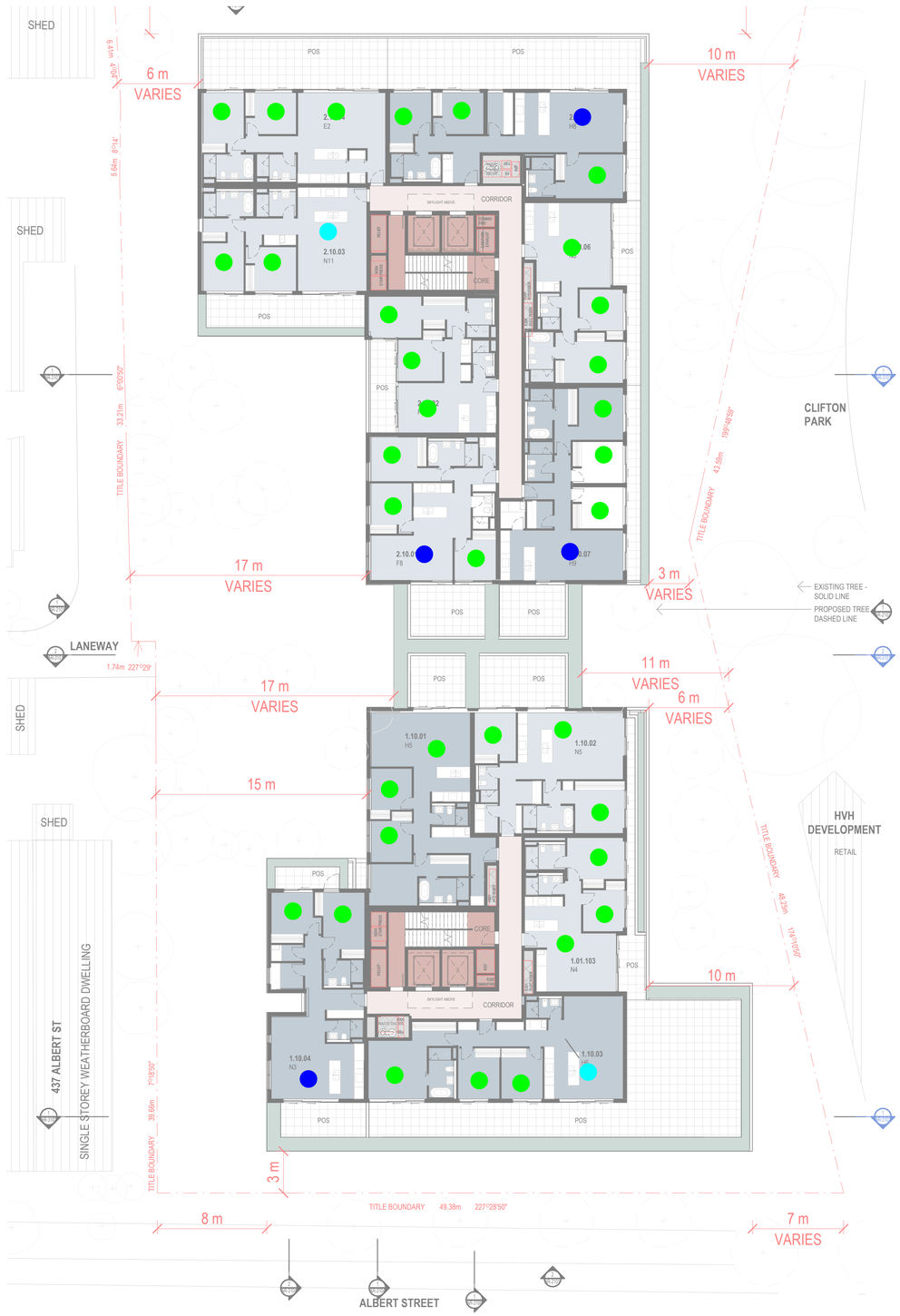
BESS Daylight Assessment Legend

- Living/bed rooms meets all DtS criteria ("Auto-Pass")
- Living/bed rooms with windows in more than one aspect and therefore deemed to have adequate daylight ("Auto-Pass"). Refer BESS IEQ tool Notes
- Living/bed rooms assessed using BESS built-in calculator and are compliant with BESS daylight requirements.
- Living/bed rooms assessed using BESS built-in calculator and are not fully compliant with BESS daylight requirements.



1 TP_FLOOR PLAN_LEVEL 07-09
1 : 200



2 TP_FLOOR PLAN_LEVEL 10
1 : 200

RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
626	601	96%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
167	20	414	-

GENERAL NOTES

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LEGEND - PROGRAM

- RESIDENTIAL 1 BED
- RESIDENTIAL 2 BED
- RESIDENTIAL 3 BED
- LANDSCAPE AREAS
- CIRCULATION
- SERVICES

ADVERTISED PLAN

REV	DATE	DESCRIPTION
0	15.12.2025	FOR INFORMATION
1	16.01.2026	FOR INFORMATION
2	21.01.2026	FOR INFORMATION
3	28.01.2026	FOR INFORMATION
4	04.02.2026	FOR INFORMATION
5	11.02.2026	FOR INFORMATION
6	18.02.2026	DRAFT 70% TOWN PLANNING
7	25.02.2026	FOR INFORMATION
8	27.02.2026	80% TOWN PLANNING
9	02.03.2026	80% TOWN PLANNING
10	INTERNAL REVIEW	STRUCTURE -INTERNAL REVIEW
11	05.06.2026	100% DTP SUBMISSION

CLIENT
STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK 3056

DRAWING TITLE
PROPOSED FLOOR PLAN_LEVEL 07-11

CHECKED **ML** APPROVED **AC**

SCALE
1 : 200
@A1
0 1 2 4 6 10m

STATUS **TOWN PLANNING**
PROJECT # **25-011**

DRAWING NUMBER **AR-1105**
REVISION **11**

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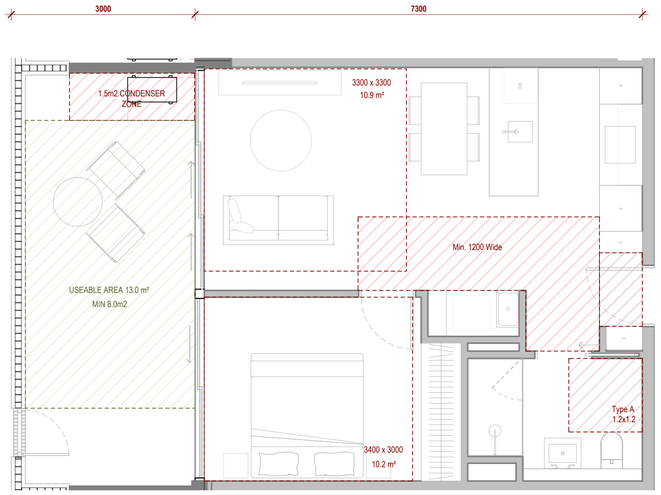
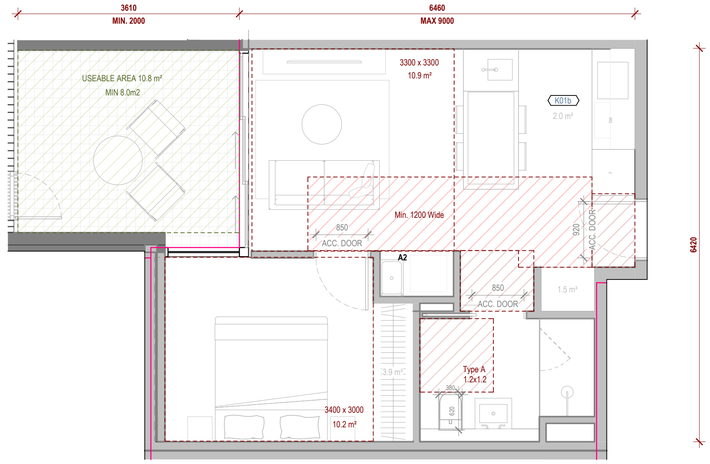
APPENDIX C – BADS CROSS VENTILATION ASSESSMENT

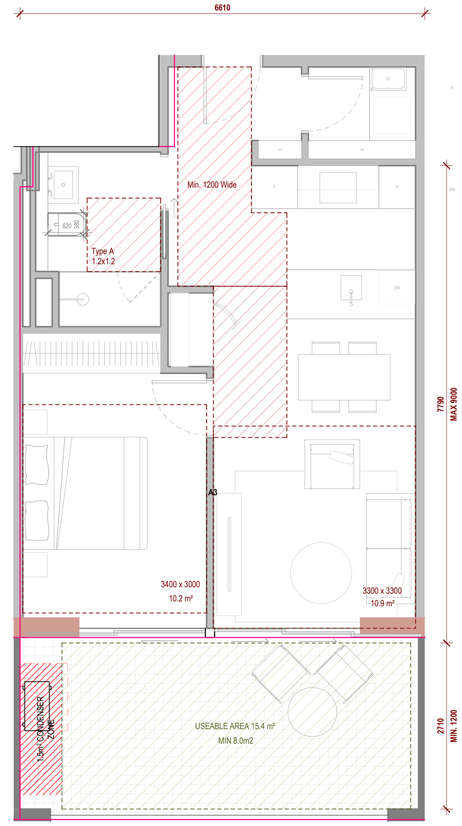
ADVERTISED
PLAN



4 AR-2101 **APARTMENT PLANS - A1**
429 ALBERT ST
1 : 50



2 **APARTMENT PLANS - A2**
429 ALBERT ST
1 : 50



3 **APARTMENT PLANS - A3**
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- A — ACCESSIBLE BATHROOM TYPE A
- MIN LIVING AREA
- CROSS VENTILATION
- ACCESSIBLE CIRCULATION PATH
- MIN BEDROOM AREA
- USEABLE BALCONY ZONE

ADVERTISED PLAN

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1	25.02.2026	FOR INFORMATION
2	27.02.2026	80% TOWN PLANNING
3	02.03.2026	80% TOWN PLANNING
4	08.04.2026	FOR INFORMATION
5	12.06.2026	FOR INFORMATION

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STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK 3056

DRAWING TITLE
APARTMENT PLANS - TYPE A

CHECKED **ML**
APPROVED **AC**

SCALE
As indicated
@A1
0 0.25 0.5 1 1.5 2.5m

STATUS **TOWN PLANNING**
PROJECT # **25-011**

DRAWING NUMBER **AR-4101**
REVISION **5**

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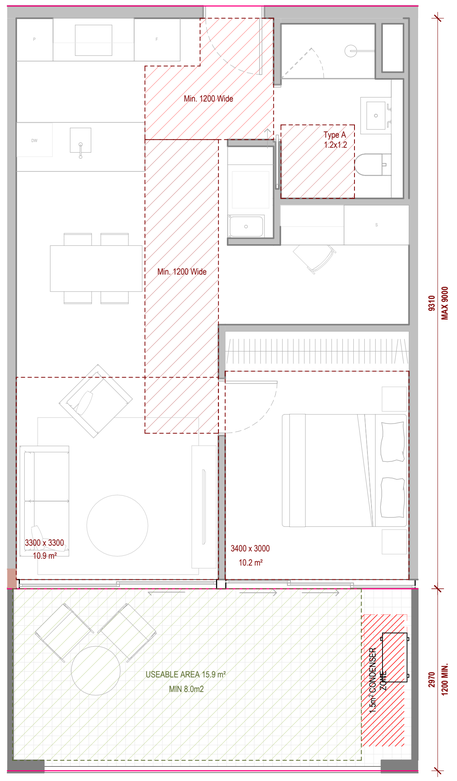
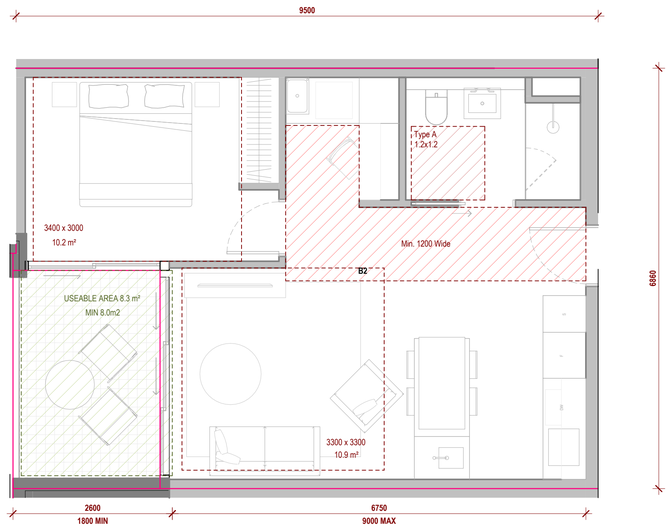
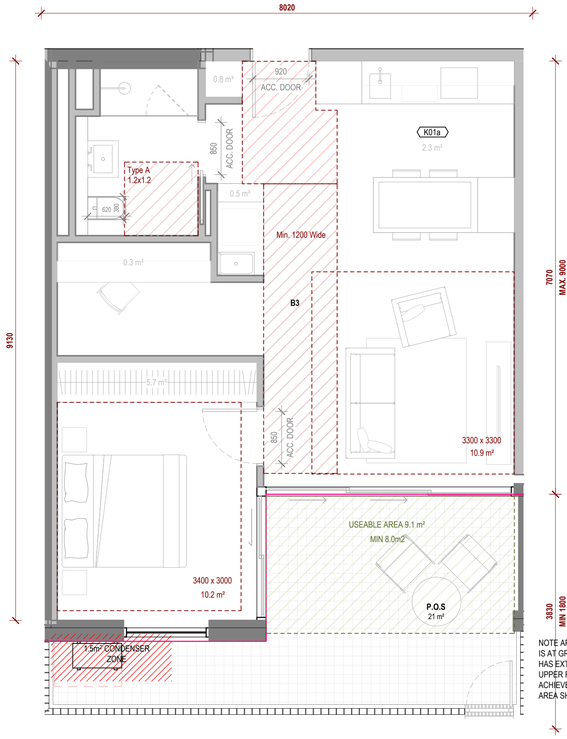


1 APARTMENT PLANS - B1
429 ALBERT ST
1 : 50



2 APARTMENT PLANS - B2
429 ALBERT ST
1 : 50



3 APARTMENT PLANS - B3
429 ALBERT ST
1 : 50

NOTE APARTMENT SHOWN IS AT GROUND LEVEL AND HAS EXTENDED P.O.S. UPPER FLOOR APARTMENTS ACHIEVE USABLE P.O.S. AREA SHOWN IN GREEN

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- MIN LIVING AREA
- ACCESSIBLE CIRCULATION PATH
- USEABLE BALCONY ZONE
- A — ACCESSIBLE BATHROOM TYPE A
- CROSS VENTILATION
- MIN BEDROOM AREA

ADVERTISED PLAN

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1	25.02.2026	FOR INFORMATION
2	27.02.2026	80% TOWN PLANNING
3	02.03.2026	80% TOWN PLANNING
4	08.04.2026	FOR INFORMATION
5	12.06.2026	FOR INFORMATION

CLIENT
STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK 3056

DRAWING TITLE
APARTMENT PLANS - TYPE B

CHECKED **ML**
APPROVED **AC**

SCALE
As indicated
@A1
0 0.25 0.5 1 1.5 2.5m

STATUS **TOWN PLANNING**
PROJECT # **25-011**

DRAWING NUMBER **AR-4201**
REVISION **5**

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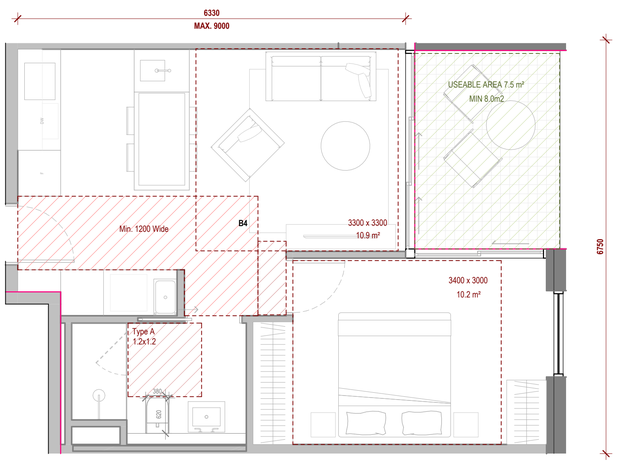
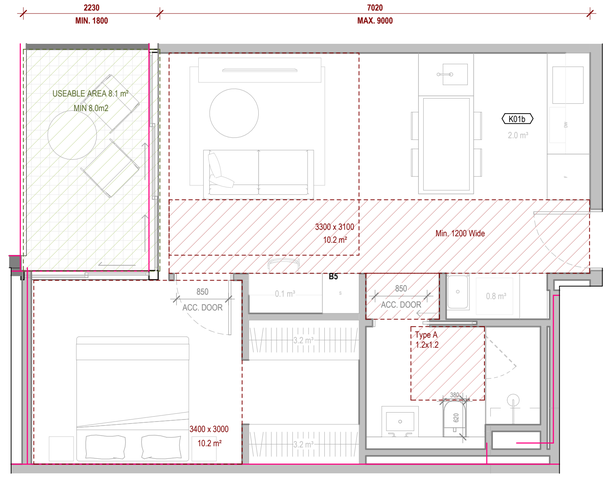
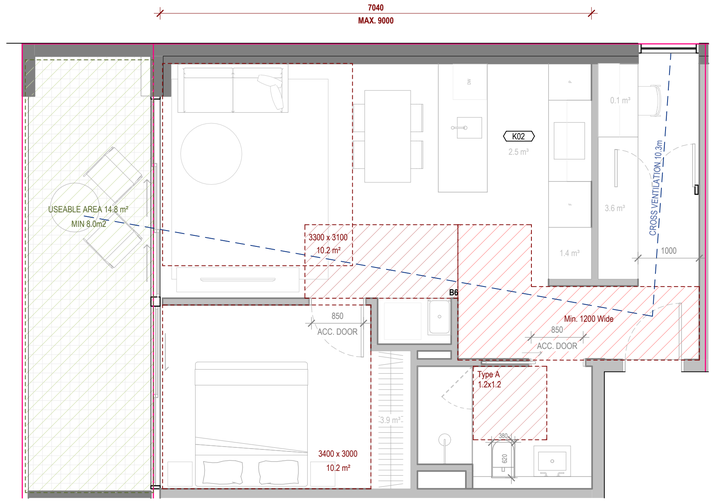


1 APARTMENT PLANS - B4
429 ALBERT ST
1 : 50



2 APARTMENT PLANS - B5
AR-3100 429 ALBERT ST
1 : 50



3 APARTMENT PLANS - B6
AR-3100 429 ALBERT ST
1 : 50

ADVERTISED PLAN

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- A — ACCESSIBLE BATHROOM TYPE A
- MIN LIVING AREA
- CROSS VENTILATION
- ACCESSIBLE CIRCULATION PATH
- MIN BEDROOM AREA
- USEABLE BALCONY ZONE

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REV	DATE	DESCRIPTION
0	02.03.2026	80% TOWN PLANNING
1	08.04.2026	FOR INFORMATION
2	12.06.2026	FOR INFORMATION

CLIENT
STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK 3056

DRAWING TITLE
APARTMENT PLANS - TYPE B - SHEET 2

CHECKED **Checker**
APPROVED **Approver**

SCALE
As indicated
@A1
0 0.25 0.5 1 1.5 2.5m

STATUS **TOWN PLANNING**
PROJECT # **25-011**

DRAWING NUMBER **AR-4202**
REVISION **2**

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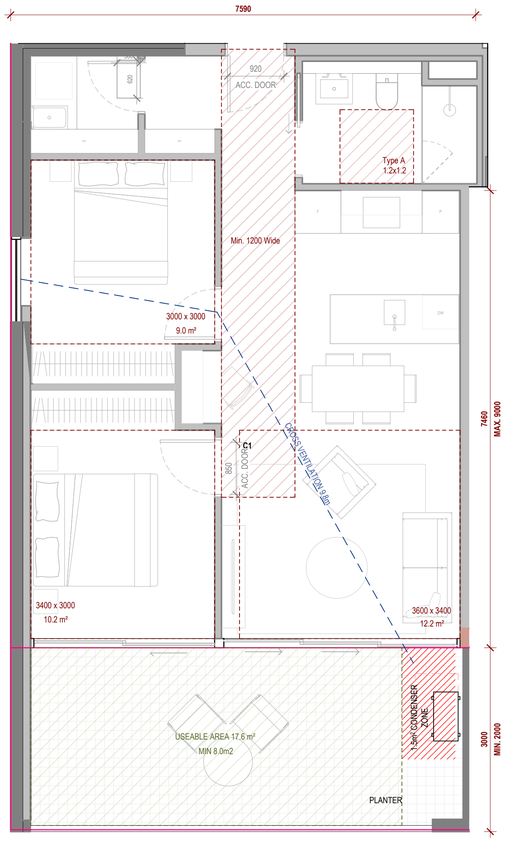
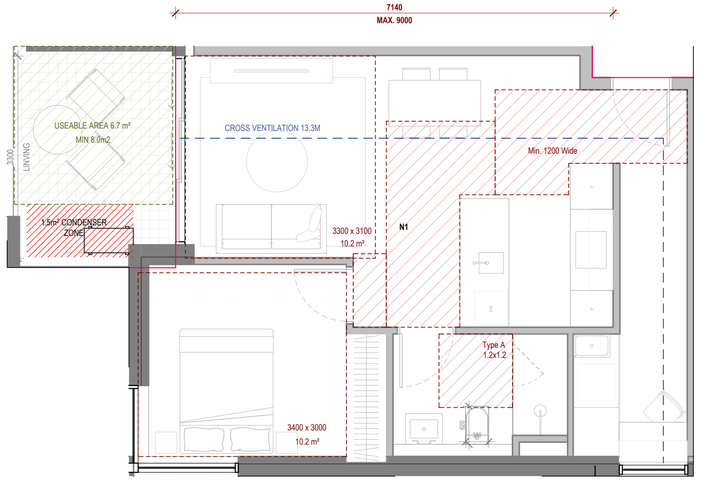
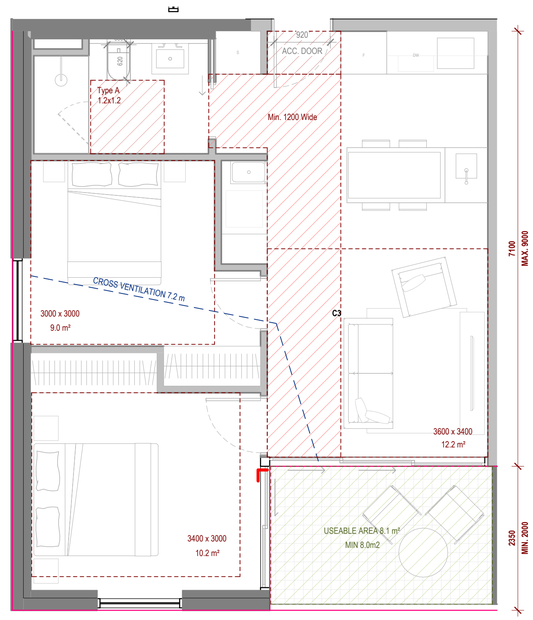


1 **APARTMENT PLANS - C1**
429 ALBERT ST
1 : 50



2 **APARTMENT PLANS - C2**
429 ALBERT ST
1 : 50

REFER TO APT TYPE N1



3 **APARTMENT PLANS - C3**
429 ALBERT ST
1 : 50

ADVERTISED PLAN

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- A — ACCESSIBLE BATHROOM TYPE A
- MIN LIVING AREA
- CROSS VENTILATION
- ACCESSIBLE CIRCULATION PATH
- MIN BEDROOM AREA
- USEABLE BALCONY ZONE

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REV	DATE	DESCRIPTION
0	18.02.2026	DRAFT 70% TOWN PLANNING
1	25.02.2026	FOR INFORMATION
2	27.02.2026	80% TOWN PLANNING
3	02.03.2026	80% TOWN PLANNING
4	08.04.2026	FOR INFORMATION
5	12.06.2026	FOR INFORMATION

CLIENT
STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK 3056

DRAWING TITLE
APARTMENT PLANS - TYPE C

CHECKED **ML**
APPROVED **AC**

SCALE
As indicated
@A1 0 0.25 0.5 1 1.5 2.5m

STATUS
TOWN PLANNING
PROJECT #
25-011

DRAWING NUMBER
AR-4301
REVISION
5

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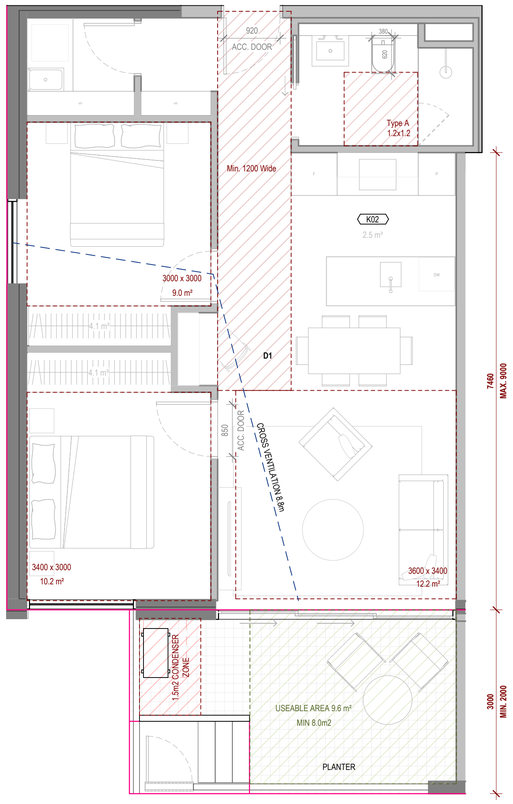
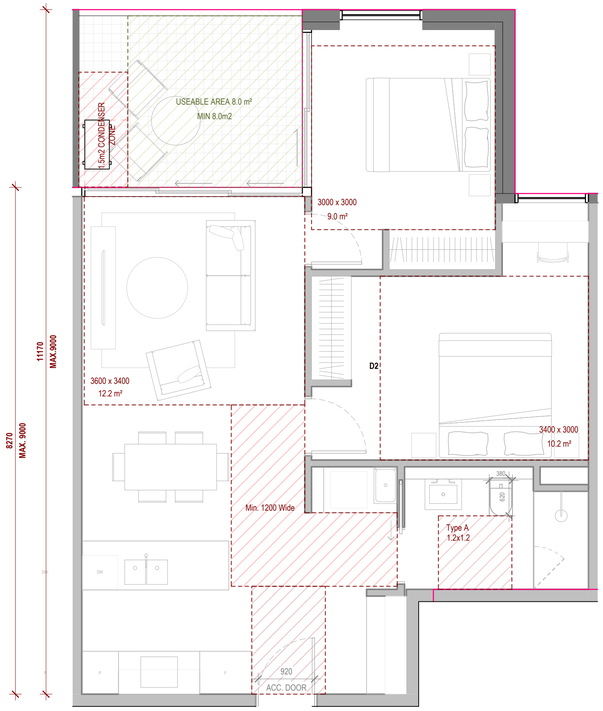


1 **APARTMENT PLANS - D1**
429 ALBERT ST
1 : 50



2 **APARTMENT PLANS - D2**
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- MIN LIVING AREA
- ACCESSIBLE CIRCULATION PATH
- USEABLE BALCONY ZONE
- A — ACCESSIBLE BATHROOM TYPE A
- CROSS VENTILATION
- MIN BEDROOM AREA

ADVERTISED PLAN

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2	27.02.2026	80% TOWN PLANNING
3	02.03.2026	80% TOWN PLANNING
4	08.04.2026	FOR INFORMATION
5	17.04.2026	FOR INFORMATION
6	12.06.2026	FOR INFORMATION

CLIENT
STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK 3056

DRAWING TITLE
APARTMENT PLANS - TYPE D

CHECKED **ML**
APPROVED **AC**

SCALE
As indicated
@A1
0 0.25 0.5 1 1.5 2.5m

STATUS
TOWN PLANNING
PROJECT #
25-011

DRAWING NUMBER
AR-4401
REVISION
6

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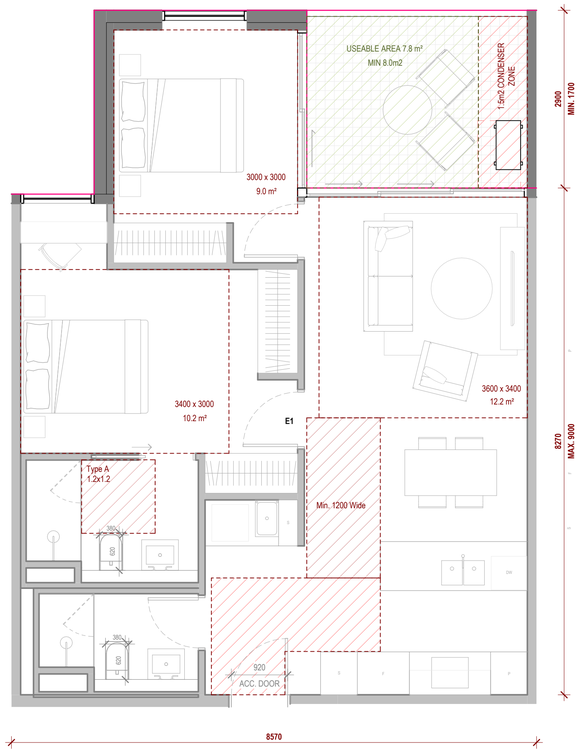

1 **APARTMENT PLANS - E1**
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- A — ACCESSIBLE BATHROOM TYPE A
- MIN LIVING AREA
- CROSS VENTILATION
- ACCESSIBLE CIRCULATION PATH
- MIN BEDROOM AREA
- USEABLE BALCONY ZONE

TYPE: CUSTOM - H9

INSTANCES: 2
ACHIEVES CROSS FLOW VENTILATION: **YES**

ACHIEVES MIN. INTERNAL STORAGE: **YES, 17.4m³**
ACHIEVES MIN. TOTAL STORAGE: **YES, 21.7m³**
CAGED STORAGE PROVIDED: **YES, S**

ACHIEVES ACCESSIBILITY: **YES**

ADVERTISED PLAN

GENERAL NOTES

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4	08.04.2026	FOR INFORMATION
5	12.06.2026	FOR INFORMATION

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STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK 3056

DRAWING TITLE
APARTMENT PLANS - TYPE E

CHECKED **ML**
APPROVED **AC**

SCALE
As indicated
@A1 0 0.25 0.5 1 1.5 2.5m

STATUS **TOWN PLANNING**
PROJECT # **25-011**

DRAWING NUMBER **AR-4501**
REVISION **5**

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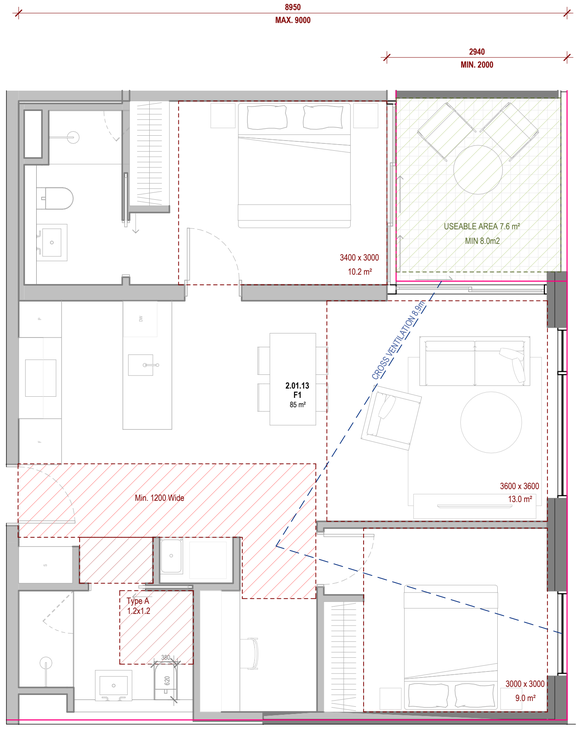
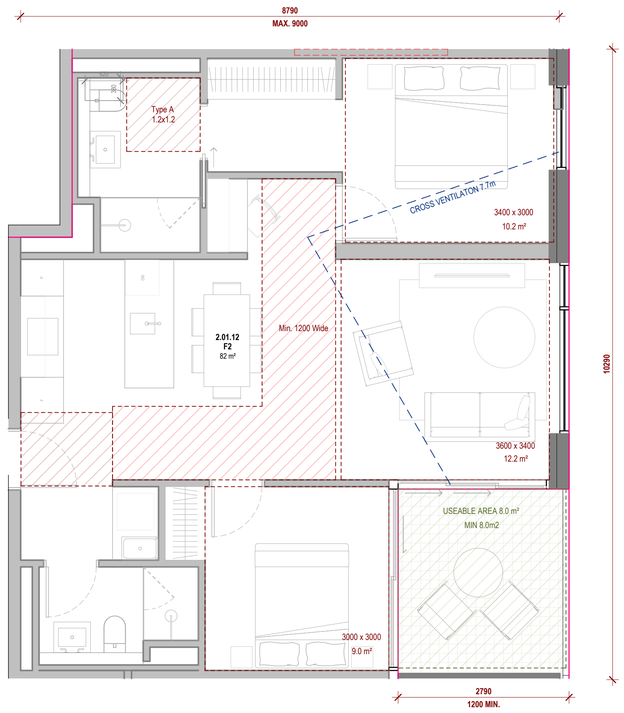
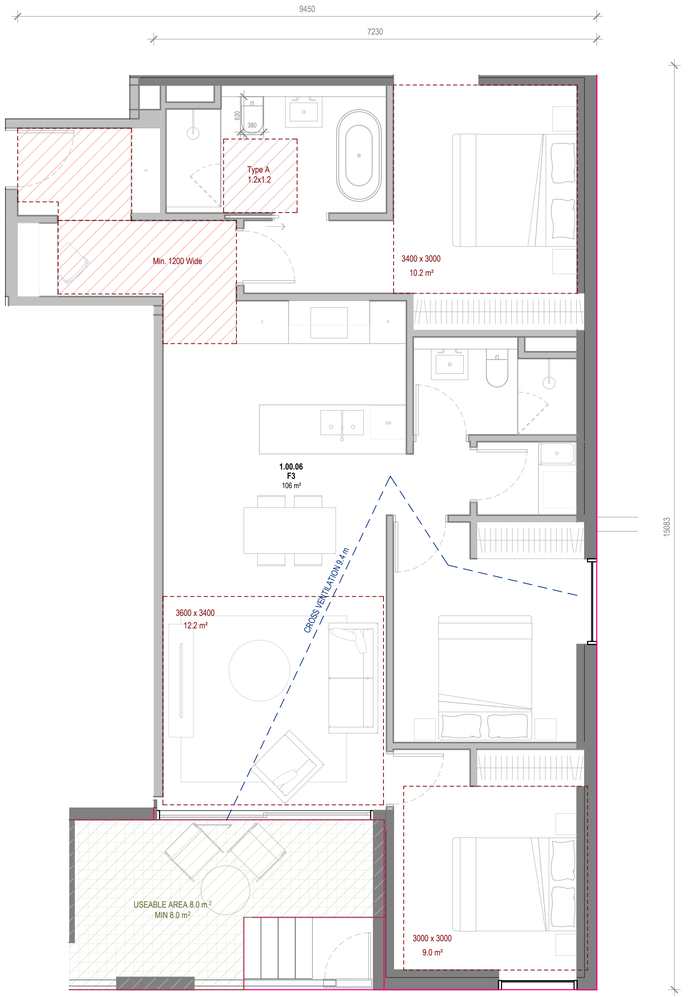


1 APARTMENT PLANS - F1
429 ALBERT ST
1 : 50



2 APARTMENT PLANS - F2
429 ALBERT ST
1 : 50



3 APARTMENT PLANS - F3
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- MIN LIVING AREA
- ACCESSIBLE CIRCULATION PATH
- USEABLE BALCONY ZONE
- A — ACCESSIBLE BATHROOM TYPE A
- CROSS VENTILATION
- MIN BEDROOM AREA

ADVERTISED PLAN

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4	08.04.2026	FOR INFORMATION
5	12.06.2026	FOR INFORMATION

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STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056

DRAWING TITLE
APARTMENT PLANS - TYPE F

CHECKED **ML**
APPROVED **AC**

SCALE
As indicated
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0 0.25 0.5 1 1.5 2.5m

STATUS **TOWN PLANNING**
PROJECT # **25-011**

DRAWING NUMBER **AR-4601**
REVISION **5**

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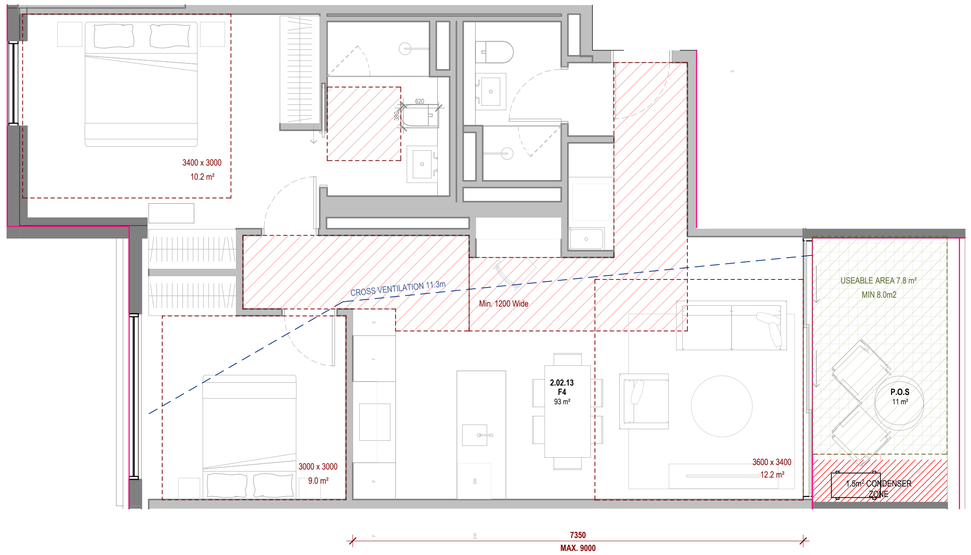
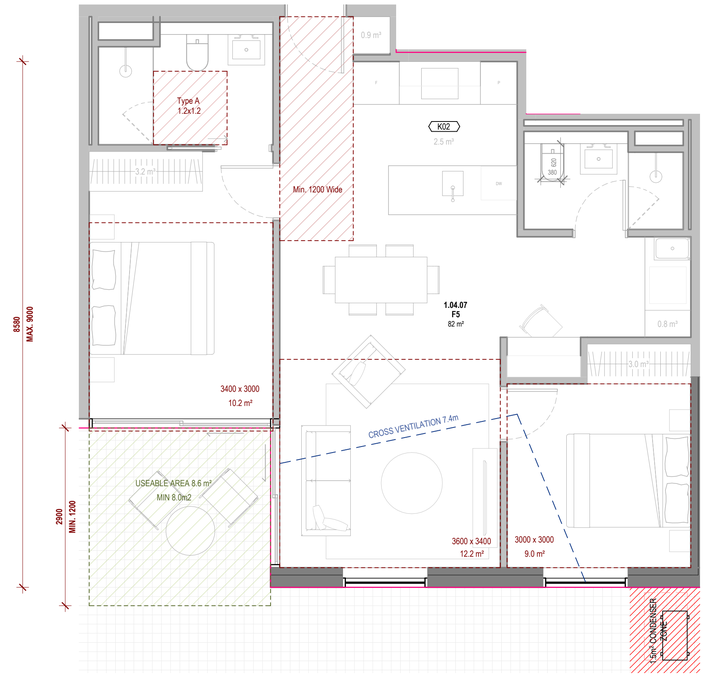


1 APARTMENT PLANS - F4
429 ALBERT ST
1 : 50



2 APARTMENT PLANS - F5
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- A — ACCESSIBLE BATHROOM TYPE A
- MIN LIVING AREA
- CROSS VENTILATION
- ACCESSIBLE CIRCULATION PATH
- MIN BEDROOM AREA
- USEABLE BALCONY ZONE

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3	02.03.2026	80% TOWN PLANNING
4	08.04.2026	FOR INFORMATION
5	12.06.2026	FOR INFORMATION

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429 ALBERT ST
429 ALBERT STREET BRUNSWICK 3056

DRAWING TITLE
APARTMENT PLANS - TYPE F - SHEET 2

CHECKED **ML**
APPROVED **AC**

SCALE
As indicated
@A1
0 0.25 0.5 1 1.5 2.5m

STATUS **TOWN PLANNING**
PROJECT # **25-011**

DRAWING NUMBER **AR-4602**
REVISION **5**

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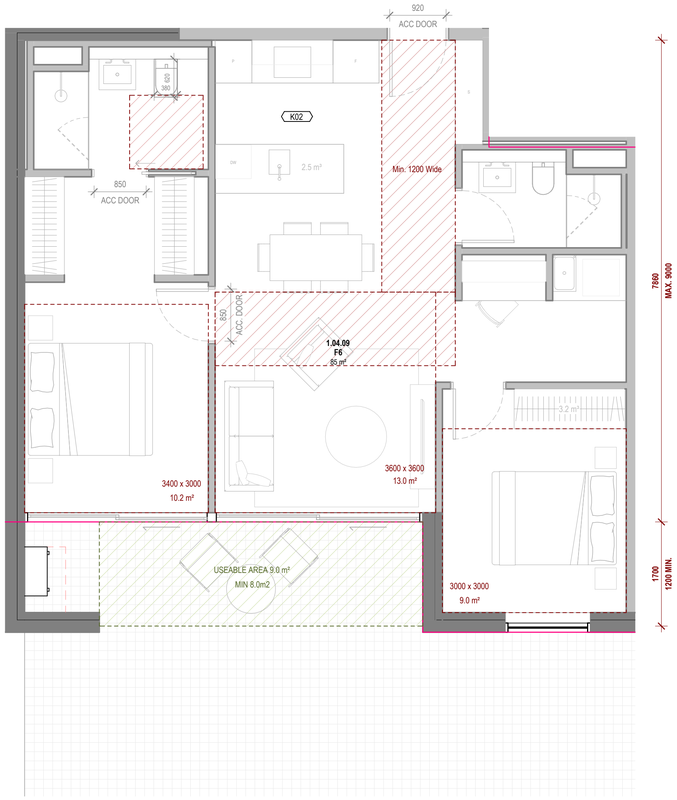
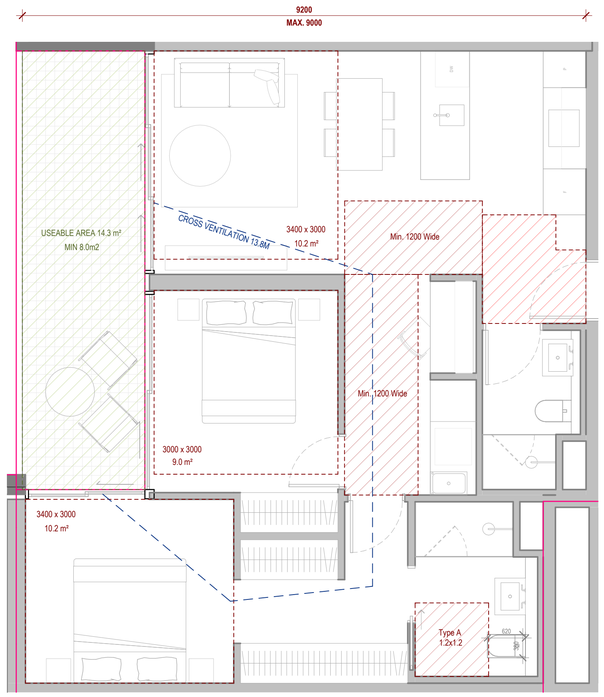


1 **APARTMENT PLANS - F6**
429 ALBERT ST
1 : 50



2 **APARTMENT PLANS - F7**
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- MIN LIVING AREA
- ACCESSIBLE CIRCULATION PATH
- USEABLE BALCONY ZONE
- A — ACCESSIBLE BATHROOM TYPE A
- CROSS VENTILATION
- MIN BEDROOM AREA

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4	08.04.2026	FOR INFORMATION
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429 ALBERT ST
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DRAWING TITLE
APARTMENT PLANS - TYPE F - SHEET 3

CHECKED **ML**
APPROVED **AC**

SCALE
As indicated
@A1
0 0.25 0.5 1 1.5 2.5m

STATUS **TOWN PLANNING**
PROJECT # **25-011**

DRAWING NUMBER **AR-4603**
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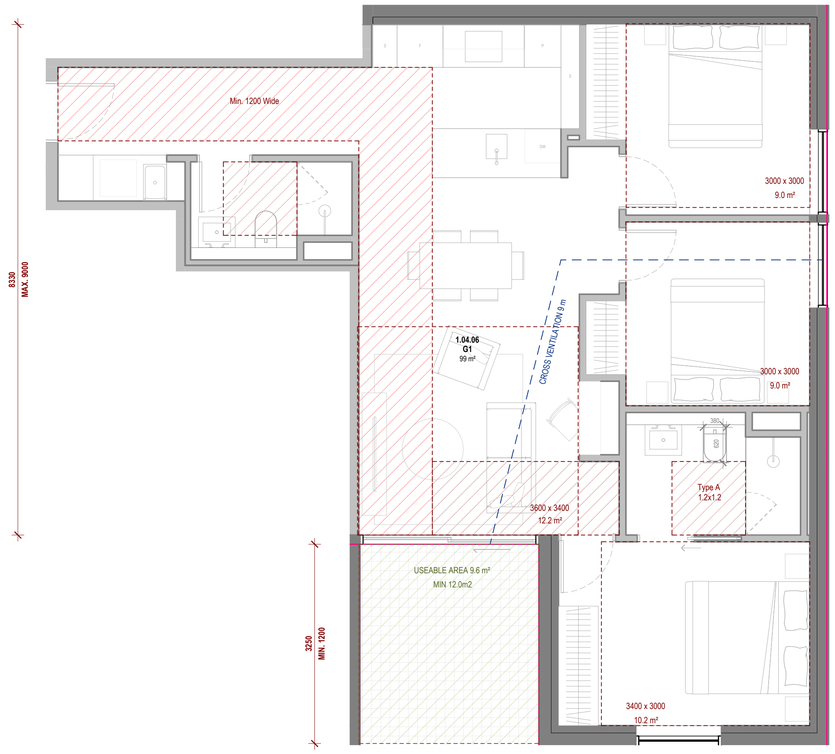

1 APARTMENT PLANS - G1
429 ALBERT ST
1 : 50

ADVERTISED PLAN

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- A — ACCESSIBLE BATHROOM TYPE A
- MIN LIVING AREA
- CROSS VENTILATION
- ACCESSIBLE CIRCULATION PATH
- MIN BEDROOM AREA
- USEABLE BALCONY ZONE

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4	08.04.2026	FOR INFORMATION
5	12.06.2026	FOR INFORMATION

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DRAWING TITLE
APARTMENT PLANS - TYPE G

CHECKED **ML**
APPROVED **AC**

SCALE
As indicated
@A1
0 0.25 0.5 1 1.5 2.5m

STATUS
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PROJECT # **25-011**

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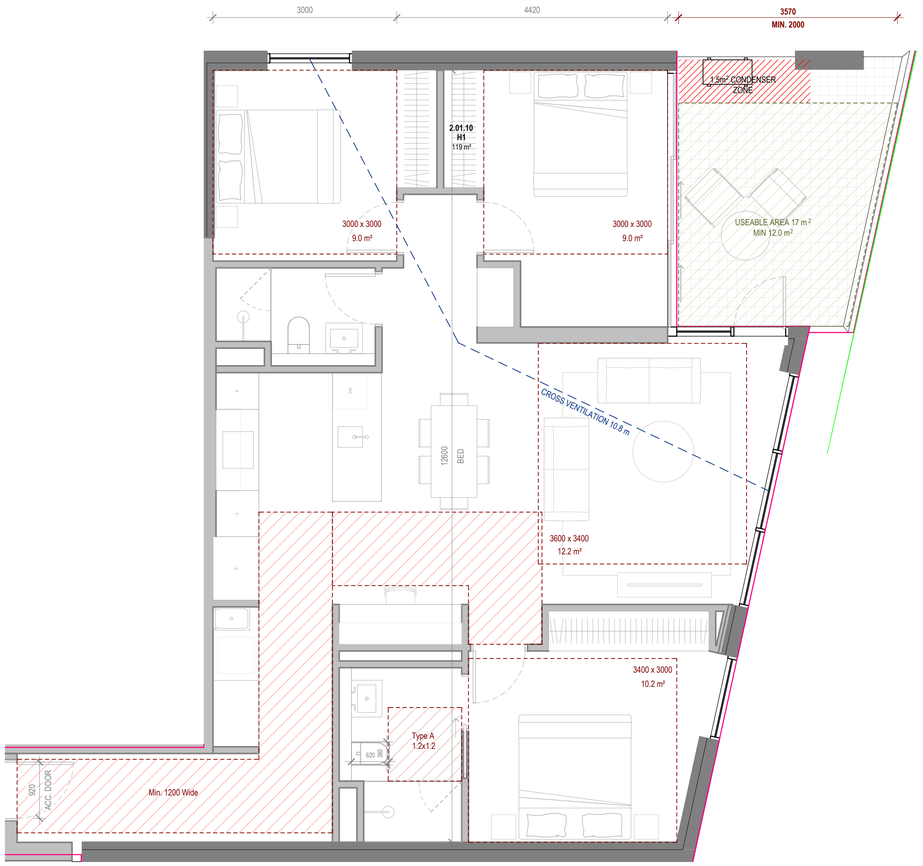

1 **APARTMENT PLANS - H1**
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- A — ACCESSIBLE BATHROOM TYPE A
- MIN LIVING AREA
- CROSS VENTILATION
- ACCESSIBLE CIRCULATION PATH
- MIN BEDROOM AREA
- USEABLE BALCONY ZONE

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4	08.04.2026	FOR INFORMATION
5	12.06.2026	FOR INFORMATION

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DRAWING TITLE
APARTMENT PLANS - TYPE H

CHECKED **ML**
APPROVED **AC**

SCALE
As indicated
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0 0.25 0.5 1 1.5 2.5m

STATUS **TOWN PLANNING**
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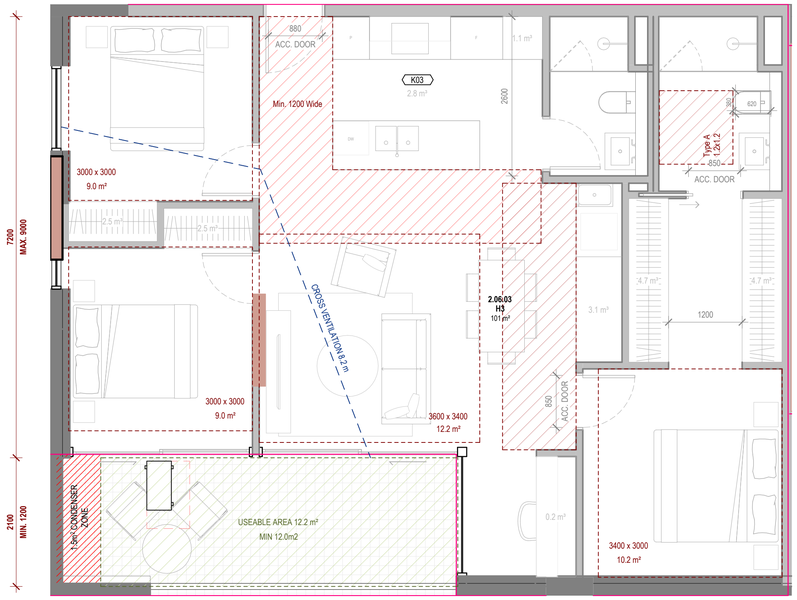
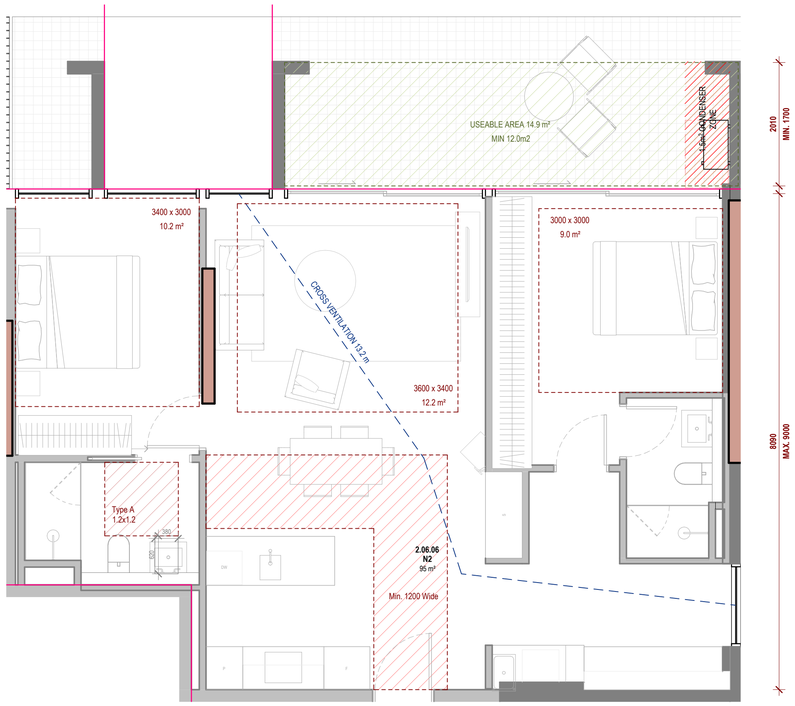
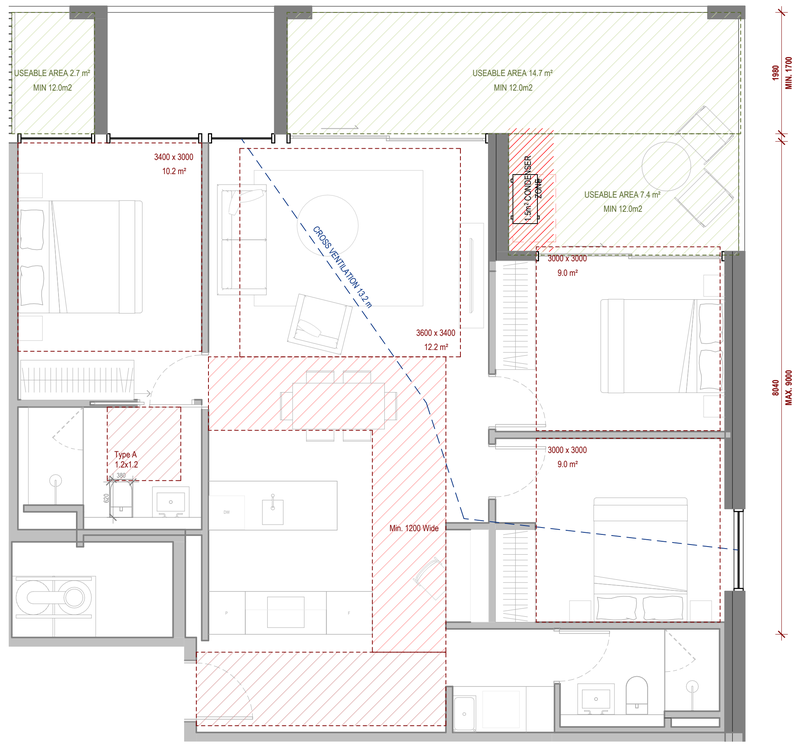


1 **APARTMENT PLANS - H3**
429 ALBERT ST
1 : 50



2 **APARTMENT PLANS - N2**
429 ALBERT ST
1 : 50



3 **APARTMENT PLANS - H4**
AR-2107 429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- A — ACCESSIBLE BATHROOM TYPE A
- MIN LIVING AREA
- CROSS VENTILATION
- ACCESSIBLE CIRCULATION PATH
- MIN BEDROOM AREA
- USEABLE BALCONY ZONE

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3	02.03.2026	80% TOWN PLANNING
4	08.04.2026	FOR INFORMATION
5	17.04.2026	FOR INFORMATION
6	12.06.2026	FOR INFORMATION

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429 ALBERT ST
429 ALBERT STREET BRUNSWICK 3056

DRAWING TITLE
APARTMENT PLANS - TYPE H - SHEET 2

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SCALE
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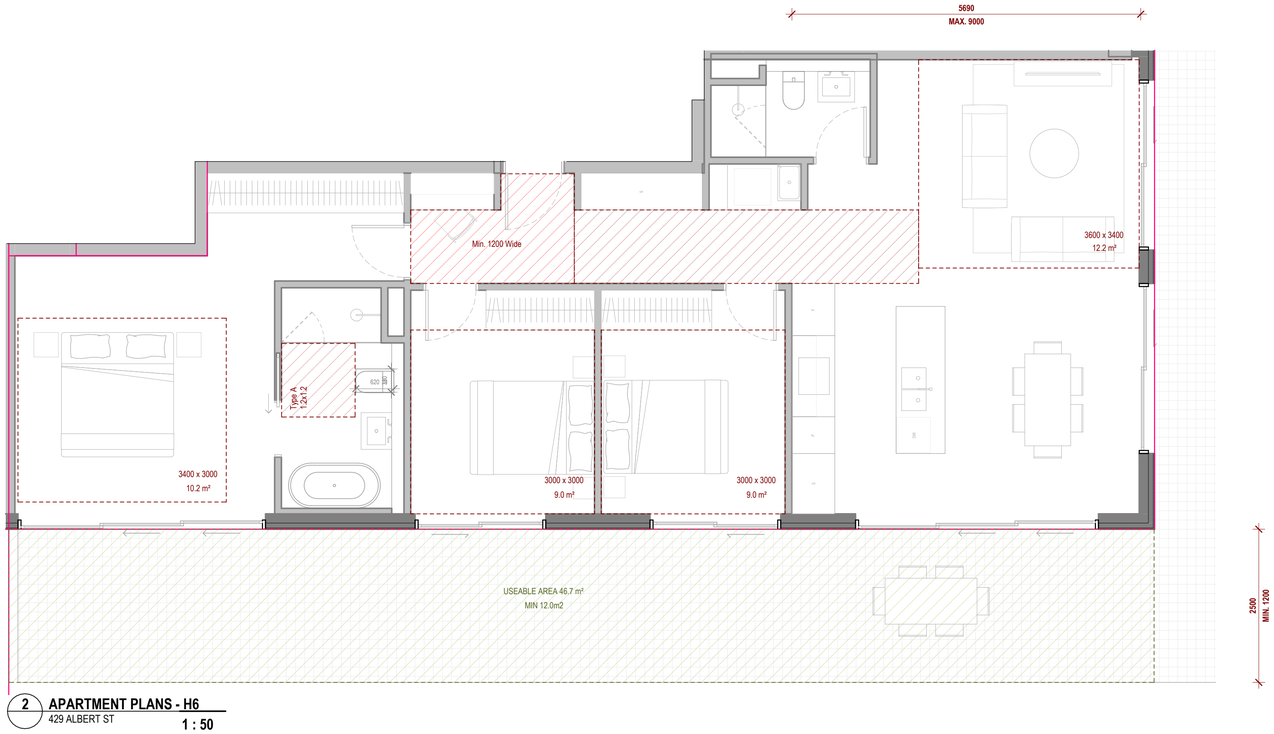

2 **APARTMENT PLANS - H6**
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- A — ACCESSIBLE BATHROOM TYPE A
- MIN LIVING AREA
- CROSS VENTILATION
- ACCESSIBLE CIRCULATION PATH
- MIN BEDROOM AREA
- USEABLE BALCONY ZONE

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4	08.04.2026	FOR INFORMATION
5	17.04.2026	FOR INFORMATION
6	12.06.2026	FOR INFORMATION

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PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK 3056

DRAWING TITLE
APARTMENT PLANS - TYPE H - SHEET 3

CHECKED **ML**
APPROVED **AC**

SCALE
As indicated
@A1
0 0.25 0.5 1 1.5 2.5m

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DRAWING NUMBER **AR-4803**
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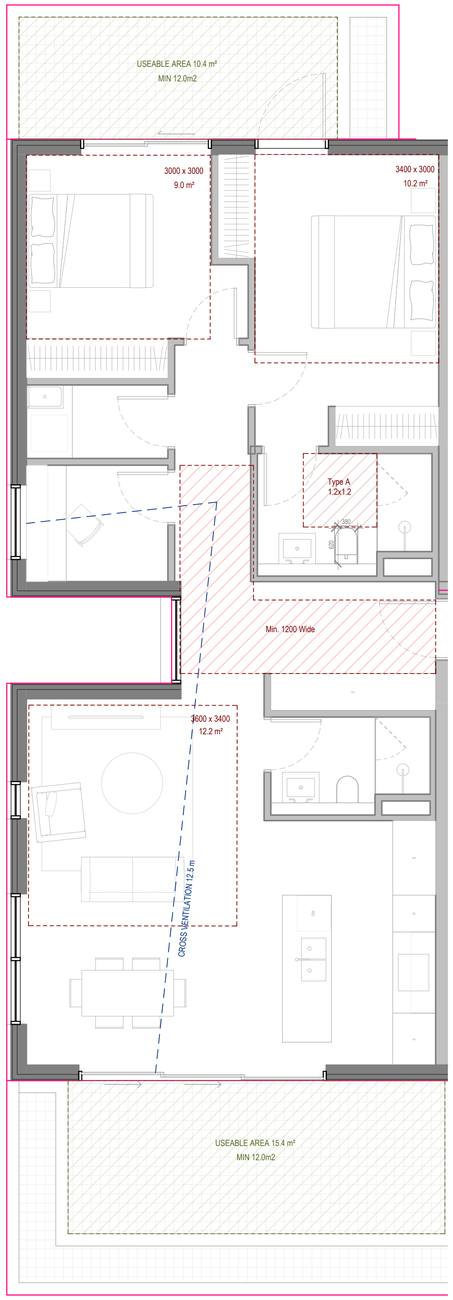


1 **APARTMENT PLANS - N3**
429 ALBERT ST
1 : 50

TYPE: CUSTOM

INSTANCES: 1
ACHIEVES CROSS FLOW VENTILATION: **YES**

ACHIEVES MIN. **12m²** INTERNAL STORAGE:
ACHIEVES MIN. **18m²** TOTAL STORAGE:
CAGED STORAGE PROVIDED:

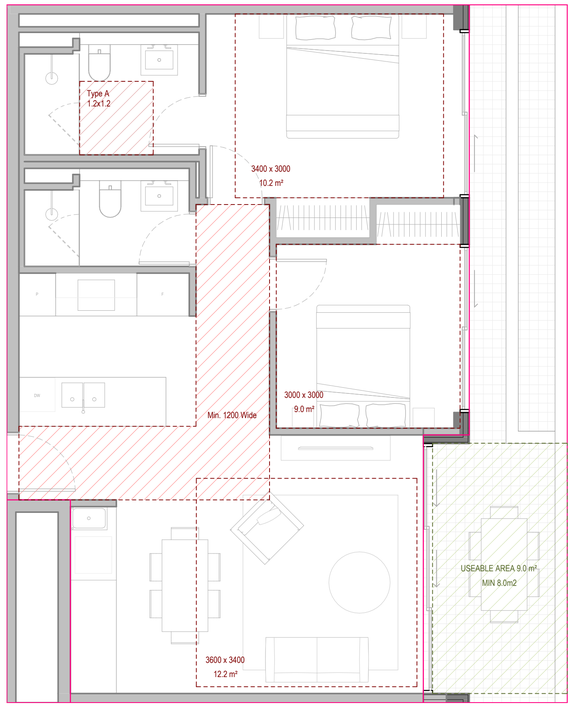
ACHIEVES ACCESSIBILITY: NO

CONDENSER LOCATION: **CONDENSER FARM**

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- MIN LIVING AREA
- ACCESSIBLE CIRCULATION PATH
- USEABLE BALCONY ZONE
- A — ACCESSIBLE BATHROOM TYPE A
- CROSS VENTILATION
- MIN BEDROOM AREA

ADVERTISED PLAN



2 **APARTMENT PLANS - N4**
429 ALBERT ST
1 : 50

TYPE: CUSTOM

INSTANCES: 1
ACHIEVES CROSS FLOW VENTILATION: **N0**

ACHIEVES MIN. **12m²** INTERNAL STORAGE:
ACHIEVES MIN. **18m²** TOTAL STORAGE:
CAGED STORAGE PROVIDED:

ACHIEVES ACCESSIBILITY: NO

CONDENSER LOCATION: **CONDENSER FARM**

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STOCKLAND

PROJECT
429 ALBERT ST
429 ALBERT STREET BRUNSWICK
3056

DRAWING TITLE
APARTMENT PLANS - TYPE N

CHECKED **ML**
APPROVED **AC**

SCALE
As indicated
@A1
0 0.25 0.5 1 1.5 2.5m

STATUS **TOWN PLANNING**
PROJECT # **25-011**

DRAWING NUMBER **AR-4804**
REVISION **4**

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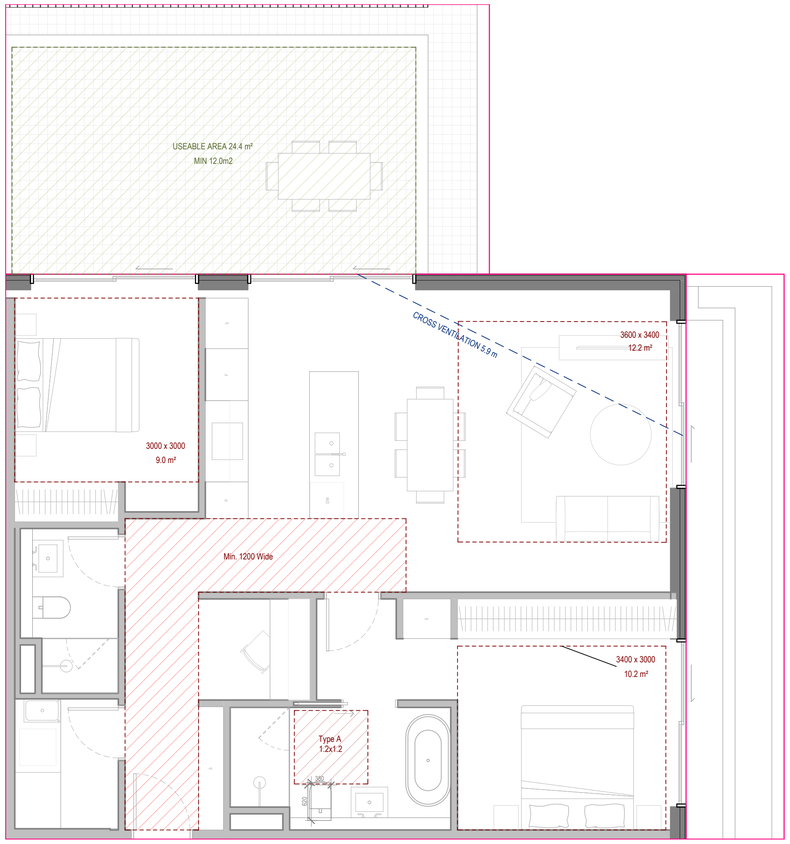

1 **APARTMENT PLANS - N5**
429 ALBERT ST
1 : 50

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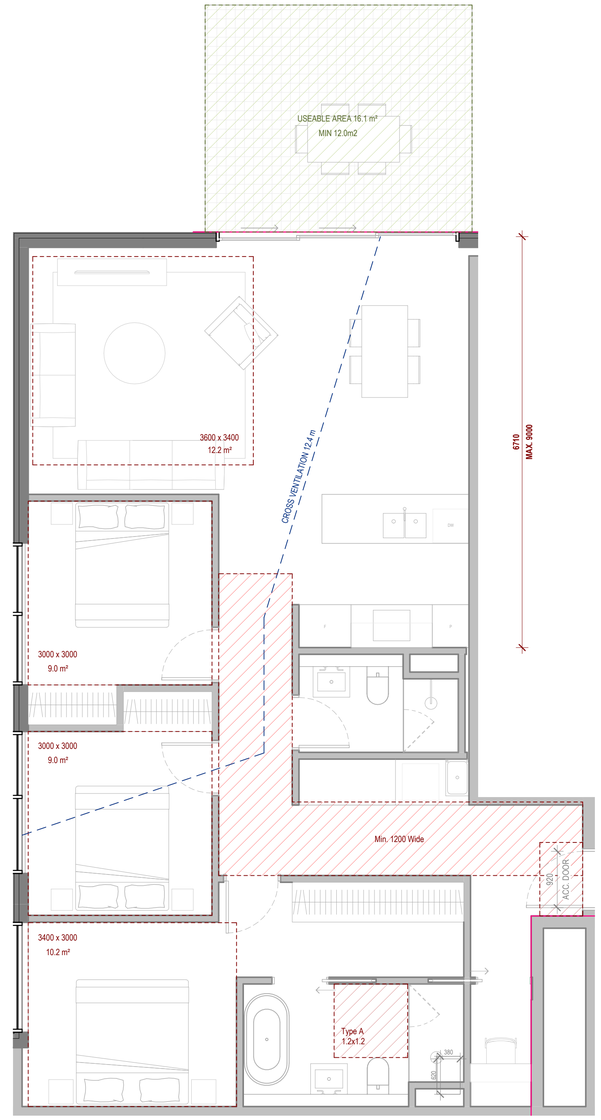

2 **APARTMENT PLANS - N6**
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- MIN LIVING AREA
- ACCESSIBLE CIRCULATION PATH
- USEABLE BALCONY ZONE
- A — ACCESSIBLE BATHROOM TYPE A
- CROSS VENTILATION
- MIN BEDROOM AREA

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429 ALBERT STREET BRUNSWICK 3056

DRAWING TITLE
APARTMENT PLANS - TYPE N - SHEET 1

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SCALE
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STATUS **TOWN PLANNING**
PROJECT # **25-011**

DRAWING NUMBER **AR-4805**
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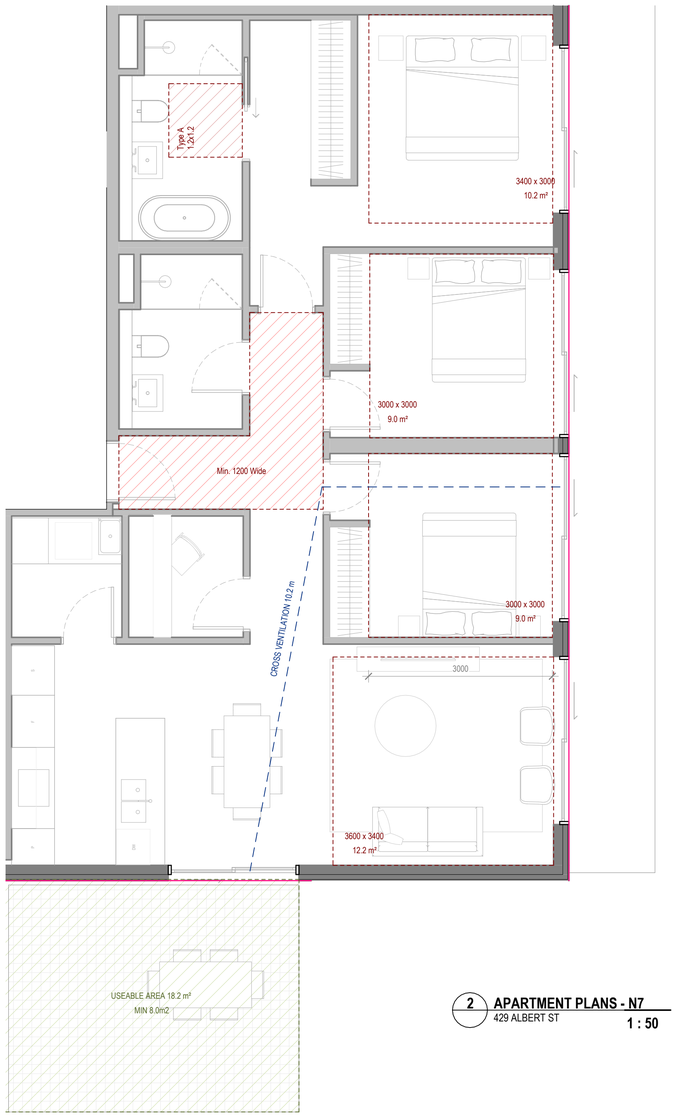

2 APARTMENT PLANS - N7
429 ALBERT ST
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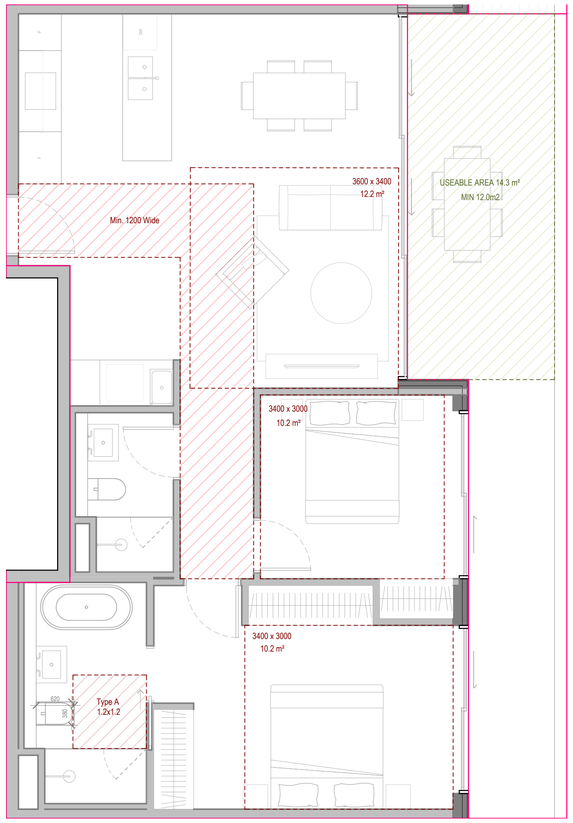

1 APARTMENT PLANS - N8
429 ALBERT ST
1 : 50

ADVERTISED PLAN

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- MIN LIVING AREA
- ACCESSIBLE CIRCULATION PATH
- USEABLE BALCONY ZONE
- A — ACCESSIBLE BATHROOM TYPE A
- CROSS VENTILATION
- MIN BEDROOM AREA

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429 ALBERT STREET BRUNSWICK 3056

DRAWING TITLE
APARTMENT PLANS - TYPE N - SHEET 2

CHECKED **ML**
APPROVED **AC**

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STATUS
TOWN PLANNING
PROJECT # **25-011**

DRAWING NUMBER
AR-4808
REVISION **4**

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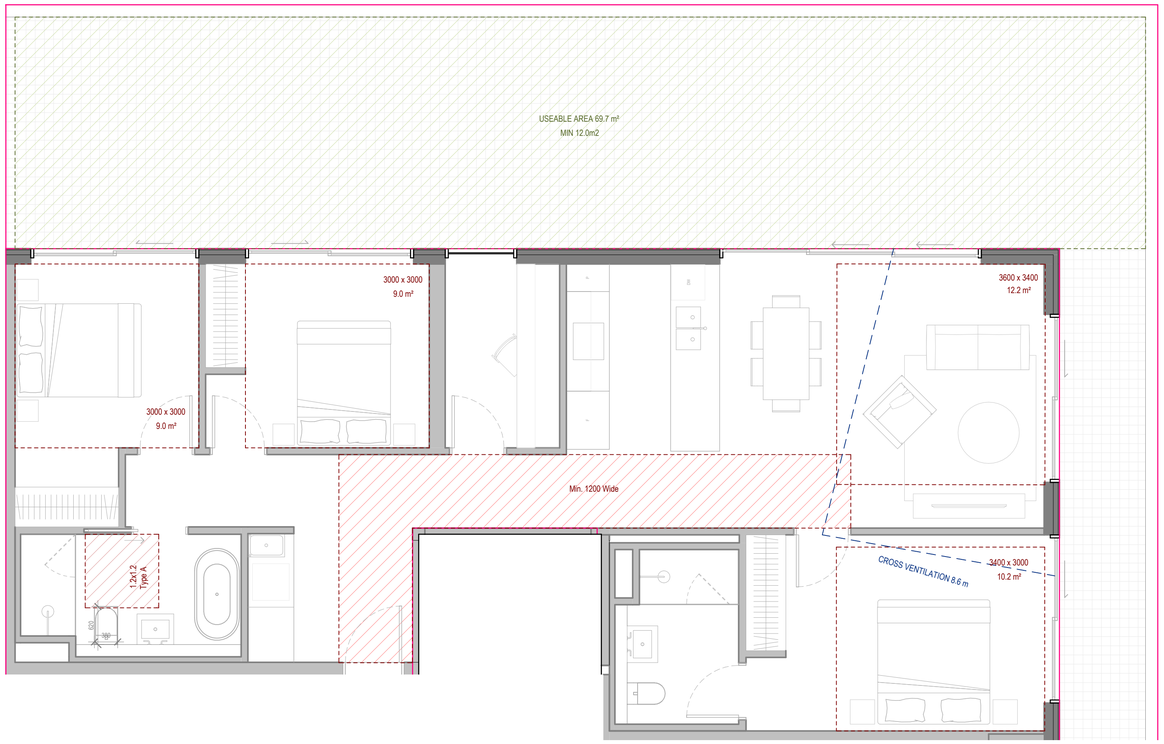

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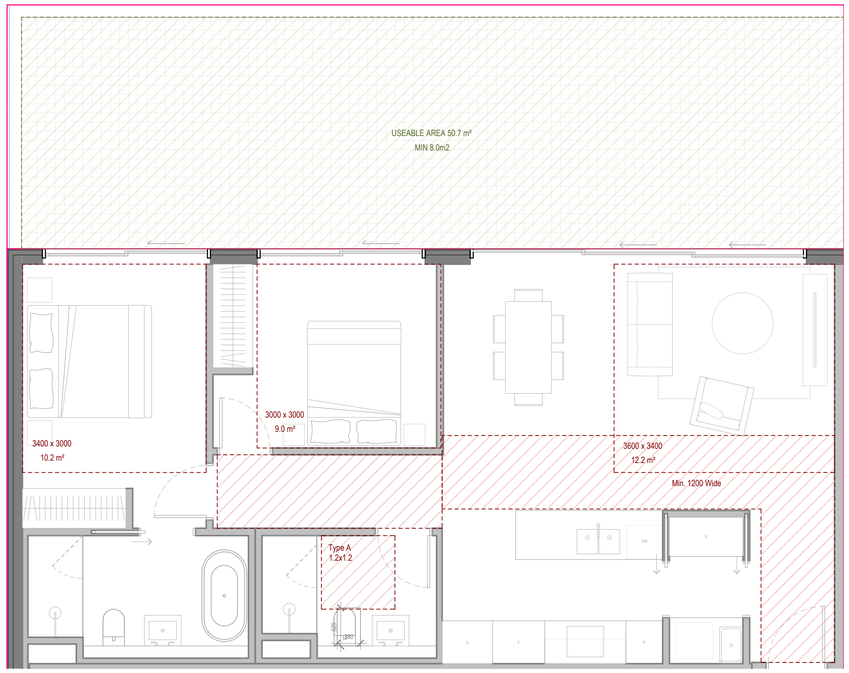
429 ALBERT ST
1 : 50



2 APARTMENT PLANS - N10
429 ALBERT ST
1 : 50

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- MIN LIVING AREA
- ACCESSIBLE CIRCULATION PATH
- USEABLE BALCONY ZONE
- A — ACCESSIBLE BATHROOM TYPE A
- CROSS VENTILATION
- MIN BEDROOM AREA

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4	12.06.2026	FOR INFORMATION

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DRAWING TITLE
APARTMENT PLANS - TYPE N - SHEET 3

CHECKED **ML**
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SCALE
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STATUS **TOWN PLANNING**
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DRAWING NUMBER **AR-4809**
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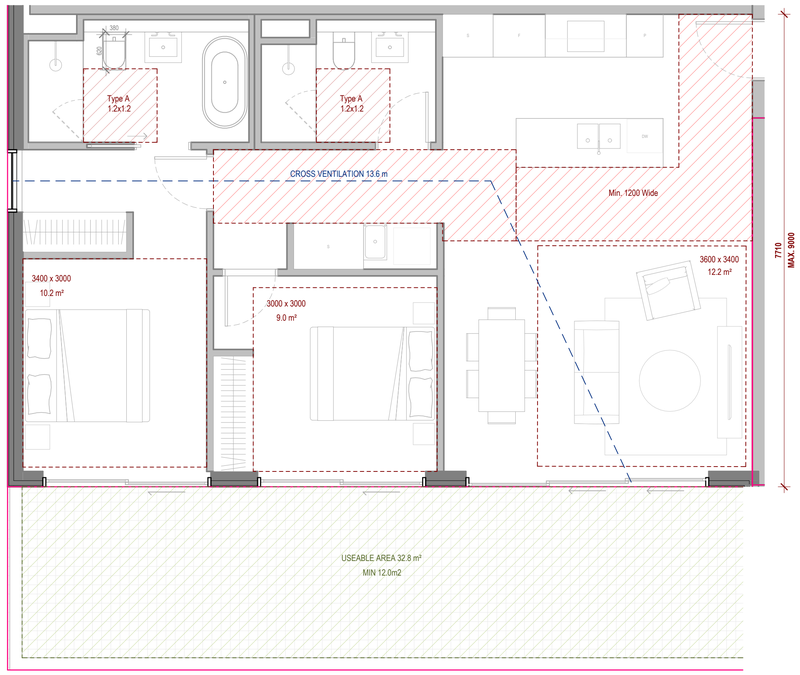

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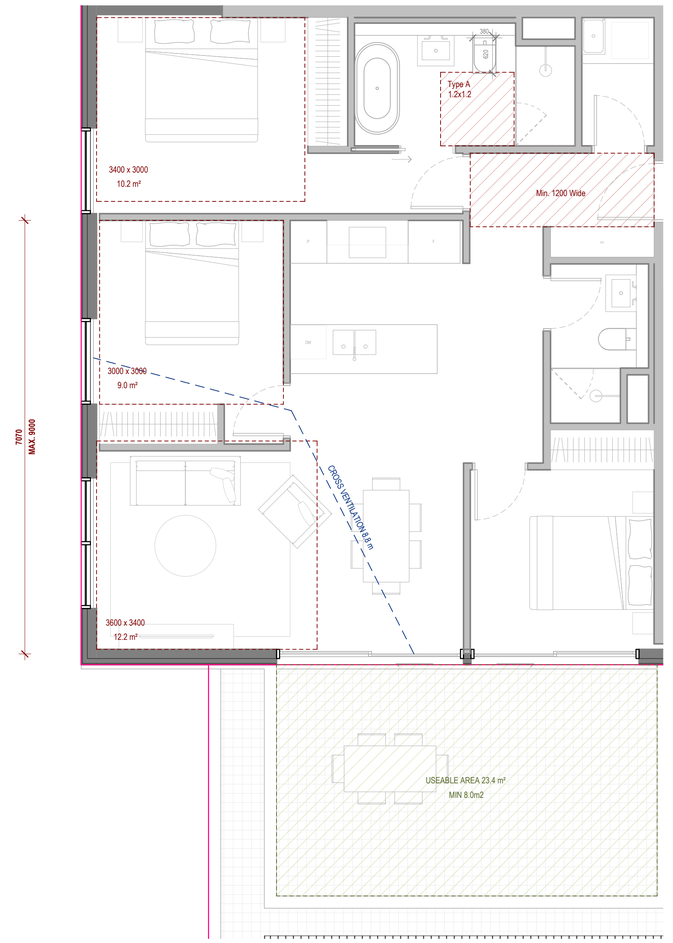
1 : 50



2 **APARTMENT PLANS - N12**
429 ALBERT ST
1 : 50

ADVERTISED PLAN

BETTER APARTMENTS DESIGN STANDARDS
COMPLIANCE KEY

- DIM — MIN DIM
- A — ACCESSIBLE BATHROOM TYPE A
- MIN LIVING AREA
- CROSS VENTILATION
- ACCESSIBLE CIRCULATION PATH
- MIN BEDROOM AREA
- USEABLE BALCONY ZONE

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DRAWING TITLE
APARTMENT PLANS - TYPE N - SHEET 4

CHECKED **ML**
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SCALE
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STATUS **TOWN PLANNING**
PROJECT # **25-011**

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APPENDIX D – EARLY NATHERS ENERGY MODELLING

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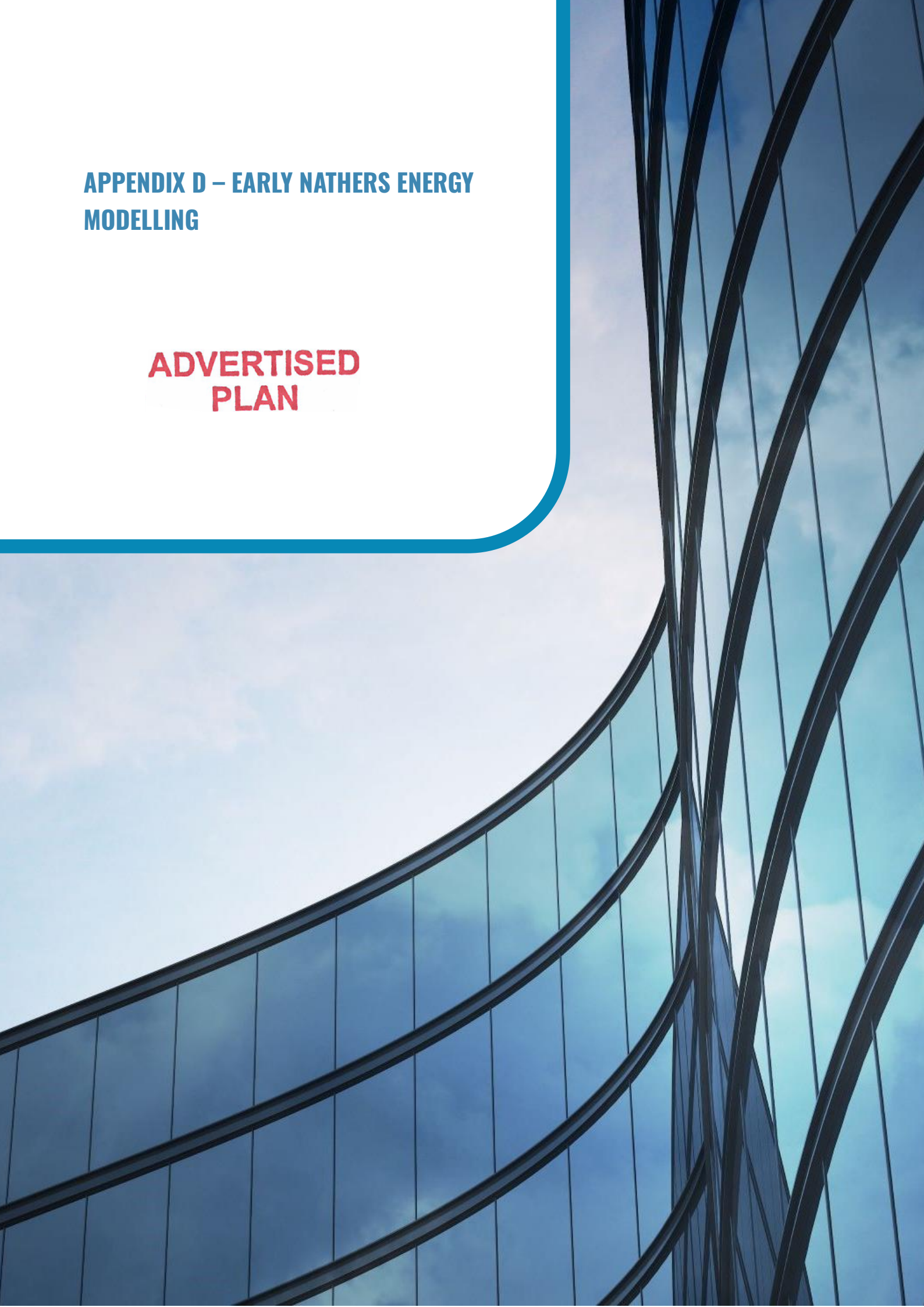

ADVERTISED PLAN

NDY has undertaken an early design NatHERS assessment for the residential apartments to inform the design team on the indicative design thermal performance. The NatHERS modelling was conducted using the approved Firstrate5 software v5.5.5 (3.22) approved for use to demonstrate compliance with the Town Planning and NCC requirement. The modelling assumptions and assessment results are summarised in the Tables below.

The NatHERS modelling for the modelled thermally unique dwellings demonstrates that the project's target of average NatHERS rating 7.5-stars with no individual dwelling lesser than 6-stars is achievable. The performance requirement outlined below are indicative at this stage and will be further refined in design development to meet the project's targeted NatHERS rating.

TABLE 1 ESTIMATED THERMAL PERFORMANCE REQUIREMENTS

BUILDING ELEMENT	MATERIAL	THERMAL PERFORMANCE
Roof/ceiling Construction	Concrete	_Minimum R5.0 added insulation at ceiling level for top floor apartments. _Minimum R2.0 added insulation at ceiling level where balconies above.
Floor construction	Concrete	_Minimum R2.0 added insulation to underside of apartment floor slab over basement level.
External wall	Lightweight	_Minimum R2.5 added insulation with R0.2 thermal break
Internal wall	Lightweight / concrete	_Minimum R0.6 added insulation to walls adjacent to core stairs. _Minimum R2.0 added insulation to walls adjacent to service risers and common corridor _Minimum R2.0 added insulation to party walls.
Windows	Awning windows	Total system U-value ≤ 2.92 Total system SHGC: 0.40 ±5%
	Fixed windows	Total system U-value ≤ 2.48 Total system SHGC: 0.47 ±5%
	Sliding doors	Total system U-value ≤ 3.17 Total system SHGC: 0.40 ±5%

TABLE 2 MODELLING PARAMETER ASSUMPTION

PARAMETER	ASSUMPTION
Floor to ceiling	2,700 mm floor to ceiling
Ceiling penetration	1 downlight per 5sqm (sealed) 1 exhaust to all wet areas & kitchen (sealed)
Floor covering	Carpet (Bedroom, WIR) Tiles (wet areas) Timber throughout
Glazing height	2,700 mm

TABLE 3 PRELIMINARY ENERGY RATING

THERMALLY UNIQUE DWELLING TYPE	NO OF DWELLING	HEATING LOAD (MJ/M2)	COOLING LOAD (MJ/M2)	ANNUAL LOAD (MJ/M2)	NATHERS STAR RATING
A1.3	10	15.6	25.9	41.5	8.1
B2	10	36.4	11.5	47.9	7.8
E1	18	13.7	10.4	24.1	9.1
B1	5	23.0	8.5	31.5	8.6
C3	5	31.9	20.1	52.0	7.4
F1	10	14.3	16.9	31.2	8.7
F2	20	18.0	20.2	38.2	8.3
F1.2	10	22.2	19.6	41.8	8.1
F1.3	10	27.4	20.6	48.0	7.8
F4	16	19.6	29.2	48.8	7.7
H1	6	28.8	17.4	46.2	7.9
N3	1	45.0	20.3	65.3	6.8
H6	1	44.7	14.9	59.6	7.1
Weighted average	**122**	**27.9**	**19.3**	**47.2**	**8.4**

ADVERTISED PLAN

ADVERTISED
PLAN

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