

BESS Report

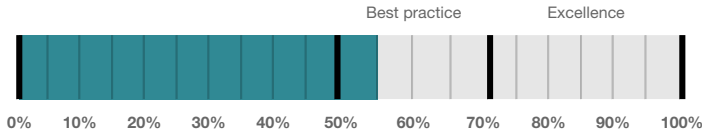
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 272 Maroondah Hwy Healesville VIC 3777. 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 Ranges Shire 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



59%

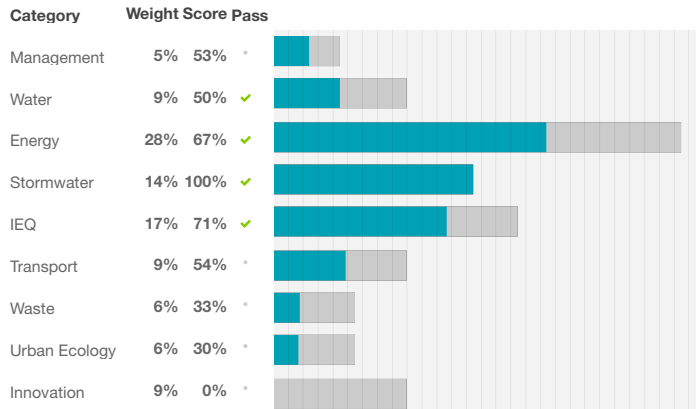
Project details

Address 272 Maroondah Hwy Healesville VIC 3777
Project no FC62D519-R1
BESS Version BESS-6

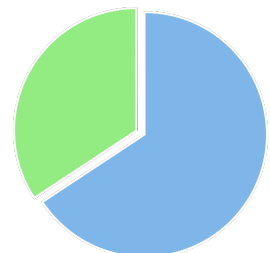
Site type Mixed use development
Account jjim@skart.com.au
Application no.
Site area 487 m²
Building floor area 438.3 m²
Date 07 February 2022
Software version 1.7.0-B.377



Performance by category



Building Type composition



● Apartment ● Shop

Buildings

Name	Height	Footprint	% of total footprint
Main Building	3	212 m ²	100%

Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	Building	% of total area
Apartment				
Apartment 3	1	111 m ²	Main Building	25%
Apartment 1	1	92.2 m ²	Main Building	21%
Apartment 2	1	84.5 m ²	Main Building	19%
Total	3	288 m²	65%	

Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Shop				
GF Shop & GF Bar	1	150 m ²	Main Building	34%
Total	1	150 m²	34%	

Supporting information

Floorplans & elevation notes

Credit	Requirement	Response	Status
Management 3.1	Individual utility meters annotated	To be printed Refer A02	✓
Management 3.2	Individual utility meters annotated	To be printed Refer A02	✓
Management 3.3	Common area submeters annotated	To be printed Refer A02	✓
Water 3.1	Water efficient garden annotated	To be printed Refer A02	✓
Energy 3.4	Clothes line annotated (if proposed)	To be printed Refer A03 and A04 (apartment laundries)	✓
Energy 4.2	Floor plans showing location of photovoltaic panels as described.	To be printed Refer A05	✓
Stormwater 1.1	Location of any stormwater management systems used in STORM or MUSIC modelling (e.g. Rainwater tanks, raingarden, buffer strips)	To be printed Refer A02 & A05	✓
IEQ 1.1	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.	To be printed Refer A03 through A11	✓
IEQ 1.2	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.	To be printed Refer A03 through A11	✓
IEQ 1.5	Floor plans with compliant bedrooms marked	To be printed Refer A03 and A04	✓

Credit	Requirement	Response	Status
IEQ 2.1	Dwellings meeting the requirements for being 'naturally ventilated'	To be printed Refer A03 and A04	✓
Transport 1.1	All nominated residential bicycle parking spaces	To be printed Refer A02	✓
Transport 1.3	Residential bicycle parking spaces at ground level	To be printed Refer A02	✓
Transport 2.1	Location of electric vehicle charging infrastructure	To be printed Refer A02	✓
Waste 2.2	Location of recycling facilities	To be printed Refer A03 and A04 (apartment kitchens)	✓
Urban Ecology 2.1	Vegetated areas	To be printed Refer A02 and A03	✓
Urban Ecology 2.2	Green roof	To be printed Refer A03	✓
Urban Ecology 2.4	Taps and floor waste on balconies / courtyards	To be printed Refer A03 & A04	✓

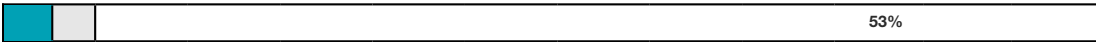
Supporting evidence

Credit	Requirement	Response	Status
Management 2.2	Preliminary NatHERS assessments	Uploaded 272Maroondah_Prelim FirstRate.pdf Preliminary FirstRate reports for 3x apartments https://bess.net.au/t/A332B315	✓
Energy 1.1	Energy Report showing calculations of reference case and proposed buildings	Uploaded 272Maroondah_Prelim NonRes Facade Calculator.pdf Refer also 272Maroondah_Supporting Evidence https://bess.net.au/t/12757EF5	✓
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.	Uploaded 272Maroondah_Supporting Evidence.pdf Refer page 1 https://bess.net.au/t/F62D6BDE	✓
Energy 3.7	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.	Uploaded 272Maroondah_Supporting Evidence.pdf Refer page 1 https://bess.net.au/t/F62D6BDE	✓
Energy 4.2	Specifications of the solar photovoltaic system(s).	Uploaded 272Maroondah_Supporting Evidence.pdf Refer page 1 https://bess.net.au/t/F62D6BDE	✓
Stormwater 1.1	STORM report or MUSIC model	Uploaded 272Maroondah_StormRatingReport.pdf Storm Report https://bess.net.au/t/F76C88D5	✓
IEQ 1.1	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.	Uploaded 272Maroondah_Supporting Evidence.pdf Using BESS Calculator https://bess.net.au/t/F62D6BDE	✓

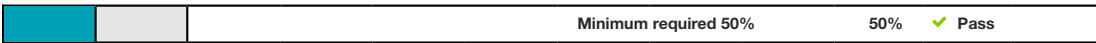



Credit	Requirement	Response	Status
IEQ 1.2	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.	Uploaded 272Maroondah_Supporting Evidence.pdf Using BESS Calculator https://bess.net.au/t/F62D6BDE	✓
IEQ 1.4	A short report detailing assumptions used and results achieved.	Uploaded 272Maroondah_Supporting Evidence.pdf Refer page 2 https://bess.net.au/t/F62D6BDE	✓
IEQ 1.5	A list of compliant bedrooms	Uploaded 272Maroondah_Supporting Evidence.pdf Refer page 2 https://bess.net.au/t/F62D6BDE	✓
IEQ 2.1	A list of naturally ventilated dwellings	Uploaded 272Maroondah_Supporting Evidence.pdf Refer page 2 https://bess.net.au/t/F62D6BDE	✓

Credit summary

Management Overall contribution 4.5%

	53%
1.1 Pre-Application Meeting	0%
2.2 Thermal Performance Modelling - Multi-Dwelling Residential	100%
2.3 Thermal Performance Modelling - Non-Residential	0%
3.1 Metering	100%
3.2 Metering	100%
3.3 Metering	100%
4.1 Building Users Guide	100%

Water Overall contribution 9.0%

	Minimum required 50%	50%	✓ Pass
1.1 Potable water use reduction		40%	
3.1 Water Efficient Landscaping		100%	
4.1 Building Systems Water Use Reduction		N/A	✦ Scoped Out
No chillers or testing fire systems proposed.			

Energy Overall contribution 27.5%

		Minimum required 50%	67%	✔ Pass
1.1 Thermal Performance Rating - Non-Residential			37%	
1.2 Thermal Performance Rating - Residential			50%	
2.1 Greenhouse Gas Emissions			100%	
2.2 Peak Demand			34%	
2.3 Electricity Consumption			100%	
2.4 Gas Consumption			N/A	✦ Scoped Out
No gas connection in use				
3.1 Carpark Ventilation			N/A	✦ Scoped Out
Carpark not enclosed.				
3.2 Hot Water			100%	
3.4 Clothes Drying			100%	
3.6 Internal Lighting - Residential Multiple Dwellings			100%	
3.7 Internal Lighting - Non-Residential			100%	
4.1 Combined Heat and Power (cogeneration / trigeneration)			N/A	✦ Scoped Out
No cogeneration or trigeneration system in use.				
4.2 Renewable Energy Systems - Solar			65%	
4.4 Renewable Energy Systems - Other			N/A	⊘ 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%	71%	✓ Pass
1.1 Daylight Access - Living Areas			100%	
1.2 Daylight Access - Bedrooms			100%	
1.3 Winter Sunlight			0%	
1.4 Daylight Access - Non-Residential			44%	✓ Achieved
1.5 Daylight Access - Minimal Internal Bedrooms			100%	
2.1 Effective Natural Ventilation			100%	
2.3 Ventilation - Non-Residential			33%	✓ Achieved
3.4 Thermal comfort - Shading - Non-residential			100%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential			0%	
4.1 Air Quality - Non-Residential			66%	

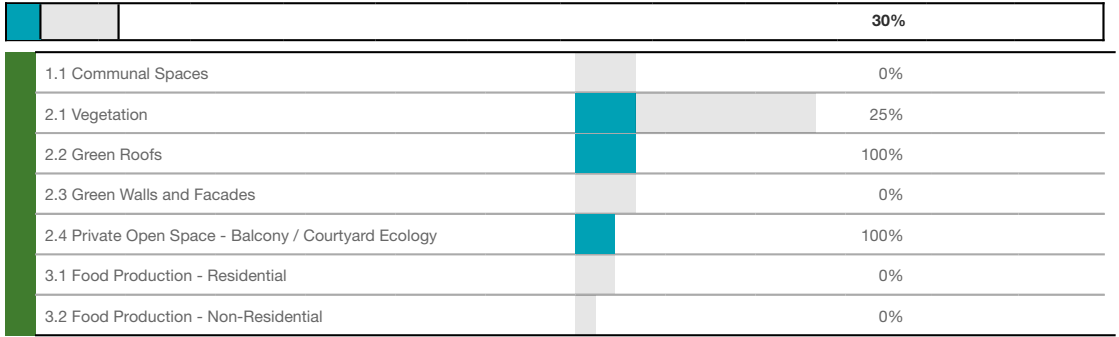
Transport Overall contribution 9.0%

			54%	
1.1 Bicycle Parking - Residential			100%	
1.2 Bicycle Parking - Residential Visitor			N/A	✦ Scoped Out Not enough dwellings.
1.3 Bicycle Parking - Convenience Residential			100%	
1.4 Bicycle Parking - Non-Residential			0%	
1.5 Bicycle Parking - Non-Residential Visitor			0%	
1.6 End of Trip Facilities - Non-Residential			N/A	⊘ Disabled Credit 1.4 must be complete first.
2.1 Electric Vehicle Infrastructure			100%	
2.2 Car Share Scheme			0%	
2.3 Motorbikes / Mopeds			0%	

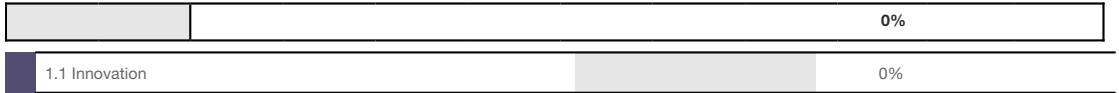
Waste Overall contribution 5.5%

			33%	
1.1 - Construction Waste - Building Re-Use			0%	
2.1 - Operational Waste - Food & Garden Waste			0%	
2.2 - Operational Waste - Convenience of Recycling			100%	

Urban Ecology Overall contribution 5.5%



Innovation Overall contribution 9.0%



Credit breakdown

Management Overall contribution 2%


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 16.4% towards the category score.
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?
Question	Criteria Achieved ?
Apartment	Yes
2.3 Thermal Performance Modelling - Non-Residential	0%
Score Contribution	This credit contributes 8.6% towards the category score.
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2019 Section J (Energy Efficiency), NABERS or Green Star?
Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2019 Section J1.5?
Question	Criteria Achieved ?
Shop	No
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2019 Section J (Energy Efficiency), NABERS or Green Star?
Question	Criteria Achieved ?
Shop	No
3.1 Metering	100%
Score Contribution	This credit contributes 8.2% towards the category score.
Criteria	Have utility meters been provided for all individual dwellings?
Question	Criteria Achieved ?
Apartment	Yes
3.2 Metering	100%
Score Contribution	This credit contributes 4.3% towards the category score.
Criteria	Have utility meters been provided for all individual commercial tenants?
Question	Criteria Achieved ?
Shop	Yes

3.3 Metering		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	
Shop	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 4% Minimum required 50%

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Project Water Profile Question	
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
Water fixtures, fittings and connections	
Building: All	Main Building
Showerhead:	
Apartment 1	3 Star WELS (>= 7.5 but <= 9.0) (minimum requirement)
Apartment 2	
Apartment 3	
GF Shop & GF Bar	Scope out
Bath:	
Apartment 1	Medium Sized Contemporary Bath
Apartment 2	
Apartment 3	
GF Shop & GF Bar	Scope out
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers:	
Apartment 1	>= 4 Star WELS rating
Apartment 2	
Apartment 3	
GF Shop & GF Bar	Scope out
WC: All	>= 3 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency:	
Apartment 1	Occupant to Install
Apartment 2	
Apartment 3	
GF Shop & GF Bar	Scope out
Which non-potable water source is the dwelling/space connected to?: All	Underground tanks below carpark
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	
What is the total roof area connected to the rainwater tank?:	145 m ²
Underground tanks below carpark	
Tank Size: Underground tanks below carpark	16,500 Litres

Irrigation area connected to tank:	Underground tanks below carpark	0.0 m ²
Is connected irrigation area a water efficient garden?:	Underground tanks below carpark	No
Other external water demand connected to tank?:	Underground tanks below carpark	0.0 Litres/Day
1.1 Potable water use reduction		40%
Score Contribution	This credit contributes 83.3% 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	678 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	579 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	473 kL	
Output	% Reduction in Potable Water Consumption	
Project	30 %	
Output	% of connected demand met by rainwater	
Project	100 %	
Output	How often does the tank overflow?	
Project	Never / Rarely	
Output	Opportunity for additional rainwater connection	
Project	212 kL	
3.1 Water Efficient Landscaping		100%
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	Yes	
4.1 Building Systems Water Use Reduction		N/A  Scoped Out
This credit was scoped out	No chillers or testing fire systems proposed.	

Energy Overall contribution 18% Minimum required 50%

Use the BESS Deem to Satisfy (DtS) method for Energy?:	Yes
Do all exposed floors and ceilings (forming part of the envelope) demonstrate a minimum 10% improvement in required NCC2019 insulation levels (total R-value upwards and downwards)?:	Yes
Does all wall and glazing demonstrate meeting the required NCC2019 facade calculator (or better than the total allowance)?:	Yes
Are heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available?:	Yes
Are water heating systems within one star of the best available, or 85% or better than the most efficient equivalent capacity unit?:	Yes
Dwellings Energy Approach	
What approach do you want to use for Energy?:	Use the built in calculation tools
Project Energy Profile Question	
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	Main Building
Below the floor is: All	Another Occupancy
Above the ceiling is:	
Apartment 1	Another Occupancy
Apartment 2	Outside
Apartment 3	
Exposed sides: All	4
NatHERS Annual Energy Loads - Heat: All	100 MJ/sqm
NatHERS Annual Energy Loads - Cool: All	14.0 MJ/sqm
NatHERS star rating:	
Apartment 1	7.4
Apartment 2	7.3
Apartment 3	6.7
Type of Heating System: All	D Reverse cycle space
Heating System Efficiency: All	5 Star
Type of Cooling System: All	Refrigerative space
Cooling System Efficiency: All	5 Stars
Type of Hot Water System: All	C Electric Heat Pump
% Contribution from solar hot water system: All	0 %
Is the hot water system shared by multiple dwellings?:	No
Clothes Line: All	F Other permanent indoor in dwelling with 4 metres/bedroom

Clothes Dryer: All	Occupant to Install
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Non-Residential Building Energy Profile

Heating, Cooling & Comfort Ventilation - Electricity - reference fabric and reference services: -

Heating, Cooling & Comfort Ventilation - Electricity - proposed fabric and reference services: -

Heating, Cooling & Comfort Ventilation - Electricity - proposed fabric and proposed services: -

Heating - Wood - reference fabric and reference services: -

Heating - Wood - proposed fabric and reference services: -

Heating - Wood - proposed fabric and proposed services: -

Hot Water - Electricity - Baseline: -

Hot Water - Electricity - Proposed: -

Lighting - Baseline: -

Lighting - Proposed: -

Peak Thermal Cooling Load - Baseline: -

Peak Thermal Cooling Load - Proposed: -

Solar Photovoltaic system

System Size (lesser of inverter and panel capacity): Rooftop PV 8.0 kW peak

Orientation (which way is the system facing)?: Rooftop PV North

Inclination (angle from horizontal): Rooftop PV 18.0 Angle (degrees)

Which Building Class does this apply to?: Rooftop PV Apartment

1.1 Thermal Performance Rating - Non-Residential 37%

Score Contribution This credit contributes 15.8% towards the category score.

Criteria What is the % reduction in heating and cooling energy consumption against the reference case (NCC 2019 Section J)?

1.2 Thermal Performance Rating - Residential 50%

Score Contribution This credit contributes 22.7% towards the category score.

Criteria What is the average NatHERS rating?

Output Average NATHERS Rating (Weighted)

Apartment 7.1 Stars

2.1 Greenhouse Gas Emissions 100%

Score Contribution This credit contributes 11.5% 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 31,119 kg CO2


Output Proposed Building with Proposed Services (Actual Building)

Apartment 6,935 kg CO2

Output % Reduction in GHG Emissions

Apartment 77 %

2.2 Peak Demand		34%
Score Contribution	This credit contributes 5.8% 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	36.6 kW	
Output	Peak Thermal Cooling Load - Proposed	
Apartment	33.6 kW	
Output	Peak Thermal Cooling Load - % Reduction	
Apartment	8 %	
2.3 Electricity Consumption		100%
Score Contribution	This credit contributes 11.5% towards the category score.	
Criteria	What is the % reduction in annual electricity consumption against the benchmark?	
Output	Reference	
Apartment	30,509 kWh	
Output	Proposed	
Apartment	6,799 kWh	
Output	Improvement	
Apartment	77 %	
2.4 Gas Consumption		N/A  Scoped Out
This credit was scoped out	No gas connection in use	
3.1 Carpark Ventilation		N/A  Scoped Out
This credit was scoped out	Carpark not enclosed.	
3.2 Hot Water		100%
Score Contribution	This credit contributes 5.8% towards the category score.	
Criteria	What is the % reduction in annual hot water system energy use (gas and electricity) against the benchmark?	
Output	Reference	
Apartment	10,062 kWh	
Output	Proposed	
Apartment	3,123 kWh	
Output	Improvement	
Apartment	68 %	

3.4 Clothes Drying		100%
Score Contribution	This credit contributes 3.8% towards the category score.	
Criteria	Does the combination of clothes lines and efficient dryers reduce energy (gas+electricity) consumption by more than 10%?	
Output	Reference	
Apartment	1,624 kWh	
Output	Proposed	
Apartment	650 kWh	
Output	Improvement	
Apartment	60 %	
3.6 Internal Lighting - Residential Multiple Dwellings		100%
Score Contribution	This credit contributes 7.6% 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	
3.7 Internal Lighting - Non-Residential		100%
Score Contribution	This credit contributes 3.9% towards the category score.	
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J6.2a of the NCC 2019 Vol 1?	
Question	Criteria Achieved ?	
Shop	Yes	
4.1 Combined Heat and Power (cogeneration / trigeneration)		N/A  Scoped Out
This credit was scoped out	No cogeneration or trigeneration system in use.	
4.2 Renewable Energy Systems - Solar		65%
Score Contribution	This credit contributes 5.8% towards the category score.	
Criteria	Does the solar power system provide 5% of the estimated energy consumption of the building class it supplies?	
Output	Solar Power - Energy Generation per year	
Apartment	10,112 kWh	
Output	% of Building's Energy	
Apartment	148 %	
4.4 Renewable Energy Systems - Other		N/A  Disabled
This credit is disabled	No other (non-solar PV) renewable energy is in use.	

Stormwater Overall contribution 14% Minimum required 100%

Which stormwater modelling are you using?:		Melbourne Water STORM tool
1.1 Stormwater Treatment		100%
Score Contribution	This credit contributes 100.0% towards the category score.	
Criteria	Has best practice stormwater management been demonstrated?	
Question	STORM score achieved	
Project	102	
Output	Min STORM Score	
Project	100	

IEQ Overall contribution 12% Minimum required 50%

IEQ DTS

Use the BESS Deemed to Satisfy (DtS) method for IEQ?: No

Dwellings IEQ Approach

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

Dwelling Daylight Room Profile Questions

Room Designation:

Kitchen Living Apt1 Living
 Kitchen Living Apt3
 Kitchen Living Apt2

Bed 2 Apt1 Bedroom
 Bed 1 Apt1
 Bed 2 Apt2
 Bed 1 Apt2
 Bed 1 Apt3
 Bed 2 Apt3

Quantity: All 1

Auto-Pass:

Kitchen Living Apt1 Yes
 Bed 1 Apt1
 Kitchen Living Apt2
 Bed 1 Apt2
 Bed 2 Apt3

Bed 2 Apt1 No
 Kitchen Living Apt3
 Bed 2 Apt2
 Bed 1 Apt3

Room Floor Area:

Kitchen Living Apt1 -
 Bed 1 Apt1
 Kitchen Living Apt2
 Bed 1 Apt2
 Bed 2 Apt3
 Bed 2 Apt1 9.7 m²
 Bed 2 Apt2
 Kitchen Living Apt3 33.6 m²
 Bed 1 Apt3 12.3 m²

Vertical Angle:



Kitchen Living Apt1 -
 Bed 1 Apt1
 Kitchen Living Apt2
 Bed 1 Apt2
 Bed 2 Apt3
 Bed 2 Apt1 43.2 Angle (degrees)
 Kitchen Living Apt3 40.0 Angle (degrees)
 Bed 2 Apt2 70.2 Angle (degrees)
 Bed 1 Apt3 66.8 Angle (degrees)

Horizontal Angle:	
Kitchen Living Apt1 Bed 1 Apt1	-
Kitchen Living Apt2 Bed 1 Apt2 Bed 2 Apt3	
Bed 2 Apt1 Bed 2 Apt2	65.5 Angle (degrees)
Kitchen Living Apt3 Bed 1 Apt3	62.0 Angle (degrees)
Window Area:	
Kitchen Living Apt1 Bed 1 Apt1	-
Kitchen Living Apt2 Bed 1 Apt2 Bed 2 Apt3	
Bed 2 Apt1 Bed 1 Apt3	2.9 m ²
Kitchen Living Apt3	8.3 m ²
Bed 2 Apt2	1.5 m ²
Window Orientation:	
Kitchen Living Apt1 Bed 1 Apt1	-
Kitchen Living Apt2 Bed 1 Apt2 Bed 2 Apt3	
Bed 2 Apt1 Bed 2 Apt2	South
Kitchen Living Apt3 Bed 1 Apt3	North
Glass Type:	
Kitchen Living Apt1 Bed 1 Apt1	-
Kitchen Living Apt2 Bed 1 Apt2 Bed 2 Apt3	
Bed 2 Apt1 Kitchen Living Apt3 Bed 2 Apt2 Bed 1 Apt3	Clear Low-E Double (VLT 0.73)
Daylight Criteria Achieved?: All	Yes
1.1 Daylight Access - Living Areas	100%
Score Contribution	This credit contributes 14.4% 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 14.4% 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	0%
Score Contribution	This credit contributes 4.8% 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
1.4 Daylight Access - Non-Residential	44% ✔ Achieved
Score Contribution	This credit contributes 15.0% towards the category score.
Criteria	What % of the nominated floor area has at least 2% daylight factor?
Question	Percentage Achieved?
Shop	44 %
1.5 Daylight Access - Minimal Internal Bedrooms	100%
Score Contribution	This credit contributes 4.8% 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	100%
Score Contribution	This credit contributes 14.4% towards the category score.
Criteria	What % of dwellings are effectively naturally ventilated?
Question	Percentage Achieved?
Apartment	100 %
2.3 Ventilation - Non-Residential	33% ✔ Achieved
Score Contribution	This credit contributes 15.0% towards the category score.
Criteria	What % of the regular use areas are effectively naturally ventilated?
Question	Percentage Achieved?
Shop	0 %
Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668:2012?
Question	Percentage Achieved?
Shop	50 %
Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?
Question	Value
Shop	-

3.4 Thermal comfort - Shading - Non-residential		100%
Score Contribution	This credit contributes 7.5% towards the category score.	
Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?	
Question	Percentage Achieved?	
Shop	100 %	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential		0%
Score Contribution	This credit contributes 2.5% towards the category score.	
Criteria	What percentage of regular use areas in tenancies have ceiling fans?	
Annotation	Cold shell - by tenant	
Question	Percentage Achieved?	
Shop	0 %	
4.1 Air Quality - Non-Residential		66%
Score Contribution	This credit contributes 7.3% towards the category score.	
Criteria	Do all paints and adhesives meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Project	No	
Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Project	No carpet	
Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Project	No engineered wood	

Transport Overall contribution 5%

1.1 Bicycle Parking - Residential		100%
Score Contribution	This credit contributes 17.9% towards the category score.	
Criteria	Is there at least one secure bicycle space per dwelling?	
Question	Bicycle Spaces Provided ?	
Apartment	3	
Output	Min Bicycle Spaces Required	
Apartment	3	
1.2 Bicycle Parking - Residential Visitor		N/A  Scoped Out
This credit was scoped out		Not enough dwellings.
1.3 Bicycle Parking - Convenience Residential		100%
Score Contribution	This credit contributes 9.0% towards the category score.	
Criteria	Are bike parking facilities for residents located at ground level?	
Question	Criteria Achieved ?	
Apartment	Yes	
1.4 Bicycle Parking - Non-Residential		0%
Score Contribution	This credit contributes 9.3% towards the category score.	
Criteria	Have the planning scheme requirements for employee bicycle parking been exceeded by at least 50% (or a minimum of 2 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Shop	No	
Question	Bicycle Spaces Provided ?	
Shop	-	
1.5 Bicycle Parking - Non-Residential Visitor		0%
Score Contribution	This credit contributes 4.7% towards the category score.	
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Shop	No	
Question	Bicycle Spaces Provided ?	
Shop	-	
1.6 End of Trip Facilities - Non-Residential		N/A  Disabled
This credit is disabled		Credit 1.4 must be complete first.
2.1 Electric Vehicle Infrastructure		100%
Score Contribution	This credit contributes 27.2% 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 13.6% 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 13.6% 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 2%

1.1 - Construction Waste - Building Re-Use		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	
2.1 - Operational Waste - Food & Garden Waste		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	No	
2.2 - Operational Waste - Convenience 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 2%

1.1 Communal Spaces		0%
Score Contribution	This credit contributes 11.6% 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	0.0 m ²	
Shop	0.0 m ²	
Output	Minimum Common Space Required	
Apartment	6 m ²	
Shop	15 m ²	
2.1 Vegetation		25%
Score Contribution	This credit contributes 46.2% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	5 %	
2.2 Green Roofs		100%
Score Contribution	This credit contributes 11.6% 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 11.6% towards the category score.	
Criteria	Does the development incorporate a green wall or facade?	
Question	Criteria Achieved ?	
Project	No	
2.4 Private Open Space - Balcony / Courtyard Ecology		100%
Score Contribution	This credit contributes 7.6% 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 7.6% towards the category score.
Criteria	Is there at least 0.25m ² of space per resident dedicated to food production?
Question	Food Production Area
Apartment	0.0 m ²
Output	Min Food Production Area
Apartment	2 m ²

3.2 Food Production - Non-Residential	0%
Score Contribution	This credit contributes 4.0% towards the category score.
Criteria	Is there at least 0.25m ² of space per occupant dedicated to food production?
Question	Food Production Area
Shop	0.0 m ²
Output	Min Food Production Area
Shop	4 m ²

Innovation Overall contribution 0%

1.1 Innovation	0%
Score Contribution	This credit contributes 100.0% towards the category score.
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?

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