

# BESS Report

Built Environment Sustainability Scorecard



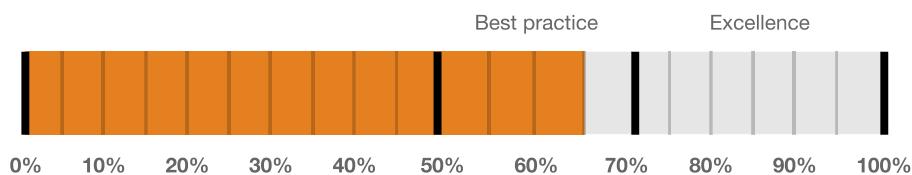
This BESS report outlines the sustainable design commitments of the proposed development at 9 wroxham crt Fawkner Victoria 3060. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Merri-bek City Council (Moreland).

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.

**Note:** This is a DRAFT and not suitable for submission to council

**PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME  
Advertised Document  
Advertised Plan Sheet:1 of 14  
Application No: MPS/2023/728  
Date : 21/02/2024**

## Your BESS Score



**65%**

## Project details

**Address** 9 wroxham crt Fawkner Victoria 3060  
**Project no** 781FD5E0  
**BESS Version** BESS-8

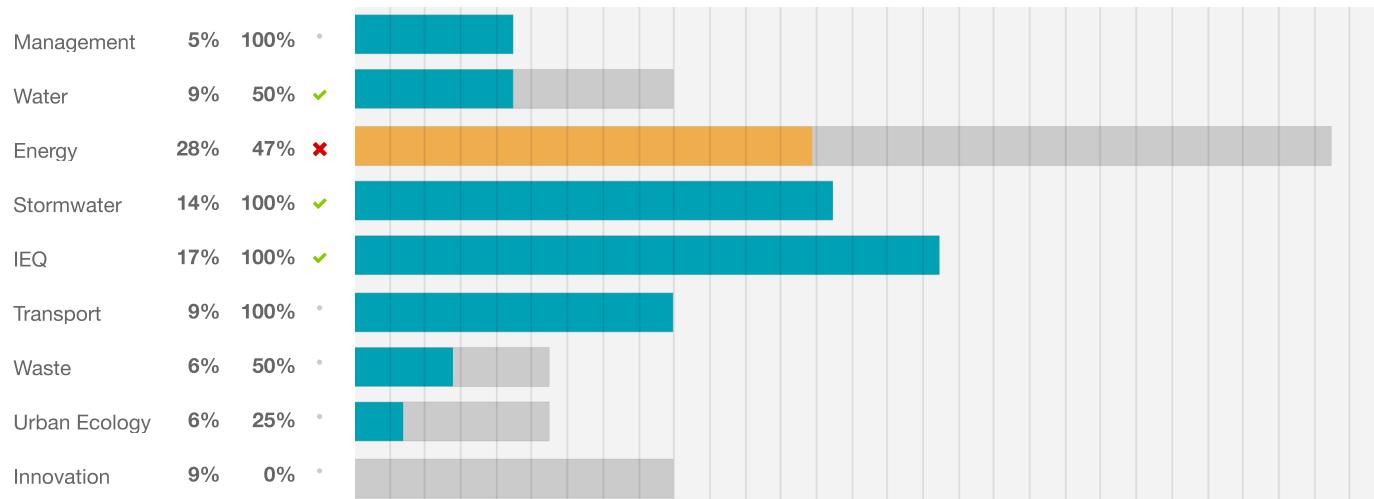
**Site type** Multi dwelling (dual occupancy, townhouse, villa unit etc)  
**Account** phillip.ferrotto@gmail.com  
**Application no.**  
**Site area** 715.00 m<sup>2</sup>  
**Building floor area** 196.90 m<sup>2</sup>  
**Date** 17 January 2024  
**Software version** 1.8.1-B.407



## Performance by category

● Your development    ● Maximum available

### Category    Weight    Score Pass



## Dwellings & Non Res Spaces

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### Dwellings

Name	Quantity	Area	% of total area
<b>Townhouse</b>			
th2	1	197 m <sup>2</sup>	100%
<b>Total</b>	<b>1</b>	<b>196 m<sup>2</sup></b>	<b>100%</b>

## Supporting information

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### Floorplans & elevation notes

Credit	Requirement	Response	Status
Water 3.1	Annotation: Water efficient garden details		-
Energy 3.3	Annotation: External lighting controlled by motion sensors		-
Energy 3.4	Location of clothes line (if proposed)		-
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
IEQ 2.2	Annotation: Dwellings designed for 'natural cross flow ventilation' (If not all dwellings, include a list of compliant dwellings)		-
IEQ 3.1	Annotation: Glazing specification (U-value, SHGC)		-
IEQ 3.2	Adjustable shading systems		-
IEQ 3.3	North-facing living areas		-
Transport 1.1	Location of residential bicycle parking spaces		-
Transport 2.1	Location of electric vehicle charging infrastructure		-
Waste 2.1	Location of food and garden waste facilities		-
Urban Ecology 2.2	Location and size of green roof		-
Urban Ecology 2.4	Location of taps and floor waste on balconies / courtyards		-

### Supporting evidence

Credit	Requirement	Response	Status
Management 2.2	Preliminary NatHERS assessments		-
Energy 3.5	Average lighting power density and lighting type(s) to be used		-
Stormwater 1.1	STORM report or MUSIC model		-
IEQ 2.2	A list of dwellings with natural cross flow ventilation		-
IEQ 3.1	Reference to floor plans or energy modelling showing the glazing specification (U-value and Solar Heat Gain Coefficient, SHGC)		-
IEQ 3.2	Reference to floor plans and elevations showing shading devices		-
IEQ 3.3	Reference to the floor plans showing living areas orientated to the north		-

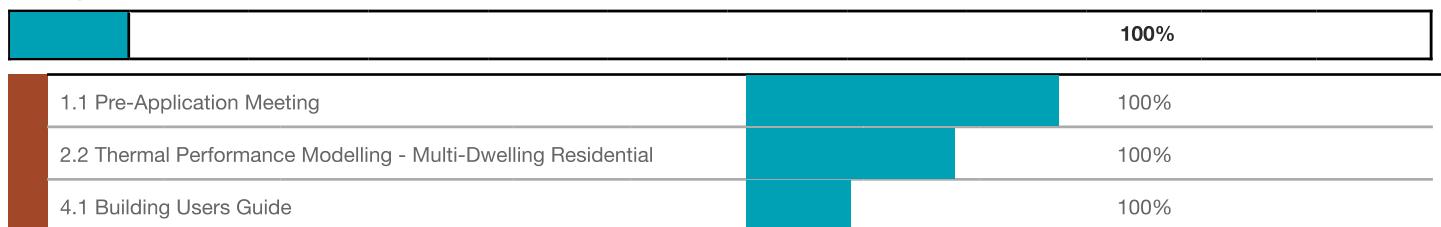
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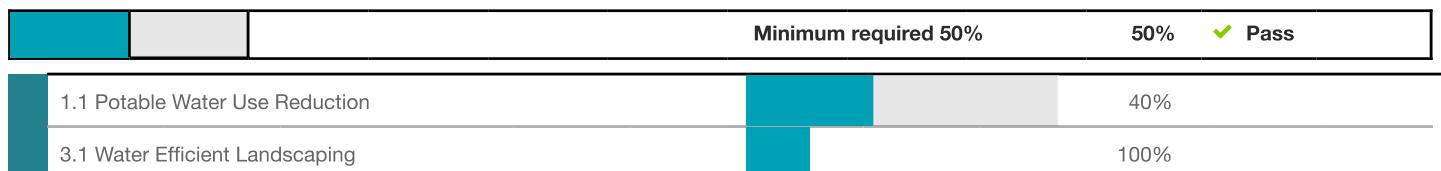
## Credit summary

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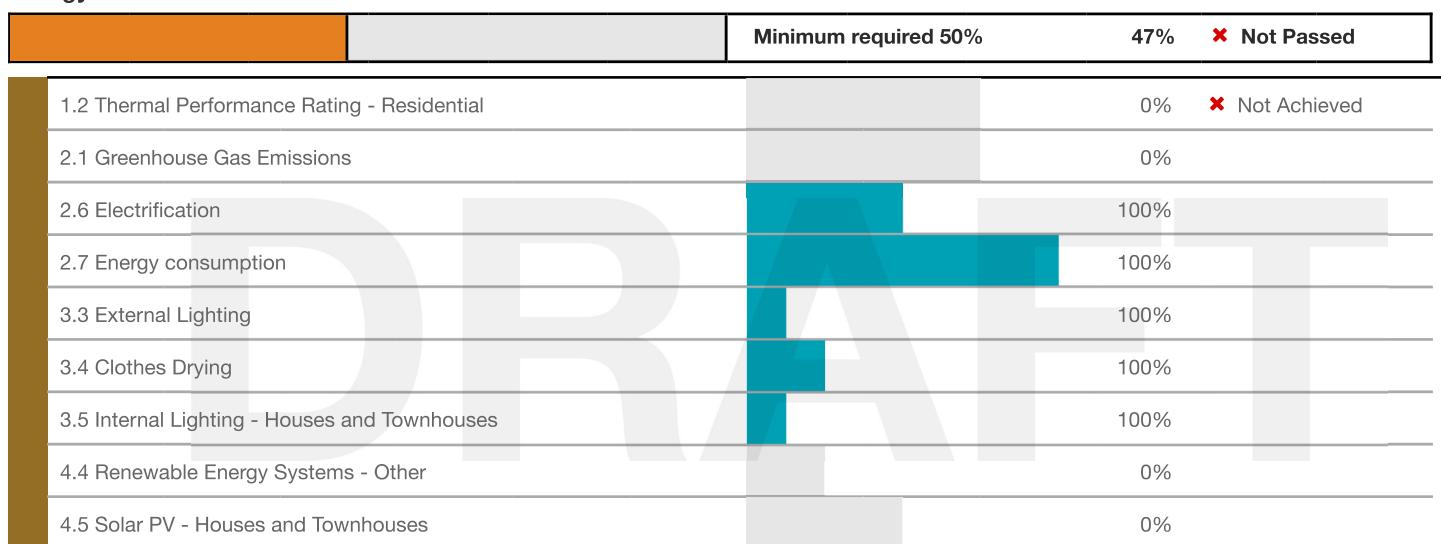
### Management Overall contribution 4.5%



### Water Overall contribution 9.0%



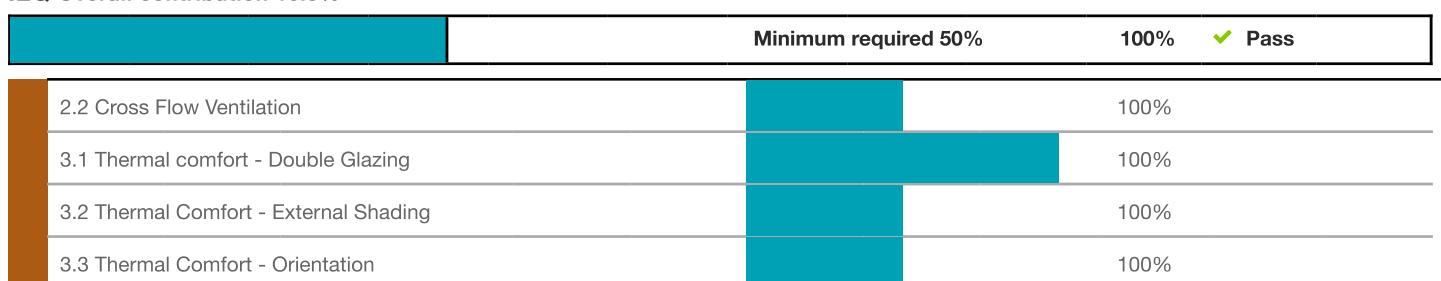
### Energy Overall contribution 27.5%



### Stormwater Overall contribution 13.5%

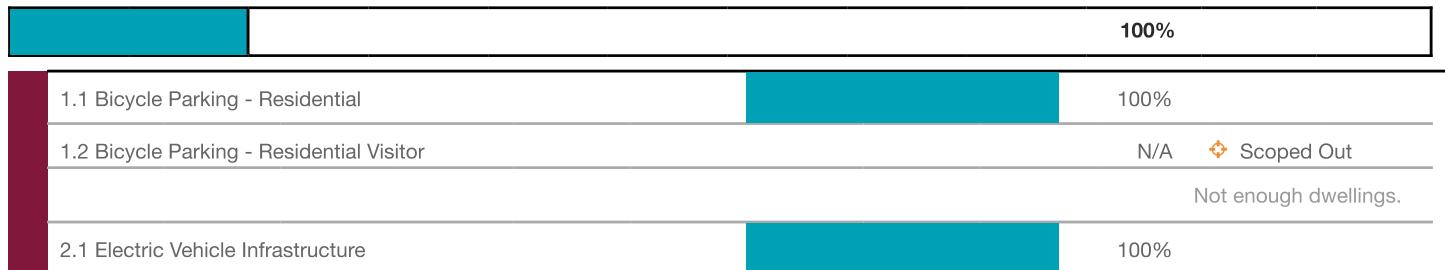
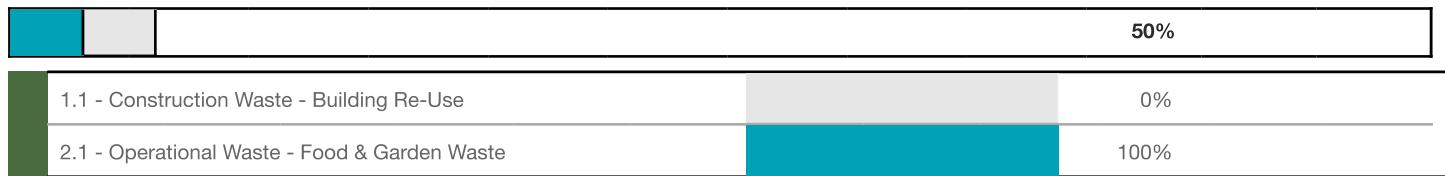
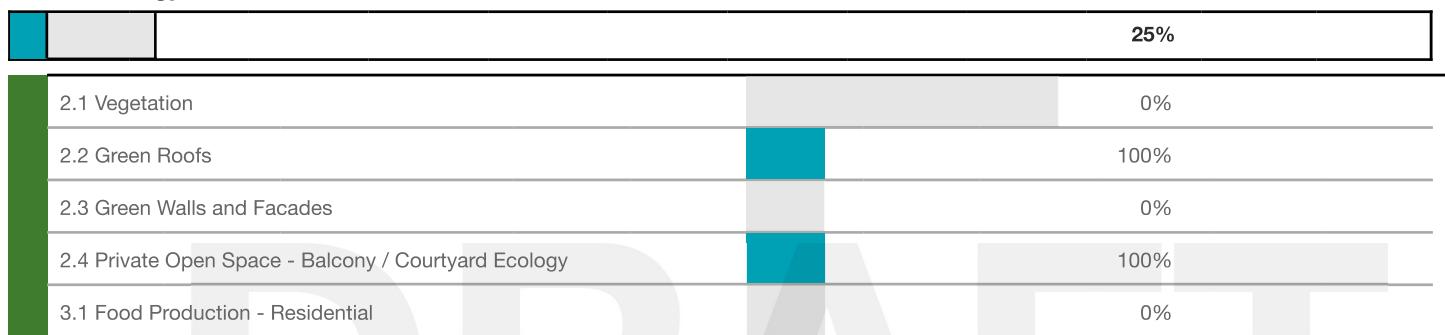
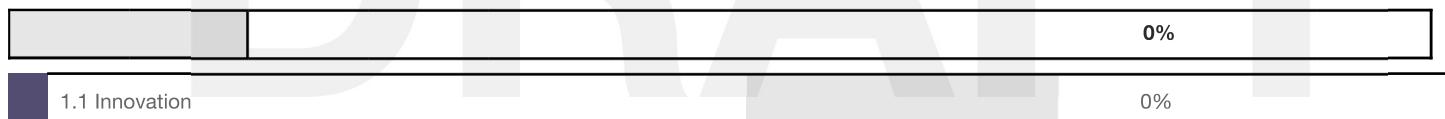


### IEQ Overall contribution 16.5%



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**Transport Overall contribution 9.0%****Waste Overall contribution 5.5%****Urban Ecology Overall contribution 5.5%****Innovation Overall contribution 9.0%**

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## Credit breakdown

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### Management Overall contribution 4%

<b>1.1 Pre-Application Meeting</b>	100%
Score Contribution	This credit contributes 50.0% 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?
Annotation	A ESD CONSULTANT WILL BE ENGAGED TO COMPLETE THE REPORT AT A LATER STAGE
Question	Criteria Achieved ?
Project	Yes
<b>2.2 Thermal Performance Modelling - Multi-Dwelling</b>	100%
<b>Residential</b>	
Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?
Annotation	an energy rating consultant will be engaged at a later stage.
Question	Criteria Achieved ?
Townhouse	Yes
<b>4.1 Building Users Guide</b>	100%
Score Contribution	This credit contributes 16.7% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Annotation	this will be decided at a later stage
Question	Criteria Achieved ?
Project	Yes

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**Water** Overall contribution 5% Minimum required 50%

<b>Water Approach</b>	
What approach do you want to use for Water?:	Use the built in calculation tools
<b>Project Water Profile Question</b>	
Do you have a reticulated third pipe or an on-site water recycling system?:	Yes
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
<b>Reticulated third pipe or an on-site water recycling system</b>	
Recycled Profile Name:	Third pipe
Irrigation area connected to reticulated third pipe or an on-site water recycling system only (i.e. not also connected to rainwater system):	-
Water Efficient Garden?:	-
Other external water demand connected to reticulated third pipe or an on-site water recycling system only (i.e. not also connected to rainwater system):	-
<b>Water fixtures, fittings and connections</b>	
Showerhead:	3 Star WELS (>= 7.5 but <= 9.0) (minimum requirement)
Bath:	Scope out
Kitchen Taps:	>= 6 Star WELS rating
Bathroom Taps:	>= 6 Star WELS rating
Dishwashers:	>= 6 Star WELS rating
WC:	Default or unrated
Urinals:	-
Washing Machine Water Efficiency:	>= 6 Star WELS rating
Which non-potable water source is the dwelling/space connected to?:	-1
Non-potable water source connected to Toilets:	Yes
Non-potable water source connected to Laundry (washing machine):	Yes
Non-potable water source connected to Hot Water System:	No
<b>Rainwater Tank</b>	
What is the total roof area connected to the rainwater tank?:	367 m <sup>2</sup>
45f	
Will this tank be connected to the reticulated third pipe or onsite water recycling system?:	Yes
45f	
Tank Size: 45f	2,000 Litres
Irrigation area connected to tank: 45f	0.0 m <sup>2</sup>
Is connected irrigation area a water efficient garden?: 45f	Yes
Other external water demand connected to tank?: 45f	0.0 Litres/Day

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<b>1.1 Potable Water Use Reduction</b>		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	204 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	152 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	152 kL	
Output	% Reduction in Potable Water Consumption	
Project	25 %	
Output	% of connected demand met by rainwater	
Project	0 %	
Output	How often does the tank overflow?	
Project	Very Often	
Output	Opportunity for additional rainwater connection	
Project	80 kL	
<b>3.1 Water Efficient Landscaping</b>		100%
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Annotation	external taps from water tank	
Question	Criteria Achieved ?	
Project	Yes	

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**Energy** Overall contribution 13% Minimum required 50%

<b>Dwellings Energy Approach</b>		
What approach do you want to use for Energy?:		Use the built in calculation tools
<b>Project Energy Profile Question</b>		
Are you installing any solar photovoltaic (PV) system(s)?:		Yes
Are you installing any other renewable energy system(s)?:		Yes
Energy Supply:		All-electric
<b>Dwelling Energy Profile</b>		
Below the floor is:		Ground or Carpark
Above the ceiling is:		Another Occupancy
Exposed sides:		3
NatHERS Annual Energy Loads - Heat:		-
NatHERS Annual Energy Loads - Cool:		-
NatHERS star rating:		-
Type of Heating System:		Reverse cycle ducted
Heating System Efficiency:		6 Stars (2011 MEPS)
Type of Cooling System:		Evaporative central
Cooling System Efficiency:		6 Stars (2011 MEPS)
Type of Hot Water System:		Electric Storage
% Contribution from solar hot water system:		-
Clothes Line:		Private outdoor clothesline
Clothes Dryer:		No clothes dryer
<b>1.2 Thermal Performance Rating - Residential</b>		0% <span style="color:red;">✗</span> Not Achieved
Score Contribution		This credit contributes 17.6% towards the category score.
Criteria		What is the average NatHERS rating?
Annotation		The average nathers rating 7.0
<b>2.1 Greenhouse Gas Emissions</b>		0%
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)
Townhouse		4,121 kg CO2
Output		Proposed Building with Proposed Services (Actual Building)
Townhouse		3,848 kg CO2
Output		% Reduction in GHG Emissions
Townhouse		6 %
<b>2.6 Electrification</b>		100%
Score Contribution		This credit contributes 11.8% towards the category score.
Criteria		Is the development all-electric?
Question		Criteria Achieved?
Project		Yes

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<b>2.7 Energy consumption</b>	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)
Townhouse	31,285 MJ
Output	Proposed Building with Proposed Services (Actual Building)
Townhouse	16,299 MJ
Output	% Reduction in total energy
Townhouse	47 %
<b>3.3 External Lighting</b>	100%
Score Contribution	This credit contributes 2.9% towards the category score.
Criteria	Is the external lighting controlled by a motion detector?
Question	Criteria Achieved ?
Townhouse	Yes
<b>3.4 Clothes Drying</b>	100%
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
Townhouse	638 kWh
Output	Proposed
Townhouse	128 kWh
Output	Improvement
Townhouse	80 %
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<b>3.5 Internal Lighting - Houses and Townhouses</b>	100%
Score Contribution	This credit contributes 2.9% towards the category score.
Criteria	Does the development achieve a maximum illumination power density of 4W/sqm or less?
Question	Criteria Achieved?
Townhouse	Yes
<b>4.4 Renewable Energy Systems - Other</b>	0%
Score Contribution	This credit contributes 5.9% towards the category score.
Criteria	Does another form of renewable energy (not solar) provide 5% of the estimated energy consumption of the building class it supplies?
Question	Other Renewable Energy - Energy Generation per year
Townhouse	-
<b>4.5 Solar PV - Houses and Townhouses</b>	0%
Score Contribution	This credit contributes 11.8% towards the category score.
Criteria	What % of the estimated energy consumption of the building class it supplies does the solar power system provide?

**Stormwater** Overall contribution 14% Minimum required 100%

Which stormwater modelling are you using?:	Melbourne Water STORM tool
<b>1.1 Stormwater Treatment</b>	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	100
Output	Min STORM Score
Project	100

**IEQ** Overall contribution 16% Minimum required 50%

<b>2.2 Cross Flow Ventilation</b>	100%
Score Contribution	This credit contributes 20.0% towards the category score.
Criteria	Are all habitable rooms designed to achieve natural cross flow ventilation?
Question	Criteria Achieved ?
Townhouse	Yes
<b>3.1 Thermal comfort - Double Glazing</b>	100%
Score Contribution	This credit contributes 40.0% towards the category score.
Criteria	Is double glazing (or better) used to all habitable areas?
Question	Criteria Achieved ?
Townhouse	Yes
<b>3.2 Thermal Comfort - External Shading</b>	100%
Score Contribution	This credit contributes 20.0% towards the category score.
Criteria	Is appropriate external shading provided to east, west and north facing glazing?
Question	Criteria Achieved ?
Townhouse	Yes
<b>3.3 Thermal Comfort - Orientation</b>	100%
Score Contribution	This credit contributes 20.0% towards the category score.
Criteria	Are at least 50% of living areas orientated to the north?
Question	Criteria Achieved ?
Townhouse	Yes

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**Transport** Overall contribution 9%

<b>1.1 Bicycle Parking - Residential</b>	100%
Score Contribution	This credit contributes 50.0% towards the category score.
Criteria	How many secure and undercover bicycle spaces are there for residents?
Question	Bicycle Spaces Provided ?
Townhouse	2
Output	Min Bicycle Spaces Required
Townhouse	1
<b>1.2 Bicycle Parking - Residential Visitor</b>	N/A  Scoped Out
This credit was scoped out	Not enough dwellings.
<b>2.1 Electric Vehicle Infrastructure</b>	100%
Score Contribution	This credit contributes 50.0% towards the category score.
Criteria	Are facilities provided for the charging of electric vehicles?
Question	Criteria Achieved ?
Project	Yes

**Waste** Overall contribution 3%

<b>1.1 - Construction Waste - Building Re-Use</b>	0%
Score Contribution	This credit contributes 50.0% 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
<b>2.1 - Operational Waste - Food &amp; Garden Waste</b>	100%
Score Contribution	This credit contributes 50.0% towards the category score.
Criteria	Are facilities provided for on-site management of food and garden waste?
Question	Criteria Achieved ?
Project	Yes

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**Urban Ecology** Overall contribution 1%

<b>2.1 Vegetation</b>	0%
Score Contribution	This credit contributes 50.0% 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	< 1 %
<b>2.2 Green Roofs</b>	100%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green roof?
Question	Criteria Achieved ?
Project	Yes
<b>2.3 Green Walls and Facades</b>	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green wall or green façade?
Question	Criteria Achieved ?
Project	No
<b>2.4 Private Open Space - Balcony / Courtyard Ecology</b>	100%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Is there a tap and floor waste on every balcony / in every courtyard?
Question	Criteria Achieved ?
Townhouse	Yes
<b>3.1 Food Production - Residential</b>	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Townhouse	-
Output	Min Food Production Area
Townhouse	1 m <sup>2</sup>

**Innovation** Overall contribution 0%

<b>1.1 Innovation</b>	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)?

**Note**

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## **Disclaimer**

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**DRAFT**



# STORM Rating Report

TransactionID: 0  
Municipality: MERRI-BEK  
Rainfall Station: MORELAND  
Address: 9 wroxham crt

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FAWKNER  
VIC vic

Assessor:  
Development Type: Residential - Multiunit  
Allotment Site (m2): 715.00  
STORM Rating %: 136

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
ROOF 1	69.00	Rainwater Tank	2,000.00	4	164.80	82.00
ROOF 2	40.00	Rainwater Tank	1,100.00	4	164.00	82.00
ROOF 3	23.00	None	0.00	0	0.00	0.00
ROOF 4	85.00	Rainwater Tank	2,000.00	3	137.40	87.20