
Sustainable Design Assessment

Project Reference: 24045 - 25 Leonard St, Hampton


Architect: Say Architecture

Date: 22/04/2025

Version: V1

**Bayside City Council
Planning and Environment Act 1987**

ADVERTISED PLAN

Planning Application No.: 5/2024/376/1

Date: 17 June 2025



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44 Lakeview Drive
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PROJECT

Urban Digestor was commissioned to provide Ecologically Sustainable Design (ESD) services for the development at 25 Leonard St, Hampton, within the City of Bayside.

The purpose of this Sustainable Design Assessment (SDA) report is to convey to Council how the project has considered, evaluated and incorporated a range of sustainability initiatives in response to the objectives of Council's Clause 15.01-2L-02 - Environmentally Sustainable Development policy. Combined, these initiatives create a development that achieves a 'best practice' approach to sustainability from design through to construction and responds to all the objectives of the planning clause:

- Energy performance strategies
- Integrated water management strategies
- Indoor environment quality strategies
- Transport strategies
- Waste management strategies
- Urban ecology strategies

In accordance to the policy a BESS and STORM assessment has been undertaken to demonstrate how the project is performing.

It is envisaged that this SDA will be endorsed as part of the town planning permit documentation to ensure that the intent captured herein is transferred into subsequent stages of the project.

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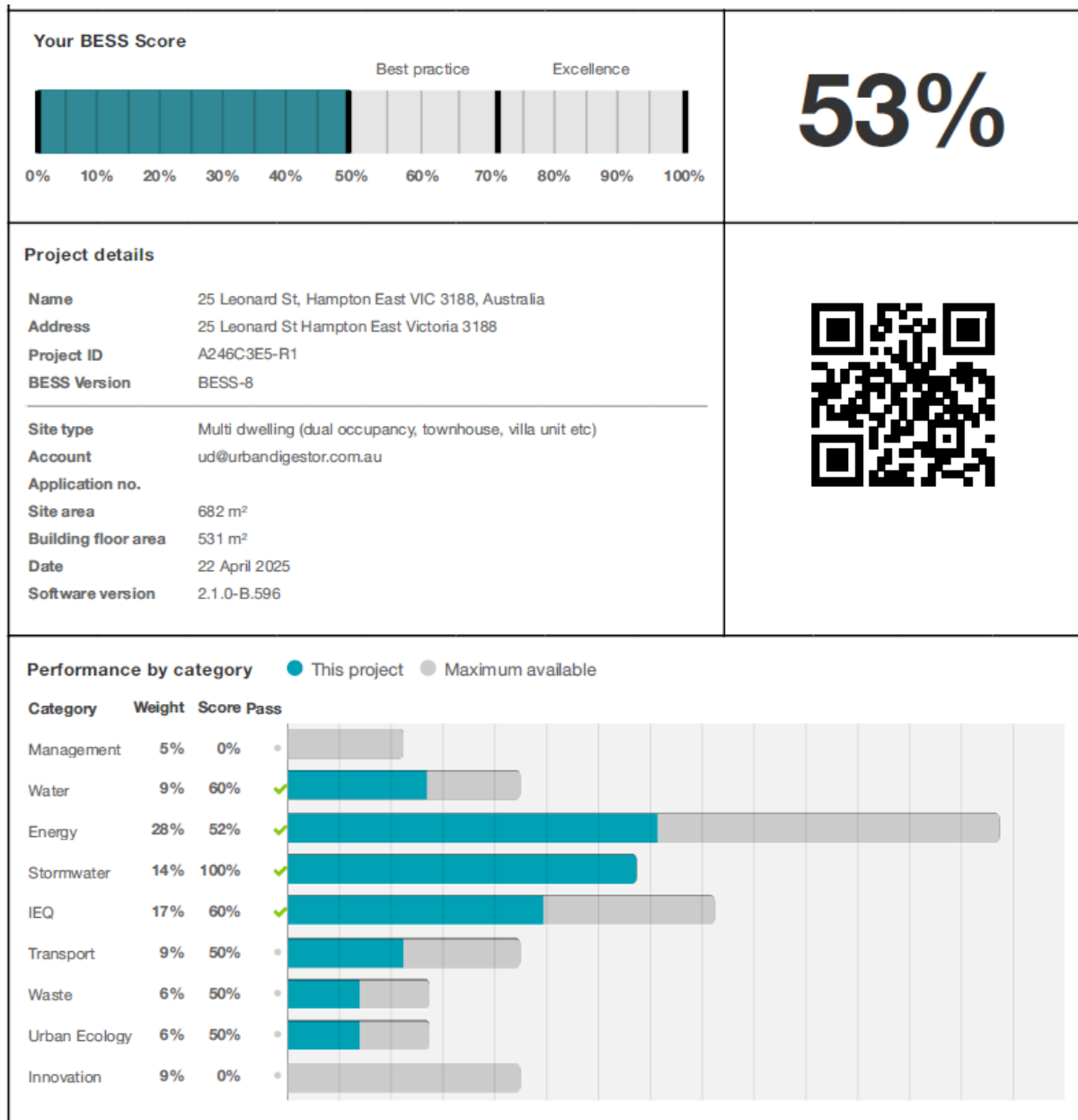
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BESS SUMMARY

Using BESS, Council's preferred ESD benchmarking tool, a score of at least 50% demonstrates best practice in ESD.

The BESS assessment completed for the project demonstrates that it has the design potential to achieve a best practice standard and hence meets the sustainable design objectives of the Bayside Planning Scheme.



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ENERGY PERFORMANCE STRATEGIES

Building Fabric

BESS Energy 1.2 Thermal Performance Rating

The development commits to achieving a minimum 7-star NatHERS energy rating. No preliminary energy rating has been completed at this stage.

Heating & Cooling Systems

Reverse cycle heating and cooling system will be provided to each dwelling.

Hot Water

BESS Energy 3.2 Hot Water

Electric instantaneous hot water units will be provided to each dwelling, therefore a central gas connection will not be needed for the development.

Electrification

BESS Energy 2.6 Electrification

The proposed building will be all-electric.

External Lighting

BESS Energy 3.3 External Lighting

External lighting will be controlled by a motion detector

Clothes Drying

BESS Energy 3.4 Clothes Drying

Private outdoor clotheslines provided to each unit.

Internal Lighting

BESS Energy 3.6 Internal Lighting - Residential Multiple Dwellings

The development commits to a 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)

Solar Photovoltaic System

Renewable Energy Systems BESS Energy 4.2 Renewable Energy Systems - Solar

None provided.

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INTEGRATED WATER MANAGEMENT STRATEGIES

Water Efficient Fixtures & Appliances

The development commits to specifying the following minimums:

Showers: minimum 3-star WELS $\leq 7.5\text{L/min}$

Kitchen taps: minimum 4-Star WELS

Bathroom taps: minimum 5-Star WELS

Toilets: minimum 4-Star WELS

Dishwashers (to be included in kitchen fit-out): minimum 3-star WELS

Water Efficient Landscaping

BESS Water 3.1 Water Efficient Landscaping

The landscape irrigation system it will be connected to the rainwater tank.

Stormwater Management

Roof collection to the proposed tanks reused for toilet flushing and washing machine cold water taps will achieve 100% STORM score and the balance will be made up with contributions to the water authority for offsite treatment measures.

Please refer the Water Sensitive Urban Design Report in [Appendix 1](#) for details.

INDOOR ENVIRONMENT QUALITY (IEQ) STRATEGIES

Ventilation

BESS IEQ 2.2 Cross Flow Ventilation

Only some habitable rooms designed to achieve natural cross flow ventilation.

Double Glazing

BESS IEQ 3.1 Thermal comfort - Double Glazing

Double glazing will be provided to all living areas and bedrooms at the minimum.

External Shading

BESS IEQ 3.2 Thermal Comfort - External Shading

Only some habitable rooms have external shading.

Orientation

BESS IEQ 3.3 Thermal Comfort - Orientation

Both dwellings have north facing living areas.

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Indoor Air Quality

Development commits to specifying Paints, Internal Finishes, Sealants & Adhesives, Carpets & Flooring, and Wall & Ceiling Coverings only with a Low or Zero VOC content.

Development commits to specifying low formaldehyde materials, E0 super, or E0 rated engineered timber products such as MDF etc.

TRANSPORT STRATEGIES

Electric Vehicle Charging Facilities

BESS Transport 2.1 Electric Vehicle Infrastructure

Each garage will include a provision of a minimum 32A dedicated circuit from switchboard to garage to allow future owners to install EV chargers when they require them.

WASTE MANAGEMENT STRATEGIES

Construction Waste Management

The builder will have a recycling target of at least 70% for all demolition and construction waste (by mass).

Operational Waste Management

BESS Waste 2.2 - Operational Waste - Convenience of Recycling

There will be sufficient space to store bins for general waste, co-mingled recycling, food/ garden waste bin (FOGO) and glass.

URBAN ECOLOGY

Vegetation

Urban Ecology 2.1 Vegetation

22% (154.8m²) of the site is covered in vegetation (refer to landscape plans for details).

Courtyard Ecology

Urban Ecology 2.4 Private Open Space - Balcony / Courtyard Ecology

Each dwelling will have external taps connected to the rainwater tank for garden use.

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BUILDING MATERIALS

Concrete

Concrete to be specified with recycled aggregate where appropriate and recycled water used in the manufacture where appropriate.

Steel

All fabricated structural steelwork to be supplied by a steel fabricator/contractor accredited to the Environmental Sustainability Charter of the Australian Steel Institute.

Timber

Source all timber from sustainably managed sources that hold third party verification.

INNOVATION

None claimed

ONGOING BUILDING AND SITE MANAGEMENT

Pre-Application Meeting

BESS Management 1.1 Pre-Application Meeting

Urban Digestor was not involved in a pre-application meeting with Council.

Thermal Performance Modelling

BESS Management 2.2 Thermal Performance Modelling - Multi-Dwelling Residential

A preliminary energy rating has not been conducted. The project is committing to an energy rating average as specified in the BESS energy section.

Building Users Guide

BESS Management 4.1 Building Users Guide

A Building Users' Guide will be developed for use by occupants and building maintenance.

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APPENDIX 1 WATER SENSITIVE URBAN DESIGN REPORT

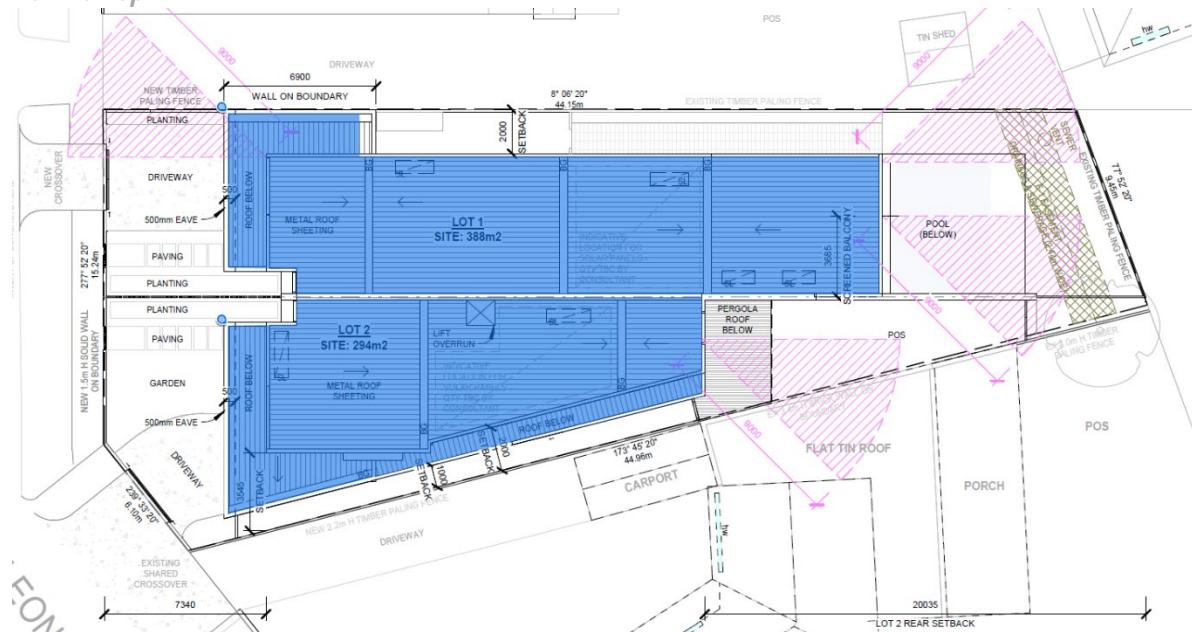
STORM analysis

The STORM calculator gives a score from 0 to 200% where 100% indicates Council & Melbourne Water's expected results. In this instance part of these requirements will be met using onsite treatment and re-use, and contributions will be made to the water authority in lieu of further on-site treatment.

The onsite stormwater management strategy includes the following and achieving a STORM score of 46%:

- Roof areas of each unit (highlighted in blue), connected to rainwater tanks, connected to all toilets for flushing and washing machine cold water tap:
 - o Roof 1 190.5m² to 5000L tank
 - o Roof 2 146.03m² to 4000L tank
- The pool (41.14m²) has been omitted as it will overflow to the sewage system.
- Tanks will be located as shown on plans.

Plan Markup



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STORM Rating Report

TransactionID: 0
 Municipality: BAYSIDE
 Rainfall Station: BAYSIDE
 Address: 25 Leonard Street

Hampton
 VIC 3188

Assessor: Urban Digestor
 Development Type: Residential - Subdivision
 Allotment Site (m2): 681.74
 STORM Rating %: 101

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof to tank 1	190.50	Rainwater Tank	5,000.00	5	124.90	94.90
Roof to tank 2	146.03	Rainwater Tank	4,000.00	4	126.80	94.90
Other Impermeable	83.00	None	0.00	0	0.00	0.00

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Date Generated: 22-Apr-2025

Program Version: 1.0.0

Note that connection to the washing machine cold tap has been included as an extra bedroom in the STORM calculations.

Coordination

All aspects of the preferred option are shown and notated on all drawings being submitted to council. Additionally, this solution will be coordinated with civil engineering drainage plans.

Site Management

The contractor/builder will be given a copy of EPA's 275: [Construction techniques for sediment pollution control](#) to adhere to as part of the contracted works. They will prepare a site management plan in accordance with the guidelines prior to construction.

On-going Maintenance of Rainwater Tanks

To ensure that the water entering the tanks is of a high quality for reuse and reduce maintenance requirements we recommend the following simple specifications be employed:

- Leaf gutter guards to all gutters or leaf filters to downpipes
- First flush devices fitted to all tanks (0.5L to 2L/m²) – min 20L
- Tank vacuum overflow devices (extract overflow from the base of the tank – cleans the tank by sucking up sludge)
- Float water draw-off from the tank (higher quality water taken from higher up in the tank)
- Mains top-up valve, three way valve or rainwater controller (e.g. Rainbank) with mains water to ensure constant water supply
- Tank level gauge
- Rainwater pump with large expansion vessel to minimize pump starts

On the following pages are maintenance manuals for building facilities manager to complete and use once the rainwater tanks have been installed.

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Maintenance Manual – Rainwater Tank

The property owner is responsible for checking the maintenance items in this checklist at the recommended frequency at the bottom of the table. The maintenance log at the bottom of the page should be filled in once each maintenance check is complete. Upkeep of this maintenance log should continue throughout the life of the rainwater tank.

Rainwater tank component	Inspection item	Likely maintenance task
Roof gutters and downpipes	Is there leaf litter or debris in the gutters?	Remove by hand and dispose responsibly.
First flush diverter	Is there anything blocking the first flush diverter (leaves etc)?	Remove by hand and dispose responsibly.
Potable mains back up device	Is the potable mains back up switch operating correctly?	Repair or replace device.
Mesh cover	Has the mesh cover deteriorated or have any holes in it?	Replace mesh cover.
Tank volume	Is there large amounts of sediment or debris sitting in the bottom of the tank, reducing the volume available in the tank to store water?	Remove sediment and dispose responsibly.
Pump	Is the pump working effectively? Have you heard it on a regular basis?	Check the potable mains back up is not permanently on. Repair or replace pump.
Pipes and taps	Are pipes and taps leaking?	Repair as needed.
Overflow	Remove blockages and/or restore connections to stormwater network.	Is the overflow clear and connected to the stormwater network?
Supporting base	Are there any cracks or movement of pavers?	Empty the tank to reduce weight then repair any damage to the base.

Regular maintenance will improve the water quality and extend the life of your system. A well-maintained tank isn't likely to need to be cleaned out for up to ten years (when there is more than 20mm of accumulated sediment). It is recommended that the above inspection and maintenance procedures be carried out every 3 months.

Maintenance Log

Maintenance date	Maintenance undertaken
	Bayside City Council
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	Date: 17 June 2025

BESS Report

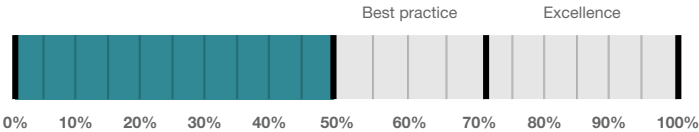
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 25 Leonard St Hampton East Victoria 3188. 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 Bayside 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



53%

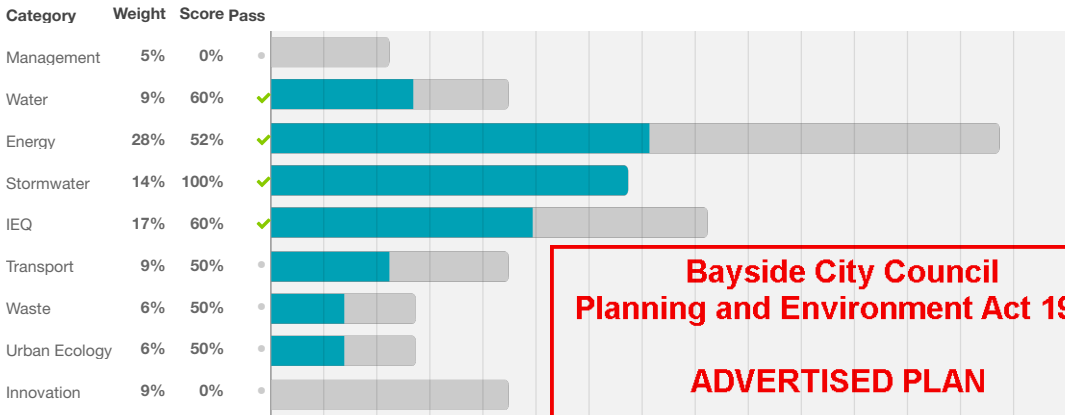
Project details

Name	25 Leonard St, Hampton East VIC 3188, Australia
Address	25 Leonard St Hampton East Victoria 3188
Project ID	A246C3E5-R1
BESS Version	BESS-8
Site type	Multi dwelling (dual occupancy, townhouse, villa unit etc)
Account	ud@urbandigestor.com.au
Application no.	
Site area	682 m²
Building floor area	531 m²
Date	22 April 2025
Software version	2.1.0-B.596



Performance by category

● This project ● Maximum available



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Dwellings & Non Res Spaces

Dwellings			ADVERTISED PLAN
Name	Quantity	Area	% of total area
Townhouse			Planning Application No.: 5/2024/376/1
Townhouse 2	1	267 m²	50%
Townhouse 1	1	264 m²	49%
Total	2	531 m²	100% Date: 17 June 2025

Supporting Evidence

Shown on Floor Plans

Credit	Requirement	Response	Status
Water 3.1	Annotation: Water efficient garden details	To be printed Refer Landscape Plan	✓
Energy 3.3	Annotation: External lighting controlled by motion sensors	To be printed Refer to Architectural Plans and commitment on p4 of SDA	✓
Energy 3.4	Location of clothes line (if proposed)	To be printed Refer to Architectural Plans	✓
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)	To be printed Refer to Architectural Plans	✓
IEQ 3.1	Annotation: Glazing specification (U-value, SHGC)	To be printed Refer to Architectural Plans and commitment on p5 of SDA	✓
IEQ 3.3	North-facing living areas	To be printed Refer to Architectural Plans	✓
Transport 2.1	Location of electric vehicle charging infrastructure	To be printed Refer to Architectural Plans	✓
Waste 2.1	Location of food and garden waste facilities	To be printed Refer to Architectural Plans	✓
Urban Ecology 2.1	Location and size of vegetated areas	To be printed Refer to Architectural Plans	✓
Urban Ecology 2.4	Location of taps and floor waste on balconies / courtyards	To be printed Refer to Architectural Plans	✓

Supporting Documentation

Credit	Requirement	Response	Status
Energy 3.5	Average lighting power density and lighting type(s) to be used	To be printed Sustainable Design Assessment (SDA) Refer to commitment on page 4 of SDA	✓
Stormwater 1.1	STORM report or MUSIC model	To be printed Sustainable Design Assessment (SDA) Refer to Appendix 1	✓
IEQ 3.1	Reference to floor plans or energy modelling showing the glazing specification (U-value and Solar Heat Gain Coefficient, SHGC)	To be printed Sustainable Design Assessment (SDA) Refer to commitment on page 5 of SDA	✓

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Credit	Requirement	Response	Status
IEQ 3.3	Reference to the floor plans showing living areas orientated to the north	To be printed Sustainable Design Assessment (SDA) Refere to Architectural plans and commitment on page 5 of SDA	✓
ADVERTISED PLAN			
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Credit summary Date: 17 June 2025			

Management Overall contribution 4.5%

		0%
1.1 Pre-Application Meeting		0%
2.2 Thermal Performance Modelling - Multi-Dwelling Residential		0%
4.1 Building Users Guide		0%

Water Overall contribution 9.0%

		Minimum required 50%	60%	✓ Pass
1.1 Potable Water Use Reduction			52%	
3.1 Water Efficient Landscaping			100%	

Energy Overall contribution 27.5%

		Minimum required 50%	52%	✓ Pass
1.2 Thermal Performance Rating - Residential			0%	✓ Achieved
2.1 Greenhouse Gas Emissions			0%	
2.6 Electrification			100%	
2.7 Energy consumption			100%	
3.3 External Lighting			100%	
3.4 Clothes Drying			100%	
3.5 Internal Lighting - Houses and Townhouses			100%	
4.4 Renewable Energy Systems - Other			N/A	✦ Scoped Out
No other (non-solar PV) renewable energy is in use.				
4.5 Solar PV - Houses and Townhouses			0%	⊘ Disabled
No 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%	60%	✔ Pass
2.2 Cross Flow Ventilation			0%	
3.1 Thermal comfort - Double Glazing			100%	
3.2 Thermal Comfort - External Shading			0%	
3.3 Thermal Comfort - Orientation			100%	

Transport Overall contribution 9.0%

		50%
1.1 Bicycle Parking - Residential		0%
1.2 Bicycle Parking - Residential Visitor		N/A ✦ Scoped Out
		Not enough dwellings.
2.1 Electric Vehicle Infrastructure		100%

Waste Overall contribution 5.5%

		50%
1.1 - Construction Waste - Building Re-Use		0%
2.1 - Operational Waste - Food & Garden Waste		100%

Urban Ecology Overall contribution 5.5%

		50%
2.1 Vegetation		75%
2.2 Green Roofs		0%
2.3 Green Walls and Facades		0%
2.4 Private Open Space - Balcony / Courtyard Ecology		100%
3.1 Food Production - Residential		0%

Innovation Overall contribution 9.0%

		0%
1.1 Innovation		0%

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Credit breakdown

Management Overall contribution 4.5%

	0%
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1.1 Pre-Application Meeting	0%
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Score Contribution	This credit contributes 50% 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%
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Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?
Question	Criteria Achieved ?
Townhouse	No

4.1 Building Users Guide	0%
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Score Contribution	This credit contributes 16.7% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Question	Criteria Achieved ?
Project	No

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Water Overall contribution 9.0%

		Minimum required 50%	60%	✔ Pass
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Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	Yes
Are you installing a rainwater tank?:	Yes
Fixtures, fittings & connections profile	
Showerhead: All	3 Star WELS (>= 7.5 but <= 9.0) (minimum requirement)
Bath: All	Medium Sized Contemporary Bath
Kitchen Taps: All	>= 4 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	>= 3 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?:	
Townhouse 1	Tank 1
Townhouse 2	Tank 2
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	Yes
Non-potable water source connected to Hot Water System: All No	
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?:	
Tank 1	190 m²
Tank 2	146 m²
Tank Size:	
Tank 1	2,000 Litres
Tank 2	2,000 Litres
Irrigation area connected to tank:	
Tank 1	-
Tank 2	-
Is connected irrigation area a water efficient garden?:	
Tank 1	No
Tank 2	No
Other external water demand connected to tank?:	
Tank 1	-
Tank 2	-

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1.1 Potable Water Use Reduction		52%
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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	521 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	471 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	343 kL	
Output	% Reduction in Potable Water Consumption	
Project	34 %	
Output	% of connected demand met by rainwater	
Project	100 %	
Output	How often does the tank overflow?	
Project	Very Often	
Output	Opportunity for additional rainwater connection	
Project	121 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	

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Dwellings Energy Approach	
What approach do you want to use for Dwellings?:	Use the built in calculation tools
Are you installing any solar photovoltaic (PV) system(s)?:	No
Are you installing any other renewable energy system(s)?:	No
Energy Supply:	All-electric

Below the floor is:	All	Ground or Carpark
Above the ceiling is:	All	Outside
Exposed sides:	All	3
NatHERS Annual Energy Loads - Heat:	All	59.5 MJ/sqm
NatHERS Annual Energy Loads - Cool:	All	25.5 MJ/sqm
NatHERS star rating:	All	7.0
Type of Heating System:	All	Reverse cycle central other
Heating System Efficiency:	All	Current Default / MEPS
Type of Cooling System:	All	Refrigerative central other
Cooling System Efficiency:	All	Current Default / MEPS
Type of Hot Water System:	All	Electric Heat Pump Band 1
% Contribution from solar hot water system:	All	0 %
Clothes Line:	All	Private outdoor clothesline
Clothes Dryer:	All	Occupant to install

Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	What is the average NatHERS rating?
Output	Average NATHERS Rating (Weighted)
Townhouse	7.0 Stars

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	8,539 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Townhouse	9,244 kg CO2
Output	% Reduction in GHG Emissions
Townhouse	-9 %

The Built Environment Sustainability Scorecard is an initiative of the Council Alliance for a Sustainable Built Environment (CASESBE).
 For more details see www.bess.net.au

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	<div></div>	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	71,223 MJ	
Output	Proposed Building with Proposed Services (Actual Building)	
Townhouse	39,152 MJ	
Output	% Reduction in total energy	
Townhouse	45 %	
3.3 External Lighting	<div></div>	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	
3.4 Clothes Drying	<div></div>	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	1,424 kWh	
Output	Proposed	
Townhouse	285 kWh	
Output	Improvement	
Townhouse	80 %	
3.5 Internal Lighting - Houses and Townhouses	<div></div>	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	
4.4 Renewable Energy Systems - Other	<div></div>	N/A  Scoped Out
No other (non-solar PV) renewable energy is in use.		
4.5 Solar PV - Houses and Townhouses	<div></div>	0%  Disabled
No solar PV renewable energy is in use.		

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For more details see www.bess.net.au

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This credit is disabled	No solar PV renewable energy is in use.
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Stormwater Overall contribution 13.5%

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

IEQ Overall contribution 16.5%

	Minimum required 50%	60%	✓ Pass
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2.2 Cross Flow Ventilation	0%
Score Contribution	This credit contributes 20% towards the category score.
Criteria	Are all habitable rooms designed to achieve natural cross flow ventilation?
Question	Criteria Achieved ?
Townhouse	No
3.1 Thermal comfort - Double Glazing	100%
Score Contribution	This credit contributes 40% towards the category score.
Criteria	Is double glazing (or better) used to all habitable areas?
Question	Criteria Achieved ?
Townhouse	Yes
3.2 Thermal Comfort - External Shading	0%
Score Contribution	This credit contributes 20% towards the category score.
Criteria	Is appropriate external shading provided to east, west and north facing glazing?
Question	Criteria Achieved ?
Townhouse	No
3.3 Thermal Comfort - Orientation	100%
Score Contribution	This credit contributes 20% towards the category score.
Criteria	Are at least 50% of main living areas orientated to the north?
Question	Criteria Achieved ?
Townhouse	Yes

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Transport Overall contribution 9.0%



1.1 Bicycle Parking - Residential	0%
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Score Contribution	This credit contributes 50% towards the category score.
Criteria	How many secure and undercover bicycle spaces are there for residents?
Question	Bicycle Spaces Provided ?
Townhouse	0

1.2 Bicycle Parking - Residential Visitor	N/A	Scoped Out
Not enough dwellings.		

This credit was scoped out	Not enough dwellings.
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2.1 Electric Vehicle Infrastructure	100%
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Score Contribution	This credit contributes 50% towards the category score.
Criteria	Are facilities provided for the charging of electric vehicles?
Question	Criteria Achieved ?
Project	Yes

Waste Overall contribution 5.5%



1.1 - Construction Waste - Building Re-Use	0%
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Score Contribution	This credit contributes 50% 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%
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Score Contribution	This credit contributes 50% 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 5.5%

		50%
2.1 Vegetation		75%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	22 %	
2.2 Green Roofs		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	No	
2.3 Green Walls and Facades		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	No	
2.4 Private Open Space - Balcony / Courtyard Ecology		100%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Is there a tap and floor waste on every balcony and courtyard (including any roof terraces)?	
Question	Criteria Achieved ?	
Townhouse	Yes	
3.1 Food Production - Residential		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	2 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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