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SUSTAINABLE DESIGN ASSESSMENT

Development

412-420 Bellarine Highway Moolap VIC 3224

Prepared For

The Planning Professionals

Prepared By

Document Reference

002628-Rev A

MARCH 10 2026

CONTENTS

Introduction.....	3
Site Proposal	4
Summary of Initiatives	6
1 Management	7
2 Water Efficiency	8
3 Energy Efficiency	9
4 Stormwater Management.....	10
5 Indoor Environment Quality	10
6 Transport	11
7 Waste Management.....	11
8 Urban Ecology	12
9 Materials.....	12
10 Summary.....	13
Appendices	14

Introduction

has been engaged by the client to provide guidance at the planning stage of the development on achieving environmentally sustainable development objectives for the motel use of the subject land at 412-420 Bellarine Highway Moolap.

The following sustainable design assessment report reviews the following:

- Assessment in accordance with the City of Greater Geelong Council's sustainability requirements specified within Planning Scheme Clause 15.01-2L Environmentally Sustainable Development.
- Assessment in accordance with the requirements of each category specified in Clause 15.01-2L including Energy Performance, Water Efficiency, Stormwater Management, Indoor Environmental Quality, Construction, Building and Waste Management, Materials, Transport and Urban Ecology.
- Solution presented to address the quality aspect of stormwater management as per the requirements of Greater Geelong Planning Scheme 53.18 Stormwater Management in Urban Development.
- ESD assessment tools utilised as per the requirements of Greater Geelong City Council. A BESS assessment has been carried out for the planning stages of the development to achieve a best practice score of 50%. Blue Factor Rating assessments carried out for the management of the developments stormwater.

DISCLAIMER:

**The recommendations & findings of the following report are based upon the information, requests & plans provided by the designer & the client. These should be used as only recommendations to assist in design and planning application. Should alternative assessment be made contrary to this report at the building permit stage of the development then the final decisions taken are at the discretion & responsibility of the designer and client not with the contents of this report or*

*

Site Proposal

The subject site is located at 412-420 Bellarine Highway in Moolap with the proposed motel cabins position on the western side of the subject lot which is currently used for residential and small-scale agricultural purposes. There is an existing dwelling and a number of associated sheds on the subject lot with it not being currently used as productive agricultural land. The total subject site area is approximately 20124 square metres.

Figure's 1 and 2 below shows an aerial image of the existing lot at 412-420 Bellarine Highway Moolap and the proposed layout of the motel use.

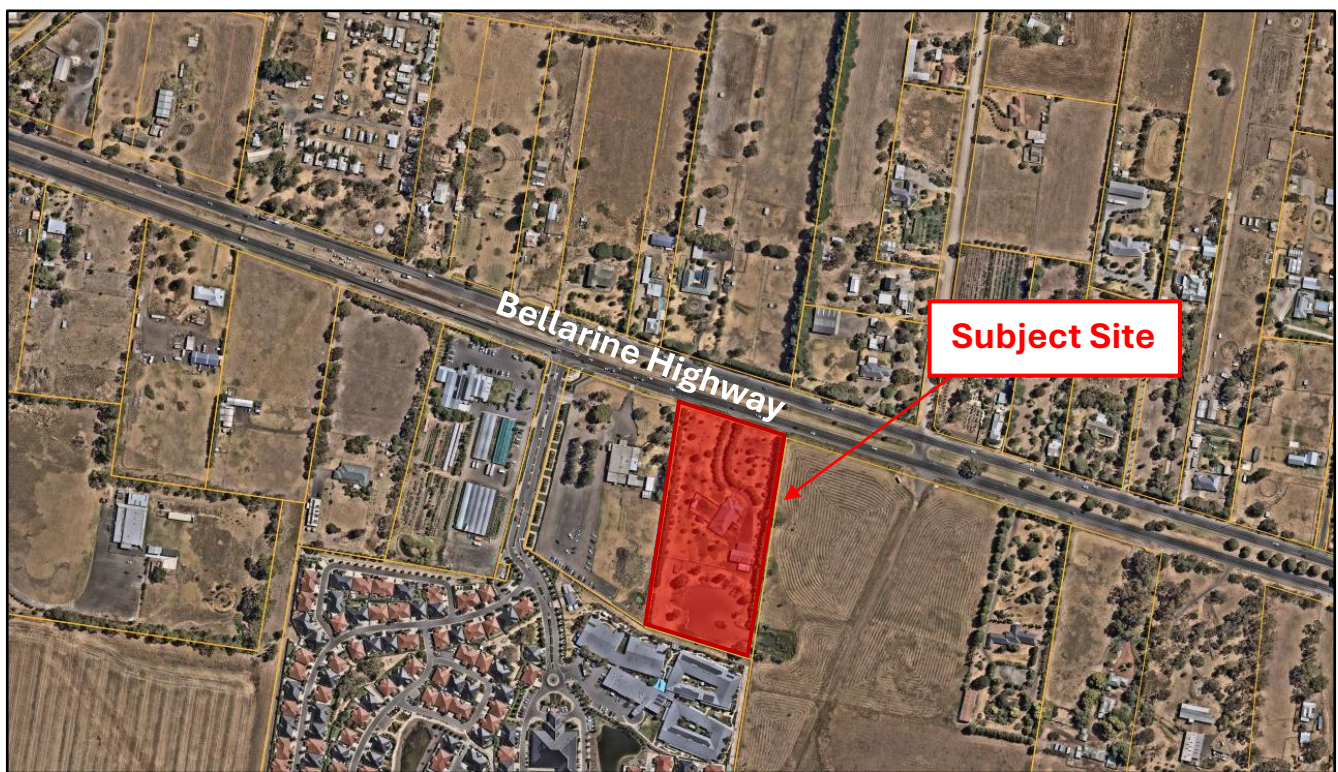


Figure 2.1: Site Location



Figure 2.2: Proposed Motel Layout

Summary of Initiatives

The following initiatives detailed within the table below should be reflected where applicable on the town planning drawings either with a clear notation or graphically. All the WSUD treatments listed in Appendix A should be noted on the drawings. Further details of these initiatives are to be provided at the building permit stage, where applicable NCC 2022 Section J assessments and detailed drainage designs are to be finalised by suitably qualified consultants.

Category	Requirement
Management	Minimum of 80% of all construction and demolition waste to be diverted from landfill
Water Efficiency	Minimum WELS rating of fittings and fixtures: 4 Star Toilets / 5 Star Taps / 5 Star Showerhead 10,000 L rainwater tank collecting cabin roofs, water to be used for toilet flushing.
Energy Efficiency	NCC 2022 Section J commitment to meet requirement – to be done at building permit stage, default figures used within BESS Illumination power densities to meet NCC 2022 Section J7D3 requirements Sensors for any external and common area lighting Electric System chosen within one star of the best available product in the range at the time of purchase or 15% most efficient available products if no star rating available HVAC System chosen within one star of the best available product in the range at the time of purchase or 15% most efficient available products if no star rating available No solar PV system is proposed at planning stage, but development does not preclude future sustainability upgrade if required
Stormwater Management	10m ² of Raingarden to treat 791.92m ² of hardscape driveway area.
Indoor Environmental Quality (IEQ)	The regular-use areas (each cabin's combined living/bed room) are naturally ventilated via operable sliding doors/windows

Transport	Bike spaces are sought to be waived for the development as there is no required for the motel use
Waste Management	Waste storage areas are to be accommodated and will avoid visibility from the public realm and can be serviced without affecting residential amenity within the site. Recycling facilities must be at least as convenient for occupants as facilities for general waste
Urban Ecology	Vegetation will cover large areas of the site, a minimum of 50% of the site is covered by landscape
Materials	Any timber framing if used to be certified PEFC, AFS or FSC – No rainforest timber to be used Any steel to be sourced from steel maker with ISO 14001 facility a member of the World Steel Association's (WSA) Climate Action Program (CAP) Any carpet and underlay with third-party sustainable certification (GECA, Carpet institute ECS etc.)

1 Management

The effective construction and building management practices are crucial to encourage a holistic, integrated design and construction process. These practices can significantly minimise the environmental impact of the development and enhance its long term sustainability.

Initiatives	Description	Reference
Thermal performance modelling	NCC Section J and NatHERS assessment to be conducted at the building permit stage – default figures used for BESS to show no improvement is needed to achieve a passing BESS energy score	BESS Management 2.3
Metering and Monitoring	Separate utility meters (water and electricity) will be provided.	BESS Management 3.2
Construction Waste Management	Staff on-site to receive construction waste management plans during site induction sessions to minimise on-site waste generation and ensure correct disposal. A minimum of 80% of all construction and demolition waste created on-site will be recycled or reused.	N/A

Construction Environmental Management	The builder will identify environmental risks associated with construction and implement management strategies such as effective erosion and sediment control measures throughout construction.	Clause 53.18
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2 Water Efficiency

Water Efficiency in developments assists in conserving water resources, reducing strain on local water systems, and lower water bills for homeowners. These practices are an environmentally responsible and economically beneficial choice for developments. Water efficient practices in developments contribute to a more sustainable community.

Initiatives	Description	Reference
Fixtures and Fittings	The development's cabins will be provided with efficient fittings and fixtures. This will all be for a reduction of potable water use on-site. The following minimum Water Efficiency Labelling Scheme (WELS) star rating is specified below for this project: • WELS 4-Star Toilets • WELS 5-Star Kitchen Taps • WELS 5-Star Bathroom Taps • WELS 5-Star Showerhead (6.0-7.5 L/min)	BESS Wat 1.1
Rainwater Collection and Use	All cabin roof areas will have rainwater runoff collected supplying toilet flushing to all 12 cabins. This will be provided by a 10,000 L shared tank on-site with equivalent plumbing. A 10m² raingarden will be provided to collected hardscaped areas. Rainwater collected will be utilised for toilet flushing, significantly reducing the developments stormwater impact and aiding in compliance with the Blue Factor Calculator – refer Appendix A.	BESS Wat 1.1 BESS Storm 2.1

3 Energy Efficiency

Energy Efficiency is utilised in development to reduce total operating greenhouse gas emissions and energy peak demand through design and planning. In addition, energy efficiency buildings are often healthier to live in, improving the quality of life for occupants.

Initiatives	Description	Reference
NCC Section J Commitment – Thermal Performance	A Section J (NCC 2022) DtS assessment will be conducted for the development prior to construction at the building permit stage by a suitably qualified energy assessor where required with a commitment to meeting energy efficiency requirements. This will be accomplished by complying with NCC Section J. Roofs and any exposed floors will meet the required total R-values (upward and downward). External walls and glazing will meet or outperform the ABCB Façade/Glazing Calculator total allowance. Final U/SHGC/R values and full Section J compliance to be demonstrated at building permit stage.	BESS Ene 1.2 BESS Ene 2.1 BESS Ene 2.3
Hot Water System	An electric heat pump hot water system will be installed for the development cabins.	BESS Ene 3.2
HVAC System	Heating and cooling will be provided to each cabin via high-efficiency reverse-cycle split system (inverter heat pump). Systems sized to suit cabin area. All systems to be electric.	BESS Ene 2.6
Electrification	The development will be all-electric and will not have gas connection. This aligns with Council and State target for net zero and reduction of fossil fuel usage.	BESS Ene 2.6
Internal and External Lighting and Lighting Controls	LED lighting will be implemented for internal lighting of the cabins resulting in lowered energy consumption. The development is committed to meeting the maximum illumination power densities from NCC 2022 Part J7D3. A Section J (NCC 2022) DtS assessment will be conducted for the development prior to construction at the building permit stage. LED lighting will be implemented for all external lighting applicable to the development. Common areas and spaces can be intermittently controlled with motion sensors and/or daylight sensors reducing overall use and energy consumption.	BESS Ene 3.7
Solar PV System	No solar PV system is proposed at planning-stage but the development does not preclude future sustainability upgrades if required.	N/A

4 Stormwater Management

Water Sensitive Urban Design (WSUD) initiatives are used to improve the water quality of stormwater runoff where best practice standards are recommended. Additionally, WSUD can enhance aesthetic value of a development by incorporating green infrastructure and providing green spaces for occupants to enjoy.

Initiatives	Descriptions	Reference
Rainwater Collection and Use	The roof area of each cabin will capture rainwater runoff which will be collected and stored in a 10,000 L shared tank. The rainwater tank overflow will be connected to a 10m² raingarden provided in a suitable location on the motel site area. This setup achieves a Blue Factor Report Rating of 143%. Charged pipe systems or multiple tanks may be installed to collect water if necessary and pending the most appropriate plumbing layout for the site to be determined at detailed design and building permit stage. Rainwater within the rainwater tanks will be utilised for toilet flushing, significantly reducing the developments stormwater impact and aiding in compliance with the Blue Factor Report Rating calculator as mentioned above. Refer to Appendix A for the applicable Blue Factor Report.	BESS Wat 1.1 BESS Storm 1.1 Refer to Appendix A

5 Indoor Environment Quality

Indoor Environment Quality (IEQ) for developments is essential to achieve a healthy indoor environment quality for building occupants through using fresh air intake and natural daylight. A developments indoor environment can increase the value and desirability of a development leading to higher occupancy rates and property values.

Initiatives	Descriptions	Reference
Daylight	Light internal colours will be used for the cabins which will result in better internal reflection of natural light, enhancing the penetration of daylight through windows or other openings. A daylight assessment of the cabins regular use areas has been undertaken in accordance with BESS IEQ requirements. Approximately 50% of the nominated floor area has at least 2% daylight factor.	BESS IEQ 1.4 Refer to

Natural ventilation	Regular-use areas (cabin living/bed rooms) are naturally ventilated via operable front slider and side window; no central mechanical outside-air system.	BESS IEQ 2.3
Thermal comfort	The east/north/west glazing to regular-use areas will be effectively shaded. Provide external vertical shading to east/west entry sliders (fixed fins/perf screen) and a fixed hood to the north living window (projection $\approx$ 25–35% of window height). Double glazing should be provided to all habitable rooms and the targeted U and SHGC values will be confirmed by suitable Section J assessor at the building permit stage.	BESS IEQ 3.4
Air quality	Where applicable all carpet, engineered wood, paints, sealants and adhesives to meet the maximum total indoor pollutant emission limits, as set by one of the following current standards: GECA, Global GreenTag GreenRate, Green Star or WELL standards for TVOC in paints, adhesives and sealants (by volume) and carpets (by area) as well as for Formaldehyde in engineered wood (by area).	BESS IEQ 4.1

6 Transport

The proposed developments sustainable transport approach is detailed below.

The proposed motel use does not require end trip facilities nor bicycle parking for visitors or employees. Within the BESS Report provided within Appendix B, bicycle parking has not been accounted for.

Clause 52.34 of the Greater Geelong Planning Scheme sets a minimum requirement of bicycle parking for employees at 1 space per 40 rooms and no visitor requirement for the motel use. The provision results in a requirement of 0.2 employee bicycle spaces (which rounds to 0) therefore is no planning scheme trigger to provide bicycle parking and Transport credits are not claimed.

7 Waste Management

Waste Management is crucial for developments to minimise the amount of waste generated and reduce environmental impacts by promoting recycling and composting. Implementing effective waste management strategies lowers operating costs and increases overall value and efficiency of the development.

Initiatives	Descriptions	Reference
Operational Waste	Waste storage areas are to be accommodated and will avoid visibility from the public realm and can be serviced without affecting residential amenity within the site. Waste management details are to be detailed via a Waste Management Plan by a suitably qualified professional if and where required.	BESS Waste 2.1

8 Urban Ecology

To promote, protect and enhance biodiversity within the municipality developments should, where applicable, incorporate urban ecology principles. In addition, using creating sustainable and resilient urban ecosystems can also assist in reducing the impacts of climate change and support the long term viability of a particular development.

Initiatives	Descriptions	Reference
Vegetation	The proposed motel development will be covered with large areas of landscaping and vegetation surrounding the cabins. As a minimum, approximately 60% of the entire site area is landscaped and vegetated based on the current drawings.	BESS Eco 2.1

9 Materials

The selection of the correct material for a development is crucial in determining it's durability, energy efficiency, and overall sustainability of the development. Material selection can minimise environmental impacts, improve indoor air quality and ultimately contribute to long term value of the development.

Initiatives	Descriptions	Reference
Timber	Any timber framing will be procured from accredited sources such as Forest Stewardship Council (FSC), Program for the Endorsement of Forest Certification (PEFC) or Australian forestry Scheme (AFS). No rainforest timber will be used on site.	Clause 15.01-2L
Carpet	Wherever used, carpet and carpet underlay will be chosen with as third party certification such as Global GreenTag, GECA or Carpet Institute of Australia Limited, Environmental Certification Scheme (ECS).	Clause 15.01-2L

Steel	Where required a responsible steel maker must have facilities with a currently valid and certified ISO 14001 Environmental Management System (EMS) in place, and be a member of the World Steel Association's (WSA) Climate Action Program (CAP)	Clause 15.01-2L
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10 Summary

The proposed motel use development at 412-420 Bellarine Highway in Moolap will comply with BESS and WSUD requirements by implementing the measures detailed within this report. All the measures prescribed within this report have demonstrated a commitment to best practice in line with the City of Greater Geelong's requirements.

All initiatives listed in this report will be implemented by the appropriate professional at the relevant stage of the development. A suitably qualified NatHERs and Section J assessor are to fulfill the commitment to NCC Section J requirements where applicable and requested at the building permit stage. Contractor and services engineers will manage the various construction, utility and material processes involved in the completion of the development both in design and construction. Furthermore suitably qualified engineers and designers are to provide detailed drainage designs for the proposed WSUD treatments where required particularly at the building permit stages of the development.

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Appendices

Appendix A

WSUD REPORT

1. Introduction

To satisfy Clause 15.01-2L and Clause 53.18 of the Greater Geelong Planning Scheme, a Water Sensitive Urban Design (WSUD) assessment of the proposal must occur.

Under Clause 53.18, WSUD assessments and associated proposed stormwater management systems should be design in order to address the following:

- Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

The proposed development is located on the western side of the total lot area for 412-420 Bellarine Highway Moolap.

By identifying impervious areas within this site area, implementing treatments to mitigate impacts of stormwater leaving the site and using assessment tools such as STORM the proposed development has successfully fulfilled the objectives listed above.

WSUD REPORT

2. Stormwater Management Strategies

As with any proposed development to achieve stormwater management objectives, it is necessary to put in place stormwater treatment measures. The total site area is approximately 20124 square metres. The following treatment described in Table 1 below will be implemented on-site:

Surface	Treatment	Area	Description
Motel Cabin Roofs	Rainwater Tank	519m ²	The roof runoff of each cabin will be diverted into a 10,000 L rainwater tank. The rainwater will be used for toilet flushing. Rainwater collection for each cabin might require individual tanks (cumulative to 10,000 L) or implementation of a charged pipe system which should not run underneath the cabin buildings.
Hardscape (Paving)	Raingarden	791.92m ²	The hardscape paved car parking area will be diverted to 10m² of raingarden. Raingarden should be constructed as per Melbourne Water Guidelines for Inground Raingardens. Raingarden must be installed away from the footings of the proposed cabins.

Table 1: WSUD Treatments

The development has prioritized maximising permeable areas, resulting in decreased stormwater outflows from the site. Additionally, the development will have vegetated areas which reduces the heat island effect and improves local habitat.

Figure 1 below highlights the WSUD catchment plan including the treatments and areas included within Table 1 above.

WSUD REPORT

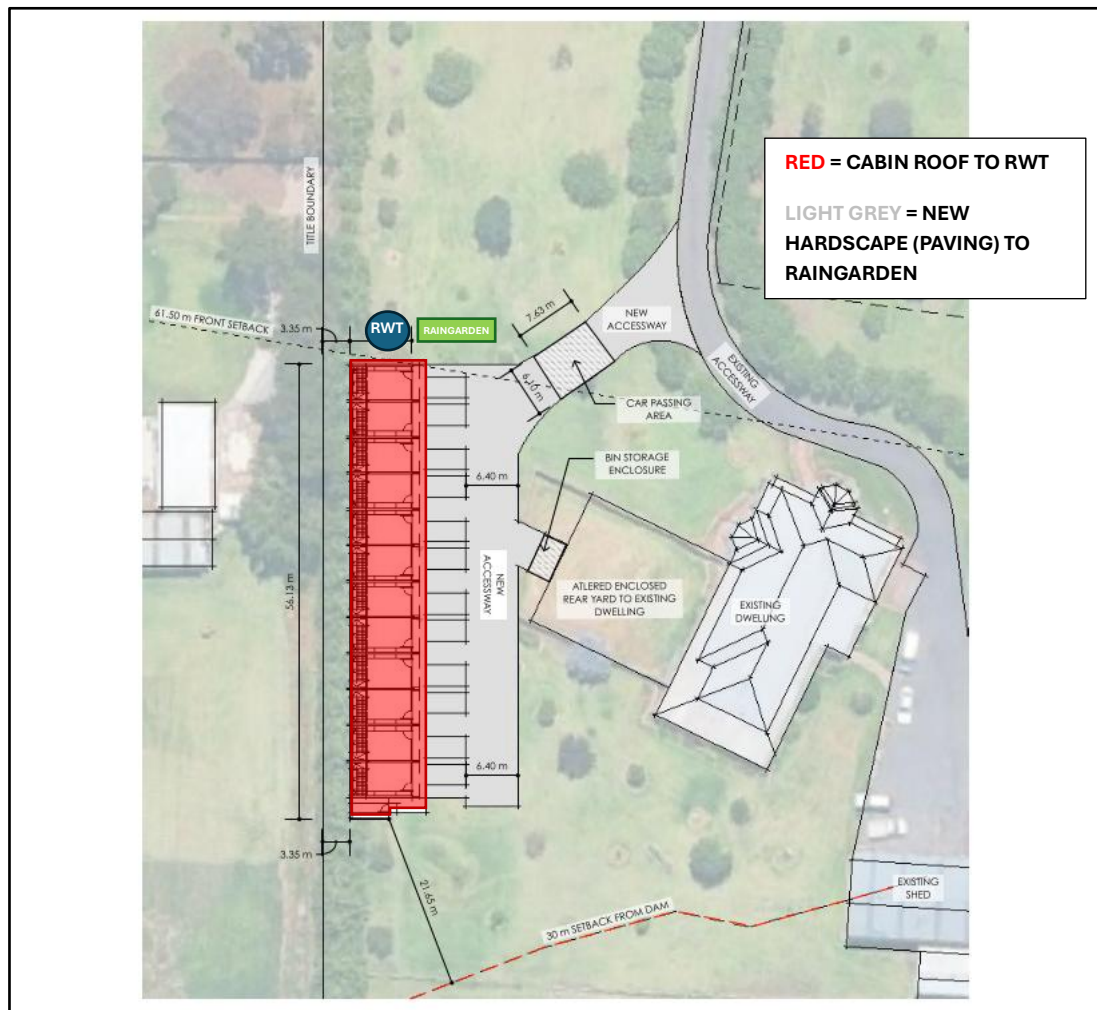


Figure 1: WSUD Catchment Plan

3. WSUD Assessment

All treatment measures and associated areas described above have been input into the Blue Factor reporting tool and the results are outlined within Appendix A have been achieved.

4. Proposed Treatment Typical Sections

Figures 2 and 3 below indicate typical section for the WSUD treatments proposed, rainwater tank and raingarden, noting these are not site specific sections to the proposed development but rather municipal guides for such treatments provided by Melbourne Water.

Detailed design and sections as well as appropriate plumbing layouts for the WSUD treatments are to be conducted at the building permit stage, these sections are only for planning purposes to highlight typical layouts of the proposed treatments.

WSUD REPORT

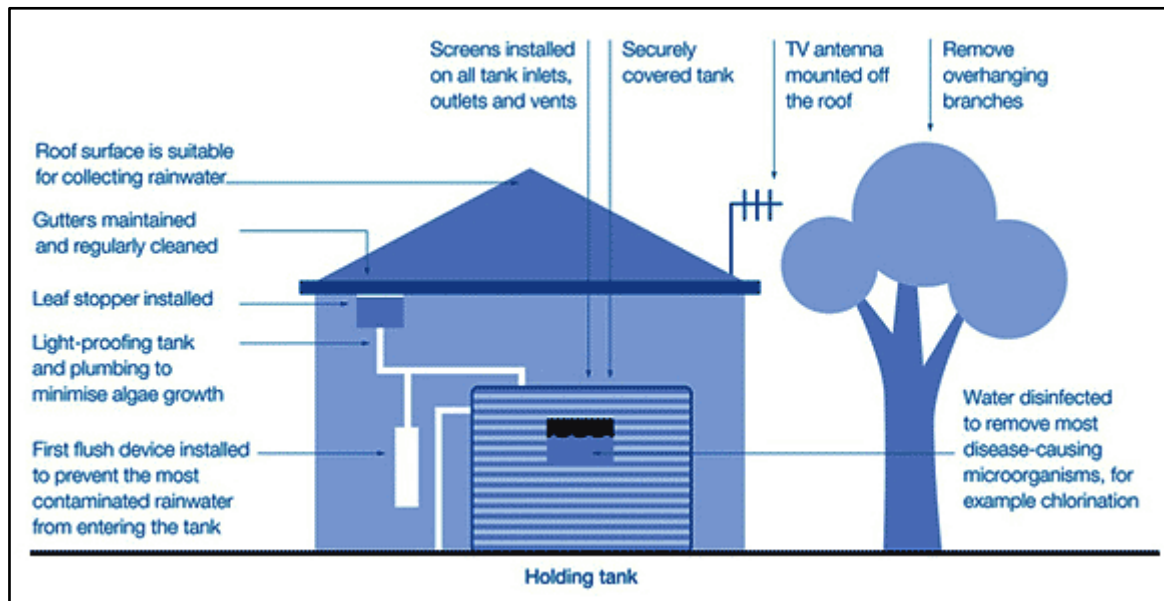


Figure 2: Rainwater Tank Detail (Melb Water)

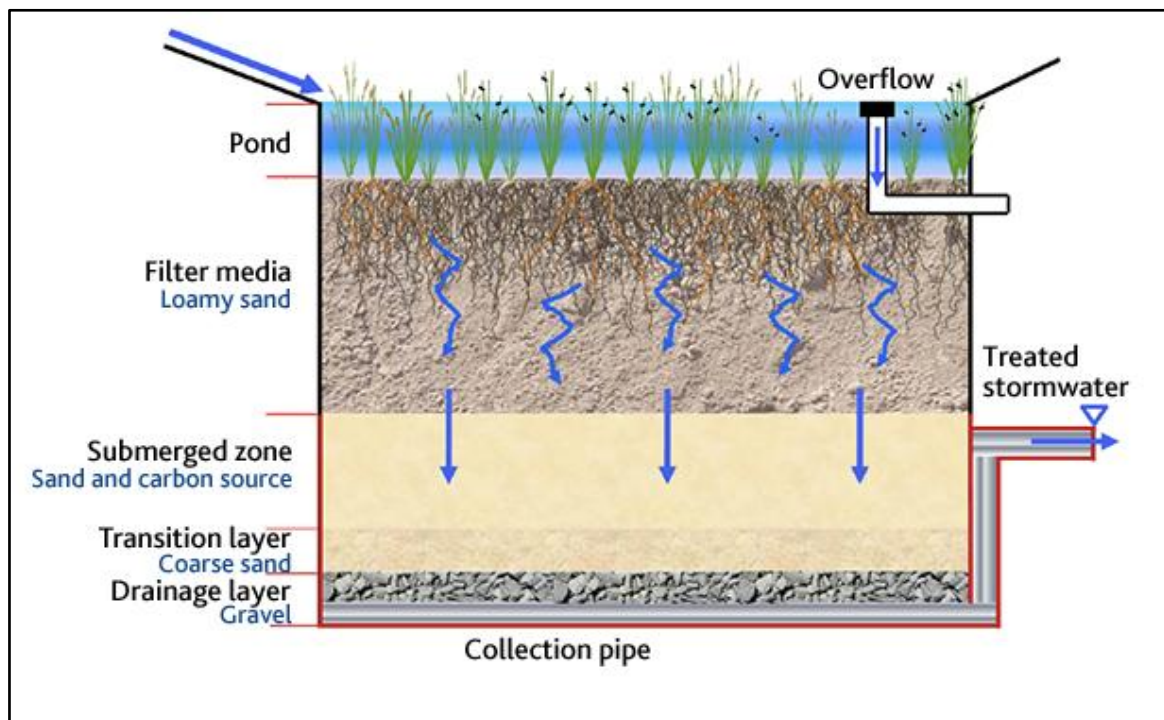


Figure 3: Raingarden Detail (Melb Water)

WSUD REPORT

5. Construction Stormwater Management

To prevent contamination of stormwater discharge and the drainage easement on-site as well as to decrease the speed of flows produced during construction steps are required to be taken to manage stormwater.

These steps involve establishing buffer strips and maintaining a clean site by removing loose rubbish where required. Melbourne Water's "Keeping Our Stormwater Clean – A Builder's Guide" provides additional information, see the corresponding link below. The objectives outlined within the guide and associated diagrams illustrate effective ways to minimise the impacts of stormwater runoff during construction.

[https://www.clearwatervic.com.au/user-data/resource-files/Keeping Our Stormwater Clean-A Builders Guide%5b1%5d.pdf](https://www.clearwatervic.com.au/user-data/resource-files/Keeping%20Our%20Stormwater%20Clean-A%20Builders%20Guide%5b1%5d.pdf)

6. WSUD Maintenance Manuals

The following WSUD manuals have been sourced from the City of Port Phillip Council which has developed detailed guides for rainwater tanks and raingardens. These guides outline maintenance overviews for both rainwater tanks and raingardens and can be found appended to this WSUD Report, see the corresponding links below.

https://www.portphillip.vic.gov.au/media/zowf2e52/maintenance_manual_rainwater_tank.pdf

https://www.portphillip.vic.gov.au/media/dd1n33yv/maintenance_manual_raingarden.pdf

WSUD REPORT

Appendices



WSUD REPORT

Appendix A

Appendix B

BESS Report

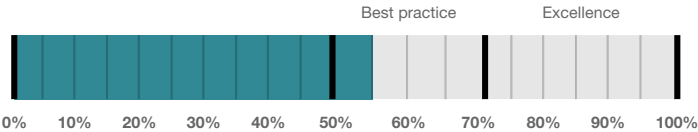
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 412-420 Bellarine Hwy Moolap Victoria 3224. 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 Greater Geelong 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



54%

Project details

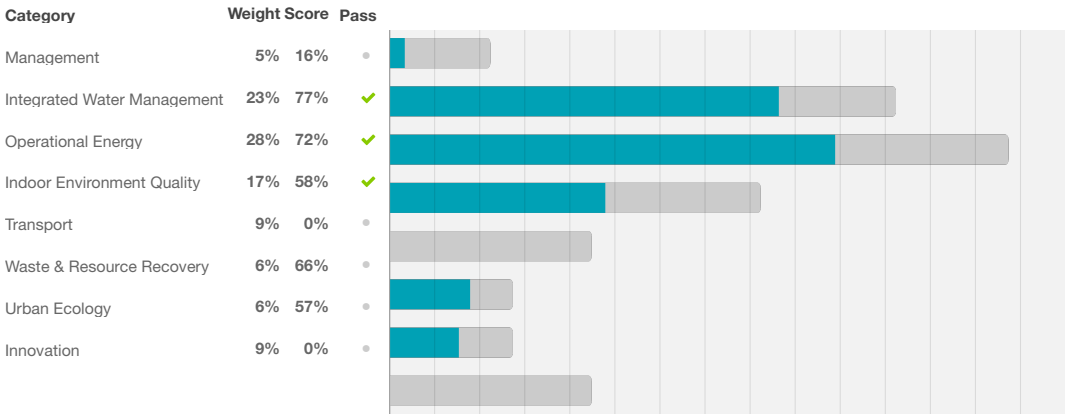
Name 412 - 420 Bellarine Highway, Moolap v1
Address 412-420 Bellarine Hwy Moolap Victoria 3224
Project ID C3FF87D6-R1
BESS Version BESS-10

Site type Non-residential development
Account dfcengineering1@gmail.com
Application no.
Site area 20,124 m²
Building floor area 409 m²
Date 10 March 2026
Software version 2.3.0-B.647



Performance by category

● This project ● Maximum available



Buildings

Name	Height	Footprint	% of total footprint
Motel Cabins	1	519 m ²	100%

Dwellings & Non Res Spaces

Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Other building				
Non-Residential Space 1	12	34.2 m ²	Motel Cabins	100%
Total	12	409 m²	100%	

Supporting Evidence

Shown on Floor Plans

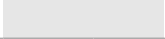
Credit	Requirement	Response	Status
Integrated Water Management 2.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
Waste & Resource Recovery 2.1	Location of food and garden waste facilities		-
Waste & Resource Recovery 2.2	Location of recycling facilities		-
Urban Ecology 2.1	Location and size of vegetated areas		-

Supporting Documentation

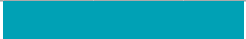
Credit	Requirement	Response	Status
Integrated Water Management 2.1	STORM report or MUSIC model		-
Operational Energy 1.1	Energy Report showing calculations of reference case and proposed buildings		-
Operational Energy 3.7	Average lighting power density and lighting type(s) to be used		-
Indoor Environment Quality 1.4	A short report detailing assumptions used and results achieved.		-

Credit summary

Management Overall contribution 4.5%

		16%
1.1 Pre-Application Meeting		0%
2.3 Thermal Performance Modelling - Non-Residential		0%
3.2 Metering - Non-Residential		N/A ✦ Scoped Out
		N/A
3.3 Metering - Common Areas		N/A ✦ Scoped Out
		N/A
4.1 Building Users Guide		100%

IWM Overall contribution 22.5%

		77%	✓ Pass
1.1 Potable Water Use		68%	✓ Achieved
2.1 Stormwater Treatment		100%	✓ Achieved
3.1 Water Efficient Landscaping		0%	
4.1 Building Systems Water Use		0%	

Operational Energy Overall contribution 27.5%

		Minimum required 50%	72%	✓ Pass
1.1 Thermal Performance Rating - Non-Residential		37%		
2.1 Greenhouse Gas Emissions		100%		
2.2 Peak Demand		100%		
2.6 Electrification		100%		
2.7 Energy consumption		100%		
3.1 Carpark Ventilation		N/A	✦ Scoped Out	
				N/A
3.2 Hot Water - Non-Residential		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		0%	⊘ Disabled	
		No solar PV renewable energy is in use.		
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%	58%	✓ Pass
	1.4 Daylight Access - Non-Residential		50%	✓ Achieved
	2.3 Ventilation - Non-Residential		50%	✓ Achieved
	3.4 Thermal comfort - Shading - Non-Residential		100%	
	3.5 Thermal Comfort - Ceiling Fans - Non-Residential		0%	
	4.1 Air Quality - Non-Residential		100%	

Transport Overall contribution 9.0%

		0%
	1.4 Bicycle Parking - Non-Residential	0%
	1.5 Bicycle Parking - Non-Residential Visitor	0%
	1.6 End of Trip Facilities - Non-Residential	0% ⚡ Disabled
		Credit 1.4 must be complete first.
	2.1 Electric Vehicle Infrastructure	0%
	2.2 Car Share Scheme	0%
	2.3 Motorbikes / Mopeds	0%

Waste & Resource Recovery Overall contribution 5.5%

		66%
	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%

		57%
	1.1 Communal Spaces	N/A ⚡ Scoped Out
		N/A
	2.1 Vegetation	100%
	2.2 Green Roofs	0%
	2.3 Green Walls and Facades	0%
	3.2 Food Production - Non-Residential	0%

Innovation Overall contribution 9.0%

		0%
	1.1 Innovation	0%

Credit breakdown

Management Overall contribution 4.5%

		16%
1.1 Pre-Application Meeting		0%
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	
2.3 Thermal Performance Modelling - Non-Residential		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2022 Section J4D6?	
Question	Criteria Achieved ?	
Other building	No	
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2022 Section J (Energy Efficiency), NABERS or Green Star?	
Question	Criteria Achieved ?	
Other building	No	
3.2 Metering - Non-Residential		N/A  Scoped Out
		N/A
This credit was scoped out	N/A	
3.3 Metering - Common Areas		N/A  Scoped Out
		N/A
This credit was scoped out	N/A	
4.1 Building Users Guide		100%
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	Yes	

IWM Overall contribution 22.5%

77% ✔ 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?:	Blue Factor
Blue Factor score achieved?:	143
Flow:	-
Total Suspended Solids:	-
Total Phosphorus:	-
Total Nitrogen:	-
Rainwater tank profile	
What is the total roof area connected to the rainwater tank?:	
Motel Cabins Roof	519 m ²
	-
Tank Size:	
Motel Cabins Roof	10,000 Litres
	-
Irrigation area connected to tank:	
Motel Cabins Roof	0.0 m ²
	-
Is connected irrigation area a water efficient garden?:	
Motel Cabins Roof	No
	-
Other external water demand connected to tank?:	
Motel Cabins Roof	0.0 Litres/Day
	-
Fixtures, fittings & connections profile	
Building:	Motel Cabins
Showerhead:	5 Star WELS (≥ 4.5 but ≤ 6.0)
Bath:	Scope out
Kitchen Taps:	≥ 5 Star WELS rating
Bathroom Taps:	≥ 5 Star WELS rating
Dishwashers:	Scope out
WC:	≥ 4 Star WELS rating
Urinals:	Scope out
Washing Machine Water Efficiency:	Scope out
Which non-potable water source is the dwelling/space connected to?:	Motel Cabins Roof
Non-potable water source connected to Toilets:	Yes

Non-potable water source connected to Laundry (washing machine):		No
Non-potable water source connected to Hot Water System:		No
1.1 Potable Water Use		68%  ✓ Achieved
Score Contribution	This credit contributes 31.2% 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	755 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	527 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	403 kL	
Output	% Reduction in Potable Water Consumption	
Project	46 %	
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	
2.1 Stormwater Treatment		100%  ✓ Achieved
Score Contribution	This credit contributes 56.2% towards the category score.	
Criteria	Has best practice stormwater management been demonstrated?	
Output	Min Blue Factor Score	
Project	100	
Output	Blue Factor Score	
Project	143	
3.1 Water Efficient Landscaping		0% 
Score Contribution	This credit contributes 6.2% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	No	
4.1 Building Systems Water Use		0% 
Score Contribution	This credit contributes 6.2% 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	No	

Operational Energy Overall contribution 27.5%

		Minimum required 50%	72%	✓ Pass
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Project profile	
Use the BESS Deem to Satisfy (DtS) method for Non-residential spaces?:	Yes
Are you installing any renewable energy system(s) (other than solar photovoltaic)?:	No
Energy Supply:	All-electric
Non-residential Deemed-to-Satisfy profile	
Do all exposed floors and ceilings (forming part of the envelope) demonstrate a minimum 10% improvement in required NCC2022 insulation levels (total R-value upwards and downwards)?:	Yes
Does all wall and glazing demonstrate meeting the required NCC2022 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
1.1 Thermal Performance Rating - Non-Residential	37%
Score Contribution	This credit contributes 36.4% towards the category score.
Criteria	What is the % reduction in heating and cooling energy consumption against the reference case (NCC2022 Section J)?
2.1 Greenhouse Gas Emissions	100%
Score Contribution	This credit contributes 9.1% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
2.2 Peak Demand	100%
Score Contribution	This credit contributes 4.5% towards the category score.
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?
2.6 Electrification	100%
Score Contribution	This credit contributes 13.6% 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 18.2% towards the category score.	
Criteria	What is the % reduction in annual energy consumption against the benchmark?	
3.1 Carpark Ventilation		N/A  Scoped Out
	N/A	
This credit was scoped out	N/A	
3.2 Hot Water - Non-Residential		100%
Score Contribution	This credit contributes 4.5% towards the category score.	
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?	
3.7 Internal Lighting - Non-Residential		100%
Score Contribution	This credit contributes 9.1% 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 J7D3a of the NCC 2022 Vol 1?	
Question	Criteria Achieved ?	
Other building	Yes	
4.1 Combined Heat and Power (cogeneration / trigeneration)		N/A  Scoped Out
	No cogeneration or trigeneration system in use.	
This credit was scoped out	No cogeneration or trigeneration system in use.	
4.2 Renewable Energy Systems - Solar		0%  Disabled
	No solar PV renewable energy is in use.	
This credit is disabled	No solar PV renewable energy is in use.	
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.	

IEQ Overall contribution 16.5%

		Minimum required 50%	58%	✓ Pass
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1.4 Daylight Access - Non-Residential		50%	✓ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.		
Criteria	What % of the nominated floor area has at least 2% daylight factor?		
Question	Percentage Achieved?		
Other building	50 %		
2.3 Ventilation - Non-Residential		50%	✓ Achieved
Score Contribution	This credit contributes 35.3% towards the category score.		
Criteria	What % of the regular use areas are effectively naturally ventilated?		
Question	Percentage Achieved?		
Other building	100 %		
Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012?		
Question	Percentage Achieved?		
Other building	0 %		
Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?		
Question	Value		
Other building	-		
3.4 Thermal comfort - Shading - Non-Residential		100%	
Score Contribution	This credit contributes 17.6% towards the category score.		
Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?		
Question	Percentage Achieved?		
Other building	100 %		
3.5 Thermal Comfort - Ceiling Fans - Non-Residential		0%	
Score Contribution	This credit contributes 5.9% towards the category score.		
Criteria	What percentage of regular use areas in tenancies have ceiling fans?		
Question	Percentage Achieved?		
Other building	0 %		
4.1 Air Quality - Non-Residential		100%	
Score Contribution	This credit contributes 5.9% towards the category score.		

Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes
Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes
Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes

Transport Overall contribution 9.0%

	0%
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1.4 Bicycle Parking - Non-Residential		0%
Score Contribution	This credit contributes 25% 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 ?	
Other building	No	
Question	Bicycle Spaces Provided ?	
Other building	-	
1.5 Bicycle Parking - Non-Residential Visitor		0%
Score Contribution	This credit contributes 12.5% 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 ?	
Other building	No	
Question	Bicycle Spaces Provided ?	
Other building	-	
1.6 End of Trip Facilities - Non-Residential		0%  Disabled
Credit 1.4 must be complete first.		
This credit is disabled	Credit 1.4 must be complete first.	
2.1 Electric Vehicle Infrastructure		0%
Score Contribution	This credit contributes 25% 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 12.5% 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 12.5% 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%
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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	

Urban Ecology Overall contribution 5.5%

		57%
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1.1 Communal Spaces		N/A	✦ Scoped Out
			N/A
This credit was scoped out	N/A		
2.1 Vegetation		100%	
Score Contribution	This credit contributes 57.1% 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	60 %		
2.2 Green Roofs		0%	
Score Contribution	This credit contributes 14.3% 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 14.3% towards the category score.		
Criteria	Does the development incorporate a green wall or green façade?		
Question	Criteria Achieved ?		
Project	No		
3.2 Food Production - Non-Residential		0%	
Score Contribution	This credit contributes 14.3% towards the category score.		
Criteria	What area of space per occupant is dedicated to food production?		
Question	Food Production Area		
Other building	0.0 m²		
Output	Min Food Production Area		
Other building	6 m²		

Innovation Overall contribution 9.0%

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

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