City of Greater Geelong, Statutory Planning - Date Received 08/10/2026

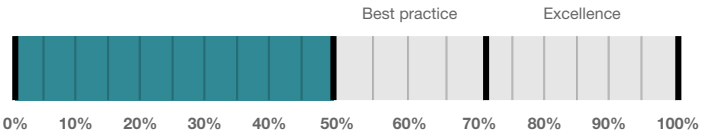
BESS Buildings Report

Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at 95 Murradoc Rd Drysdale Victoria 3222. 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



50%

Project details

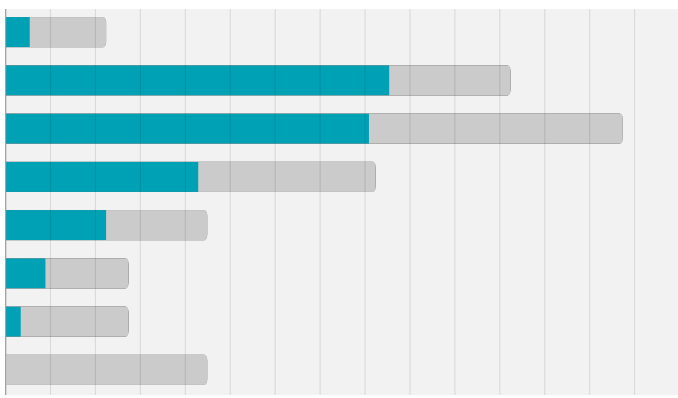
Name	95 Murradoc Road Drysdale
Address	95 Murradoc Rd Drysdale Victoria 3222
Project ID	A4BF8CD8-R1
BESS Version	BESS-10
Date	24 June 2026
Software version	2.3.0-B.654
Site type	Non-residential development
Account	
Application no.	
Site area	6,119 m²
Building floor area	2,360 m²

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Performance by category



Category	Weight	Score	Pass
Management	5%	24%	
Integrated Water Management	23%	76%	✓
Operational Energy	28%	59%	✓
Indoor Environment Quality	17%	52%	✓
Transport	9%	50%	
Waste & Resource Recovery	6%	33%	
Urban Ecology	6%	12%	
Innovation	9%	0%	



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Buildings

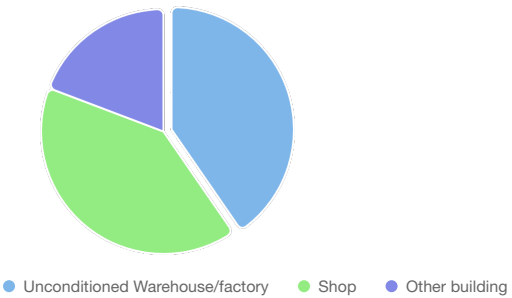
Name	Height	Footprint	% of total footprint
Restaurant	1	280 m²	11%
Mixed Use Building	1	1,680 m²	71%
Storage	1	400 m²	16%

Dwellings & Non Res Spaces

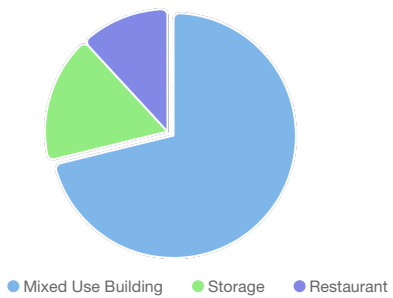
Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Office				
Office	1	280 m²	Mixed Use Building	11%
Total	**1**	**280 m²**	**11%**	
Shop				
Retail	1	560 m²	Mixed Use Building	23%
Restaurant	1	280 m²	Restaurant	11%
Total	**2**	**840 m²**	**35%**	
Other building				
Storage	1	400 m²	Storage	16%
Total	**1**	**400 m²**	**16%**	
Unconditioned Warehouse/factory				
Warehouse	1	840 m²	Mixed Use Building	35%
Total	**1**	**840 m²**	**35%**	

Project composition



Building composition



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Supporting Evidence

Shown on Floor Plans

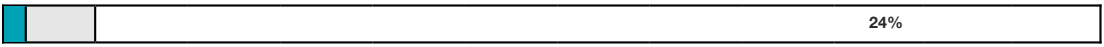
Credit	Requirement	Response	Status
Management 3.2	Annotation: Individual utility meters to be provided to all individual commercial tenancies	To be printed Refer to plans	✔
Integrated Water Management 2.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)	To be printed Refer to plans	✔
Integrated Water Management 3.1	Annotation: Water efficient garden details	To be printed Refer to plans	✔
Operational Energy 4.2	Location and size of solar photovoltaic system	To be printed Refer to plans	✔
Transport 1.4	Location of non-residential bicycle parking spaces	To be printed Refer to plans	✔
Transport 2.1	Location of electric vehicle charging infrastructure	To be printed Refer to plans	✔
Waste & Resource Recovery 2.2	Location of recycling facilities	To be printed Refer to plans	✔
Urban Ecology 2.1	Location and size of vegetated areas	To be printed	✔

Supporting Documentation

Credit	Requirement	Response	Status
Management 2.3a	Section J glazing assessment	To be printed SMP report	✔
Integrated Water Management 2.1	STORM report or MUSIC model	To be printed SMP report	✔
Operational Energy 1.1	Energy Report showing calculations of reference case and proposed buildings	To be printed SMP report	✔
Operational Energy 3.7	Average lighting power density and lighting type(s) to be used	To be printed SMP report	✔
Operational Energy 4.2	Specifications of the solar photovoltaic system(s)	To be printed SMP report	✔
Indoor Environment Quality 1.4	A short report detailing assumptions used and results achieved.	To be printed Daylight report	✔

Credit summary

Management Overall contribution 4.5%



1.1 Pre-Application Meeting	0%
2.3 Thermal Performance Modelling - Non-Residential	50%
3.2 Metering - Non-Residential	100%
3.3 Metering - Common Areas	0%
4.1 Building Users Guide	0%

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IWM Overall contribution 22.5%

	76%	✔ Pass
1.1 Potable Water Use	43%	✔ Achieved
2.1 Stormwater Treatment	100%	✔ Achieved
3.1 Water Efficient Landscaping	100%	
4.1 Building Systems Water Use	0%	

Operational Energy Overall contribution 27.5%

	Minimum required 50% 59%	✔ Pass
1.1 Thermal Performance Rating - Non-Residential	37%	
2.1 Greenhouse Gas Emissions	100%	
2.2 Peak Demand	100%	
2.6 Electrification	0%	⊘ Disabled
Credit is available when the energy supply is set to all-electric (no gas or wood).		
2.7 Energy consumption	100%	
3.1 Carpark Ventilation	N/A	✣ Scoped Out
No enclosed carpark		
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	73%	
4.4 Renewable Energy Systems - Other	0%	

IEQ Overall contribution 16.5%

	Minimum required 50% 52%	✔ Pass
1.4 Daylight Access - Non-Residential	60%	✔ Achieved
2.3 Ventilation - Non-Residential	71%	✔ Achieved
3.4 Thermal comfort - Shading - Non-Residential	0%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential	0%	
4.1 Air Quality - Non-Residential	100%	

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Transport Overall contribution 9.0%

	50%
1.4 Bicycle Parking - Non-Residential	100%
1.5 Bicycle Parking - Non-Residential Visitor	0%
1.6 End of Trip Facilities - Non-Residential	0%
2.1 Electric Vehicle Infrastructure	100%
2.2 Car Share Scheme	0%
2.3 Motorbikes / Mopeds	0%

Waste & Resource Recovery Overall contribution 5.5%

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

Urban Ecology Overall contribution 5.5%

	12%
1.1 Communal Spaces	0%
2.1 Vegetation	25%
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%

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Credit breakdown

Management Overall contribution 4.5%

24%

1.1 Pre-Application Meeting	0%
Score Contribution	This credit contributes 37.7% 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	50%
Score Contribution	This credit contributes 24.6% towards the category score.
Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2022 Section J4D6?
Question	Criteria Achieved ?
Office	Yes
Shop	Yes
Other building	Yes
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2022 Section J (Energy Efficiency), NABERS or Green Star?
Question	Criteria Achieved ?
Office	No
Shop	No
Other building	No
3.2 Metering - Non-Residential	100%
Score Contribution	This credit contributes 12.6% towards the category score.
Criteria	Have utility meters been provided for all individual commercial tenants?
Question	Criteria Achieved ?
Office	Yes
Shop	Yes
Other building	Yes
Unconditioned Warehouse/factory	Yes
3.3 Metering - Common Areas	0%

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Score Contribution	This credit contributes 12.6% towards the category score.
Criteria	Have all major common area services been separately submetered?
Annotation	No major common areas
Question	Criteria Achieved ?
Office	No
Shop	No
Other building	No
Unconditioned Warehouse/factory	No

4.1 Building Users Guide		0%

Score Contribution	This credit contributes 12.6% 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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IWM Overall contribution 22.5%

		76%	✔ 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?:	145
Flow:	70 %
Total Suspended Solids:	80 %
Total Phosphorus:	45 %
Total Nitrogen:	45 %

Fixtures, fittings & connections profile

Building:	
Restaurant	Restaurant
Retail Warehouse Office	Mixed Use Building
Storage	Storage
Showerhead: All	Scope out
Bath: All	Scope out
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers:	
Restaurant	>= 3 Star WELS rating
Retail Warehouse Office Storage	Scope out
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	Scope out
Non-potable water source connected to Toilets: All	No
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No

1.1 Potable Water Use		43%	✔ Achieved

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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	2180 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	1580 kL
Output	Proposed (including rainwater and recycled water use)
Project	1580 kL
Output	% Reduction in Potable Water Consumption
Project	27 %

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	145

3.1 Water Efficient Landscaping	100%
Score Contribution	This credit contributes 6.2% towards the category score.
Criteria	Will water efficient landscaping be installed?
Question	Criteria Achieved ?
Project	Yes

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

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Operational Energy Overall contribution 27.5%

		Minimum required 50%	59%	✔ Pass

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)?:	Yes
Energy Supply:	Electricity & Natural Gas
Are you installing a cogeneration or trigeneration system?:	No
Solar Photovoltaic system profile	
System Size (lesser of inverter and panel capacity):	
Solar Photovoltaic system 1	9.0 kW peak
Solar Photovoltaic system 2	12.0 kW peak
Solar Photovoltaic system 3	3.0 kW peak
Orientation (which way is the system facing)?:	
Solar Photovoltaic system 1	North
Solar Photovoltaic system 2	North
Solar Photovoltaic system 3	North
Inclination (angle from horizontal):	
Solar Photovoltaic system 1	20.0 Angle (degrees)
Solar Photovoltaic system 2	20.0 Angle (degrees)
Solar Photovoltaic system 3	20.0 Angle (degrees)
Which Building Class does this apply to?:	
Solar Photovoltaic system 1	Shop
Solar Photovoltaic system 2	Unconditioned Warehouse/factory
Solar Photovoltaic system 3	Office
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%

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Score Contribution	This credit contributes 34.3% 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 8.8% 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 4.3% towards the category score.
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?

2.6 Electrification — 0% ⊘ Disabled

Credit is available when the energy supply is set to all-electric (no gas or wood).

This credit is disabled	Credit is available when the energy supply is set to all-electric (no gas or wood).

2.7 Energy consumption — 100%

Score Contribution	This credit contributes 17.5% towards the category score.
Criteria	What is the % reduction in annual energy consumption against the benchmark?

3.1 Carpark Ventilation — N/A ⌖ Scoped Out

No enclosed carpark

This credit was scoped out	No enclosed carpark

3.2 Hot Water - Non-Residential — 100%

Score Contribution	This credit contributes 4.4% 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 8.8% 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 ?
Office	Yes
Shop	Yes
Other building	Yes
Unconditioned Warehouse/factory	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 — 73%

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Score Contribution	This credit contributes 4.4% towards the category score.
Criteria	What % of the estimated energy consumption of the building class it supplies does the solar power system provide?
Output	Solar Power - Energy Generation per year
Office	3,831 kWh
Shop	11,493 kWh
Unconditioned Warehouse/factory	15,324 kWh
Output	% of Building's Energy
Office	44 %
Shop	12 %
Unconditioned Warehouse/factory	364 %

4.4 Renewable Energy Systems - Other	0%

Score Contribution	This credit contributes 4.4% 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
Office	-
Shop	-
Other building	-
Unconditioned Warehouse/factory	-

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IEQ Overall contribution 16.5%

	Minimum required 50%	52%	✔ Pass

1.4 Daylight Access - Non-Residential		60%	✔ 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?		
Office	36 %		
Shop	63 %		
Other building	99 %		
Unconditioned Warehouse/factory	47 %		
2.3 Ventilation - Non-Residential		71%	✔ 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?		
Office	36 %		
Shop	71 %		
Other building	100 %		
Unconditioned Warehouse/factory	47 %		
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?		
Office	50 %		
Shop	50 %		
Other building	50 %		
Unconditioned Warehouse/factory	50 %		
Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?		
Question	Value		
Office	800 ppm		
Shop	800 ppm		
Other building	800 ppm		
Unconditioned Warehouse/factory	800 ppm		
3.4 Thermal comfort - Shading - Non-Residential		0%	
Score Contribution	This credit contributes 17.6% towards the category score.		

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Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?
Question	Percentage Achieved?
Office	-
Shop	-
Other building	-
Unconditioned Warehouse/factory	-

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?
Office	0 %
Shop	0 %
Other building	0 %
Unconditioned Warehouse/factory	-

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 ?
Office	Yes
Shop	Yes
Other building	Yes
Unconditioned Warehouse/factory	Yes

Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Office	Yes
Shop	Yes
Other building	No carpet
Unconditioned Warehouse/factory	No carpet

Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Office	Yes
Shop	Yes
Other building	No engineered wood
Unconditioned Warehouse/factory	Yes

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Transport Overall contribution 9.0%

		50%

1.4 Bicycle Parking - Non-Residential		100%
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 ?	
Office	Yes	
Shop	Yes	
Other building	Yes	
Unconditioned Warehouse/factory	Yes	
Question	Bicycle Spaces Provided ?	
Office	2	
Shop	4	
Other building	2	
Unconditioned Warehouse/factory	4	

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 ?	
Office	No	
Shop	No	
Other building	No	
Unconditioned Warehouse/factory	No	
Question	Bicycle Spaces Provided ?	
Office	-	
Shop	0	
Other building	-	
Unconditioned Warehouse/factory	-	

1.6 End of Trip Facilities - Non-Residential	0%

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Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Where adequate bicycle parking has been provided. Is there also: * 1 shower for the first 5 employee bicycle spaces plus 1 to each 10 employee bicycles spaces thereafter, * changing facilities adjacent to showers, and * one secure locker per employee bicycle space in the vicinity of the changing / shower facilities?
Question	Number of showers provided ?
Office	-
Shop	-
Other building	-
Unconditioned Warehouse/factory	-
Question	Number of lockers provided ?
Office	-
Shop	-
Other building	-
Unconditioned Warehouse/factory	-
Output	Min Showers Required
Office	1
Shop	1
Other building	1
Unconditioned Warehouse/factory	1
Output	Min Lockers Required
Office	2
Shop	4
Other building	2
Unconditioned Warehouse/factory	4

2.1 Electric Vehicle Infrastructure 100%

Score Contribution	This credit contributes 25% towards the category score.
Criteria	Are facilities provided for the charging of electric vehicles?
Question	Criteria Achieved ?
Project	Yes

2.2 Car Share Scheme 0%

Score Contribution	This credit contributes 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

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Waste & Resource Recovery **Overall contribution 5.5%**

		33%

1.1 Construction Waste - Building Re-Use		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	
2.1 Operational Waste - Food & Garden Waste		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	No	
2.2 Operational Waste - Convenience of Recycling		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are the recycling facilities at least as convenient for occupants as facilities for general waste?	
Question	Criteria Achieved ?	
Project	Yes	

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Urban Ecology Overall contribution 5.5%

	12%

1.1 Communal Spaces		0%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Is there at least the following amount of common space measured in square meters : * 1m² for each of the first 50 occupants * Additional 0.5m² for each occupant between 51 and 250 * Additional 0.25m² for each occupant above 251?	
Question	Common space provided	
Office	-	
Shop	-	
Other building	-	
Unconditioned Warehouse/factory	-	
Output	Minimum Common Space Required	
Office	22 m²	
Shop	67 m²	
Other building	20 m²	
Unconditioned Warehouse/factory	16 m²	
2.1 Vegetation		25%
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	5 %	
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	
3.2 Food Production - Non-Residential		0%

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Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	What area of space per occupant is dedicated to food production?
Question	Food Production Area
Office	-
Shop	-
Other building	-
Unconditioned Warehouse/factory	-
Output	Min Food Production Area
Office	6 m^2
Shop	21 m^2
Other building	5 m^2
Unconditioned Warehouse/factory	5 m^2

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)?

Disclaimer

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