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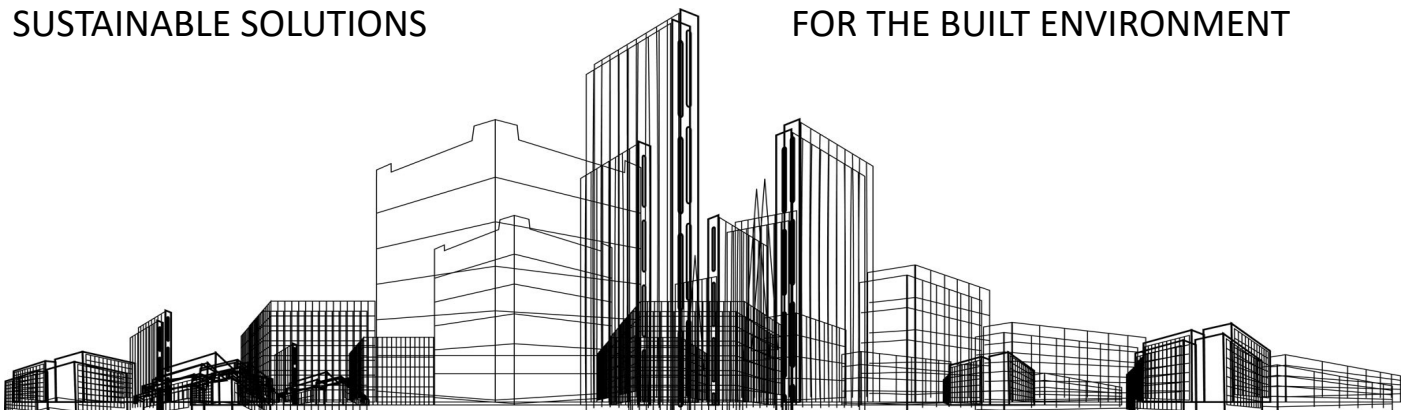
7-9 NICHOLSON COURT CLAYTON

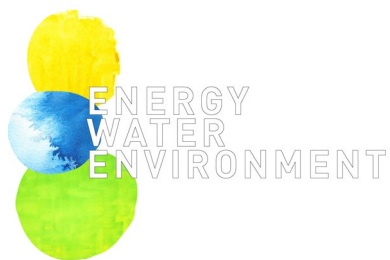
SUSTAINABILITY MANAGEMENT PLAN V2

3RD AUGUST, 2022

SUSTAINABLE SOLUTIONS

FOR THE BUILT ENVIRONMENT



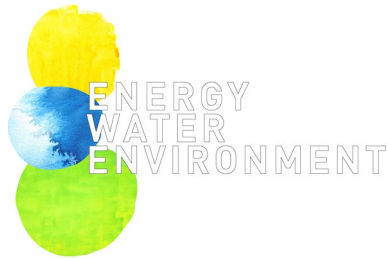


Date: 3/8/22
Project Number: PJ535
Project Title: 7-9 Nicholson Court Clayton
To: Andrew Bromley (Pitard Group)
From: Patrick Phelan

Document Title: Sustainability Management Plan Version 2

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1. Executive Summary

The purpose of this ESD Submission is to show the results and initiatives included in a Sustainability Management Plan (SMP) for the 7-9 Nicholson Court Clayton development for review by the City of Monash. The development has been assessed against City of Monash Council Planning Scheme requirements and the National Construction Code energy efficiency regulations.

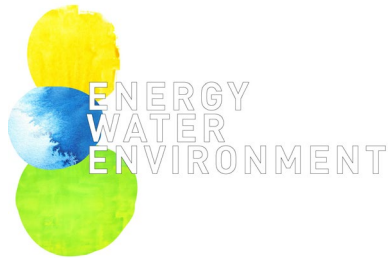
Table 1 below is a checklist showing compliance with the various environmentally sustainable design requirements.

Table 1 : SMP Checklist for 7-9 Nicholson Court Clayton Development

Item	In Documents / Will be achieved	Required / Recommended by	Reference if Applicable
Minimum 6 Star average under the House Energy Rating scheme	✓	National Construction Code	Refer to Section 3.2 and Appendix A
Water Sensitive Urban Design	✓	City of Monash planning scheme	Refer to Section 4.4 and Appendix B.2.
BESS sustainability tool assessment	✓	City of Monash planning scheme	Refer to Section 3.3 and Appendix B
An SMP describing sustainable initiatives for the development, targets and implementation	✓	City of Monash planning scheme.	Refer to Section 4

The implementation of the initiatives within the Sustainability Management Plan are the responsibility of the developer/lead contractor.

Where operational practices are required they will be carried out by body corporate.



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2. Introduction

The purpose of this ESD Submission is to show the results and initiatives included in a Sustainability Management Plan (SMP) for the 7-9 Nicholson Court Clayton development for review by the City of Monash. It also shows the targets and the responsibility for implementation. The development has been assessed against City of Monash Council Planning Scheme requirements and the National Construction Code energy efficiency regulations.

3. Performance Requirements

3.1 National Construction Code 2019 Part J – Class Type

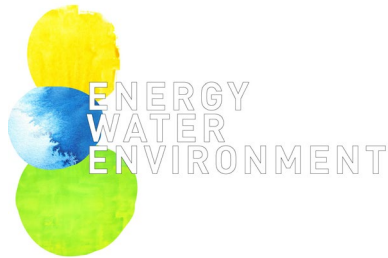
This development is defined as majority Class 2 by the National Construction Code with a basement car park.

3.2 National Construction Code 2019 Part J – House Energy Ratings

As a part of this ESD submission, a selection of dwellings were initially rated using the FirstRate 5 house energy rating software. The average house energy rating was 7.4 Stars with all dwellings achieving above 5 Stars (subject to the building fabric assumptions made in the ratings). Refer to Appendix A for detailed results and assumptions for the house energy ratings.

3.3 BESS Assessment

Built Environment Sustainability Scorecard (BESS) is an assessment tool created by CASBE council which is now widely used to benchmark proposed residential building developments. Based on the initiatives listed in Section 4 below, a BESS assessment has been undertaken for the 7-9 Nicholson Court Clayton design. The results of the BESS assessment are shown on the overleaf.



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BESS, 7 Nicholson Ct Clayton 3168

BESS Report

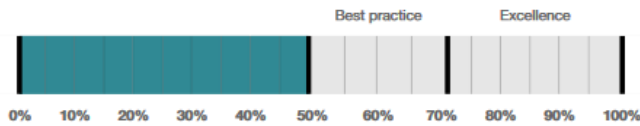
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 7 Nicholson Ct Clayton VIC 3168. 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 Monash 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



52%

Project details

Address 7 Nicholson Ct Clayton VIC 3168
 Project no BDD03431-R2
 BESS Version BESS-6

Site type Multi unit development (apartment building)
 Account patrick@ewenvironment.com.au
 Application no.
 Site area 1,394.00 m²
 Building floor area 2,622.00 m²
 Date 03 August 2022
 Software version 1.7.0-B.386



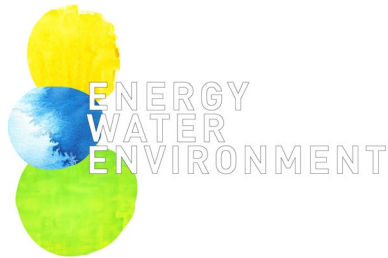
Performance by category

● Your development ● Maximum available

Category	Weight	Score	Pass
Management	5%	37%	·
Water	9%	50%	✓
Energy	28%	63%	✓
Stormwater	14%	100%	✓
IEQ	17%	54%	✓
Transport	9%	0%	·
Waste	6%	66%	·
Urban Ecology	6%	44%	·
Innovation	9%	0%	·

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

The BESS online tool was completed and the full score sheet has been provided in Appendix B.1.



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4. ESD Initiatives

The following sections outline the ESD initiatives and management processes that are proposed for the 7-9 Nicholson Court Clayton development. These are based on consideration of the following categories:

- Indoor Environment Quality (IEQ)
- Energy Efficiency
- Water Efficiency
- Stormwater Management
- Building Materials
- Transport
- Waste Management
- Urban Ecology
- Innovation
- Construction and Building Management

Each of the above categories have been broken down into sub-categories and then into particular initiatives in the tables below.

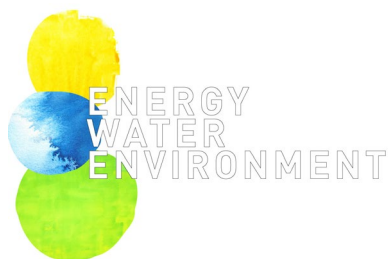
The implementation of the initiatives within the Sustainability Management Plan are the responsibility of the developer/lead contractor.

Where operational practices are required they will be carried out by body corporate.

4.1 Indoor Environment Quality (IEQ)

Table 2 : IEQ Sub-Categories and Initiatives

IEQ Sub-Categories	Proposed 7-9 Nicholson Court Clayton Initiatives	Performance Target	Schedule of Initiatives and Responsibility
Daylight	<ul style="list-style-type: none"> ▪ Each dwelling in the development has been designed with an appropriate amount of glazing area to allow daylight access whilst reducing unwanted solar gains and heat loss. Refer to Appendix C for daylight assessment. 	<ul style="list-style-type: none"> ▪ BESS benchmarking both deemed-to-satisfy (refer Appendix B.1 for full BESS scores) 	<ul style="list-style-type: none"> ▪ Design phase: Architect ▪ Construction phase: Builder, window contractor
External Views	<ul style="list-style-type: none"> ▪ Dwellings have external views in all living areas. 	<ul style="list-style-type: none"> ▪ All living areas to have external views via glazing 	<ul style="list-style-type: none"> ▪ Design phase: Architect ▪ Construction phase: Builder
Thermal Comfort	<ul style="list-style-type: none"> ▪ Living areas shall have air conditioning units to control the temperature and provide thermal comfort. Internal blinds will also be supplied to apartments 	<ul style="list-style-type: none"> ▪ At least one unit per dwelling 	<ul style="list-style-type: none"> ▪ Implemented as part of construction management (contractor responsibility)
Hazardous Materials	<ul style="list-style-type: none"> ▪ No hazardous waste shall be used 	<ul style="list-style-type: none"> ▪ No hazardous waste 	<ul style="list-style-type: none"> ▪ Implemented as part of



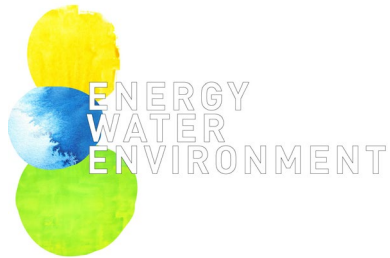
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	in construction materials	shall be used in construction materials	construction of design drawings (mechanical contractor responsibility)
Product Choice	<ul style="list-style-type: none"> In cases where the developer / builder specify paints, flooring and adhesive they will be low VOC to Green Star standards 	<ul style="list-style-type: none"> Green Star Multi-Residential Version 1 VOC tables 	<ul style="list-style-type: none"> Design phase: Architect Construction phase: Builder, carpet supplier, all trades working with adhesives internally
Natural Ventilation	<ul style="list-style-type: none"> Openable doors and windows. 	<ul style="list-style-type: none"> Achieve NCC requirements 	<ul style="list-style-type: none"> Design phase: Architect Construction phase: Builder

4.2 Energy Efficiency

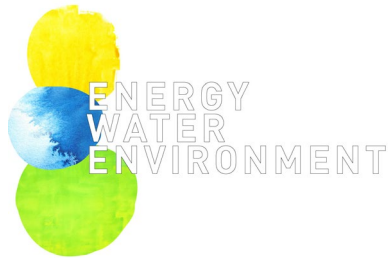
Table 3 : Energy Efficiency Sub-Categories and Initiatives

Energy Efficiency Sub-Categories	Proposed 7-9 Nicholson Court Clayton Initiatives	Performance Target and Implementation	Schedule of Initiatives and Responsibility
Operating Energy and Building Fabric	<ul style="list-style-type: none"> The average house energy rating was 7.4 Stars with all dwellings achieving above 5 Stars (subject to the building fabric assumptions made in the ratings). Refer to Appendix A for detailed results and assumptions for the house energy ratings The minimum star ratings for heating and cooling reverse cycle air conditioners is 4 Stars 	<ul style="list-style-type: none"> To achieve on or above the minimum 6 Stars. 	<ul style="list-style-type: none"> Design phase: Architect Construction phase: Builder
Energy Sub-Metering	<ul style="list-style-type: none"> Each dwelling shall have a retail meter. Common spaces will be separately metered. 	<ul style="list-style-type: none"> Each dwelling shall have a retail meter. BESS benchmarking (refer Appendix B.1) 	<ul style="list-style-type: none"> Design phase: Architect, Electrical Designer Construction phase: Electrical Contractor
Lighting Power Density	<ul style="list-style-type: none"> Lighting power density shall be 10% lower than those stipulated by the National Construction Code in Part J6. LED lighting will be implemented for the majority of lighting in the residential areas. 	<ul style="list-style-type: none"> National Construction Code requirements. BESS benchmarking (refer Appendix B.1) 	<ul style="list-style-type: none"> Design phase: Architect, Electrical Designer Construction phase: Electrical Contractor
Air leakage minimized	<ul style="list-style-type: none"> All dwellings shall be designed and built in accordance with the building sealing requirements of the National Construction Code. 	<ul style="list-style-type: none"> National Construction Code requirements. 	<ul style="list-style-type: none"> Design phase: Architect, mechanical designer



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			<ul style="list-style-type: none"> ▪ Construction phase: Builder, mechanical contractor
Domestic Hot Water	<ul style="list-style-type: none"> ▪ Domestic hot water is provided by 6 Star instantaneous gas heaters 	<ul style="list-style-type: none"> ▪ BESS benchmarking (refer Appendix B.1) 	<ul style="list-style-type: none"> ▪ Design phase: Architect, hydraulic designer ▪ Construction phase: Hydraulic contractor
External Lighting	<ul style="list-style-type: none"> ▪ External lighting will be controlled via a time switch and motion detection 	<ul style="list-style-type: none"> ▪ BESS benchmarking (refer Appendix B.1) 	<ul style="list-style-type: none"> ▪ Design phase: Architect, Electrical Designer ▪ Construction phase: Electrical Contractor
Car Park Ventilation	<ul style="list-style-type: none"> ▪ Car park ventilation will be controlled via CO monitors 	<ul style="list-style-type: none"> ▪ BESS benchmarking (refer Appendix B.1) 	<ul style="list-style-type: none"> ▪ Design phase: Architect, mechanical designer ▪ Construction phase: Builder, mechanical contractor

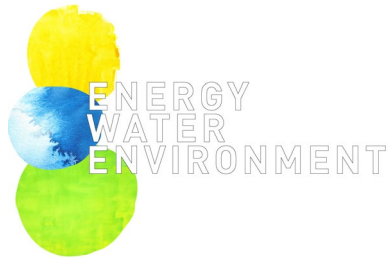


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4.3 Water Efficiency

Table 4 : Water Efficiency Sub-Categories and Initiatives

Water Efficiency Sub-Categories	Proposed 7-9 Nicholson Court Clayton Initiatives	Performance Target	Schedule of Initiatives and Responsibility
Minimising Amenity Water Demand	<ul style="list-style-type: none"> ▪ The fittings and fixtures proposed for the development will meet the following Star Ratings under the Water Efficiency Labeling Scheme: <ul style="list-style-type: none"> ▪ Toilets – 4 Star ▪ Basin Taps – 5 Star ▪ Kitchen Taps – 5 Star ▪ Showers – 3 Star (between 6 and 7.5 l/min) 	<ul style="list-style-type: none"> ▪ As per star rating targets specified. ▪ BESS benchmarking (refer Appendix B.1) 	<ul style="list-style-type: none"> ▪ Design phase: Architect / Hydraulic Designer ▪ Construction phase: Builder and hydraulic contractor
Water Meters	<ul style="list-style-type: none"> ▪ Each dwelling shall have a retail meter. Further water sub-metering is not deemed necessary for National Construction Code Class 2. 	<ul style="list-style-type: none"> ▪ Each dwelling to have a retail meter. 	<ul style="list-style-type: none"> ▪ Design phase: Architect / Hydraulic Designer ▪ Construction phase: Builder and hydraulic contractor
Heat Rejection Water	<ul style="list-style-type: none"> ▪ Air conditioning units shall use air-cooled condenser components. 	<ul style="list-style-type: none"> ▪ No water to be used in cooling. 	<ul style="list-style-type: none"> ▪ Design phase: Architect / Mechanical Designer ▪ Construction phase: Builder and Mechanical Contractor
Rainwater Harvesting	<ul style="list-style-type: none"> ▪ A 12kL rainwater harvesting tank shall collect stormwater runoff from the roof and balconies to flush toilets. The system shall have a UV filter to clean the water before flushing toilets 	<ul style="list-style-type: none"> ▪ 12kL rainwater harvesting system 	<ul style="list-style-type: none"> ▪ Design phase: Architect / Hydraulic Designer ▪ Construction phase: Builder and hydraulic contractor

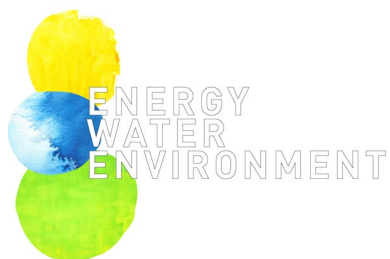


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4.4 Stormwater Management

Table 5 : Stormwater Management Sub-Categories and Initiatives

Stormwater Management Sub-Categories	Proposed 7-9 Nicholson Court Clayton Initiatives	Performance Target	Schedule of Initiatives and Responsibility
STORM rating	<ul style="list-style-type: none"> ▪ A 12kL rainwater harvesting tank shall collect stormwater runoff from the roof and balconies to flush toilets. The system shall have a UV filter to clean the water before flushing toilets ▪ A STORM rating of 105% is achieved 	<ul style="list-style-type: none"> ▪ 12kL rainwater harvesting system ▪ Minimum of 100% in STORM 	<ul style="list-style-type: none"> ▪ Design phase: Architect / Hydraulic Designer ▪ Construction phase: Builder and hydraulic contractor
Discharge to Sewer	<ul style="list-style-type: none"> ▪ Low flow fittings and fixtures shall be used and shall reduce the discharge to sewer. 	<ul style="list-style-type: none"> ▪ The fittings and fixtures proposed for the development will meet the following Star Ratings under the Water Efficiency Labeling Scheme: <ul style="list-style-type: none"> ▪ Toilets – 4 Star ▪ Basin Taps – 5 Star ▪ Kitchen Taps – 5 Star ▪ Showers 3 Star (between 6 and 7.5 l/min) 	<ul style="list-style-type: none"> ▪ Implemented as part of construction of design drawings (contractor responsibility)
Construction phase stormwater pollution strategy	<ul style="list-style-type: none"> ▪ As a part of the construction management plan a stormwater pollution reduction strategy for the construction phase will be implemented 	<ul style="list-style-type: none"> ▪ To Monash Council standards 	<ul style="list-style-type: none"> ▪ Lead contractor



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4.5 Building Materials

Table 6 : Building Materials Sub-Categories and Initiatives

Building Materials Sub-Categories	Proposed 7-9 Nicholson Court Clayton Initiatives	Performance Target and Implementation	
Storage for Recycling Waste	<ul style="list-style-type: none"> Appropriate bin storage space including space for recycling bins has been allocated in the basement area. 	<ul style="list-style-type: none"> Refer to Waste Management Plan for details. 	<ul style="list-style-type: none"> Design phase: Architect Construction phase: Builder
Environmental Toxicity	<ul style="list-style-type: none"> Both refrigerants and insulation materials shall be specified to be non-ozone depleting in both composition and manufacture. 	<ul style="list-style-type: none"> Zero ozone depleting materials used in both composition and manufacture. 	<ul style="list-style-type: none"> Design phase: Architect Construction phase: Builder

4.6 Transport

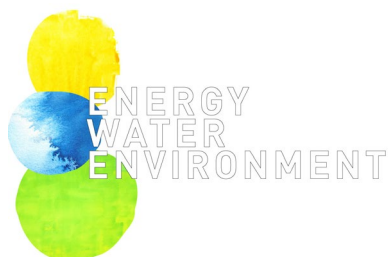
Table 7 : Transport Sub-Categories and Initiatives

Transport Sub-Categories	Proposed 7-9 Nicholson Court Clayton Initiatives	Performance Target and Implementation	Schedule of Initiatives and Responsibility
Car Parks	<ul style="list-style-type: none"> There is on-site car parking proposed for the development. 	<ul style="list-style-type: none"> Car parking not to exceed planning maximums. 	<ul style="list-style-type: none"> Design phase: Architect Construction phase: Builder
Bike Storage	<ul style="list-style-type: none"> Provision for bike storage has been made in the ground level entrance area. Refer to architectural plans. 	<ul style="list-style-type: none"> Bike storage for residents 	<ul style="list-style-type: none"> Design phase: Architect Construction phase: Builder

4.7 Waste Management

Table 8 : Waste Management Sub-Categories and Initiatives

Waste Management Sub-Categories	Proposed 7-9 Nicholson Court Clayton Initiatives	Performance Target and Implementation	Schedule of Initiatives and Responsibility
Construction Environmental Management Plan	<ul style="list-style-type: none"> A construction environmental management plan will be required to be implemented by the lead contractor. 	<ul style="list-style-type: none"> Production and implementation of an EMP. 	<ul style="list-style-type: none"> Architectural preliminaries to require a CEMP Lead contractor responsibility
Waste Management Plan	<ul style="list-style-type: none"> Construction phase environmental 	<ul style="list-style-type: none"> Minimum 80% of construction waste 	<ul style="list-style-type: none"> Architectural preliminaries to



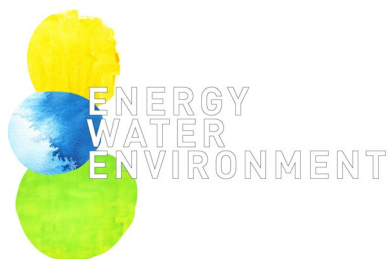
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	management plan to be implemented.	to be reused or recycled. <ul style="list-style-type: none"> ▪ BESS benchmarking (refer Appendix B.1) 	require a WMP <ul style="list-style-type: none"> ▪ Lead contractor responsibility
Storage spaces for recycling and green waste	<ul style="list-style-type: none"> ▪ Appropriate bin storage space including space for recycling bins has been allocated in the basement area. Green waste and composting will also be included. 	<ul style="list-style-type: none"> ▪ Refer to Waste Management Plan for details. 	<ul style="list-style-type: none"> ▪ Design phase: Architect ▪ Construction phase: Builder

4.8 Urban Ecology

Table 9 : Urban Ecology Sub-Categories and Initiatives

Urban Ecology Sub-Categories	Proposed 7-9 Nicholson Court Clayton Initiatives	Performance Target and Implementation	Schedule of Initiatives and Responsibility
Reuse of already developed land	<ul style="list-style-type: none"> ▪ The site has previously been developed. 	<ul style="list-style-type: none"> ▪ Develop on previously developed site. 	<ul style="list-style-type: none"> ▪ Inherent property of the site
Landscaped Areas	<ul style="list-style-type: none"> ▪ Landscaping will be provided as shown in Landscape drawings. 	<ul style="list-style-type: none"> ▪ To provide landscaping in nominated areas. 	<ul style="list-style-type: none"> ▪ Design phase: Architect / Landscape Architect ▪ Construction phase: Builder / Landscape Contractor



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4.9 Innovation

There are no initiatives that cannot be categorised within the other 9 categories, therefore the innovation category is not applicable.

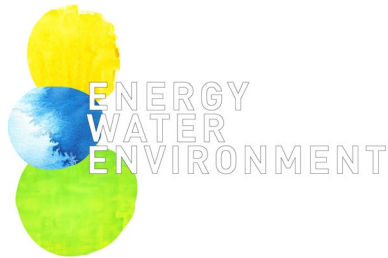
4.10 Construction and Building Management

Table 10 : Construction and Building Management Sub-Categories and Initiatives

Construction and Building Management Sub-Categories	Proposed 7-9 Nicholson Court Clayton Initiatives	Performance Target and Implementation	Schedule of Initiatives and Responsibility
Construction Environmental Management Plan	<ul style="list-style-type: none"> A construction environmental management plan will be required to be implemented by the lead contractor. 	<ul style="list-style-type: none"> Production and implementation of an EMP. 	<ul style="list-style-type: none"> Architectural preliminaries to require a CEMP Lead contractor responsibility
Stormwater Construction Management Plan	<ul style="list-style-type: none"> A stormwater construction management plan will be implemented as part of the construction environmental management plan. 	<ul style="list-style-type: none"> Council requirements. 	<ul style="list-style-type: none"> Architectural preliminaries to require a SMP Lead contractor responsibility
Building User Guide	<ul style="list-style-type: none"> A building user guide to be handed over to all owners after construction. 	<ul style="list-style-type: none"> Sustainability and maintenance information to be included in building user guide. 	<ul style="list-style-type: none"> Lead contractor responsibility

5. Conclusion

The ESD components for the 7-9 Nicholson Court Clayton development have been proposed with reference to current construction code standards, the industry benchmarking tool BESS and City of Monash Planning Scheme ESD requirements. The proposed design meets best practice as set out by these items.



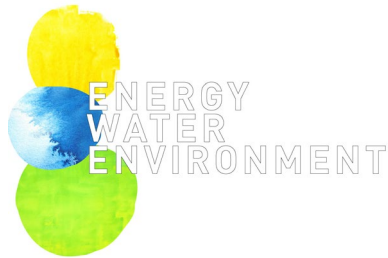
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Appendix A – House Energy Ratings

As a part of this ESD submission, a selection of dwellings were rated using the FirstRate 5 house energy rating software. The average house energy rating was 7.4 Stars with all dwellings achieving above 5 Stars (subject to the building fabric assumptions made in the ratings). Table 12 below shows the results for the individual units and whether it is modelled or estimated.

Table 11 : House Energy Rating Results

Dwelling Number	Star Rating	Compliant with 6 Star Standard	Modelled or Estimated
G01	6.4	✓	Estimated
G02	7.4	✓	Modelled (Preliminary)
G03	6.2	✓	Estimated
G04	7.4	✓	Modelled (Preliminary)
G05	5.8	✓	Estimated
G06	7.4	✓	Modelled (Preliminary)
G07	5.9	✓	Estimated
G08	7.4	✓	Modelled (Preliminary)
101	8.5	✓	Estimated
102	8.8	✓	Modelled (Preliminary)
103	7.4	✓	Modelled (Preliminary)
104	7.4	✓	Estimated
105	7.4	✓	Estimated
106	8	✓	Estimated
107	8.1	✓	Modelled (Preliminary)
108	7.4	✓	Modelled (Preliminary)
109	7.4	✓	Estimated
110	7.4	✓	Estimated
201	8.4	✓	Estimated
202	7.4	✓	Modelled (Preliminary)
203	7.4	✓	Estimated
204	7.4	✓	Estimated
205	7.4	✓	Estimated
206	8.1	✓	Estimated
207	7.4	✓	Modelled (Preliminary)
208	7.4	✓	Estimated
301	7.4	✓	Estimated
302	7.4	✓	Estimated
303	7.4	✓	Estimated
304	7.4	✓	Estimated
305	7.4	✓	Estimated
401	7.4	✓	Estimated
Average	7.4		

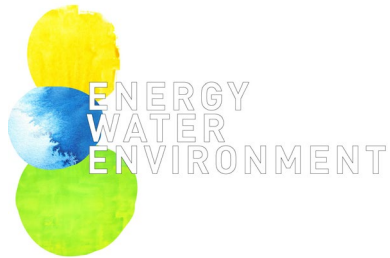


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The table below shows the assumptions made for the house energy ratings.

Table 12 : House Energy Rating Assumptions

Item	Assumption
Floor	All floors are concrete slab with timber floor coverings to living kitchen areas, carpet to bedrooms and tiles to bathrooms. Insulation is required on the car park ceiling soffit of R0.8
Walls	Mixture of brickwork, blockwork and light weight construction as indicated in plans and elevations drawn with R2.0 insulation to external
Roof	R5.0 batts on ceiling level
Windows	Aluminium framed thermally improved double glazed clear with solar heat gain coefficient of 0.5 and U-value of 4.5
Other	Weather sealing on all external doors and windows and seals to all exhaust fans. All dwellings were modeled from drawings sent by Pitard Group



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Project Title: 7-9 Nicholson Court Clayton
Document Title: Sustainability Management Plan Version 2

Appendix B – BESS and STORM Calculations

B.1 BESS Assessment

The full BESS assessment is attached on the overleaf.

BESS Report

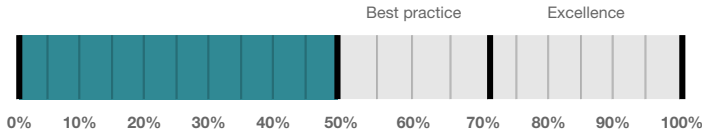
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 7 Nicholson Ct Clayton VIC 3168. 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 Monash 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



52%

Project details

Address 7 Nicholson Ct Clayton VIC 3168
Project no BDD03431-R2
BESS Version BESS-6

Site type Multi unit development (apartment building)
Account patrick@ewenvironment.com.au
Application no.
Site area 1,394.00 m²
Building floor area 2,622.00 m²
Date 03 August 2022
Software version 1.7.0-B.386



Performance by category ● Your development ● Maximum available

Category	Weight	Score	Pass
Management	5%	37%	*
Water	9%	50%	✓
Energy	28%	63%	✓
Stormwater	14%	100%	✓
IEQ	17%	54%	✓
Transport	9%	0%	*
Waste	6%	66%	*
Urban Ecology	6%	44%	*
Innovation	9%	0%	*

Buildings

Name	Height	Footprint	% of total footprint
7-9 Nicholson Court	5	1,114 m ²	100%

Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	Building	% of total area
Apartment				
401	1	126 m ²	7-9 Nicholson Court	4%
301	1	106 m ²	7-9 Nicholson Court	4%
G06	1	105 m ²	7-9 Nicholson Court	4%
G04	1	105 m ²	7-9 Nicholson Court	4%
G01	1	112 m ²	7-9 Nicholson Court	4%
305	1	85.0 m ²	7-9 Nicholson Court	3%
302	1	89.0 m ²	7-9 Nicholson Court	3%
208	1	90.0 m ²	7-9 Nicholson Court	3%
205	1	79.0 m ²	7-9 Nicholson Court	3%
201	1	90.0 m ²	7-9 Nicholson Court	3%
106	1	80.0 m ²	7-9 Nicholson Court	3%
104	1	80.0 m ²	7-9 Nicholson Court	3%
101	1	79.0 m ²	7-9 Nicholson Court	3%
G03	1	80.0 m ²	7-9 Nicholson Court	3%
G02	1	80.0 m ²	7-9 Nicholson Court	3%
304	1	78.0 m ²	7-9 Nicholson Court	2%
303	1	78.0 m ²	7-9 Nicholson Court	2%
207	1	76.0 m ²	7-9 Nicholson Court	2%
206	1	76.0 m ²	7-9 Nicholson Court	2%
204	1	78.0 m ²	7-9 Nicholson Court	2%
203	1	76.0 m ²	7-9 Nicholson Court	2%
202	1	76.0 m ²	7-9 Nicholson Court	2%
110	1	55.0 m ²	7-9 Nicholson Court	2%
109	1	78.0 m ²	7-9 Nicholson Court	2%
108	1	76.0 m ²	7-9 Nicholson Court	2%
107	1	76.0 m ²	7-9 Nicholson Court	2%
103	1	76.0 m ²	7-9 Nicholson Court	2%
102	1	76.0 m ²	7-9 Nicholson Court	2%
G08	1	78.0 m ²	7-9 Nicholson Court	2%
G07	1	78.0 m ²	7-9 Nicholson Court	2%
G05	1	55.0 m ²	7-9 Nicholson Court	2%
105	1	50.0 m ²	7-9 Nicholson Court	1%
Total	32	2,622 m²	100%	

Supporting information

Floorplans & elevation notes

Credit	Requirement	Response	Status
Management 3.1	Individual utility meters annotated	To be printed Refer architectural drawings	✓
Management 3.3	Common area submeters annotated	To be printed Refer architectural drawings	✓
Water 3.1	Water efficient garden annotated	To be printed Noted in SMP	✓
Energy 3.1	Carpark with natural ventilation or CO monitoring system	To be printed Refer architectural drawings	✓
Stormwater 1.1	Location of any stormwater management systems used in STORM or MUSIC modelling (e.g. Rainwater tanks, raingarden, buffer strips)	To be printed Refer architectural drawings	✓
IEQ 1.1	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.	To be printed SMP shows daylight results for each habitable space	✓
IEQ 1.2	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.	To be printed SMP shows daylight results for each habitable space	✓
IEQ 1.3	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.	To be printed SMP shows daylight results for each habitable space	✓
IEQ 1.5	Floor plans with compliant bedrooms marked	To be printed Not provided	✓
Waste 2.1	Location of food and garden waste facilities	To be printed Refer to architectural plans	✓
Waste 2.2	Location of recycling facilities	To be printed Refer to architectural plans	✓
Urban Ecology 1.1	Size and location of communal spaces	To be printed Refer to architectural plans	✓
Urban Ecology 2.1	Vegetated areas	To be printed Refer to architectural plans	✓

Supporting evidence

Credit	Requirement	Response	Status
Energy 3.1	Provide a written explanation of either the fully natural carpark ventilation or carbon monoxide monitoring, describing how these systems will work, what systems are required for them to be fully integrated and who will be responsible for their implementation throughout the design, procurement and operational phases of the building life.	To be printed Refer SMP Refer SMP	✓
Energy 3.6	Provide a written description of the average lighting power density to be installed in the development and specify the lighting type(s) to be used.	To be printed Refer SMP Refer SMP	✓
Stormwater 1.1	STORM report or MUSIC model	To be printed Refer SMP Refer SMP	✓
IEQ 1.1	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.	To be printed Refer SMP Refer SMP	✓
IEQ 1.2	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.	To be printed Refer SMP Refer SMP	✓
IEQ 1.3	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.	To be printed Refer SMP Refer SMP	✓

Credit	Requirement	Response	Status
IEQ 1.5	A list of compliant bedrooms	To be printed Refer SMP Refer SMP	✓

Credit summary

Management Overall contribution 4.5%

		37%
1.1	Pre-Application Meeting	0%
2.2	Thermal Performance Modelling - Multi-Dwelling Residential	0%
3.1	Metering - Residential	100%
3.3	Metering - Common Areas	100%
4.1	Building Users Guide	100%

Water Overall contribution 9.0%

		Minimum required 50%	50%	✓ Pass
1.1	Potable water use reduction	40%		
3.1	Water Efficient Landscaping	100%		
4.1	Building Systems Water Use Reduction	N/A		✦ Scoped Out
not applicable				

Energy Overall contribution 27.5%

		Minimum required 50%	63%	✓ Pass
1.2	Thermal Performance Rating - Residential	50%		
2.1	Greenhouse Gas Emissions	100%		
2.2	Peak Demand	100%		
2.3	Electricity Consumption	100%		
2.4	Gas Consumption	N/A		✦ Scoped Out
No gas connection in use				
3.1	Carpark Ventilation	100%		
3.2	Hot Water	0%		
3.4	Clothes Drying	0%		
3.6	Internal Lighting - Residential Multiple Dwellings	100%		
4.2	Renewable Energy Systems - Solar	0%		
4.4	Renewable Energy Systems - Other	N/A		⊘ Disabled
No other (non-solar PV) renewable energy is in use.				

Stormwater Overall contribution 13.5%

	Minimum required 100%	100%	✓ Pass
1.1 Stormwater Treatment		100%	

IEQ Overall contribution 16.5%

	Minimum required 50%	54%	✓ Pass
1.1 Daylight Access - Living Areas		66%	
1.2 Daylight Access - Bedrooms		66%	
1.3 Winter Sunlight		100%	
1.5 Daylight Access - Minimal Internal Bedrooms		100%	
2.1 Effective Natural Ventilation		0%	

Transport Overall contribution 9.0%

	0%		
1.1 Bicycle Parking - Residential		0%	
1.2 Bicycle Parking - Residential Visitor		0%	
1.3 Bicycle Parking - Convenience Residential		N/A	⊘ Disabled
			Credit 1.1 must be achieved first.
2.1 Electric Vehicle Infrastructure		0%	
2.2 Car Share Scheme		0%	
2.3 Motorbikes / Mopeds		0%	

Waste 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%

	44%		
1.1 Communal Spaces		100%	
2.1 Vegetation		75%	
2.2 Green Roofs		0%	
2.3 Green Walls and Facades		0%	
2.4 Private Open Space - Balcony / Courtyard Ecology		0%	
3.1 Food Production - Residential		0%	

Innovation Overall contribution 9.0%

		0%
1.1 Innovation		0%

Credit breakdown

Management Overall contribution 2%


1.1 Pre-Application Meeting		0%
Score Contribution	This credit contributes 37.5% towards the category score.	
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?	
Question	Criteria Achieved ?	
Project	No	
2.2 Thermal Performance Modelling - Multi-Dwelling Residential		0%
Score Contribution	This credit contributes 25.0% towards the category score.	
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?	
Question	Criteria Achieved ?	
Apartment	No	
3.1 Metering - Residential		100%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Have utility meters been provided for all individual dwellings?	
Question	Criteria Achieved ?	
Apartment	Yes	
3.3 Metering - Common Areas		100%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Have all major common area services been separately submetered?	
Question	Criteria Achieved ?	
Apartment	Yes	
4.1 Building Users Guide		100%
Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Will a building users guide be produced and issued to occupants?	
Question	Criteria Achieved ?	
Project	Yes	

Water Overall contribution 4% Minimum required 50%

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Project Water Profile Question	
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
Water fixtures, fittings and connections	
Building: All	7-9 Nicholson Court
Showerhead: All	4 Star WELS (>= 6.0 but <= 7.5)
Bath: All	Scope out
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	>= 4 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?: All	Tank 1
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No
Rainwater Tank	
What is the total roof area connected to the rainwater tank?: Tank 1	942 m ²
Tank Size: Tank 1	12,000 Litres
Irrigation area connected to tank: Tank 1	0.0 m ²
Is connected irrigation area a water efficient garden?: Tank 1	Yes
Other external water demand connected to tank?: Tank 1	0.0 Litres/Day

1.1 Potable water use reduction		40%
Score Contribution	This credit contributes 83.3% towards the category score.	
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.	
Output	Reference	
Project	4006 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	3233 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	2832 kL	
Output	% Reduction in Potable Water Consumption	
Project	29 %	
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	1519 kL	
3.1 Water Efficient Landscaping		100%
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	Yes	
4.1 Building Systems Water Use Reduction		N/A  Scoped Out
This credit was scoped out	not applicable	

Energy Overall contribution 17% Minimum required 50%

Dwellings Energy Approach		
What approach do you want to use for Energy?:	Provide our own calculations	
Solar Photovoltaic system		
System Size (lesser of inverter and panel capacity): PV	20.0 kW peak	
Orientation (which way is the system facing)?: PV	North	
Inclination (angle from horizontal): PV	20.0 Angle (degrees)	
1.2 Thermal Performance Rating - Residential	50%	
Score Contribution	This credit contributes 31.6% towards the category score.	
Criteria	What is the average NatHERS rating?	
Question	NATHERS Rating ?	
Apartment	7.4 Stars	
2.1 Greenhouse Gas Emissions	100%	
Score Contribution	This credit contributes 10.5% towards the category score.	
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?	
Question	Criteria Achieved ?	
Apartment	Yes	
2.2 Peak Demand	100%	
Score Contribution	This credit contributes 5.3% towards the category score.	
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?	
Question	Criteria Achieved ?	
Apartment	Yes	
2.3 Electricity Consumption	100%	
Score Contribution	This credit contributes 10.5% towards the category score.	
Criteria	What is the % reduction in annual electricity consumption against the benchmark?	
Question	Criteria Achieved ?	
Apartment	Yes	
2.4 Gas Consumption	N/A  Scoped Out	
This credit was scoped out	No gas connection in use	
3.1 Carpark Ventilation	100%	
Score Contribution	This credit contributes 10.5% towards the category score.	
Criteria	If you have an enclosed carpark, is it: (a) fully naturally ventilated (no mechanical ventilation system) or (b) 40 car spaces or less with Carbon Monoxide monitoring to control the operation and speed of the ventilation fans?	
Question	Criteria Achieved ?	
Project	Yes	

3.2 Hot Water		0%
Score Contribution	This credit contributes 5.3% towards the category score.	
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?	
Question	Criteria Achieved ?	
Apartment	No	
3.4 Clothes Drying		0%
Score Contribution	This credit contributes 5.3% 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?	
Question	Criteria Achieved ?	
Apartment	No	
3.6 Internal Lighting - Residential Multiple Dwellings		100%
Score Contribution	This credit contributes 10.5% towards the category score.	
Criteria	Is the maximum illumination power density (W/m2) in at least 90% of the relevant building class at least 20% lower than required by Table J6.2a of the NCC 2019 Vol 1 (Class 2-9) and Clause 3.12.5.5 NCC 2019 Vol 2 (Class 1 & 10)?	
Question	Criteria Achieved ?	
Apartment	Yes	
4.2 Renewable Energy Systems - Solar		0%
Score Contribution	This credit contributes 5.3% towards the category score.	
Criteria	What % of the estimated energy consumption of the building class it supplies does the solar power system provide?	
4.4 Renewable Energy Systems - Other		N/A <input checked="" type="checkbox"/> Disabled
This credit is disabled	No other (non-solar PV) renewable energy is in use.	

Stormwater Overall contribution 14% Minimum required 100%

Which stormwater modelling are you using?:		Melbourne Water STORM tool
1.1 Stormwater Treatment		100%
Score Contribution	This credit contributes 100.0% towards the category score.	
Criteria	Has best practice stormwater management been demonstrated?	
Question	STORM score achieved	
Project	105	
Output	Min STORM Score	
Project	100	

IEQ Overall contribution 9% Minimum required 50%

IEQ DTS	
Use the BESS Deemed to Satisfy (Dts) method for IEQ?:	No
Dwellings IEQ Approach	
What approach do you want to use for dwellings?:	Provide our own calculations
1.1 Daylight Access - Living Areas	66%
Score Contribution	This credit contributes 27.3% towards the category score.
Criteria	What % of living areas achieve a daylight factor greater than 1%
Question	Percentage Achieved ?
Apartment	81 %
1.2 Daylight Access - Bedrooms	66%
Score Contribution	This credit contributes 27.3% towards the category score.
Criteria	What % of bedrooms achieve a daylight factor greater than 0.5%
Question	Percentage Achieved ?
Apartment	80 %
1.3 Winter Sunlight	100%
Score Contribution	This credit contributes 9.1% towards the category score.
Criteria	Do 70% of dwellings receive at least 3 hours of direct sunlight in all Living areas between 9am and 3pm in mid-winter?
Question	Criteria Achieved ?
Apartment	Yes
1.5 Daylight Access - Minimal Internal Bedrooms	100%
Score Contribution	This credit contributes 9.1% towards the category score.
Criteria	Do at least 90% of dwellings have an external window in all bedrooms?
Question	Criteria Achieved ?
Apartment	Yes
2.1 Effective Natural Ventilation	0%
Score Contribution	This credit contributes 27.3% towards the category score.
Criteria	What % of dwellings are effectively naturally ventilated?
Question	Percentage Achieved?
Apartment	0 %

Transport Overall contribution 0%

1.1 Bicycle Parking - Residential		0%
Score Contribution	This credit contributes 22.2% towards the category score.	
Criteria	How many secure and undercover bicycle spaces are there per dwelling for residents?	
Question	Bicycle Spaces Provided ?	
Apartment	0	
1.2 Bicycle Parking - Residential Visitor		0%
Score Contribution	This credit contributes 22.2% towards the category score.	
Criteria	How many secure bicycle spaces are there per 5 dwellings for visitors?	
Question	Visitor Bicycle Spaces Provided ?	
Apartment	5	
Output	Min Visitor Bicycle Spaces Required	
Apartment	7	
1.3 Bicycle Parking - Convenience Residential		N/A <input type="checkbox"/> Disabled
This credit is disabled	Credit 1.1 must be achieved first.	
2.1 Electric Vehicle Infrastructure		0%
Score Contribution	This credit contributes 22.2% 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 11.1% 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 11.1% towards the category score.	
Criteria	Are a minimum of 5% of vehicle parking spaces designed and labelled for motorbikes (must be at least 5 motorbike spaces)?	
Question	Criteria Achieved ?	
Project	No	

Waste Overall contribution 4%

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 2%

1.1 Communal Spaces	100%
Score Contribution	This credit contributes 11.1% towards the category score.
Criteria	Is there at least the following amount of common space measured in square meters : * 1m ² for each of the first 50 occupants * Additional 0.5m ² for each occupant between 51 and 250 * Additional 0.25m ² for each occupant above 251?
Question	Common space provided
Apartment	100 m ²
Output	Minimum Common Space Required
Apartment	58 m ²
2.1 Vegetation	75%
Score Contribution	This credit contributes 44.4% 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	23 %
2.2 Green Roofs	0%
Score Contribution	This credit contributes 11.1% 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 11.1% 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	0%
Score Contribution	This credit contributes 11.1% towards the category score.
Criteria	Is there a tap and floor waste on every balcony / in every courtyard?
Question	Criteria Achieved ?
Apartment	No
3.1 Food Production - Residential	0%
Score Contribution	This credit contributes 11.1% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Apartment	0.0 m ²
Output	Min Food Production Area
Apartment	17 m ²

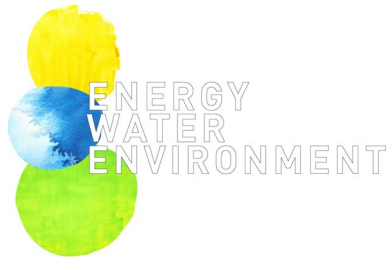
Innovation Overall contribution 0%

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

Disclaimer

The Built Environment Sustainability Scorecard (BESS) has been provided for the purpose of information and communication. While we make every effort to ensure that material is accurate and up to date (except where denoted as 'archival'), this material does in no way constitute the provision of professional or specific advice. You should seek appropriate, independent, professional advice before acting on any of the areas covered by BESS.

The Municipal Association of Victoria (MAV) and CASBE (Council Alliance for a Sustainable Built Environment) member councils do not guarantee, and accept no legal liability whatsoever arising from or connected to, the accuracy, reliability, currency or completeness of BESS, any material contained on this website or any linked sites



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B.2 Stormwater

The minimum STORM rating for an effective WSUD is 100% using the STORM rating calculator. The STORM rating for the proposed 7-9 Nicholson Court Clayton development is 105%. Refer to the Storm Rating Report below which shows all inputs and the STORM Rating Score.

The rating is achieved by the utilisation of an 12kL rainwater harvesting system treating 970m² of the roof and balcony area via toilet flushing (with UV filters). Note that flow and detention requirements of Clause 53.18 are being undertaken by others.

Stormwater management during the construction phase shall be undertaken by mitigation of pollutants generated by construction site during a rainfall event.



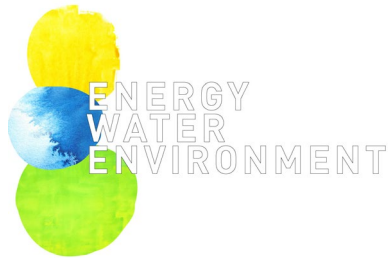
STORM Rating Report

TransactionID: 1381007
 Municipality: MONASH
 Rainfall Station: MONASH
 Address: 7-9 Nicholson Court

Clayton
 VIC 3168

Assessor: Patrick Phelan
 Development Type: Residential - Mixed Use
 Allotment Site (m²): 1,394.00
 STORM Rating %: 105

Description	Impervious Area (m ²)	Treatment Type	Treatment Area/Volume (m ² or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Roof and Balconies	970.00	Rainwater Tank	12,000.00	60	115.90	62.00
Hard Surface	97.00	None	0.00	0	0.00	0.00



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Appendix C – Daylight Assessment

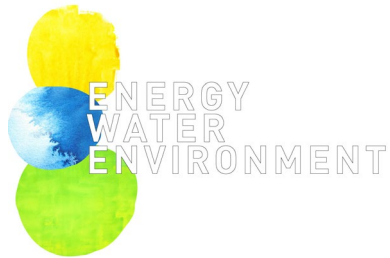
A daylight assessment has been undertaken as required by the BESS assessment process using the IES VE Software.

The analysis showed that daylight targets of 1% daylight factor is achieved for over 90% of the room area for 81% of living areas.

The analysis also showed that daylight targets of 0.5% daylight factor is achieved for over 90% of the room area for 80% of bedroom areas.

The following table shows the daylight factor for each level and the total weighted daylight factor.

Apartment	Living Compliant (Y/N)	Bed 1 Compliant (Y/N)	Bed 2 Compliant (Y/N)	Bed 3 Compliant (Y/N)
G01	Y	Y	Y	Y
G02	N	Y	N	
G03	N	Y	N	
G04	Y	Y	Y	Y
G05	Y	Y		
G06	Y	Y	Y	Y
G07	Y	Y	N	
G08	Y	Y	N	
101	Y	Y	Y	
102	N	Y	N	
103	N	Y	N	
104	Y	Y	Y	
105	Y	Y		
106	Y	Y	Y	
107	N	Y	N	
108	N	Y	N	
109	Y	Y	Y	
110	Y	Y		
201	Y	Y	Y	
202	Y	Y	N	
203	Y	Y	N	
204	Y	Y	Y	
205	Y	Y	Y	
206	Y	Y	Y	
207	Y	Y	N	
208	Y	Y	N	

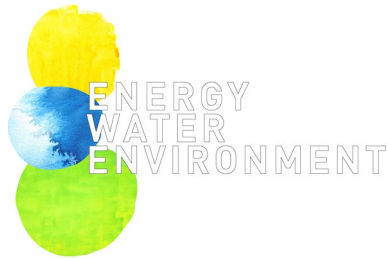


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301	Y	Y	Y	Y
302	Y	Y	Y	
303	Y	Y	Y	
304	Y	Y	Y	
305	Y	Y	Y	
401	Y	Y	Y	
	81%		80%	

The assumptions made for the daylight analysis are shown in the following table.

Element	Description
Weather file	ACADS-BSG/CSIRO Melbourne Regional Office Test Reference Year
Sky	Uniform Design Sky
Software	Integrated Environmental Solutions – Virtual Environment 2019 with Radiance Toolkit
Working Plane	Daylight factors taken at floor level
Floor / Roof Reflectance	0.3
Wall Reflectance	0.7
Ceiling Reflectance	0.8
Ground Reflectance	0.2
External Wall Reflectance	0.5 (Medium paint colour)
External Glazing VLT	Single glazing with VLT 50% Note- this is similar to the glass selected to meet the energy efficiency requirements for these spaces
Internal glazing VLT	Not Applicable



Date: 3/8/22
 Project Number: PJ535
 Project Title: 7-9 Nicholson Court Clayton
 Document Title: Sustainability Management Plan Version 2

Appendix D – Response to Council Comments

The following table shows the responses to Council comments (City of Monash) provided 21 June 2022.

Council Comment	Response
Clarification is required regarding the referenced plans assessed in the Sustainable Management Plan as it would appear there is some inconsistency. For example the living areas of apartments G.02, G.03, 102, 103 are identified in the report as having not been provided with the required daylight factor but are north facing.	Daylight modelling is done with a uniform design sky (effectively overcast) as an industry standard. Therefore orientation does not affect the daylight coverage. The results in Appendix C have been checked and remain correct. A table has been added (refer to previous page) to show the modelling inputs and assumptions for the daylight modelling.
The Sustainable Management Plan to provide a natural ventilation assessment and compliance with Standard D29.	Whilst openable doors and windows will provide natural ventilation, no points have been claimed in BESS for natural ventilation and therefore a detailed natural ventilation assessment has not been provided. NCC regarding ventilation shall be met.
The site area referred to the BESS report of 1,403 m2 does not accord with the site area provided on the development plan 1,394 m2.	This has been amended in the BESS assessment. Refer to Section 3.3 and Appendix B.