

Sustainability Management Plan

Abideen College Stage 1A Rockbank VIC 3335

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Presented to
Law Architects Pty Ltd
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Project Number
VIC230073

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-  Surveying

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Table of Contents

1	Executive Summary	3
2	Introduction	4
3	Planning Scheme Requirements	4
4	ESD Commitments	5
5	Additional ESD Initiatives	8
	Appendix A – BESS Report	13
	Appendix B – Preliminary Façade Assessment	14
	Appendix C – Stormwater Assessment	15

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Document Revision History

Date	Rev	Author	Comments
15/08/2023	A	Yuanyuan Li	Draft Issue

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1 Executive Summary

This Sustainability Management Plan (SMP) provides the environmentally sustainable development requirements for the proposed Stage 1A development at Abideen College at 77 Viola Drive, Rockbank VIC 3335. The assessment complies with the planning scheme requirements as follows:

- Melton City Planning Scheme Clause VPP 15.01.
 - Best Practice Environmentally Sustainable Design using BESS (>50points)
 - Best Practice Water Sensitive Urban Design using STORM (> 100%)

The key items that will be incorporated include:

- Management
 - ESD professional engaged throughout design and construction stages.
 - All major common area services to be separately sub-metered.
 - Building users guide prepared.
- Water
 - Water efficient fittings, fixtures and appliances:
 - Toilets: 4 Stars
 - Taps: 5 Stars
 - Dishwashers: 3 Stars
 - Rainwater used to flush toilets and irrigation.
 - Low water-use plant selection and water-efficient garden.
- Energy
 - High performance fabric and glazing.
 - >10% reduction in heating and cooling energy.
 - >10% reduction in electricity consumption.
- Stormwater
 - 100% STORM score.
 - 30kL rainwater tank(s) and raingardens.
- Indoor Environment Quality
 - Good daylight to regular use areas.
 - The ventilation systems are designed and monitored to maintain a CO₂ concentration of 500ppm to regular use floor areas (or equivalent improved IEQ measures).
 - Shading elements to reduce heat transfer through the building fabric.
- Transport
 - Bicycle parking provided for employees and visitors.
- Waste
 - Recycling facilities as accessible as general waste facilities.
- Materials
 - Low VOC paints, adhesives and carpet.
 - Low formaldehyde wood products.
- Urban Ecology
 - 30% of the site is covered with vegetation.
- Innovation
 - Ultra-low VOC paints.

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It is noted that the exact ESD initiatives implemented will be reviewed during design development phase and may differ from those nominated in this report, however the development is committed to achieving best practice ESD and this will be demonstrated with an amended BESS report as required.

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2 Introduction

This report provides an overview of the environmentally sustainable development (ESD) strategy for the proposed Stage 1A development at Abideen College at 77 Viola Drive, Rockbank VIC 3335.

The objective of this report is to demonstrate that how best practice ESD has been incorporated into the design and how non-design commitments will be achieved.

The Sustainability Management Plan is based on the following documentation:

- Architectural Town Planning Drawings prepared by Law Architecture reference drawings no. 2022-14 dated 21/7/2023.

3 Planning Scheme Requirements

The project is located within City of Melton and the environmentally sustainable development requirements within the planning scheme are as follows:

- Melton: Planning Scheme VPP 15.01 Environmentally Sustainable Development

3.1 Planning Scheme Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

3.2 Demonstration Objective Achieved

To demonstrate the best practice environmentally sustainable development has been achieved the following benchmarking tools will be used:

- Built Environment Sustainability Scorecard (BESS) with a score >50%
- STORM Rating with a score >100%

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4 ESD Commitments

4.1 Management

The Management category encourages and rewards the adoption of practices and processes that enable and support best practice sustainability outcomes throughout the different phases of a project's design, construction and its ongoing operation.

Management Credits Claimed

Item	Title	Commitment	Responsibility	Evidence
2.3	Thermal Performance Modelling - Non-Residential	Preliminary facade assessment undertaken accordance with Section J of the NCC.	Intrax	Appendix B
3.3	Metering - Common Areas	All major common area services to be separately sub-metered.	Building Services	Building permit documents
4.1	Building Users Guide	A building users guide will be developed for use by the occupants.	Builder	Project completion

4.2 Water

The 'Water' category aims to encourage and reward initiatives that reduce the consumption of potable water.

Water Credits Claimed

Item	Title	Commitment	Responsibility	Evidence
1.1	Potable Water Use Reduction	Water efficient fittings, fixtures and appliances with the following minimum WELS ratings: <ul style="list-style-type: none"> Toilets: 4 Stars Taps: 6 Stars Dishwashers: 3 Star 	Architect	Building permit documents
1.1	Rainwater Collection & Reuse	30kL rainwater tanks connected to: <ul style="list-style-type: none"> Toilets Irrigation 	Building Services	Building permit documents
3.1	Water Efficient Landscaping	Water efficiency principles used for landscaped areas, includes low water use plant selection and no irrigation system for water efficient garden and not require watering after an initial period when plants are getting established.	Landscape Architect	Building permit documents

4.3 Energy

The 'Energy' category aims to reward projects that are designed and constructed to reduce their overall operational energy consumption, reducing greenhouse gas emissions.

Energy Credits Claimed

Item	Title	Commitment	Responsibility	Evidence
1.1	Thermal Performance Rating - Non-Residential	Exposed floors and ceilings insulation increased > 10% beyond NCC 2019 requirements.	Building Services	Building permit documents
1.1	Thermal Performance Rating - Non-Residential	Wall and glazing meet NCC 2019 facade calculator.	Architect Builder	Design Construction

2.1	Greenhouse Gas	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.	Building Services	Building permit documents
2.2	Emissions &			
2.3	Peak Demand			
3.2	Hot Water	Water heating systems within one star of the best available, or 85% or better than the most efficient equivalent capacity unit.	Building Services	Building permit documents
3.7	Internal Lighting - Non-Residential	Maximum illumination power density (W/m ²) in at least 90% of the area of the relevant building class meet the requirements in Table J6.2a of the NCC 2019 Vol 1.	Building Services	Building permit documents

4.4 Stormwater

The SDAPP 'Stormwater' category aims to ensure projects are responsibly treating stormwater to reduce the amount of polluted stormwater run-off entering local waterways such as; rivers, streams, wetlands and bays.

Stormwater Credits Claimed

Item	Title	Commitment	Responsibility	Evidence
1.1	Stormwater Treatment	100% STORM score, achieved through: <ul style="list-style-type: none"> 30kL rainwater tank 20sqm raingarden 	Architect Intrax Builder	Design Construction
Refer to Appendix C for further details.				

4.5 Indoor Environment Quality

The 'Indoor Environment Quality' category aims to encourage and reward initiatives that enhance the comfort and well-being of occupants. The credits within this category address issues such as natural daylight, air quality and thermal comfort.

Indoor Environment Quality Credits Claimed

Item	Title	Commitment	Responsibility	Evidence
1.4	Daylight Access - Non-Residential	33% of the nominated floor area has at least 2% daylight factor for the primary floor area.	Architect Intrax	Design Construction
2.3	Demand Control Ventilation	Demand control ventilation to achieve maximum 500ppm CO ₂ .	Intrax	Design Construction
3.4	Thermal Comfort - Shading - Non-Residential	North façade: Overhang. East façade: Overhang or screen. West façade: Overhang or screen.	Architect Builder	Design Construction
4.1	Air Quality - Volatile Organic Compounds	All internally applied paints, sealants and adhesives meet current Green Star emission levels.	Architect	Design Construction
4.1	Air Quality - Carpet Emissions	All carpets meet current Green Star emission levels.	Architect	Design Construction
4.1	Air Quality - Engineered Wood	All engineered woods meet current Green Star emission levels.	Architect	Design Construction

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4.6 Transport

The 'Transport' category aims to reward projects that facilitate a reduction of the dependency of occupants on private car use as an important means of reducing overall greenhouse gas emissions.

Transport Credits Claimed

Item	Title	Commitment	Responsibility	Evidence
1.4	Bicycle Parking - Employee	Exceed required employee bicycle parking in planning scheme by 50%. Minimum 2 employee bicycle parking spaces provided.	Architect Builder	Design Construction
1.5	Bicycle Parking - Visitor	Exceed required visitor bicycle parking in planning scheme by 50%. Minimum 1 visitor bicycle parking spaces provided.	Architect Builder	Design Construction

4.7 Waste Management

The 'Waste & Materials' category aims to address the consumption of resources within a building construction context, by encouraging the selection of lower-impact materials. The category also encourages absolute reductions in the amount of waste generated or the recycling of as much of the waste generated as possible.

Waste Management Credits Claimed

Item	Title	Commitment	Responsibility	Evidence
2.2	Operational Waste - Convenience	Recycling facilities located next to general waste facilities for convenience.	Architect Builder	Design Construction

4.8 Urban Ecology

The 'Urban Ecology' category aims to reduce the negative impacts on sites' ecological value as a result of urban development and reward projects that minimise harm and enhance the quality of local ecology.

Urban Ecology Credits Claimed

Item	Title	Commitment	Responsibility	Evidence
2.1	Vegetation	30% of the site is covered with vegetation.	Architect Builder	Design Construction

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Sustainability Management Plan

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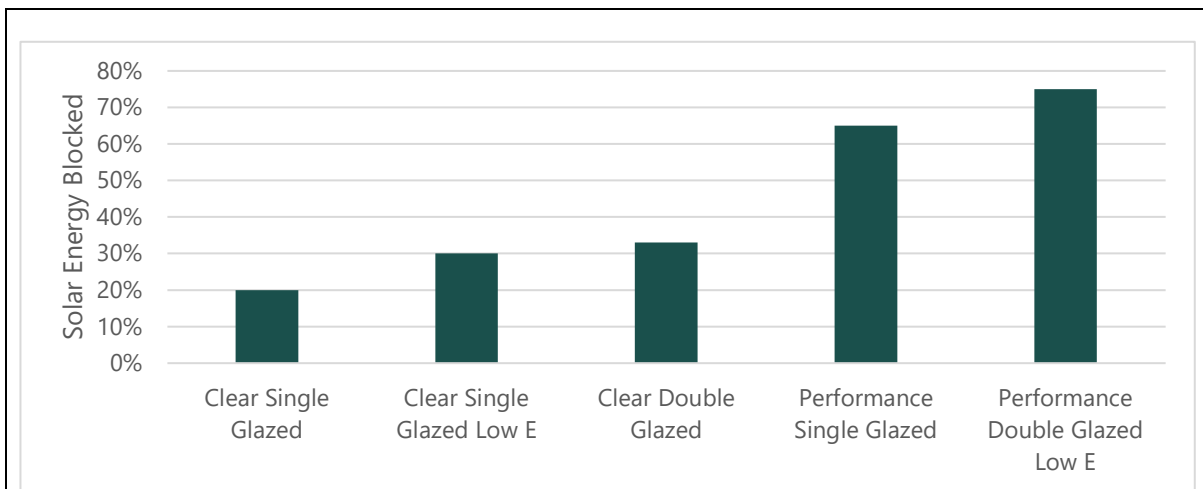
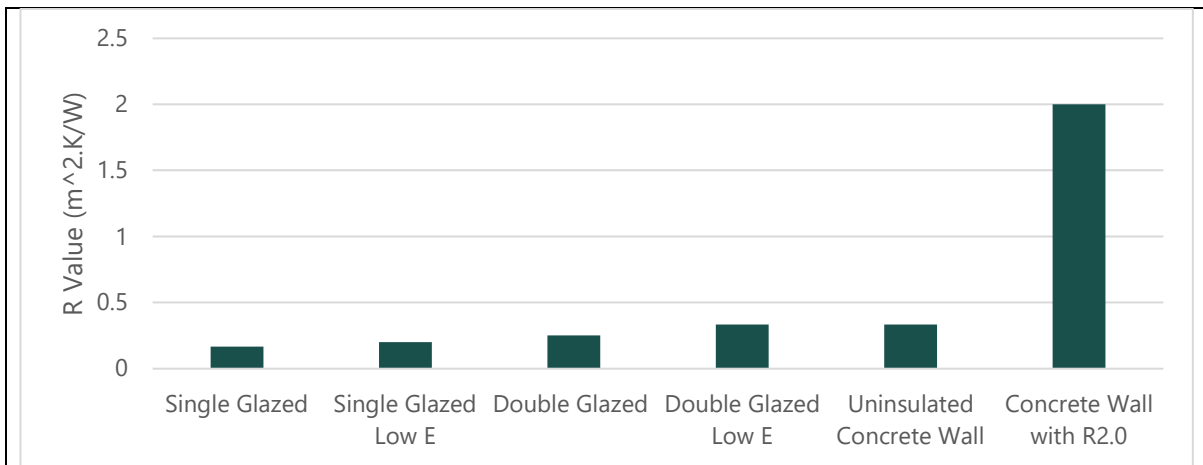
5 Additional ESD Initiatives

The project will also consider additional ESD initiatives further to the planning scheme. Additional initiatives may include:

5.1 Improved Building Thermal Façade

5.1.1 Glazing Type and Location

Glazing is a key part of the building fabric from a natural lighting perspective. Glazing also has a major impact on the thermal performance of the building which can substantially increase the heating and cooling loads on the building. The thermal performance on glazing is typically measured by its thermal insulation properties and its solar performance. Graphs indicating these properties for different types of glazing are detailed below.



As can be seen from the graphs above, glazing, even double glazed units with low emissivity coatings perform relatively poorly in terms of thermal insulation therefore care must be taken on the amount of glazing used in hot or cold climates.

The type of glazing used will significantly impact the amount of solar gain that enters the building, with clear glazing allowing up to 80% of the solar energy in and performance glazing as little as 20%. It is therefore very important to select the glazing depending on the climate and exposure. For this project the following is recommended:

Location	Thermal Performance	Solar Performance	Notes
----------	---------------------	-------------------	-------

North Facing	Double glazed Low E	Clear (SHGC >0.6)	Provide external horizontal shading
East Facing	Double glazed Low E	Clear (SHGC >0.6)	-
South Facing	Double glazed Low E	Clear (SHGC >0.6)	-
West Facing	Double glazed Low E	Performance (SHGC < 0.3)	-
Horizontal	Double glazed Low E	Performance (SHGC < 0.3)	-

5.1.2 Glazing Area

The National Construction Code restricts the extent of glazing within Section J2 based on the geographic location, façade area, orientation and performance of the glass. To comply with the minimum requirements of the National Construction Code it is recommended that the glazing area as a percentage of façade area is limited to that in the figure below.

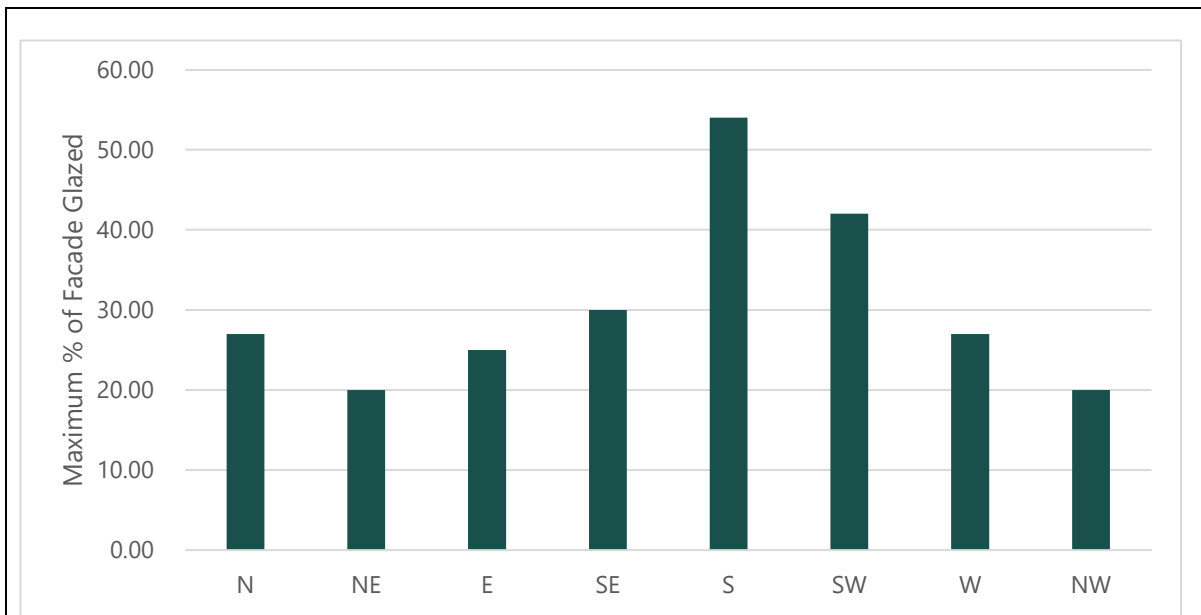


Figure 10 – Maximum Glazing Area per Façade (DTS-NCC2016 Climate Zone 7)

5.1.3 Thermal Insulation

Thermal insulation reduces the heating and cooling requirements of the building. It is recommended that the minimum thermal insulation required in the National Construction Code is increased by 20% to reduce the heating and cooling requirements of the building. The recommended levels are detailed below.

Area	NCC 2019 Requirement	Recommended Minimum Level
Walls	R2.8	R3.0
Roof	R3.7	R5.0
Exposed Floor	R1.5	R2.0
Slab of Ground	R1.0	R2.0
Walls to unconditioned spaces	R1.5	R3.0

5.2 Maximise Natural Ventilation

To maximise the buildings potential for natural ventilation we must not only look at the predominant wind directions but when these are advantageous for the project. To do this we must look at the thermal characteristics of the space and the typical outside temperatures.

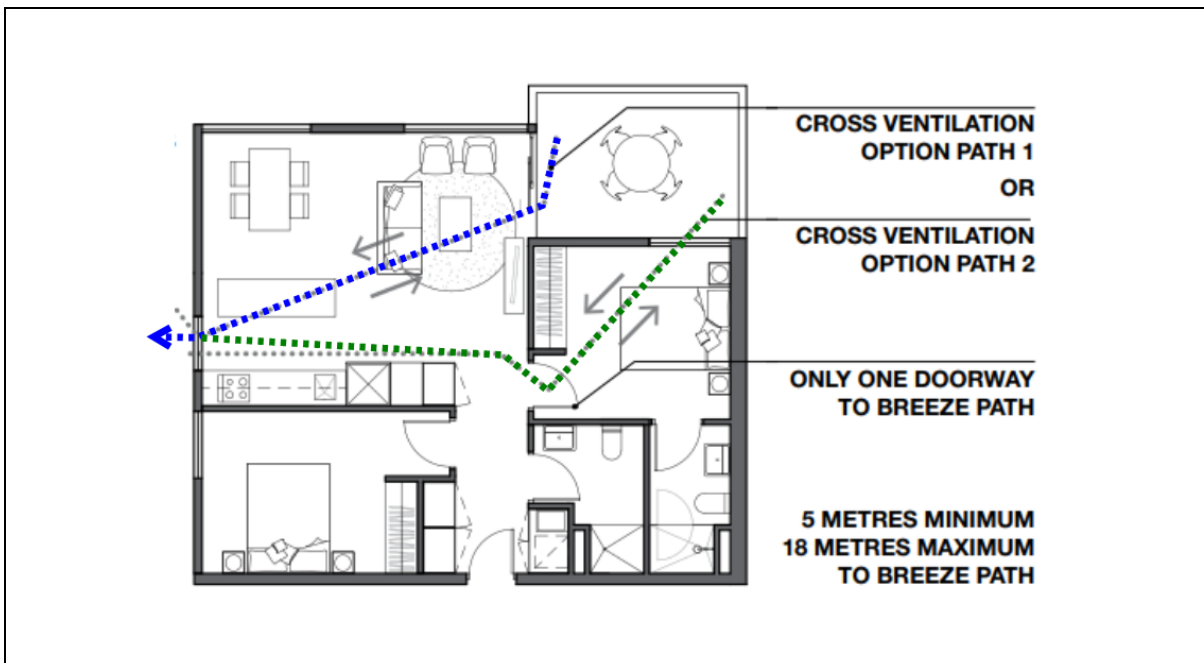
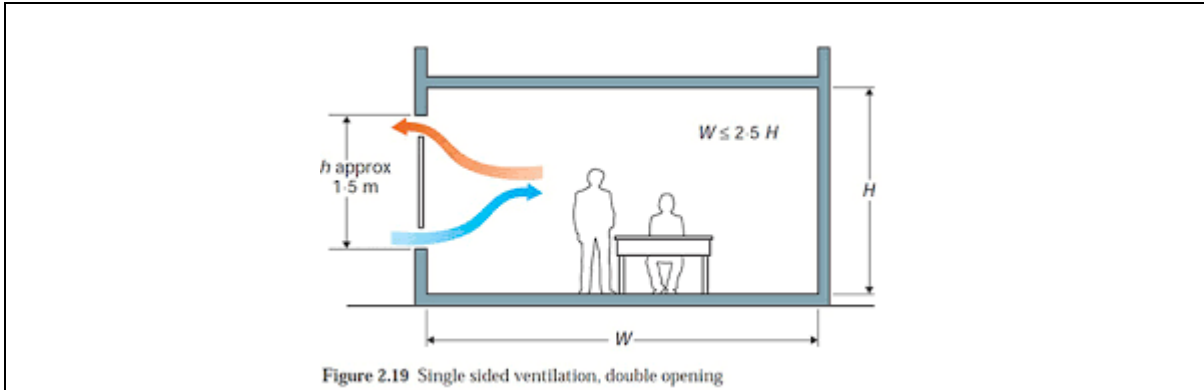
- Thermal characteristics: Cooling only during summer months
- Outside conditions: Suitable for direct natural ventilation of classrooms and community rooms in the mornings and for individual consulting rooms in the afternoon.

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Based on the above, summer mornings are likely to be suitable for direct natural ventilation of classrooms and community rooms which has a predominant northern wind direction.

Natural ventilation can be used as the first stage of cooling as well as removing contaminants from the space. The type of natural ventilation will be dependent on the site configuration:

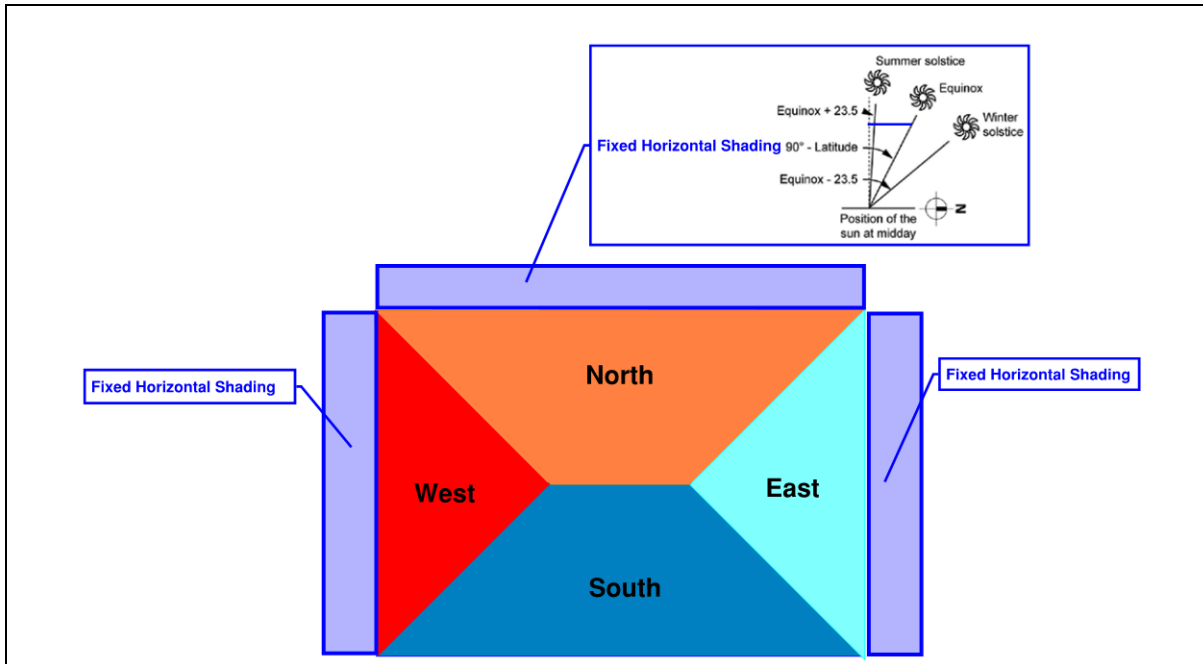


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5.3 Optimised External Shading

External shading can reduce or eliminate the solar gain through glazing at certain times of the day and year. External shading can either be fixed or operable. The external shading recommendations for this project are as follows:



Optimal external shading types:

Location	Shading Type	Details
North Facing	Fixed Horizontal	400mm projection for every 1000mm of glazing
East Facing	Fixed Horizontal	600mm projection for every 1000mm of glazing
South Facing	Nil	-
West Facing	Fixed Horizontal	700mm projection for every 1000mm of glazing

5.4 Improved Building Sealing

Poorly sealed buildings allow unconditioned air to enter the space increasing heating and cooling requirements as well as creating draughts and airborne contamination to travel between spaces. The National Construction Code has the following requirements for building sealing:

- Windows and doors fitted with an edge strip.
- Exhaust fans to include self-closing dampers.
- Roof lights must be sealed or capable of being sealed.
- All gaps are caulked and sealed.

We would recommend that in addition to these requirements, to increase the sealing of the building the following is implemented:

- Building infiltration is tested to achieve Green Star best practice building leakage.

5.5 High Efficiency Air Conditioning Plant

Space heating and cooling is a major energy usage of buildings. Higher efficiency plant and correct plant commissioning can significantly decrease annual energy usage.

This project should consider high efficiency variable refrigerant flow air conditioning systems with heat recovery. In addition, the air conditioning plant should be properly commissioned and re-commissioned just prior to the end of the first year of occupancy.

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5.6 High Efficiency Domestic Hot Water Plant

Similar to building heating and cooling plant, domestic hot water plant can be a major energy usage in buildings. This project should consider high efficiency domestic hot water plant, such as high efficiency instantaneous gas-fired plant or electric heat pump type plant.

5.7 Optimised Irrigation Systems

Evaporation wastes considerable amounts of water for traditional irrigation systems. Consideration should be given by the project team for optimised irrigation systems, such as sub-surface drip type systems.

5.8 Roof Solar Photovoltaic Array

The project shall install a roof-mounted solar photovoltaic array to reduce grid-supplied electricity and building peak electricity demand.

5.9 Battery Storage

The project shall consider included battery storage for excess power generated by the rooftop solar photovoltaic array.

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Appendix A – BESS Report

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BESS Report

Built Environment Sustainability Scorecard

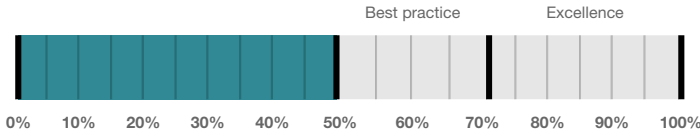


This BESS report outlines the sustainable design commitments of the proposed development at 77 Viola Drive Rockbank Victoria 3335. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Melton 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.

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

Your BESS Score



53%

Project details

Address 77 Viola Drive Rockbank Victoria 3335
 Project no 997BE000
 BESS Version BESS-7
 Site type Non-residential development
 Account amit.meskar@intrax.com.au
 Application no.
 Site area 5,184.00 m²
 Building floor area 1,685.00 m²
 Date 15 August 2023
 Software version 1.8.0-B.401

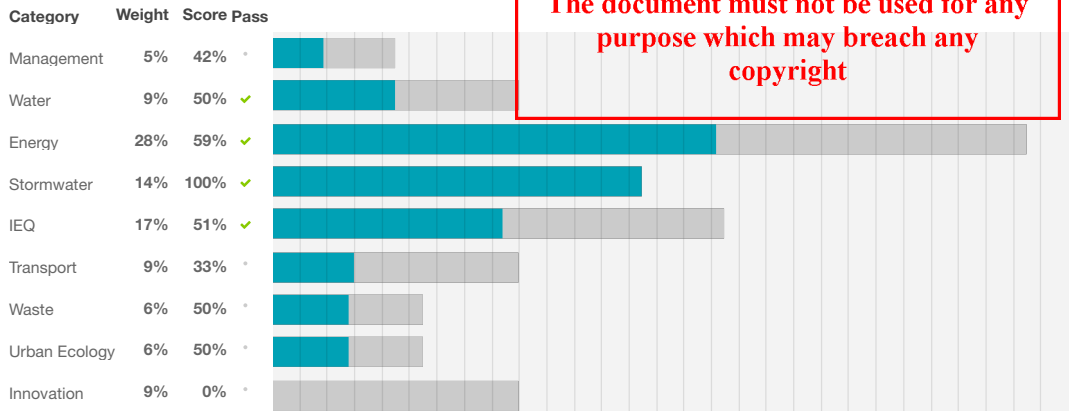
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Performance by category

● Your development ● Maximum available



Buildings

Name	Height	Footprint	% of total footprint
Abideen College	1	1,280 m ²	100%

Dwellings & Non Res Spaces

Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Public building				
Abideen College	1	1,685 m ²	Abideen College	100%
Total	1	1,685 m²	100%	

Supporting information

Floorplans & elevation notes

Credit	Requirement	Response	Status
Management 3.3	Annotation: Sub-meters to be provided to all major common area services (list each)		-
Stormwater 1.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
Transport 1.4	Location of non-residential bicycle parking spaces		-
Transport 1.5	Location of non-residential visitor bicycle parking spaces		-
Waste 2.2	Location of recycling facilities		-
Urban Ecology 2.1	Location and size of vegetated areas		-

Supporting evidence







Credit	Requirement	Response	Status
Management 2.3a	Section J glazing assessment		-
Energy 1.1	Energy Report showing calculations of reference case and proposed buildings		-
Energy 3.7	Average lighting power density and lighting type(s) to be used		-
Stormwater 1.1	STORM report or MUSIC model		-
IEQ 1.4	A short report detailing assumptions used and results achieved.		-

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Credit summary

Management Overall contribution 4.5%

		42%
1.1 Pre-Application Meeting		0%
2.3 Thermal Performance Modelling - Non-Residential		50%
3.2 Metering - Non-Residential		N/A ✦ Scoped Out
No individual commercial tenants.		
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		60%	
3.1 Water Efficient Landscaping		0%	
4.1 Building Systems Water Use Reduction		N/A ✦ Scoped Out	
No fire sprinkler systems or water-based cooling systems proposed.			

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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%	
2.3 Electricity Consumption			100%	
2.4 Gas Consumption			100%	
2.6 Electrification			0%	⊘ Disabled
Credit is available when project is declared to have no gas connection.				
3.1 Carpark Ventilation			N/A	⚡ Scoped Out
No enclosed carpark.				
3.2 Hot Water			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			0%	⊘ 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%	51%	✔ Pass
1.4 Daylight Access - Non-Residential			37%	✔ Achieved
2.3 Ventilation - Non-Residential			50%	✔ Achieved
3.4 Thermal comfort - Shading - Non-Residential			83%	
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%

		33%
1.4 Bicycle Parking - Non-Residential		100%
1.5 Bicycle Parking - Non-Residential Visitor		100%
1.6 End of Trip Facilities - Non-Residential		0% <input checked="" type="checkbox"/> 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 Overall contribution 5.5%

		50%
1.1 - Construction Waste - Building Re-Use		N/A <input checked="" type="checkbox"/> Scoped Out
Greenfield site.		
2.1 - Operational Waste - Food & Garden Waste		0%
2.2 - Operational Waste - Convenience of Recycling		100%

Urban Ecology Overall contribution 5.5%

		50%
1.1 Communal Spaces		0%
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%

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Credit breakdown

Management Overall contribution 2%

1.1 Pre-Application Meeting		0%
Score Contribution	This credit contributes 42.9% 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 28.6% towards the category score.	
Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2019 Section J1.5?	
Question	Criteria Achieved ?	
Public building	Yes	
Criteria	Has preliminary modelling been undertaken in accordance with either NCC2019 Section J (Energy Efficiency), NABERS or Green Star?	
Question	Criteria Achieved ?	
Public building	No	
3.2 Metering - Non-Residential	N/A	✦ Scoped Out
This credit was scoped out	No individual commercial tenants.	
3.3 Metering - Common Areas		100%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Have all major common area services been separately submetered?	
Question	Criteria Achieved ?	
Public building	Yes	
4.1 Building Users Guide		100%
Score Contribution	This credit contributes 14.3% towards the category score.	
Criteria	Will a building users guide be produced and issued to occupants?	
Question	Criteria Achieved ?	
Project	Yes	

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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	
Showerhead:	Scope out
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?:	RWT
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
Rainwater Tank	
What is the total roof area connected to the rainwater tank?: RWT	1,410 m ²
Tank Size: RWT	30,000 Litres
Irrigation area connected to tank: RWT	-
Is connected irrigation area a water efficient garden?: RWT	-
Other external water demand connected to tank?: RWT	-

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1.1 Potable Water Use Reduction		60%
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	2890 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	2121 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	1492 kL	
Output	% Reduction in Potable Water Consumption	
Project	48 %	
Output	% of connected demand met by rainwater	
Project	62 %	
Output	How often does the tank overflow?	
Project	Never / Rarely	
Output	Opportunity for additional rainwater connection	
Project	332 kL	
3.1 Water Efficient Landscaping		0%
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	No	
4.1 Building Systems Water Use Reduction		N/A  Scoped Out
This credit was scoped out	No fire sprinkler systems or water-based cooling systems proposed.	

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Energy Overall contribution 16% Minimum required 50%

Use the BESS Deem to Satisfy (DtS) method for Energy?:	Yes
Do all exposed floors and ceilings (forming part of the envelope) demonstrate a minimum 10% improvement in required NCC2019 insulation levels (total R-value upwards and downwards)?:	Yes
Does all wall and glazing demonstrate meeting the required NCC2019 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
Are you installing a cogeneration or trigeneration system?:	No

Non-Residential Building Energy Profile

Heating, Cooling & Comfort Ventilation - Electricity Reference fabric & services:	-
Heating, Cooling & Comfort Ventilation - Electricity - proposed fabric and reference services:	-
Heating, Cooling & Comfort Ventilation - Electricity Proposed fabric & services:	-
Heating - Gas - Reference fabric and services:	-
Heating - Gas - Proposed fabric and Reference services:	-
Heating - Gas - Proposed fabric and services:	-
Heating - Wood - reference fabric and services:	-
Heating - Wood - proposed fabric and reference services:	-
Heating - Wood - proposed fabric and services:	-
Hot Water - Electricity - Reference:	-
Hot Water - Electricity - Proposed:	-
Hot Water - Gas - Baseline:	-
Hot Water - Gas - Proposed:	-
Lighting - Reference:	-
Lighting - Proposed:	-
Peak Thermal Cooling Load - Reference:	-
Peak Thermal Cooling Load - Proposed:	-

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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 (NCC 2019 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?
2.3 Electricity Consumption	100%
Score Contribution	This credit contributes 9.1% towards the category score.
Criteria	What is the % reduction in annual electricity consumption against the benchmark?
2.4 Gas Consumption	100%
Score Contribution	This credit contributes 9.1% towards the category score.
Criteria	What is the % reduction in annual gas consumption against the benchmark?
2.6 Electrification	0% <input type="radio"/> Disabled
This credit is disabled	Credit is available when project is declared to have no gas connection.
3.1 Carpark Ventilation	N/A <input checked="" type="checkbox"/> Scoped Out
This credit was scoped out	No enclosed carpark.
3.2 Hot Water	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 J6.2a of the NCC 2019 Vol 1?
Question	Criteria Achieved ?
Public building	Yes
4.1 Combined Heat and Power (cogeneration / trigeneration)	N/A <input checked="" type="checkbox"/> Scoped Out
This credit was scoped out	No cogeneration or trigeneration system in use.
4.2 Renewable Energy Systems - Solar	0% <input type="radio"/> Disabled
This credit is disabled	No solar PV renewable energy is in use.
4.4 Renewable Energy Systems - Other	0% <input type="radio"/> Disabled
This credit is disabled	No other (non-solar PV) renewable energy is in use.

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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	100	
Output	Min STORM Score	
Project	100	

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IEQ Overall contribution 8% Minimum required 50%

1.4 Daylight Access - Non-Residential		37%	✓ 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?		
Public building	37 %		
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?		
Public building	0 %		
Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012?		
Question	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668:2012?		
Public building	0 %		
Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?		
Question	Value		
Public building	500 ppm		
3.4 Thermal comfort - Shading - Non-Residential		83%	
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?		
Public building	75 %		
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?		
Public 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?		
Public building	Yes		

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Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Public building	Yes
Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Public building	Yes

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Transport Overall contribution 3%

1.4 Bicycle Parking - Non-Residential		100%
Score Contribution	This credit contributes 22.2% 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 ?	
Public building	Yes	
Question	Bicycle Spaces Provided ?	
Public building	-	
1.5 Bicycle Parking - Non-Residential Visitor		100%
Score Contribution	This credit contributes 11.1% 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 ?	
Public building	Yes	
Question	Bicycle Spaces Provided ?	
Public building	-	
1.6 End of Trip Facilities - Non-Residential		0% <input checked="" type="checkbox"/> Disabled
This credit is disabled	Credit 1.4 must be complete 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 22.2% 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 Overall contribution 3%

1.1 - Construction Waste - Building Re-Use		N/A	✦ Scoped Out
This credit was scoped out	Greenfield site.		
2.1 - Operational Waste - Food & Garden Waste		0%	
Score Contribution	This credit contributes 50.0% towards the category score.		
Criteria	Are facilities provided for on-site management of food and garden waste?		
Question	Criteria Achieved ?		
Project	No		
2.2 - Operational Waste - Convenience of Recycling		100%	
Score Contribution	This credit contributes 50.0% 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 3%

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 : * 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	
Public building	-	
Output	Minimum Common Space Required	
Public building	109 m ²	
2.1 Vegetation		100%
Score Contribution	This credit contributes 50.0% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	30 %	
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	-	
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	-	
3.2 Food Production - Non-Residential		0%
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	
Public building	-	
Output	Min Food Production Area	
Public building	43 m ²	

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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)?	

Note

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Appendix B – Preliminary Façade Assessment

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Date:	20230805	Glazing				Wall					
Project No.	VIC230073	Orientation	Area	% Area	SHGC	U-Value	Orientation	Façade Area	Wall Area	R-Value	U-Value
Project Name	Abideen College	North	153.22	53%	0.64	4.1	North	286.65	133.43	2	0.50
Engineer	CC	East	34.01	23%	0.64	4.1	East	149	114.99	2	0.50
Climate Zone	6	South	105.18	37%	0.64	4.1	South	286.5	181.32	2	0.50
		West	63.87	43%	0.64	4.1	West	149	85.13	2	0.50

Compliance

Conductance (U-value) Solar Transmission Solar Admittance from table 6a
 Achieved Maximum Compliant Achieved Maximum Compliant

Method 1

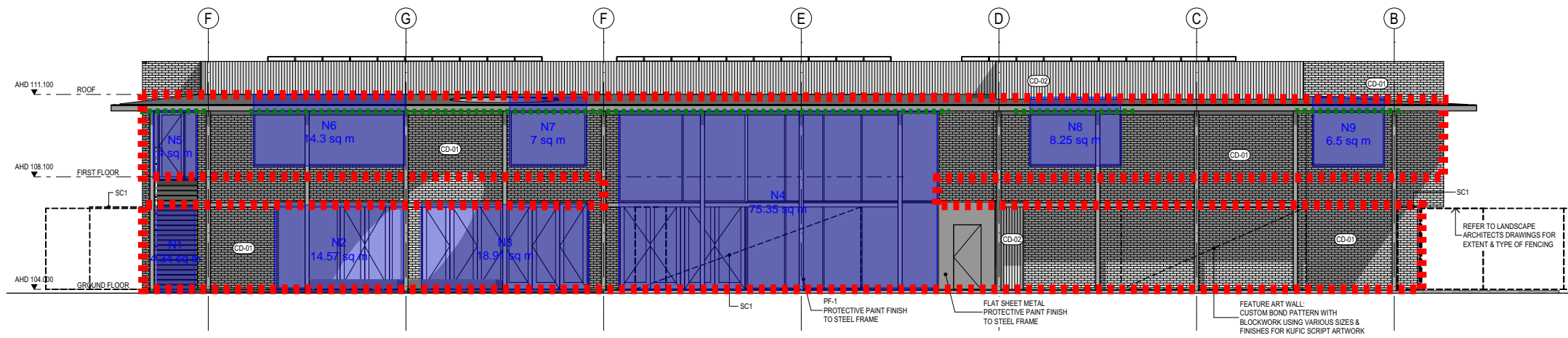
North	2.42	2.00	Fail	0.10	0.13	Pass	2.12
East	1.32	2.00	Pass	0.09	0.13	Pass	1.62
South	1.82	2.00	Pass	0.16	0.13	Fail	1.00
West	2.04	2.00	Fail	0.18	0.13	Fail	1.67

Method 2

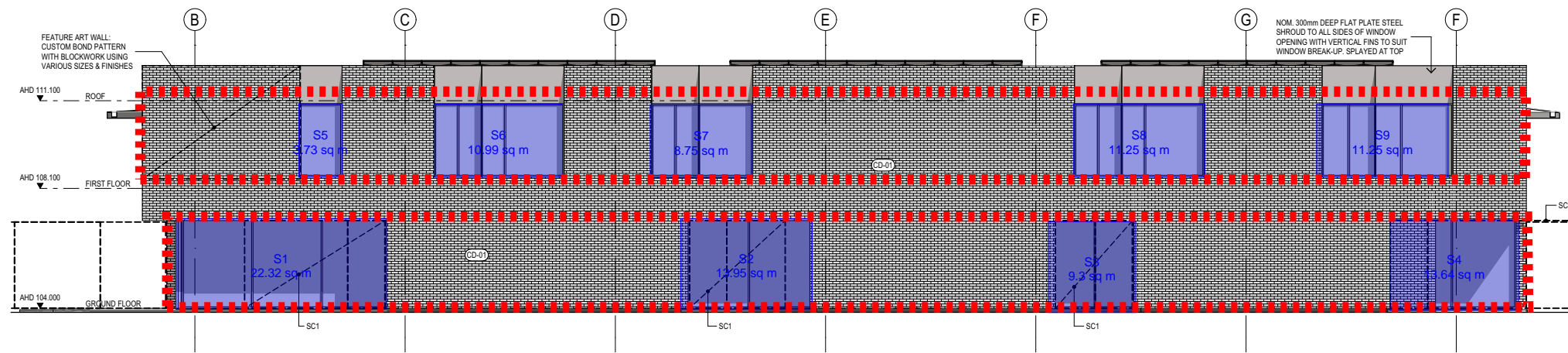
Overall	1.97	2.00	Pass	175.5	180.0	Pass	
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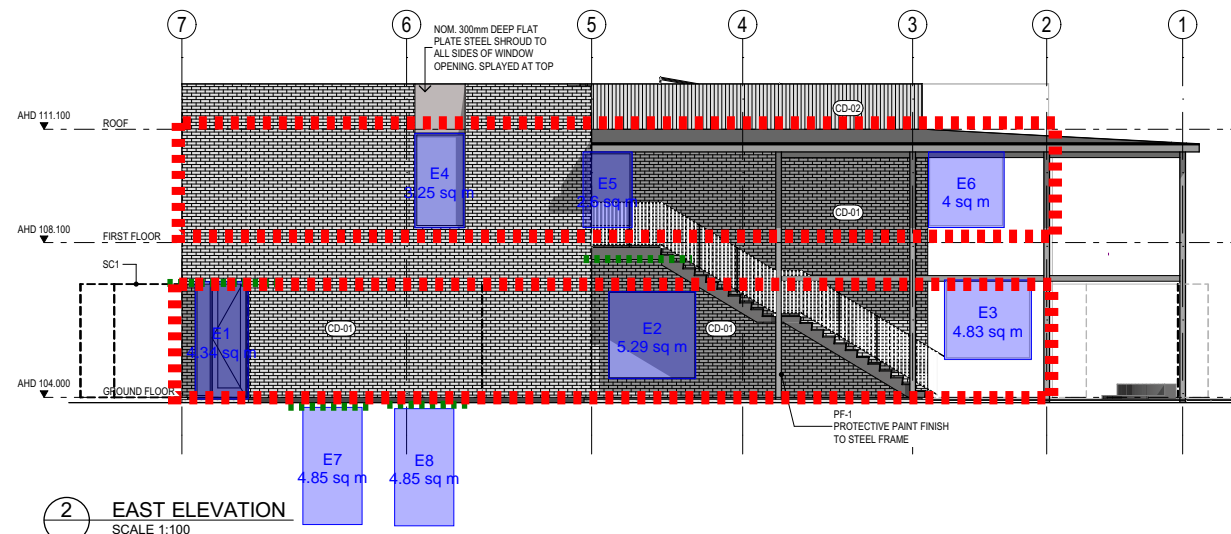
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1 NORTH ELEVATION
SCALE 1:100



5 SOUTH ELEVATION
SCALE 1:100



2 EAST ELEVATION
SCALE 1:100

- LEGEND**
- LEVEL
TYP. AHD UNLESS NOTED OTHERWISE
 - NGL INDICATIVE NATURAL GROUND LINE
 - LAZER CUT SUNSHADE / SCREEN
 - CUSTOM FOLDED & PERFORATED DECORATIVE ALUMINIUM PANEL SCREEN WITH ANODISED FINISH
 - BUILDING ELEMENT LABEL
TYPICAL ELEMENTS INCLUDE
ENCLOSURE ROOF ACCESS HATCH
DRAINAGE DOWNPIPES, RAINHEADS, GUTTERS
REFER TO MATERIALS & FINISHES SCHEDULE
 - FINISHES LABEL
REFER TO MATERIALS & FINISHES SCHEDULE
 - BRICKWORK
SUPPLIER: KRAUS
SIZE: 230mm x 110mm x 50mm HIGH
COLOUR: GHOST
MORTAR: FLUSH
 - CONCRETE BLOCK
SUPPLIER: AUSTRAL BGMASONRY
SIZE: STANDARD (380 x 900 x 190) & HALF HEIGHT (380 x 900 x 90)
COLOUR: PORCELAIN
FINISH: HONED
 - VERTICAL CLADDING
LONGLINE 305
 - METAL ROOF SHEET

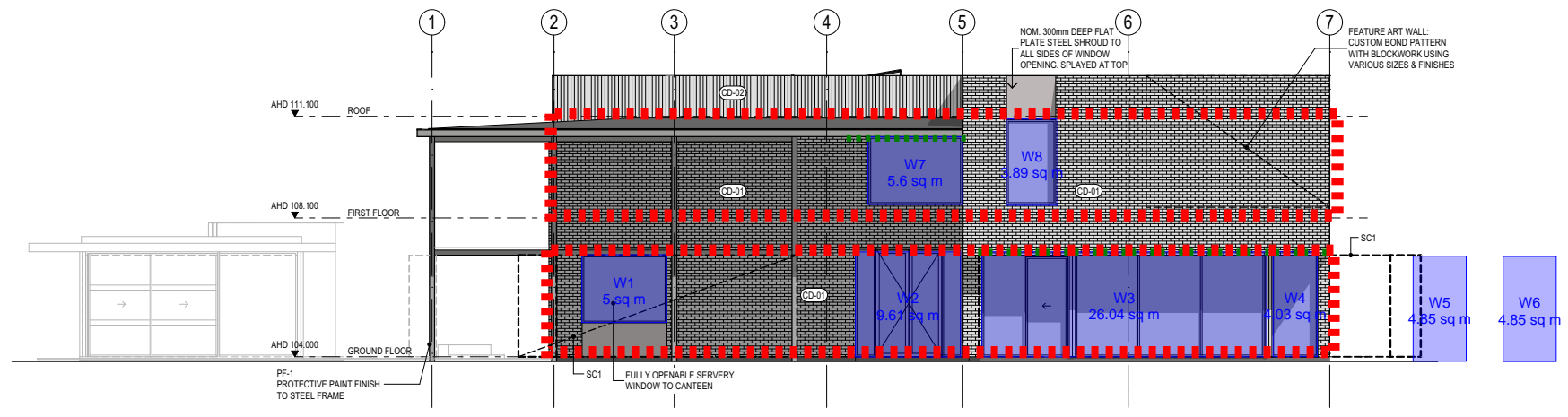
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Facade Area Summary

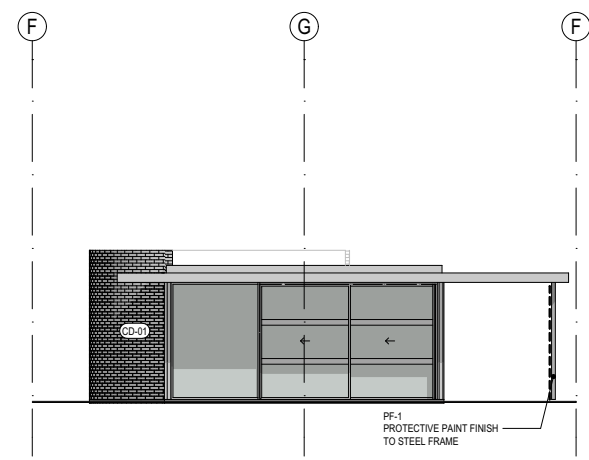
North: Facade Area: 286.65sqm, glazing area: 153.22sqm, wall area: 133.43sqm
 East: Facade Area: 149sqm, glazing area: 34.01sqm, wall area: 114.99sqm
 South: Facade Area: 286.5sqm, glazing area: 105.18sqm, wall area: 181.32sqm
 West: Facade Area: 149sqm, glazing area: 63.87sqm, wall area: 85.13sqm

- Legend**
- Facade area
 - Glazing (Vision)
 - Shading

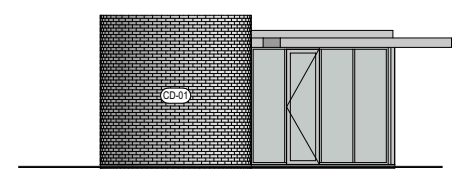
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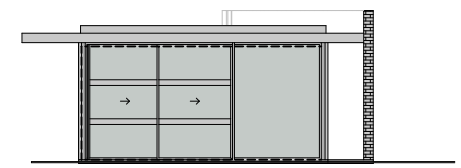
1 WEST ELEVATION
SCALE 1:100



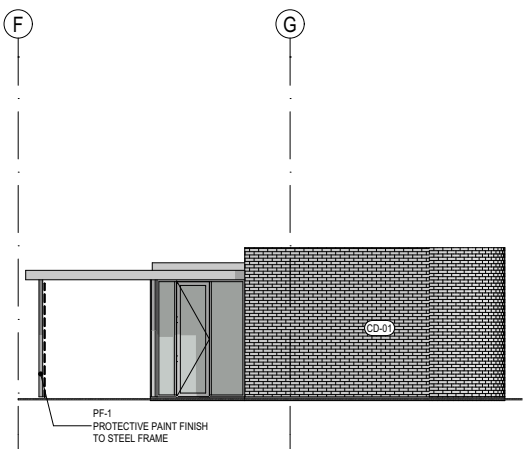
2 PAVILION NORTH ELEVATION
SCALE 1:100



3 PAVILION EAST ELEVATION
SCALE 1:100



5 PAVILION WEST ELEVATION
SCALE 1:100



4 PAVILION SOUTH ELEVATION
SCALE 1:100

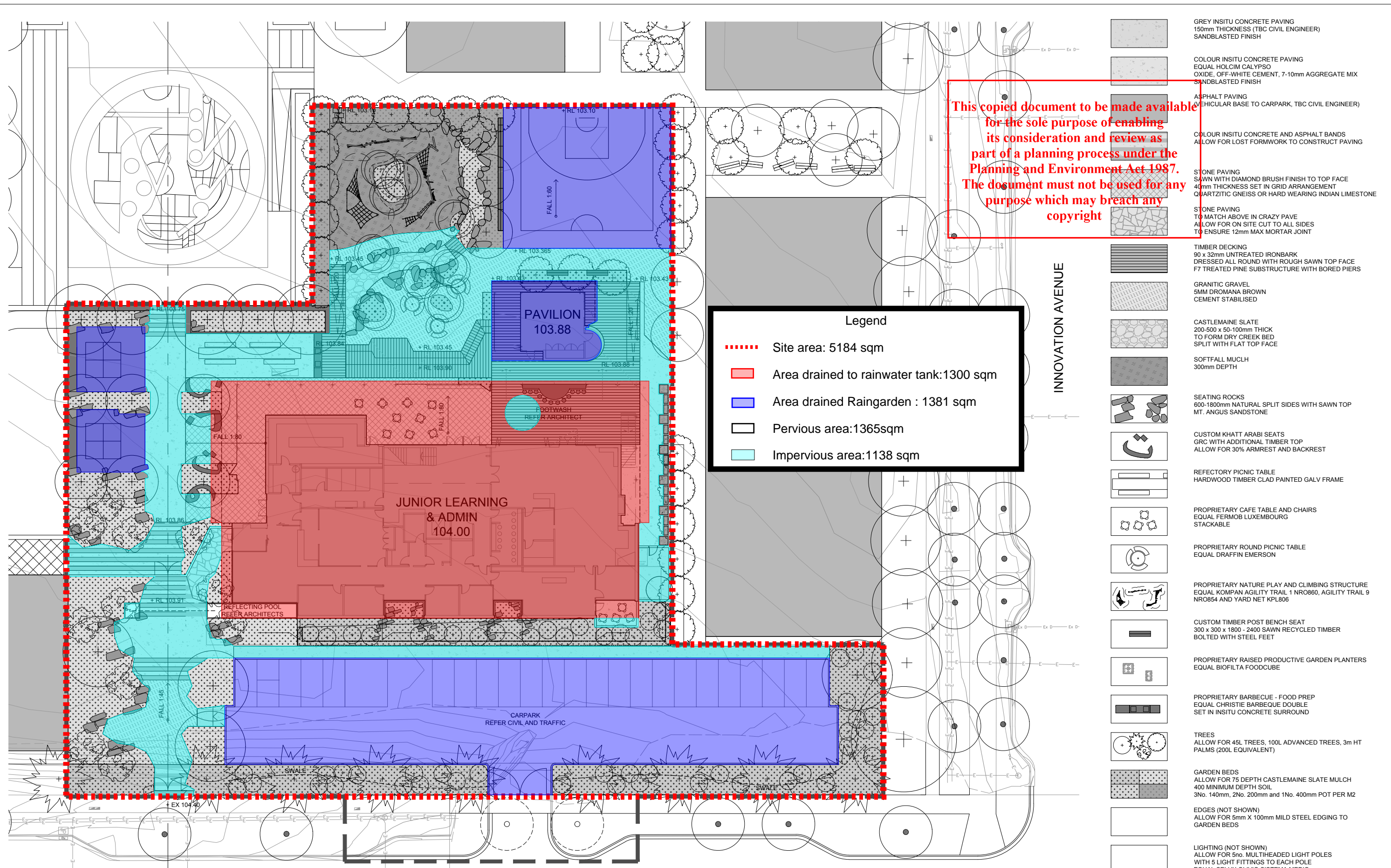
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Appendix C – Stormwater Assessment

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Legend

- - - - - Site area: 5184 sqm
- Area drained to rainwater tank: 1300 sqm
- Area drained Raingarden : 1381 sqm
- Pervious area: 1365sqm
- Impervious area: 1138 sqm

INNOVATION AVENUE

- GREY INSITU CONCRETE PAVING
150mm THICKNESS (TBC CIVIL ENGINEER)
SANDBLASTED FINISH
- COLOUR INSITU CONCRETE PAVING
EQUAL HOLCIM CALYPSO
OXIDE, OFF-WHITE CEMENT, 7-10mm AGGREGATE MIX
SANDBLASTED FINISH
- ASPHALT PAVING
VEHICULAR BASE TO CARPARK, TBC CIVIL ENGINEER)
- COLOUR INSITU CONCRETE AND ASPHALT BANDS
ALLOW FOR LOST FORMWORK TO CONSTRUCT PAVING
- STONE PAVING
SAWN WITH DIAMOND BRUSH FINISH TO TOP FACE
40mm THICKNESS SET IN GRID ARRANGEMENT
QUARTZITIC GNEISS OR HARD WEARING INDIAN LIMESTONE
- STONE PAVING
TO MATCH ABOVE IN CRAZY PAVE
ALLOW FOR ON SITE CUT TO ALL SIDES
TO ENSURE 12mm MAX MORTAR JOINT
- TIMBER DECKING
90 x 32mm UNTREATED IRONBARK
DRESSED ALL ROUND WITH ROUGH SAWN TOP FACE
F7 TREATED PINE SUBSTRUCTURE WITH BORED PIERS
- GRANITIC GRAVEL
5MM DROMANA BROWN
CEMENT STABILISED
- CASTLEMAINE SLATE
200-500 x 50-100mm THICK
TO FORM DRY CREEK BED
SPLIT WITH FLAT TOP FACE
- SOFTFALL MUCLH
300mm DEPTH
- SEATING ROCKS
600-1800mm NATURAL SPLIT SIDES WITH SAWN TOP
MT. ANGUS SANDSTONE
- CUSTOM KHATT ARABI SEATS
GRC WITH ADDITIONAL TIMBER TOP
ALLOW FOR 30% ARMREST AND BACKREST
- REFECTORY PICNIC TABLE
HARDWOOD TIMBER CLAD PAINTED GALV FRAME
- PROPRIETARY CAFE TABLE AND CHAIRS
EQUAL FERMOB LUXEMBOURG
STACKABLE
- PROPRIETARY ROUND PICNIC TABLE
EQUAL DRAFFIN EMERSON
- PROPRIETARY NATURE PLAY AND CLIMBING STRUCTURE
EQUAL KOMPAN AGILITY TRAIL 1 NRO860, AGILITY TRAIL 9
NRO854 AND YARD NET KPL806
- CUSTOM TIMBER POST BENCH SEAT
300 x 300 x 1800 - 2400 SAWN RECYCLED TIMBER
BOLTED WITH STEEL FEET
- PROPRIETARY RAISED PRODUCTIVE GARDEN PLANTERS
EQUAL BIOFILTA FOODCUBE
- PROPRIETARY BARBEQUE - FOOD PREP
EQUAL CHRISTIE BARBEQUE DOUBLE
SET IN INSITU CONCRETE SURROUND
- TREES
ALLOW FOR 45L TREES, 100L ADVANCED TREES, 3m HT
PALMS (200L EQUIVALENT)
- GARDEN BEDS
ALLOW FOR 75 DEPTH CASTLEMAINE SLATE MULCH
400 MINIMUM DEPTH SOIL
3No. 140mm, 2No. 200mm and 1No. 400mm POT PER M2
- EDGES (NOT SHOWN)
ALLOW FOR 5mm X 100mm MILD STEEL EDGING TO
GARDEN BEDS
- LIGHTING (NOT SHOWN)
ALLOW FOR 5no. MULTIHEADED LIGHT POLES
WITH 5 LIGHT FITTINGS TO EACH POLE
EQUAL SELUX OLIVIO SISTEMA MEDIO

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PRELIMINARY NOT FOR CONSTRUCTION

REV	DESCRIPTION	BY	DATE	REV	DESCRIPTION	BY	DATE
P1	ISSUE FOR SD COSTING	MR	19.07.23				

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IMPORTANT NOTE
THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE OTHER CONTRACT DOCUMENTS AND ANY INSTRUCTIONS ISSUED DURING THE COURSE OF THE CONTRACT. IT IS THE RESPONSIBILITY OF CONTRACTORS TO VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EXCAVATIONS.



CLIENT
**Abideen College
LAW Architects**

PROJECT
Abideen College

TITLE
**LANDSCAPE PLAN
STAGE 1A**

CREATED	03.07.2023	SCALE	@ A1
STATUS	SK	1:200	
DRAWN	HH	CHECKED	MR
APPROVED	CR	JOB No.	0675
DRAWING No.	LA-101	REV	P1



STORM Rating Report

TransactionID: 1629769
Municipality: MELTON
Rainfall Station: MELTON
Address: 77 Viola Drive,
Rockbank
VIC
VIC 3335
Assessor: Intrax
Development Type: Other
Allotment Site (m2): 5,184.00
STORM Rating %: 101

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Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
RWT	1,000.00	Rainwater Tank	25,000.00	100	170.00	81.00
RWT	300.00	Rainwater Tank	5,000.00	30	157.60	76.00
Impervious Raingarden	1,381.00	Raingarden 100mm	20.00	0	121.80	0.00
Impervious Untreat	1,138.00	None	0.00	0	0.00	0.00

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