

Sustainable Management Plan

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Project

St Aloysius College – Stage 3

Client

Hayball



Table of Contents

1 Executive Summary3

2 Introduction4

3 Planning Scheme Requirements.....4

4 ESD Commitments5

Appendix A – BESS Report Energy Category.....7

Appendix B – BESS Report Water Category8

Appendix C – Fabric Assessment9

Appendix D – BlueFactor Assessment10

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Document Revision History

Date	Rev	Author	Comments
17.02.2026	A	Steve Toy	Preliminary issue
07.04.2026	B	Steve Toy	Updated to include 53.18

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1 Executive Summary

This Sustainability Management Plan (SMP) provides the environmentally sustainable development requirements for the development for the St Aloysius College – Stage 3 project at 46 Brougham St, North Melbourne, Victoria. The assessment complies with the planning scheme requirements as follows:

- City of Melbourne Planning Scheme Clause 15.01-2L-01
 - **Energy Efficiency:** Built Environment Sustainability Scorecard (BESS) Energy Category with a category score >50%
 - **Water Efficiency:** Built Environment Sustainability Scorecard (BESS) Water Category with a category score >60%
- City of Melbourne Planning Scheme Clause 53.18-5
 - **Stormwater Management Objectives:** BlueFactor score of 100% and reduce heat island effect

The proposed development comprises of the following:

- Heritage building on street frontage to be retained (approximately 100sqm)
- Extension of building to rear of property including Education spaces (approximately 350 sqm).

The key items that will be incorporated include:

- Water
 - Water efficient fittings, fixtures and appliances:
 - Toilets: 4 Stars
 - Taps: 5 Stars
 - Dishwashers: 4 Stars
 - Rainwater for toilet flushing and irrigation.
 - 5kL tank
 - 350sqm collection area
- Energy
 - All electric development
 - High performance fabric and glazing.
 - High efficiency heating and cooling systems.
 - High efficiency domestic hot water system.

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2 Introduction

This report provides an overview of the environmentally sustainable development (ESD) strategy for the proposed St Aloysius College – Stage 3 development at 46 Brougham St, North Melbourne, Victoria.

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 Hayball

The proposed development comprises of the following:

- Heritage building on street frontage to be retained (approximately 100sqm)
- Extension of building to rear of property including Education spaces (approximately 350 sqm).

3 Planning Scheme Requirements

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3.1 Current Planning Scheme

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

- Melbourne Planning Scheme 15.01-2L-01 Energy and Resource Efficiency
- Planning Scheme 53.18-5 Stormwater Management Objectives for Buildings and Works

The project is an existing building extension with less than 500sqm of additional area.

3.2 Planning Scheme Objective

Clause 15.01-2L-01

To ensure buildings achieve high environmental performance standards at the design, construction and operation phases.

Clause 53.18-5

To encourage stormwater management that maximises the capture and reuse of stormwater.

To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.

3.3 Demonstration Objective Achieved

To demonstrate the planning scheme objective following metrics are recommended

Clause 15.01-2L-01

- Energy Efficiency:** Compliance with the energy efficiency requirements of the Sustainable Design Scorecard or equivalent
- Water Efficiency:** 3 points for Wat-1 credit the Green Star – Education rating tool or equivalent

The tools proposed above (Sustainable Design Scorecard and Green Star – Education) have been superseded and the 'equivalent tools' proposed are below:

- Energy Efficiency:** Built Environment Sustainability Scorecard (BESS) Energy Category with a category score >50%
- Water Efficiency:** Built Environment Sustainability Scorecard (BESS) Water Category with a category score >60%

Clause 53.18-5

- The first two objectives are demonstrated using the BlueFactor tool with a score of >100%
- The third objective is achieved by demonstrating general compliance with Green Star Buildings Heat Resilience credit.
- The final objective is not applicable to this project as there are no industrial or commercial chemicals stored in areas that would drain to stormwater system.

4 ESD Commitments

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4.1 Water (Integrated Water Management)

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: - Toilets: 4 Stars - Taps: 5 Stars - Dishwashers: 4 Star	Architect	Building permit documents
1.1	Rainwater Collection & Reuse	5kL rainwater tanks connected to: - Toilets - Irrigation	Building Services	Building permit documents
1.1	Non-potable mains	Non-potable water mains are not available at this site, but building will be configured to allow for future connection.	Building Services	Building permit documents
2.1	Stormwater Treatment	100% Blue Factor, through 5kL Rainwater tank 350sqm capture area	Building Services	Building permit documents

4.2 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 levels meet NCC 2022 requirements.	Architect	Building permit documents
1.1	Thermal Performance Rating - Non-Residential	Wall and glazing meet NCC 2022 facade calculator. Note Heritage façade may be excluded.	Architect	Building permit documents
2.1 2.2	Greenhouse Gas Emissions & Peak Demand	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
2.6	Electrification	Development is all electric (no natural gas).	Building Services	Building permit documents
2.7	Energy Consumption	Meet the benchmark demonstrated by the deemed to satisfy criteria.	Building Services	Building permit documents
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 J7D3a of the NCC 2022.	Building Services	Building permit documents

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4.3 Stormwater

The stormwater objectives are met as follows:

Item	Title	Commitment	Responsibility	Evidence
4.3-1	BlueFactor	Score >100%	Architect/Civil/ Building Services	Building permit documents
4.3-2	Heat Island Impact	75% of site area complies with the following: - Roof <15 degree: SRI >64 - Roof >15 degree: SRI >34 - Hardscaping: SRI >34 - Vegetation (incl Green roof and tree canopy) - Water bodies - Solar panels Excludes area that cannot be changed due to heritage.	Architect	Appendix E

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Appendix A – BESS Report Energy Category

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Operational Energy Overall contribution 27.5%

		Minimum required 50%	72%	✓ Pass
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Project profile	
Use the BESS Deem to Satisfy (DtS) method for Non-residential spaces?:	Yes
Are you installing any renewable energy system(s) (other than solar photovoltaic)?:	No
Energy Supply:	All-electric
Non-residential Deemed-to-Satisfy profile	
Do all exposed floors and ceilings (forming part of the envelope) demonstrate a minimum 10% improvement in required NCC2022 insulation levels (total R-value upwards and downwards)?:	Yes
Does all wall and glazing demonstrate meeting the required NCC2022 facade calculator (or better than the total allowance)?:	Yes
Are heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available?:	Yes
Are water heating systems within one star of the most efficient or 85% or better than the most efficient equivalent capacity unit?:	Yes
1.1 Thermal Performance Rating - Non-Residential	37%
Score Contribution	This credit contributes 4.4% towards the category score.
Criteria	What is the % reduction in heating and cooling energy consumption against the reference case (NCC2022 Section 1)?
2.1 Greenhouse Gas Emissions	100%
Score Contribution	This credit contributes 9.1% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
2.2 Peak Demand	100%
Score Contribution	This credit contributes 4.5% towards the category score.
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?
2.6 Electrification	100%
Score Contribution	This credit contributes 13.6% towards the category score.
Criteria	Is the development all-electric?
Question	Criteria Achieved?
Project	Yes
2.7 Energy consumption	100%

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Score Contribution	This credit contributes 18.2% towards the category score.	
Criteria	What is the % reduction in annual energy consumption against the benchmark?	
3.1 Carpark Ventilation		N/A ✦ Scoped Out
No enclosed carpark		
This credit was scoped out	No enclosed carpark	
3.2 Hot Water - Non-Residential		100%
Score Contribution	This credit contributes 4.5% towards the category score.	
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?	
3.7 Internal Lighting - Non-Residential		100%
Score Contribution	This credit contributes 9.1% towards the category score.	
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J7D3a of the NCC 2022 Vol 1?	
Question	Criteria Achieved ?	
Office	Yes	
Public building	Yes	
4.1 Combined Heat and Power (cogeneration / trigeneration)		N/A ✦ Scoped Out
No cogeneration or trigeneration system in use.		
This credit was scoped out	No cogeneration or trigeneration system in use.	
4.2 Renewable Energy Systems - Solar		0% ⚡ Disabled
No solar PV renewable energy is in use.		
This credit is disabled	No solar PV renewable energy is in use.	
4.4 Renewable Energy Systems - Other		N/A ✦ Scoped Out
No other (non-solar PV) renewable energy is in use.		
This credit was scoped out	No other (non-solar PV) renewable energy is in use.	

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Appendix B – BESS Report Water Category

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IWM Overall contribution 22.5%**89% ✓ Pass**

Do you have a reticulated third pipe or an on-site water recycling system?: No

Are you installing a swimming pool?: No

Stormwater profile

Which stormwater modelling software are you using?: Blue Factor

Blue Factor score achieved?: 100

Flow: 1 %

Total Suspended Solids: 80 %

Total Phosphorus: 55 %

Total Nitrogen: 45 %

Rainwater tank profile

What is the total roof area connected to the rainwater tank?:

RWT 350 m²

-

Tank Size:

RWT 5,000 Litres

Irrigation area connected to tank:

RWT 190 m²

Is connected irrigation area a water efficient garden?

RWT No

Other external water demand connected to tank?:

RWT 0.0 Litres/Day

-

Fixtures, fittings & connections profile

Building:

Staff Areas Existing Heritage Building

Education Areas Building Extension

Showerhead: All Scope out

Bath: All Scope out

Kitchen Taps: All >= 5 Star WELS rating

Bathroom Taps: All >= 5 Star WELS rating

Dishwashers:

Staff Areas >= 4 Star WELS rating

Education Areas Scope out

WC: All >= 4 Star WELS rating

Urinals: All Scope out

Washing Machine Water Efficiency: All Scope out

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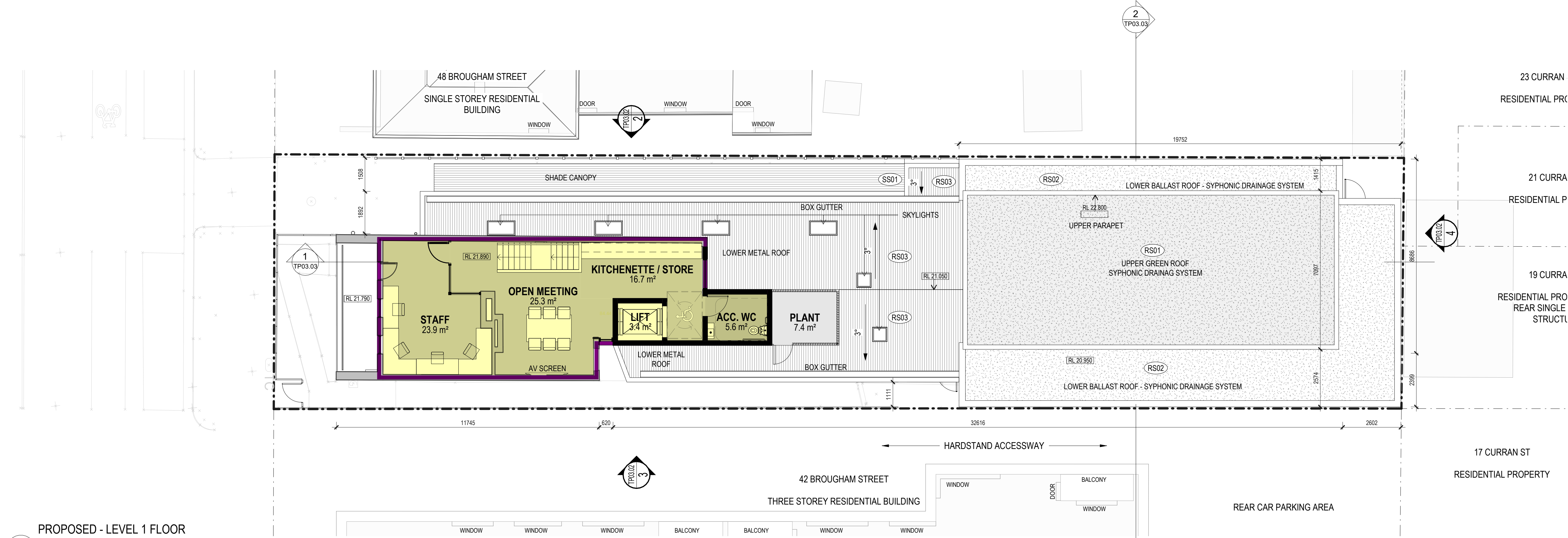
Which non-potable water source is the dwelling/space connected to?: All	RWT		
Non-potable water source connected to Toilets: All	Yes		
Non-potable water source connected to Laundry (washing machine): All	No		
Non-potable water source connected to Hot Water System: All	No		
1.1 Potable Water Use		89%	✓ Achieved
Score Contribution	This credit contributes 33.3% 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	858 kL		
Output	Proposed (excluding rainwater and recycled water use)		
Project	660 kL		
Output	Proposed (including rainwater and recycled water use)		
Project	326 kL		
Output	% Reduction in Potable Water Consumption		
Project	61 %		
Output	% of connected demand met by rainwater		
Project	46 %		
Output	How often does the tank overflow?		
Project	Never / Rarely		
Output	Opportunity for additional rainwater connection		
Project	84 kL		
2.1 Stormwater Treatment		100%	✓ Achieved
Score Contribution	This credit contributes 60% towards the category score.		
Criteria	Has best practice stormwater management been demonstrated?		
Output	Min Blue Factor Score		
Project	100		
Output	Blue Factor Score		
Project	100		
3.1 Water Efficient Landscaping		0%	
Score Contribution	This credit contributes 6.7% towards the category score.		
Criteria	Will water efficient landscaping be installed?		
Question	Criteria Achieved ?		
Project	No		
4.1 Building Systems Water Use		N/A	✦ Scoped Out
No sprinklers or water-based air conditioning systems.			
This credit was scoped out	No sprinklers or water-based air conditioning systems.		

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Appendix C – Fabric Assessment

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2
PROPOSED - LEVEL 1 FLOOR
PLAN
1:100

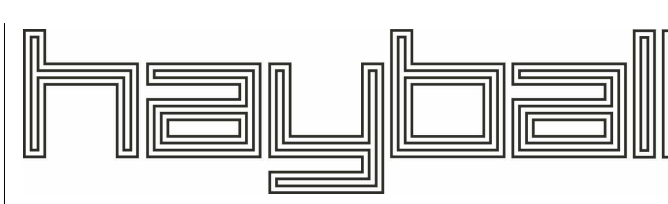
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1
PROPOSED - GROUND FLOOR
PLAN
1:100

Project Title
ST ALOYSIUS COLLEGE 46 BROUGHAM ST
REDEVELOPMENT
NORTH MELBOURNE, VIC 3051



Wurundjeri Country
MELBOURNE
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Melbourne VIC 3000
T +61 3 9699 3644
ABN: 94008394261 Nominated Architects ACT: David Tordoff 2734,
NSW: David Tordoff 8029, SA: Hayball 3256,
TAS: Hayball F357, VIC: Hayball 50070

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Rev	Date	Description	Checked by	Issued by
1	29.01.2026	WIP Town Planning Package	JF	JF
2	26.02.2026	SD Cost Plan Issue	OW	JF
3	11.03.2026	Pre-Application Meeting Draft	OW	JF
4	12.03.2026	Pre-Application Meeting Issue for Coordination	OW	JF
5	02.04.2026		OW	JF

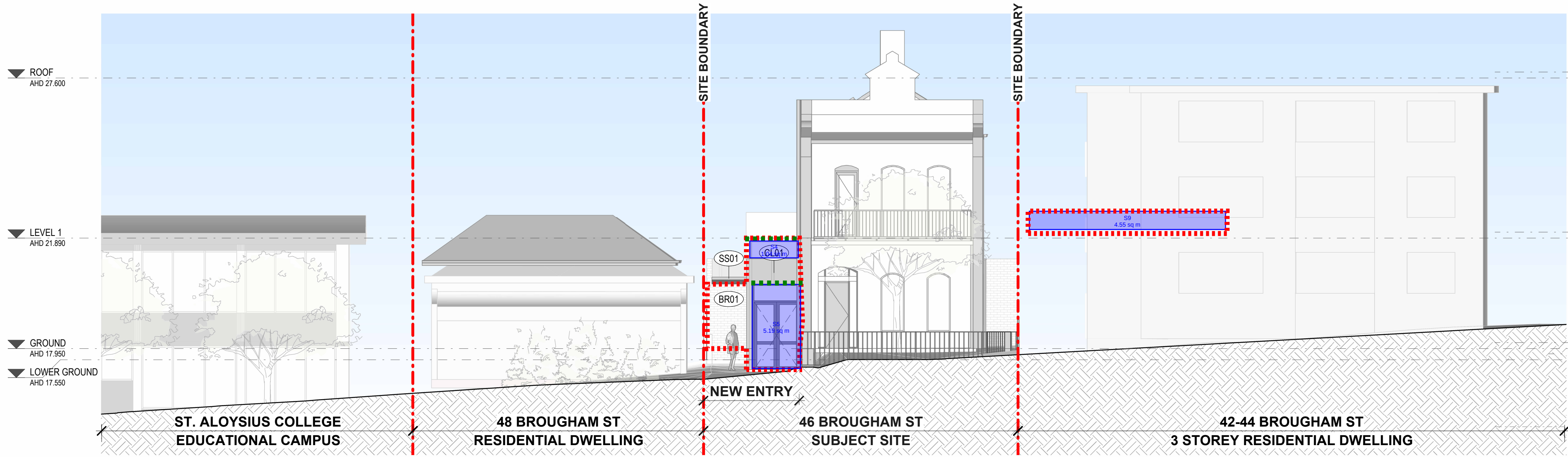
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PROPOSED FLOOR PLANS

Status
TOWN PLANNING
DRAFT

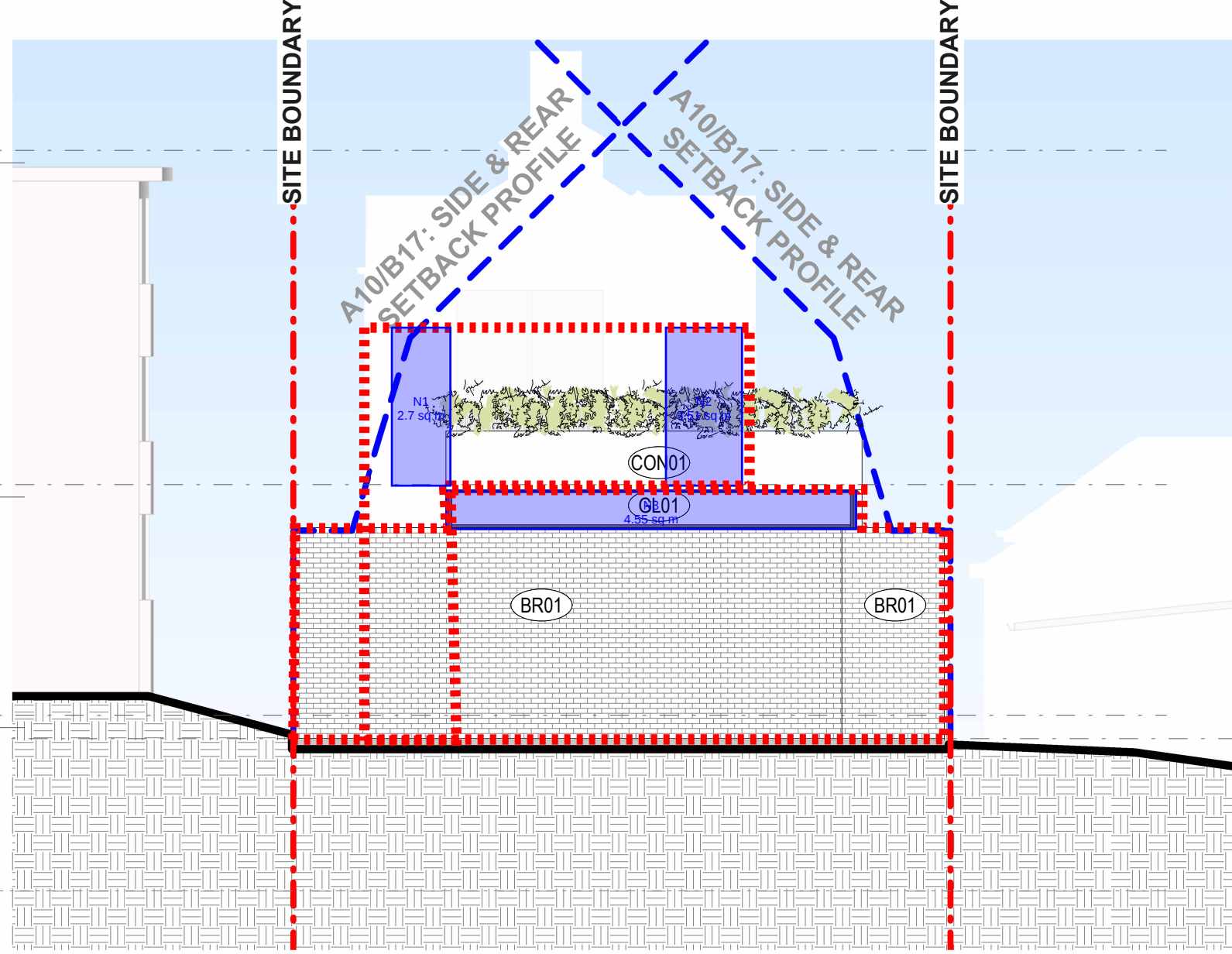
Project No
2486.05
Drawing No
TP03.01

Revision
5

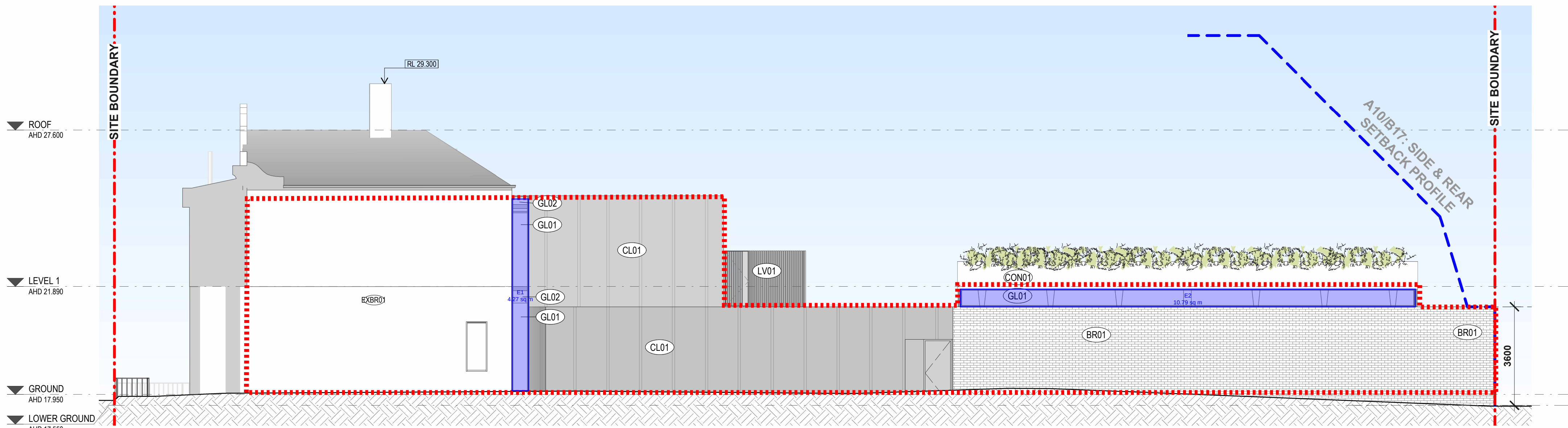
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



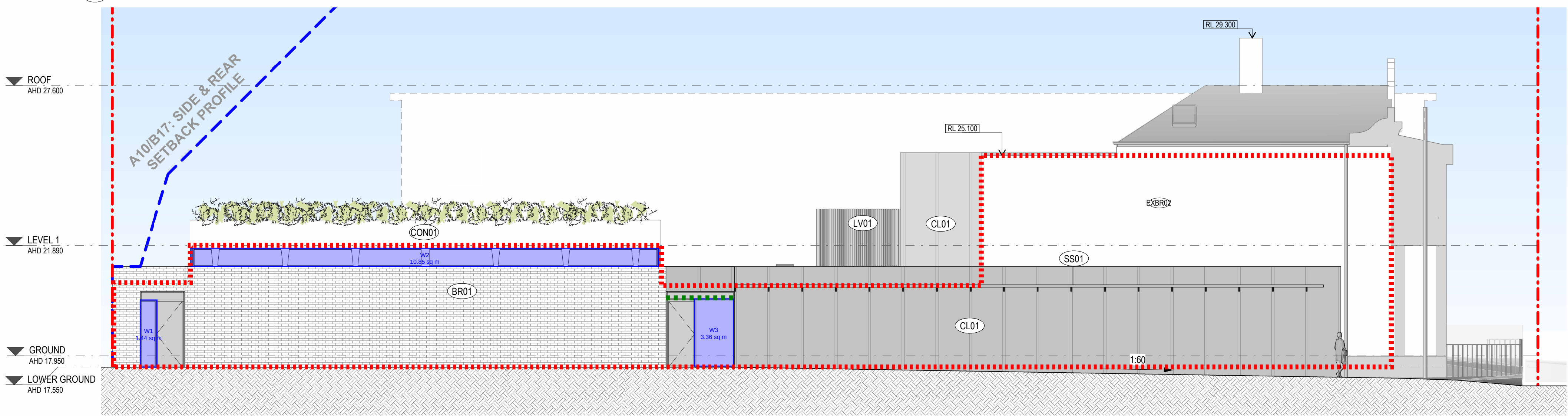
1 PROPOSED - SOUTH ELEVATION
1:100



4 PROPOSED - NORTH ELEVATION
1:100



3 PROPOSED - EAST ELEVATION
1:100

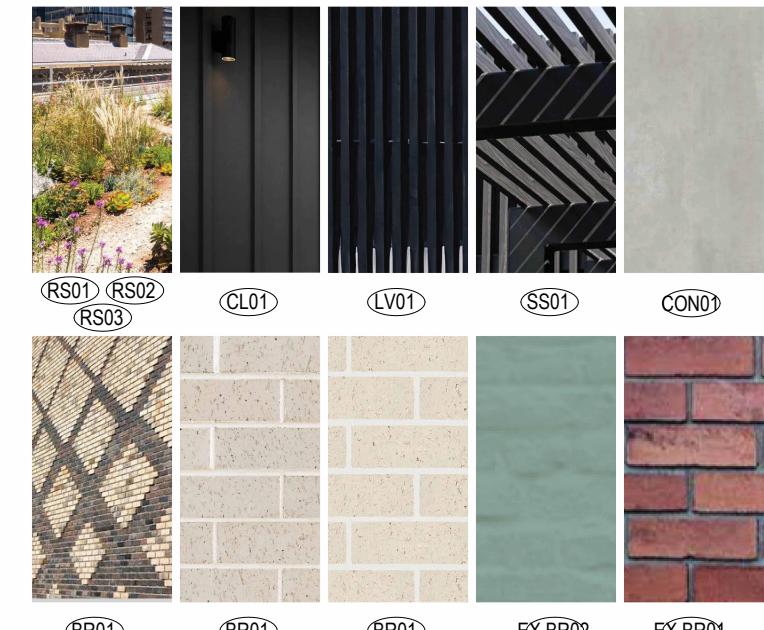


2 PROPOSED - WEST ELEVATION
1:100

Legend

- Facade area
- Glazing (Vision)
- Shading

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MATERIAL LEGEND	
EX.BR01	EXISTING RED FACE BRICKWORK
EX.BR02	EXISTING PAINTED BRICKWORK
RS01	PLANTED AND GRAVEL MULCH ROOF
RS02	GRAVEL BALLAST ROOF
RS03	PREFINISHED METAL DECK ROOF
SS01	PREFINISHED HORIZONTAL SUNSHODE BATTEN SCREEN - CHARCOAL
LV01	PREFINISHED BATTEN VERTICAL SCREEN - CHARCOAL
CL01	PREFINISHED SHEET CLADDING & BATTEN TRIM
BR01	POLYCHROMATIC PATTERN FACE BRICKWORK, 50% BRICK TYPE A, 50% BRICK TYPE B
CON01	NATURAL GREY CONCRETE

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

NCC 2022 J4D6 Façade Calculator

Date:	8.4.2026	Glazing				
Project No.	VIC250313	Orientation	Area	% Area	SHGC	U-Value
Project Name	St Aloysius College St	North	10.76	16%	0.39	5.8
Engineer	CC	East	15.06	7%	0.39	5.8
Building Class	5	South	24.63	37%	0.39	5.8
Climate Zone	6	West	15.95	7%	0.39	5.8

Wall				
Orientation	Façade Area	Wall Area	R-Value	U-Value
North	69.1	58.34	2.0	0.50
East	226.1	211.04	2.0	0.50
South	66.1	41.47	2.0	0.50
West	224.82	208.87	2.0	0.50

Compliance	Solar Transmission			Conductance (U-value)		
	Achieved	Maximum	Compliant	Achieved	Maximum	Compliant
	Results	8.4	8.6	0.94	2.00	

Pass

Pass

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Glazing Schedule

North

Glazing No	Area (sqm)	SHGC	U-Value	Projection (P) (m)	Height (H) (m)	Head offset (G) (m)	G/H	P/H	Shading Multiplier	Solar Admittance	Weighted U- Value
N1	2.7	0.39	5.8	0	0	0	0	0	1.00	0.02	0.23
N2	3.51	0.39	5.8	0	0	0	0	0	1.00	0.02	0.29
N3	4.55	0.39	5.8	0	0	0	0	0	1.00	0.03	0.38
N4	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
N5	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
N6	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
N7	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
N8	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
N9	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
N10	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
N11	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0

East

Glazing No	Area (sqm)	SHGC	U-Value	Projection (P) (m)	Height (H) (m)	Head offset (G) (m)	G/H	P/H	Shading Multiplier	Solar Admittance	Weighted U- Value
E1	4.27	0.39	5.8	0	0	0	0	0	1.00	0.01	0.11
E2	10.8	0.39	5.8	0	0	0	0	0	1.00	0.02	0.28
E3	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
E4	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
E5	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
E6	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
E7	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
E8	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
E9	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
E10	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
E11	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0

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South

Glazing No	Area (sqm)	SHGC	U-Value	Projection (P) (m)	Height (H) (m)	Head offset (G) (m)	G/H	P/H	Shading Multiplier	Solar Admittance	Weighted U- Value
S1	2.16	0.39	5.8	1.8	3.4	0.8	0.2	0.5	0.85	0.01	0.19
S2	2.13	0.39	5.8	1.8	3.4	0.8	0.2	0.5	0.85	0.01	0.19
S3	2.13	0.39	5.8	1.8	3.4	0.8	0.2	0.5	0.85	0.01	0.19
S4	1.04	0.39	5.8	1.5	0.6	0	0	2.5	0.26	0.00	0.09
S5	5.19	0.39	5.8	1.5	4.6	1.6	0.3	0.3	0.96	0.03	0.46
S6	3.99	0.39	5.8	1.8	3.7	0.8	0.2	0.5	0.85	0.02	0.35
S7	1.72	0.39	5.8	1.8	3.1	1	0.3	0.6	0.87	0.01	0.15
S8	1.72	0.39	5.8	1.8	3.1	1	0.3	0.6	0.87	0.01	0.15
S9	4.55	0.39	5.8	0	0	0	0	0	1.00	0.03	0.4
S10	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
S11	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0

West

Glazing No	Area (sqm)	SHGC	U-Value	Projection (P) (m)	Height (H) (m)	Head offset (G) (m)	G/H	P/H	Shading Multiplier	Solar Admittance	Weighted U- Value
W1	1.44	0.39	5.8	0	0	0	0	0	1.00	0.00	0
W2	10.9	0.39	5.8	0	0	0	0	0	1.00	0.02	0
W3	3.66	0.39	5.8	1.9	2.4	0	0	0.8	0.41	0.00	0
W4	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
W5	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
W6	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
W7	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
W8	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
W9	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
W10	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0
W11	0	0.39	5.8	0	0	0	0	0	1.00	0.00	0

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Appendix D – BlueFactor Assessment

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St Aloysius College - Stage 3

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

103%
SCORE

Project details

Name	St Aloysius College - Stage 3
Project ID	E326F00A
Street address	46 Brougham St, North Melbourne VIC 3051, Australia
Municipality	Melbourne
Site area	567 m ²
Planning Number	

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Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume (harvested or captured) (%)	0%	>27%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%	✗
Total suspended solids (%)	47%	>80%	✗
Total phosphorus (%)	47%	>45%	✓
Total nitrogen (%)	46%	>45%	✓
Total gross pollutants (%)	56%	>70%	✗

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Connections

Configuration 1



Roof - Extension 260m2



Rainwater Tank
Rainwater tank retention volume in kilolitres: 5

Catchments



Green Roof Pervious (garden and lawn), 110m2



Roof - Extension 260m2



Heritage Roof 70m2



Impervious Area Paved, 127m2

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Treatments



Rainwater Tank
Rainwater tank retention volume in kilolitres: 5

181%

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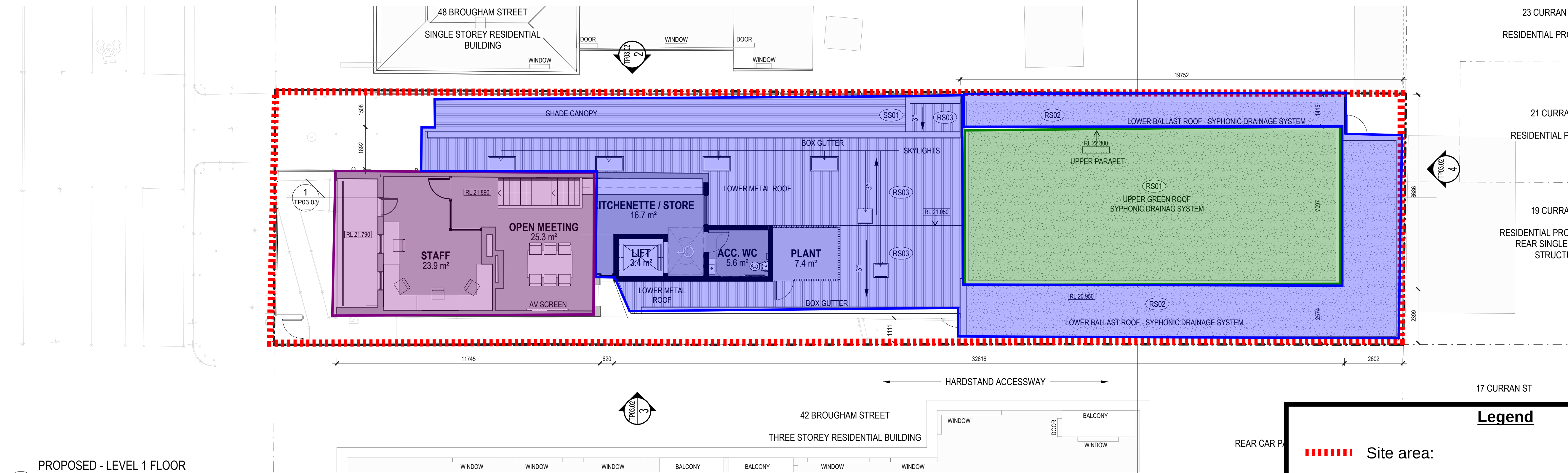


Building Non-Residential BCA Class 5 - Commercial/Office,
64 employee(s)

Water sources	I want to calculate my water use based on fixtures and fittings
Basin taps - Primary water source	Mains water
Basin taps - Efficiency	5 star WELS rating
Showers - Primary water source	Mains water
Showers - Efficiency	Scope out
Clothes Washer - Primary water source	Rainwater
Clothes Washer - Efficiency	Scope out
Urinal - Primary water source	Mains water
Urinal - Efficiency	No urinals
Toilets connected to mains water	0
Toilets connected to rainwater	2
Toilets connected to recycled water	0
Toilets efficiency	4 star WELS rating
Garden water use	Under Water demands are in use
Garden primary water source	Rainwater
Irrigated garden area supplied by:	
• Mains	0 m ²
• Rainwater Tank	890 m ²
• Recycled Water	0 m ²
Garden water use efficiency	Low

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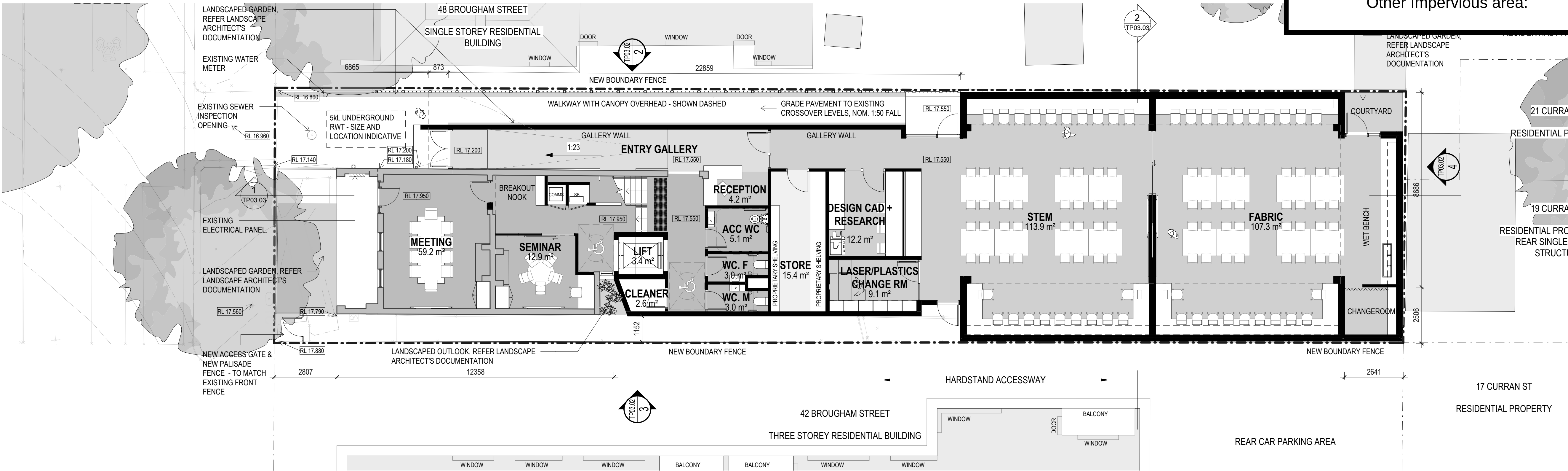
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PROPOSED - LEVEL 1 FLOOR PLAN
1:100

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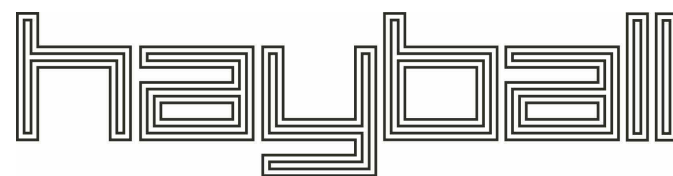
Legend		
	Site area:	567 sqm
	Roof extension:	260 sqm
	Green roof:	117 sqm
	Heritage roof:	70 sqm
	Other Impervious area:	120 sqm



PROPOSED - GROUND FLOOR PLAN
1:100

ADVERTISED PLAN

Project Title
ST ALOYSIUS COLLEGE 46 BROUGHAM ST
REDEVELOPMENT
NORTH MELBOURNE, VIC 3051



Wurundjeri Country
MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644
ABN: 94008394261 Nominated Architects ACT: David Tordoff 2734,
NSW: David Tordoff 8029, SA: Hayball 3256,
TAS: Hayball F357, VIC: Hayball 50070

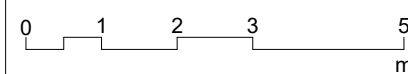
Gedjegal Country
SYDNEY
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Surry Hills NSW 2010
T +61 3 9699 9329

Yuggera + Turrbal Country
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Date Printed 2/04/2026 5:22:40 PM

Scale 1:100@ A1



Rev	Date	Description	Checked by	Issued by
1	29.01.2026	WIP Town Planning Package	JF	JF
2	26.02.2026	SD Cost Plan Issue	OW	JF
3	11.03.2026	Pre-Application Meeting Draft	OW	JF
4	12.03.2026	Pre-Application Meeting Issue for Coordination	OW	JF
5	02.04.2026		OW	JF

Drawing Title
PROPOSED FLOOR PLANS

Status
TOWN PLANNING
DRAFT

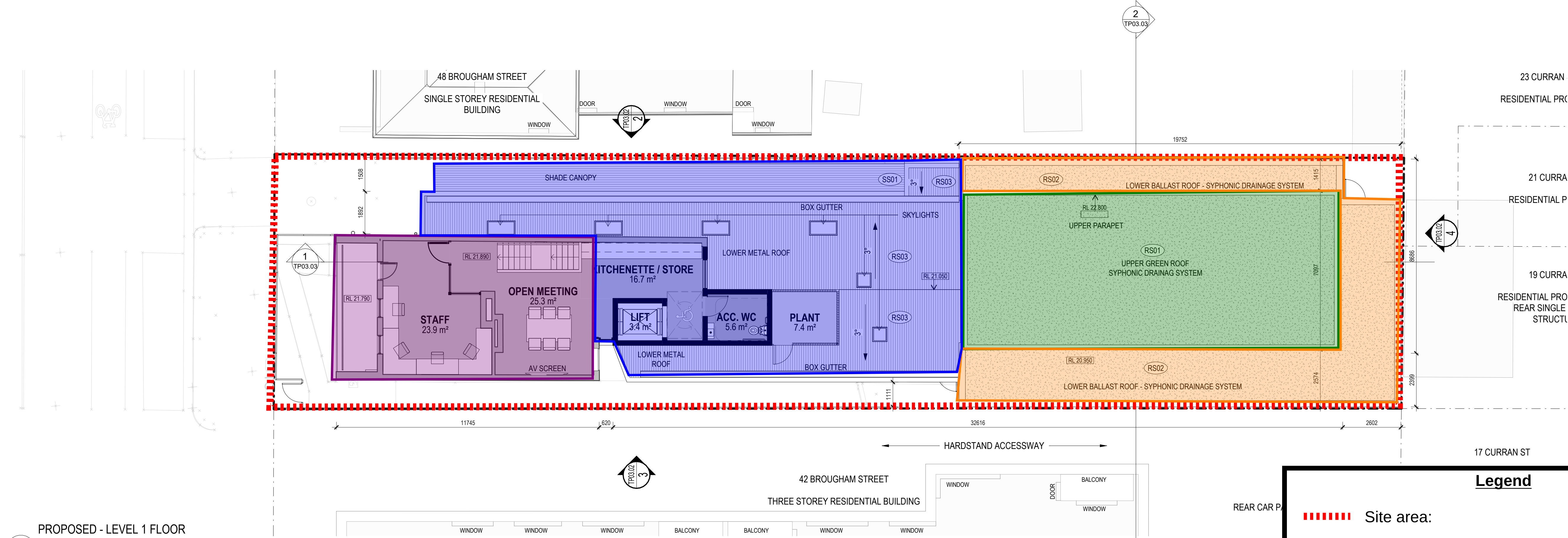
Project No
2486.05
Drawing No
TP03.01

Revision
5

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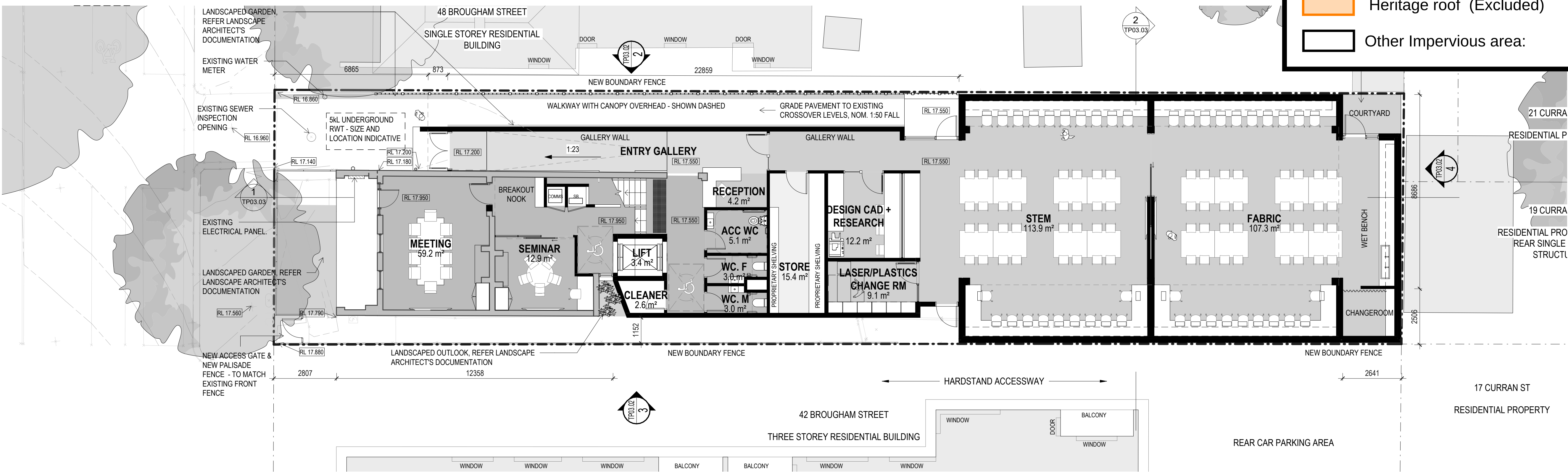
Appendix E – Heat Island Impact Assessment

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Legend		
	Site area:	567 sqm
	Roof extension (SRI >64)	170 sqm
	Green roof (Compliant)	117 sqm
	Ballast Roof (SRI >34)	90 sqm
	Heritage roof (Excluded)	70 sqm
	Other Impervious area:	120 sqm



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Kepulauan Riau

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Kepulauan Riau

Vietnam

Ho Chi Minh City

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Ho Chi Minh City

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