



## ADVERTISED PLAN

05 January 2022

The Development Approvals Coordinator  
Department of Environment, Land, Water and Planning  
Level 8, 8 Nicholson Street,  
**EAST MELBOURNE, VIC 3002**

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To the Development Approvals Coordinator,

### **Re: Darul Ulum College of Victoria – Stage 14 - VCE and Administration Building**

This application outlines the proposal of **Darul Ulum College of Victoria** (DUCV) to erect a new Classroom and Administration building. The project responds to a recent Moreland City Council decision to amend an existing planning permit so that the school could increase its staff and student numbers – refer MPS/2014/93/B in Appendix 1.

Town planning approval is sought for the new construction works. Assessment of this application should consider the following:

- There is no change in student or staff numbers intended from the development;
- There is no change in vehicular traffic or noise levels intended from the development;
- There is no change in the hours of school occupation or use intended from the development, and;
- The development does not have any visual or shadow impact on surrounding properties.

### Site and Surrounds

The subject site is located in Fawkner about 1km east of Sydney Rd aligned where the Fawkner Cemetery is located on its western side just south of the M80 Ring Road intersection. The site sits within a fairly large residential pocket of Fawkner with a central cluster of numerous educational, community and open space facilities.



Figure 1 – Aerial view of DUCV site in Fawkner



**Darul Ulum College of Victoria – Stage 14 - VCE and Administration Building**

The site for the proposed building is located centrally along the southern side of the school site adjacent to existing car parking spaces with an associated aisle driveway. Currently the proposed building site is occupied by a staff car park that provides 28 car parking spaces. The College intends to relocate these staff parking spaces to a new car park at 19 Miller Street Fawkner, located adjacent to the school.

**Planning Zone and Overlays**

The school site is zoned General Residential Zone under the Moreland Planning Scheme.

It has a public high school to its north that is in a Public Use Zone. The park at the southern end of Elizabeth Street at its bend and the land to the west of the College site are zoned PPRZ.

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)

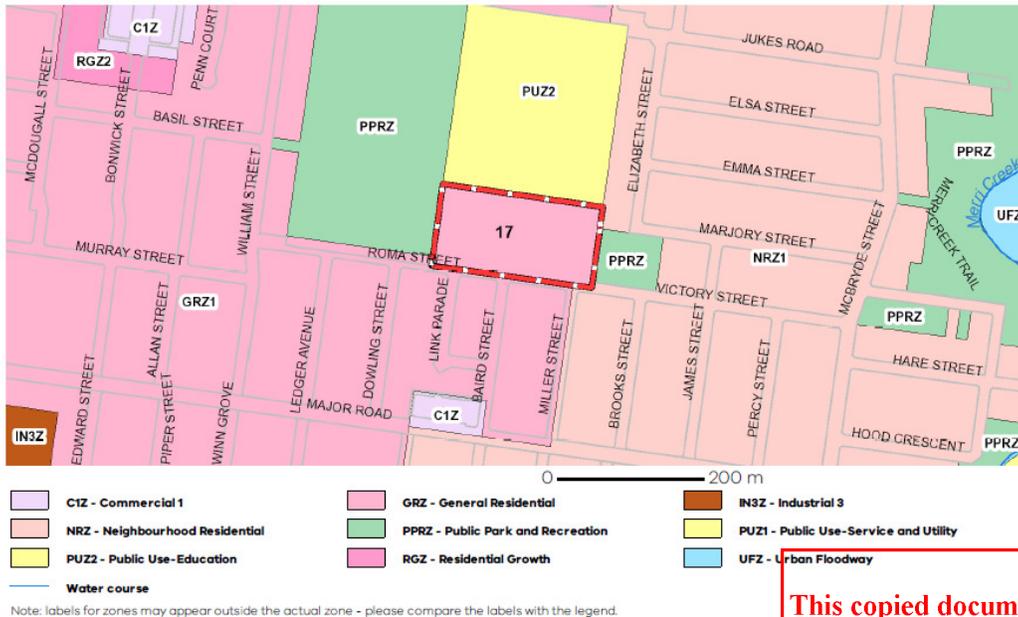


Figure 2 – Zoning map of site and surrounds

Subject to planning approval, a school (place of assembly) is a permitted use under Section 2 of Clause 32.01-1. Unless a master plan has been approved, each development requires separate town planning approval. In this case, planning permits have been sought for each stage of development undertaken on the site.

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The site falls within an Environmental Audit Overlay. However, in May 2002 Darul Ulum College of Victoria commissioned an extensive Environmental Site Assessment Report and subsequently obtained a Statement of Environmental Audit confirming that the site is suitable for use as a school. A copy of the statement document formed a part of the documents submitted and approved by MPS/2014/93 and MPS/2014/93/B.

There is also a Development Contributions Plan Overlay that affects the site. The proposal does not propose any additional dwellings on the land or include any additional leasable floor area so a DCP levy is not required to be charged.

Darul Ulum College of Victoria was established in 1997 on the site of the North Fawkner Primary School that was closed by the Victorian Government at the time. The government changed the zoning to GRZ to enable the sale of the property for residential development. Since purchasing the property, the College has undertaken a program of growth and redevelopment to rejuvenate the site as a vibrant and sought after educational facility.

**Darul Ulum College of Victoria – Stage 14 - VCE and Administration Building**

The school buildings, including the proposed works, are located to the north of residential properties. Land to the east and west of the school site is used for public recreation, while the property to the north is another secondary school – the John Fawkner Secondary College. As there is a significant distance between the school buildings and the existing residential properties to the south, there should be very little impact on those properties from the proposed development.

The site has a Prayer Hall co-located with the school. The Prayer Hall is the subject of an existing Section 173 Agreement between Darul Ulum College of Victoria and Moreland City Council that sets parameters for the hours of use, and parking and traffic controls. The agreement does not impact on the use of the school as an educational facility.

As there will be no further increase in Student and Staff numbers generated by the proposed development at the site, the status quo of environmental conditions, traffic and parking surrounding the school should remain as existing.

The Proposal

A new, two storey building is proposed. The building will provide new administration and staff facilities, additional amenities, and 10 new classrooms. The building is designed to modernise the entry to the school with its low rise, horizontal expression through its length and glazing configuration. Its low-rise construction reflects the height of existing buildings on the site and also respects the low-rise residential character of the area.

The development of this new building will enable removal of the remaining 60-year-old, light timber construction buildings that currently exist on the site from the original North Fawkner Primary School.

The new building will link at first floor level with an existing classroom building to its north via an enclosed, elevated walkway along with internal modifications to the existing building.

Structurally the new building will be a combination of reinforced concrete floors with structural steel columns and beams, and timber wall and roof framing.

The external walls will be clad with pre-finished fibre cement panels with expressed joints and energy efficient, high-performance glazing in aluminium window frames.

The roof is proposed to be clad with a profiled sheet metal roofing. The roof will accommodate a solar photovoltaic panel array for daytime electricity generation.

Split system air conditioners will have their condensers generally roof mounted and the hot water supply will be solar boosted.

The walls, roof, and ceilings will be well insulated using a combination of reflective foil and bulk insulation products.

The Sustainability Management Plan (SMP), refer Appendix 2 indicates that the proposed building achieves a Built Environment Sustainability Scorecard (BESS) score of 50%.

The height of the proposed building is well within the height limitation stated in the planning scheme clause 32.08-10 of 11 metres. With a rise in stories of two, it is within the maximum of three stories permitted within the planning zone.

In response to the criteria stated in clause 32.08-13 for non-residential use and development, the following is offered for consideration:

Clause 32.08-13 criteria	Response
Whether the use or development is compatible with residential use.	A school has been located on this site for over 60 years, with the current school having been there for 24 years. The use is permitted under the planning scheme and numerous planning permits for use and development of this site as a school have been issued by the Local Planning Authority over the past 24

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Clause 32.08-13 criteria	Response
	years.
Whether the use generally serves local community needs.	The school serves the local community need for schools in residential areas. Fawkner, along with the surrounding northern and western suburbs, has a significant Muslim community. DUCV offers education at all year levels within an Islamic faith framework. This makes it highly attractive to the local and surrounding communities.
The scale and intensity of the use and development.	In order to accommodate its student cohort DUCV has gradually replaced the old single storey buildings on the site with two storey buildings, enabling it to maintain a balance of open space and enclosed buildings. The school is also negotiating with the Local Authority to swap some of the adjacent parkland to the east of the site to provide more on-site parking and future development options in accordance with its Master Plan – refer Appendix 3.
The design, height, setback and appearance of the proposed buildings and works.	The proposed 2 storey building is set back 18.8m from the southern boundary of the site, over 50m from the eastern boundary and over 100m from the western boundary. It therefore does not impose itself on any of the adjacent residential properties. The design is modern and institutional that is quite typical of new educational buildings.
The proposed landscaping.	The proposed ground surface finishes surrounding the development will generally remain as the existing hard paved surfaces due to the intensity of pedestrian traffic through and around the main entry to the school. Minor areas of soft landscaping are proposed near the new building entrance and adjacent buildings.
The provision of car and bicycle parking and associated accessways	DUCV currently exceeds clause 52.06-5 car parking requirements for 163 spaces with 169 on-site parking spaces provided. Twenty-four replacement spaces are proposed at 19 Miller Street and a further 50 spaces are proposed at 21-25 Elizabeth Street.  DUCV currently provides 63 bicycle parking spaces on site in accordance with the amended permit MPS/2014/93/B.
Any proposed loading and refuse collection facilities.	There are no further loading and refuse collection facilities proposed in this development.
The safety, efficiency and amenity effects of traffic to be generated by the proposal.	In accordance with the amended permit MPS/2014/93/B, DUCV has prepared a Traffic Management Plan (refer appendix 4) to

<b>Clause 32.08-13 criteria</b>	<b>Response</b>
	address the safety, efficiency and amenity effects of traffic within, and in the streets adjacent to the school. This has been endorsed by the Local Authority. The status quo will remain unchanged as a result of this proposed development.

Staff and Student Numbers

As stated above, staff and student numbers will remain as stated in MPS/2014/93/B.

Time Frame

It is intended that the proposed development proceed to detailed design and documentation as soon as possible. Construction is anticipated in 2023 and occupation in 2024.

Please contact this office at your earliest convenience if we can provide any further assistance in gaining approval for the above proposal.

Yours faithfully,



Jody Wallis  
**DESIGN CORE ARCHITECTS PTY. LTD.**

Copy: Darul Ulum College of Victoria  
Encl.

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# APPENDIX 1

Town Planning Permit MPS/2014/93/B

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Moreland City Council

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Moreland City Council  
Municipal Offices  
90 Bell Street  
Coburg  
Victoria 3058

## PLANNING PERMIT

**Permit No.** MPS/2014/93  
**Amendment No** MPS/2014/93/B  
**Planning Scheme:** Moreland Planning Scheme  
**Responsible Authority:** Moreland City Council

**ADDRESS OF LAND:** 17 Baird Street, FAWKNER VIC 3060

**WHAT THE PERMIT ALLOWS:** Buildings and works to construct additions to existing buildings (comprising of 10 classrooms, staff facilities & student amenities) including a reduction of the bicycle requirements, in accordance with the endorsed plans

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. Prior to the commencement of the development a schedule of all proposed exterior decorations, materials, finishes and colours, including colour samples, must be submitted and approved by the Responsible Authority.

### Staff and Student Numbers

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3. The number of staff employed onsite must not exceed:
  - A maximum of 93 staff associated with the Primary School; and
  - A maximum of 59 staff associated with the Secondary School.
4. The total maximum number of students must not exceed 1250.

### Telecommunications

5. Prior to the occupation of the development all telecommunications and power connections (where by means of a cable) and associated infrastructure to the land (including all existing and new buildings) must be underground to the satisfaction of the Responsible Authority.

**Date Issued: 4 February 2015**

**Signature for the Responsible Authority:**

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.



Moreland City Council

# PLANNING PERMIT

**Application No.** MPS/2014/93/B  
**Planning Scheme:** Moreland Planning Scheme  
**Responsible Authority:** Moreland City Council

**ADDRESS OF LAND:** 17 Baird Street, FAWKNER VIC 3060

## Stormwater and Legal Point of Discharge

6. Prior to the commencement of the development, a legal point of discharge is to be obtained, and where required, a stormwater drainage plan showing how the site will be drained from the property boundary to the stated point of discharge, must be submitted to and approved by the Responsible Authority.
7. All stormwater from the land, where it is not collected in rainwater tanks for re-use, must be collected by an underground pipe drain approved by and to the satisfaction of the Responsible Authority (Note: Please contact Moreland City Council, City Infrastructure Department).

## Expiry

8. This permit will expire if one of the following circumstances applies:
  - a) the development is not commenced within two (2) years from the date of issue of this permit;
  - b) the development is not completed within four (4) years from the date of issue of this permit.

The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or;

- within six months after the permit expires to extend the commencement date.
- within 12 months after the permit expires to extend the completion date of the development if the development has lawfully commenced.

## Amended Plans

9. Prior to the increase in staff and student numbers allowed by Conditions 3 and 4 of this amended planning permit, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans prepared by Design Core Architects Pty Ltd and endorsed on 7 June 2017 but modified to show:
  - a) 60 bicycle parking spaces constructed to AS2890.3 (Bicycle Parking Racks).
  - b) Any details arising from the Traffic Management Plan required by Condition 11 of this permit.

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4 FEBRUARY 2015  
DATE ISSUED

SIGNATURE FOR THE RESPONSIBLE AUTHORITY



Moreland City Council

# PLANNING PERMIT

**Application No.** MPS/2014/93/B  
**Planning Scheme:** Moreland Planning Scheme  
**Responsible Authority:** Moreland City Council

**ADDRESS OF LAND:** 17 Baird Street, FAWKNER VIC 3060

- 10. Prior to the increase in staff and student numbers as allowed by Conditions 3 and 4 of this amended planning permit, the bicycle parking spaces as shown on the endorsed plan must be installed to the satisfaction of the Responsible Authority.

### Traffic Management Plan

- 11. Prior to the increase in staff and student numbers as allowed by Conditions 3 and 4 of this amended planning permit, a Traffic Management Plan (TMP) must be submitted to and approved by the Responsible Authority. The TMP must be prepared by a suitably qualified person and must include the following:
  - a) All current traffic management measures being undertaken onsite including staffing levels, designated drop-off/pick-up areas, staggered start/finish times, traffic movements within the site, signage and educational materials provided to staff/students/families.
  - b) All new traffic management measures that will be undertaken to ensure that the additional traffic generation resulting from the increased staff and student numbers will not unreasonably impact the surrounding road network and will not conflict with the Prayer Hall Management Plan registered on title.

When submitted and approved to the satisfaction of the Responsible Authority, the TMP and any associated notated plans will form part of this permit.

- 12. The vehicle traffic to the College must be managed in accordance with the recommendations contained within the approved Traffic Management Plan to the satisfaction of the Responsible Authority. The Traffic Management Plan endorsed under this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority unless with the further written approval of the Responsible Authority.

### Planning Scheme Amendment

- 13. Prior to 30 April 2020, the land owner must submit a request to the Responsible Authority for an amendment to the Moreland Planning Scheme to guide the future expansion and operation of the College. The amendment request must be prepared in accordance with the relevant guidance from the Department of Environment, Land, Water and Planning website.

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### Prayer Hall

- 14. The number of patrons allowed in the Prayer Hall must not exceed the amounts specified in Section 2 of the Prayer Hall Management Plan registered on title.

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Moreland City Council

# PLANNING PERMIT

**Application No.** MPS/2014/93/B  
**Planning Scheme:** Moreland Planning Scheme  
**Responsible Authority:** Moreland City Council

**ADDRESS OF LAND:** 17 Baird Street, FAWKNER VIC 3060

### CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The Responsible Authority may amend this permit under Division 1A of Part 4 of the Planning and Environment Act 1987.

Date of amendment: 4 March 2020

Amendment Number: MPS/2014/93/B

Brief description of amendment:

- Increase to the amount of students and staff

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4 FEBRUARY 2015  
DATE ISSUED

  
SIGNATURE FOR THE RESPONSIBLE AUTHORITY

# PERMIT

## WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit (Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

## CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The Responsible Authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

## WHEN DOES A PERMIT BEGIN?

A permit operates:

1. from the date specified in the permit; or
2. if no date is specified, from:
  - a. the date of the decision of the Victorian Civil & Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
  - b. the date on which it was issued, in any other case.

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## WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if:
  - (a) the development or any stage of it does not start within the time specified in the permit; or
  - (b) the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - (c) the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if:
  - (a) the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - (b) the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if:
  - (a) the development or any stage of it does not start within the time specified in the permit; or
  - (b) the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
  - (c) the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development, or
  - (d) the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
  - (a) the use or development of any stage is to be taken to have started when the plan is certified; and
  - (b) the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

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## WHAT ABOUT APPEALS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- An application for review must also be served on the Responsible Authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

# APPENDIX 2

## Sustainability Management Plan

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## SUSTAINABILITY MANAGEMENT PLAN (SMP)

Proposed School Addition  
Baird Street  
North Fawkner

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FOR

**DARUL ULUM COLLEGE OF VICTORIA**

2 December 2021

File 419A

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Issue	Date	Prepared by	Checked by	Status
A	3 November 2021	MD	JD	Draft
A	2 December 2021	MD	JD	Final

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## 1. EXECUTIVE SUMMARY

This Sustainability Management Plan (SMP) is intended to support the planning application.

A detailed sustainability review and assessment of the project has been undertaken in accordance with the Sustainable Design Assessment in the Planning Process (SDAPP). The following Key Sustainable Building Categories have been addressed:

1. Water Efficiency
2. Energy Efficiency
3. Stormwater Management
4. Indoor Environment Quality
5. Building Materials
6. Transport
7. Waste Management
8. Urban Ecology
9. Innovation
10. Construction & Building Management

The proposed development will meet the Planning Scheme requirements for Moreland City Council. This will ensure an appropriate level of sustainability for the development and in doing so, will help manage environmental impact, create benefits for the urban realm and provide occupants with a good level of risk reduction against rising utility costs.

The development is within an area already well serviced by infrastructure (community, transport, etc.) and will also provide significant sustainability benefits such as the following:

- High efficiency hot water system
- Solar boosted hot water system
- Rainwater harvesting for toilet flushing
- Efficient lighting and mechanical services.

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## 2. INTRODUCTION

Northern Environmental Design has been engaged by Darul Ulum College of Victoria to identify and provide sustainability advice in relation to the proposed school addition at Baird Street North Fakner.

This report was based on plans provided by Design Core Architects Pty Ltd:

Drawing No.	Description	Revision	Date
TP000	Cover	-	5 Mar 2021
TP001	Site plan existing	-	5 Mar 2021
TP002	Site plan proposed	-	5 Mar 2021
TP003	Development summary	-	5 Mar 2021
TP100	Existing/demolition plan	-	5 Mar 2021
TP101-102	Proposed floor plans	-	5 Mar 2021
TP103	Roof plan	-	5 Mar 2021
TP200	3D	-	5 Mar 2021
TP201-202	Elevations & sections	-	5 Mar 2021
TP203	Isometric	-	5 Mar 2021
TP300	Section	-	5 Mar 2021
TP400	Shadow diagram	-	5 Mar 2021

- Discussions and correspondence with:
  - Design Core Architects Pty Ltd

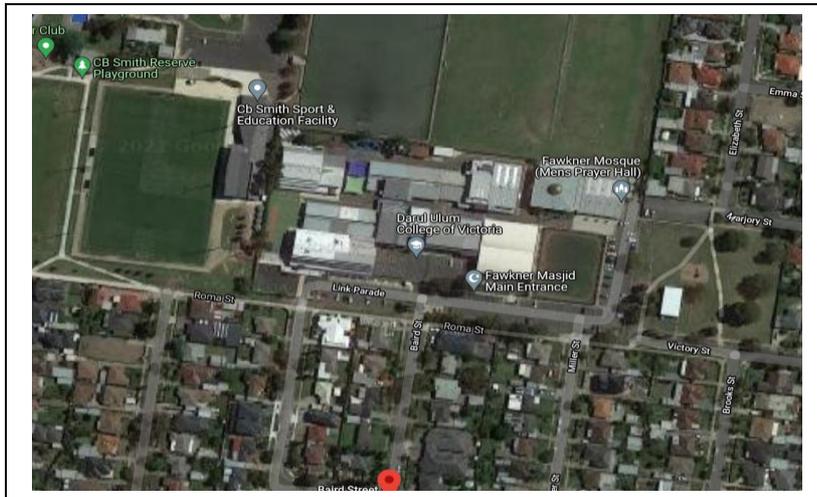
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## 2.1 Site Description

The allocated site is approximately 1048 m<sup>2</sup>. The development is located within Moreland city council.

An aerial photo showing the location of the site and surrounding is presented below.



## 2.2 Building Constituents

The proposed development comprises of the following:

Level	Use
Ground floor	❖ Entry, foyer, reception, kitchen, offices, toilets & classrooms
First floor	❖ Staff room, toilets, cleaners' room, classrooms & balcony

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### 3. KEY ESD INITIATIVES

The following key ESD initiatives have been incorporated into this project:

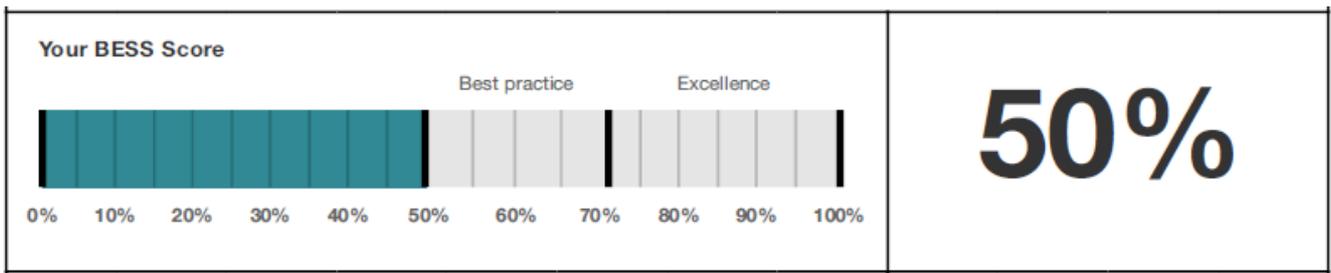
- Energy efficient lighting
- Solar boosted hot water system
- Efficient air conditioning
- Rainwater harvesting for toilet flushing
- Materials selections to be in accordance with ESD principles.

An assessment of sustainable design outcomes of the proposed development has been undertaken with BESS, STORM and NCC 2019 Façade Calculator benchmarking tools.

The BESS results are summarised below:

#### 3.1 BESS

BESS score for the development is showed below.



Please refer to Appendix 1 for details of the BESS results.

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## 4. ESD CATEGORIES

### 4.1 Water Efficiency

#### Rainwater Harvesting

Design Response/ Performance Commitments		Notes
Proposed rainwater collection and reuse system as detailed below:		Rainwater tank reliability analysis has been undertaken to estimate annual mains water savings. Savings: 159KL Supply reliability for toilet flushing: 81%  Please refer to Appendix 3 for details of predicted harvested rainwater volumes.
<b>Collection area</b> Selected roof areas	<b>Tank Size</b> 12,000L to development	
Re-use of water for toilet flushing		

#### Water Efficient Appliances

Design Response/ Performance Commitments	Notes
Water efficient appliances (where appliances are provided by the developer) will be specified a minimum 3 WELS star.	This includes dishwashers and any other appliances using water.

#### Water Efficient fittings

Design Response/ Performance Commitments	Notes
Water efficient fittings will be specified in accordance with the following minimum performance standard as rated by the Water Efficiency Labelling Scheme (WELS) <ul style="list-style-type: none"> <li>❖ Toilets minimum 4-stars WELS rated</li> <li>❖ Tap minimum 5-stars WELS rated</li> <li>❖ Showers minimum 3-stars WELS rated (&gt;6L/min and &lt;= 7.5L/min)</li> </ul>	<h1 style="color: red; margin: 0;">ADVERTISED PLAN</h1>

#### Heat Rejection Water

Design Response/ Performance Commitments	Notes
No air-conditioning systems in the building will rely on water-based heat rejection system, thereby avoiding the installation of potential water-consuming system.	<p style="color: red; text-align: center; margin: 0;">                         This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright                     </p>

## 4.2 Energy Efficiency

### Building Design

Design Response/ Performance Commitments	Notes
<p>The following sustainable design features have been integrated into the design of the development:</p> <ul style="list-style-type: none"> <li>❖ Specification of high-performance glazing to reduce excessive summer heat gain and winter heat loss</li> <li>❖ Daylight and natural ventilation to majority of the rooms</li> </ul>	<p><b>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</b></p>

### Insulation

Design Response/ Performance Commitments	Notes
All exposed floors and ceilings (forming part of the envelope) to have a minimum 10% improvement in required NCC2019	

### Preliminary Wall Glazing Assessment

Design Response/ Performance Commitments	Notes
<p>The college meets the wall glazing energy efficiency requirements of NCC 2019 Part J1.5 based on the following window and wall specifications:</p> <p><u>All south facing glazing</u></p> <ul style="list-style-type: none"> <li>• <b>U-Value: 4.3 (Double Glazed Low-E)</b></li> <li>• <b>SHGC: 0.38</b></li> </ul> <p><u>All remaining glazing</u></p> <ul style="list-style-type: none"> <li>• <b>U-Value: 4.6 (Double Glazed)</b></li> <li>• <b>SHGC: 0.49</b></li> </ul> <p><u>All external walls</u></p> <ul style="list-style-type: none"> <li>• <b>R 2.5 added insulation</b></li> </ul>	<p>Note that the wall glazing construction must not be greater than the U-Value of U 2.0.</p> <p>Total U-Value achieved: <b>U 1.8</b></p> <p>Note that wall glazing construction is 10% improvement over required BCA wall glazing calculator.</p> <p>Refer to <b>Appendix 5</b> for the NCC Part J1.5 wall glazing calculators.</p>

### Heating & Cooling

Design Response/ Performance Commitments	Notes
Heating and cooling systems within one Star (4 star Heating and 4 star Cooling minimum), or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) 85% or better than the most efficient equivalent capacity unit)	Product listings and energy efficiency performance information is located at <a href="http://www.energyrating.gov.au">www.energyrating.gov.au</a>

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**Domestic Hot Water**

Design Response/ Performance Commitments	Notes
Domestic hot water will be provided by <ul style="list-style-type: none"> <li>• Water heating system within one Star, or 85% or better than the most efficient equivalent capacity unit available- ( solar boosted hot water system proposed)</li> </ul>	

**Lighting**

Design Response/ Performance Commitments	Notes
Energy efficient lighting systems will be installed throughout the development including: <ul style="list-style-type: none"> <li>❖ LED lighting to all internal rooms</li> <li>❖ LED external lighting.</li> </ul>	All common areas and external area lighting will be controlled through motion/daylight sensor. This will ensure that lighting only operates when adequate levels of daylight are insufficient or if human activity in common area does not exist. Lighting design to achieve the lighting power density requirements set out in NCC Part J 2019. Also external lighting will be designed to avoid light spill to the night sky.

**Clothesline**

Design Response/ Performance Commitments	Notes
N/A	N/A

**Carpark Ventilation**

Design Response/ Performance Commitments	Notes
N/A	

**Energy Efficient Lift**

Design Response/ Performance Commitments	Notes
The lift will be specified to include (where applicable) <ul style="list-style-type: none"> <li>❖ Suspension specifically designed to reduce friction</li> <li>❖ Adjustable speed motors</li> <li>❖ Efficient power supply units (e.g. switched units, transformers)</li> <li>❖ LED lights and displays</li> </ul>	

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### 4.3 Stormwater Management

#### Stormwater Quality

Design Response/ Performance Commitments	Notes
<p>The development achieves a STORM score of 145%.</p> <p>Rainwater tanks connected to toilets are required to meet the STORM requirement.</p>	<p>The STORM score attained demonstrates that the development attains the Best Practice Standard for Urban Stormwater.</p> <p>Refer to Appendix 2 for the STORM report and Appendix 5 for catchment areas</p>

### 4.4 Indoor Environmental Quality

#### Daylight Access

Design Response/ Performance Commitments	Notes
<p>Majority of rooms have good access to natural daylight. The building form layout have been configured to ensure that building have either a north, east or west orientation and therefore receive direct solar access.</p>	

#### Thermal comfort

Design Response/ Performance Commitments	Notes
<p>The use of double-glazing or better performance glazing together with the use of adequate insulation will maximise energy efficiency. High efficiency inverter drive air-conditioning units will also help in providing comfortable indoors.</p>	

#### Natural Ventilation

Design Response/ Performance Commitments	Notes
<p>The development has access to natural ventilation. Majority of windows are operable and exceed NCC windows opening sizes requirement.</p>	

#### Acoustics

Design Response/ Performance Commitments	Notes
<p>The use of double-glazing windows and adequate insulation will buffer excessive noise generated by traffic, neighbours and hard surfaces.</p>	

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### **Volatile Organic Compounds**

Design Response/ Performance Commitments	Notes
All internal painted surfaces, adhesives and sealant will meet the Total Volatile Organic Compound (TVOC) Content.	Low VOC paints, sealant and adhesives will be specified in accordance with the VOC limits set out in in Credit IEQ-13.1 Indoor Pollutant of the Green Star Design & As Built Version 1.2.

## **4.5 Building Materials**

### **Concrete**

Design Response/ Performance Commitments	Notes
<p>Concrete used should be specified with the absolute amount of Portland cement across all concrete mixes, which at the same time will reduce embodied energy by substituting it with industrial waste product(s) or oversized aggregate as follows:</p> <ul style="list-style-type: none"> <li>❖ 30% for in situ concrete</li> <li>❖ 20% for precast concrete</li> <li>❖ 10% for stressed concrete</li> </ul> <p>Non-structural concrete will not use natural aggregate.</p>	<p>Note that this is subject to meeting structural requirements and project management constraints</p> <p style="text-align: center; color: red; font-weight: bold; font-size: 1.5em;">ADVERTISED PLAN</p>

### **Timber**

Design Response/ Performance Commitments	Notes
All timber used in the development will be recycled or from accredited sustainably harvested plantation sources (FSC or AFS)	Note that this is subject to meeting structural requirements and project management constraints

### **Engineered Wood**

Design Response/ Performance Commitments	Notes
Engineered wood products include particleboard, plywood, Medium Density Fibreboard (MDF), Laminated Veneer Lumber (LVL), High-Pressure Laminate (HPL), Compact Laminate and decorative overlaid wood panels to meet the maximum total indoor pollutant emission limits. (Formaldehyde Limits <= 1mg/L)	<p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p>

### **Flooring**

Design Response/ Performance Commitments	Notes
Flooring will be selected from Ecospecifier or the Moreland Greenlist or will have GECA or ISO14001 Certification	Carpet and flooring to meet the maximum total indoor pollutant emission limits (Total VOC < 0.5 mg/m2/hr).

**Paint, Sealant and Adhesives**

Design Response/ Performance Commitments	Notes
All internal painted surfaces, adhesives and sealant will meet the Total Volatile Organic Compound (TVOC) Content.	Low VOC paints, sealant and adhesives will be specified in accordance with the VOC limits set out in in Credit IEQ-13.1 Indoor Pollutant of the Green Star Design & As Built Version 1.2.

**4.6 Sustainable Transport**

**Cyclist Facilities**

Design Response/ Performance Commitments	Notes
Adequate facilities to promote cycling to residents will be provided within the development.  Access to existing bicycle stands across existing surrounding parking	The bike parking facilities provided meets the ratios set out in Clause 52.34 of the Moreland Planning Scheme.

**Electric Vehicle Infrastructure**

Design Response/ Performance Commitments	Notes
N/A	N/A

**WalkScore**

Design Response/ Performance Commitments	Notes
This development scored 72 out of 100 which is considered to be very walkable.	Walk Score® takes into account the number of facilities within close proximity and provides a numerical score of between 1 and 100, with 1 being heavily car dependant with access to community facilities that are located some distance away and 100 reflecting a location that is easily accessible to abundant facilities by foot.

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**Trip Reduction**

Design Response/ Performance Commitments	Notes
<p>The development is positioned in an ideal location to meet the resident’s daily needs. The development is located within close proximity to a number of shops, shopping centres, restaurant, parks and a number of community facilities</p> <p style="text-align: center;"><b>ADVERTISED PLAN</b></p> <div style="border: 1px solid red; padding: 5px; margin: 10px auto; width: 80%; color: red; text-align: center;"> <p><b>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</b></p> </div>	<p><b>Restaurants:</b> Shah Fish &amp; Chips .05km &gt;</p> <p><b>Coffee:</b> Major Pizza / Abu Fawaz .06km &gt;</p> <p><b>Bars:</b> First &amp; Last 1.5km &gt;</p> <p><b>Groceries:</b> IGA X-press Major's .04km &gt;</p> <p><b>Parks:</b> RK Evans Reserve .3km &gt;</p> <p><b>Schools:</b> John Fawkner College .5km &gt;</p> <p><b>Shopping:</b> Designer Hub Pakistani Wome... .4km &gt;</p> <p><b>Entertainment:</b> Village Cinemas Coburg Drive-... 1.8km &gt;</p> <p><b>Errands:</b> Australia Post - Fawkner East ... .05km &gt;</p>

**Public Transport Access**

Design Response/ Performance Commitments	Notes
<p>This site is well serviced by various forms of public transport including rail services. These provide access to a number of various places throughout Moreland municipality as well as the CBD and outer suburbs.</p> <ul style="list-style-type: none"> <li>❖ Closest train station: Fawkner station which is approximately 1.2 km from the development</li> </ul>	<p>The prime location of the development will facilitate walking and public transport in lieu of private vehicle use.</p>

**4.7 Waste Management**

**Operational Waste Management**

Design Response/ Performance Commitments	Notes
<p>The following waste management facilities will be provided in the development:</p> <p>Bins storage area is located within the carpark ground floor.</p>	

**Construction Waste Minimisation**

Design Response/ Performance Commitments	Notes
<p>A target recycling rate of 80% of construction and demolition waste has been adopted for the construction phase of the development to minimise the volume of waste to landfill.</p>	<p>A dedicated recycling contractor will be engaged to facilitate separation of commercially viable recyclable waste streams in accordance with the target adopted.</p>

<p>This will be achieved by the development of a comprehensive waste minimisation strategy including:</p> <ul style="list-style-type: none"> <li>❖ Separation of all commercially viable recyclable waste streams</li> <li>❖ Training in waste minimisation for all site staff and contractors to form part of site induction training.</li> <li>❖ Record keeping of landfill waste and recyclable stream volumes to track performance against the 80% recyclable target.</li> </ul>	<h2 style="color: red; margin: 0;">ADVERTISED PLAN</h2> <div style="border: 2px solid red; padding: 10px; margin: 10px auto; width: 80%; color: red; text-align: center;"> <p><b>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</b></p> </div>
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## 4.8 Urban Ecology

### Landscape

Design Response/ Performance Commitments	Notes
Landscape has been integrated into the building design	<p>This feature enhances the ecological value of the development.</p> <p>Note: Water efficient/drought tolerant plants will be selected</p>

## 4.9 Innovation

Design Response/ Performance Commitments	Notes
N/A	N/A

## 4.10 Construction & Building Management

### Metering

Design Response/ Performance Commitments	Notes
<p>In addition, tenancy meters for utilities, the following meters will be installed to provide information in relation to centralised building systems and common area energy consumption:</p> <ul style="list-style-type: none"> <li>❖ Harvested rainwater supply line</li> <li>❖ Gas meter for hot water plant</li> <li>❖ Common area lighting meters</li> <li>❖ Power meter</li> <li>❖ Solar photovoltaic system</li> </ul>	<p>The information collected from these meters will be used by the Owner's Corporation manager to assess the function and efficacy of central systems during commissioning and ongoing operation.</p>

### Commissioning & Maintenance

Design Response/ Performance Commitments	Notes
<p>All energy and water management systems set out in this report will be commissioned in accordance with the manufacturer's specifications. Ongoing maintenance and regular monitoring of building systems will be undertaken by building management staff to ensure effective and efficient ongoing operation of all centralised building systems set out in this report including the rainwater harvesting system.</p>	<p>It is anticipated that the building manager will provide regular reports to the Owner's Corporation members in relation to resource consumption and cost.</p>

**Building Users Guide**

Design Response/ Performance Commitments	Notes
A Building Users Guide will be prepared and will provide details regarding the everyday operation of the building to enable building users to minimise energy and water consumption and optimise internal comfort and amenity.	

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## 5. IMPLEMENTATION STRATEGY

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The ESD initiatives set out in this report will be coordinated by the Project Manager in conjunction with the following project design team members:

- Architect
- Project Manager.
- Thermal Performance Assessor/ESD consultant
- Building Services Consultant
- Builder
- Developer
- Waste Management Consultant

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An implementation schedule is set out in the following table:

ESD Initiative Implementation Schedule				
#	Initiative	Requirement	Responsibility	Stage
1	<b>Coordination of Initiatives</b>	Full implementation.	Project Manager	All
2	<b>Energy Assessment</b>	Part J assessment	Thermal Performance Assessor/ESD consultant	Design Development
3	<b>Heating &amp; Cooling</b>	Specification of units in accordance with nominated MEPS star ratings.	Building Services Engineer	Design Development
4	<b>Energy Efficient Appliances</b>	Specification of energy efficient appliances	Architect/ Developer	Design Development
5	<b>Lighting</b>	Specification of nominated energy efficient lighting types and automated controls.	Building Services Engineer	Design Development
6	<b>Domestic Hot Water</b>	Centralised gas hot water system.	Building Services Engineer	Design Development
7	<b>Solar Photovoltaic system</b>	Specification and design of solar PV system	Building Services Engineer	Design Development
8	<b>Rainwater Harvesting</b>	Design and specify rainwater harvesting system including toilet flushing & automated irrigation system.	Building Services Engineer	Design Development
9	<b>Water Efficiency</b>	Specify fixture in accordance with nominated WELS star ratings.	Architect	Design Development

<b>ESD Initiative Implementation Schedule</b>				
<b>#</b>	<b>Initiative</b>	<b>Requirement</b>	<b>Responsibility</b>	<b>Stage</b>
<b>10</b>	<b>Operational Waste Management</b>	Provide layout for storage areas.  Specify bins and associated waste management equipment.	Waste Management Consultant	Design Development
<b>11</b>	<b>Construction Waste Minimisation</b>	Prepare construction waste minimisation plan.	Builder/ Waste contractor	Design Development
<b>12</b>	<b>Environmentally Preferable Materials</b>	Specify materials in accordance with nominated schedule.	Architect	Design Development
<b>13</b>	<b>Metering</b>	Specify meters in accordance with nominated schedule.	Building Services Engineer	Design Development
<b>14</b>	<b>Commissioning &amp; Maintenance</b>	Commission & tune all equipment in accordance with performance standards & targets.	Builder/owner corporation	Construction/ occupancy

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## 6. CONCLUSION

This report presents the environmentally sustainable design (ESD) principles, strategies and mechanism of the proposed school addition development at Darul Ulum College of Victoria. Integrated passive and active sustainable design will aid in the delivery of an energy efficient, water efficient and healthy building.

In terms of performance outcomes, the analysis presented in this report demonstrates that the proposed development meets the standard of commercial building envelope energy efficiency required to satisfy the Building Code of Australia. Furthermore, the combination of design features and services initiatives exceeds Best Practice Standard of the BESS assessment

Accordingly, the sustainable design outcomes detailed in this report are consistent with current industry practice for a development of this scale.



**Dr. Jonathan Duverge**  
Director

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# Appendix 1: BESS

BESS, Darul Ulum College of Victoria Baird Street, North Fawkner 3060

## BESS Report

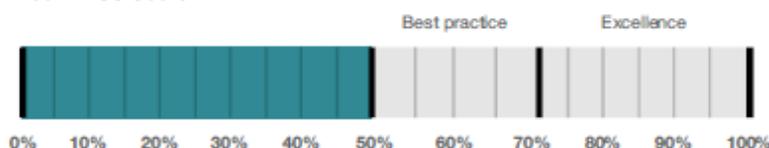
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at Baird Street North Fawkner VIC 3060. 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 Moreland City Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

### Your BESS Score



# 50%

### Project details

Address	Baird Street North Fawkner VIC 3060
Project no	767BF729-R1
BESS Version	BESS-6
Site type	Non-residential development
Account	info@nedesign.net.au
Application no.	
Site area	1,048 m <sup>2</sup>
Building floor area	1,657.0 m <sup>2</sup>
Date	02 December 2021
Software version	1.7.0-B.375



### Performance by category

Category	Weight	Score	Pass	Legend
Management	5%	33%	-	● Your development (teal), ● Maximum available (grey)
Water	9%	50%	✓	
Energy	28%	61%	✓	
Stormwater	14%	100%	✓	
IEQ	17%	73%	✓	
Transport	9%	0%	-	
Waste	6%	33%	-	
Urban Ecology	6%	12%	-	
Innovation	9%	0%	-	

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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](http://www.bess.net.au)

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## Appendix 2: STORM Results



# STORM Rating Report

TransactionID: 1263546  
 Municipality: MORELAND  
 Rainfall Station: MORELAND  
 Address: Baird Street  
 (Darul Ulum College)  
 North Fawkner  
 VIC 3060  
 Assessor: Michel Duverge  
 Development Type: Other  
 Allotment Site (m2): 1,048.00  
 STORM Rating %: 118

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Selected roof area	928.00	Rainwater Tank	12,000.00	70	133.40	68.00
Untreated roof/balcony/concrete areas	120.00	None	0.00	0	0.00	0.00

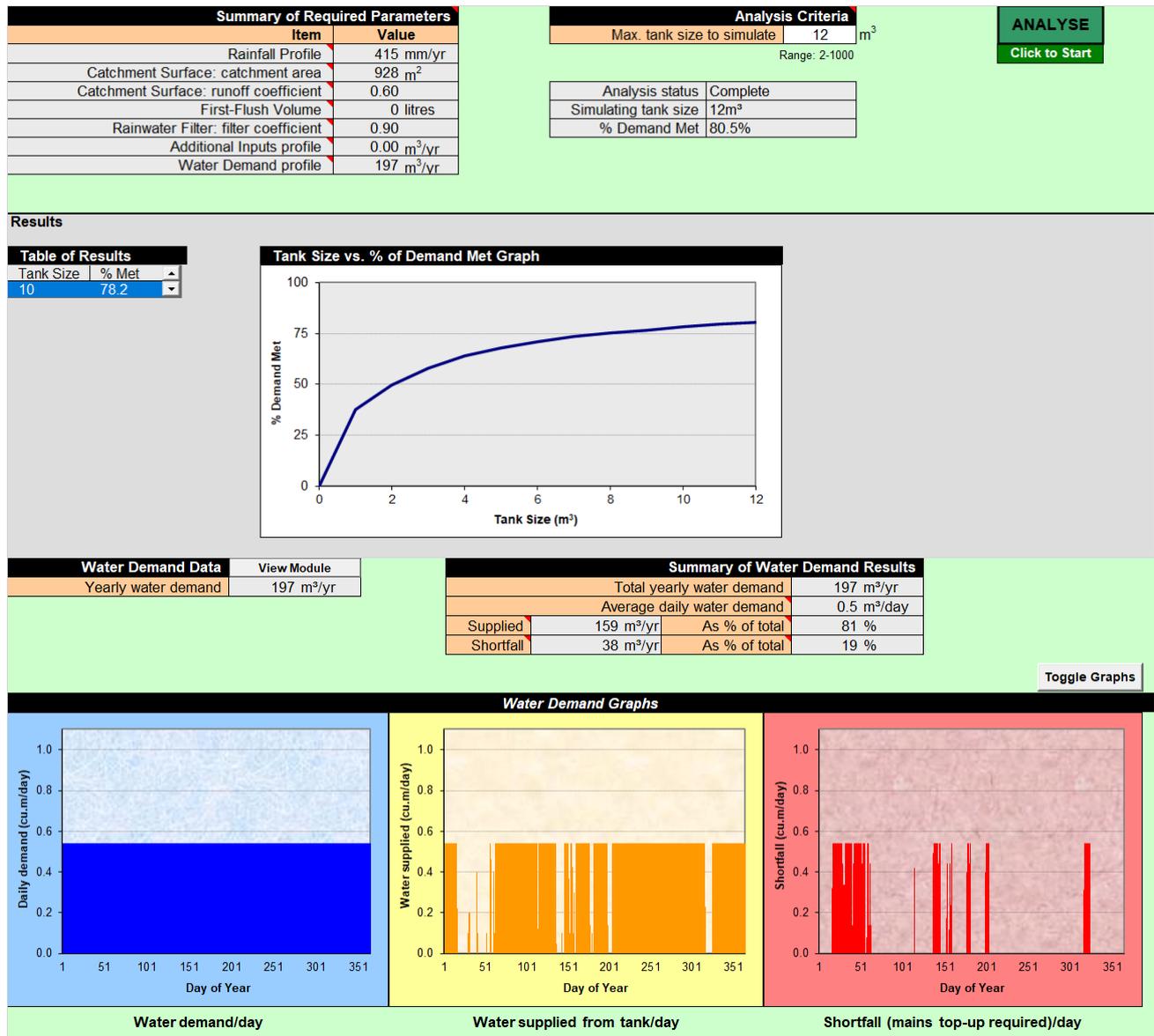
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Date Generated: 03-Nov-2021

Program Version: 1.0.0

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## Appendix 3: Rainwater Tank Reliability Analysis



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# Appendix 4: Façade Calculator Calculator



## Façade

Report



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Project Summary

**Date**  
4/11/2021

**Name**  
Jonathan Duverge

**Company**  
Northern Environmental Design

**Position**  
0

**Building Name / Address**  
Darul Ulum College of Victoria - Addition  
0

**Building State**  
VIC

**Climate Zone**  
Climate Zone 6 - Mild temperate

**Building Classification**  
Class 9b - schools

**Stores Above Ground**  
2

**Tool Version**  
1.1 (April 2020)

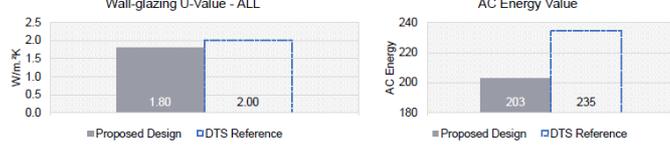
The summary below provides an overview of where compliance has been achieved for Specification J1.5a - Calculation of U-Value and solar admittance - Method 1 (Single Aspect) and Method 2 (Multiple Aspects).

	North	East	Method 1 South	West	Method 2 All
Wall-glazing U-Value (W/m <sup>2</sup> .K)	1.53	1.98	1.94	1.81	1.80
Solar Admittance	0.10	0.10	0.12	0.13	
AC Energy Value					203

Method 1



Method 2



---

Project Details

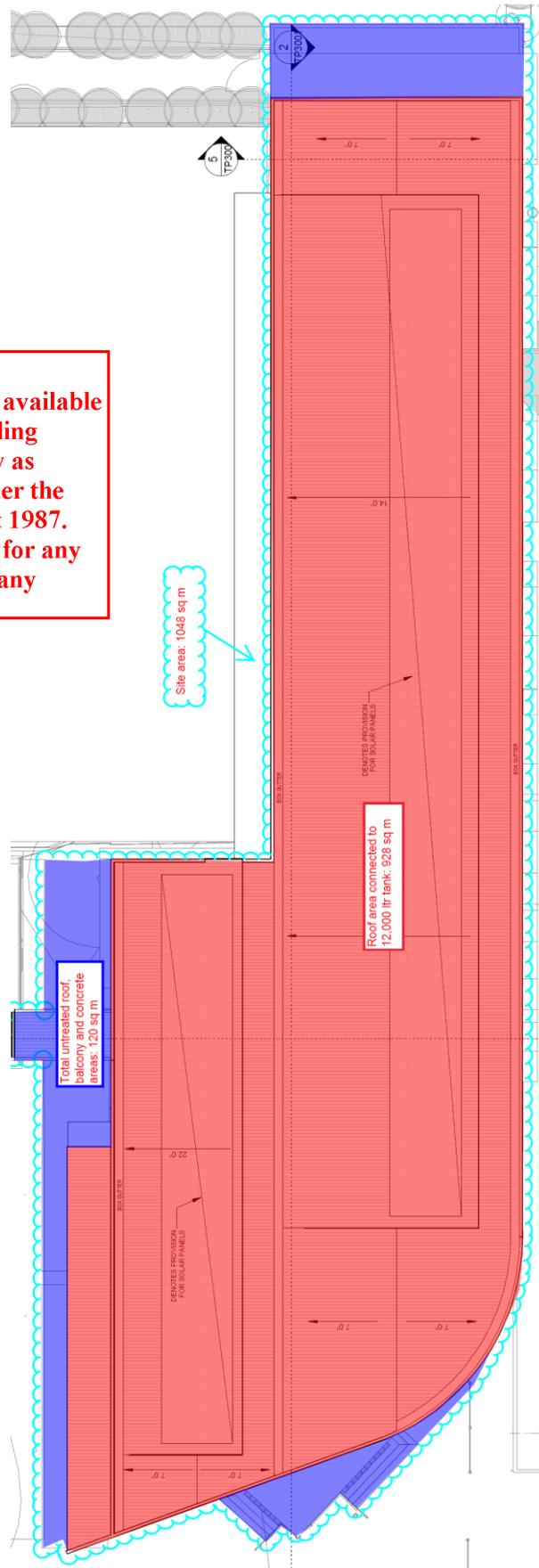
	North	East	South	West
Glazing Area (m <sup>2</sup> )	98.05	45.49	211.945	40.92
Glazing to Façade Ratio	25%	36%	38%	32%
Glazing References	W6 W7 W8 W9	W6 W7 W8 W9 W10	W W1 W2 W3 W4 W5	W6 W7 W8
Glazing System Types	Fixed	Fixed	Fixed Awning	Fixed
Glass Types	Double Glazed Unit - single low-E coating			
Frame Types	Aluminium	Aluminium	Aluminium	Aluminium
Average Glazing U-Value (W/m <sup>2</sup> .K)	4.60	4.60	4.30	4.60
Average Glazing SHGC	0.49	0.49	0.38	0.49
Shading Systems	Horizontal	Horizontal	Horizontal	Horizontal
Wall Area (m <sup>2</sup> )	293	80.4	348.2	86.9
Wall Types	Wall	Wall	Wall	Wall
Methodology	Wall			
Wall Construction	Precast 150mm + R 2.5			
Wall Thickness	0	0	0	0
Average Wall R-value (m <sup>2</sup> .K/W)	2.00	2.00	2.00	2.00
Solar Absorptance				

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# Appendix 5: WSUD plan

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## Appendix 6: VOC and Formaldehyde Limits

<b>Product Category</b>	<b>Max TVOC content grams per litre (g/L) of ready to use product</b>
General purpose adhesives and sealants	50
Interior wall and ceiling paint, all sheen levels	16
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65
One and two pack performance coatings for floors	140
Acoustics sealants, architectural sealant, waterproofing membranes and sealant, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealant	100

Table: Maximum TVOC limits for Paints, Adhesives and Sealants

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<b>Test Protocol</b>	<b>Emission limit/Unit of Measurement</b>
AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for plywood	$\leq 1$ mg/L
AS/NZS 1859.1:2004- Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16	$\leq 1.5$ mg/L
AS/NZS 4357.4 – Laminated Veneer Lumber (LVL)	$\leq 1$ mg/L
Japanese Agricultural Standard MAFF Notification No.701 Appendix Clause 3 (11) -LVL	$\leq 1$ mg/L
JIS A 5908:2003- Particle Board and Plywood, with use of testing procedure JIS A 1460	$\leq 1$ mg/L
JIS A 5905:2003- MDF, with use of testing procedure JIS A 1460	$\leq 1$ mg/L
JIS A 1901 (not applicable to Plywood, applicable to high pressure laminates and compact laminates)	$\leq 0.1$ mg/m <sup>2</sup> hr*
ASTM D5116 (applicable to high pressure laminates and compact laminates)	$\leq 0.1$ mg/m <sup>2</sup> hr
ISO 16000 part 9, 10 and 11 (also known as EN 13419), (applicable to high pressure laminates and compact laminates)	$\leq 0.1$ mg/m <sup>2</sup> hr (at 3 days)
ASTM D6007	$\leq 0.12$ mg/m <sup>3</sup> **
ASTM E1333	$\leq 0.12$ mg/m <sup>3</sup> ***
EN 717-1 (also known as DIN EN 717-1)	$\leq 0.12$ mg/m <sup>3</sup>
EN 717-2 (also known as DIN EN 717-2)	$\leq 3.5$ mg/m <sup>2</sup> hr

Table: Formaldehyde Emission Limit values for Different Testing Protocols

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# APPENDIX 3

Master Plan

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**STAGE 5**  
- BUILDING D EXPANSION  
(SCIENCE & ART IN 2 STOREY CONSTRUCTION)

**STAGE 4**  
- BUILDING A DEMOLITION  
- BUILDING B DEMOLITION & RE-BUILD IN 2 STOREY CONSTRUCTION

**STAGE 3**  
- NEW 2 STOREY ADMINISTRATION AND CLASSROOM BUILDING

**STAGE 2**  
- NEW STAFF CARPARK (MILLER STREET)

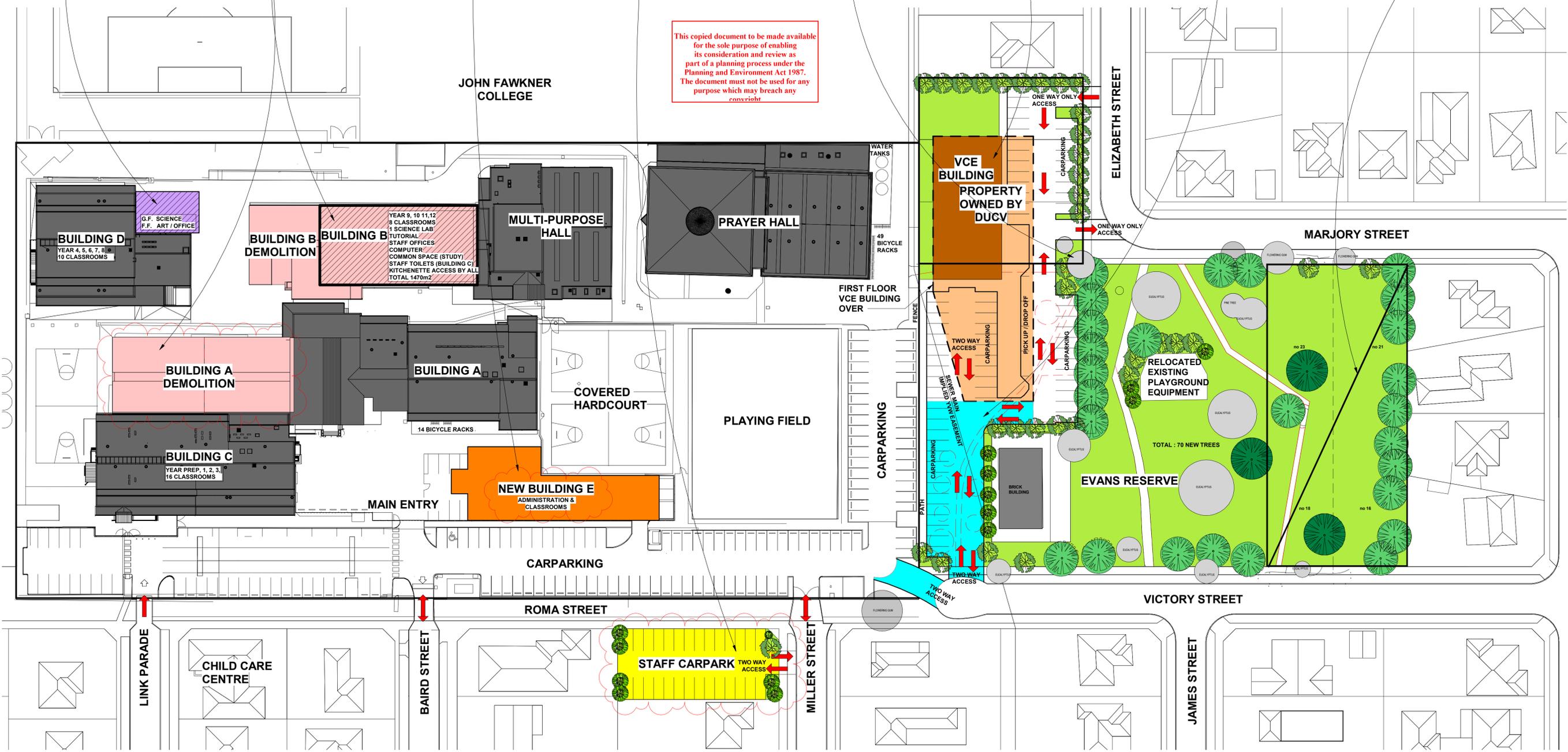
**STAGE 1**  
- NEW CARPARK AT 21,23 & 25 ELIZABETH STREET (TO BE REPLACED IN STAGE 7)

**STAGE 7**  
- NEW VCE BUILDING  
- NEW CARPARK CONFIGURATION TO REPLACE STAGE 1 CARPARK

**STAGE 8**  
- CARPARK & DRIVEWAY  
- VICTORY STREET ACCESS FROM EXISTING CARPARK

**STAGE 6**  
- LAND SWAP  
- DEMOLISH & RE-DEVELOP 4 No. SCHOOL OWNED PROPERTIES INTO PARKLAND

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1 MASTER PLAN - REV 9  
Scale 1 : 500

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**LEGEND**

- EXISTING APPROVED BUILDING
- STAGE 1 - NEW CAR PARK

- STAGE 2 - NEW STAFF CARPARK (MILLER STREET)
- STAGE 3 - NEW 2 STOREY ADMINISTRATION AND CLASSROOM BUILDING

- STAGE 4 - BUILDING A DEMOLITION - BUILDING B DEMOLITION & RE-BUILD IN 2 STOREY CONSTRUCTION
- STAGE 5 - BUILDING D EXPANSION

- STAGE 6 - LAND SWAP
- STAGE 7 - NEW VCE BUILDING

- STAGE 8 - NEW CARPARK & DRIVEWAY
- CARPARK ACCESS POINT

NOTE:	Key Plan	No	Description	By	Date	No.	Description	By	Date
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR SHOP DRAWINGS		2	Bicycle Racks Added		11 02 2020				
		3	Bicycle Racks Revised		06 03 2020				
		4	STAFF CARPARK Shown		21 04 2020				
DO NOT SCALE DRAWINGS		5	NEW BUILDING E / MILLER ST CARPARK / UPDATED STAGING		02 07 2020				



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 ABN 37 245 493 533

PROJECT **DARUL ULUM COLLEGE OF VICTORIA MASTER PLAN 2018**  
 ADDRESS **BAIRD STREET, NORTH FAWKNER**  
 DRAWING **MASTER PLAN - PROPOSED - SHEET 2**

DRAWING NUMBER	<b>A08</b>	5
Project No:	1823	
Approved:	Checker	
Scale:	1 : 500 @ A1	
Issue Date:	12/05/19	
Drawn:	MDN	

Printed: 20/05/2019 2:28:36 PM S:\Darul Ulum College\Masterplan\Drawings\Master Plan 2018\A08 - REV 09.dwg

# APPENDIX 4

Traffic Management Plan

**ADVERTISED  
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This document has been endorsed in  
accordance with Condition 11  
of Planning Permit MPS/2014/93/B  
Report - 13 Pages

Signed:

Date: 12/05/2020

For and on behalf of Moreland City Council

April -2020  
Version 2.0

# *Darul Ulum College of Victoria*

TRAFFIC MANAGEMENT PLAN

(TMP)

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## 1. BACKGROUND

This Traffic Management Plan (**TMP**) has been prepared pursuant to condition 11 of the Planning Permit Ref MPS/2014/93 which requires Darul Ulum College of Victoria (**College**) to provide and agree its TMP showing the current traffic management as well as new traffic management measures to be undertaken due to additional traffic generated, resulting from the increased students and staff numbers.

The TMP formalises the various processes and strategies the College has already implemented and will implement to ensure the College manages its traffic effectively during College drop off and dismissal times, with minimal impact on the amenity of the surrounding residential area.

## 2. COLLEGE BELL TIMES

The College's bell times are as follows:

### A. FOUNDATION (PREP) TO GRADE 5

#### a) Monday to Thursday:

- i. 8:20am to 3:35pm

#### b) Friday:

- i. 8:20am to 3.20pm

### B. GRADE 6 TO YEAR 12

#### c) Monday to Thursday:

- ii. 8:20am to 3:50pm

#### d) Friday:

- ii. 8:20am to 3.35pm

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### 3. PICK UP AND DROP OFF TIME

a) Regular drop-off time (Monday to Friday):

- i. 7:30am to 8:25am

b) Regular pick up time (Monday to Friday):

- i. 3:15pm to 4:15pm

### TRAFFIC MANAGEMENT DURING DROP-OFF TIME

The following Traffic Management Staff will be deployed during the drop-off time:

- i. One Security Guard to be deployed every day at the pedestrian crossing in Area A as shown in the attached **Site Plan A from 7:30am to 8:30am.**
- ii. Three Traffic Management Staff, one staff in Area B, one staff in Area A and one staff at the Link Parade entrance to be deployed as shown in the attached **Site Plan A from 8:00am to 8:30am.**
- iii. One Lollypop Lady deployed at pedestrian crossing near Link Parade entrance as shown in the attached **Site Plan A from 8:00am till 8:25am.**
- iv. The northern section of Carpark Area B until the entry point of Carpark D will be used as a drop-off area for incoming traffic from Baird Street until 8:20am. This section of the carpark will be assigned to general staff members who commence their work after 8:30am.

### TRAFFIC MANAGEMENT DURING PICK UP TIME

The following Traffic Management Staff will be deployed during the pick-up time:

- i. Two Security Guards to be deployed every day. One Security Guard at pedestrian crossing in Area A and one Security Guard at Area A as shown in the attached **Site Plan B from 3:15pm till 4:15pm.**
- ii. Three Traffic Management Staff will be located every day as shown in the attached **Site Plan B from 3:30pm till 4:05pm.**
- iii. One Lollypop Lady deployed at pedestrian crossing at Link Parade entrance as shown in the attached **Site Plan B from 3:35pm till 4:00pm.**
- iv. **Note:** The southern section of Carpark A and the northern and southern sections of Carpark B until the entry point of Carpark D will be assigned to part-time staff including teachers and auxiliary staff who finish work by 3:30pm. This section of the carpark will be utilised as a pick-up area after 3:35pm.

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## 4. GENERIC DUTIES AND RESPONSIBILITIES OF TRAFFIC MANAGEMENT STAFF

- Ensure the safety of students, pedestrians and drivers.
- Ensure a smooth flow of traffic by providing drivers with relevant directions.
- Prevention of hindrance to traffic flow and non-compliance of traffic rules.
- Guide drivers into the required lanes and ensure road traffic rules are being followed.
- Prevent parking in undesignated areas, pick-up and drop-off lanes and no-stopping zones.
- Assist pedestrians in crossing safely via the zebra crossing.
- Assist parents and carer-givers to safely access the school premise and collect their children.

## 5. SPECIFIC DUTIES AND RESPONSIBILITIES

### A. During drop off time

#### Security Guard 1

- Manage all incoming traffic and pedestrian at the pedestrian crossing from 7:30am till 8:30am.
- Give priority to moving vehicles to facilitate a smooth flow of traffic.
- Intervene and report the details of any vehicle that compromises with the College's traffic management.
- Open the Link Parade Gate (Gate A) and the Miller Street Gate (Gate C) at 7.30am to allow the flow of traffic.

#### Traffic Staff 1, Staff 2 and Staff 3 (from 8:00am till 8:30am)

##### Traffic Staff 1

- Remain in Area B and guide parents to drop off at the specific drop off area as shown in the attached **Site Plan A**.
- Give priority to moving vehicles to facilitate a smooth flow of traffic.
- Guide staff who want to park in Staff Parking Area B without interrupting the traffic flow.
- Guide vehicles that seek entry into the moving lane.

##### Traffic Staff 2

- Guide parents to drop off at the specific drop off area as shown in the attached **Site Plan A**.
- Give priority to moving vehicles to facilitate a smooth flow of traffic.
- Guide staff who want to park in Staff Parking Area A without interrupting the traffic flow.
- Guide vehicles that want to enter the moving lane.

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## Traffic Staff 3

- Guide parents to drop off at the specific drop off area as shown in the attached **Site Plan A**.
- Give priority to moving vehicles to facilitate a smooth flow of traffic.
- Guide vehicles that want to enter the moving lane.

## Lollypop Lady

- Ensure the safety of pedestrians crossing the road.
- Give priority to traffic entering Parking Area E.
- Always give priority to moving vehicles.

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## B. During pick up time (Between 3.35pm to 4.25pm)

### Security Guard 1

- Place foldable A-frame “No Standing” signs on one side of Link Parade at 3:00pm, where it has a parking restriction enforced by the Council.
- Open the Link Parade Gate (Gate A) and the Miller Street Gate (Gate C) at 3.15pm to allow parents to come into the College grounds and wait for the time of student dismissal.
- Stay at the designated location, as shown in the attached **Site Plan B**, and manage all incoming traffic and pedestrians at the pedestrian crossing.
- Give priority to moving vehicles to facilitate a smooth flow of traffic.

### Security Guard 2

- Guide parents to park and stay in their vehicles at the designated area until the time of student dismissal.
- Give priority to moving vehicles to facilitate a smooth flow of traffic.
- Ensure smooth traffic flow in the moving lane.

### Traffic Staff 1

- Stay in Area B and guide parents to pick up at the specific pick-up area as shown in the attached **Site Plan B**.
- Give priority to moving vehicles to facilitate a smooth flow of traffic.
- Ensure smooth traffic flow in the moving lane.
- Prevent any reversing vehicle which may interrupt the smooth flow of traffic.
- Prevent parents from picking up children from the moving lanes.

### Traffic Staff 2

- Stay at the designated location and guide parents to pick up at the specific pick-up area as shown in the attached **Site Plan B**.
- Give priority to moving vehicles to facilitate a smooth flow of traffic.
- Usher vehicles forward in the moving lane and guide vehicles entering the moving lane and pickup & drop-off lanes.

- Prevent vehicles from stopping, parking or remaining stationary at no-stopping zones.
- Prevent parents from picking up children from the moving lanes.

### **Traffic Staff 3**

- Ensure the safety of pedestrians crossing Miller Street.
- Give priority to moving vehicles to facilitate a smooth flow of traffic.
- Prevent parents from picking up children from the moving lanes.

### **Lollypop Lady**

- Ensure the safety of pedestrians crossing the road.
- Give priority to traffic entering Parking Area E.
- Always give priority to moving vehicles.

### **C. During Friday Prayer (between 12.00pm to 1.30pm during EST and between 1.00pm to 2.30 pm during DST)**

There are several staff members who come to the College either by walk, bicycle, public transport or carpooling. As a result, approximately 60 car park spaces in Area A and part of Area B are not utilized everyday within the College premises. It is noted that the College did not apply for car park reductions although it is eligible to apply. Also, the Friday prayer hours do not coincide with the students' dismissal time.

Two security guards to be deployed to manage all incoming traffic during the Friday prayer. The following are their duties and responsibilities of the both security guards: -

- Place foldable A-frame “No Standing” signs on one side of Baird Street and Miller Street.
- Direct first lots of cars to park in Area B.
- Once Area B is full, direct the second lots of cars to park in the southern part of Area A .
- Once the above is full, direct third lots of cars to do parallel parking in Drop off Area A.
- As a contingency plan to address the risk of an overflow, the front courtyard will be opened for additional cars.

## **6. PAMPHLETS**

In order to ensure that the parents are well informed about new traffic arrangements that the College implements from time to time, the College distributes printed pamphlets (Refer to Annexure C). These clearly stipulate the designated drop-off areas, pickup areas, moving lanes and general traffic protocols.

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## 7. COLLEGE NEWSLETTER

In general, the College issues a newsletter to parents on a quarterly basis. On a yearly basis, specifically before the beginning of a new academic year, the College sends an article to all parents stipulating the traffic management plan within its premises. The Traffic Management Plan is also shared with the school's community via the parents' portal. The College also emphasises adherence to its strict rules in regards to the dropping off and picking up of children.

## 8. TRAFFIC SIGNS AND NOTICE BOARDS

A range of signs and notice boards have been erected on the school's premise, some of which include the following:

- Conditions of Entry (Refer to Annexure D) with items relevant to driver behaviour
- Speed hump signs
- Speed limit signs
- No Stopping signs
- Disabled parking signs
- Marked zebra crossing
- Car park areas
- Sign posts
- Notice boards outlining drop-off and pick up times
- Other relevant signs

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## 9. TRAFFIC MANAGEMENT MEASURES DUE TO INCREASED STAFF AND STUDENTS NUMBERS

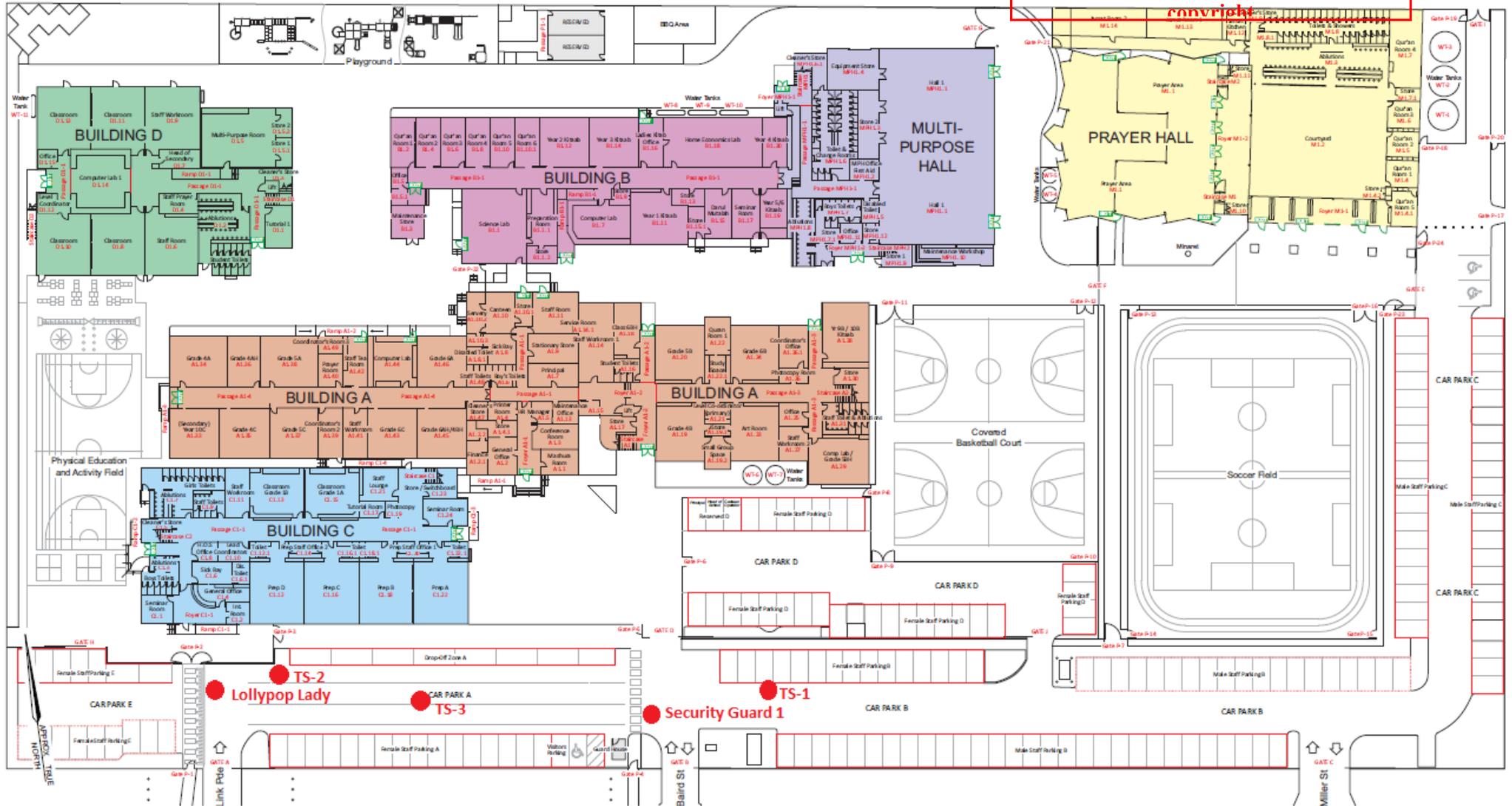
The College strongly believes that the current TMP covers the expected increase of traffic that would be generated as a result of increase of staff and student numbers. The increase of staff and students will occur over a minimum three-year period. In the event the current TMP requires adjustment, particularly in terms of deploying additional resources to manage the traffic, it will be revised and updated in consultation with Moreland City Council.

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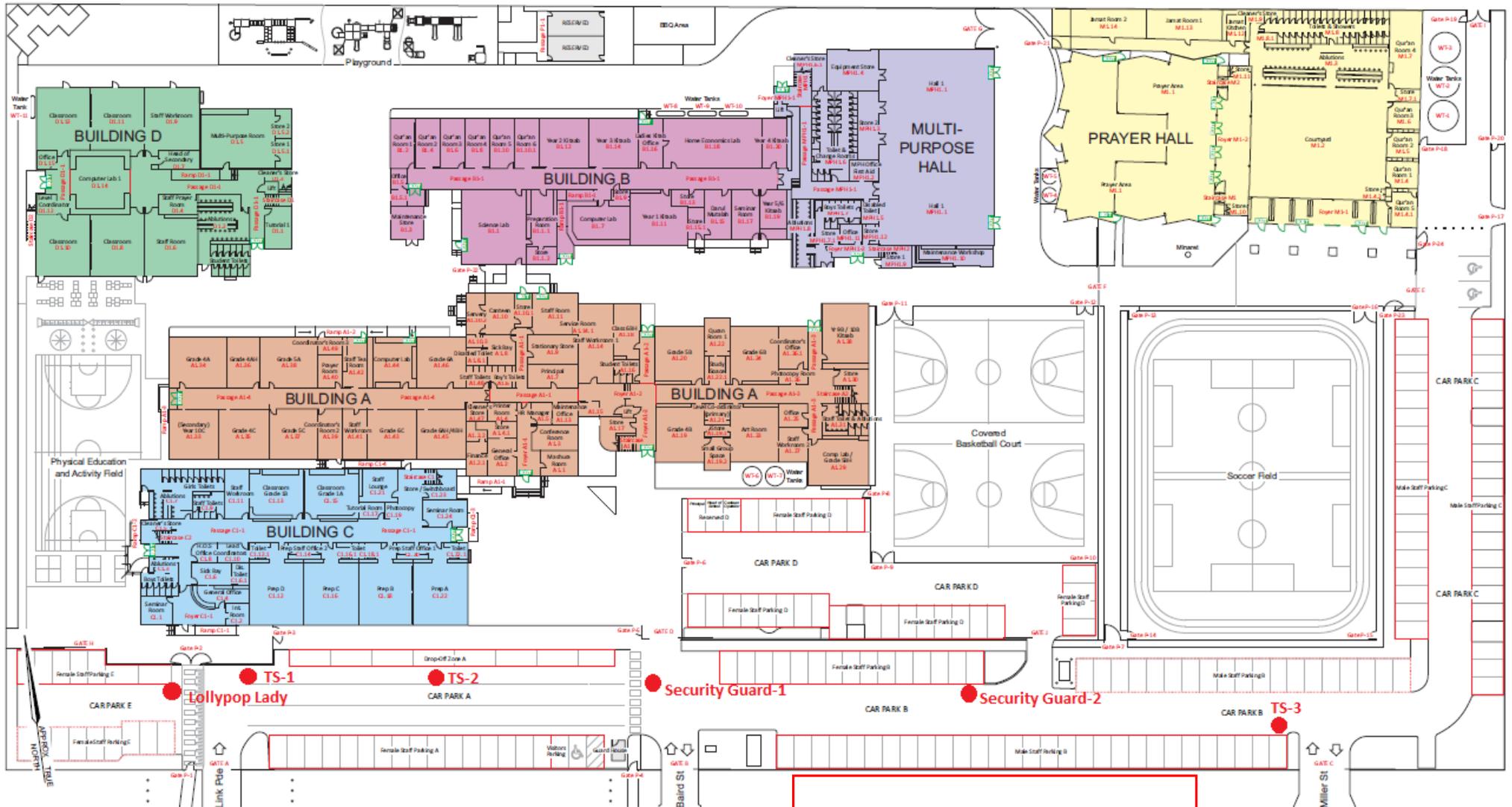
## Annexure A (Site Plan A)

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## Annexure B (Site Plan B)



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## Annexure C (Example of Pamphlet Submitted to Parents – Front Page)

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### Darul Ulum College Traffic Management Procedures

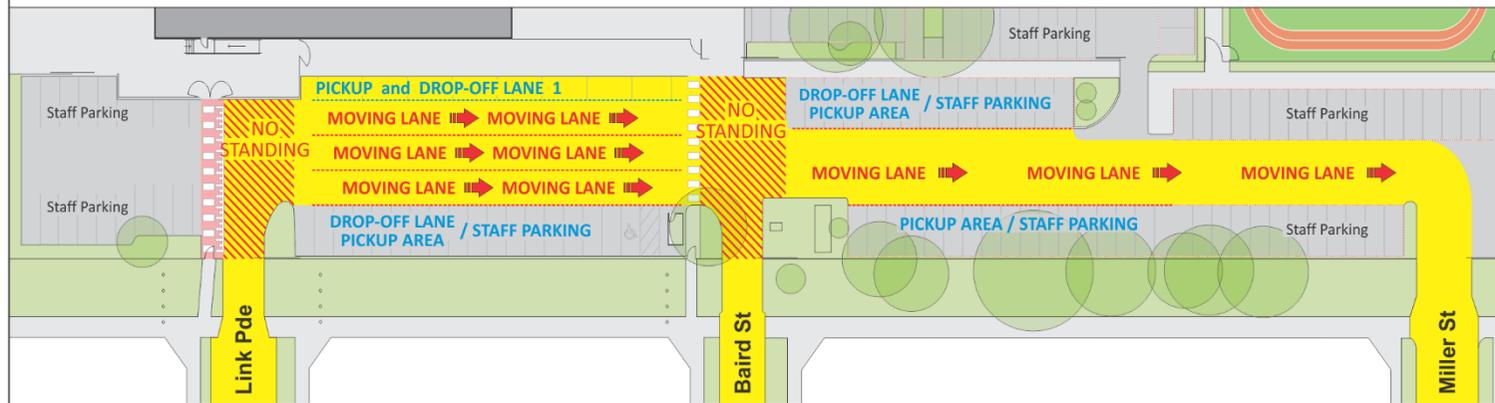
#### DO NOT :

- ✗ Pick up or drop off in the moving lane.
- ✗ Stop in no-standing zone.
- ✗ Leave vehicle unattended in the drop-off lane.
- ✗ Allow vehicle to move until all children are inside and doors are closed.

#### ENSURE THAT :

- ✓ Reverse parking during afternoon pickup is only before the student dismissal time.
- ✓ No Learner drivers, crew-cab trucks or utility vehicles are used during pickup and drop-off times.

\*\*\* TRAFFIC NOTICES WILL BE ISSUED FOR ANY NON-COMPLIANCE \*\*\*



Parents parking and dropping their child/ren to the assembly area are required to arrive at 8:30am.

↑  
**ENTRY ONLY**

**Gate A (Link Pde)**  
 Open: 7:15am school days  
 Open: 3:15pm school days  
**Only a single line of traffic (to allow vehicles to pass in the opposite direction)**

↑  
**ENTRY ONLY**



**Gate C (Miller St)**  
 Open: 7:15am school days  
 Open: 3:25pm school days

↓  
**EXIT ONLY**

← ... IF NO SPACE FOR PICKUP. LOOP AROUND ... →

\*The premises is private property and the College reserves the right to regulate Traffic Management Procedures. Failure to comply with any of these procedures or instructions issued by Traffic Management personnel may result in being banned from entry into the premises. \*\*The pickup and drop-off areas mentioned above are used for Staff Car Parking.

## Annexure C (Example of Pamphlet Submitted to Parents – Back Page)

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### TRAFFIC NOTICES WILL BE ISSUED FOR ANY NON-COMPLIANCE WITH TRAFFIC MANAGEMENT PROCEDURES

**TRAFFIC NOTICE**  
DARUL ULUM COLLEGE OF VICTORIA  
17 Baird St, Fawkner VIC 3060

Vehicle Registration No: \_\_\_\_\_ Colour: \_\_\_\_\_  
Make: \_\_\_\_\_ Class: \_\_\_\_\_

Notice Type:

- Not following instructions of Authorised Traffic Controller
- Leaving the vehicle unattended
- Stopping in the moving lane
- Blocking other vehicles / double parking
- Unsafe picking-up of children
- Speeding in the car park
- Other

Comment \_\_\_\_\_

**What happens if I receive this notice?**  
If this is the first occurrence, then no further action will be taken by the College. This notice will be treated as a warning and it will be kept on file in the College's traffic management database.

**What happens if I receive further notice(s)?**  
For reoccurring traffic offences, a series of actions will be initiated by the College, which include, but are not limited to the following:

- a) Formal interview with the College Administration.
- b) For serious offences, referral to the Police.
- c) For blocking other vehicles, emergency egress doors and/or emergency vehicle access, vehicles will be towed away. The owner of the vehicle will be fully responsible for the towage charges.
- d) Eventual banning of the vehicle from entering the premises. Associated legal costs will be the responsibility of the vehicle owner.

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## Annexure D (Conditions of Entry)

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# CONDITIONS OF ENTRY

1. Zero tolerance towards any behaviour that risks the safety of others
2. Refraining from any action that may jeopardise the harmony of the activities conducted within the College's premises including the Prayer Hall (Mosque)
3. Displaying acceptable conduct and behaviour at all times
4. Driving responsibly and parking correctly
5. No learner drivers, crew-cab trucks or utility vehicles allowed during College pick-up and drop-off times
6. Acceptable use of College grounds and facilities
7. Liability for any damage caused to College property
8. Compliance with College policies
9. Following all instructions from authorised personnel
10. Mosque patrons under the age of 18 must be accompanied by a parent/guardian after hours
11. No collection of donations, nor distribution, buying or selling of any material or goods
12. The College is not liable for any lost or damaged items within its premises



**BREACH OF ANY CONDITION(S) MAY LEAD TO  
BEING BANNED FROM ENTERING THE PREMISES**

*Darul Ulum College of Victoria complies with all Child Safe Standards and any Mosque patrons should familiarise themselves with these requirements. Refer to College website for information.*