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Date: 18_FEB 2026

Sustainability Management Plan

Loreto College Ballarat, Mornane Centre

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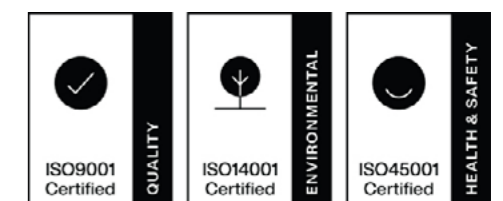
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VERSION	DATE	ISSUE	PREPARED BY	APPROVED BY
01	03_OCT 2025	Draft	Connor Vaux, Graduate Sustainable Building Engineer	David Mahony, Head of Better Buildings
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03	16_FEB	For Submission	Connor Vaux, Graduate Sustainable Building Engineer	Roberto Petruzzi, Technical Director
04	18_FEB	For Submission	Connor Vaux, Graduate Sustainable Building Engineer	Roberto Petruzzi, Technical Director



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Executive Summary

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This Sustainability Management Plan (SMP) outlines the range of initiatives that have been targeted and incorporated into the design, construction and operation of the proposed Mornane Centre at Loreto College, 1600 Sturt St, Lake Wendouree.

The project has been benchmarked against the Built Environment Sustainability Scorecard (BESS) prioritising sustainable outcomes, with many features embedded into the design and construction to realise a high-performing project that benefits people, place and planet.

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DESIGN RESPONSE

The design responses detailed in this SMP effectively integrate sustainability into the Project to deliver occupant-focused spaces, reductions in carbon emissions associated with electricity, transportation and waste, improved resource efficiency, minimised impact and enhanced natural systems, and healthy indoor environments consistent with climate resilient principles.

The project aims to achieve a high sustainable outcome while meeting and exceeding Council Planning, NCC building code and Client operational requirements.

The following table summarises the points currently targeted under BESS to an overall score of 55%.

CATEGORY	MINIMUM REQUIREMENT MET	POINTS TARGET
Management	Yes	33
Integrated Water Management	Yes	79
Operational Energy	Yes	77
IEQ	Yes	53
Transport	Nil	0
Waste & Resource Recovery	Nil	100
Urban Ecology	Nil	12
Innovation	Nil	0



Merri Creek. Photography by Kate Shanasy.

Introduction

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This Sustainability Management Plan (SMP) has been prepared to communicate the approach taken to embed sustainability into the design, construction and operation of the proposed Mornane Centre at Loreto College, 1600 Sturt St, Lake Wendouree.

PROJECT OVERVIEW

The proposed Mornane Centre at Loreto College, 1600 Sturt St, Lake Wendouree, is located approximately 2km from the Ballarat CBD. The Mornane Centre, developed over three levels, incorporates classrooms, breakout spaces, a lab and practical space, a staff room, a kitchen, amenities and outdoor learning areas.

DOCUMENTS

This report has been informed by the architectural drawings produced by MGS Architects dated 03/11/2025.

STATUTORY CONTEXT

City of Ballarat Planning Scheme

Clause 15.01-2S of the City of Ballarat Planning Scheme sets out a number of policy objectives under key sustainability categories. The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

National Construction Code

The project shall be designed to exceed the requirements of Section J Energy Efficiency of the National Construction Code (NCC) 2022 Volume 1.

The energy efficiency requirements apply to the conditioned areas of a building to ensure adequate thermal comfort conditions can be maintained within the space. Under Section J the project may be classified as a mix of:

- Class 9b: buildings where people assemble for social, political, theatrical, religious or civic purposes (e.g. schools, universities, sport facilities and the like)

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Photography by Kim Landy.

Management

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Effective management practices can improve the sustainability performance of a project by influencing areas where decision-making is critical. Projects should prioritise the implementation of processes and strategies that support positive sustainability outcomes during construction.

PROJECT RESPONSE

Thermal Performance Modelling

A NCC 2022 Section J assessment via Deemed-to-Satisfy Method has been conducted. Refer to Appendix A for more information.

Building User's Guide

A building user's guide is to be provided to the operator detailing:

- energy and environmental strategy for the building;
- modelled performance targets;
- building monitoring system details of sustainable features; and
- any operational requirements.

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Rooftop Solar at Burwood Brickworks. Photography by Kim Landy.

Integrated Water Management

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Water is an increasingly important natural resource. Well managed, it can provide for a multitude of uses critical to our day to day lives, while also sustaining the environment on which we fundamentally depend.

However, there are increasing demands placed on our water sources, and unsustainable water management practices are common.

A building's design has a significant impact on the water consumption of its occupants, along with the way water leaves the site through the sewer and stormwater systems. Minor changes to design can have long lasting benefits.

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PROJECT RESPONSE

Fittings & Fixtures

The project shall provide the following minimum WELS ratings for fittings and fixtures:

- Toilets: 4-star
- Kitchen taps: 5-star
- Bathrooms taps: 5-star
- Dishwashers: 4-star

Landscape

Landscaped areas shall be designed to be water efficient. This includes the use of mulching, appropriate drought tolerant plant selection and water efficient irrigation system which may include subsoil drip systems connected to the rainwater tanks and automatic timers with rainwater or soil moisture sensor over-ride.

Rainwater & Stormwater Management

A minimum 5kL rainwater tank with a catchment area of approximately 1830 square metres of clean roof area shall be installed to collect rainwater for re-use for toilet flushing and irrigation.

To meet current best practice performance objects for stormwater quality a minimum BlueFactor score of 100% should be achieved to ensure stormwater management objectives are met. Refer to Appendix D for more information.



Rainwater connections to balcony taps at Ferrars & York.
Photography by Kim Landy.

Energy efficient design is the product of an effective response to environmental factors, early strategic thinking in design and a considered approach to construction.

Achieving a highly energy efficient building doesn't require a significant additional upfront cost. Often, it's just ensuring basic principles of passive design are integrated early on, and that ongoing energy use is considered when selecting building services and appliances.

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PROJECT RESPONSE

Thermal Performance and Energy Efficiency

A preliminary Section J energy assessment following the Deemed-To-Satisfy Method has been conducted. Refer to Appendix A for more information.

All thermal envelope floors and ceilings demonstrate a minimum 10% improvement over the required NCC2022 insulation levels.

Heating and Cooling Systems

The heating and cooling systems shall have a COP/EER not less than 85% of the COP/EER of the most efficient equivalent capacity unit available on the market.

Domestic Hot Water

The domestic hot water systems shall be provided by electric heat pumps with a COP not less than 85% of the COP of the most efficient equivalent capacity unit available on the market.

Electrification

The development shall be all electric.

Internal Lighting

The maximum illumination power density of at least 90% of the indoor spaces meets the requirements outlined in Table J7D3a of the NCC 2022.

Renewable Energy

At least 100kW PV array shall be provided at the roof level.



Induction cooktops at Ferrars & York. Photography by Kim Landy.

Indoor Environment Quality

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Best practice design for Indoor Environment Quality means that building occupants can enjoy a comfortable space with high air quality, adequate daylight and ventilation. Indoor environment quality is affected by building orientation and layout, window sizes and specification, shading devices, products used for construction and fit-out and neighbouring structures.

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PROJECT RESPONSE

Daylight Access

50% of the regularly occupied spaces achieve appropriate levels of daylight access.

Ventilation

100% of regularly occupied spaces shall be either effectively naturally ventilated or mechanically ventilated with a 100% increase in outdoor air provision compared to the required minimum of AS 1668.2:2012.

Shading

At least 50% of east, north and west glazing into occupied spaces is effectively shaded.

Air Quality

All paints, adhesives, sealants and carpet applied on-site shall meet the maximum Total Volatile Organic Compound (TVOC) limits outlined in Appendix B.

All engineered wood meet products including particleboard, plywood, Medium Density Fibreboard (MDF), Laminated Veneer Lumber (LVL), High-Pressure Laminate (HPL), Compact Laminate and decorative overlaid wood panels shall meet the Formaldehyde emission limits outlined in Appendix B.



South Melbourne Playground.
Photography by Samee Lapham.

Transport

Well designed transport systems promote good mental health, boost productivity, reduce congestion and air pollution. The sustainability of transport modes is related to both environmental, social and economic factors. Buildings, infrastructure and behaviour conducive to sustainable transport modes can lead to reduced greenhouse gas emissions, less air pollution, lower operational costs and improved health and well-being. Each project has the capacity to influence the future travel habits of occupants. By making a conscious decision to incentivise sustainable transport modes long lasting benefits can be created for the occupants and wider society.

PROJECT RESPONSE

Bicycle Parking

Bicycle parking is already provided on campus, therefore no additional parking is provided at this building.

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South Melbourne Tram Stop.
Photography by Samee Lapham

Waste & Resource Recovery

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New buildings and infrastructure generate waste during both construction and operation. With considered thinking and minor changes during design, both can be significantly reduced.

Over 75% of waste generated during demolition and construction is clean excavated material, concrete, bricks and timber which are all highly recyclable.

PROJECT RESPONSE

Construction Waste

At least 70% of construction and demolition waste (excluding hazardous waste) shall be diverted from landfill.

Waste During Operation

Separated waste streams bins shall be provided at ground level making it easy for building users to divert as much waste from landfill as possible.

Adequate number of bins shall be provided for the separation of waste streams (at least garbage, recycling, and FOGO) within each child room and kitchen.

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Organic food dehydrator at Burwood Brickworks. Photography by Kim Landy.

Urban Ecology

The impact of urban development on land use and biodiversity, and the best way to have a positive impact on this, varies dramatically according to context. Urban ecology is also critical to human health and to establishing resilience to urban heat impacts and the extreme heat that climate change is already bringing.

PROJECT RESPONSE

Communal Spaces

A 260 square metre learning and community commons and a 120 square metre Year 12 common space is provided within the centre. Further, it is noted that the large outdoor areas provide additional spaces for building occupants to gather for social exchange.

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Rooftop productive gardens at Burwood Brickworks.
Photography by Kim Landy.

Material Selection

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All materials used in construction have an environmental and social impact. This varies dramatically depending on the raw materials used, manufacturing process, the application and ongoing maintenance requirements.

Careful consideration in selecting materials can significantly reduce the overall environmental and social impact of the project. Materials that have lower embodied energy, use recycled content and renewable resources, exclude harmful substances such as Volatile Organic Compounds (VOCs) and are more durable will result in a more sustainable, longer lasting and safer building.

PROJECT RESPONSE

Timber Products

At least 95% (by cost) of all timber used in the building and construction works shall be certified by a forest certification scheme and be accompanied by a relevant Chain of Custody (CoC) certificate.

Permanent Formwork, Pipes, Flooring, Blinds and Cables

At least 90% (by cost) of all permanent formwork, pipes, flooring, blinds and cables used as part of the proposed works shall meet Best Practice Guidelines for PVC, or alternatively not contain PVC and have an Environmental Product Declaration (EPD).

Structural and Reinforcing Steel

At least 95% (by cost) of the building's steel used by the project shall be sourced from a Responsible Steel Maker.

Urban Heat Island

At least 75% of the site area, when viewed in plan view, shall be covered with either and/or a combination of vegetation, solar PV, and materials with a Solar Reflective Index (SRI) of minimum 50.

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Recycled and repurposed materials from Ferrars & York, Revival Sustainable Practice. Photography by Kim Landy.

Conclusion

This Sustainability Management Plan (SMP) has been prepared to communicate the approach taken to embed sustainability into the proposed Mornane Centre at Loreto College, 1600 Sturt St, Lake Wendouree.. The project prioritises sustainable outcomes, with many features embedded into the design and construction to realise a high-performing project that benefits people, place and planet.

CONCLUDING REMARKS

This report outlined the range of sustainability initiatives that have been included in the design of the proposed Mornane Centre at Loreto College, 1600 Sturt St, Lake Wendouree..

The development proposal demonstrates a holistic approach to sustainable urban development that addresses the ESD objectives of the City of Ballarat.

A copy of the BESS scorecard used to benchmark this assessment is attached in Appendix C.

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No Planet B..
Photography by Kim Landy.

Appendix A: NCC Section J DTS Assessment

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Energy Efficiency Assessment

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A preliminary Energy Efficiency assessment of the building thermal envelope has been conducted following the Deemed-to-Satisfy method.

The final Section J may be conducted following either a DTS or a Verification Method or a combination of the two.

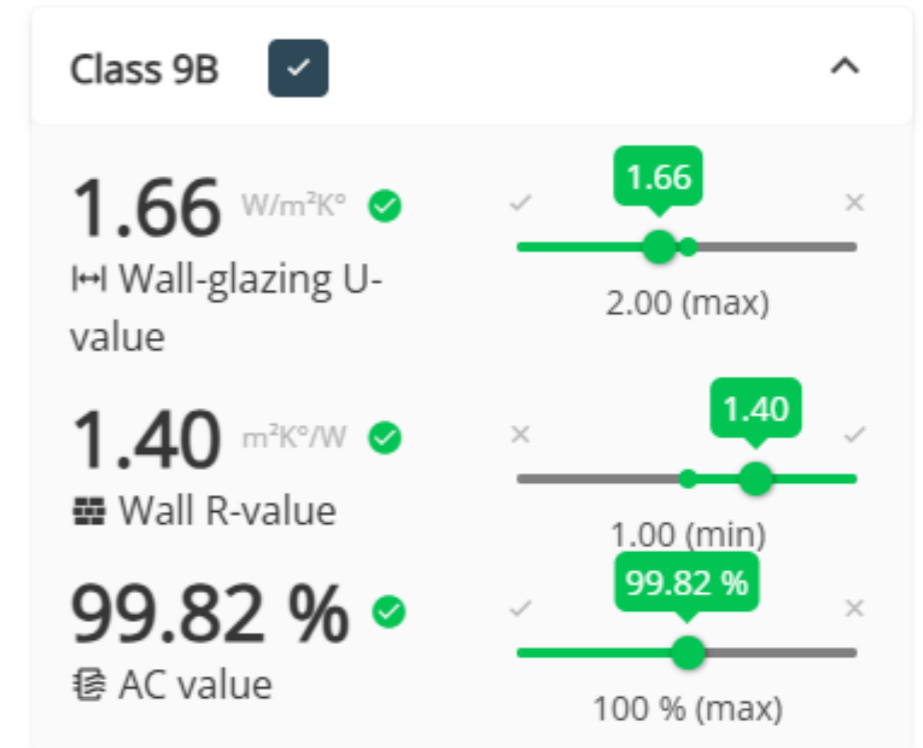
ENERGY EFFICIENCY ASSESSMENT

An preliminary Energy Efficiency assessment has been conducted to advise on the thermal performance requirements of the building thermal envelope in order to meet Council ESD expectations and to ensure that the development has the design potential to achieve its sustainability ambitions.

The following table outlines the assumptions that have been used as part of the preliminary assessment.

FABRIC ELEMENT	REQUIREMENT
External walls	R _T 1.4
Internal walls	R _T 1.4
Floors	R _T 2.0
Roofs	R _T 3.7
Glazing	Glazed doors U _w 4.00 SHGC _w 0.30 Windows U _w 3.20 SHGC _w 0.30

J4D6 Walls and glazing (Method 2)



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NCC 2022 FACADE CALCULATOR

A copy of the NCC 2022 outputs from the Better Buildings software is provided hereafter.

Appendix B: TVOC and Formaldehyde Emission Limits

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TVOC and Formaldehyde Emission Limits

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The following tables list the TVOC and Formaldehyde Emission Limits.

TOTAL VOLATILE ORGANIC COMPOUNDS

The following TVOC limits are applicable to all internal applications of all types of paints, adhesives or sealants applied on-site, including both exposed and concealed applications. If exterior grade products are used in an internal application then these must also meet the requirements.

PRODUCT TYPE	MAXIMUM TVOC CONTENT (G/L OF READY TO USE PRODUCT)
General purpose adhesive and sealants	50
Interior wall and ceiling paints, 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
Acoustic sealants, architectural sealant, waterproofing membranes and sealants, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100

Further, carpets used in the project must either be:

- Certified under a recognised Product Certification Scheme (listed on the GBCA website) or other recognised standards; or
- Compliant with the Total VOC (TVOC) limits specified in the following table.

TEST PROTOCOL	MAXIMUM TVOC CONTENT (MG/M2 PER HOUR)
ASTM D5116 – Total VOC limit	0.5
ASTM D5116 – 4-PC (4 – Phenylcyclohexene)	0.05
ISO 16000 / EN 13419 – TVOC at three days	0.5
ISO 10580 / ISO/TC 219 (Document N238) – TVOC at 24 hours	0.5

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TVOC and Formaldehyde Emission Limits

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ENGINEERED WOOD PRODUCTS

The term “engineered wood products” includes composite wood products and includes raw/ unfinished as well as finished products. Items not covered by these limits include products used in exterior applications, formwork, internal car park applications, re-used products, and raw timber. All emission levels must be established by a NATA or ISO/IEC 17025 registered laboratory as per the testing methodologies in the table below.

TEST PROTOCOL	EMISSION LIMIT / UNIT OF MEASUREMENT
AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for Plywood	≤1.0 mg/L
AS/NZS 1859.1:2004 - Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.5 mg/L
AS/NZS 1859.2:2004 - MDF, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.0 mg/L
AS/NZS 4357.4 – Laminated Veneer Lumber (LVL)	≤1.0 mg/L
Japanese Agricultural Standard MAFF Notification No.701 Appendix Clause 3 (11) - LVL	≤1.0 mg/L
JIS A 5908:2003- Particle Board and Plywood, with use of testing procedure JIS A 1460	≤1.0 mg/L

JIS A 5905:2003 - MDF, with use of testing procedure JIS A 1460	≤1.0 mg/L
JIS A1901 (not applicable to Plywood, applicable to high pressure laminates and compact laminates)	≤0.1 mg/ m ² hr
ASTM D5116 (applicable to high pressure laminates and compact laminates)	≤0.1mg/m ² hr
ISO 16000 part 9, 10 and 11 (also known as EN 13419), applicable to high pressure laminates and compact laminates	≤0.1 mg/m ² hr (at 3 days)
ASTM D6007	≤0.12mg/m ³ **
ASTM E1333	≤0.12mg/m ³ ***
EN 717-1 (also known as DIN EN 717-1)	≤0.12 mg/m ³
EN 717-2 (also known as DIN EN 717-2)	≤3.5 mg/m ² hr

**The test report must confirm that the conditions of this table comply for the particular wood product type, the final results must be presented in EN 717-1 equivalent (as presented in the table) using the correlation ratio of 0.98.

*** The final results must be presented in EN 717-1 equivalent (as presented in the table), using the correlation ratio of 0.98.

Appendix C: BESS Assessment

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BESS Report

Built Environment Sustainability Scorecard

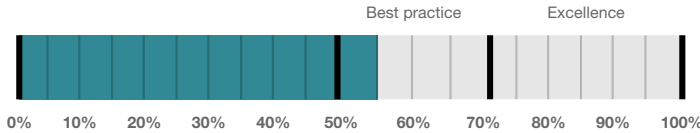


This BESS report outlines the sustainable design commitments of the proposed development at Loreto College, 1600 Sturt St, Lake Wendouree VIC 3350, Australia Lake Wendouree Victoria 3350. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Ballarat City Council.

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

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

Your BESS Score



55%

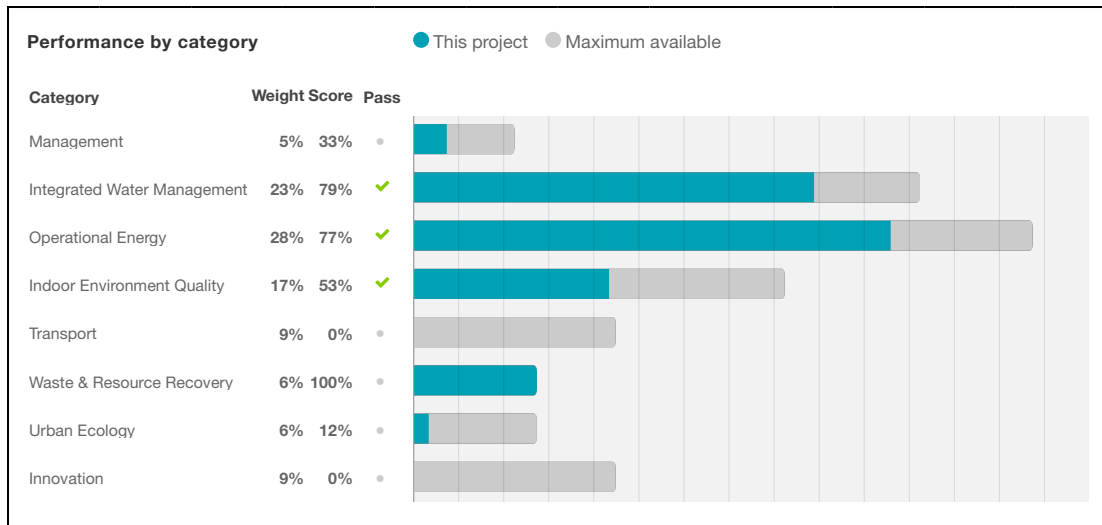
Project details

Name	Loreto College, Mornane Centre
Address	Loreto College, 1600 Sturt St, Lake Wendouree VIC 3350, Australia Lake Wendouree Victoria 3350
Project ID	8884765B
BESS Version	BESS-9
Site type	Non-residential development
Account	david@hipvtype.com
Application no.	
Site area	2,700 m ²
Building floor area	4,520 m ²
Date	11 November 2025
Software version	2.2.0-B.628

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Buildings

Name	Height	Floor area	% of total footprint
Mornane Centre	3	4,520 m ²	100%

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Dwellings & Non Res Spaces

Non-Res Spaces

Name	Quantity	Area	Building	% of total area
Other building				
Classrooms	1	4,520 m ²	Mornane Centre	100%
Total	1	4,520 m²	100%	

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Supporting Evidence

Shown on Floor Plans

Credit	Requirement	Response	Status
Integrated Water Management 2.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)		-
Integrated Water Management 3.1	Annotation: Water efficient garden details		-
Operational Energy 4.2	Location and size of solar photovoltaic system		-
Waste & Resource Recovery 2.1	Location of food and garden waste facilities		-

Credit	Requirement	Response	Status
Waste & Resource Recovery 2.2	Location of recycling facilities		-
Urban Ecology 1.1	Location and size of communal spaces		-

Supporting Documentation

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

Credit summary

Management Overall contribution 4.5%

		33%
1.1 Pre-Application Meeting	<p style="color: red; text-align: center;">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>	0%
2.3 Thermal Performance Modelling - Non-Residential		50%
3.2 Metering - Non-Residential		N/A ◆ Scoped Out
		There is only one tenant
3.3 Metering - Common Areas		N/A ◆ Scoped Out
		There is only one tenant
4.1 Building Users Guide		100%

IWM Overall contribution 22.5%

		79%	✓ Pass
1.1 Potable Water Use		53%	✓ Achieved
2.1 Stormwater Treatment		100%	✓ Achieved
3.1 Water Efficient Landscaping		100%	
4.1 Building Systems Water Use		0%	

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Operational Energy Overall contribution 27.5%

		Minimum required 50%	77%	✓ Pass
1.1 Thermal Performance Rating - Non-Residential			37%	
2.1 Greenhouse Gas Emissions			100%	
2.2 Peak Demand			100%	
2.6 Electrification			100%	
2.7 Energy consumption			100%	
3.1 Carpark Ventilation			N/A	✦ Scoped Out
There is no enclosed carpark				
3.2 Hot Water - Non-Residential			100%	
3.7 Internal Lighting - Non-Residential			100%	
4.1 Combined Heat and Power (cogeneration / trigeneration)			N/A	✦ Scoped Out
No cogeneration or trigeneration system in use.				
4.2 Renewable Energy Systems - Solar			100%	
4.4 Renewable Energy Systems - Other			N/A	✦ Scoped Out
No other (non-solar PV) renewable energy is in use.				

IEQ Overall contribution 16.5%

		Minimum required 30%	53%	✓ Pass
1.4 Daylight Access - Non-Residential			50%	✓ Achieved
2.3 Ventilation - Non-Residential			50%	✓ Achieved
3.4 Thermal comfort - Shading - Non-Residential			66%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential			0%	
4.1 Air Quality - Non-Residential			100%	

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Transport Overall contribution 9.0%

		0%
1.4 Bicycle Parking - Non-Residential		0%
1.5 Bicycle Parking - Non-Residential Visitor		0%
1.6 End of Trip Facilities - Non-Residential		0% <input checked="" type="checkbox"/> Disabled
Credit 1.4 must be complete first.		
2.1 Electric Vehicle Infrastructure		N/A <input checked="" type="checkbox"/> Scoped Out
There is no ca park provided as part of this project		
2.2 Car Share Scheme		N/A <input checked="" type="checkbox"/> Scoped Out
There is no car park provided as part of this project		
2.3 Motorbikes / Mopeds		N/A <input checked="" type="checkbox"/> Scoped Out
There is no car park provided as part of this project		

Waste & Resource Recovery Overall contribution 5.5%

		100%
1.1 Construction Waste - Building Re-Use		N/A <input checked="" type="checkbox"/> Scoped Out
Not previously developed site		
2.1 Operational Waste - Food & Garden Waste		100%
2.2 Operational Waste - Convenience of Recycling		100%

Urban Ecology Overall contribution 5.5%

		12%
1.1 Communal Spaces		100%
2.1 Vegetation		0%
2.2 Green Roofs		0%
2.3 Green Walls and Facades		0%
3.2 Food Production - Non-Residential		0%

Innovation Overall contribution 9.0%

		0%
1.1 Innovation		0%

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Credit breakdown

Management Overall contribution 4.5%

		33%
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1.1 Pre-Application Meeting	0%
------------------------------------	----

Score Contribution	This credit contributes 50% towards the category score.
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?
Question	Criteria Achieved ?
Project	No

2.3 Thermal Performance Modelling - Non-Residential	50%
--	-----

Score Contribution	This credit contributes 33.3% towards the category score.
--------------------	---

Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2022 Section J4D6?
Question	Criteria Achieved ?
Other building	Yes

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Criteria	Has a preliminary facade assessment been undertaken in accordance with either NCC2022 Section J4D6 or the Energy Efficiency (Green Star?)
Question	Criteria Achieved ?
Other building	No

3.2 Metering - Non-Residential	N/A ◆ Scoped Out
There is only one tenant	

This credit was scoped out	There is only one tenant
----------------------------	--------------------------

3.3 Metering - Common Areas	N/A ◆ Scoped Out
There is only one tenant	

This credit was scoped out	There is only one tenant
----------------------------	--------------------------

4.1 Building Users Guide	100%
---------------------------------	------

Score Contribution	This credit contributes 16.7% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Question	Criteria Achieved ?
Project	Yes

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IWM Overall contribution 22.5%

		79% ✔ 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?:	Melbourne Water STORM tool	
STORM score achieved:	100	
Flow:	-	
Total Suspended Solids:	-	
Total Phosphorus:	-	
Total Nitrogen:	-	
Rainwater tank profile		
What is the total roof area connected to the rainwater tank?: Rainwater Tank	600 m ²	
Tank Size: Rainwater Tank	10,000 Litres	
Irrigation area connected to tank: Rainwater tank	63.5 m ²	
Is connected irrigation area a water efficient garden?: Rainwater Tank	Yes	
Other external water demand connected to tank?: Rainwater Tank	0.0 Litres/Day	
Fixtures, fittings & connections profile		
Building:	Mornane Centre	
Showerhead:	Scope out	
Bath:	Scope out	
Kitchen Taps:	>= 5 Star WELS rating	
Bathroom Taps:	>= 5 Star WELS rating	
Dishwashers:	>= 4 Star WELS rating	
WC:	>= 4 Star WELS rating	
Urinals:	Scope out	
Washing Machine Water Efficiency:	Scope out	
Which non-potable water source is the dwelling/space connected to?:	234928	
Non-potable water source connected to Toilets:	Yes	
Non-potable water source connected to Laundry (washing machine):	No	
Non-potable water source connected to Hot Water System:	No	
1.1 Potable Water Use		
		53% ✔ Achieved

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Score Contribution	This credit contributes 31.2% towards the category score.
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.
Output	Reference
Project	4148 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	3074 kL
Output	Proposed (including rainwater and recycled water use)
Project	2696 kL
Output	% Reduction in Potable Water Consumption
Project	35 %
Output	% of connected demand met by rainwater
Project	27 %
Output	How often does the tank overflow?
Project	Never / Rarely
Output	Opportunity for additional rainwater connection
Project	445 kL

2.1 Stormwater Treatment 100% ✔ Achieved

Score Contribution	This credit contributes 56.2% towards the category score.
Criteria	Has a rainwater harvesting system been demonstrated?
Output	Yes
Project	Yes
Output	Yes
Project	Yes

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3.1 Water Efficient Landscaping 100%

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

4.1 Building Systems Water Use 0%

Score Contribution	This credit contributes 6.2% towards the category score.
Criteria	Where applicable, have measures been taken to reduce potable water consumption by >80% in the buildings air-conditioning chillers and when testing fire safety systems?
Question	Criteria Achieved ?
Project	No

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Operational Energy Overall contribution 27.5%

		Minimum required 50%	77% ✔ Pass
--	--	----------------------	---

Project profile

Use the BESS Deem to Satisfy (DTS) method for Non-residential spaces?:	Yes
Are you installing any renewable energy system(s) (other than solar photovoltaic)?:	No
Energy Supply:	All-electric

Solar Photovoltaic system profile

System Size (lesser of inverter and panel capacity): Solar Photovoltaic system	100 kW peak
Orientation (which way is the system facing)?: Solar Photovoltaic system	North
Inclination (angle from horizontal): Solar Photovoltaic system	10.0 Angle (degrees)

Non-residential Deemed-to-Satisfy profile

Do all exposed floors and ceilings (forming part of the envelope) demonstrate meeting the required NCC2022 insulation levels (total R-value upwards and downwards)?:	Yes
Does all wall and glazing demonstrate meeting the required NCC2022 facade calculator (or better than the total allowance)?:	Yes
Are heating and cooling systems within one star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available?:	Yes
Are water heating systems within one star of the best available, or 85% or better than the most efficient equivalent capacity unit?:	Yes

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1.1 Thermal Performance Rating - Non-Residential	<div style="width: 37%;"></div>	37%
Score Contribution	This credit contributes 36.4% towards the category score.	
Criteria	What is the % reduction in heating and cooling energy consumption against the reference case (NCC2022 Section J)?	
2.1 Greenhouse Gas Emissions	<div style="width: 100%;"></div>	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	<div style="width: 100%;"></div>	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	<div style="width: 100%;"></div>	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%
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
	There is no enclosed carpark	
This credit was scoped out	There is 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	At least 90% of the area of the building must be covered in at least 90% of the area of the building with lighting systems in Table J7D3a of the NCC 2022 Vol 1?	
Question	Criteria Achieved?	
Other building	No	
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		100%
Score Contribution	This credit contributes 4.5% towards the category score.	
Criteria	What % of the estimated energy consumption of the building class it supplies does the solar power system provide?	
Output	Solar Power - Energy Generation per year	
Other building	121,184 kWh	
Output	% of Building's Energy	
Other building	95 %	
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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IEQ Overall contribution 16.5%

	Minimum required 50%	53% ✔ Pass
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1.4 Daylight Access - Non-Residential	50% ✔ Achieved
--	--

Score Contribution	This credit contributes 35.3% towards the category score.
Criteria	What % of the nominated floor area has at least 2% daylight factor?
Question	Percentage Achieved?
Other building	50 %

2.3 Ventilation - Non-Residential	50% ✔ Achieved
--	--

Score Contribution	This credit contributes 35.3% towards the category score.
Criteria	What % of the regular use areas are effectively naturally ventilated?
Question	Percentage Achieved?
Other building	0 %

Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012?
Question	Percentage Achieved?
Other building	0 %

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Criteria	What percentage of regular use areas in tenancies have ceiling fans?
Question	Percentage Achieved?
Other building	0 %

3.4 Thermal comfort - Shading - Non-Residential	66%
--	-----

Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?
Question	Percentage Achieved?
Other building	50 %

3.5 Thermal Comfort - Ceiling Fans - Non-Residential	0%
---	----

Score Contribution	This credit contributes 5.9% towards the category score.
Criteria	What percentage of regular use areas in tenancies have ceiling fans?
Question	Percentage Achieved?
Other building	0 %

4.1 Air Quality - Non-Residential	100%
--	------

Score Contribution	This credit contributes 5.9% towards the category score.
--------------------	--

Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes
Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes
Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?
Question	Criteria Achieved ?
Other building	Yes

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Transport Overall contribution 9.0%

	0%
--	----

1.4 Bicycle Parking - Non-Residential 0%

Score Contribution	This credit contributes 50% towards the category score.
Criteria	Have the planning scheme requirements for employee bicycle parking been exceeded by at least 50% (or a minimum of 2 where there is no planning scheme requirement)?
Question	Criteria Achieved ?
Other building	No
Question	Bicycle Spaces Provided ?
Other building	2

1.5 Bicycle Parking - Non-Residential Visitor 0%

Score Contribution	This credit contributes 25% towards the category score.
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?
Question	Criteria Achieved ?
Other building	No
Question	Bicycle Spaces Provided ?
Other building	4

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1.6 End of Trip Facilities - Non-Residential 0% Disabled

Credit 1.4 must be complete first.

This credit is disabled Credit 1.4 must be complete first.

2.1 Electric Vehicle Infrastructure N/A Scoped Out

There is no car park provided as part of this project

This credit was scoped out There is no car park provided as part of this project

2.2 Car Share Scheme N/A Scoped Out

There is no car park provided as part of this project

This credit was scoped out There is no car park provided as part of this project

2.3 Motorbikes / Mopeds N/A Scoped Out

There is no car park provided as part of this project

This credit was scoped out There is no car park provided as part of this project

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Waste & Resource Recovery Overall contribution 5.5%

		100%
--	--	------

1.1 Construction Waste - Building Re-Use		N/A	✦ Scoped Out
Not previously developed site			

This credit was scoped out Not previously developed site

2.1 Operational Waste - Food & Garden Waste		100%
--	--	------

Score Contribution This credit contributes 50% towards the category score.

Criteria Are facilities provided for on-site management of food and garden waste?

Question Criteria Achieved ?

Project Yes

2.2 Operational Waste - Convenience of Recycling		100%
---	--	------

Score Contribution This credit contributes 50% towards the category score.

Criteria Are the recycling facilities at least as convenient for occupants as facilities for general waste?

Question Criteria Achieved ?

Project Yes

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Urban Ecology Overall contribution 5.5%

		12%
--	--	-----

1.1 Communal Spaces		100%
----------------------------	--	------

Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Is there at least the following amount of common space measured in square meters : * 1m ² for each of the first 50 occupants * Additional 0.5m ² for each occupant between 51 and 250 * Additional 0.25m ² for each occupant above 251?	
Question	Common space provided	
Other building	380 m ²	
Output	Minimum Common Space Required	
Other building	138 m ²	

2.1 Vegetation		0%
-----------------------	--	----

Score Contribution	This credit contributes 50% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	1 %	

2.2 Green Roofs		0%
------------------------	--	----

Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	No	

2.3 Green Walls and Facades		0%
------------------------------------	--	----

Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	No	

3.2 Food Production - Non-Residential		0%
--	--	----

Score Contribution	This credit contributes 12.5% towards the category score.	
Criteria	What area of space per occupant is dedicated to food production?	
Question	Food Production Area	
Other building	0.0 m ²	
Output	Min Food Production Area	
Other building	57 m ²	

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Innovation Overall contribution 9.0%

	0%
--	----

1.1 Innovation	0%
Score Contribution	This credit contributes 100% towards the category score.
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?

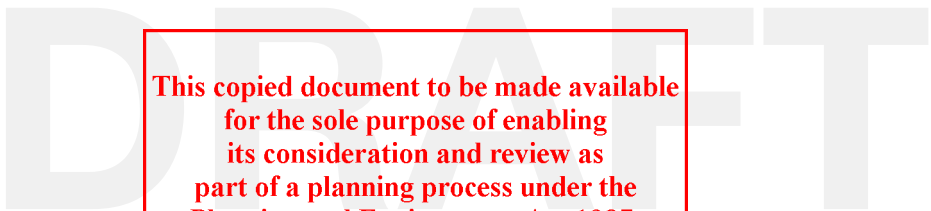
Note

This is a DRAFT and not suitable for submission to council.

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Appendix D: Water Sensitive Urban Design

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Introduction

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This section provides an overview of the water sensitive urban design (WSUD) strategy for the proposed development in response to Clause 53.18 Stormwater Management In Urban Development.

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CLAUSE 53.18-5 STORMWATER MANAGEMENT OBJECTIVES FOR BUILDINGS AND WORKS

The overarching objective is:

- To encourage stormwater management that maximises the retention 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.

CLAUSE 53.18-6 SITE MANAGEMENT OBJECTIVES

The overarching objective is:

- To protect drainage infrastructure and receiving waters from sedimentation and contamination.
- To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.



Cape Paterson swale landscaping. Photography by Kim Landy.

Stormwater Calculations

Melbourne Water's Stormwater Treatment Objective – Relative Measure (STORM) Calculator now known as Blue Factor is a simple analysis method for stormwater treatment and water sensitive urban design (WSUD). It rates the performance of treatment measures such as rainwater tanks, wetlands, and infiltration systems relative to best practice targets, and calculates a weighted average score. A Blue Factor score of 100 or greater indicates that treatment measures are of sufficiently high standard.

STORMWATER TREATMENT APPROACH

In order to demonstrate compliance, a score of 100% must be achieved using the Blue Factor tool, demonstrating that the following has been achieved:

- Suspended solids: 80% retention of typical urban load
- Total Nitrogen: 45% retention of typical urban load
- Total Phosphorous: 45% retention of typical urban load
- Litter: 70% reduction of typical urban load

A provisional Blue Factor rating has been carried out, based on the following WSUD measures:

- Collection from 1830m² of roof area
- Storage in a 5kL rainwater tank
- The rainwater collected will be reused for toilet flushing and irrigation
- Use of a 2m² raingarden

The development achieves a STORM rating of 109%.

Project # 630709C0 - Loretto College Ballarat
1600 Sturt St, Ballarat Central VIC 3350, Australia
16 February 2026 3:44 p.m.

 BLUE FACTOR

Loretto College Ballarat

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.

109%
SCORE

Project details

Name	Loretto College Ballarat
Street address	1600 Sturt St, Ballarat Central VIC 3350, Australia
Municipality	Ballarat
Site area	6711 m ²

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Stormwater Collection Area Markup

- Non-Trafficable Roof: 1,830 m²
- Permiabile Pavement: 1,149 m²
- Landscaping on Ground Plane: 3,517 m²
- Trafficable Pavement: 215 m²

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Construction Site Management Plan

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A stormwater pollution reduction strategy will be contractually required to be adopted by the Head Contractor as part of its overall Environmental Management Plan (EMP). The strategy should prevent construction debris and littering entering the stormwater systems. The EMP will be required to specifically address the following in respect to stormwater:

OBJECTIVES

1. No impact on offsite surface or ground water due to construction activities
2. Site stormwater to be managed such that no contaminated water is discharged from site

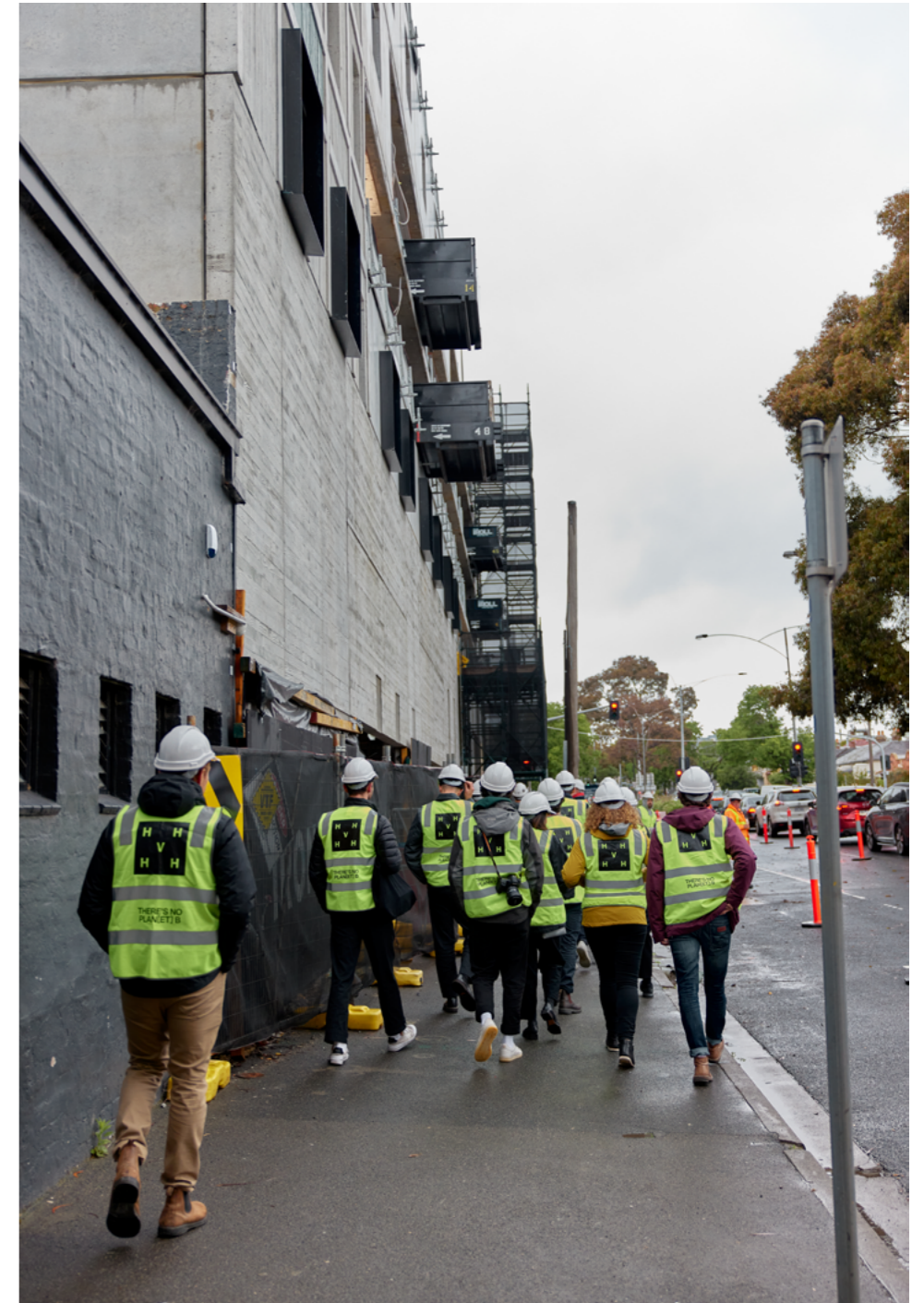
GENERAL

1. Materials and waste to be stored at least 2m away from drainage lines
2. All inadvertent chemical spills to be cleaned up immediately
3. Application and inclusion of a range of mitigation measures for soil depositing on roads, stormwater, dust and noise

STORMWATER

1. Installation of hay bales around stormwater drains to minimise sediment entering stormwater
2. Installation of crushed rock to frequently used tracks / haul roads that may produce sediment or contribute to erosion.

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Construction site visit at Ferrars & York. Photography by Kim Landy.

We respectfully acknowledge that every project enabled or assisted by HIP V. HYPE in Australia exists on traditional Aboriginal lands which have been sustained for thousands of years.

We honour their ongoing connection to these lands, and seek to respectfully acknowledge the Traditional Custodians in our work.

—

For additional information, questions unturned, collaboration opportunities and project enquiries please get in touch.

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