

05.09.2023

Ref: 212798-SEL01-1

Becroft Property Development
 19/6-20 Braidwood Street
 Strathfield South NSW 2136

Memo: 242-244 Becroft Road, Epping NSW 2121 – Sustainability Initiatives Summary

I refer to our engagement on the aforementioned project, in relation to the preparation of an ESD report for the proposed development at 242-244 Becroft Road, Epping NSW 2121.

We provide the table below to outline the summary of design principles that have been incorporated into the project design greatly exceeding the sustainability requirements typical for a development of this type.

Area	ESD Outcome
Water	<ul style="list-style-type: none"> Rainwater collection tank which captures rainwater to supply laundry and toilets WSUD strategies including on-site storm water detention and treatment and the use of vegetation to reduce stormwater discharge Water efficient fixtures and fittings certified as part of Green Star Ratings Wash hand basin taps: Minimum 5-star WELS, Kitchen taps: Minimum 5-star WELS, Toilets dual flush: Minimum 4-star WELS, Shower heads: Minimum 3-star WELS, minimum flow but <= 6L/min
Microclimate	<ul style="list-style-type: none"> Landscaping to reduce the urban heat island effect of the site. Building design to allow excellent daylight penetration into dwellings
Energy and greenhouse gas emissions	<ul style="list-style-type: none"> Integration of photovoltaic system onto roof to full extent possible. BASIX requirements calculated to require 160 peak kW. Energy efficient systems and appliances Energy and greenhouse gas emissions in alignment with BASIX SEPP or equivalent energy outcomes Please note that this currently incorporates a 7 Star NatHERS rating across the project. Site specific transport strategy will be created for the Green Star Rating
Waste	<ul style="list-style-type: none"> Commitment to divert at least 95% of construction waste (excluding contaminated or hazardous material) from landfill Commitment to implement waste management plan
Climate resilience	<ul style="list-style-type: none"> The project is targeting a low carbon, resource efficient and environmentally sensitive building which is resilient to the impacts of climate change. This will be detailed in the project specific climate adaptation plan created for the Green Star rating

Date	Rev	Issue	Author	Verifier
5.09.2023	1	Sustainability Initiatives Summary	S. Padarath	I. V. Eerden

Area	ESD Outcome
Materials	<ul style="list-style-type: none"> Incorporation of environmental criteria in choosing building materials, fittings, and furnishings, such as minimising materials with VOC, formaldehyde and other hazardous substances The timber credit is targeted in the Green Star rating and will track and certify that only sustainable timber is used in the building
Community amenity	<ul style="list-style-type: none"> Implementation of design to encourage use of more sustainable forms of transport such as trains and bikes Provision of End of Trip facilities Ground plane street activation with retail facilities demonstrate how the project aims to create community space and contribute to the activation of Beecroft Road
Accessibility	<ul style="list-style-type: none"> 20% of dwellings will be 'Design' and 'As-built' Livable Housing Australia Silver Certified
Safety and Wellbeing	<ul style="list-style-type: none"> Incorporation of CTPED principles into design and planning, including passive surveillance into courtyard areas, open spaces, and access-controlled areas.
Transport	<ul style="list-style-type: none"> Provision of a bicycle parking for each apartment The project is providing 10% of vehicle parking spaces with electric vehicle charging infrastructure
Ecology	<ul style="list-style-type: none"> Providing landscape planting of native species
Pollution control	<ul style="list-style-type: none"> Provision of bioretention system near site boundary to treat on-site stormwater runoff Surface coatings and materials to be selected for their compliance with Australia or more stringent health standards, for example the Australian Paint Approval Scheme (APAS) Volatile Organic Compounds Limit Implementation of an Environmental Management Plan in line with NSW Best Practice. Avoid the use of materials with ozone depleting substances in their manufacture and installation.
Training and employment	<ul style="list-style-type: none"> Encouraging local employment by engaging with local employment policy and supporting local businesses. Delivery and recording of training as part of the construction process through the apprentices and workplace training
Operations and monitoring	<ul style="list-style-type: none"> Implement energy metering and monitoring paired with data analysis and communication to encourage more efficient use of energy Commitment to provide education to residents to encourage the incorporation of ESD features and ongoing targets
Procurement and supply chain	<ul style="list-style-type: none"> Implementation of a sustainable procurement policy which demonstrates social, economic, and environmental aspects are considered through procurement
Independent Certification	<ul style="list-style-type: none"> Application of the Green Star Rating tool to aim to achieve a 5 Star Green Star Design & As Built Rating

We note that the project greatly exceeds the minimum requirements of both the NCC and BASIX expectations and goes above and beyond the sustainability measures typical of a residential development.

Yours sincerely,



Ian Van Eerden
Green Star Accredited Professional
Northrop Consulting Engineers