



Our ref: PS107138-190927-PR-SUSTAINABILITY LETTER FINAL SSDA A1 C1

By email  
Rory.Martin@frasersproperty.com.au

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Rory Martin  
Sustainability Manager - Residential  
Frasers Property Australia  
Level 9, 484 St Kilda Road, Melbourne, VIC, 3004

Dear Rory

**Ivanhoe Estate Buildings A1 and C1 | Draft Sustainability Statement**

This letter provides a certificate of review for the Ivanhoe Sustainability Report (August 2018) against the following Sustainability Benchmarks:

1. **Benchmark 1:** Deliver 5 Star Green Star Design & As Built minimum for all buildings using the Green Building Council of Australia's rating tool "Green Star – Design & As Built v1.1" and subsequent releases as appropriate
2. **Benchmark 2:** Deliver 6 Star Green Star Communities for the Ivanhoe precinct using the Green Building Council of Australia's rating tool "Green Star – Communities v1.1" and subsequent releases as appropriate
3. **Benchmark 3:** Deliver an integrated infrastructure solution via 'Real Utilities' with the development and delivery of a private embedded electrical and hot water network to supply all users across the precinct. On the back these embedded networks we will improve dwelling resource consumption efficiencies by incorporating the following strategies:
  - Installation of solar PV to reduce electrical peak demand and greenhouse emissions;
  - Use of high efficiency centralised hot water;
  - Installation of smart metering technology to allow efficient demand management;
  - Minimise use of onsite gas;
  - Provision of low-cost heating to the social housing;
  - Acquire certified carbon offsets (if required) to ensure that 100% of electricity supplied through Real Utilities is NCOS carbon neutral certified.

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The Sustainability Report demonstrates the approach to compliance for the Green Star benchmarks and Real Utilities approach, supported by the associated reports for the SSDA submission for buildings A1 and C1 and the following documents:

- Green Star D&AB Scorecard;
- Green Star Communities Scorecard.

*Subject to the implementation of the stated initiatives that correspond with these scorecards, over the course of the detailed design and delivery phases of the project; and the delivery of the Real Utilities service as described in the report; the benchmark commitments can be considered to achieved for this stage of design.*

Kind regards

A handwritten signature in blue ink that reads "Sean Holmes".

Sean Holmes  
Associate - Sustainability