

ESD Statement

Subject Site: AEON, Chatswood

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This Statement is provided in response to Willoughby Council comment WCC-10 regarding sustainability expectations associated with the proposed AEON development located at 2 Day St, 3 McIntosh St & 38-42 Anderson St, Chatswood NSW 2067.

The proposed AEON development demonstrates a considerable improvement on Planning Secretary's Environmental Assessment Requirements, Item 15, aligning with Section 193 of the EP&A regulation 2021 (principles of sustainable development) and includes numerous features typical of a Green Star rated building. Some of the initiatives being considered in design include:

- Provision of amenities to allow for separation of multiple waste streams in accordance with OWMP;
- Compliance with AS 1668 & Apartment Design Guidelines regarding natural ventilation, helping reduce reliance on air conditioning during warmer temperatures;
- High acoustic amenity;
- Material specification that contribute to improved indoor air quality;
- High solar reflectance index (SRI) of materials viewed from above, helping reduce ambient air temperature across the site;
- Provision of a Sustainable Transport Plan;
- Adoption of native plant species to a large portion of landscaping;
- Consideration of first nation principles in design;
- Responsible construction practices including sustainability training to site workers and diversion of construction and demolition waste from landfill;
- BASIX Energy Score of 60 and Water Score of 40 through the provision of:
 - Energy and Water efficient fixtures and appliances;
 - Provision of a rainwater tank that will be used for irrigation purposes;
 - High performance building fabric and extensive shading providing a high level of thermal comfort and energy efficiency; &
 - Solar PV system.

The development demonstrates that Planning Secretary's Environmental Assessment Requirements, Item 15 will be exceeded whilst aligning with Section 193 of the EP&A regulation 2021 and achieving Willoughby DCP objectives through the adoption of sustainable design features in line with the Green Star rating tool.

Kind regards,



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