



Kellyville Park PNRL Eels – Centre of
Excellence and Community Facilities
Environmentally Sustainable Design
Strategy
For HB Arch

Revision	Date	Description	Author	Reviewer
P1	27/08/21	Preliminary Issue	JL	LM
0	5/10/21	Final	JL	--
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Executive Summary

This report supports a State Significant Development (SSD) Application for Kellyville Park PNRL Eels – Centre of Excellence and Community Facilities located at 8 Memorial Avenue, Kellyville. The following SEARS requirements are addressed:

- Identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated in the design, construction and ongoing operation of the development.
- Demonstrate how future buildings will meet or exceed the relevant industry recognised building sustainability and environmental performance standards.

This report summarises the sustainable design principles for the development. The following lists the key ESD initiatives:

- High performance insulation at least meeting the minimum requirement in National Construction code (NCC);
- Reduction of potable water consumption through efficient high WELS rated sanitary fixtures and appliances;
- Recycling waste facilities to encourage diversion of waste to landfill;
- Adequate natural daylight to interior of building;
- High level of internal environment quality;
- Rainwater collection for reuse in toilets and irrigation.

Design statement: The proposed development is designed to achieve the SEARS requirement under section 10 Ecological Sustainable Development (ESD) and climate change.

Impact: The ESD initiatives proposed cover a range of concepts including management of the buildings, indoor environment quality, energy, transport, water, materials, land use & ecology, emissions, and waste.

Cumulative impacts: The intent is to deliver a project where environmental impacts have been minimised. This includes reduced greenhouse gas emissions through efficient building envelope and HVAC systems, reduced potable water usage, and consideration of sustainable building materials, etc.

This report summarises the proposed ESD initiatives that covers the above points.

Project Description

The proposed development will provide state of the art facilities which enable physical recreation opportunities in conjunction with improved facilities for staff, players and existing users of the site. The proposed development will be integrated with the existing recreational landscape of the site and complement the upgrades to the existing playing fields being undertaken by Council. The proposed development is defined as a Recreation facility (major), and includes the following components:

- Construction of high-performance Centre of Excellence in the north east of the site adjacent to Training Field 2:
 - Elite level gymnasium.
 - Medical and rehabilitation facilities.
 - Aquatic recovery and rehabilitation pools.
 - Lecture theatre and meeting rooms.
 - Player education and study areas.
 - Administration offices for the Parramatta Eels.
 - New female facilities including a dedicated female change room, cubicle toilets and showers.
 - Balcony and terrace area.
 - End of Trip Facilities and bicycle parking.
 - Refuse Area.

- Construction of a Community Facility, including a grandstand with approximately 1,500 seats in the centre of the site adjacent to the Main Playing Field 3:
 - Unisex changerooms and amenities.
 - Referee changeroom and amenities.
 - First Aid/Medical room.
 - Community gymnasium.
 - Café/kiosk.
 - Concourse terrace.
 - Multipurpose community function room with kitchen and amenities.
 - Refuse Area.
 - Bicycle parking.
- Solar arrays will be included on the roof of both the Centre of Excellence and Community Facility.
- Additional 40 car parking spaces for the proposed facility to operate in conjunction with existing at grade car parking already constructed by Council.
- Additional landscaping throughout the development footprint.
- Removal of a small number of trees internal to the site, however noting perimeter trees will be retained where not affected by the proposed building footprints.
- Hours of operation for the Centre of Excellence and Community Facility are 5:00am to 12:00am, however the following key times are likely:
 - Centre of Excellence: 7.00am - 7.00pm
 - Community Facility: 7.00am - 10.00pm

Reference Documents

This report is based on the following architectural drawings received –

Architect: HB Arch
 134 Surrey Road,
 Blackburn North, Victoria 3130

The relevant documents and drawings used in compiling this report are as follows:

Project Reference No.	Drawing No.	Rev.	Title
--	A019	1/12/2021	GA COE Lower Plan
--	A020	1/12/2021	GA COE Upper Plan
--	A021	1/12/2021	GA COE Roof Plan
--	A023	1/12/2021	GA Community Facility Lower Plan
--	A024	1/12/2021	GA Community Facility Upper Plan
--	A025	1/12/2021	GA Community Facility Roof Plan

Table 1: Reference documents

Introduction

This report addresses the following SEAR requirements. Refer to the sections below to see how the development addresses these requirements.

10. Ecological Sustainable Development (ESD) and climate change)

The EIS must:

- Identify how ESD principles (as defined in section 7(4) of Schedule 2 of the Regulation) will be incorporated into the design, construction and ongoing operation of the proposed development.
- Demonstrate how future buildings will meet or exceed the relevant industry recognised building sustainability and environmental performance standards.

Figure 1: SEARS requirements

The Site

The site is located at Kellyville Park, in the suburb of Kellyville, within The Hills Shire Local Government Area (LGA) situated towards its southwestern corner.

The site is located in proximity to the Balmoral Road Sports Hub, less than 1km south west of the site. Further to this, the site is located approximately 3.5km north east of the Westlink M7 tollway.

The site's locational context is shown in Figure 2 below.

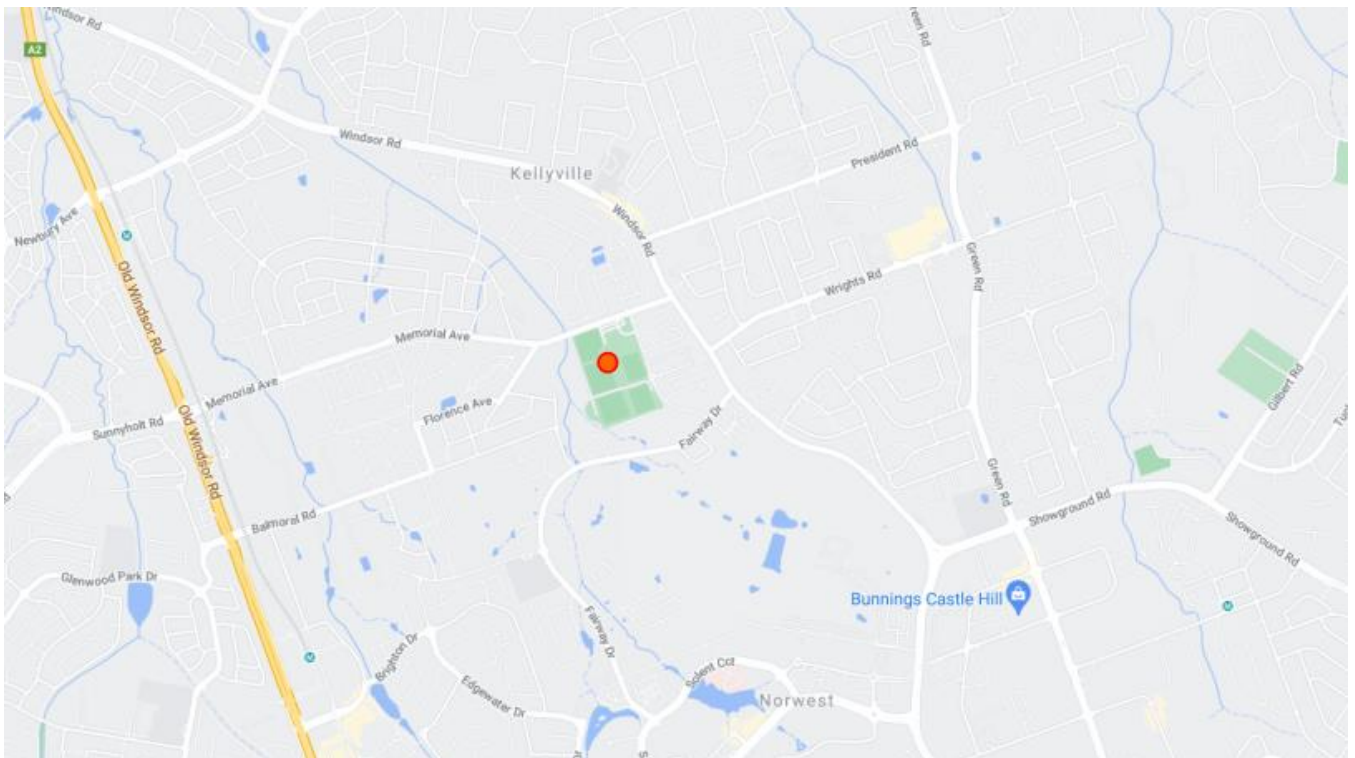


Figure 2: Locational context of the site

The site comprises a dual allotment of land with a total area of 127,070m², and development of the Center of Excellence will occur within the northern allotment, having an area of 76,262m². The site is currently owned by Kellyville Council and it is legally described as Lot 1 DP167535 & Lot 60 DP10702. The site is bounded between Memorial Avenue to the North, Stone Mason Drive to the East, McKellar Court to the South and council parkland to the West. An aerial image of the site is shown in **Figure 3**.



Figure 3: Site aerial

The proposed development consists of 2 two-storey facilities: Centre of Excellence (COE) and Community Facilities (CF). The COE and CF collectively includes administrative, social, gym, football facilities, amenities, aquatic facilities, multi-purpose, and medical areas.

Proposed Development

The proposal relates to a development application to facilitate the development of Kellyville Park PNRL Eels – Centre of Excellence and Community Facilities at the Kellyville Park site. Specifically, the works that are proposed for the DA include:

- A two-storey Parramatta Eels centre of excellence consolidated administration and high-performance training centre, comprising a gymnasium, sports science and sports medicine facilities, business offices, player lounges, social spaces, a double height seating area, café and kitchen facilities, and retail stores.
- A two-storey community facility and grandstand area comprising of changing facilities, a community gym, a multi-purpose room, first aid centre, café and kitchen facilities and a retail tenancy;
- Two international Rugby League compliant fields 116m long x 68m wide;
- Two additional international compliant Rugby League main playing fields, 116m long x 68m wide, including grandstand seating.
- Associated car parking, landscaping and public domain works; and
- Extension and augmentation of services and infrastructure as required.

Environmental Planning & Assessment Regulation 2000

SEARS Requirements

Identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated in the design, construction and ongoing operation of the development.

Clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 states:

a) the **"precautionary principle"**, namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, public and private decisions should be guided by:

(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

(ii) an assessment of the risk-weighted consequences of various options.

b) **"inter-generational equity"**, namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations.

c) **"conservation of biological diversity and ecological integrity"**, namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration.

d) **"improved valuation, pricing and incentive mechanisms"**, namely, that environmental factors should be included in the valuation of assets and services, such as:

(i) polluter pays, that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,

(ii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,

(iii) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.

Precautionary Principle

The built form shall embrace sustainability principles and will be designed and arranged to maximise the passive performance of the building.

This shall be achieved through the harnessing of natural daylight and natural ventilation to reduce energy consumption of air conditioning systems, in turn reducing carbon emissions, where appropriate.

Heat load control is managed by climate responsive façade design. Mitigation strategy such as overhangs, vertical screening, well insulated building fabric and glazing solutions that are customised to suit the needs of respective space have been considered and adopted. These design approach shall assist to reduce solar gain which in turn contribute to reducing the greenhouse gas emissions of the building. Further optimisation will be carried out progressively throughout the design development.

Inter-generational equity

To preserve or enhance the health, diversity and productivity of the environment for our future generations, the Indoor Environmental Quality as well as the proposed landscape design of the development will be considered as to ensure the health and well-being of its occupants as well as to encourage them to actively engage with their surroundings.

The proposed development is recommended to adopt the following passive design principles to maintain optimal occupant comfort and safety which in turn encourages and conserves inter-generational equity:

- Design of facades that respond to local climate including sun, wind and aspect;
- High levels of natural daylight through windows;
- High levels of thermal insulation;
- Sunshades;
- Robust and durable external building materials;
- Usage of low total VOC paints, sealants, adhesives and floor coverings.

Conservation of biological diversity and ecological integrity

As this is a site with existing road and associated curtilage, the construction of the development is anticipated to have insignificant impact on the current level of biological diversity and ecological integrity.

Improved valuation, pricing and incentive mechanisms

The sustainable strategy outlined in the next section shall be targeted during building design. This is to ensure that sustainable initiatives are considered by the design team. Contractors shall be required to provide and abide by an Environmental Management Plan and Environmental Management System in accordance with NSW Environmental Management Systems Guidelines or equivalent standard.

ESD Framework

SEARS Requirement

Demonstrate how future buildings will meet or exceed the relevant industry recognised building sustainability and environmental performance standards.

National Construction Code (NCC) 2019

The project will abide by the latest Building Code of Australia NCC 2019 in informing the energy efficiency of the design. This includes meeting, and where applicable exceeding, industry standards in areas of thermal insulation, glazing performance, and building services.

Sustainability Initiatives

For the purpose of benchmarking to industry best practise, the following sustainability areas are considered including energy and water efficiency, indoor environmental quality, management, waste management, stormwater management, and resource conservations. The disciplines responsible for each initiative during design are listed below. As the design progresses, the feasibility of these initiatives will be continually investigated. The Head Contractor will be responsible for incorporating the ESD initiatives during construction and should substitute initiatives if the requirements listed in this report become unfeasible. This ensures that the sustainability intent of the design is ultimately met.

Project initiative	Points		Design Responsibility
	Low risk	High risk (TBC)	
Commissioning and Tuning <ul style="list-style-type: none"> Undertake a services and maintainability review. Pre-commissioning and commissioning activities are performed for building systems. Building tuning is performed including quarterly adjustments for the first 12 months of occupation. Set and commit to building tuning targets and environmental performance targets (energy and water). 			Head contractor Head contractor Head contractor Building owner
Building Information <ul style="list-style-type: none"> Contractors to provide comprehensive Operations and Maintenance manuals to the facilities management team at Project Completion. 			Head contractor
Metering <ul style="list-style-type: none"> Metering and monitoring strategy document will be prepared by the services design team. Metering will be installed for all common and major uses of energy and water, and be calibrated to the appropriate standards. A monitoring strategy will include producing data consumption trends for the facilities management team to monitor the environmental impact of the building. 			Services consultants
Responsible Building Practices <ul style="list-style-type: none"> The Head Contractor will have an Environmental Management System that is certified with ISO14001. A project-specific Environmental Management Plan will be developed and adhered to by all contractors and subcontractors. The Head Contractor will provide at least 3 staff support practices in the areas of mental health and physical health, and training on sustainable practices. 			Head contractor Head contractor
Operational Waste			

<ul style="list-style-type: none"> Develop a comprehensive Operational Waste Management plan and include, at a minimum, general waste, co-mingled waste and at least one other recycling stream such as organic waste. <p>See Innovations table for increased waste streams.</p>			Waste consultants/ Architect
<p>Commitment to Performance</p> <ul style="list-style-type: none"> The building owner sets and commits to environmental targets. Measuring and reporting will be conducted at least on a quarterly basis. <p>The building owner commits to reducing demolition waste at the end of life of the building.</p>			Building owner Building owner
<p>Indoor Air Quality</p> <ul style="list-style-type: none"> Mechanical system designed to minimise entry of outdoor pollutants, and outdoor air intakes to be away from pollution sources. Mechanical ventilation system are provided with adequate access for maintenance. All ductwork will be cleaned prior to occupation or all new ductwork will remain free of moisture and debris until occupation. Kitchens shall be ventilated in accordance with AS 1668.2:2012 and provided with a separate exhaust system. Printing and photocopying equipment shall be certified with ECMA-328, RAL-UZ 171, or GGPS.003. 			Mechanical consultant Mechanical consultant/ Head contractor Mechanical consultant Building owner
<p>Acoustic Comfort</p> <ul style="list-style-type: none"> Treatment of building façade and mechanical design to enable internal ambient noise levels to be no more than 5dB(A) above the lower figure range in Table 1 of AS/NZS2107:2016. Treatment of building façade and mechanical design to enable internal ambient noise levels to be below the maximum stated in the 'Recommended Reverberation Time' provided in Table 1 of AS/NZS2107:2016. 			Acoustic consultant
<p>Lighting Comfort</p> <ul style="list-style-type: none"> Internal spaces shall be well lit through flicker-free luminaires and a minimum CRI of 80. General illuminance and uniformity of maintained illuminance shall meet the appropriate AS/NZS 1680 standards in accordance with the type of activity of the space. All bare light sources shall be fitted with diffusers, baffles, or louvers (or similar). Localised lighting control where individuals or groups of individuals can adjust lighting levels in their immediate environment where appropriate. 			Electrical consultant/ Architect
<p>Visual Comfort</p> <ul style="list-style-type: none"> At least 60% of occupied space have a clear view of high quality internal or external view. Blinds or screens with Visual Light Transmittance not more than 10% shall be installed to reduce glare. A high proportion of spaces receives adequate levels of daylight. West, north, and south glazing provides daylight accessibility and connectivity with outdoor spaces. 			Architect Architect
<p>Indoor Pollutants</p> <ul style="list-style-type: none"> At least 95% of all paints, adhesives, sealants and carpets shall have low VOC content in accordance with the limits in Table 13.1.1 and Section 13.1.2B of Green Star Design & As built v1.3. 			Architect

<p>Vertical Transportation</p> <ul style="list-style-type: none"> Minimum lift energy efficiency is Class A or B in accordance with ISO 25745-2. Lift idle and standby energy performance is level 1 in accordance with ISO 25745-2. 			Lifts consultant
<p>Appliances</p> <ul style="list-style-type: none"> Where applicable, dishwashers, refrigerators, clothes washing machine, and clothes dryer will be within one Energy Rating star of the highest rating available of a similar appliance type and capacity. 			Architect
<p>Renewable energy</p> <ul style="list-style-type: none"> PV panels installed on roof – approximately 70kW for COE and 30kW Community Facility 			Electrical consultant
<p>Sustainable Transport</p> <ul style="list-style-type: none"> The location is in close proximity to a public bus route, which encourages use of public transport. To encourage active transport for regular occupants, the following end of trip facilities will be provided: <ul style="list-style-type: none"> Secure bicycle parking for 7.5% of total regular occupants; Secure bicycle parking for 5% of peak visitors; 2 showers (13-49 regular occupants) OR 4 showers (50-149 regular occupants) or 6 showers (150-299 regular occupants); 1.2 lockers for every 1 bicycle space provided; and Changing facilities for staff and visitors. 			Building owner Architect
<ul style="list-style-type: none"> 4 parking spots shall be dedicated to electrical vehicles with the provision of charging infrastructure for these spaces. 			Electrical consultant/ Architect
<p>Potable Water</p> <p>Bathrooms and kitchens will install fixtures with the following minimum WELS rating:</p> <p>Taps – 5 Star</p> <p>Urinals – 5 Star</p> <p>Toilets – 4 Star</p> <p>Showers – 3 Star (max 7.5L/min flow)</p> <p>Clothes Washing Machine – 4 Star</p> <p>Dishwashers – 5 Star</p> <ul style="list-style-type: none"> No water will be used for heat rejection. Xeriscape garden or installation of a drip irrigation system with moisture sensor override. Rainwater tanks for rainwater collection and reuse for toilet flushing and irrigation. 			Architect Mechanical consultant Architect/ Landscape architect Architect/ Hydraulic consultant/ Civil consultant
<p>Life Cycle Impacts</p> <ul style="list-style-type: none"> At least 30% reduction in Portland cement content by mass across all concrete used in the project compared to a reference case. 			Head contractor

<ul style="list-style-type: none"> At least 50% mix water is captured or reclaimed water for all concrete used in the project. At least 40% of coarse aggregate in the concrete will be crushed slag aggregate, or at least 25% of fine aggregate inputs will be manufactured sand or alternative materials. High steel strength for steel products, refer to Green Star Design & As-Built v1.3 Table 19B.2A.1 and Table 19B.2A.2 for strength grades for various steel products. 	<div style="background-color: #c8e6c9; height: 20px; width: 100%;"></div> <div style="background-color: #fff9c4; height: 20px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 20px; width: 100%;"></div>	<div style="background-color: #fff9c4; height: 20px; width: 100%;"></div> <div style="background-color: #ffcdd2; height: 20px; width: 100%;"></div> <div style="background-color: #fff9c4; height: 20px; width: 100%;"></div>	<p>Head contractor</p> <p>Head contractor</p> <p>Head contractor</p>
<p>Responsible Building Materials</p> <ul style="list-style-type: none"> At least 95% of structural and reinforcing steel is from a Responsible Steel Maker, as defined in Green Star Design & As-Built v1.3 section 20.1.0. If the building is steel framed, at least 60% of fabricated structural steelwork is sourced from a fabricator/contractor accredited to Environmental Sustainability Charter of the Australian Steel Institute (ASI), or if the building is concrete framed, at least 60% by mass of all reinforcing bar and mesh is made using energy-reducing processes. At least 95% of all timber used (by cost) is reused or sourced from Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. All structural timber used in the building is FSC or PEFC certified. At least 3% of all products by cost meet the transparency and sustainability requirements. This is to be demonstrated with GBCA's Sustainable Products Calculator in achieving 1 point. The following initiatives are used to demonstrate product compliance: reused products, recycled content products, environmental product declarations, third-party certification, or stewardship programs The target of 9% is for an additional 2 points. At least 90% of permanent formwork, pipes, flooring, blinds, and cables by cost does not contain PVC, or meet GBCA's Best Practice Guidelines for PVC. 	<div style="background-color: #c8e6c9; height: 20px; width: 100%;"></div> <div style="background-color: #fff9c4; height: 20px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 20px; width: 100%;"></div> <div style="background-color: #fff9c4; height: 20px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 20px; width: 100%;"></div>	<div style="background-color: #fff9c4; height: 20px; width: 100%;"></div> <div style="background-color: #fff9c4; height: 20px; width: 100%;"></div> <div style="background-color: #fff9c4; height: 20px; width: 100%;"></div> <div style="background-color: #fff9c4; height: 20px; width: 100%;"></div> <div style="background-color: #fff9c4; height: 20px; width: 100%;"></div> <div style="background-color: #ffcdd2; height: 20px; width: 100%;"></div> <div style="background-color: #fff9c4; height: 20px; width: 100%;"></div>	<p>Head contractor</p> <p>Head contractor</p> <p>Architect/ Head contractor</p> <p>Architect</p> <p>Architect/ Services consultants/ Head contractor</p>
<p>Construction and Demolition Waste</p> <ul style="list-style-type: none"> At least 90% of construction and demolition waste is diverted from landfill (excluding hazardous waste). 	<div style="background-color: #c8e6c9; height: 20px; width: 100%;"></div>	<div style="background-color: #fff9c4; height: 20px; width: 100%;"></div>	<p>Head contractor</p>
<p>Ecological Value</p> <ul style="list-style-type: none"> The site does not have critically endangered, endangered or vulnerable species, or ecological communities. 	<div style="background-color: #c8e6c9; height: 20px; width: 100%;"></div>	<div style="background-color: #fff9c4; height: 20px; width: 100%;"></div>	<p>Building owner</p>
<p>Sustainable Sites</p> <ul style="list-style-type: none"> The site does not old growth forests, prime architectural land, wetlands included in the 'High National Importance', or impact on 'Matters of National Significance'. 	<div style="background-color: #c8e6c9; height: 20px; width: 100%;"></div>	<div style="background-color: #fff9c4; height: 20px; width: 100%;"></div>	<p>Building owner</p>
<p>Heat Island Effect</p> <p>At least 75% of project site, including the building and landscaping elements, reduces the impact of heat island effect. This will be achieved through designing with vegetation, and a three year Solar Reflectance Index (SRI) of minimum 64 for roof pitched at <15°.</p>	<div style="background-color: #fff9c4; height: 20px; width: 100%;"></div>	<div style="background-color: #ffcdd2; height: 20px; width: 100%;"></div>	<p>Architect</p>
<p>Stormwater</p> <ul style="list-style-type: none"> Reduction of stormwater runoff, where the post-development peak Average Recurrence Interval (ARI) event discharge does not exceed the pre-development peak ARI event discharge. The specified design is for 1 year ARI and 5 year ARI. 	<div style="background-color: #c8e6c9; height: 20px; width: 100%;"></div>	<div style="background-color: #fff9c4; height: 20px; width: 100%;"></div>	<p>Civil consultant</p>

<ul style="list-style-type: none"> Stormwater treatment to meet the following reductions when compared to untreated runoff: <ul style="list-style-type: none"> 80% for Total Suspended Solids; 90% for Gross Pollutants; 45% for Total Nitrogen; 60% for Total Phosphorus; 90% for Total Petroleum Hydrocarbons; 90% for Free Oils 			
<p>Light Pollution</p> <ul style="list-style-type: none"> To minimise light pollution, outdoor lights shall comply with AS 4282:1997 Control of the obtrusive effects of outdoor lighting. External lighting shall control the upward light output ratio (ULOR) or control the direct illuminance in accordance with Section 27.1 of Green Star Design & As-built v1.3. 			Electrical consultant
<p>Microbial Control</p> <ul style="list-style-type: none"> Building has waterless heat-rejection systems. 			Mechanical consultant
<p>Innovation</p> <p>Innovation requirements should be driven by the vision of the development as it progresses through concept and detailed design. The following innovation credits are targeted:</p> <ul style="list-style-type: none"> Ultra low VOC paints – 50% of paints by volume have a maximum TVOC content of 5g/L 			Architect
<ul style="list-style-type: none"> 80% of services and skilled labour are employed within 50km of the site. 			Head contractor
<ul style="list-style-type: none"> High performance site sheds – site sheds comply with at least 75% of the requirements in the 'High Performance Site Office Checklist' published by the GBCA. 			Head contractor
<ul style="list-style-type: none"> 80% of products and materials by volume are produced or manufactured in Australia. 			Head contractor
<ul style="list-style-type: none"> Digital screens - User education via digital screens around the building showing energy consumption, water consumption, etc. 			Architect/ Services consultants
<ul style="list-style-type: none"> Community benefits – Perform a needs analysis of the surrounding community. Develop and implement a strategy to provide social/community benefits from the project. 			Building owner/ Architect
<ul style="list-style-type: none"> Increased waste streams – Provide collection and storage for recycled waste streams such as paper and cardboard, organics, e-waste, coffee cups, soft plastics, etc. 			Waste consultant/ Architect

Table 2: Sustainability Strategy

Conclusions

This report addresses the relevant SEARS requirements in relation to ESD design principles:

- Identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated in the design, construction and ongoing operation of the development;
- Demonstrate how future buildings will meet or exceed the relevant industry recognised building sustainability and environmental performance standards.

As the design progresses, the feasibility of the proposed ESD initiatives will be continually investigated.

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