

Friday, 26 June 2026



Landcom
60 Station Street, Parramatta, 2150, NSW

BSE ESD Pty Ltd
ABN | 44 662 118 210

Level 1, 100 Arthur Steet, North Sydney
Sydney, 2060 NSW

P | 07 3210 0044
E | fergus.mactaggart@bse.com.au
W | www.bse.com.au

Attention: Landcom Development team

Re: Macarthur Gardens North R3, Goldsmith Avenue, Campbelltown NSW 2560 Australia

Subject: Supplementary letter to ESD report for S455 application

To Whom it may concern,

BSE ESD have been engaged to review the updated scheme proposed for the Macarthur Gardens North R3 project, located in Campbelltown, NSW, against the Ecologically Sustainable Development (ESD) SEARS DA Report prepared by BSE ESD dated 26 November 2025.

The review has been undertaken against the architectural drawing set prepared by DKO Architects, Revision B&C, S455 submission, dated 19/06/2026.

BSE ESD are the nominated GSAPs and Accredited NatHERS Assessors for the project. Based on our review, we confirm that the updated scheme remains aligned with the sustainability initiatives identified in the ESD DA Report for the project, specifically:

- Greenstar 4-star rating – aligned
- BASIX compliant
- NatHERS minimum requirements complaint
- The following BASIX strategies have been adopted to ensure compliance with the NSW SEPP 2022 (Sustainable Buildings) requirements for the project.

Table1: Units Water Efficiency

Element	Specification
Shower heads	4.0 Stars (> 6.0 but <= 7.5 L/min)
Toilet flushing systems	4 Stars
Kitchen Taps	4 Stars
Bathroom taps	5 Stars
Clothes Washers	4 Stars
Dishwashers	5 Stars
On demand Hot Water Reticulation	No

Table 2: Common Areas Water Efficiency

Element	Specification
Shower heads	N/A
Toilet flushing systems	N/A
Kitchen Taps	N/A
Bathroom Taps	N/A
Common Laundry	N/A
Swimming pool	None
Central / Rainwater Water tank	5kL RWT connected to: - Irrigation of 1474,8m2 of common landscaped area on the site; and - car washing in 1 car washing bays on the site
Landscape	Lawn area: 0 m2 Garden area: 1776.6 m2 (100% indigenous or low water use species)

Table 3: Units Energy efficiency

Apartment Element	Specification
Hot Water System	Individual Electric Instantaneous
Lighting	Dedicated LED
Air conditioning	Cooling Single Phase, Ducted – an average 3.5 Stars in living room only (minimum) Heating Single Phase, Ducted – an average 3.0 Stars in living room only (minimum)
Unit Mechanical Ventilation	Bathroom: Individual ducted fans to façade or roof Interlocked to light with timer off Kitchen and Laundry: Individual ducted fans to façade or roof Interlocked to light
Clothes Lines	Clotheslines in covered balcony in all apartments other than studio apartments: Level 01: A.1.03, B.1.03, Level 02: A.2.03, B.2.03, Level 06: A.6.03, B.6.03, Level 07: A.7.03, B.7.03,
Kitchen Appliances	Induction Cooktop & Electric Oven

Table 4: Building Energy Efficiency

Apartment Element	Specification
Common Area Lighting	LED Lighting Basement: Carpark – Motion sensors Main Comms room - Motion sensors Main Switch room - Manual on/off Combined pump room - Manual on/off Cold water pump room - Manual on/off Waste room - Motion sensors Bulky Waste - Motion sensors Tenant and Bicycle Storage - Motion sensors GF: Combined bin holding - Motion sensors Lobby – Time clock and motion sensor Common rooms - Motion sensors Internal hallway - Motion sensors L1 - 7: Internal Hallways - Motion sensors Lifts – Connected to Lift call button
Common Area Ventilation	Basement: Carpark – Supply + Exhaust only, carbon monoxide monitor + VSD fan Main Comms room - AC, Thermostatically controlled Main Switch room – Supply only, Thermostatically controlled Combined pump room - Exhaust only, interlocked to light Cold water pump room - Exhaust only, interlocked to light Waste rooms - Exhaust only, continuous Bulky Waste - Exhaust only, continuous Tenant and Bicycle Storage – Exhaust only, time clock or BMS controlled GF: Combined bin holding - Exhaust only, continuous GF Lobby - Supply only Common rooms - AC, Time clock or BMS controlled Internal hallway - No Mechanical Ventilation L1 - 7: Internal Hallways - No Mechanical Ventilation
Swimming pool heating source	No pool or Spa
Lift	Gearless traction with VVVF motor, load capacity < 1001 kg
Alternative energy supply	33 kWp Photovoltaic System

As such, the proposed changes to the project are considered to remain consistent with the SEARS ESD DA Report prepared for the project and the applicable compliance requirements.

Yours sincerely,

Khyati Saxena
Associate – ESD

GSAP | Accredited NatHERS assessor

BSE ESD Pty Ltd

BSE Ref: 20260227