



275 Alfred Street North Sydney

Ecologically Sustainable Design Assessment

One 275 Alfred Street Pty Ltd and Two 275 Alfred Street Pty Ltd

Level 17 275 Alfred Street
North Sydney NSW 2060

Prepared by:

SLR Consulting Australia

SLR Project No.: 610.033240.00001

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Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	14 November 2025	Anthony Marklund	Dr Neihad Al-Khalidy	Dr Neihad Al-Khalidy

Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with One 275 Alfred Street Pty Ltd and Two 275 Alfred Street Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



Executive Summary

SLR Consulting Australia Pty Ltd (SLR) has been engaged by One 275 Alfred Street Pty Ltd and Two 275 Alfred Street Pty Ltd Development Company Pty Ltd to provide a qualitative Ecologically Sustainable Design (ESD) assessment for the proposed mixed-use development comprising residential accommodation (including social and affordable housing) and a retail space at 275 Alfred Street, North Sydney (the site).

This report will be submitted to the Department of Planning, Housing and Infrastructure in support of a State Significant Development Application (SSDA) (SSD-86992219). To comply with the associated Planning Secretary’s Environmental Assessment Requirements issued 28 July 2025 (SEARs), this study has been prepared in accordance with the ESD principles as defined in section 193 of the EP&A Regulation.

A detailed response to identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design of the development is summarised in the table below.

Table 1 ESD principles (as defined in section 193 of the EP&A Regulation)

Item for inclusion	Action and Report Location
<i>(a) the precautionary principle</i>	<ul style="list-style-type: none"> In terms of Precautionary Principle, the project does not present threat of serious or irreversible environmental damage. The project conducted all required environmental studies and incorporates ESD and energy efficiency measures in the design.
<i>(b) inter-generational equity</i>	<ul style="list-style-type: none"> Inter-generational equity, the health, diversity and productivity of the environment are enhanced for the benefit of future generations via a number of initiatives including solar access, natural cross-ventilation, daylight, building thermal mass and insulation, active energy and water efficiency, reduced waste, indoor environmental quality, etc. Refer Section 3 for all proposed initiatives.
<i>(c) conservation of biological diversity and ecological integrity</i>	<ul style="list-style-type: none"> From a conservation of biological diversity and ecological integrity perspective, the project satisfies all environmental and statutory provisions requirements and proposes to maintain the existing ecological structures (species and ecosystems, etc) for the site and provide additional native vegetation planting with rainwater irrigation.



Item for inclusion	Action and Report Location
<i>(d) improved valuation, pricing and incentive mechanisms.</i>	<ul style="list-style-type: none"> • Environmental goals have been established and achieved using recognised rating tools (BASIX and NatHERS). A Quantity Surveyor is proposed to be engaged to ensure that the project will remain on budget and all sustainability measures in the current study are implemented. • The proposed ESD initiatives will help to achieve significant reductions in the energy, waste and water required by the development and will deliver improved valuation and beneficial outcomes.

The development includes many ecologically sustainable design features. This report provides an overview of these features.

The following ESD and energy efficiency features are proposed to be included in the design:

- The proposed development will incorporate passive and active energy-saving measures such as operable windows to enhance natural ventilation through the apartments, where appropriate;
 - 60% of the proposed residential units are indicated to be naturally cross-ventilated.
- The form dictated by the site has been designed to maximise the solar access of residential units;
 - 54% of apartments are indicated to achieve 2 hours solar access across the assessment window.
 - 64% of apartments are indicated to achieve 1.45 hours solar access across the assessment window.
- Thermal mass - Concrete slab construction is proposed for all floors throughout the development - concrete has amongst the highest thermal mass capacity of a range of common building products. The proposed development's external walls, structural internal walls, and slabs should be predominantly high thermal mass materials.
- LED energy-efficient lighting for all spaces;
- Centralised energy-efficient gas-fired boiler hot water system;
- Gearless traction with variable voltage variable frequency (VVVF) motor lifts;
- Water-cooled variable refrigerant volume air-conditioning systems for all living areas and bedrooms in the dwelling units with Coefficient of Performance (COP) of 3.5 – 5.5 for heating and cooling requirements;
- For non-residential spaces, high efficiency air conditioning system complying with Section J requirements is recommended;
- Dishwasher units to be installed within each residential dwelling. The dishwasher units are to have an energy efficiency rating of at least 4.5 stars;
- Clothes dryer units to be installed within each residential dwelling. The clothes dryer units are to have an energy efficiency rating of at least 3 stars;



- Provision of electric cooktop and electric oven;
- Water efficient bathroom and kitchen fittings;
 - All residential kitchen and bathroom taps are 5 star;
 - All shower heads are 4.0 star (>4.5 but ≤6 L/min);
 - All residential toilet flushing systems are 4 star;
 - All residential dishwashers are 4 star;
 - All common area toilet flushing systems are 4 star;
 - All common area taps are 4 star.
- In addition, the project considers rainwater reuse for irrigation purposes;
- Light efficiency measures in the lobby using time clock and motion sensors;
- Low levels of volatile organic compounds (VOC) paints and floor coverings and low formaldehyde wood products where possible;
- The project is committed to providing provision for future installation of EV chargers in 100% of charging spaces.
- The provision of bicycle storage spaces within the development is proposed to support the use of low emission transportation opportunities by the users and occupants;
- Landscaped areas are within the residential development throughout the designated communal areas. Proposed planting provides added cooling during the summer months through the leaf transpiration process and is also useful for wind amelioration;
- Plant species within the development would be predominantly indigenous species that can tolerate low water to reduce maintenance requirements;
- SLR recommends the installation of a solar PV system subject to detailed design and Section J modelling at CC stage.
 - A 20 kW PV solar system is recommended to reduce greenhouse gas emission.
 - A 20 kW PV solar system is indicated to offset approximately 28.7 MWh/year of energy usage.
 - The estimated greenhouse gas CO₂ emission saving is approximately 19.2 t.CO₂/annum.
- The proposed residential development is proposed to enjoy a high level of thermal comfort gaining an average 7 NatHERS star rating.
- The development also meets BASIX targets in Water (Target 40) and in Energy (Target 63).

The report body contains recommendations regarding other ESD features, such as a mechanical ventilation system, domestic hot water, other appliances, and operational waste. These features are proposed to help achieve significant reductions in energy and water required by the development both in building and operation, in addition to ensuring that the residential units are pleasant spaces to reside.

It is recommended that the proposed ESD initiatives continue to be developed and implemented throughout this project.



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1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been engaged by One 275 Alfred Street Pty Ltd and Two 275 Alfred Street Pty Ltd Development Company Pty Ltd to provide a qualitative Ecologically Sustainable Design (ESD) assessment for the proposed mixed-use development comprising residential accommodation (including social and affordable housing) and a retail space at 275 Alfred Street, North Sydney (the site).

The ESD report has been prepared in a standard form considering the following aspects of the development.

- Identify how ESD principles are incorporated in the design and ongoing operation of the development.
- Demonstrate how the development is proposed to meet or exceed the relevant industry-recognised building sustainability and environmental performance standards.

The initiatives suggested throughout this report have been included as opportunities for the project team to adopt ESD initiatives that provide both direct and indirect benefits to the proposed development.

1.1 Site Description

The site is located to the eastern edge of the North Sydney commercial core, separated by the Warringah Expressway. The site comprises a total area of approximately 1,334m² and is highly accessible to both North Sydney Train Station, Victoria Cross Metro Station and North Sydney CBD. The site is bordered by Alfred Street to the west, Little Alfred Street to the east and existing developments to the other directions – refer **Figure 1**.



Figure 1 Site Location

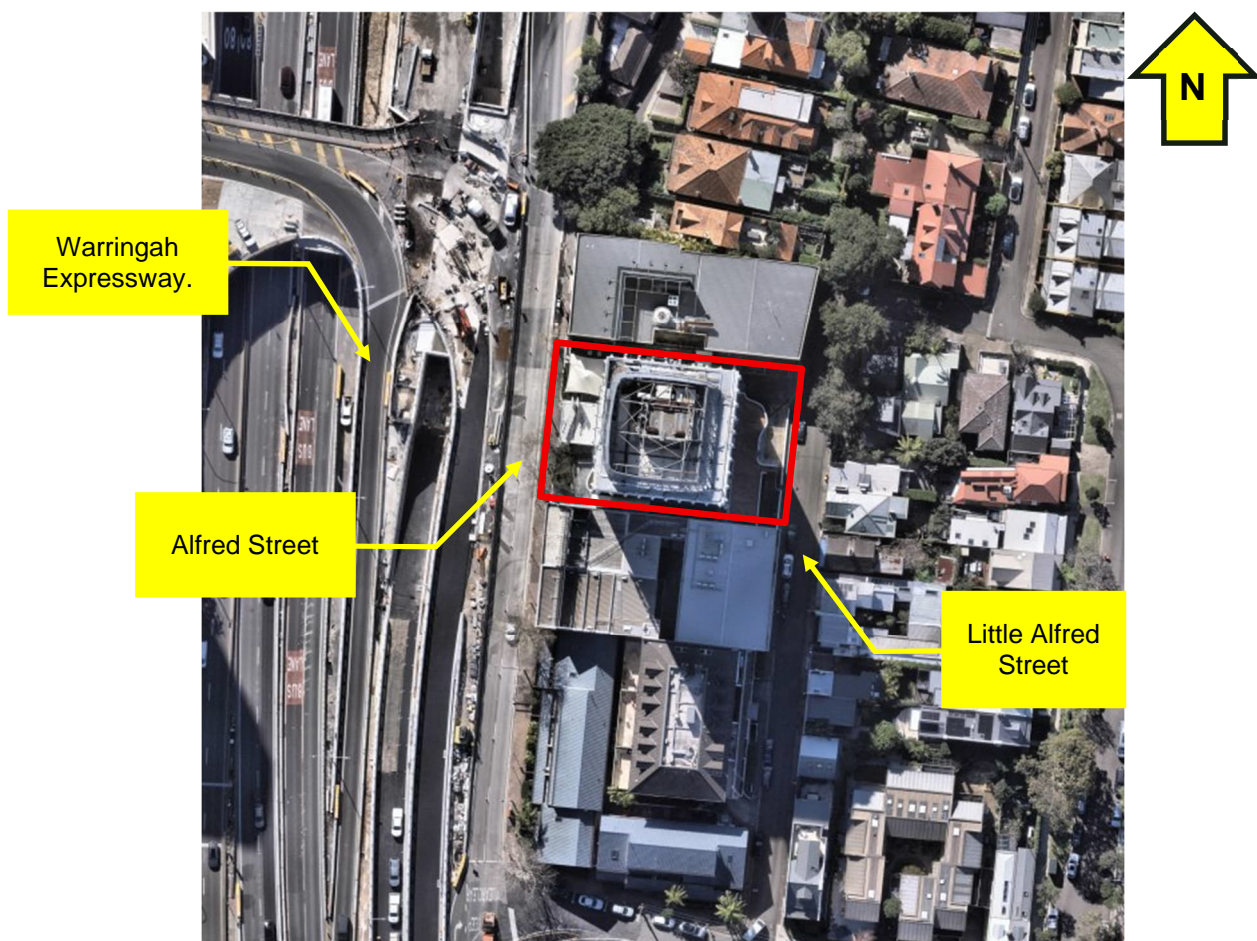


Image: Courtesy Nearmap, July 2025

To the north and east of the site is the Whaling Road Heritage Conservation Area (HCA) which includes a number of heritage items and is characterised by small scale housing being 1-2 storeys and a number of sloping streets. Directly to the north and south are 3-4 storey commercial properties (283 and 271-273 Alfred Street, respectively). Further to the south (263-269 Alfred St and 4 Little Alfred Street) is 3-5 storey strata building with residential and commercial uses and further to the south across Whaling Road is a pocket park.

1.2 Development Description

The site is currently occupied by a 20-storey commercial office building, comprising of a ground floor lobby, multiple office tenancies, large signage to the top of building and basement parking. The existing building is visually dated and inconsistent with contemporary architectural principles and standards of amenity. This, coupled with declining occupancy rates and limited adaptability to modern offices presents a unique opportunity for urban renewable within a strategically prominent inner-urban context. The site forms part of the Alfred Street Precinct (Precinct), comprising a block zoned E2 Commercial Centre with a combined area of 5,217m².



The proposed development comprises a shop-top housing development. The podium will comprise of retail and residential amenity floorspace, with active street frontages to Alfred Street and the tower above will include residential accommodation. The SSD proposal will include the following works:

- Demolition of the existing building and construction of a 39 storey (plus roof plant) shop top housing development including:
 - Small retail tenancy at ground level fronting Alfred Street
 - Approximately 175 residential apartments
 - 15% of the total residential gross floor area as affordable housing for a period of 15 years
 - Basement car parking with vehicle access from Little Alfred Street
 - Improvements to the public domain

Figure 2 Ground Floor Plan

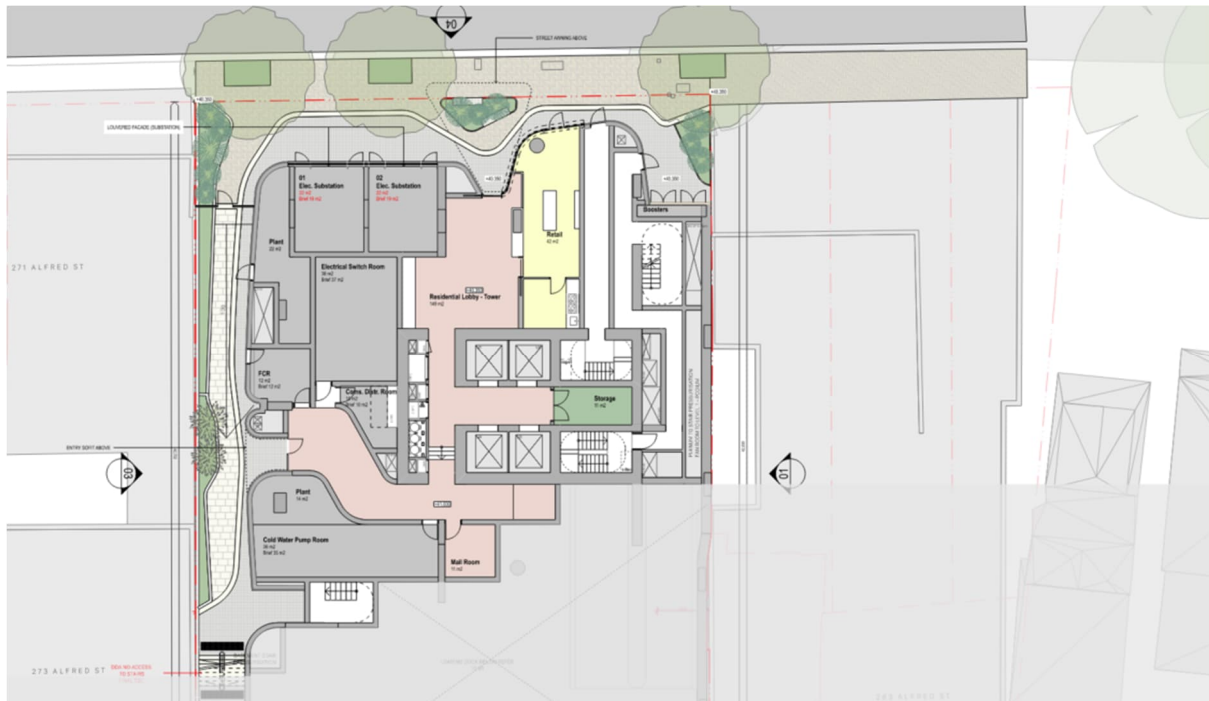


Figure 3 Level 01 – 02 Podium



Figure 4 Level 03 Podium – Communal Terrace / Plant Plan

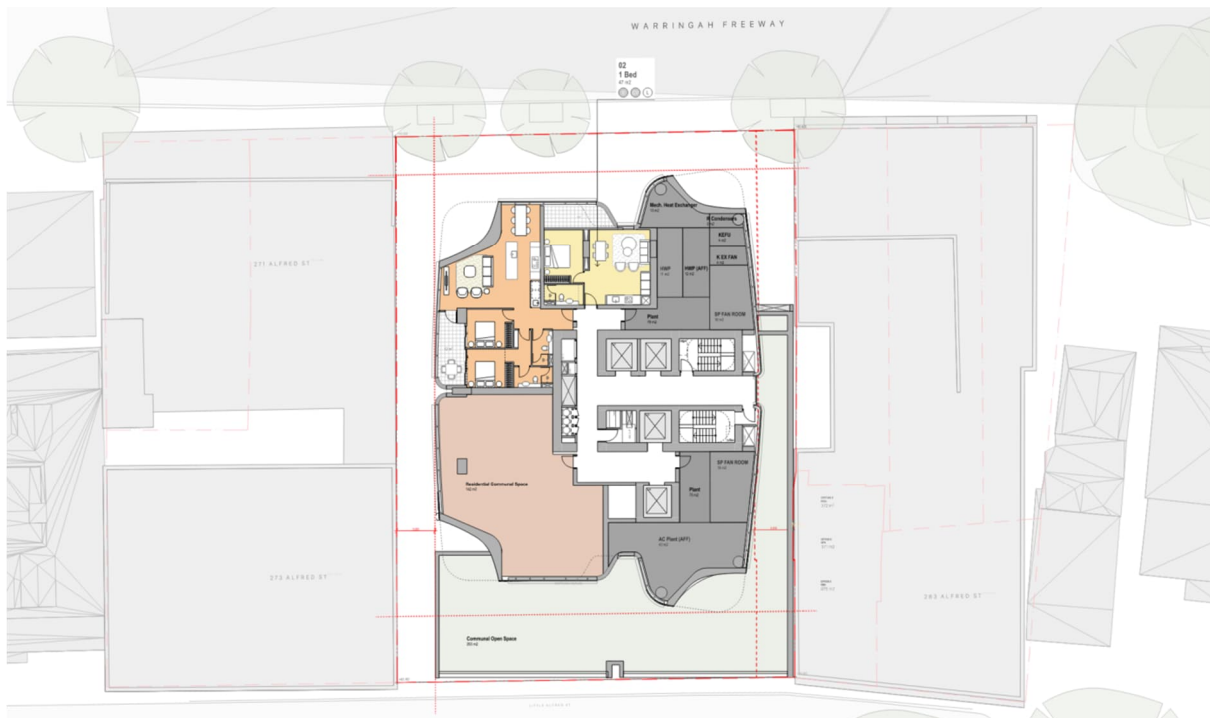


Figure 7 Level 11 – 16 Tower Lowrise Residential Plan



Figure 8 Level 17 – 19 Tower Midrise Residential Plan



Figure 9 Level 21 – 35 Tower Highrise Residential Plan

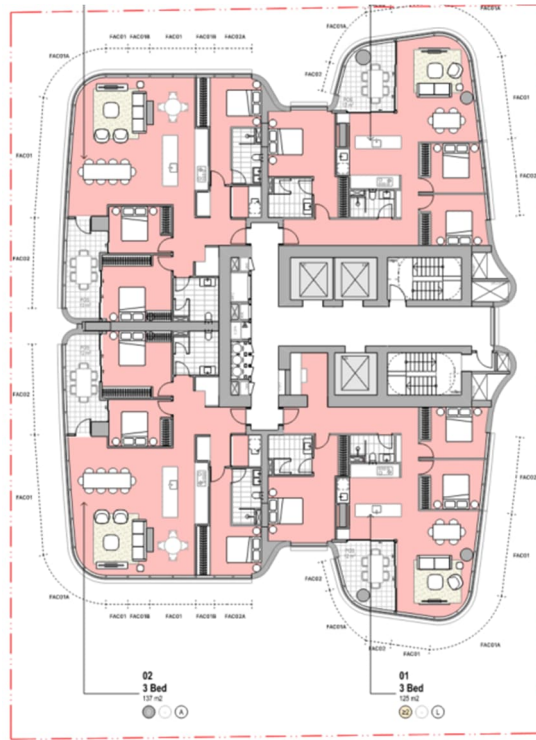


Figure 10 Level 36 – 37 Tower - Penthouse Residential Plan

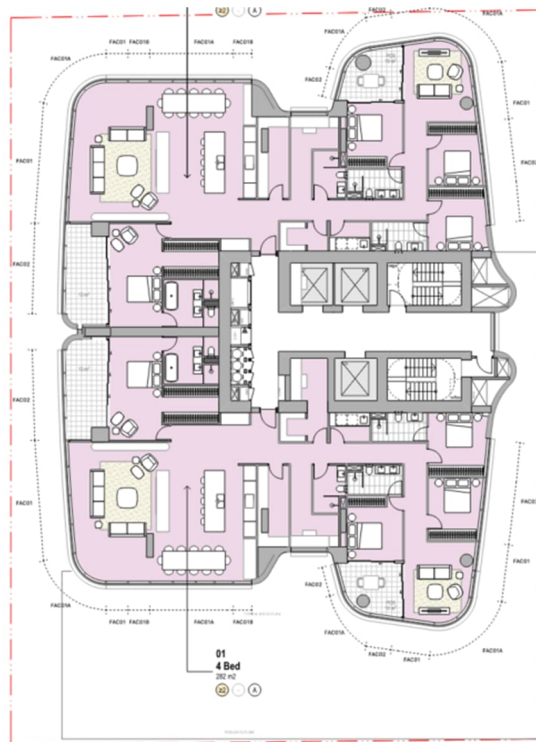


Figure 11 Level 38 Tower - Penthouse LSF Plan

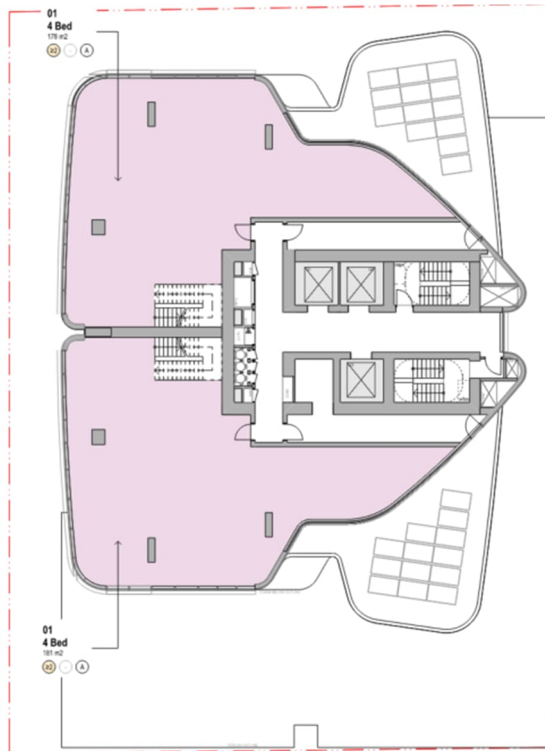
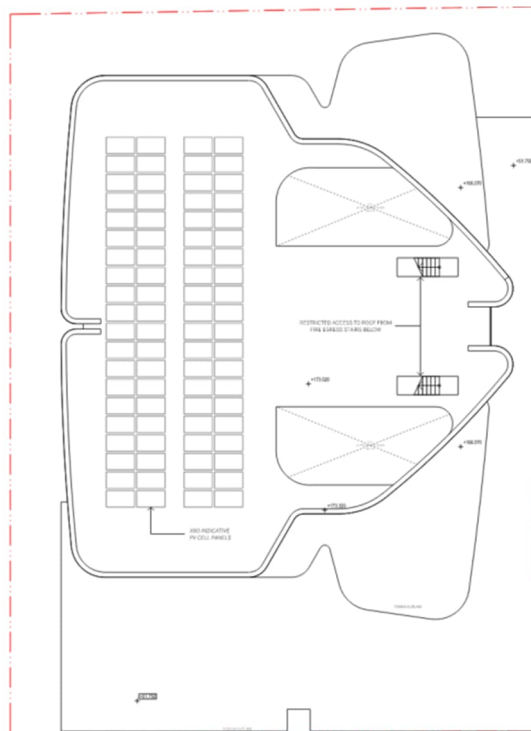


Figure 12 Level 40 Tower – Penthouse Roof Plan



2.0 Ecologically Sustainable Design

The concept of Ecologically Sustainable Development (ESD) was outlined in “Our Common Future”, the report of the 1987 United Nations World Commission on the Environment and Development (the Brundtland Commission). It defined Sustainable Development as,

“Development that meets the needs of the present without compromising the ability of future generation to meet their own needs”.

This concept was adopted within Australia in 1990 when the Council of Australian Governments endorsed a National Strategy for Ecologically Sustainable Development. The Commonwealth Government suggested the following definition for ESD in Australia:

“Using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased”.

Put simply, ESD is development which aims to meet the needs of Australians today, while conserving our ecosystems for the benefit of future generations. To do this, it is necessary to develop ways of using those environmental resources which form the basis of our economy in a way which maintains and, where possible, improves their range, variety and quality.

The National Strategy for Ecologically Sustainable Development notes that there is no identifiable point where it can be said that ESD has been achieved. The strategy further states that there are two main features which distinguish an ecologically sustainable approach to development:

- We need to consider, in an integrated way, the wider economic, social and environmental implications of our decisions and actions for Australia, the international community and the biosphere; and
- We need to take a long-term rather than short-term view when taking those decisions and actions.

Ultimately ESD should lead to changes in our patterns of resource use, including improvements in the quality of our air, land and water, and in the development of new, environmentally friendly products and processes.

National Strategy for ESD Objectives and Guiding Principles are elaborated below.

The National Strategy for ESD sets its core objectives as:

- To enhance individual and community well-being and welfare by following a path of economic development that safeguards the welfare of future generations.
- To provide for equity within and between generations.
- To protect biological diversity and maintain essential ecological processes and life-support systems.

The Guiding Principles of the National Strategy for ESD are documented as:

- Decision making processes should effectively integrate both long and short-term economic, environmental, social and equity considerations.
- Where 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.
- The global dimension of environmental impacts of actions and policies should be recognised and considered.



- The need to develop a strong, growing and diversified economy which can enhance the capacity for environmental protection should be recognised.
- The need to maintain and enhance international competitiveness in an environmentally sound manner should be recognised.
- Cost effective and flexible policy instruments should be adopted, such as improved valuation, pricing and incentive mechanisms.
- Decisions and actions should provide for broad community involvement on issues which affect them.

These guiding principles and core objectives need to be considered as a package. No objective or principle should predominate over the others. A balanced approach is required that considers all these objectives and principles to pursue the goal of ESD.

2.1 Specific Requirements for Compliance

Specifications for environmental design measures required for the proposed site are detailed below:

2.1.1 ESD Measures for Consideration

- National Construction Code (NCC) 2022 Section J for the Non-residential Component.
- BASIX Certification for the Residential Component.
- North Sydney Development Control Plan 2025
- North Sydney Local Environmental Plan 2013
- The Planning Secretary's Environmental Assessment Requirements (SEARS) for State Significant Development Application (SSDA) (SSD-86992219) issued 28 July 2025:

15. Ecologically Sustainable Development (ESD)

- Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development.
 - Where relevant, provide an assessment of the development against the standards for non-residential development set out in Chapter 3 of *State Environmental Planning Policy (Sustainable Buildings) 2022*.
- | | |
|--|-------------------|
| | ESD Report |
| | BASIX Certificate |
- The principles of ESD in accordance with Section 193 of the EP&A Regulation, are defined in this NSW legislation as follows:
 - (a) *the precautionary principle,*
 - (b) *inter-generational equity,*
 - (c) *conservation of biological diversity and ecological integrity,*
 - (d) *improved valuation, pricing and incentive mechanisms.*These principles are further paraphrased and elaborated in Section 2.0 above.
 - The single 46m² retail tenancy proposed on the ground floor will meet NCC Section J Energy Efficiency and is proposed to co-benefit from the holistic ESD features incorporated in the development. Further detailed assessment of this



small retail tenancy in relation to Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022 is not considered relevant.

- The State Environmental Planning Policy (SEPP) Sustainable Buildings
 - Residential spaces should satisfy the following-
 - the embodied emissions attributable to the development have been quantified.
- Apartment Design Guidelines for residential areas
 - Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.
 - In all other areas, living rooms and private open spaces of at least 70% of the apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.
 - A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.
 - At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

Building depth, which support natural ventilation typically range from 10 to 18 meters.

The following section elaborates on how the above targets are captured in the design and how the project responds to these controls.



3.0 ESD Initiatives Considered for the Proposed Development

In order to achieve a structured integrated approach to ESD, a series of indicators and strategic goals have been identified at the outset to be communicated to the design team. SLR Consulting, as the project's ESD consultant, has applied these principles to all aspects of the development ensuring a best possible ESD outcome.

ESD indicators identified for the proposed concept plan are:

- Passive design features
- Landscaping
- Building construction
- Active energy efficiency
- Water
- Transport
- Indoor environmental quality
- Operational waste management
- Renewable energy options

The following sections below outline the ESD initiatives recommended for the proposed development, subject to detailed design and Section J modelling at CC stage.

3.1 Passive Design Features

Passive energy efficiency refers to the choice of building materials, the placement of external facades and fenestration to effectively utilise solar energy for heating when required, and minimise solar gains when appropriate, thus 'passively' reducing the artificial heating and cooling requirements of the building. While high cooling and heating loads are typical in summer and winter months respectively, a good balance of heating and cooling load reduction techniques is required to facilitate a development with efficient passive design.

3.1.1 Site Analysis and Layout

A key objective should be to optimise site conditions and minimise energy consumed for cooling and heating loads through proper selection of building orientation and internal layout. The following points are noted with respect to the siting of the proposed development.

- As opposed to new developments on the outer fringes of the city which require significant investment in new roads, sewerage, lighting and power the proposed development site will have immediate access to all of these;
- The proposed development provides a large number of units with access to daylighting;
- The proposed development provides good design to promote natural ventilation;

3.1.2 Solar Access

One of the objectives of energy conservation is to minimise the heating and cooling requirements of buildings. Sunlight should preferably be able to penetrate the building in



winter and be excluded from the building in summer. The form dictated by the site has been designed to maximise the solar access of residential units by:

- Maximising solar exposure of every residential apartment. The height and units' layouts indicatively allow excellent solar exposure from at least 2 directions to the majority of the apartments throughout the day, year-round.
- Proposing that primary facade glazing is attached to all "living zone" rooms for all apartments (i.e. living room, bedrooms etc). With proper attention to design details (e.g. glazing seals), these rooms can act as highly efficient solar collectors especially during winter months.
- Incorporating deep balconies to reduce summer thermal loads on the residential units.

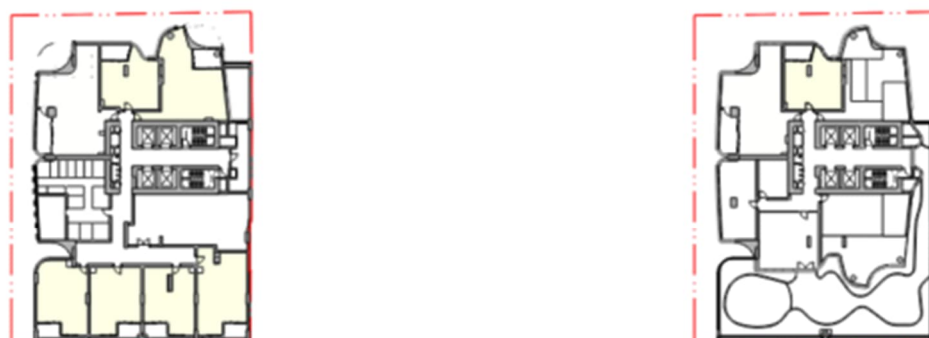
The Apartment Design Guide - Part 04 is relevant to the assessment of the daylight access into residential components of the project. The above guide states that:

- Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.
- In all other areas, living rooms and private open spaces of at least 70% of the apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.
- A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.

The form dictated by the site has been designed to maximise the solar access of residential units;

- 54% of apartments are indicated to achieve 2 hours solar access across the assessment window.
- 64% of apartments are indicated to achieve 1.45 hours solar access across the assessment window.
- 0% of apartments are indicated to achieve no solar access across the assessment window based on the architects solar assessment.

Figure 13 Solar Access Diagrams – Levels 01 - 03



1 PLAN Level 01 - 02 - Podium
1:500

2 PLAN Level 03 - Tower - Residential/Part/Communal
1:500



Figure 14 Solar Access Diagrams – Levels 04 - 16



3 PLAN Level 4 - 10 - Tower - Setback
1:500



4 PLAN Level 11 - 16 - Tower - Low
1:500

Figure 15 Solar Access Diagrams – Levels 17 - 20

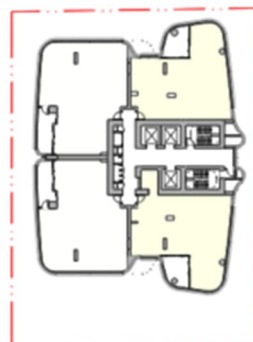


5 PLAN Level 17 - 19 - Tower Mid
1:500

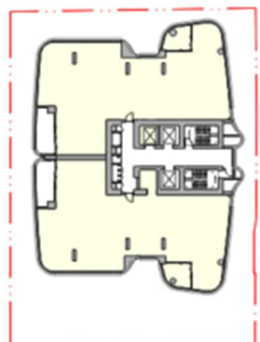


6 PLAN Level 20 - Tower - Mid Plant
1:500

Figure 16 Solar Access Diagrams – Levels 21 - 37



7 PLAN Level 21 - 35 - Tower High
1:500



8 PLAN Level 36 - 37 - Penthouse
1:500



3.1.3 Natural Ventilation

Wind-induced natural ventilation works on the straightforward principle of differential pressure. If a building envelope has multiple openings and there exists a pressure difference between those openings, e.g. the wind pressure at one opening is greater than the pressure at the other openings; airflow will be pushed through the building in the direction positive to negative.

The resulting amount of airflow through the building envelope will be a function of the magnitude of the pressure differential, size of the various building openings and degree of “blockage” in between.

3.1.3.1 Residential Apartments

The most important role of natural ventilation in the context of the residential apartments is to remove accumulated heat gain during periods of overheating. In this case, ventilation is intended to achieve predicted rates of volumetric air change. Also important during the summer months is the role of ventilation in directly improving the perception of thermal comfort by occupants of a space. This is achieved when moving air aids the evaporation of perspiration by passing over the skin. If there is some air movement, most people will tolerate somewhat higher temperatures.

Heat build-up within apartments through daytime summer temperatures can be quickly purged with the availability of suitable breeze at the site.

The ADG encourages cross ventilation to be assisted by the building design. Building design should enable ventilation to be controlled, where comfort levels are maintained for the occupants during the summer and winter extremes. Locations of windows and openings within the apartment are to be suitably in line, where possible, with each other on opposite sides of the room. It is recommended that building openings be designed such that cross-ventilation is maximised, to minimise heat gain in summer.

Ventilation of building is achieved by permanent openings, windows, doors or other devices which have an aggregate opening or openable size of not less than 5% of the floor area of the ventilated room. The provision of ceiling fans for use in summer months is also encouraged.

In winter it is important to close off heated areas that need warming. The opportunity to open and close balcony doors will allow adequate control to moderate the impact of any higher than comfortable winds. It is recommended that the following initiatives are also incorporated to minimise heat leakage from the building:

- Design detailing of the glazing interface to the window framing system and the provision of adequate sealing in accordance with the National Construction Code (NCC).
- Doors leading to hallways, stairwells and non-common use areas provided with draught excluders to limit heat losses during winter months.
- Doors located throughout the development in general-use areas, such as access ways to/from the building, fitted with door closers where it is deemed that their opening will have an adverse effect on heat loss during winter.

ADG specifies the following rules of thumb:

- At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated

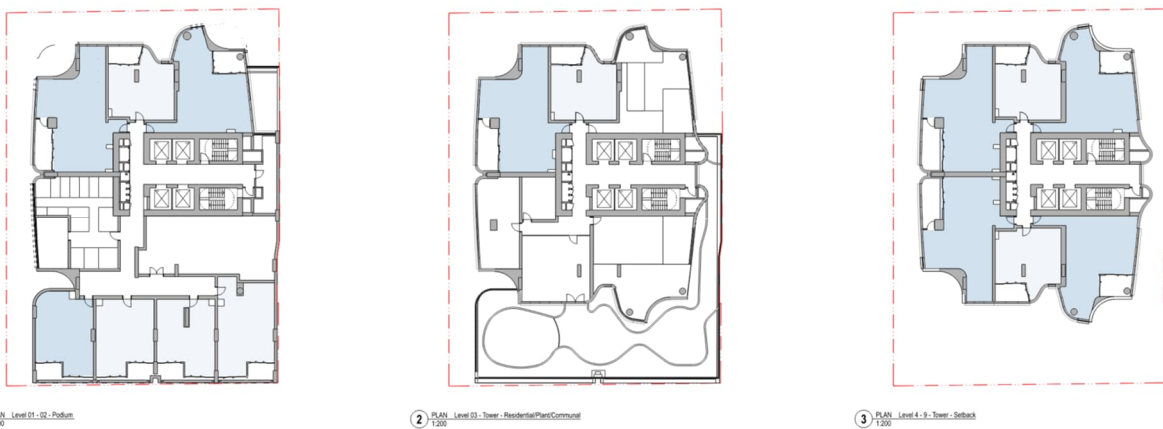


only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

- Building depth, which support natural ventilation typically range from 10 to 18 meters.
- Developments, which seek to vary from the minimum standards, must demonstrate how natural ventilation can be satisfactorily achieved, particularly in relation to habitable rooms.

The proposed development will incorporate passive and active energy-saving measures such as operable windows to enhance natural ventilation through the apartments, where appropriate;

- 60% of the proposed residential units are indicated to be naturally cross-ventilated.



3.2 Building Construction

3.2.1 Building Massing

The proposed development will have a compact form requiring less heating and cooling than low-rise buildings that would tend to sprawl out over a site. Apartments will “share” heat with their adjacent neighbours and so gain and lose less heat to the external environment.

3.2.2 Building Materials

3.2.2.1 Walls

It is recommended that external walls are light steel framed fibre cement sheet or boards veneer with acoustic insulation where required. The use of this wall system is proposed to reduce the insulation required due to the inherent R value of the wall system. The insulation required will be determined by the NCC and Section J calculations.

It is recommended that intra-tenancy walls are to be lightweight plasterboard on stud or Shaftliner Party Wall with plasterboard with acoustic insulation where required. This is advantageous from a building life-cycle perspective, as it maximises the adaptive reuse potential when a building reaches the end of its intended use.

Uninsulated internal walls in the common areas will incorporate single skin masonry construction with light steel frames as appropriate.



3.2.2.2 Roof

It is proposed to use concrete roof with plasterboard ceiling construction for all apartments throughout the building. Insulation is to be provided to roof/ceiling areas exposed to open air above. The insulation required will be determined by the NCC and Section J calculations. Waterproofing membrane will also be provided as part of the roof.

3.2.2.3 Glazing

Performance Glazing is recommended for most units, this is proposed to reduce the solar heat gain mostly on the western and eastern facades where low angle solar rays penetrate beneath shading devices. The glazing required will be determined by the NCC and Section J calculations.

3.2.2.4 Floor and Thermal Mass

Concrete slab construction is to be used for all floors throughout the development in accordance with BASIX and NCC Section J requirements. Concrete has amongst the highest thermal mass capacity among a range of common building products, as presented in the below table.

Generally, denser materials have higher mass which has the ability to store heat energy and then release it slowly to the room. This storage effectively smoothens out daily temperature variations within conditioned spaces, with corresponding reductions in both heating and cooling loads. Insulation is to be provided to floor areas exposed to open air.

Table 2 Indicative Thermal Mass Values of Various Materials

Material	Thickness (mm)	Thermal Mass (kJ/m ² .K)
Dolerite (Rock / Stone)	200	433
10-31 Solid Brick	190	410
Concrete	100	221
Concrete block	90	194
10.01 regular brick	90	151
Clay brick (3.5 kg solid + 0.5 kg mortar)	110	142
Aerated concrete block	100	50
Fibre cement sheet (compressed)	18	32
Wood flooring (hardwood)	19	25
Weatherboard (softwood)	15	16
Fibre cement sheet	6	8
Plasterboard	10	8
Glass	3	6
Expanded polystyrene (EPS-class SL)	50	1.8
Cork	6	1.6
Rockwool (batts)	50	1.5
Fibreglass (batts)	50	0.5
Air	50	0.5



Furthermore 30% cement substitute is to be considered for the reinforced concrete frames and columns incorporated to reduce the embodied emissions in the building structure.

3.2.3 Building Sealing

The purpose of sealing is to ensure that additional heating and cooling loads will not be introduced through building leakage.

A seal to restrict air infiltration must be fitted to each edge of an external door, operable external window or the like when serving a conditioned space in the proposed development. The seal may be a foam or rubber compressible strip, fibrous seal or the like.

The bathroom/toilet and laundry exhaust fans in the proposed development must be fitted with a sealing device such as a self-closing damper or the like.

3.3 Active Energy Efficiency

Active energy efficiency is achieved by putting in place energy efficient electrical items such as air-conditioning systems, artificial lighting to reduce the energy usage of the building.

3.3.1 Mechanical Ventilation and Air Conditioning

Where mechanical ventilation is required, the use of energy efficiency measures will be fully explored during detailed design. These measures include linking mechanical ventilation to appropriate switching where allowable under the NCC and using individually controlled fans rather than a common ducted ventilation system with constant operation. These initiatives are proposed to provide significant savings in energy use and associated operational energy costs of the development.

Water-cooled variable refrigerant volume air-conditioning systems for all living areas and bedrooms in the dwelling units with Coefficient of Performance (COP) of 3.5 – 5.5 for heating and cooling requirements;

For non-residential spaces, high efficiency air conditioning system complying with Section J requirements is recommended.

3.3.2 Domestic Hot Water

Centralised energy efficient gas-fired boiler hot water system is recommended for water heating within the proposed development.

3.3.3 Lifts

Gearless traction with variable voltage variable frequency (VVVF) motor is recommended for lifts within the proposed development.

3.3.4 Green Power Initiative

It is recommended that a significant percentage of “Greenpower” should be made available to residents, providing the opportunity to contribute to a reduction in total greenhouse gas emissions produced by the proposed development. Greenpower is produced from environmentally friendly renewable energy sources such as solar, wind, water and biomass.

When a Greenpower product is selected by the owner, the energy supplier commits to buying a certain amount of electricity from approved new renewable energy sources. The financial accounts of Greenpower suppliers are audited independently. This makes a clear distinction between the services provided by standard energy suppliers and the more sustainable service offered through Greenpower options.



The National Greenpower website¹ states that “Australian households generate almost one-fifth of Australia's greenhouse pollution through everyday activities such as transport and household energy use”. The average household in Australia emits over seven to eight tonnes of greenhouse pollution each year through energy use alone. This is because most households source their electricity from burning coal and other fossil fuels. By choosing accredited Greenpower, up to 100% of a household's energy usage can be generated from renewable sources.

3.3.5 Lighting

3.3.5.1 Natural Lighting

The proposed development maximises daylighting opportunities in most units, therefore minimising the use of artificial lighting.

3.3.5.2 Artificial Lighting

Household lighting energy use in Australia is increasing due to the construction of larger homes and the installation of more light fittings per home. It is estimated that most homes could readily reduce the amount of energy they use for lighting by 50% or more.

Lighting installations require a design that properly considers the conservation of scarce energy resources. Sustainable lighting design ensures that illuminance is not excessive, that the switching arrangements are such that unnecessary illumination may be turned off and that the illumination is provided in an efficient manner.

There are additional energy losses associated with inefficient lamps and lighting losses associated with luminaries. Consequently, a lighting design which uses the most efficient lamp types and the least number of luminaries for a given design illuminance will be more efficient and usually have a lower capital cost.

It is likely that the lighting to be used within the development will incorporate LED lamps generally. It is recommended that the following lighting features be incorporated into the development to minimise energy consumption due to lighting:

- Maximise use of LED and minimise or where possible eliminate the use of halogen down lights, as LED are much more efficient than halogen lighting.
- The external lights are operated on a combination of daylight sensors and time clock.
- Use of lighting systems incorporating appropriate switching zones, time clock control and motion sensors is also proposed to optimise energy efficiency for lighting.

Furthermore, the project will comply with the NCC requirements of maximum illumination power densities.

3.3.6 Appliances

For BASIX compliance, the below measures for energy performance in residential appliances have been included:

- 4.5-star energy efficient dishwashers;

¹ <http://www.greenpower.gov.au>



- 3-star energy efficient clothes dryer;
- An electric cooktop and electric oven to be installed within each residential dwelling.

3.4 Water

Australians use more than one million litres of freshwater per person each year (source: Green Building Council of Australia 2006).

In addition to increased water use efficiency, new developments can reduce potable water demand by residents, and visitors through the provision of an on-site alternative water supply. There are three principal forms of alternative water supply:

- Reticulation of reclaimed water to the site
- Rainwater/stormwater storage and reuse
- Grey water storage and reuse.

It is recommended that the above types of alternate water supply be explored for use in landscape irrigation and fire services, reducing the demand for potable water.

A rainwater/stormwater tank has been indicated in the design. This water is proposed to be used for irrigation of landscape. The rainwater tank will be subject to detailed design.

3.4.1 Water Efficiency

The minimum sustainable standard for water efficient fixtures and fittings is 3 star. To achieve greater than the standard level, following water efficient fixtures and fittings are recommended for the proposed site:

- All residential kitchen and bathroom taps are 5 star;
- All shower heads are 4.0 star (>4.5 but ≤6 L/min);
- All residential toilet flushing systems are 4 star;
- All residential dishwashers are 4 star;
- All common area toilet flushing systems are 4 star;
- All common area taps are 4 star.

Implementation of the above recommendations will assist in reducing the water consumption.

Additionally, the project indicates a 10 kL rainwater harvesting system for irrigation purposes subject to detailed design.

3.4.2 Landscape Irrigation

Based on international best practice guidelines, it is generally recommended that either 90% of the water requirement for landscape irrigation is sourced from on-site rainwater collection or recycled water. Alternatively, best practice would also be achieved with the installation of a water efficient irrigation system comprising subsoil drip systems and automatic timers with rainwater or soil moisture sensor control override.

The landscape design should focus on using native coastal and other drought resistant species that rely primarily on rainwater for their water needs. The following is recommended to be incorporated into the development to minimise water consumption for landscape irrigation.



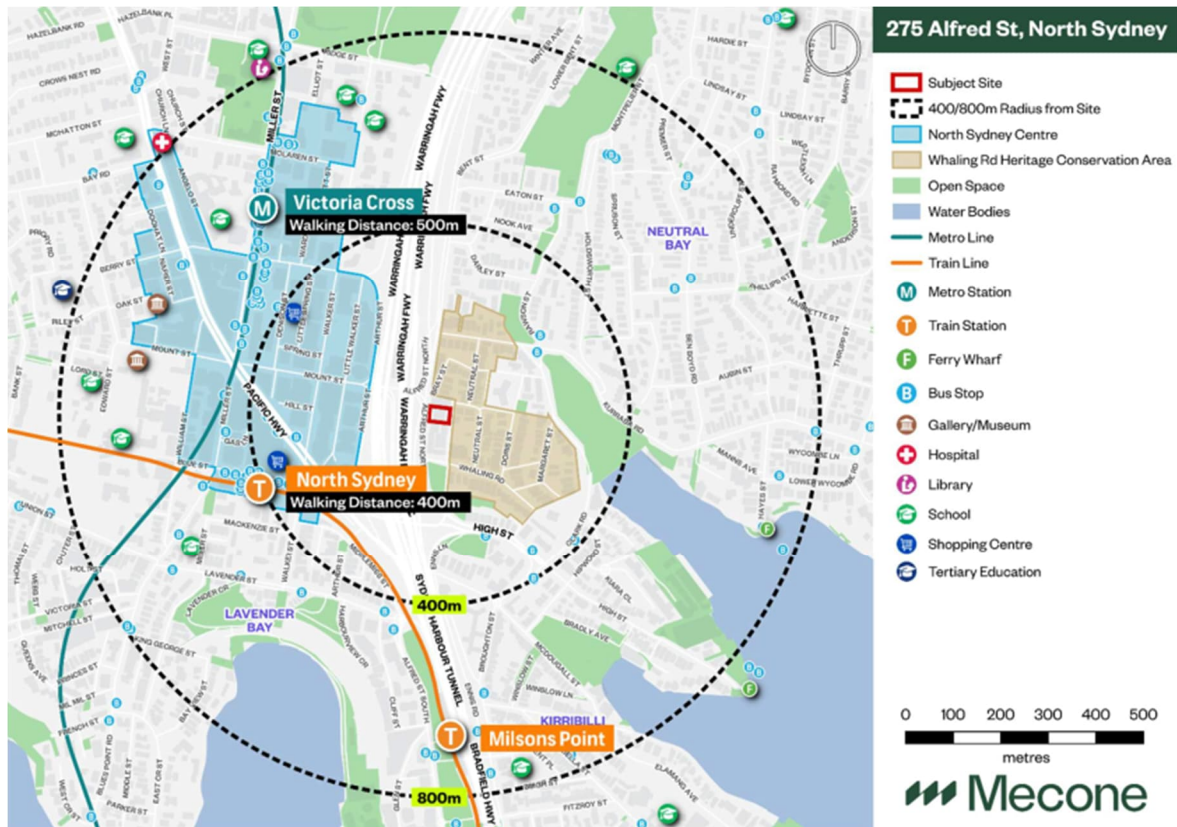
- Native coastal and other drought resistant species that rely primarily on rainwater for their water needs where appropriate and possible.
- Indigenous species are recommended to comprise over 30% of the provided landscaping.

3.5 Transport

When designing a sustainable development, it is important to minimise the use of individual motorised transport where possible and thus enhance energy savings and environmental impact through reduced fossil fuel consumption and improved regional air quality. This can be achieved by encouraging the use of energy efficient public transport that is immediately at hand, reducing car parking facilities, and providing adequate bike storage facilities to minimise the requirement for individual motorised transport.

The surrounding local context of the site is depicted in **Figure 17**.

Figure 17 Local context map



The Warringah Freeway Upgrade project bordering the west of the Precinct commenced in 2021/22 and works near the Precinct commenced as of May 2025. Upon completion of the Warringah Freeway Upgrade, walking distance is expected to reduce and the pedestrian experience to enhance, improving the connectivity and accessibility between the Precinct and the commercial core of North Sydney CBD.



3.5.1 Commuting Using Public Transport

Developments that are within close proximity of good transport nodes with frequent service should be encouraged. The proposed building is located near mass transit and will allow more people to take public transportation to keep their automobiles off the road.

The proposed development is located near multiple mass transit options (North Sydney Train Station and Victoria Cross Metro Station). The proposed development will encourage occupants and users of the development to use public transportation and minimise automobile use.

3.5.2 Provision of Car Parking

Transport emissions are one of the largest contributors of greenhouse gas emissions in Australia.

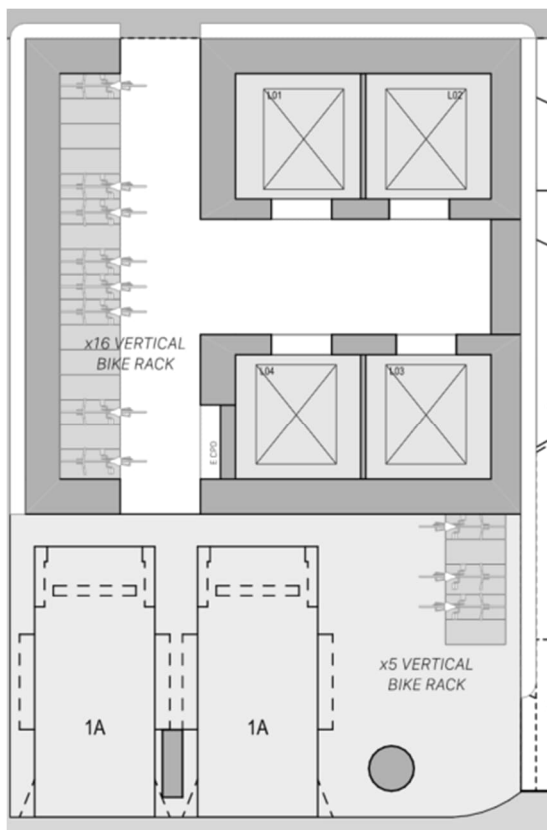
The project is committed to providing provision for future installation of EV chargers in 100% of charging spaces.

3.5.3 Facilitation of Pedestrian and Non-motorised Transport

Bike storage facilities are proposed to be included in the proposed development to help minimise the requirement for individual motorised transport.

Sufficient recreational opportunities are easily accessible to occupants, eliminating the requirement for long-distance motorised transport for most recreational activities. This would be a positive feature of the development with regards to sustainability as this clearly avoids greenhouse gas emissions that would otherwise have been produced if residents had to travel long distances for recreational activities.

Figure 18 Basement Bike Storage



3.6 Indoor Environmental Quality

Achieving enhanced Indoor Environment Quality (IEQ) ensures that the building and building services are designed and managed to benefit the health and well-being of building occupants and visitors.

3.6.1 Asbestos

It is recommended that Asbestos identification and removal procedures be included in the site Environmental Management Plan (EMP) where required.

3.6.2 Internal Noise Levels

Internal noise levels are a significant factor in determining occupant and customer satisfaction and well-being. The aim of controlling internal noise levels is to encourage and recognise buildings that are designed to maintain internal noise levels at an appropriate level. Further information can be found in the Acoustic Report developed for the project.

3.6.3 Carbon Monoxide Monitoring and Control

Elevated carbon monoxide (CO) levels are indicative of inadequate ventilation, affecting the quality of air within an enclosed occupied space, and the health of the occupants. CO monitoring systems can detect elevated concentrations of CO and automatically adjust ventilation supply rates before indoor air quality becomes problematic.

SLR Consulting recommends investigating a CO monitoring system to the internal carpark areas where appropriate to satisfy NCC requirements.

3.6.4 Paints and Floor Coverings

SLR recommends the use of paints and floor coverings with low levels of volatile organic compounds (VOC) and low formaldehyde wood products where possible.

3.7 Operational Waste Management

An Operational Waste and Recycling Management Plan is a minimum requirement to meet sustainable building design best practice. The Waste and Recycling Management Plan includes:

- Separate waste and recycling streams;
- Transfer of material to common storage area;
- Communal storage areas;
- Frequency of collection; and
- Signage and educational initiatives for occupants.

A Waste Management Plan is recommended to track all waste going offsite to show that at least 80% of all construction waste is re-used or recycled.

3.8 Renewable Energy Options

As the worldwide demand for fuel increases, alternative and renewable energy sources are emerging as economical and sustainable. Alternative renewable energy sources are becoming more attractive options because of increased global demand for fuels, environmental responsibility, affordability and new local, state and federal government legislations.



SLR recommends the installation of a solar PV system subject to detailed design and Section J modelling at CC stage.

- A 20 kW PV solar system is recommended to reduce greenhouse gas emission.
- A 20 kW PV solar system is indicated to offset approximately 28.7 MWh/year of energy usage.
- The estimated greenhouse gas CO2 emission saving is approximately 19.2 t.CO2/annum.



4.0 Conclusion

SLR Consulting Australia Pty Ltd (SLR) has been engaged by One 275 Alfred Street Pty Ltd and Two 275 Alfred Street Pty Ltd Development Company Pty Ltd to provide a qualitative Ecologically Sustainable Design (ESD) assessment for the proposed mixed-use development comprising residential accommodation (including social and affordable housing) and a retail space at 275 Alfred Street, North Sydney (the site).

This report will be submitted to the Department of Planning, Housing and Infrastructure in support of a State Significant Development Application (SSDA) (SSD-86992219). To comply with the associated Planning Secretary’s Environmental Assessment Requirements issued 28 July 2025 (SEARs), this study has been prepared in accordance with the ESD principles as defined in section 193 of the EP&A Regulation.

A detailed response to identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design of the development is summarised in the table below.

Table 3 ESD principles (as defined in section 193 of the EP&A Regulation)

Item for inclusion	Action and Report Location
<i>(a) the precautionary principle</i>	<ul style="list-style-type: none"> In terms of Precautionary Principle, the project does not present threat of serious or irreversible environmental damage. The project conducted all required environmental studies and incorporates ESD and energy efficiency measures in the design.
<i>(b) inter-generational equity</i>	<ul style="list-style-type: none"> Inter-generational equity, the health, diversity and productivity of the environment are enhanced for the benefit of future generations via a number of initiatives including solar access, natural cross-ventilation, daylight, building thermal mass and insulation, active energy and water efficiency, reduced waste, indoor environmental quality, etc. Refer Section 3 for all proposed initiatives.
<i>(c) conservation of biological diversity and ecological integrity</i>	<ul style="list-style-type: none"> From a conservation of biological diversity and ecological integrity perspective, the project satisfies all environmental and statutory provisions requirements and proposes to maintain the existing ecological structures (species and ecosystems, etc) for the site and provide additional native vegetation planting with rainwater irrigation.



Item for inclusion	Action and Report Location
<i>(d) improved valuation, pricing and incentive mechanisms.</i>	<ul style="list-style-type: none"> • Environmental goals have been established and achieved using recognised rating tools (BASIX and NatHERS). A Quantity Surveyor is proposed to be engaged to ensure that the project will remain on budget and all sustainability measures in the current study are implemented. • The proposed ESD initiatives will help to achieve significant reductions in the energy, waste and water required by the development and will deliver improved valuation and beneficial outcomes.

The development includes many ecologically sustainable design features. This report provides an overview of these features.

The following ESD and energy efficiency features are proposed to be included in the design:

- The proposed development will incorporate passive and active energy-saving measures such as operable windows to enhance natural ventilation through the apartments, where appropriate;
 - 60% of the proposed residential units are indicated to be naturally cross-ventilated.
- The form dictated by the site has been designed to maximise the solar access of residential units;
 - 54% of apartments are indicated to achieve 2 hours solar access across the assessment window.
 - 64% of apartments are indicated to achieve 1.45 hours solar access across the assessment window.
- Thermal mass - Concrete slab construction is proposed for all floors throughout the development - concrete has amongst the highest thermal mass capacity of a range of common building products. The proposed development's external walls, structural internal walls, and slabs should be predominantly high thermal mass materials.
- LED energy-efficient lighting for all spaces;
- Centralised energy-efficient gas-fired boiler hot water system;
- Gearless traction with variable voltage variable frequency (VVVF) motor lifts;
- Water-cooled variable refrigerant volume air-conditioning systems for all living areas and bedrooms in the dwelling units with Coefficient of Performance (COP) of 3.5 – 5.5 for heating and cooling requirements;
- For non-residential spaces, high efficiency air conditioning system complying with Section J requirements is recommended;
- Dishwasher units to be installed within each residential dwelling. The dishwasher units are to have an energy efficiency rating of at least 4.5 stars;
- Clothes dryer units to be installed within each residential dwelling. The clothes dryer units are to have an energy efficiency rating of at least 3 stars;

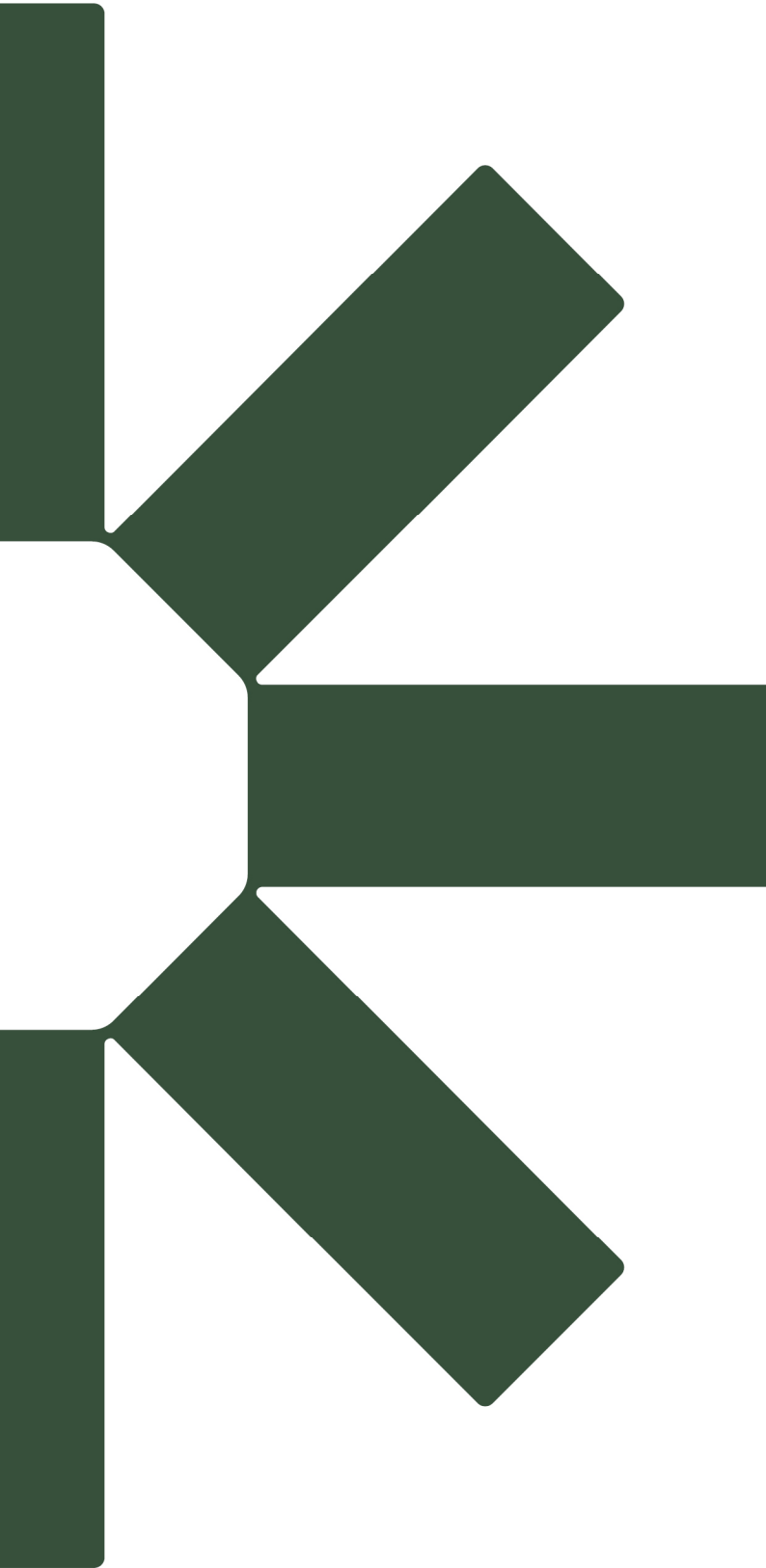


- Provision of electric cooktop and electric oven;
- Water efficient bathroom and kitchen fittings;
 - All residential kitchen and bathroom taps are 5 star;
 - All shower heads are 4.0 star (>4.5 but <=6 L/min);
 - All residential toilet flushing systems are 4 star;
 - All residential dishwashers are 4 star;
 - All common area toilet flushing systems are 4 star;
 - All common area taps are 4 star.
- In addition, the project considers rainwater reuse for irrigation purposes;
- Light efficiency measures in the lobby using time clock and motion sensors;
- Low levels of volatile organic compounds (VOC) paints and floor coverings and low formaldehyde wood products where possible;
- The project is committed to providing provision for future installation of EV chargers in 100% of charging spaces.
- The provision of bicycle storage spaces within the development is proposed to support the use of low emission transportation opportunities by the users and occupants;
- Landscaped areas are within the residential development throughout the designated communal areas. Proposed planting provides added cooling during the summer months through the leaf transpiration process and is also useful for wind amelioration;
- Plant species within the development would be predominantly indigenous species that can tolerate low water to reduce maintenance requirements;
- SLR recommends the installation of a solar PV system subject to detailed design and Section J modelling at CC stage.
 - A 20 kW PV solar system is recommended to reduce greenhouse gas emission.
 - A 20 kW PV solar system is indicated to offset approximately 28.7 MWh/year of energy usage.
 - The estimated greenhouse gas CO₂ emission saving is approximately 19.2 t.CO₂/annum.
- The proposed residential development is proposed to enjoy a high level of thermal comfort gaining an average 7 NatHERS star rating.
- The development also meets BASIX targets in Water (Target 40) and in Energy (Target 63).

The report body contains recommendations regarding other ESD features, such as a mechanical ventilation system, domestic hot water, other appliances, and operational waste. These features are proposed to help achieve significant reductions in energy and water required by the development both in building and operation, in addition to ensuring that the residential units are pleasant spaces to reside.

It is recommended that the proposed ESD initiatives continue to be developed and implemented throughout this project.





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