

MEMO

TO: Landcom
FROM: WSP – Miranda Snowdon
SUBJECT: Hills Showground Station Precinct - ESD Requirements Schedule
OUR REF: PS109693
DATE: 19 May 2020

ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD) REQUIREMENTS SCHEDULE

In response to the NSW Government Architect's – State Design Review Panel Advice (2), a mechanism (ESD Requirement Schedule (Schedule)) has been developed to ensure 'mandatory ESD controls' are measured and met; and 'stretch goals' are reinforced and set benchmarks for the future development within the Hills Showground Station Precinct.

The Schedule is a revision to the Hills Showground Station Precinct ESD Report (Report), Table 3.1 Ecologically Framework Summary. The Report can be referred to for further information on the overarching sustainability strategy for the project including the masterplan, policy details and background and specifics on each of the themes referred to in this Schedule. The Schedule is a convenient way for the assessment authorities, future developers and other relevant stakeholders to ascertain the ESD standards that apply to the Precinct.

In the Schedule, the requirements are organized by theme i.e. Governance, Management, Energy and Emissions etc. and are further separated into 'mandatory ESD controls', which are derived from planning policy requirements or from Landcom's contractual arrangements. 'Stretch goals' are strongly encouraged by Landcom either through tender requirements as per the Landcom Sustainable Places Strategy (2018). The Schedule shows where the target has been sourced i.e. planning policy or those which are required or encouraged by Landcom.

The Schedule also sets when the measure should be addressed by Control Stage, and by the Assessment Authority. To support this there is also a Process Timeline included to provide a visual summary of when ESD requirements should be addressed along the project timeline.

And finally, for each target, the Approval Mechanism is also detailed to ensure the materials or method to demonstrate compliance is clearly explained. Where a target is considered a 'stretch goal', the proponent is expected to address this prior to SSDA Detailed Design Lodgement and in consultation with Landcom. In the cases where it may not be feasible or viable to achieve the 'stretch goal' in full, it may still be possible to exceed the mandatory requirement. Landcom will work with the future developers to ensure the best possible ESD outcome is achieved for the Hills Showground Station Precinct.

Miranda Snowdon
Associate Director, Sustainability