

31 October 2013

Holdmark Property Group  
Suite 2/2-4 Giffnock Avenue  
Macquarie Park NSW 2113

Attention: Mr Adam Fahim  
By email: [adam@holdmark.com.au](mailto:adam@holdmark.com.au)

**Subject: Meadowbank Precinct Master Plan, Shepherd's Bay – ESD Target Clarification**

Dear Adam

This letter is designed to clarify what was intended by the ESD report produced by Ecospecifier (now Integreco Consulting) in October 2010. The report intended to set targets for a selected, few categories, rather than all nine ESD categories. Using the model of EnviroDevelopment (which was cited in detail) it is deemed that meeting (within reason) four of the categories would be deemed equivalent to "industry best practice".

This target of achieving high performance in four ESD categories would also correlate to a similar level of performance within the Green Star Tools, where 4 stars (or a weighted mark of 45/100) is defined as representing "industry best practice". Both the EnviroDevelopment and Green Star tools acknowledge that high achievement in every category is virtually impossible (or extremely cost-prohibitive) in most developments.

Since Green Star and EnviroDevelopment were both devised for all Australian states (not just NSW) there is no reference to the BASIX tool in either of the two systems. Consequently, the BASIX tool, for Sydney-based projects, could be used as an excellent judge of "industry best practice" for Water and Energy. In our opinion, a water score of 44/40 and above and an energy score of 22/20 or above would be close to this definition of "industry best practice. These scores represent a 10% improvement on other typical projects in the same class.

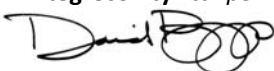
In light of the BASIX tool being an accurate (and certifiable) measure of water and energy achievement, it is deemed that the BASIX scores should be targeted to be at least 10% better than the pass marks. This would be 22/20 for energy (or better) and 44/40 for water (or better).

In addition to high achievement in those two ESD categories, if two additional categories could be achieved (when the targets are relevant and feasible) then this would represent high achievement in 4 areas of sustainability. This is in line with the EnviroDevelopment concept of "industry best practice".

In our opinion, this level of achievement would replicate a similar level of achievement within the EnviroDevelopment Tool (especially if one was going for certification in a state outside NSW, where the BASIX does not exist). We believe that high achievement in these four categories (water, energy and 2 others) would represent an excellent sustainability outcome and one equivalent to "industry best practice".

Please don't hesitate to contact me or our NSW manager (Martin Pinson (phone 0422 144 603) anytime, if you would like to discuss further any aspects of this proposal.

Yours sincerely,  
**Integreco Pty Ltd. per**



**David Baggs** Chartered Architect, FRAIA, ABSA, Green Star AP, LEED AP  
CEO & Technical Director  
Principal Consultant and Architect  
Immediate Past President and Current Vice President  
Australian Life Cycle Assessment Society (ALCAS)



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