26 July 2021

Newmark Capital
Level 17, 644 Chapel Street
South Yarra VIC 3141

Attention: Jonathan Bradhurst

Brandon Park Mixed Use Development – Sustainable Design Assessment

Norman Disney & Young, as the sustainability consultant on the Brandon Park Mixed Use Development, have prepared this assessment in support of the project's Town Planning application.

The development involves reconfiguring the eastern extremity of the ground-floor retail (and removal of adjacent on-grade carparking) to incorporate a new medical tenancy, lift lobby, and serviced apartment reception. The floors then include carparking (L1), commercial office tenancies (L2 & L3), and ~104 serviced apartments (L4-6).

This letter has been prepared as a Sustainable Design Assessment pursuant to Clause 22.13 *Environmentally Sustainable Development Policy* of the Monash Planning Scheme. It documents the sustainability initiatives that will be incorporated into the development in a structure that reflects the City of Monash's SDAPP (Sustainable Design in the Planning Process) guidance.

INDOOR ENVIRONMENT QUALITY

- The landscaped outdoor common area on level 2 that the commercial office tenancies and serviced apartments above look down into will substantially enhance occupants' every-day access to fresh air and biophilic stimuli.
- The façade thermal performance and air-tightness (outlined under energy efficiency) will result in more thermally comfortable spaces.
- Internal walls and intermediate floor slabs will be designed (based on the advice of a specialist acoustics consultant) to minimise noise ingress from adjacent spaces.
- Careful material selection will ensure that paints, sealants, adhesives and carpets meet the Total Volatile Organic Compound (TVOC) limits stipulated by the Green Building Council of Australia (GBCA), and that engineered wood products meet the relevant formaldehyde limits.

ENERGY EFFICIENCY

- Rooftop solar photovoltaics will be installed to all new roof areas not otherwise required for plant, landscaping and safe access, to provide on-site renewable energy generation.
- The façade and mechanical services will seek to improve upon NCC 2019 Section J compliance by 5%. This is notable given the performance increase that NCC 2019 already represents over NCC 2016.

NORMAN DISNEY & YOUNG 115 Batman Street, West Melbourne Victoria 3003 Australia
T +61 3 9862 6800 **F** +61 3 9862 6900 www.ndy.com
NDY MANAGEMENT PTY LIMITED TRADING AS NORMAN DISNEY & YOUNG ABN 29 003 234 571

- The building will be air-tightness tested before completion to identify and validate the rectification of common issues, such as door and window seals not being properly fitted.
- Energy-efficient LED lighting with smart controls (including daylight dimming and occupancy detection) will be installed in all areas except serviced apartments. Serviced apartments will be fitted with a master-off switch at the entrance.
- All appliances installed in the serviced apartments will have an Energy Rating Label within one star of the most efficient equivalent model on the market at the time.
- Tenant fitout guidelines will be created and issued to all commercial and medical tenants, including education about the environmental impact of their design decisions, the ways in which they can purchase GreenPower®, and the potential value of organisational Climate Active Carbon Neutral certification.

WATER EFFICIENCY

- Bathrooms will have high efficiency fixtures and fittings including conforming to the following minimum WELS ratings: 6-star basin taps, 4-star toilets, 3-star showers and 6-star urinals.
- A rainwater collection system will collect rainwater from the rooftop to be used for landscape irrigation and toilet flushing (in common areas and commercial / medical tenancies).
- Landscaping will utilise plant species that have low water demands, and incorporate best practice including mulching, sub-surface irrigation and soil moisture sensors.

STORMWATER MANAGEMENT

- As the proposed development is a reconfiguration of an existing impermeable area, peak flows and stormwater quality will inherently be no worse than the pre-existing site.
- Rainwater harvesting (outlined under water efficiency) and the landscaped roof terrace will reduce the annual volume of stormwater and pollutant load leaving site, as well as reducing peak flow for smaller storm events.
- A reduction of on-grade carparking will reduce the load of hydrocarbon pollutants entering the stormwater system.

BUILDING MATERIALS

- All asphalt removed during demolition of the existing on-grade carpark will be reclaimed and reused, and all new asphalt will incorporate a high proportion of reclaimed product.
- Opportunities to maximise post-consumer recycled content in purchased building materials (thereby helping to close the circular economy loop) will be investigated.
- The head contractor will be required to ensure that at least 75% of construction and demolition waste (excluding hazardous waste) is diverted from landfill. This is likely to be fulfilled by engaging a commingled waste contractor who will perform offsite waste segregation.

TRANSPORT

- The development forms part of the Brandon Park shopping centre and will have a high level of walkable amenity with various retail outlets, food and beverage, and service providers.

- Informational and direction signage will be provided in the lift lobby guiding occupants to the bus stops for the 693, 742, 850, 885 and 902 services. Pedestrian routes to these bus stops from the centre (where they traverse areas included in the development's scope) will be considered and optimised during detailed design.
- Undercover racks for commuting cyclists will be provided, as will bike cages above serviced apartment carparks (for long-stay guests). Commercial / medical tenants will be encouraged to install lockers and showers in their leasehold. If any floor is split between two or more tenants, the landlord will seek to broker an agreement for shared lockers and showers (on-floor, at ground level, or on level one).

WASTE MANAGEMENT

- Twin waste bins will be provided in each serviced apartment, providing equal access to landfill and comingled recycling.
- Serviced apartments will be provided with a 100% recycled plastic bag on arrival and discrete signage encouraging them to make use of REDcycle™ soft plastic recycling facilities at the centre's supermarket(s).
- If an organics composting scheme is successfully established in the adjacent retail centre, utilisation by serviced apartment guests and office / medical tenants will be facilitated. Serviced apartments will be provided with associated equipment (e.g. a caddy and compostable bags).

URBAN ECOLOGY

- Plant species used in soft landscaping will be indigenous to the local area, providing some ecological value.
- Roofs will be very light in colour, mitigating the urban heat island effect.

CONSTRUCTION & BUILDING MANAGEMENT

- All building services subcontractors will be required to provide comprehensive Operations and Maintenance information to the facilities management team. The contractor will be required to produce building user information in language that can be understood by all relevant stakeholders.
- The head contractor will have an ISO14001 certified Environmental Management System and be required to implement a project-specific Environmental Management Plan.

Should you have any questions or queries, please don't hesitate to contact the undersigned.

NORMAN DISNEY & YOUNG

Tim Bush
Senior Associate | Sustainability