

26 July 2021

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

**Attention: Jonathan Bradhurst**

## **Brandon Park Residential Development – Sustainable Design Assessment**

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

The development involves demolition of existing carparking and construction of a residential apartment building: ground floor lobby, carparking and storage cages (L1-2) and ~150 apartments above (L2-7).

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.

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GOLD COAST

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### **INDOOR ENVIRONMENT QUALITY**

- The balconies provided to every apartment 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.
- Apartments will achieve higher NatHERS ratings than is required by the National Construction Code, with an early-stage target of a 6.5-star average rating. Apartments will also comply with the maximum NatHERS Annual Cooling Load nominated in Standard D6 of Clause 58.03.
- The heating and cooling strategy will use centralised rooftop condenser units, with on-floor units configured to recover heat between apartments when one side of the building is in heating mode and the other in cooling mode.



- 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 common areas, and apartments will be fitted with a master-off switch at the entrance.
- Any appliances installed in the apartments will have an Energy Rating Label within one star of the most efficient equivalent model on the market at the time.
- Welcome packs for residents will include a page about buying energy and water efficient appliances, sustainable furniture, GreenPower®, and good quality carbon offsets.

### **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.
- 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.
- A reduction of on-grade and rooftop 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.
- Bike racks will be installed in a prominent location for use by guests, couriers and the like.



## **WASTE MANAGEMENT**

- Twin waste chutes will be provided to apartment levels, providing equal access to landfill and comingled recycling.
- Signage will be installed at waste chutes encouraging residents to make use of the 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 residents will be facilitated, and signage will be installed at waste chutes encouraging it.

## **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  
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