

AD:KEH  
30482A/6/1  
27 February 2026

City of Monash (Planning)  
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Dear Anne Maree

**RYMAN HEALTHCARE MULGRAVE – AMENDED WATER SENSITIVE URBAN DESIGN (WSUD)  
PROPOSAL  
SUSTAINABLE MANAGEMENT PLAN (SMP) – ESD REPORT**

In response to the proposed changes pertaining to Planning Permit Application TPA/47359/A, we provide the following request for the amendment of the existing WSUD proposal for your review.

As a reminder, there is currently an existing endorsed ESD report dated 09.11.2022, this report proposes the following key ESD initiatives to be incorporated into the proposed Aged Care and Retirement Village:-

- A minimum 7.0 Star average Independent Living Unit energy rating through the NatHERS scheme.
- A minimum 6.5 Star average Villa energy rating through the NatHERS scheme (*note: new Townhouses if assessed again NCC2022 will achieve 7.0 Stars*)
- High performance glazing throughout.
- Energy efficient building services and appliances.
- Water efficient fittings, fixtures and appliances.
- Environmentally preferable internal finishes.
- Installation of a Solar Photovoltaic system with a minimum capacity of 60kW.
- Installation of 3 EV charging stations.
- Large amounts of both internal communal amenity areas for aged care resident and external common areas for independent living residents.

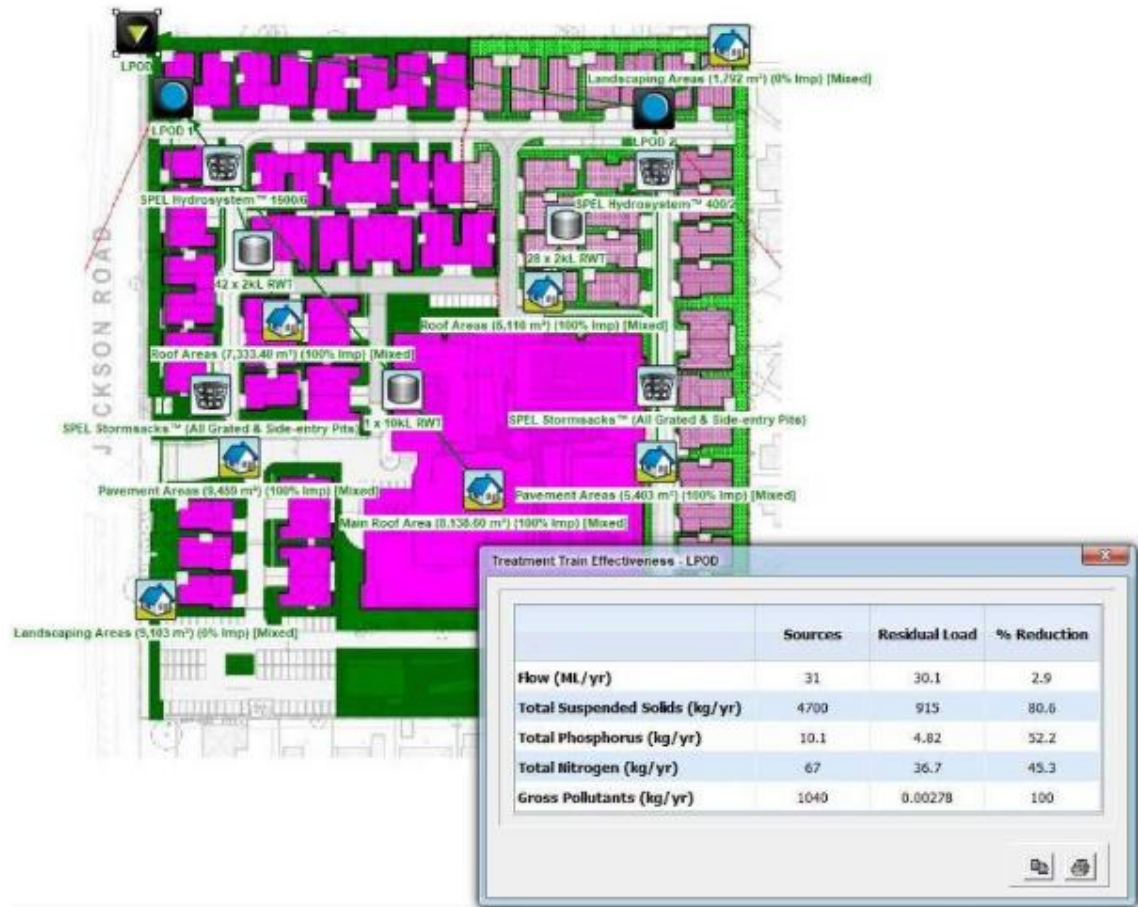
All the approved ESD initiatives will continue to be delivered in the amended development.

As you are aware, there are changes proposed to the Main Village Centre, resulting in a reduced scheme overall. The changes include the following:-

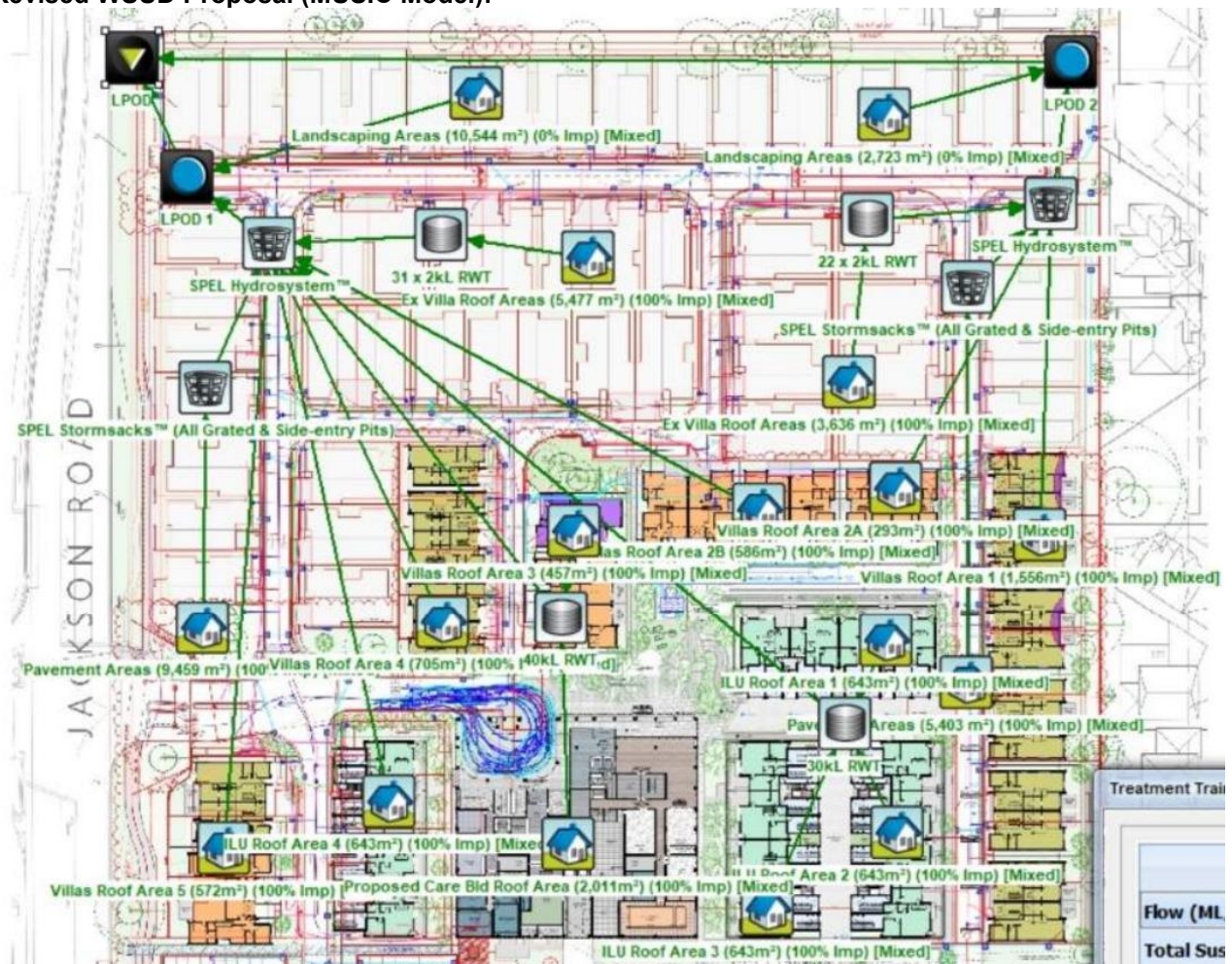
| Space Type               | Original Proposal            | Revised Proposal      |
|--------------------------|------------------------------|-----------------------|
| Care Rooms               | 60 beds                      | 40 beds               |
| Assisted Living Suites   | 54 beds                      | Nil                   |
| Independent Living Units | 105 units (63 x 2B, 42 x 3B) | 32 (16 x 2B, 16 x 3B) |
| Villas/Townhouses        | 70 dwellings                 | 80 dwellings          |

To appropriately address the changes, an updated Water Sensitive Urban Design (WSUD) response is proposed to reflect the changes detailed above. The original and revised MUSIC models and outputs are shown below:

## Original WSUD Proposal (MUSIC Model):



## Revised WSUD Proposal (MUSIC Model):



|                                | Sources | Residual Load | % Reduction |
|--------------------------------|---------|---------------|-------------|
| Flow (ML/yr)                   | 29.4    | 27.2          | 7.7         |
| Total Suspended Solids (kg/yr) | 5960    | 1190          | 80          |
| Total Phosphorus (kg/yr)       | 11.8    | 5.25          | 55.5        |
| Total Nitrogen (kg/yr)         | 66.8    | 33.2          | 50.2        |
| Gross Pollutants (kg/yr)       | 963     | 23.1          | 97.6        |

The results of the MUSIC modelling are summarised in the table below:

| Pollutants                          | Required Red. (%) | Original Red. (%) | Revised Red. (%) |
|-------------------------------------|-------------------|-------------------|------------------|
| <b>Total Suspended Solids (TSS)</b> | 80                | 80.6              | 80               |
| <b>Total Phosphorus (TP)</b>        | 45                | 52.2              | 55.5             |
| <b>Total Nitrogen (TN)</b>          | 45                | 45.3              | 50.2             |
| <b>Retention of Litter</b>          | 70                | 100               | 97.6             |

As can be noted above, the revised WSUD results in a similar outcome from the previously endorsed proposal.

The revised WSUD assessment has incorporated the updated catchments areas and reuse demands to appropriately size the rainwater reuse system, resulting in a total revised capacity of 70kL.

The Best Practice Environmental targets have been achieved by adopting existing treatment measures and additional rainwater tanks as per the following summary:

- Care Building roof (2,011m<sup>2</sup>) and 457 m<sup>2</sup> of new villa roof to be connected to a 40kL rainwater tank for toilet flushing to the Care Building and half irrigation demand of new landscaping area.
- The runoff from the roofs from three independent living buildings (1,929 m<sup>2</sup>) located at the southeastern site to be connected to a new 30kL rainwater tank for toilet flushing at the three independent living buildings and the rest half irrigation demand of new landscaping area.

### Summary

| Treatment Type    | Original Proposal                   | Current Proposal                                        |
|-------------------|-------------------------------------|---------------------------------------------------------|
| Villa             | 2 kL tank to each Villa             | 2 kL tank to existing Villas, no new 2kL tanks proposed |
| Main Building     | <b>100 kL tank</b>                  | <b>40 kL tank</b>                                       |
| ILU Buildings     | <b>N/A</b>                          | <b>30 kL tank</b>                                       |
| Further treatment | SPEL Hydrosystem (1500/6 and 400/2) | SPEL Hydrosystem (1500/6 and 400/2)                     |

With consideration to the comparable MUSIC modelling results above, we request approval for the revised WSUD proposal.

As discussed on the phone, no further changes to the endorsed ESD report are requested.

We trust the above is satisfactory. Please do not hesitate to contact me should you require any further information.

Yours faithfully  
**BESTEC PTY LTD**



**ALEXANDER DUNCAN**  
**MECHANICAL & ESD SERVICES ENGINEER**