



# Appendix E

SUSTAINABLE DESIGN REPORT



## 410 Canning Hwy, Attadale WA

### ESD Strategy Report

|               |                              |
|---------------|------------------------------|
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# 1 Background

This report has been prepared to outline the sustainability commitments and strategy for the proposed development located at Lots 5, 13, 14 and 15 (#410) Canning Hwy, Attadale in Western Australia.

The project comprises a 7-storey mixed-use development with residential apartments, basement carpark, and commercial and retail tenancies including a grocery, café, medical suites, and communal open spaces.

The subject site is shown in Figure 1 below and located within the jurisdiction of the City of Melville. This site is zoned Centre C2 (R-AC0) for lots 13, 14 and 15 and Mixed Use (R-AC0) for lot 5 and is situated within the Melville District Activity Centre Plan Boundary.



FIGURE 1: DEVELOPMENT SITE LOCATION

## 2 Objectives

### 2.1 Planning Policies

The proposed development will be designed with consideration for the following planning policies in relation to ESD objectives:

- (a) WA State Planning Policy 7.0 Design of the Built Environment (SPP 7.0);
- (b) WA State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments (R-Codes);
- (c) Melville District Activity Centre Plan as approved by WAPC August 2017.
- (d) City of Melville Local Planning Policy 1.3 Waste, Recycling and FOGO Collections for Multiple Dwellings, Mixed Use Developments and Non-residential Developments (LPP 1.3);
- (e) City of Melville Local Planning Policy 1.5 Energy Efficiency in Building Design (LPP 1.5); and
- (f) City of Melville Local Planning Policy 2.1 Non-Residential Development (LPP 2.1).

### 2.2 Purpose & Principles

The purpose of this report is to outline the sustainability initiatives and targets adopted by the project and address the development's response to the following principles:

- (a) Design Principle 5 – Sustainability of SPP 7.0: “Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes”.
- (b) Objective 1 of the Melville District Activity Centre Plan – “Facilitate a more sustainable urban form and environmentally sustainable development”.



### 3 ESD Strategy

The below ESD strategy sets out the project's approach to sustainability that is holistic and draws on industry best-practices across various themes and disciplines. This strategy demonstrates how the project commits to exceeding minimum regulatory requirements in delivering genuine long-term value. Initiatives have been selected based on their relative impact while considering cost effectiveness to implement.

The project team will incorporate the below sustainability strategy for the development including the following key commitments and targets:

| Theme           | Initiative         | Target                                                                                                                                                                                                                                                                                             |
|-----------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Health          | Light Quality      | Artificial lighting within the building meets minimum comfort and glare requirements.                                                                                                                                                                                                              |
|                 | Clean Air          | Naturally ventilated apartments meet AS 1668.4 ventilation requirements.<br>Moisture and pollutants are directly exhausted from the building.<br>Ventilation discharges are adequately separated from intakes and openings.<br>All new and existing ductwork sealed and clean prior to occupation. |
|                 | Acoustic Comfort   | An acoustic comfort strategy to be prepared by a qualified consultant.                                                                                                                                                                                                                             |
|                 | Exposure to Toxins | Paints, adhesives, sealants and carpets are low in toxins or non-toxic.<br>Engineered wood products are low in toxins or non-toxic.<br>Occupants are not exposed to banned or highly toxic materials in the building.                                                                              |
|                 | Access to Nature   | Views and access to nature provided throughout the development through high-quality landscaping design.                                                                                                                                                                                            |
| Energy & Carbon | Electrification    | All-electric building including heating, hot water, cooking and appliances.                                                                                                                                                                                                                        |
|                 | Energy Efficiency  | Improved 7.5-star average and 6.5-star minimum NatHERS rating for apartments.<br>Minimum 10% improvement on NCC Section J requirements for commercial areas.                                                                                                                                       |



|                 |                                       |                                                                                                                                                                                                                                                                 |
|-----------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Upfront Carbon                        | Minimum 10% reduction in upfront carbon through good design and low-carbon material selections.                                                                                                                                                                 |
|                 | Renewable Energy Sources              | Minimum 48kW solar PV system to be installed prior to occupation.<br>Stretch target of 80kW of solar PV subject to available roof area.<br>Investigation into GreenPower procurement for common area and commercial use.                                        |
| Water           | Water Efficiency                      | Fixtures and fittings to meet minimum WELS rating requirements.                                                                                                                                                                                                 |
|                 | Waterwise Landscaping                 | Landscaping utilising drought-tolerance and water-wise plants.<br>Automated drip-irrigation systems to be utilised throughout.                                                                                                                                  |
|                 | Stormwater Management                 | Landscaped areas provided throughout to help reduce run-off in addition to on-site infiltration.                                                                                                                                                                |
| Waste           | Waste Management                      | Operational waste management plan to be developed addressing best practice waste management.                                                                                                                                                                    |
|                 | Diversion from Landfill               | Target 80% of construction and demolition waste diverted from landfill.<br>Consideration for recycled content in product selections.                                                                                                                            |
| Management      | Commissioning                         | All building systems commissioned in accordance with a recognised standard.                                                                                                                                                                                     |
| Heat Resilience | Heat Island Reduction                 | At least 50% of site area comprises strategies that reduce heat island effect.                                                                                                                                                                                  |
| Transport       | Electric Vehicle Charging             | 6 off EV charging bays to be installed to the commercial carpark, subject to selection of tenancies.<br>Provision for future installation in all residential bays by future residents.<br>Option provided to buyers to install chargers to their assigned bays. |
|                 | Bicycle Parking & Changing Facilities | 16 bicycle bays to be installed for retail / commercial visitors and staff.<br>Lockers and shower for staff to support uptake of active modes of transport.<br>21 secure bicycle bays installed for apartment residents.                                        |

## 3.1 Health

### 3.1.1 Light Quality

High-quality lighting improves occupant comfort, concentration and reduces eye strain and fatigue. Artificial lighting used in apartment units and regularly occupied commercial areas will meet the following lighting comfort requirements:

#### Apartment Units

- (a) Minimum Colour Rendering Index of 85;
- (b) Standard Deviation Colour Matching of 3 or lower;
- (c) All lighting to be flicker-free;
- (d) Glare from light sources must be limited within units; and
- (e) All luminaires must not produce unwanted glare and achieve a Unified Glare Rating of:
  - i. less than 19 for living, dining, kitchen, bedrooms and bathrooms; and
  - ii. less than 22 for all other areas.

#### Commercial Areas

- (a) Minimum Colour Rendering Index of 85;
- (b) MacAdam Ellipses or a Standard Deviation Colour Matching of 3 or lower;
- (c) All lighting to be flicker-free; and
- (d) Uniformity of no less than that specified in Table 3.2 of AS/NZS 1680.1:2006, with a maintenance factor method defined in AS/NZS 1680.4; and
- (e) Glare from light sources must be limited within regularly occupied areas.

### 3.1.2 Acoustic Comfort

An Acoustic Comfort Strategy will be prepared by a qualified acoustic consultant during the design stage and solutions incorporated into design documentation. The strategy shall describe how the building and acoustic design aims to deliver acoustic comfort to the building occupants including applicable standards, guidelines and proposed performance metrics. Example criteria for apartment units may include: maximum internal noise levels, acoustic separation and impact noise transfer.



### **3.1.3 Clean Air**

To promote healthy indoor air quality, the development will include the following initiatives relating to clean air:

#### Apartment Units

- (a) Units are provided with natural ventilation complying with AS 1668.4.
- (b) Wet areas such as laundry and bathrooms are provided with exhaust fans that vent moisture out of the building;
- (c) Pollutants from cooking processes and bathroom areas are exhausted direct to the outside and/or physically separated from occupants;
- (d) Ventilation discharge outlets separated from intakes or natural ventilation openings based on Table 3.4 of AS 1668.2;
- (e) New ductwork to be kept sealed prior to installation to prevent ingress of contaminants; and
- (f) All ductwork to be adequately clean prior to occupation.

#### Commercial Areas

- (g) Ventilation discharge outlets separated from intakes or natural ventilation openings in accordance with ASHRAE Standard 62.1:2013 or AS 1668.
- (h) New ductwork to be kept sealed prior to installation to prevent ingress of contaminants; and
- (i) All ductwork to be adequately clean prior to occupation.

### **3.1.4 Exposure to Toxins**

The development will include responsible selection of materials to ensure building occupants are not directly exposed to harmful toxins. These measures aim to limit occupant exposure to health risks, such as volatile organic compounds, formaldehydes and other banned or highly toxic materials.

#### Paints, Adhesives, Sealants and Carpets

95% of all paints, adhesives and sealants (by volume) and carpets (by area) shall be low in toxins or non-toxic. The project will target this through any of the following methods:

- (a) No paints, adhesives, sealants or carpets are installed.



- (b) The paints, adhesives, sealants or carpets product(s) are certified under a recognised product certification scheme at the time of purchase.
- (c) The paint, adhesive and/or sealant product(s) have a Total Volatile Organic Compounds (TVOC) content less than the following limits:

| Product Category                                                                                                     | Maximum TVOC Content (g/L) |
|----------------------------------------------------------------------------------------------------------------------|----------------------------|
| General purpose adhesives and sealants                                                                               | 50                         |
| Interior wall and ceiling paint, all sheen levels                                                                    | 16                         |
| Trim, varnishes, and wood stains                                                                                     | 75                         |
| Primers, sealers, and prep coats                                                                                     | 65                         |
| One and two pack performance coatings for floors                                                                     | 140                        |
| Acoustic sealants, architectural sealant, waterproofing membranes and sealant, fire retardant sealants and adhesives | 250                        |
| Structural glazing adhesive, wood flooring and laminate adhesives and sealants                                       | 100                        |

- (d) The carpet product(s) have a Total Volatile Organic Compounds (TVOC) content less than the following limits:

| Compliance Option                      | Test Protocol                                             | TVOC Content (g/L)        |
|----------------------------------------|-----------------------------------------------------------|---------------------------|
| ASTM D5116                             | ASTM D5116 – TVOC Limit                                   | 0.5mg/m <sup>2</sup> /hr  |
|                                        | ASTM D5116 – 4-PC (4-Phenylcyclohexene)                   | 0.05mg/m <sup>2</sup> /hr |
| ISO 16000 / EN 13419                   | ISO 16000 / EN 13419 – TVOC at three days                 | 0.5mg/m <sup>2</sup> /hr  |
| ISO 10580 / ISO/TC 219 (Document N238) | ISO 10580 / ISO/TC 219 (Document N238) – TVOC at 24 hours | 0.5mg/m <sup>2</sup> /hr  |

### Engineered Wood Products

95% of all engineered wood products (by area) shall be low in toxins or non-toxic. The project will target this through any of the following methods:

- (a) No engineered wood products are installed.
- (b) The product(s) are certified under a recognised product certification scheme at the time of purchase.



- (c) The product(s) are tested and the formaldehyde emissions are less than the following limits:

| Test Protocol                                                                                                     | Formaldehyde Emissions Limit                  |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| AS/NZS 2269, testing procedure AS/NZS 2098.11 method 10 for Plywood                                               | $\leq 1\text{mg/L}$                           |
| AS/NZS 1859.1 - Particle Board, with use of testing procedure AS/NZS 4266.16 method 16                            | $\leq 1.5\text{mg/L}$                         |
| AS/NZS 1859.2 - MDF, with use of testing procedure AS/NZS 4266.16 method 16                                       | $\leq 1\text{mg/L}$                           |
| AS/NZS 4357.4 - Laminated Veneer Lumber (LVL)                                                                     | $\leq 1\text{mg/L}$                           |
| Japanese Agricultural Standard MAFF Notification No.701 Appendix Clause 3 (11) - LVL                              | $\leq 1\text{mg/L}$                           |
| JIS A 5908 - Particle Board and Plywood, with use of testing procedure JIS A 1460                                 | $\leq 1\text{mg/L}$                           |
| JIS A 5905 - MDF, with use of testing procedure JIS A 1460                                                        | $\leq 1\text{mg/L}$                           |
| JIS A1901 (not applicable to Plywood, applicable to high pressure laminates and compact laminates)                | $\leq 0.1\text{mg/m}^2/\text{hr}$             |
| ASTM D5116 (applicable to high pressure laminates and compact laminates)                                          | $\leq 0.1\text{mg/m}^2/\text{hr}$             |
| ISO 16000 part 9, 10 and 11 (also known as EN 13419), applicable to high pressure laminates and compact laminates | $\leq 0.1\text{mg/m}^2/\text{hr}$ (at 3 days) |
| ASTM D6007 (Refer Note below)                                                                                     | $\leq 0.12\text{mg/m}^3$                      |
| ASTM E1333 (Refer Note below)                                                                                     | $\leq 0.12\text{mg/m}^3$                      |
| EN 717-1 (also known as DIN EN 717-1)                                                                             | $\leq 0.12\text{mg/m}^3$                      |
| EN 717-2 (also known as DIN EN 717-2)                                                                             | $\leq 3.5\text{mg/m}^2/\text{hr}$             |

Note: Products that use ASTM D6007 and ASTM E1333 are required to convert the final results into an EN717-1 equivalent (i.e. in  $\text{mg/m}^3$ ) using a correlation ratio of 0.98.

#### Banned or Highly Toxic Materials

The project shall carry out a comprehensive hazardous materials survey on any existing buildings or structures to ensure occupants are not exposed to banned or highly toxic materials such as asbestos, lead or polychlorinated biphenyls (PCBs).

### 3.1.5 Access to Nature

Incorporating biophilic design elements into buildings draws on our innate human connection to nature and can support relief from stress, improve moods and enhance cognitive function. This development will include the following measures as part of its design to promote views and access to nature:

- (a) Podium green terrace garden and alfresco café area;
- (b) Integrated seating and above ground planting; and
- (c) Open terraces with landscaping and external views from apartments.



FIGURE 2: ACCESS TO NATURE PROJECT LANDSCAPING CONCEPTS

## 3.2 Energy & Carbon

### 3.2.1 Building Electrification

Electrification is a key strategy for reducing ongoing carbon emissions as the electricity grid decarbonises and on-site renewable energy is generated. The development is designed to support full building electrification, including efficient all-electric building services systems such as air-conditioning and hot water systems as well as all-electric appliances in apartment units.

### 3.2.2 Energy Efficiency

#### Apartment Units

The development will achieve a 7.5-star average NatHERS rating and minimum 6.5-star NatHERS rating, significantly improving on the NCC minimum energy efficiency requirements for apartments including measures as follows:

- (a) Integration of passive solar design principles in the building's design;
- (b) High-performance building façade including double glazing throughout;
- (c) Permanent shading overhangs to reduce summer heat gains on the North façade;
- (d) Design of open corridors and operable windows for natural cross-ventilation; and
- (e) High efficiency building services including efficient reverse cycle air-conditioning and LED lighting throughout.

#### Commercial Areas:

The development will achieve a minimum 10% improvement on NCC minimum energy efficiency requirements for commercial areas including measures as follows:

- (a) Integration of passive solar design principles in the building's design including vertical fin shading;
- (b) High-performance building façade including double glazing throughout;
- (c) Permanent shading overhangs to reduce heat gains on the North façade;
- (d) High efficiency building services including efficient reverse cycle air-conditioning and LED lighting throughout; and
- (e) Automated lighting control such as occupancy sensors and/or timers.

### 3.2.3 Upfront Carbon Reductions

The development will achieve a minimum 10% reduction in upfront carbon emissions when compared with a reference building through the following low-carbon strategies:

- (a) Maximising the use of low-carbon concrete / supplementary cementitious materials including a target of at least 30%-40% cement replacement for all concrete uses (e.g., foundations, walls, columns, beams and slabs);
- (b) Use of reinforcing steel with high recycled content and EPDs;

- (c) Undertaking a review of structural efficiency to lower upfront carbon such as alternative technologies, and optimisation of slab thicknesses and load paths;
- (d) Limited use of asphalt pavements and consideration for recycled content products where included;
- (e) Selection of other low-carbon materials where practicable; and
- (f) Selection of materials with EPDs, for example:
  - i. Paints;
  - ii. Plasterboard linings;
  - iii. Colorbond roof sheeting; and
  - iv. Carpets.

Upfront emissions reductions for the reference and proposed building shall be calculated in accordance with GBCA Upfront Emissions Reduction calculator or a comparative LCA for modules A1 to A5 as defined by EN 15978.

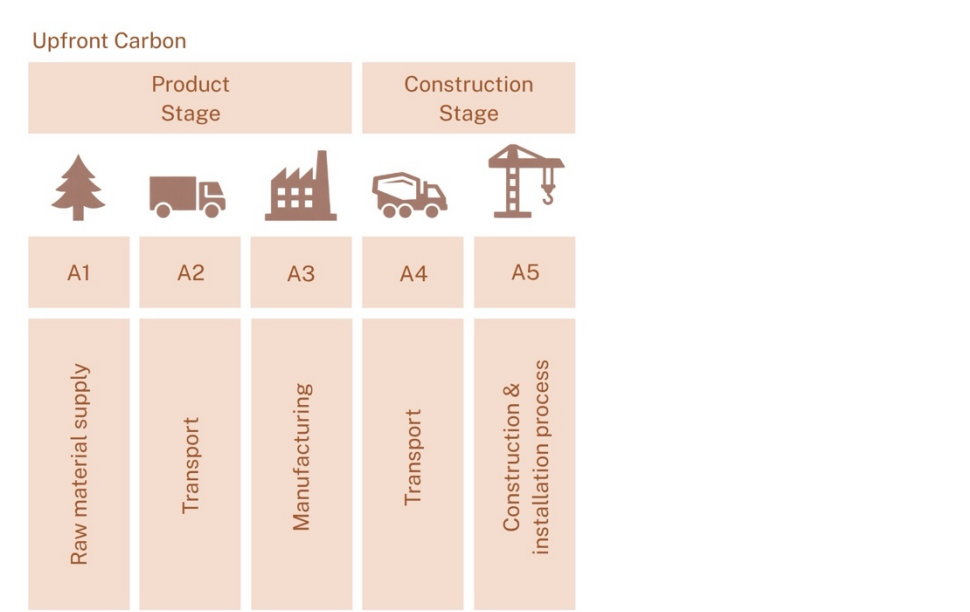


FIGURE 3: LIFE CYCLE ANALYSIS MODULES A1 – A5 AS PER EN 15978

### 3.2.4 Renewable Energy Sources

#### On-site Renewable Energy

The development will implement generation and use of onsite renewable energy through the installation of a minimum 48kW solar photovoltaic system on the roof. This system is

estimated to generate over 68,000 kWh of clean renewable electricity per annum, reducing Scope 2 emissions by over 34,000 kgCO<sub>2</sub>-e per annum.

During the detailed design phase, opportunities to maximise the system size with additional capacity will be investigated subject to available roof space. The project will target an aspirational goal of 80kW of rooftop solar PV.

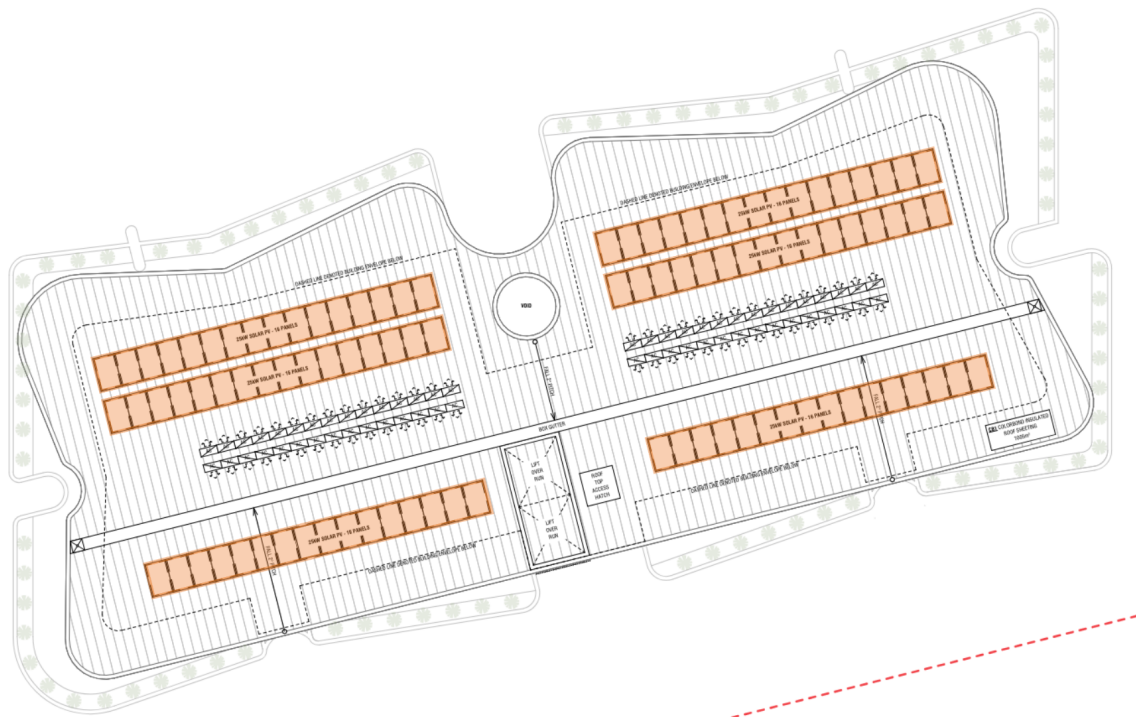


FIGURE 4: MINIMUM 48KW ROOFTOP SOLAR PV SYSTEM

### Off-site Renewable Energy

The project will investigate the procurement of GreenPower through its nominated energy retailer as a complementary measure to the proposed onsite renewable energy system for common use and commercial areas. While the rooftop solar photovoltaic array is the primary strategy for reducing the development's reliance on grid-supplied electricity, the procurement of GreenPower provides a pathway to ensure that residual grid consumption is matched with renewable energy from government accredited sources.

GreenPower is an Australian Government-accredited program administered by the NSW Department of Climate Change, Energy, the Environment and Water on behalf of the National GreenPower Steering Group. Accredited retail products undergo independent



audits and verification to ensure the correct amount of renewable energy is fed into the grid on the customer's behalf.

The proportion of GreenPower to be procured will be confirmed during detailed design, in conjunction with final solar PV system sizing and forecast annual generation outputs.

## 3.3 Water

### 3.3.1 Water Efficiency

Potable water use throughout the development will be reduced through installation of fixtures and appliances that meet the following minimum WELS ratings:

| Fixture Type                                 | WELS Rating            |
|----------------------------------------------|------------------------|
| Taps – Hand wash basins                      | 5 star (max. 6L/min)   |
| Taps – Kitchen                               | 4 star (max. 7.5L/min) |
| Urinals                                      | 5 star                 |
| Toilets                                      | 4 star                 |
| Showers                                      | 3 star (max. 9L/min)   |
| Clothes washing machine                      | 4 star                 |
| Dishwashers with more than 11 place settings | 5 star                 |
| Dishwashers with 7 to 11 place settings      | 4 star                 |
| Dishwashers with 6 or less place settings    | 3.5 star               |

### 3.3.2 Landscaping & Stormwater Management

The development will reduce its water use for landscaping and impact on local water systems through the following design measures:

- (a) Incorporation of drought-tolerant, waterwise WA native plant species;
- (b) Use of fully-automatic irrigation systems with moisture sensors throughout, low water use emitters, and pop-up flood bubblers in garden beds;
- (c) Mulching to improve water retention;
- (d) Integration of water sensitive urban design best practices in stormwater management including on-site infiltration; and
- (e) Appropriate management of stormwater runoff and local flooding risks.



## **3.4 Responsible Management**

### **3.4.1 Commissioning**

During construction and prior to practical completion, the development will ensure all building systems are commissioned in accordance with a recognised commissioning standard such as the CIBSE commissioning guide. This includes the preparation of a commissioning plan listing the commissioning requirements of each system.

## **3.5 Waste**

### **3.5.1 Waste Management**

The development will implement responsible waste management through the development of an operational waste management plan. The plan shall be developed by a waste management professional and include the following considerations:

- (a) Objectives and guidance of LPP1.3;
- (b) Separation and collection of waste streams;
- (c) Dedicated waste storage areas; and
- (d) Safe and efficient access for storage and collection.

### **3.5.2 Recycling & Resource Use**

The development will implement responsible resource use and minimise disposal of waste to landfill during construction and demolition. Measures include:

- (a) Minimum 80% of construction and demolition waste diverted from landfill; and
- (b) Consideration for recycling or reuse opportunities such as specifying products with recycled content (e.g. aluminium and gypsum plasterboard).

## **3.6 Heat Resilience**

### **3.6.1 Heat Island Reduction**

The external reflectance of building elements, landscaping and hardscaping elements can have significant impact on the local microclimate, specifically temperature. This development will achieve a minimum 50% of the site area comprising strategies that reduce heat island effect including:

- (a) Vegetation and planted areas;
- (b) Light-coloured roofing and shading structures with a three-year SRI of minimum 64 (e.g. Colourbond Surfmist Classic Finish); and
- (c) Light-coloured hardscaped areas with a three-year SRI of minimum 34 or initial SRI of minimum 39.

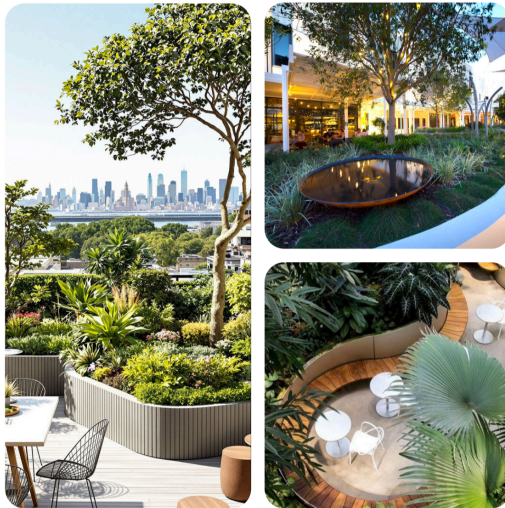


FIGURE 5: HEAT ISLAND REDUCTION STRATEGIES

## 3.7 Transport

### 3.7.1 Bicycle Parking & EOT Facilities

The development will promote active transport such as cycling for regular supermarket staff through the provision of end-of-trip facilities including 10 external bicycle racks, 16 bicycle bays adjacent to commercial parking, locker facilities and an accessible shower. Visitors to the commercial, medical and retail spaces will also have access to these shared bicycle bays. Showers for the ground floor shops will be provided in each tenancy's DDA WC. An additional 21 secure bicycle bays will be provided in the basement residential carpark for use solely by apartment residents.

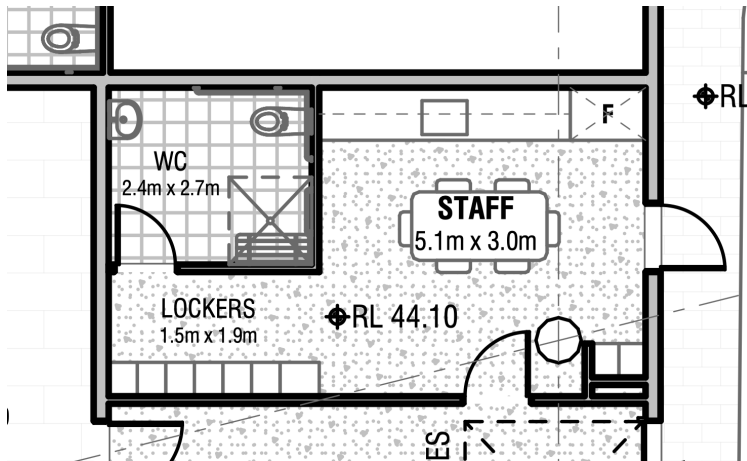


FIGURE 6: SUPERMARKET STAFF EOT, LOCKER AND SHOWER FACILITIES

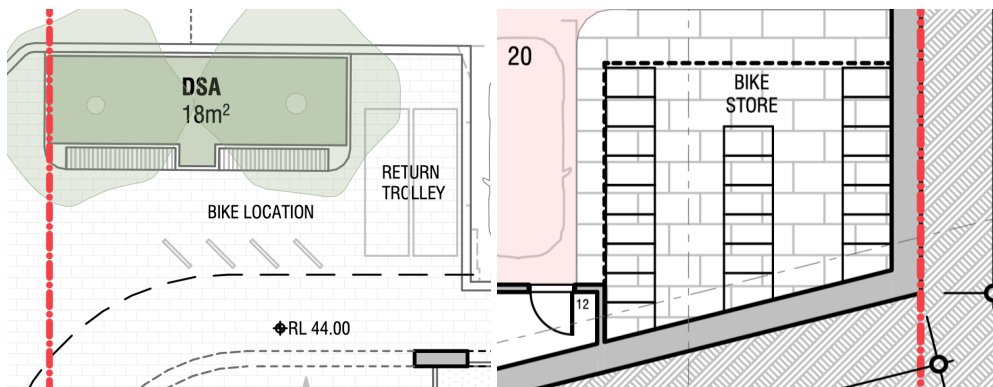


FIGURE 7: EXTERNAL AND BASEMENT BIKE PARKING FACILITIES

### 3.7.2 Electric Vehicle Charging

To promote low-emission modes of transport, the development will incorporate 6 off electric vehicle charging bays in the retail / commercial carpark, subject to selection of tenancies and demand assessment. Provision for future electrical vehicle chargers will be implemented for the retail / commercial carpark in line with the NCC 2022 Part J9 requirements.

Provision for electric vehicle chargers will be implemented for 100% of bays in the basement residential carpark. The building owner will provide the option for prospective apartment owners or renters to have an EV charger installed when purchasing or leasing the apartment.

Electric vehicle charging systems will be centrally managed through the building management systems to enable effective load management, smart charging, billing, and ease-of-use.

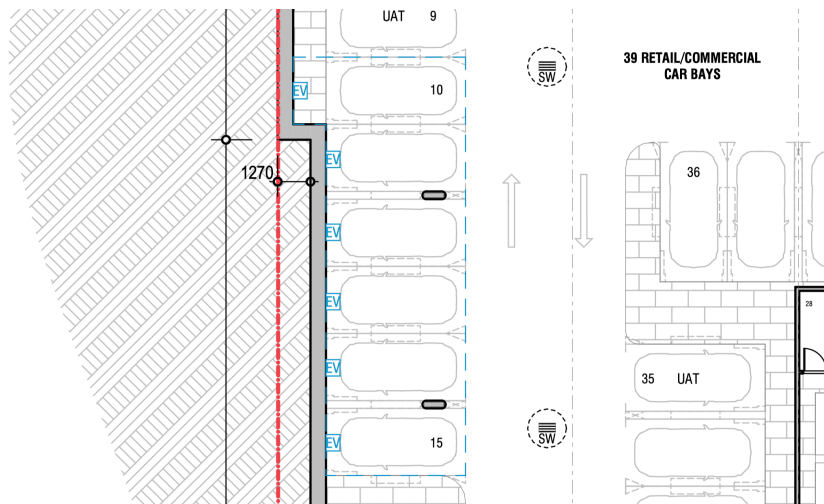


**FIGURE 8: PROPOSED RETAIL ELECTRIC VEHICLE CHARGING FACILITIES**



## 4 Conclusion

The initiatives and commitments outlined in this strategy report reflect the considered and holistic approach to sustainability taken by the project team. The strategy demonstrates how the project will exceed minimum regulatory requirements and deliver outcomes that genuinely benefit the project and its future occupants.

By prioritising areas of highest impact and directing resources towards those areas, such as energy performance, water efficiency, low-carbon materials, and occupant comfort and health, this strategy has been developed to achieve meaningful sustainability outcomes without imposing prohibitive costs – supporting new residential supply for buyers in an environment of chronic housing undersupply.

The initiatives detailed in this report will position the project to exceed minimum compliance in a way that is both practical and cost effective, delivering a building that performs well for its occupants and for the environment over the long term.