

03 June 2022

Enquiries: Prasanna Suraweera  
Project No: 44700

Attention: Town of East Fremantle

**RE: Hall & Prior Woodside Project**

In order to optimise the sustainability performance of this development, it is proposed to utilise the following sustainability framework, in line with many of the local governments sustainability policies (i.e. City of Fremantle):

- 4-star Green Star 'equivalency' level of performance utilising version 1.3 version of the tool

The ESD team will be led by Prasanna Suraweera, who is an accredited Green Star Professional and Senior Sustainability Engineer within the Sustainability department within Stantec Australia.

In this regard, we confirm that Stantec Australia have been engaged as the Sustainability consultants for the project to assess the potential of the project to achieve the Sustainability objectives, specifically targeting an equivalent (self-assessed) 4 star Green Star Design (Version 1.3) performance (i.e. minimum 45 points) as at the completion of working drawing stage (building licence).

The proposed approach to meet this requirement is as follows:

- **DA Phase Deliverables (this letter) :**

- Preliminary statement of compliance to be provided by the Sustainability Consultant confirming intent to comply with above performance requirement to be supported by:
  - i. Sustainability Strategy/Initiatives incorporated (Green Star Score Card) into the project – Refer attached.

- **Working Drawings Phase Deliverables:**

- Statement of compliance to be provided by the Sustainability Consultant to be supported by document including the following:
  - ii. Confirmation of final performance achieved as at completion of design documents.
  - iii. Sustainability Strategy/Initiatives incorporated (Green Star Score Card) into the project.
  - iv. Appropriate design documents/statement of compliance confirming compliance to claimed initiatives.

- **Practical Completion Phase Deliverables:**

- Head Contractor to provide standard certification confirming compliance to design documents.

- **Clarifications:**

- Formal Green Star (Design or As Built) certification is not targeted.
- No Construction phase reporting or submissions are expected.
- Level of documentation/modelling required for a formal GBCA Submission is not targeted.

To achieve the above-mentioned performance targets, the following indicative Green Star pathway has been developed to meet these objectives. Whilst the final performance commitment is confirmed, it is noted that this strategy is preliminary in nature and will be subject to further review and design development in the coming detailed design phase of the project.


The following initiatives have been nominated to achieve the required 4-star Green Star equivalency and will be included into the design:

- Management
  - Services and Maintainability Review of Building Systems at Design Stage
  - Commissioning and Tuning requirements
  - Commitment to Environmental Performance Targets
  - Separate metering for all apartments and tenancies, considering monitoring capability
  - All non-utility meters to all tenancies must follow the rules outlined in the Validating non-utility meters for NABERS rating protocol
  - Responsible Construction Practices
- Waste:
  - Operational Waste: ensure separation of waste streams, dedicated waste storage areas and appropriate access to waste storage areas
  - Construction Waste: 90% diversion from landfill of construction and demolition waste
- Indoor Air Quality
  - HVAC design to ensure cleanliness of system and facility of maintenance
  - Improved ventilation throughout
  - Dedicated external exhaust for cooking processes, equipment and vehicle exhaust
  - Low VOC internal finishes
  - Acoustic Comfort, internal noise levels measurement
  - Glare control for Daylight using blind throughout
  - High levels of Daylight in regularly occupied spaces
  - Clean cleaning policy
- Lighting requirements
  - All areas are to be provided with LED lighting
  - All luminaires have high frequency, high power factor electronic drivers
  - Lighting Levels meet recommended standards and Glare Control strategies have been included in the lighting design
  - Lighting controls have been provided for the development to minimise energy consumption. Motion sensors are recommended to switch off or dim unused lighting
  - Lighting Density to be designed to achieve reductions when compared with J6 BCA
  - Common area lights; both internal and external; shall be on timers or sensors to manage energy use
- Energy
  - Building Façade- Increased insulation and glazing specification
  - Energy efficient HVAC and Gas Hot Water systems
  - LED lighting throughout
  - Maximise available roof space for large scale Solar PV
- Transport
  - Secure Bicycle parking for residents and visitors
  - Electric vehicles charging stations (5% of total car parking spaces)
- Water
  - Control and Monitoring system connected to each gas and water meter
  - Gas/Electric heat pump hot water system
  - Installation of high efficiency fixtures and fittings which meet the following specifications:
    - Taps – WELS 6 Star
    - Toilets – WELS 4 Star (3.5 L/min)
    - Urinals – WELS 5 Star 0.8L/flush or Waterless
    - Showers – 3 Stars <= 7.5 L/min
  - Installation of high efficiency White Goods:
    - Dishwashers – 5 Star

- Clothes Washing Machines - 4 Star
- Water efficient irrigation systems, using drip irrigation and moisture sensors
- Fire system to include temporary storage for 80% of the routine fire protection system test water and maintenance drain-downs for reuse on-site. If sprinkler systems are installed, each floor to be fitted with isolation valves or shut-off points for floor-by-floor testing.
- Ecological Impact and emissions
  - Stormwater to be managed and treated on site
  - Lighting pollution to neighbour buildings and night sky avoided
  - Heat Island effect, light coloured roofs and surfaces
  - Reuse of developed land
- Materials:
  - Use of materials with no PVC or responsible PVC credential
  - Use of Responsible Steel Maker
  - Maximise use of materials with environmental credential
- Innovation:
  - Use of Ultra low VOC paints and Mattresses

I trust this satisfies your requirements; please contact me should you have any further queries.

Yours sincerely,



**Prasanna Suraweera**

for **Stantec Australia Pty Ltd**