



Stantec Australia Pty Ltd
Level 9, The Forum, 203 Pacific Highway
Sydney NSW 2065
Tel: +61 2 9496 7700
ABN 17 007 820 322 www.stantec.com/au

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Enquiries: Rebecca Dracup
Project No: 301350615

Canjs Pty Ltd ATF Weinstock Family Trust c/o Oakstand
Level 9, 503–505 Kent Street
Sydney NSW 2000

Attention: Justin Micallef

Dear Justin

**RE: Epping Town Centre
ESD Strategy**

The Epping Town Centre precinct project is a mixed-use development consisting of 420 residential units and 13,677m² of commercial and retail area. The design incorporates a generous publicly accessible ground floor with pedestrian thoroughfares criss-crossing the site, contributing to a community atmosphere, encouraging passive surveillance, street activation, and active transport.

1. Sustainable Design Framework

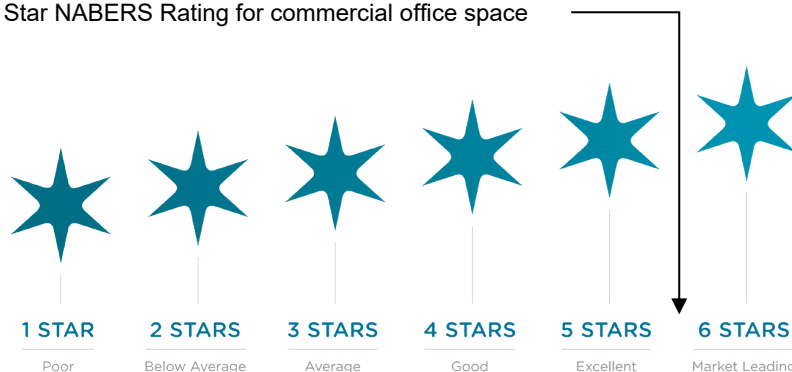
The proposed sustainability response for the project involves multiple drivers, including the following regulatory frameworks:

- The NSW Environmental Planning and Assessment Regulation 2021,
- Parramatta Development Control Plan 2011,
- NCC 2022 Section J Compliance, and
- NSW Sustainable Buildings State Environmental Planning Policy.

2. Sustainability Design Targets

Owing to the NSW Government's ambitious Net Zero targets for the state, the site will be expected to achieve the following sustainability targets, going far above and beyond comparable projects of the recent era.

- 5.5 Star NABERS Rating for commercial office space



Design with community in mind

- 3 Star NABERS Water Rating for commercial office space
- Fully electrified precinct including a Sustainable Buildings SEPP Net Zero Statement (alternative option for gas with carbon neutral offsets and spatial provisions for electrification by 2035).
- 7 Star average NatHERS rating for residential dwellings
- Declaration of Embodied Carbon
- Increased BASIX Energy Target from 25 to 60

3. Project Design Response

- Site electrification & facilities to enable on-site renewable energy production,
- Rainwater harvesting and reuse,
- Energy efficient lighting systems (internal and external) and lighting controls;
- Façade thermal performance for new elements in line with NCC 2022 Section J;
- Efficient domestic hot water and HVAC system equipment;
- Timer and motion controls of lighting and ventilation to reduce unnecessary energy consumption
- Explore opportunities to reduce embodied energy reduction associated to construction material selection;
- Increased access to natural daylight with an aspiration to exceed ADG solar access and cross ventilation requirements.
- Water efficient fixtures and fittings (WELS ratings);
- Application of Water Sensitive Urban Design (WSUD) principles;
- Responsibly sized waste separation and storage areas;
- Increased indoor environmental quality through the use of low-VOC paints, adhesives and sealants.

Please do not hesitate to contact the undersigned if you have any queries.

Yours sincerely

Stantec Australia Pty Ltd



Rebecca Dracup
Principal, Sustainability Team Leader