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## Memorandum

136-148 New South Head Road, Edgecliff NSW  
Anka Property Group

Attention: Dennis Meyer  
Company: Anka Property Group

Issue	File Ref	Description	Author	Checked	Date
A	22-3142H	Memorandum	RB	HB	12/05/22
B	22-3142H	Memorandum	RB	HB	12/05/22



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Project: Edgecliff Tower

Project Address: 136-168 New South Head Road, Edgecliff NSW 2027

Client Name: Anka Property Group

Client Contact: Dennis Meyer

Client Email: [dennis@ankapropertygroup.com](mailto:dennis@ankapropertygroup.com)

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Subject: Response to the 22/4/22 WLPP 'Commitments required to sustainability beyond those required by BASIX.'

Efficient Living has been engaged to complete a concept Environmentally Sustainable Design (ESD) report for the proposed mixed-use development at 136-148 New South Head Road, Edgecliff. This memo is to be read in conjunction with the ESD report by Efficient Living dated 13<sup>th</sup> August 2021 (ref 21-1855).

This memo is in response to the comments from Woollahra Local Planning Panel (WLPP) regarding the following:

*Commitments required to sustainability beyond those required by BASIX.*

### Sustainability Rating Commitments

The table below outlines the targets that are recommended in the ESD report (13/08/2021) for the development to ensure that the project is in line with best practice for mixed-use developments in Australia. This table compares the proposed commitments for the project with current market standards/ minimum compliance to demonstrate how the project will demonstrate commitments beyond those required by BASIX to be a 'best practice' building.

Rating Tool	Proposed Target	Minimum Compliance / Market Standard
BASIX Energy	<b>30 points</b>	25 points Source: BASIX Energy Targets by Postcode <sup>1</sup>
BASIX Water	<b>40 points</b> * See note below	40 points Source: BASIX Energy Targets by Postcode <sup>2</sup>
NABERS Energy for Offices	<b>5.5 stars</b>	3 Stars – Market Standard Source: NABERS Fact Sheet Office Buildings <sup>3</sup> 4 Stars – Woollahra Development Control Plan (DCP) 2015

NABERS Water for Office Buildings	4 stars	3 Stars – Market Standard Source: NABERS Fact Sheet Office Buildings <sup>3</sup>
NABERS Energy for Apartment Buildings	4.5 stars	3 Stars – Market Standard Source: NABERS Fact Sheet Apartment Buildings <sup>4</sup>
NatHERS average star rating	7 stars	5 Stars (average minimum standard for NSW)

\* A BASIX Water Score Target of 40 has been recommended for the site given the existing site constraints. To increase the BASIX Water Score above 40 would likely require dual plumbing to utilize rainwater for toilet flushing. However, the collection area is too small to provide rainwater to flush all toilets in the development and so this is not considered a feasible option at this stage. Water saving measures that will be implemented include:

- A rainwater tank for landscape irrigation.
- High efficiency fixtures and fittings in line with best practice WELS ratings set by Green Star.
- Low water use planting and subsurface drip irrigation.

As the design develops, potable water calculations will be undertaken to investigate further measures to reduce water demand.

### Green Star

In addition to the sustainability targets outlined in the ESD report the project will also target a minimum 4 star rating under Green Star Buildings v1. This is the latest Green Star building tool and is suitable for all new buildings including mixed-use developments. A 4 Star rated building is a Best Practice environmental performer<sup>5</sup>. It builds on the minimum expectations to deliver a building that is either net zero carbon in operations or a higher performer in energy, water, and health related issues. Undertaking voluntary Green Star certification demonstrates leadership, innovation, environmental stewardship, and social responsibility as well as many other benefits.

The Green Star Buildings v.1 rating tool is divided into 8 categories

- **Responsible** – recognises activities that ensure the building is designed, procured, built and handed over in a responsible manner.
- **Healthy** – promotes actions and solutions that improve the physical and mental health of occupants.
- **Resilient** – encourages solutions that address the capacity of the building to bounce back from short-term shocks and long-term stresses.
- **Positive** – encourages a positive contribution to key environmental issues of carbon, water and the impact of materials.
- **Places** – supports the creation of safe, enjoyable, integrated, and comfortable spaces.

- **People** – encourages solutions that address the social health of the community.
- **Nature** – encourages active connections between people and nature and rewards creating biodiverse green spaces in cities.
- **Leadership** – recognises projects that set a strategic direction, build a vision for industry, or enhance the industry's capacity to innovate.

## Sources

1. BASIX Energy Targets by Postcode, accessed:  
[https://www.basix.nsw.gov.au/iframe/images/Energy\\_target\\_by\\_postcode.pdf](https://www.basix.nsw.gov.au/iframe/images/Energy_target_by_postcode.pdf)
2. BASIX Water Targets by Postcode, accessed:  
<https://www.basix.nsw.gov.au/iframe/images/water%20target%20postcodes.pdf>
3. NABERS Fact Sheet- Office buildings, accessed:  
<https://www.nabers.gov.au/publications/nabers-fact-sheets>
4. NABERS Fact Sheet- Apartment buildings, accessed:  
<https://www.nabers.gov.au/publications/nabers-fact-sheets>
5. The Green Star rating scale, accessed:  
<https://new.gbca.org.au/green-star/rating-system/buildings/>