WHO WE ARE

HIP V. HYPE SUSTAINABILITY PTY LTD WORKS WITH CLIENTS WHO ARE SEEKING EXCEPTIONAL SUSTAINABILITY OUTCOMES AND ARE WILLING TO THINK STRATEGICALLY TO ACHIEVE THIS.

WE SEE SUSTAINABILITY AS INHERENT TO GOOD DESIGN. IT'S NOT JUST AN OPTION, A DIFFERENTIATOR OR A MARKETING TOOL. AT A GLOBAL SCALE IT IS ALSO, BY DEFINITION, NON-NEGOTIABLE.

OVERVIEW

We believe sustainability if fundamental to good design. Sustainable design initiatives and iterative advice has been integrated into the project since early design and will be maintained through construction by the pursuit of the 3rd party Green Star Design & As-Built certification, targeting a 5 Star rating.

The document highlights the initiatives targeted by the Victorian Pride Centre to help ensure sustainability is implemented across a broad range of assessment criteria.
CORE OBJECTIVES

1. TARGET: GREEN STAR DESIGN & AS-BUILT, 5-STAR
   BENCHMARKED USING THE GREEN STAR STANDARD

2. ENERGY EFFICIENCY
   EFFICIENT DESIGN AND MAXIMISED ON-SITE RENEWABLE ENERGY

3. HIGH QUALITY INDOOR ENVIRONMENT
   AN INDOOR ENVIRONMENT TO SUPPORT OCCUPANT HEALTH + COMFORT

4. SUSTAINABLE TRANSPORT
   MINIMISING THE IMPACTS OF TRANSPORT TO AND FROM SITE

5. SUSTAINABLE OPERATIONS
   SUPPORTING TENANT TO MINIMISE OPERATIONAL WASTE

6. MATERIALS AND WASTE
   ENCOURAGING SUSTAINABLE MATERIAL USE

7. WATER IMPACTS
   MINIMISING WATER USAGE AND IMPROVING STORMWATER QUALITY
**SUSTAINABLE DESIGN TARGETS**

**TARGET: GREEN STAR DESIGN & AS BUILT 5-STAR**

The development is using Green Star Design & As Built v1.2 to benchmark the design and inform design, contributing to a wide-range of initiatives covering:

- High Quality Indoor Environment
- Energy Efficiency
- Sustainable Operations
- Sustainable Transport
- Materials and Waste
- Water Impacts

The following initiatives comprise the most significant elements being targeted by the project, in line with the requirements of Green Star Design & As Built v1.2.

### ENERGY EFFICIENCY

The building is aiming to reduce Greenhouse Gas emissions (in comparison to a Green Star reference building) by up to 40%. To facilitate this, the following measures are being adopted:

- Highly efficient building fabric.
- High performance double glazing.
- Strategic placement of external shading to maximise the use of beneficial solar gains and mitigate unwanted heat gain.
- Highly efficient Variable Refrigerant Flow (VRF) HVAC system with heat exchange.
- LED lighting throughout, with localise occupant control.
- Carbon monoxide control on car park ventilation fans.
- Renewable energy PV system located on the rooftop targeting 25kW of capacity that will also providing shading to rooftop occupants improving the space's functionality.
- Commissioning management to ensure that building performs as intended in operation.
- 12-month building tuning period to optimise building performance in operation.
VICTORIAN PRIDE CENTRE
SUSTAINABLE DESIGN TARGETS

HIGH QUALITY INDOOR ENVIRONMENT

Victorian Pride Centre are committed to a space that engages and contributes positively to the health of building users.

The following initiatives have been adopted to facilitate an indoor environment that people want to engage with:

- Solar rooftop energy production to reduce on-site consumption of grid electricity and carbon emissions.
- Mixed-mode ventilation is provided where applicable, enabling occupants to open windows to maintain their own sense of comfort and connection to the outdoors.
- When in mechanical ventilation mode, outside air is controlled to ensure CO₂ levels remain below 800 parts per million (PPM).
- Indoor pollutants are minimised by providing exhaust to kitchens, and providing low-emission printers for tenant use.
- Internal noise levels will be no more than 5(dB(A) above the lower figure nominated within AS/NZS2107:2016.
- Internal partitions are designed to minimise noise transfer between internal spaces.
- Occupants will have individual control over the lighting levels on their work-area.
- Access to daylight is maximised, with spaces targeting a daylight factor greater than 2%.
- High quality views are provided throughout for visual interest and engagement.
- Artwork is provided throughout to create beautiful spaces with a sense of culture.
- Internal stairs have been designed to promote use over lifts supporting an indoor environment designed for occupant fitness, health and well-being.
- All paints will contain zero Volatile Organic Compounds (VOCs).
- All adhesives, sealants and carpets will meet the Green Star limits for VOC content.
- Engineered wood products meet the Green Star limits for formaldehyde content.
- Thermal comfort modelling will demonstrate +/-1 Predicted Mean Vote (PMV) for 95% of spaces for 98% of the year to help ensure indoor thermal comfort is maintained.
VICTORIAN PRIDE CENTRE
SUSTAINABLE DESIGN TARGETS

**SUSTAINABLE TRANSPORT**

Buildings can facilitate the use of sustainable modes of transport through improved access to bicycle and end-of-trip facilities, electric vehicle charging, and more.

The following initiatives aim to support the use of sustainable transport, minimising travel emissions and improving occupant well-being.

- Extensive bicycle parking is provided, including low-level bicycle parking for those unable to lift their bicycle for ‘Ned Kelly’ style racks and secure bicycle parking.
- Infrastructure is provided for a number of electric bicycle charging points.
- End of trip facilities provided for occupant use.
- Dedicated display in the foyer provides information on local public transport times, to encourage the use of public transport.
- Signage adjacent to lifts encourages the use of stairs.
- Green leasing provisions to help tenants to minimise the use of office consumables and maximise recycling.
- Dedicated and regular waste points provided for recycling.
- Information provided to residents in foyer on next arriving public transport, and general building performance.
- An online Building User Guide provides information to enable productive and positive interaction with the building.
- A Climate Adaptation Plan will be developed and implemented to minimise the risk of environmental changes impacting the building functionality in coming decades.

**SUSTAINABLE OPERATIONS**

The majority of a building's environmental impact occurs during operation, not construction.

With that in mind, the following measures aim to support tenants to minimise impact during operation.

- 12-month building tuning period to optimise building performance in operation.
- Provide dedicated, centralised printers with a dedicated print-release system to minimise paper wastage.
- Green leasing provisions to help tenants to minimise the use of office consumables and maximise recycling.
- Dedicated and regular waste points provided for recycling.
- Information provided to residents in foyer on next arriving public transport, and general building performance.
- An online Building User Guide provides information to enable productive and positive interaction with the building.
- A Climate Adaptation Plan will be developed and implemented to minimise the risk of environmental changes impacting the building functionality in coming decades.
MATERIALS AND WASTE

The downstream effects of material procurement (including the energy associated with manufacture and transport) have a significant impact on the buildings overall footprint, as do the end-of-life impacts of material disposal.

The following targets aim to minimise these impacts:

- Concrete will reduce Portland Cement content by 30%.
- Concrete mix-wet will use captured or reclaimed water.
- At least 40% of coarse aggregate will be crushed slab or another alternative material.
- All steel will be sourced from a Responsible Steel Maker (as demonstrated by the methods noted within the Green Star Submission Guidelines).
- All reinforcing bar and mesh will be produced using energy reducing processes (demonstrating a reduction of at least 40MJ/tonne of steel produced).
- Flooring, blinds and cabling will utilise best practice PVC, or be PVC free.
- 6% of all selected products will comply with a relevant sustainability standard.
- A waste contractor will be engaged to ensure that construction and demolition waste to landfill does not exceed 1kg/m³ of floor area.

WATER IMPACTS

Buildings interact with water in a variety of ways, from the rainwater landing on site and stormwater discharge to surrounding areas, to potable water use by building occupants.

These items are aimed at improving the buildings overall relationship with water, minimising usage and improving the quality of water released to the surrounding land.

- The post-development peak event stormwater discharge from the site will not exceed the pre-development discharge, using an Average Recurrence Interval (ARI) of 1 year (where climate change risk is identified as low) and 5 year (where climate change risk is identified as medium or high).
- Stormwater pollution shall be reduced by the following amounts:
  - Total Suspended Solids: 80%
  - Gross Pollutants: 90%
  - Total Nitrogen: 45%
  - Total Phosphorous: 60%
  - Total Petroleum Hydrocarbons: 90%
  - Free Oils: 90%
- Total potable water use for the building will be reduced by at-least 25%, compared to a Green Star reference building. This will be achieved through a combination of low-flow fixtures, rainwater use and education.