

Eden Estates

Environmental and Social Sustainability Strategy

October 2022

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Introduction

Sustainability is a founding principle of Eden Estates and is a key consideration in the design and planning of the Link Road landholdings (the subject site). This strategy has been formulated to ensure sustainability outcomes are considered in the creation of a new community at the subject site.

As part of this strategy, the three core pillars of sustainability are considered being;

- Environmental sustainability
- Social Sustainability
- Economic Sustainability

The premise of this strategy is to ensure that all three aspects of sustainability are being considered for the site. In this regard, a range of key objectives have been proposed, each of which is underpinned by potential initiatives that could assist in achieving the relevant outcome. It is envisaged that these objectives and initiatives will be subject to collaboration with both City of Newcastle (CN) and Lake Macquarie City Council (LMCC) in regards to each council's ambitions and sustainability goals. This sustainability strategy should be read in conjunction with the Eden Estates Housing Affordability Strategy (2022).

A number of the objectives proposed within this plan are envisaged to form part of the statutory local planning instruments including the local environmental plans, voluntary planning agreements, development control plans or others. However, some of the objectives and initiatives may fall outside the scope of such instruments and may be implemented on an agreement basis with LMCC and CN as appropriate.

Environmental Sustainability

1. Conservation of biodiversity

It has long been recognised in various local and state government strategic planning documentation that the subject site is strategically located for an extension of the existing urban area. Notwithstanding this, the site characteristics also necessitate that biodiversity outcomes be balanced and celebrated as part of the urban design of this new community.

It is acknowledged that the land use planning for the site should provide an appropriate balance between conservation of biodiversity and the delivery of housing for the local community.

The responsibility of achieving this appropriate balance is a responsibility that is given utmost importance by Eden Estates in the evolution of the structure planning for the site. With this in mind, the following objectives and initiatives have been proposed to guide the conservation and development balance.

As part of the urban design process for the site, topography and biodiversity outcomes have been the primary drivers in establishing the proposed structure plan and development footprint. As such, considerable effort has gone into avoiding and/or minimising potential impact on various ecological communities and species.

Environmental objective no. 1a:

Achieve responsible conservation of biodiversity, balanced with the delivery of housing supply within a strategically significant urban release area.

Implementation initiatives:

- a. Retain a significant portion of the site for conservation purposes as per the structure plan, with the proposed development footprint taking into consideration the distribution of native vegetation and flora and fauna within the site.
- b. Where possible, avoid or minimise the clearing of sensitive ecological communities.
- c. Maintain key ecological corridors throughout the site.
- d. Establish and formalise biodiversity conservation status of the residue lands on the subject site.
- e. Establish and formalise biodiversity conservation status of the significant Eden Estates landholding at Ellalong Lagoon.

- f. Consider a potential partnership with CN and LMCC for the revegetation of ecologically degraded public land within City of Newcastle and Lake Macquarie City Council, particularly key urban riparian corridors in need of improvement.
- g. Cater for the fauna present onsite by retaining an appropriate proportion of hollow bearing trees, as well as implementing the placement of nest boxes, housing logs, strategic rope crossings and underpasses of key roads.
- h. Establishment of a seed nursery on site to facilitate the propagation and nurturing of local provenance seed, particularly of any threatened species.
- i. The project proposes to be net positive in regards to the number of trees provided. For all advanced trees cleared on the site, a new tree will be planted to ensure that over the course of the project, the number of advanced trees provided is not reduced. It is envisaged that this planting program will include: rehabilitation planting within conservation areas, street trees, trees within public open space, trees within lots, trees within vegetation management plans, trees planted on Eden Estates offset sites, offset site trees, greening of existing urban areas, or the rehabilitation of degraded urban riparian corridors.
- j. Consider the potential for a botanic garden to be established in the northern section of the site.

Environmental objective no. 1b: *Enable conservation of bushland at Ellalong Lagoon as a means of offsetting the development of the Link Rd site, whilst encouraging community access and use of the land.*

Implementation initiatives:

- a. Achieve conservation status into perpetuity.
- b. Explore possible uses of the land that promote access to the land, and are compatible with the sought conservation outcomes. Such uses may include eco-tourism, bushwalking, birdwatching, or other recreational activities of low environmental impact.

2. Urban heat island effect

It is acknowledged that the urban heat island effect is a significant issue in areas of NSW, and in particular in some existing urban areas within the Hunter region. The lack of tree canopy within existing urban areas creates pockets of excessive heat during the summer months, which has been further compounded by the effects of climate change in recent years.

This effect must be mitigated to ensure the liveability of urban communities is improved in the long term. It is noted that the mitigation of the urban heat island effect can be difficult in an urban context where increased density is also prioritised. Despite these challenges, Eden Estates proposes a number of measures as detailed below.

Environmental objective no. 2a: *Minimise the urban heat island effect and maximise the urban tree canopy – within the project*

Implementation initiatives:

- a. Consider opportunities for retention of existing mature trees where possible within proposed parks and open space.
- b. Establishment of an on-site tree nursery to ensure all street trees are advanced upon planting. A street tree masterplan will be formulated in consultation with CN and LMCC respectively to include a mix of deciduous and evergreen trees as appropriate. The street trees will be planted following completion of the housing construction to ensure tree are not damaged during the building process and ensure the highest possible rate of retention of the street tree canopy.
- c. Consider the use of deciduous trees in appropriate locations to provide shade cover within summer whilst promoting solar access and alleviating home heating requirements in winter months.
- d. A key driver of the urban heat island effect in newer development areas is often the lack of tree canopy within allotments. In this regard, an urban canopy will be created by the planting of one tree within each lot by Eden Estates. The species of trees to be planted will vary depending on location, and may be in either the front or the rear yard of each allotment depending on orientation and tree species. Whilst enforcing the long-term protection of such trees within private allotments may prove difficult, it is estimated that the majority of such trees will grow to maturity, providing a largely continuous urban tree canopy.

Environmental objective no. 2b: *Minimise the urban heat island effect and maximise the urban tree canopy – in existing urban areas*

Implementation initiatives:

- a. The street greening improvement program:
Eden Estates will work in consultation with LMCC and CN to prepare and undertake a street greening program within existing urban areas that are lacking in street tree canopy coverage. Eden Estates proposes to supply the trees for the program and work with council in regards to the planting of the trees. It is anticipated that this program would at first be rolled out in areas adjacent to the project however this is to be decided in close consultation with the LMCC and CN. If this pilot program is

successful, there is potential for both councils to expand the program to a much broader area across the respective local government areas.

3. Circular economy

Eden Estates is committed to promoting recycling to ensure landfill generated by the future community is minimised as much as possible. It is also recognised that a significant opportunity exists to collaborate with Summerhill Waste Management Facility regarding potential recycling initiatives. It is understood there exists a mutual interest in exploring potential initiatives that may benefit the local community and promote the local circular economy.

Environmental objective no. 3: *Maximise the opportunity for reuse and recycling of materials*

Implementation initiatives:

- a. Encourage the reuse of on-site material within civil works and for concrete aggregate. This includes the potential for the establishment of a concrete batching plant on site if feasible.
- b. Reuse of on-site felled timber for building materials, decking timber, fencing timber, mulch or woodchip, landscaping materials, habitat features for fauna, soil improvement initiatives.
- c. Reuse of onsite stone for landscaping features within parks where possible.
- d. Encourage the use of recycled asphalt products in the final wearing course of road pavements, following consultation with both CN and LMCC.
- e. Encourage the use of recycled road base products. However, it is acknowledged that such products can have long term performance issues and as such, the use of such materials would require consideration and concurrence from both CN and LMCC.
- f. It is noted that waste from building activities can be a significant contributor to both litter within the neighbourhood and landfill. It is anticipated that this issue could be largely eliminated through the implementation of a simple and easy to use recycling hub on site during the construction phase. The establishment of a shared waste and recycling hub within each stage of the development in collaboration with Summerhill during both the civil works construction and the built form construction to ensure:
 - I. recycling is maximised;
 - II. waste to landfill is minimised; and
 - III. litter to the surrounding areas is minimised.
- g. Explore a potential relationship with the University of Newcastle relating to innovation in recycling.

- h. Support of education and training regarding recycling within the project information centre and/or community centre.

4. Carbon footprint & energy

The energy production and consumption landscape within Australia is an ever-changing space, with a clear transition to new technologies already underway. The creation of a new community at the site provides a unique opportunity to implement a range of initiatives to both improve energy efficiency, as well as encourage the shift towards renewable energy sources.

Environmental objective no. 4a: *Minimise the carbon footprint of the construction phase of the project and encourage the use of renewable energy sources*

Implementation initiatives:

- a. Encourage the use of biodiesel for machinery used on site.
- b. Encourage the use of emerging technologies in electric heavy machinery including hybrid diesel-electric.
- c. Encourage the use of locally sourced construction materials to minimise the carbon impacts of material transportation.
- d. Mandate the inclusion of solar panels on all site sheds.

Environmental objective no. 4b: *Minimise the carbon footprint of the community in the long term and encourage the use of renewable energy sources*

Implementation initiatives:

- a. Consideration of sustainability in the urban design and planning processes to ensure neighbourhoods are walkable, accessible, and in a logical extension of the existing urban footprint as a means to minimise the reliance on traditional transport methods.
- b. Mandate the provision of rooftop solar on all homes.
- c. Encourage the use of household batteries and provision for electric vehicle charging points within homes.
- d. Collaborate with electrical reticulation providers to be a case study into a leading community with mandated solar to ensure network can facilitate large scale solar and capacity to charge electric vehicles at scale.
- e. Explore public electric vehicle charging points in key locations in consultation with Ausgrid and Councils.

- f. Encourage the provision of solar panels in parks and other public open space to offset the consumption requirements of park lighting and other electrical loads.
- g. Explore the potential for a solar farm on the transition land adjacent to Summerhill on land that is already cleared of vegetation.
- h. Encourage use of sustainable housing materials including timber, and explore the possible use of solar glass, solar tiles, thermal heating, as well as other emerging technologies and building products.
- i. Consider the potential for the use of natural gas distribution networks to be designed to allow for the future distribution of hydrogen to residential premises.
- j. Explore opportunities for the implementation of carbon capture technologies across the site.
- k. Monitor changing technologies over time and implement where appropriate and feasible.

5. Water

The natural water systems on the site are of significance and are to be considered during the planning and design of any future land use.

In addition to the stormwater management protocols outlined in the engineering report, this paper outlines some possible sustainability measures to be considered during the design and implementation of the development.

Environmental objective no. 5: *Promote the sustainable use and management of water*

Implementation initiatives:

- a. Retention of key water courses on the site, subject to ground-truthing of the mapped watercourses to verify location and stream order.
- b. Retention of the significant on-line water bodies on the site.
- c. Explore the inclusion of on-line detention basins to augment the existing water courses and provide enhanced habitat for appropriate birdlife.
- d. Implementation of the principles of Water Sensitive Urban Design (WSUD).
- e. Explore ways in which water flows in an urban context can be enhanced via landscaped features in lieu of hard structures where possible
- f. Explore the potential use of stormwater harvesting to facilitate the irrigation of public parks, in particular sporting fields.
- g. Requirement for all homes to have a minimum 3000L rainwater tank irrespective of any requirements stipulated within the building code or BASIX.
- h. Explore the provision of rainwater tanks adjacent to roof structures within public parks to assist in irrigation requirements.

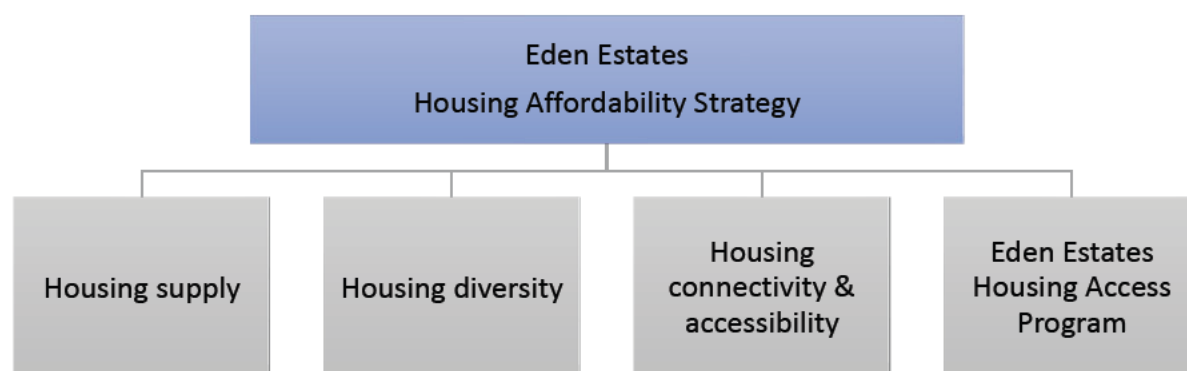
Social Sustainability

The principle of sustainability applies equally to both environmental considerations and social outcomes. Whilst it is acknowledged that social sustainability objectives may be subjective, the following principles have been identified to provide a social sustainability framework to guide the creation of a new community at the site.

The objectives detailed below are reflective of Eden Estates' social responsibility and are intended to promote inclusivity, social connection and create lasting positive social and community frameworks. To this end, some of the objectives below may be appropriate to form part of the statutory planning framework through the likes of a voluntary planning agreement or development control plan. However, some other objectives and initiatives are not of this nature and may be implemented in partnership with Councils outside of the planning framework. Further discussions may be required in this regard to formulate delivery mechanisms for these bespoke initiatives.

1. Housing affordability

The housing affordability pressures facing the Hunter are well publicised and known to all stakeholders. Eden Estates is of the view that this issue is paramount, and as such a standalone Housing Affordability Strategy has been prepared in this regard. The structure of this strategy is summarised below.



Please refer to the Eden Estates Housing Affordability Strategy for more detail.

2. Health and wellbeing

The health and wellbeing of the community is paramount and is a key consideration of Eden Estates. The design and implementation of the urban form can provide a significant and lasting impact on community health outcomes through various avenues. A number of the initiatives being considered in this regard are detailed below.

Social objective no. 2a: *Enable positive health and wellbeing outcomes for the community*

Implementation initiatives:

- a. The provision of walkable neighbourhoods is a fundamental principle of the urban design which will enable and encourage active transport. This includes consideration of major sharepath/cycleway connections as well as the design and delivery of local footpath connections. Local footpaths will be provided on all local streets, and shareways or cycleways will be provided along major connections as agreed with LMCC and CN. Particular design consideration is given to the regionally significant cycleway which traverses the site. This community asset is to be celebrated and incorporated appropriately within the development of the site.
- b. The diverse topography of the site is to be considered in the urban design to ensure the walkability of the site is maximised. This will be considered not only as part of the overall masterplanning of the site, but also in the detailed design of specific precincts. Consideration will also be given to accessibility requirements for wheelchair access where topography allows.
- c. The nature of the proposed structure plans includes areas of discrete bushland and areas of residential communities. The linkages of these precincts through the bushland is important and appropriately defined bush walking tracks will be provided. It is envisaged that these walking tracks will provide the public with managed access to conservation areas. This will promote physical activity and quiet enjoyment of the natural surroundings, but also provides a framework for environmental educational outcomes along such walking tracks through informative signage.
- d. The existing community passion for mountain biking in the local area is evident, and opportunities for organised mountain biking the region are limited. There exists an opportunity for a mountain bike facility to be formed and access arrangements formalised through clearly defined trails, particularly in the northern areas of the site. The delivery of such public recreation assets are beneficial from a public health and wellbeing perspective, whilst encouraging managed public access of environmental areas.
- e. It is proposed to delivery public fitness stations at key nodes along highly accessible sharepath connections throughout the site to encourage non-organised recreational

activities in order to improve public health outcomes. This may include signposting of distance markers, walking loops, and fitness and stretching equipment.

- f. The proximity of John Hunter Medical Research Institute (JHMRI) to the site provides a unique opportunity for a potential public health and wellbeing partnership. Potential joint initiatives could include public health research collaboration, key worker housing through the Eden Estates Housing Accessibility Program, or other potential initiatives. The form and function of a potential partnership remains unknown and remains at the discretion of JHMRI.

Social objective no. 2b: *Support of vulnerable groups within the community*

Implementation initiatives:

- a. Eden Estates is dedicated to providing support to various groups of people in need within the local community. The form of such support arrangements remains yet to be determined, however some potential community groups that may form part of the support arrangements include Youth off the Streets or White Ribbon Australia. It is likely that such support arrangements would not fall into a typical planning instrument, but rather a commitment of Eden Estates under its own social responsibility program.

3. Community creation

The creation of community is a core ambition of Eden Estates within the project. Whilst the urban design, land use planning and delivery of physical infrastructure are critical to this objective, the importance of social engagement programs cannot be understated. As such, the following objectives and initiatives have been prepared to ensure a real sense of community is created within the project.

Social objective no. 3a: *Support of local community excellence*

As a means of fostering community spirit, it is proposed to establish an Eden Estates Foundation to support those within the community that are committed to achieving community excellence within their chosen field.

Implementation initiatives:

- a. Establishment of the Eden Estates Foundation. Whilst this foundation has not yet been formed nor a constitution established, the intent of such a foundation would be to encourage community excellence whilst supporting those in need.

- b. Provision of community grants by the Eden Estates Foundation for those undertaking excellence within the local community. The provision of such a grant would be subject to the specific details of the program which have not yet been finalised. The establishment of the foundation and grant program may involve input and joint governance with the Councils.

Social objective no. 3b: *Enable social interaction and connection within a new community*

The delivery of any new residential development faces the inherent challenge of all residents being new to the area, and as such generally new residents do not have any pre-established local social networks. It is incumbent on Eden Estates to facilitate such social connections to ensure that residents feel welcomed, cared for by, and ultimately part of their local community. This is a responsibility that warrants the following implementation initiatives.

Implementation initiatives:

- a. The urban design is to encourage social interaction and connection within local neighbourhoods. In particular, the walkability and accessibility throughout the community is to be maximised including the accessibility of public open space to all residents.
- b. Deliver well planned public open space to encourage social interaction. The detailed design and implementation of open space can have a tremendous impact on the social interaction that is generated by such public assets and as such it is of great social significance. A number of exemplar case studies of well-regarded and utilised public open space are being considered by Eden Estates with a view to deliver such best practice facilities on the site in collaboration with LMCC and CN.
- c. The establishment and implementation of the Eden Estates social engagement program will ensure that all residents will be provided with an opportunity to create new social connections within the local neighbourhood. This program includes various initiatives such as:
 - a. Support and sponsorship of new sporting teams.
 - b. Establishment and support of various community groups which could potentially include: dog walking groups, book clubs, fitness groups, over-55 groups, parent's groups.
 - c. Support and arrangement of local 'Meet your Neighbour' functions.
 - d. Support and facilitation of community building events which may include those such as: community Christmas parties, local street markets, Halloween trick or treat, Christmas lights competition.
 - e. Establishment of a new chapter of the Unearthed Art exhibition in support of local artists

- f. Partnership with local community groups to enable the creation of a Men's Shed, The Yarn or similar groups.

4. Connection to Country

Social objective no. 4a: *Recognition and consideration of traditional owners of the land in achieving community outcomes*

The connection to country is to be given due recognition both in the creation of this new community, as well as the ongoing development of the community in the future. The land use planning and urban design is to be undertaken in such a manner that pays respect to the significance of the land to local indigenous people.

Implementation initiatives

- a. Formation of a working group with local Aboriginal land owner groups to ensure open dialogue regarding development and community outcomes.
- b. Consideration during the urban design of sites that are of significance in local indigenous heritage.
- c. Consideration and implementation of indigenous land management practices in the context of preservation of ecological conservation areas. In particular, this could include the use of Aboriginal fire practices in the management of urban bushland to both promote biodiversity and manage bushfire hazard risk, subject to any specific requirements within a stewardship site agreement.
- d. Consideration of a potential partnership between the local Aboriginal land council and the Eden Estates Foundation in regards to education opportunities for Indigenous people. This could potentially involve joint training and apprenticeship programs for local indigenous people seeking further training in a field relevant to the delivery of the urban development.

5. Education

Eden Estates proposes to play a key role in the promotion of education and training in the region during the creation of this new community. The transition of the Hunter economy from the traditional sectors of mining and manufacturing towards new emerging sectors will provide challenges to the community. It is acknowledged that this transition is an economic issue of regional significance and no policy as proposed by one single private entity will solve the challenges that face a number of communities within the Hunter. Notwithstanding this, Eden Estates proposes the following initiatives to play a small part in promoting a

responsible and sustainable transition to new sectors and ease the stress of such a transition on residents of Newcastle and Lake Macquarie.

Social objective no. 5a: *Support of local residents to reskill and retrain during the transition of the Newcastle economy from traditional manufacturing to new sectors*

Implementation initiatives:

- a. Consideration of a potential partnership with Hunter Tafe for traineeships that are directly related to work on the project which could include civil construction, building trades, landscape trades, or environmental management. The partnership could also consider the potential use of felled timber from the development by the Tafe for carpentry or other courses.
- b. Support of an apprenticeship program for residents of the community to retrain or reskill in a relevant field.
- c. Consideration of reskilling and retraining opportunities for older demographics that may be re-entering the workforce or transitioning to a new sector.
- d. Consideration of a potential partnership with University of Newcastle for training and research opportunities across various fields.

Social objective no. 5b: *Promote awareness and education regarding conservation outcomes and environmental sustainability*

There exists a significant opportunity to provide education and awareness regarding sustainability outcomes on the site, and in particular within the bushland conservation areas. It is proposed that the conservation land within the site will be managed in such a way that allows for controlled public access to the site, as well as promotion of environmental education initiatives.

Implementation initiatives:

- a. Establishment of a local bushcare group on the site would provide a lasting social framework for the ongoing education of the community relating to sustainability and biodiversity outcomes.
- b. Explore a potential partnership with local schools to provide a platform for educational activities relating to ecological communities, riparian system function and environmental rehabilitation in an urban context. Such a partnership could allow student groups to have a firsthand on-site educational experience of local ecosystems. Such a partnership could also include educational initiatives relating to indigenous land management techniques as referenced in section 4.
- c. Consider the delivery of an environmental education centre as part of the biodiversity conservation site. Such an environmental educational and training

facility would likely require a potential partnership with both council and the NSW Biodiversity Conservation Division to provide a governance and ownership structure to allow operation in the long term.

- d. Delivery of community gardens within the site as a means of providing physical and social infrastructure that encourages the advancement of horticultural knowledge and provision of a healthy source of local food within the community.

Economic Sustainability

In order for the sustainability objectives detailed within this document to be achieved successfully in the long term, all measures must be economically sustainable for all stakeholders involved. All of the initiatives detailed within this strategy require detailed consideration from stakeholders, and in particular both CN and LMCC, as to the long-term economic sustainability of each initiative. For clarity, it is also noted that the delivery of this entire sustainability plan is subject to the rezoning of the land to facilitate a viable development.

Economic objective no. 1: *The project is to be economically sustainable in the short, medium and long term for all stakeholders involved in the project*

Implementation initiatives:

- a. All initiatives proposed within the project are to be targeted so as to achieve the particular sustainability objective.
- b. All initiatives are to be considered for economic suitability by Eden Estates and council so as to ensure the most efficient allocation of resources to underpin sustainability goals.
- c. The future ownership and users of all assets within the project are to be considered in delivering the project and implementing said objectives.
- d. The structure of ownership entities is to be considered to allow appropriate governance and long-term sustainability, particularly in reference to the structure of any future conservation lands or environmental educational facilities.

Economic objective no. 2: *Allow the efficient function of the open market in regards to the supply and demand for new housing.*

Implementation initiatives:

- a. Social and environmental initiatives are to be delivered in such a way so as to complement the function of the free market, and not create arbitrage opportunities where the intent of the objectives in this plan are undermined.

Economic objective no.3: *Foster partnerships with government agencies and the private sector to enable delivery*

Implementation initiatives:

- a. A range of delivery structures should be explored in order to facilitate the delivery of the social and environmental objectives. This could include partnership with private

sector service providers, as well as with local or state governments to deliver sustainability outcomes on the site.

Governance

The establishment of this sustainability policy is fundamental to the values of Eden Estates and will be delivered, in consultation with LMCC and CN, within the project during the delivery phase. It is acknowledged that all of the objectives and initiatives within this strategy should be worked through with both LMCC and CN to ensure that the plan is aligned with the goals of each council.

Following agreement of the principles with both Councils it is envisaged that a range of governance structures be introduced to oversee the implementation of the strategy. The role of both CN and LMCC is key in this regard and it is proposed to form a sustainability management committee with both CN and LMCC to guide sustainability outcomes on the project.

This management committee would have the responsibility of ensuring that all sustainability outcomes are delivered in accordance with the agreed plan. It is envisaged, subject to agreement with both CN and LMCC, that a number of these initiatives would form part of a Voluntary Planning Agreement between Eden Estates and the respective council, either separately or jointly. A number of other urban design related initiatives may be enshrined via the Development Control Plan, which could also be either jointly or separately across LMCC and CN.

Outside of the Council planning structures, it is also envisaged that separate governance arrangements will be required for those initiatives relating to energy generation and consumption or resource recovery. These arrangements will be formed as required with the various service providers as appropriate.

It is also noted that whilst the sustainability objectives outlined within this strategy are considered relevant in 2022, a framework must be established within the management committee to allow for the plan to be updated as appropriate to consider emerging technologies.

Verification

The objectives and initiatives outlined in this paper are to be considered as representative of the strategic direction of Eden Estates, the detail of which will require close collaboration with both LMCC and CN as well as other stakeholders.

Green Star Community

In order to verify the overall environmental sustainability of the project, it is an ambition of Eden Estates to achieve a Green Star Community status rating under The Green Buildings Council of Australia system.

This rating system was originally introduced for the sustainability rating of buildings and has since been expanded to include communities. The rating system includes a range of sustainability performance measures that must be met both initially, and on a recurring basis to ensure the rating is upheld.

As noted by the Green Buildings Council Australia (2022):

“Green Star – Communities assesses the planning, design and construction of large scale development projects at a precinct, neighbourhood and/or community scale. It provides a rigorous and holistic rating across five impact categories:

- Governance
- Liveability
- Economic prosperity
- Environment
- Innovation”

EnviroDevelopment

As an alternative to the Green Star rating system, the EnviroDevelopment sustainability certification may also be explored. The elements of this sustainability certification include:

- Ecosystems
- Waste
- Energy
- Materials
- Water
- Community

The use of such a rating system will provide independent verification of the implementation of the initiatives listed above and will give some indication as to the overall sustainability of the community.

Conclusion

The creation of a sustainability plan is of significance to Eden Estates and is considered to be a core part of the proposal to create a new community within Newcastle and Lake Macquarie.

The sustainability plan is underpinned by the three core components of sustainability being: environmental sustainability, social sustainability and economic sustainability. By addressing these three components during the creation of this community, the sustainability outcomes of the region will be improved.

Significant effort has been put into crystalising the sustainability ambitions of Eden Estates, and consultation with both LMCC and CN will be required to further develop these ambitions during the course of the rezoning and development process.

Whilst the initiatives outlined within this plan require further interrogation and analysis prior to delivery, the fundamental principles of sustainability outlined within this strategy reflects the strategic ambition of Eden Estates.

Our thanks to Lake Macquarie City Council and the City of Newcastle for considering these initiatives.

Your sincerely,



Board of Eden Estates (Newcastle) Pty Ltd