

Marrick & Co.

One Planet Action Plan – Project Update

September 2018



Image: Hospital lane and the common as part of the public landscape (Artist impression only).

The project is underpinned by a long-standing commitment of Marrickville Council to the adaptive re-use of the site to provide value to the community. Building on significant community engagement and consultation, the final concept for the development will deliver a regionally significant community facility in the form of the Marrickville Community Hub and Library, along with 225 1, 2 and 3 bedroom apartments and terraces, 9 of which will be owned by Council for use as affordable housing.

The development includes the adaptive re-use of significant heritage buildings on the site to form part of both the community and residential components of the development.

The site is located 7 km from the CBD with proximity to the Marrickville Road and Illawarra Road retail and commercial precincts and significant green spaces in the form of Marrickville Oval, Sydney Park and the Cooks River.

The site is well serviced by public transport with buses operating along Marrickville Road and Livingstone Road providing direct access to Sydney CBD, Bondi Junction to the East, Burwood and Ashfield to the West and Kingsgrove to the South. The site is approximately 600m from Marrickville Railway Station, which is a part of the Metro station upgrades that will result in a city-bound train departing every four minutes.

The combination of scale, location, mixture of uses and the triple bottom line sustainability principles adopted from early concept have combined to enable this project to demonstrate a clear pathway towards becoming a One Planet Community.

Since the commencement of design in 2016 and construction in 2017 at Marrick & Co, Mirvac has taken many steps forward in order to advance each aspect of the One Planet Living Action Plan. As we are now significantly progressed through the construction, it is an appropriate time to stop and reflect on the actions we have taken, the strategies we have implemented and plan for our next steps towards developing a One Planet Living Community.

Health and Happiness

Action	Status
Provision of IP backbone will future proof the buildings to allow for changes in technology.	On track
Installation of solar PV and batteries.	On track
Communal electric vehicle charging points with electrical allowance for additional chargers to be installed when needs arrives in the future.	On track
Construction workers will be provided with a free health check and advice on healthy eating and wellbeing.	In planning
To foster healthy lifestyles at least one year of free group fitness classes will be hosted on the common, funded by Mirvac.	On track
Support a healthy, connected and safe community through provision of resources and information in the One Planet Living guide and online portal.	On track

Equity and Local Economy

Action	Status
Mirvac will engage local sustainable and ethical businesses in the sales and marketing campaign for the site and will promote local businesses in a handover gift to new residents on exchange of contracts.	On track
All footpaths, building entrances and circulation spaces have been designed to allow universal access. All apartments have been designed to allow universal visitation. 20% of apartments will be provided as 'adaptable' in accordance with AS4299.	On track
Local social, sustainable and ethical businesses will be promoted to site workers.	On track
Subcontractors on the 12 largest trades on the residential site will have contract clauses requiring them be enrolled in the Supply Chain Sustainability school, a free school aimed at upskilling contractors in sustainability.	Five contractors have enrolled so far.
The library and cafe will employ approximately 24 full time equivalent staff. The new residential population of approximately 500 will support local businesses, supporting job creation in Marrickville.	On track
The library will host various workshops supporting small businesses, sustainable business operation and business skills. Meeting spaces will also be available at low or zero cost for start-ups.	On track
Nine apartments will be handed over to Inner West Council for ongoing management as fixed-rent affordable housing units.	On track
Free Wi-Fi will be available in and around the community hub, offering connectivity for any member of the local community.	On track

Culture and Community

Action	Status
Extensive stakeholder engagement and consultation activities have been undertaken for both the community hub and residential components of the project. This has resulted in a program of consultation, which has guided the resolution of the project's design.	✓
A community day will be held each year during construction, to provide support to local community groups or organisations, along with one additional event per year to support or raise money for the local community.	Events planned for September and October.
Information and signage will be installed to communicate key elements of the site's history, including its relevance to culture and history.	On track
The library and community hub will host a wide range of resources as part of its cultural collection and see programs and events across the year focusing on different cultural groups representing Marrickville's diverse community.	
Seed funding will be provided to establish a One Planet Living subcommittee of the owner's corporation.	On track
A resident's guide will be prepared to effectively communicate how apartments and common facilities can be best used to live a 'One Planet' life.	On track

Land and Nature

Action	Status
Responding to the site's existing lack of significant biodiversity value, the landscape architects have designed open spaces and landscape that will provide significant new biodiversity to the site. A particular focus has been placed on utilising indigenous species.	On track
Significant Water Sensitive Urban Design and green infrastructure elements have been incorporated into the design. These include significant landscaping areas, swales, rain gardens and a green roof over the car park entry.	On track
Opportunities will be explored for sourcing tube-stock for the landscape from Council's indigenous nursery.	On track
The One Planet Living guide will include information on the landscaping and green spaces, including biodiversity values.	On track
Signage will be used to communicate the key features of the landscaping and identify indigenous species within the public landscape.	

Sustainable Water

Action	Status
<u>Residential:</u> 11,000L rainwater storage will be utilised to supplement landscape irrigation. <u>Community hub:</u> 49,000L of rainwater storage capacity will be used to supply the landscape irrigation.	The residential rainwater tank size has been reduced and will no longer supply toilets. This has enabled additional solar to be added to the project.
A variety of measures have been incorporated to achieve excellent Water Sensitive Urban Design outcomes. In addition to rainwater tanks, bioretention (in the form of a raingarden), vegetated swales, buffer strips and a detention basin will all contribute to reducing stormwater runoff and reducing pollutant loads.	On track
Annual surveys will be run via the online portal to assess water consumption behaviours and identify opportunities for improvement.	On track

Local and Sustainable Food

Action	Status
A ground level 'kitchen garden' and a productive garden located on the level 10 terrace will provide further opportunities for all residents to grow their own food.	On track
Worm farms or compost bins will be installed in the kitchen garden at ground level and the productive garden located on the level 10 terrace within the development.	On track
During construction workers will be provided with information on healthy, fresh and organic eating options in the area.	On track
Information on sustainable waste management, including the importance of composting, will be included in the One Planet Living guide.	On track
The One Planet Living guide will provide information on balcony and small plot gardening.	On track
Provide information on healthy and sustainable food choices through the One Planet Living guide and community online portal.	On track
The library and/or community portal will provide resources exploring issues relating to sustainable and ethical food.	On track

Travel and Transport

Action	Status
Provision of secure bicycle storage for residents in basement.	On track
Provision of two car share bays onsite, operated by commercial car share provider. These will provide residents who subscribe to this service with access to a car without having to own one.	On track
Provision of two 'fast charge' electric vehicle charge points in shared parking spaces, available for use by all residents.	
A separate DB board provided for the car chargers, with space for an additional 10 x 32A car chargers, to facilitate the likely long-term mass migration to electric vehicles.	On track
Bike racks will also be provided on-site during construction.	Secure bike storage provided.
One Planet Living guide to provide information on local bike paths, shops and services, public transport stops and timetables, and other support information to make active transport modes easy and attractive.	On track
Information on car share membership, and a special introductory offer, will be presented in the One Planet Living guide	Currently exploring
Information on electric vehicles to be provided in One Planet Living guide.	On track

Products and Materials

Action	Status
Utilising Life Cycle Assessment, material impacts will be reduced during Detailed Design.	✓
Materials assessment during detailed design will significantly reduce or eliminate the use of hazardous materials and VOCs in construction.	✓
Creating opportunities for residents to embrace 'collaborative consumption' through design elements such as the ground level kitchen garden, elevated terrace productive garden, shared tool library, bulky goods room and book-swap shelving.	On track
Materials reclaimed during demolition, including bricks and fill, will be used on-site wherever practical. Recycled materials will be used wherever possible, including recycled aggregate in road and footpath bases.	We are currently at 4.4%, with our target being 5% recycled materials.

Off-site modular construction of apartment bathrooms has been able to reduce material use and waste generation.	On track
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Zero Waste

Action	Status
Include waste separated bins in joinery.	On track
Provide central composting facilities or worm farms for organic waste.	
Reuse bricks onsite from the demolished heritage terrace homes and hospital building.	Bricks are being reused. We are trialling zero waste with a concreting contractor, with more opportunities as the project progresses.
Mirvac Construction Waste Management policy will be implemented through construction. This will include a pilot of 'zero waste trades' for some subcontractors.	
Include tips and information on sustainable waste behaviours in the One Planet Living guide.	On track
The Community Hub will host workshops on sustainable living, including waste topics.	
Utilise outputs of organic waste treatment on shared vegetable gardens, landscaping.	On track

Zero Carbon Energy

Action	Status
<u>Residential</u> : building orientation, glazing ratios and floorplan design will minimise ongoing energy requirements.	
<u>Community hub</u> : natural ventilation, natural light, exposed thermal mass, airtightness, reduced thermal bridging and efficient HVAC will contribute to a significant reduction in energy consumption during operation	✓
Specify energy efficient heat pump heating and cooling systems for each apartment. Centralised condensing gas boiler for supply of domestic hot water. Ring main system provides future pathway to zero carbon by switching out gas boiler at end of life for heat pump.	On track
Building orientation, glazing ratios and floorplan design to minimise peak energy demand.	On track
Highly energy efficient heating, cooling, lighting and appliances to minimise peak demand.	
An integrated energy system comprising solar PV and battery storage will supply power for the common area lighting.	On track
Mirvac's Innovation team is trialling a Hatch project to deliver the remaining rooftop solar to residents.	
Specification of smart electricity meters to allow interval data to be used in ongoing energy management.	On track
We explored opportunities for electric cranes to be used during construction, supplied by 100% Green Power. This did not occur due to the availability. Instead, cranes were sourced from an Indigenous owned business through Supply Nation. We will continue to explore the option of using green powered electric cranes for future projects.	✓
Sustainability spot checks to ensure insulation is correctly installed and buildings are constructed to the designed standard.	On track

Effective commissioning to ensure centralised plant and mechanical ventilation operates at optimal efficiency.	On track
Work with power retailer to offer discounted Greenpower offer on move-in to maximise uptake.	Currently exploring
Pre-connection of common areas to 100% Green Power, recommendations to be made to body corporate to maintain green power at time of hand-over.	Currently exploring
One Planet Living guide to provide accessible information on sustainable apartment living, including passive thermal control and minimising overall energy consumption.	One Planet living guide being developed.
Owners corporation reports on annual energy consumption and efforts to reduce this.	On track