

Capability Statement





About Us

At PassivEnergy, we are passionate about creating a sustainable future through the built environment. As both homeowners and property developers ourselves, we uniquely understand the need for cost-effective solutions that don't compromise on sustainability. Our mission is to empower our clients with the knowledge and expertise they need to navigate the ever-changing landscape of the construction and planning industry, all while keeping budget constraints in mind.

We also recognise the importance of timeliness in our industry. Time is money, and delays can be costly. That's why we are committed to providing our clients with sustainable reports in a timely manner. Our dedicated team of experts has a deep understanding of sustainable construction practices, regulations, and council preferences, enabling us to deliver comprehensive, tailored solutions that don't sacrifice efficiency. Whether you're a property developer, architect, building designer, or homeowner, our goal is to guide you towards informed decisions that align with your vision while minimising your ecological footprint.

At PassivEnergy, we are committed to driving change, one sustainable project at a time.

Accreditation

We regularly attend seminars and workshops to keep up to date with software improvements and industry updates.

PassivEnergy is registered with the Design Matters National (DM) and accredited to provide

- ▣ NatHERS energy assessments
- ▣ Whole of Home assessments &
- ▣ BASIX assessments.

We are also BESS-trained professionals and proficient with

- ▣ BESS scorecard
- ▣ STORM scorecard
- ▣ NCC calculators
- ▣ SDS scorecard



Our Approach

At PassivEnergy, we bring a wealth of experience and expertise to the table. Our founder, Rob, is an accomplished building designer with eight years of specialised experience in townhouse developments. With over 100 successful projects under his belt, he understands the intricacies of the industry better than most.

Rob's extensive involvement in various projects exposed him to a multitude of external consultants, offering both exemplary and subpar assistance in obtaining planning and building permits. Drawing from this firsthand experience, we are committed to providing our clients with top-tier services that we would expect ourselves.

Our Commitment to Excellence:

Cost-Effective Reports: PassivEnergy is dedicated to delivering cost-effective, comprehensive reports that meet the highest industry standards. We understand the importance of efficiency without compromising on quality.

Efficient Services: Our commitment to efficiency extends to every aspect of our operations. We pride ourselves on promptly delivering the services our clients need.

Cost-Effective Solutions: PassivEnergy is dedicated to exploring and providing the most cost-effective solutions and initiatives, ensuring that our clients receive optimal value for their investments.

Sustainability Education: We are passionate about sustainability. Our mission includes educating our clients on sustainable solutions that not only meet regulatory requirements but also contribute to a greener future.

Leveraging Technology:

We harness the power of cutting-edge technology to provide our clients with a seamless and efficient experience.

- ▣ **Online Fee Proposal System:** Say goodbye to the hassle of printing, signing, and re-scanning PDF quotes. Our online fee proposal system enables clients to digitally sign and enter payment details, instantly creating a job in our tracking system.
- ▣ **Online Ticketing System:** Our online ticketing system streamlines communication. It captures and organises all client email queries, including amendment requests and report inquiries. This allows our team to respond swiftly and effectively, ensuring your needs are met with the utmost professionalism.

At PassivEnergy, we combine years of expertise with technology-driven solutions to offer a superior service tailored to your specific needs. Our commitment to excellence and sustainability sets us apart, and we look forward to the opportunity to work with you on your next project.



It's all in the name.

At PassivEnergy, our name speaks to our core philosophy. We draw inspiration from the German word “Passiv,” which signifies efficiency and sustainability. The Germans, renowned for their engineering excellence, have pioneered one of the world’s most energy-efficient building systems—the PassivHaus.

The Essence of “Passiv”:

A “Passiv” building is one that leverages the principles of passive energy utilization. It aims to reduce its reliance on mechanical heating and air conditioning systems, all while ensuring optimal comfort for its occupants.

Passive Energy: Passive solar energy refers to the use of the sun’s energy without the use of mechanical or electrical devices and the natural window to cool the home without using air conditioning. It involves designing buildings and structures to maximise the capture and use of sunlight for heating, cooling, and lighting. This can include strategies like orienting a building to take advantage of the sun’s path, using materials with good thermal mass to store heat, and incorporating features like large windows to let in natural light and warmth. The goal is to reduce the need for active energy sources.

THE TEAM



Rob

Owner/Senior ESD

Rob, the visionary behind PassivEnergy, brings a wealth of experience as a former sustainable building designer. His deep-rooted belief that great sustainable outcomes begin with strong passive design principles inspired the creation of PassivEnergy. Rob is passionate about building enduring relationships with his clients, offering practical, no-nonsense advice, and delivering cost-effective solutions that produce positive results. His commitment to sustainability and client satisfaction is the cornerstone of everything he does.

Qualifications:

- ▣ Diploma of Building Design and Technology
- ▣ Cert IV in NatHERS Assessments
- ▣ Cert IV in Building and Construction (Building)

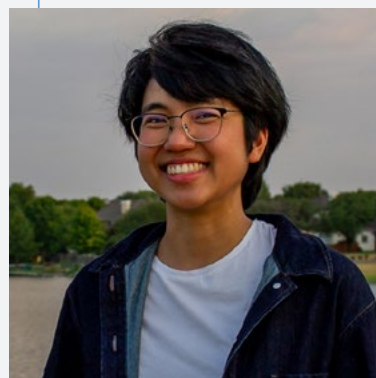
Accreditations:

- ▣ NatHERS Assessment (FirstRate 5, HERO)
- ▣ BASIX Assessments
- ▣ Whole of Homes Assessments
- ▣ BESS (Advanced) trained

Meet Proud, our ESD reporting expert who brings enthusiasm and precision to every project. Specialising in ESD reports for planning permits and commercial J1V3 assessments, Proud is dedicated to exceeding client expectations and ensuring their satisfaction. Her passion for making clients happy is matched only by her commitment to self-improvement. Constantly challenging herself to learn and grow, Proud is always at the forefront of sustainable design practices, making her an invaluable asset to our team.

Qualification Include

- ▣ Masters of Energy Efficiency and Sustainable Buildings
- ▣ Bachelor of Architecture



Proud

ESD Consultant

THE TEAM



Nadeem

**NatHERS Energy
Assessor/ESD**

Introducing Nadeem, our go-to specialist for residential energy ratings and whole-of-home assessments. With a deep passion for carbon-neutral buildings, Nadeem is committed to creating sustainable solutions that make a lasting impact. His expertise and dedication to environmentally responsible practices ensure that every project aligns with the highest standards of energy efficiency. Nadeem's enthusiasm for a greener future drives his work, making him an invaluable contributor to our mission for sustainability.

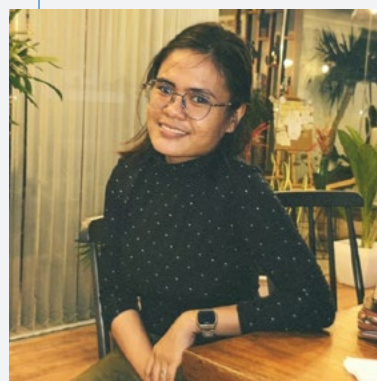
Qualification Include

- ▣ Masters of Energy Efficiency and Sustainable Buildings
- ▣ Bachelor of Civil Engineering

Introducing Marie, our expert in residential energy ratings and water-sensitive urban design reports. Marie is not only a master of her craft but also a forward thinker who constantly pushes the boundaries of what's possible. Her exceptional problem-solving skills allow her to navigate complex challenges with ease, delivering innovative and sustainable solutions that exceed expectations. Marie's dedication to excellence and her ability to think ahead make her an invaluable asset to our team.

Qualification Include

- ▣ Bachelor of Architecture Technology



Marie

**NatHERS Energy
Assessor/WSUD**

THE TEAM



Marbbie

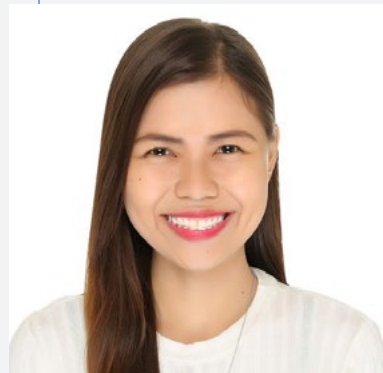
NatHERS Energy
Assessor

Meet Marbbie, our quiet yet formidable powerhouse. Specialising in residential energy ratings, Marbbie consistently delivers exceptional results with remarkable efficiency. As the unassuming workhorse of our team, Marbbie's dedication and reliable performance are the driving force behind our success. With a steadfast commitment to excellence, Marbbie ensures every task is completed to the highest standard, making her an indispensable part of our operations.

Qualification Include

- ▣ Bachelor of Architecture Technology

Meet our incredible assistant, the backbone of our operations! With a keen eye for detail and an unwavering commitment to excellence, Janine manages our emails and handles our bookkeeping with precision. Janine's proactive approach ensures that nothing slips through the cracks, keeping our communications seamless and our finances in perfect order. Whether it's juggling multiple tasks or keeping everything running smoothly behind the scenes, Janine truly is the unsung hero of our team!



Janine

Company Assistant

SERVICES

Building Permit Services



6 Star Energy Rating Report

The 6-Star Energy Rating is a critical benchmark for residential buildings, reflecting a high standard of energy efficiency as prescribed by the National Construction Code (NCC). Achieving this rating ensures that a dwelling is designed and built to use less energy for heating and cooling, leading to reduced greenhouse gas emissions and lower energy costs for homeowners.

Our service provides a comprehensive 6-Star Energy Rating Report, which assesses the thermal performance of new homes, renovations, and extensions. We focus on key design elements such as insulation, window placement, and building orientation to optimise the energy efficiency of your project. Our expert team employs advanced simulation tools to model your building's thermal performance, identifying the most effective strategies to meet and exceed the required 6-Star standard.

With our 6-Star Energy Rating Report, you receive detailed guidance on how to implement cost-effective and sustainable design solutions. We aim to simplify the compliance process for you by handling all aspects of the energy assessment, ensuring that your project not only meets the mandatory requirements but also promotes long-term sustainability and comfort.

Choose our service to secure a 6-Star Energy Rating for your building project, ensuring it is both environmentally responsible and economically viable, enhancing occupant comfort while minimising environmental impact.

Visit our website for more info: www.passivenergy.com.au/6-star-energy-rating.com.au

7 star energy rating report

Achieving a 7-Star Energy Rating is a crucial step in ensuring that your residential building meets the latest energy efficiency standards. This rating, mandated by the National Construction Code (NCC), assesses the thermal performance of a dwelling, considering factors like insulation, window placement, orientation, and materials. A higher star rating not only contributes to a comfortable living environment but also significantly reduces energy consumption, leading to lower utility bills and a smaller carbon footprint.

Our team specialises in guiding you through the process of obtaining a 7-Star Energy Rating for your project. We provide detailed assessments using advanced modelling software to evaluate the design of your building. Our goal is to ensure compliance with the NCC while also maximising the efficiency and sustainability of your design.

Whether you are in the planning stages or ready for construction, we offer practical, cost-effective solutions that align with your sustainability goals. With our expertise, we can help you navigate the complexities of energy rating requirements, making it easier to achieve a 7-Star rating without compromising on design quality or budget. Let us help you create a home that is not only compliant but also future-proofed for energy efficiency and sustainability.



Visit our website for more info: www.passivenergy.com.au/7-star-energy-rating.com.au

Whole of Home assessments

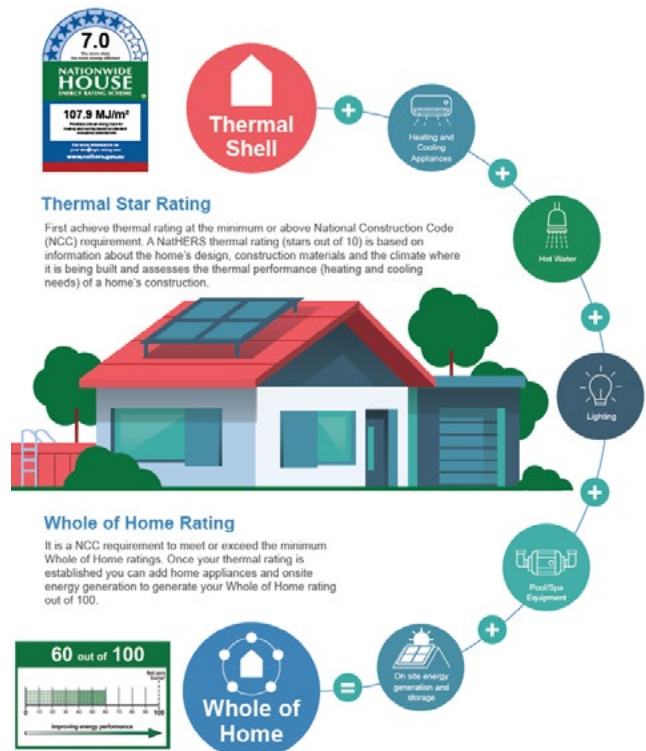
The Whole of Home assessment is an integral service that complements the 7-Star Energy Rating, offering a comprehensive evaluation of a dwelling's overall energy performance. This assessment goes beyond the basic energy rating by considering all aspects of energy use within the home, including heating, cooling, hot water systems, lighting, and appliances. The objective is to provide a detailed understanding of the home's energy consumption patterns and identify opportunities for energy savings across the board.

Our approach to the Whole of Home assessment involves a holistic analysis of your residential project. By integrating this service with the 7-Star Energy Rating, we ensure that your home not only meets but exceeds the National Construction Code (NCC) requirements. This thorough assessment helps in making informed decisions on the best technologies and design practices that can be implemented to enhance energy efficiency.

We utilise the latest tools and methodologies to predict annual energy consumption, enabling us to tailor strategies that are specific to your project's needs. Our expert team focuses on delivering practical solutions that optimise comfort, reduce ongoing costs, and contribute to environmental sustainability.

Choosing our Whole of Home assessment means you are taking a proactive step towards creating a more energy-efficient and sustainable future. Let us assist you in not just meeting the mandatory energy standards but in setting a new benchmark for residential energy performance.

Visit our website for more info: www.passivenergy.com.au/7-star-energy-rating.com.au



BASIX Assessment

The Building Sustainability Index (BASIX) assessment is a key requirement for residential dwellings in New South Wales, designed to ensure constructions meet sustainable building standards. This tool evaluates various aspects of a project to determine its potential environmental impact, focusing on water usage, thermal comfort, and energy efficiency. The assessment sets specific targets for each category, helping reduce greenhouse gas emissions and promote water conservation.

Our service provides a detailed BASIX assessment that aligns with your project's design and environmental goals. We expertly navigate the complexities of this requirement, ensuring that your development not only complies with regulations but also achieves high standards of sustainability. Our team uses sophisticated modelling tools to accurately simulate your building's performance, providing insights and recommendations to enhance its overall sustainability profile.

Through our BASIX assessment, we deliver actionable strategies that optimise resource efficiency without compromising on design or functionality. We consider all relevant factors, including local climate conditions, building orientation, materials, and the integration of renewable energy sources. Our commitment is to facilitate a smooth approval process and ensure that your project contributes positively to its environment.

Opt for our BASIX assessment service to ensure your residential project in New South Wales is sustainable, efficient, and compliant, paving the way for a greener future.

Visit our website for more info: www.passivenergy.com.au/basix.com.au

3.12 DTS energy efficient report

The 3.12 Deemed-to-Satisfy (DTS) Energy Efficiency Report is an essential document for ensuring your building project aligns with Section J of the National Construction Code (NCC). This report is designed to demonstrate that the construction methods, materials, and designs used in a building meet specific energy efficiency requirements. It provides a straightforward pathway to compliance by detailing how each element of the construction adheres to the prescribed DTS provisions.

Our service offers a detailed 3.12 DTS Energy Efficiency Report that meticulously analyses each aspect of your project, from thermal performance to lighting and HVAC systems. Our experienced team uses the latest standards and guidelines to evaluate your building's design, ensuring every component contributes to an overall energy-efficient outcome. This report not only helps in gaining the necessary approvals from regulatory bodies but also ensures that your project is sustainable and cost-effective in the long run.

By choosing our 3.12 DTS Energy Efficiency Report service, you benefit from our expertise in building science and energy management. We provide clear, actionable advice on how to enhance your project's energy performance, helping you meet both compliance and sustainability goals. Our commitment is to deliver a report that not only fulfils regulatory requirements but also optimises the environmental impact of your building.

Let us assist you in creating a building that is not just compliant but also a model of energy efficiency, setting a standard for future constructions.

Visit our website for more info: www.passivenergy.com.au/dts-report.com.au

Commercial Projects

Section J Report

A Section J Report is a critical document for commercial building projects, ensuring compliance with the energy efficiency requirements outlined in Section J of the National Construction Code (NCC). This report evaluates various components of building design and construction, including insulation, glazing, air conditioning systems, lighting, and building sealing, to ensure they meet specified energy efficiency standards.

Our team provides comprehensive Section J reporting services, tailored to the unique specifications of your commercial building project. We utilise advanced simulation software to model and analyse your building's energy performance, offering detailed insights into how each design element affects overall energy efficiency. Our goal is to guide you seamlessly through the compliance process, providing strategies that enhance the sustainability and cost-effectiveness of your project.

With our expertise, you can expect a Section J Report that not only meets compliance requirements but also provides practical recommendations to improve energy conservation and reduce operational costs. We focus on integrating sustainable design principles that align with your project goals, ensuring that your building is both environmentally responsible and economically viable.

Choosing our Section J Reporting service means prioritising both compliance and performance, helping you to achieve a design that is optimal for energy conservation and comfortable for occupants. Let us assist you in navigating the complexities of energy efficiency regulations to deliver a project that stands out for its sustainability and innovation.

Visit our website for more info: www.passivenergy.com.au/section-j-report.com.au



JIV3 Assessment

The JIV3 Assessment is an alternative solution under Section J of the National Construction Code (NCC) for commercial building projects aiming to meet the energy efficiency requirements of Section J of the National Construction Code (NCC) through a performance-based pathway. This advanced assessment method allows for a more holistic view of a building's energy performance compared to traditional Deemed-to-Satisfy (DTS) methods, focusing on actual energy usage and operational efficiency.

Our JIV3 Assessment service provides a comprehensive evaluation of your building's energy consumption, integrating all aspects of the building's design and operational characteristics. We utilise state-of-the-art simulation tools to model the energy performance of your entire building over a year, allowing us to compare it against a reference building configured to DTS requirements. This approach offers greater flexibility in design and material selection, often leading to more innovative and cost-effective energy solutions.

By choosing our JIV3 Assessment, you gain expert insights into how your building can not only meet but exceed energy efficiency standards, promoting sustainability while reducing long-term operational costs. We provide detailed recommendations to optimise building performance, including adjustments to HVAC systems, insulation, glazing options, and lighting designs.

Opt for our JIV3 Assessment to ensure your commercial project is not only compliant with the NCC but also positioned as a leader in energy efficiency and environmental responsibility. Let us help you achieve a building that is both innovative in design and exemplary in performance.

Visit our website for more info: www.passivenergy.com.au/JIV3-assessment.com.au

Planning Permit Services

Sustainable Design Assessment

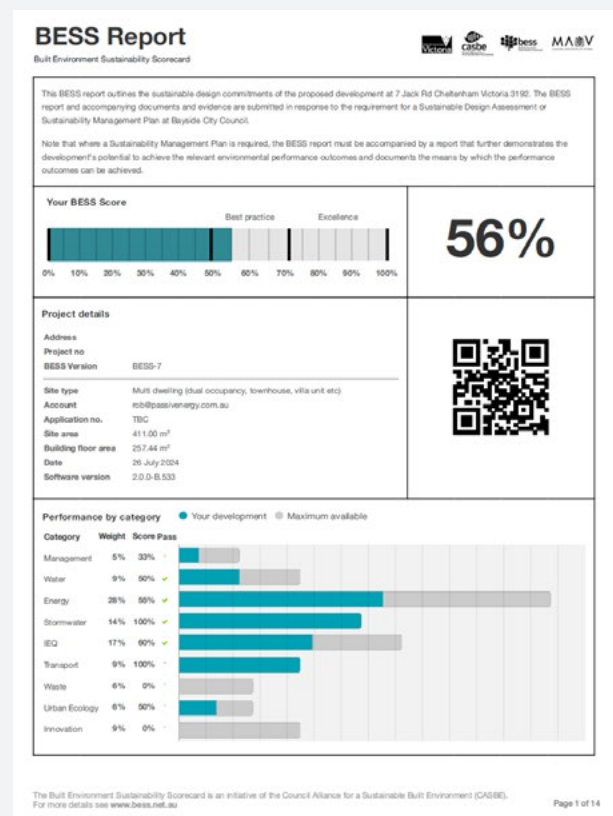
Our Sustainable Design Assessment service is crucial for projects aiming to achieve high levels of environmental sustainability and efficiency, particularly during the planning stages when councils typically require a report on key Environmental Sustainable Design (ESD) measures. This comprehensive evaluation covers all aspects of your project—from site selection and materials to energy use and water management—to ensure alignment with best practices in sustainable building.

For smaller developments (1-9 units) and non-residential developments less than 1000 m², councils often request a Sustainable Design Assessment (SDA) Report. This report includes a Built Environment Sustainability Scorecard (BESS), which assesses nine key criteria to satisfy the council's 'Sustainable Design Assessment in the Planning Process' (SDAPP). Our assessment process begins with an in-depth analysis of your project's potential environmental impact, considering factors such as carbon footprint, resource consumption, and waste production.

We employ advanced modelling tools to simulate the building's performance under various conditions, providing a clear picture of how different design choices can enhance sustainability. Our team of experts provides tailored recommendations to optimise the environmental performance of your project. We focus on integrating sustainable technologies and strategies such as renewable energy systems, efficient water use practices, and sustainable material sourcing.

By opting for our Sustainable Design Assessment, you are making a commitment to future-proof your project. We help you navigate the complexities of sustainable design to achieve a building that meets stringent environmental standards while providing economic and social benefits. Choose our service to ensure your project contributes positively to its surroundings and sets a benchmark in sustainable design.

Visit our website for more info: www.passivenergy.com.au/sustainable-design-assessment.com.au



Sustainable Management Plan

Our Sustainable Management Plan (SMP) service is designed to meet the demands of larger developments (10+ units) and non-residential projects exceeding 1000 m², which during the planning stage require a detailed Environmental Sustainable Design (ESD) report. This service is crucial for developers and architects who need to outline comprehensive ESD measures that will be implemented during the construction stage to comply with council requirements.

The SMP report we provide is an expanded ESD analysis that includes the Built Environment Sustainability Scorecard (BESS). This tool assesses nine key criteria to satisfy the council's 'Sustainable Design Assessment in the Planning Process' (SDAPP), ensuring that your project not only meets local sustainability standards but also advances in environmental stewardship. Our process involves an exhaustive review of your project's design and operations, focusing on areas such as energy efficiency, water conservation, material sustainability, and waste management.

We utilise state-of-the-art simulation tools and expert knowledge to model and predict the environmental impact of your proposed development. By identifying optimal sustainable practices and technologies, our team delivers actionable strategies that can significantly reduce the project's overall environmental footprint. Our goal is to not only ensure compliance with rigorous local standards but also to position your development as a leader in sustainable construction.

Opting for our Sustainable Management Plan service means choosing to proactively address the complex challenges of sustainable development. We guide you through every step of the compliance process, providing a comprehensive plan that showcases your commitment to sustainability and enhances the viability of your project. Choose our SMP service to secure council approval and set new standards in sustainable development for large-scale projects.

Visit our website for more info: www.passivenergy.com.au/sustainable-management-plan.com.au

Water Sensitive Urban Design Report

Our Water Sensitive Urban Design (WSUD) Report service is essential for projects looking to implement sustainable water management practices. This type of design is increasingly demanded by councils, particularly for new developments seeking to minimise their environmental impact and enhance urban liveability. WSUD principles focus on integrating the entire water cycle into urban planning and building design, including stormwater management, water conservation, and water quality improvement.

The WSUD Report we provide outlines a comprehensive strategy that covers various aspects of water-sensitive design. It includes detailed plans for rainwater harvesting, stormwater reuse, and the incorporation of water-efficient landscapes and technologies. Our approach ensures that your project contributes positively to its local ecosystem by reducing runoff, improving water quality, and promoting water conservation.

Our team of experts utilises the latest in sustainable design technology and practices to offer tailored solutions that meet both regulatory requirements and your project's specific needs. We conduct thorough analyses to determine the most effective water management strategies, considering local climate conditions and the specific characteristics of the site.

By opting for our WSUD Report service, you position your project as a leader in sustainable urban development. This report not only facilitates compliance with local council requirements but also demonstrates a commitment to innovative, environmentally responsible design. Let us help you implement effective water-sensitive strategies that will enhance the sustainability and resilience of your development, while also providing tangible benefits to the community and the environment.

Visit our website for more info: www.passivenergy.com.au/water-sensitive-urban-design.com.au





Waste Management Plan

Our Waste Management Plan (WMP) service is designed to support projects in achieving environmentally responsible waste practices during both construction and operational phases. This plan is particularly vital for mixed-use, non-residential, and larger unit development sites, as well as smaller developments where logistics such as street frontage complexities necessitate detailed planning.

WMPs are often required to determine if waste and recycling can be managed via kerbside pickup or if they will require private collection. This is especially critical in scenarios where the street frontage may include obstructions like large trees or several street signs, limiting the space for kerbside collection. Our plan outlines strategies for reducing, reusing, and recycling construction and operational waste effectively.

The Waste Management Plan we provide details comprehensive waste reduction methodologies tailored to your project's specific needs. We assess the volume and types of waste your project is likely to generate and propose practical solutions for minimising environmental impact. This includes strategies for on-site sorting, the use of recycling facilities, and the incorporation of materials that can be repurposed or recycled. Additionally, we provide recommendations for responsible disposal methods for waste that cannot be reused or recycled.

Our expert team collaborates closely with clients to understand their project goals and logistical constraints, ensuring that the waste management strategies are realistic and aligned with project timelines and budgets. We also consider innovative waste reduction techniques such as prefabrication, which can significantly decrease waste generated during construction.

Choosing our Waste Management Plan service ensures that your project not only complies with local environmental regulations but also promotes sustainable building practices that can lead to cost savings and enhanced project marketability. Let us help you implement a robust waste management strategy that reduces your environmental footprint and sets a benchmark for sustainability in your industry.

Visit our website for more info: www.passivenergy.com.au/waste-management-plan.com.au

Daylight Assessment

Our Daylight Assessment service is crucial for enhancing the natural lighting within building designs, ensuring that new constructions provide healthy, comfortable, and energy-efficient environments. This assessment evaluates the potential for natural light to penetrate into spaces, reducing reliance on artificial lighting and enhancing the overall energy efficiency of the building.

The process involves a detailed analysis of building orientation, window placement, and the dimensions of each room. We utilise advanced simulation tools to model how sunlight interacts with the building throughout different times of the day and year. This helps identify areas within the design that may require adjustments to maximise daylight exposure, such as altering window sizes or adjusting room layouts.

Our Daylight Assessment provides essential insights that contribute to the sustainability goals of the project, as well as the well-being of its future occupants. Increased exposure to natural light has been linked to improved mood, increased productivity, and better overall health. Furthermore, optimising the use of natural light can significantly reduce energy costs associated with lighting, which is a major component of a building's total energy consumption.

By opting for our Daylight Assessment service, you ensure that your project not only meets regulatory requirements regarding lighting standards but also promotes a greener, more sustainable approach to architectural design. Let us help you achieve a design that maximises natural light, enhancing the comfort, energy efficiency, and appeal of your building.

Visit our website for more info: www.passivenergy.com.au/daylight-assessment.com.au



Green Travel Plan

Our Green Travel Plan (GTP) service is tailored to address the increasing challenges of urban congestion and pollution caused by high volumes of single-occupancy car trips in our major cities. This plan outlines a series of initiatives aimed at encouraging the adoption of more sustainable travel methods among building occupants and visitors.

A comprehensive GTP not only provides detailed information on accessible public transport options but also promotes healthier, environmentally friendly alternatives such as walking and cycling for short trips. By incorporating features such as well-placed bike racks and readily available electric car charging stations, our plans make sustainable travel choices more practical and appealing.

Our approach involves a thorough analysis of the local transportation landscape and the specific needs of the development's future tenants. We collaborate with developers to integrate sustainable transport facilities into their projects effectively. This includes strategic placement of bike storage areas, designing safe pedestrian paths, and ensuring easy access to public transit networks.

Opting for our Green Travel Plan service helps reduce the environmental impact of transport associated with your development and enhances the quality of life for its occupants by offering them viable, sustainable travel options. By implementing a GTP, developers not only contribute positively to reducing urban traffic and pollution but also align their projects with broader environmental goals and compliance requirements. Let us help you create a travel plan that supports sustainable development and promotes a shift towards greener transportation habits.

Visit our website for more info: www.passivenergy.com.au/green-travel-plan.com.au



Case Study: Sustainable Mixed-Use Development Triumphs at VCAT

2bScene | Bass Coast Shire | ESD & Expert Witness Statement

Proposed: 11-apartment development with 6 retail shops, 46-room hotel, and shared basement

Engaged to provide:

- ▣ Sustainable Management Plan
- ▣ Water Sensitive Urban Design
- ▣ Waste Management Plan
- ▣ Green Star 4 Star Assessment
- ▣ Expert Witness Statement



Our firm was commissioned to provide a suite of services for a complex mixed-use development comprising an apartment building, retail spaces, and a hotel. The client aimed to achieve sustainability goals through an affordable approach, balancing environmental responsibility with budgetary constraints. We devised a comprehensive strategy integrating cost-effective measures like energy efficiency solutions, water conservation plans, and the selection of sustainable materials—all tailored to fit within the project's financial parameters and regulatory requirements.

During the planning approval stage, the project faced significant objections from the local community, which threatened to derail the development. Recognising these challenges, we prepared a detailed expert witness statement to address the concerns comprehensively. Our statement highlighted the project's commitment to sustainability, its compliance with environmental standards, and the benefits it would bring to the community. This testimony became a pivotal element in the proceedings at the Victorian Civil and Administrative Tribunal (VCAT).

Ultimately, the project achieved a successful outcome at VCAT. Our involvement not only provided the client with an affordable and sustainable development plan but also navigated the complex approval process amidst considerable opposition. This case underscores our ability to deliver effective sustainability solutions and advocacy, ensuring positive outcomes for our clients even in challenging circumstances.

Case Study: Mastery in Large-Scale Sustainable Development

Hickory | Whitehorse Council

Proposed: 540-apartment development with 8 levels of office, hotel, and retail shops, and a shared basement

Engaged to provide:

- ▣ Sustainable Management Plan
- ▣ Daylight Assessments
- ▣ Water Sensitive Urban Design
- ▣ Waste Management Plan
- ▣ NatHERS Energy Assessments
- ▣ JIV3 Commercial Modelling
- ▣ On Site ESD Verification Report



Summary

This ambitious project demonstrated that no job is too big for our team to handle. Comprising 540 apartments and eight levels dedicated to shopping, offices, and a hotel, the development required meticulous planning and execution. We successfully navigated all of the council's stringent Environmental Sustainable Design (ESD) and daylighting requirements, ensuring the project met the highest standards of sustainability without compromising on design or functionality.

We achieved successful residential energy ratings by integrating the client's preferred high-performance specifications. This approach ensured that thermal comfort for residents was not compromised, aligning with both the client's vision and regulatory demands. Our team worked diligently to optimise energy efficiency, incorporating advanced materials and technologies that enhanced the building's performance while adhering to budgetary constraints.

For the commercial spaces spanning eight levels, we prepared a comprehensive JV3 commercial energy modeling. This performance-based solution allowed us to circumvent the limitations imposed by the National Construction Code (NCC) Section J, providing the client with greater design flexibility and cost-effectiveness. By employing this advanced modelling technique, we ensured that the commercial areas met energy efficiency requirements without hindering the project's overall vision. This case highlights our expertise in managing large-scale developments and our commitment to delivering sustainable solutions that exceed client expectations.

Case Study: Ensuring Year-Round Comfort and Natural Light with our Comprehensive ESD Services

Pixel Architecture | Darebin Council

Proposed: 32-apartment development with ground floor office

Engaged to provide:

- ▣ Sustainable Management Plan
- ▣ Daylight Assessments
- ▣ Water Sensitive Urban Design



Summary

For this residential apartment project, our team was engaged to provide a suite of Environmental Sustainable Design (ESD) services, including preliminary energy ratings and daylight modeling. The client's primary goal was to ensure each apartment maximized natural light and maintained comfortable living conditions throughout the year, while also meeting stringent sustainability requirements.

Our daylight modelling identified the optimal window placement and room configurations, allowing each apartment to be filled with ample natural light. This not only enhanced the quality of living for future residents but also contributed to energy savings by reducing reliance on artificial lighting. Meanwhile, our preliminary energy ratings ensured that the apartments would remain thermally comfortable across all seasons by integrating high-performance insulation and glazing solutions tailored to the local climate.

Through these integrated ESD services, we were able to deliver a design that balanced energy efficiency with superior indoor comfort, ensuring the apartments met both regulatory standards and the client's vision for sustainability. This project showcases our ability to provide comprehensive, forward-thinking solutions that create healthier, more efficient living spaces.

Case Study: Comprehensive ESD and Waste Management Solutions for Sustainable Living

Jensen Ong Architecture |
Moonee Valley Council

Proposed: 48-apartment development

Engaged to provide:

- ▣ Sustainable Management Plan
- ▣ Daylight Assessments
- ▣ Water Sensitive Urban Design
- ▣ Waste Management Plan



Summary

For this residential development, we provided a range of Environmental Sustainable Design (ESD) services, including preliminary energy ratings, daylight modelling, and waste management planning. The client's goal was to ensure each apartment was not only filled with natural light and thermally comfortable year-round but also equipped with efficient waste management solutions that aligned with sustainability goals.

Our daylight modelling enabled us to strategically position windows and optimise room layouts, ensuring abundant natural light in every apartment. This approach not only enhanced the living spaces but also reduced the reliance on artificial lighting, contributing to energy savings. In conjunction with this, our preliminary energy ratings focused on incorporating high-performance insulation and glazing to ensure year-round thermal comfort, while also meeting stringent sustainability requirements.

In addition to ESD services, we played a pivotal role in designing an effective waste management system. By integrating well-placed waste chutes throughout the building, we ensured that residents could easily access these facilities, streamlining waste disposal while promoting recycling. Our waste management plan supported the development's overall sustainability objectives, contributing to a cleaner, more efficient waste system.

Through these combined services, we delivered a project that seamlessly blended energy efficiency, natural lighting, and practical waste management solutions, ensuring both sustainability and convenience for future residents. This case study demonstrates our ability to offer holistic solutions that meet regulatory standards and enhance the quality of living spaces.

J1V3 Assessments: Flexible and Cost-Effective Solutions for Commercial Buildings

At the heart of our commercial building services is our expertise in preparing J1V3 assessments. These performance-based assessments offer greater flexibility than the standard Section J reports, allowing us to provide customised, cost-effective solutions for our clients. Our J1V3 assessments focus on optimising glazing, insulation, and other building materials to ensure compliance with energy efficiency standards while maintaining thermal comfort.

By leveraging advanced energy modelling, we can propose tailored recommendations that reduce energy consumption and costs without compromising the building's overall performance. This approach gives our clients more freedom in design choices, particularly when standard prescriptive solutions would limit their options. We ensure that every assessment delivers not only compliance but also long-term operational savings.

Our timely delivery of these reports, paired with a cost-effective pricing model, makes us a trusted partner for commercial building projects of all sizes. We strive to provide practical, efficient solutions that enhance both the sustainability and financial viability of every development, ensuring our clients achieve the best possible outcomes in a competitive market.



Thank you!

At the core of our business is a commitment to delivering tailored, sustainable solutions that align with our clients' goals and regulatory requirements. Our team's deep expertise in building design, energy efficiency, and environmental sustainability allows us to provide comprehensive services that ensure each project not only meets compliance standards but also achieves significant cost savings and long-term performance benefits. From residential developments to large-scale commercial projects, our track record speaks to our ability to navigate complex challenges with practical, innovative solutions.

What sets us apart is our ability to offer a full range of services under one roof. Whether it's energy ratings, Sustainable Design Assessments, daylight modelling, or JV3 assessments, we streamline the process for our clients, providing efficient report delivery, discounted packages, and seamless project management. We prioritise open communication and collaboration, ensuring that every step of the project is handled with the utmost professionalism and attention to detail.

We believe that successful projects are built on strong partnerships, and we strive to build lasting relationships with our clients based on trust, transparency, and a shared vision for sustainability. As your project partner, we are committed to providing expert guidance, practical solutions, and exceptional service from concept to completion. We look forward to the opportunity to work with you on your next building project, delivering outcomes that exceed expectations in both quality and sustainability.

Regards,

Rob Iacono

Owner

