

Project	P00372 – Loreto Normanhurst	Date	25/06/26
Prepared by	Guljit Bates	Rev	01
Prepared for	Brigid White - CTPG		
Subject	ESD Compliance Letter		

1. Overview

E-Lab has been engaged by CTPG to provide an review of the Loreto Normanhurst Boarding House Building. The review has been conducted to verify that specific sustainability measures implemented in the project, per the ESD framework established, have been achieved. The review has been completed to confirm that the current projects design meets the requirements of the ESD Framework established.

This memorandum has been prepared in response to the following:

Condition of Consent F16. Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5 Star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition C27, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.

As per the approval provided by the Planning Secretary dated 12/12/2022, the department notes:

I approve the alternative ESD Certification process as described in the document prepared by Carmichael Tomkins Property Group titled Loreto College Normanhurst for alternative ESD Certification, under condition C27(b) of SSD-8996.

I remind you to engage a suitably qualified Green Star accredited professional, prior to the commencement of construction of substage 4, to ensure ESD measures are implemented as per condition C28 of SSD-8669. Also, I remind you to submit an independent ESD compliance evidence/statement to the Planning Secretary demonstrating that the project has met an alternative ESD framework once the entire project is completed in accordance with condition F16 of the consent.

This memo outlines the methodology of the independent review and the results of the ESD Framework benchmark assessment, as well as the specific sustainability measures that contribute to the project's sustainability outcomes. The specific strategy and points achieved are outlined in Appendix B.

2. CV of Reviewer

Guljit Bates – Associate Director has completed the independent review. Guljit has over 12 years' experience and is a qualified Green Star Accredited Professional. Guljit's CV is attached to this document in Appendix A.

3. Documentation

The project's design and sustainability initiatives were assessed against ESD Framework credit criteria, with each credit being assessed to determine if the project design has satisfied its criteria. This review is based on design and as-built documentation, including specifications, drawings, reports, modelling and calculations relevant to sustainability.

4. Results

From E-LABs review of the project documentation, we believe a score of 64 points would be achieved. This is in excess of the 60-point performance benchmark required of the ESD framework. A detailed credit by credit assessment is provided in Appendix B. Based on the assessment of the project as built documentation the project has achieved the performance benchmark for the ESD Framework.

CATEGORY	POINTS AVAILABLE	POINTS TARGETED
Management	14	12
Indoor Environment Quality	17	12
Energy	22	7
Transport	10	10
Water	12	4
Materials	12	9
Land Use & Ecology	6	2
Emissions	5	4
Innovation	10	4
Total	110	64
Target		60
Does the Project Achieve the Target Points		Yes

5. Specific Sustainability Initiatives

The items outlined below are the specific sustainability initiatives that have been embedded into the design.

- Management
 - Commitment to environmental performance targets
 - Building energy metering, energy monitoring and calibration requirements
 - Contractor with formalised environmental management plans and systems in place
 - Contractor health and wellbeing programs implemented
 - Operational waste management strategy to divert waste from landfill
- Indoor environment quality
 - Reduced indoor pollution through placement of air intakes, minimised indoor polluting equipment
 - Low Formaldehyde engineered wood products
 - High quality lighting design
- Energy and greenhouse gas emissions
 - Rooftop PV system
 - High efficiency HVAC system, domestic hot water generators, pumps and fans
 - High efficiency LED lighting system
 - High performance glazing systems

- Sustainable Transport
 - Green Travel plan created for the site
- Water
 - High efficiency fixtures and fittings
 - Rainwater capture, storage and reuse system
- Materials
 - High percentage of construction and demolition was diverted from landfill
- Land use
 - The site has been remediated in accordance with best practice guidelines
 - Light coloured external finishes have been used to reduce the impact of the heat island effect
- Emissions
 - Low stormwater peak discharge off site, and high stormwater pollution reduction targets
 - Minimised light pollution for energy efficiency and minimising ecological impacts

We trust that the independent review satisfies the Condition of Consent F14 requirements of the project.

A handwritten signature in black ink, appearing to read 'Guljit Bates', with a long horizontal stroke extending to the right.

Guljit Bates – Associate Director

E-LAB Consulting

Date: 25/06/2026

Appendix A – CV of Reviewer



Guljit Bates

Associate Director,
Sustainability

Guljit brings over a decade of experience delivering sustainability outcomes in the Australian built environment across multiple sectors. With a strong focus on practical and results-driven solutions, Guljit collaborates closely with design teams and clients to achieve their sustainability aspirations.

Her expertise spans the entire project lifecycle from concept design to operation, where her keen attention to detail and strong technical proficiency enable her to provide actionable and realistic advice.

KEY PROJECTS

Education

- Orange Grove Public School, NSW
- St Lukes Grammar School, NSW
- North Sydney Marist School, NSW
- Nihon University Newcastle, NSW
- Harbour, Barangaroo, NSW
BASIX

Major Developments

- Liverpool Civic Place, Liverpool, NSW
- 4 Parramatta Square, Parramatta, NSW
- One Circular Quay, Sydney, NSW
- Waterloo Metro Quarter, NSW
- City Tattersalls Club, Sydney, NSW
- One Sydney Harbour, Barangaroo, NSW
- Campbelltown Hospital Stage 2, NSW
- PNSW Fitout, 6 Parramatta Square, NSW
- PolAir Facility, Bankstown Airport, NSW

Accreditation

- Green Star Accredited Professional (GSAP)
- Professional Member, Engineers Australia (MIEAust)

Contact

Guljit.Bates@e-lab.com.au

Appendix B ESD Framework

NO.	CATEGORY	POINTS AVAILABLE	POINTS TARGETED
Management		14	12
1	Green Star Accredited Professional	1	1
2	Commissioning and Tuning	4	2
3	Adaptation and Resilience	2	2
4	Building Information	1	1
5	Commitment to Performance	2	2
6	Metering and Monitoring	1	1
7	Responsible Construction Practices	2	2
8	Operational Waste	1	1
Indoor Environment Quality		17	12
9	Indoor Air Quality	4	2
10	Acoustic Comfort	3	3
11	Lighting Comfort	3	1
12	Visual Comfort	3	3
13	Indoor Pollutants	2	2
14	Thermal Comfort	2	1
Energy		22	7
15	Greenhouse Gas Emission	20	5
16	Peak Electricity Demand Reduction	2	2
Transport		10	10
17	Sustainable Transport	10	10
Water		12	4
18	Potable Water	12	4
Materials		14	9
19	Life Cycle Impacts	5	3
20	Responsible Building Materials	2	2
21	Sustainable Products	3	3
22	Construction and Demolition Waste	1	1
Land Use & Ecology		6	2
23	Ecological Value	3	0
24	Sustainable Sites	2	1
25	Heat Island Effect	1	1
Emissions		5	4

NO.	CATEGORY	POINTS AVAILABLE	POINTS TARGETED
26	Stormwater	1	2
27	Light Pollution	1	1
28	Microbial Control	1	1
28	Refrigerants Impacts	1	0
Innovation		10	4
30A	Innovative Technology or Process	10	
30B	Market Transformation		
30C	Improving on Green Star Benchmarks		2
30D	Innovation Challenge		1
30E	Global Sustainability		1
Total		110	64