



REPORT

Sustainability Management Plan

BAPS Hindu Mahā-Mandir, Melbourne - Environmentally Sustainable Design (ESD)

BAPS SWAMINARAYAN SANSTHA, AUSTRALIA LTD.

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1 INTRODUCTION

1.1 PURPOSE

NDY have been engaged by BAPS Swaminarayan Sanstha, Australia Limited (BAPS) to provide a Sustainability Management Plan (SMP) for the proposed BAPS Hindu Mahā-Mandir, Melbourne at 1390-1450 Western Port Highway, Cranbourne South.

The purpose of this document is to outline the proposed sustainability strategy to ensure that the design incorporates best practice sustainability outcome and minimise its impact to the environment. This report is intended to set the sustainability objectives for the proposed design and demonstrate how the design has been developed in line with best practice sustainable design strategies and the National Construction Code (NCC) 2022.

This report has been prepared in accordance with the following information sources:

- City of Casey Planning Scheme Clause 15.01-2S Building design
- City of Casey Planning Scheme Clause 15.01-2L-03 Environmentally sustainable development
- City of Casey Planning Scheme Clause 19.03-3L integrated water management and water sensitive urban design
- City of Casey Planning Scheme Clause 53.18 Stormwater management in urban development
- City of Casey Environmentally Sustainable Design Building Policy
- Architectural drawings by Peddle Thorp Architects
- Discussion and workshop with the project team

1.2 PROJECT DESCRIPTION

The BAPS Hindu Mahā-Mandir development will consist of several buildings across the site. These buildings will include a traditional stone Hindu temple, religious services complex with multiple use spaces, a welcome centre, Hindu religious kitchen, religious bookstore, and religious souvenir shop.

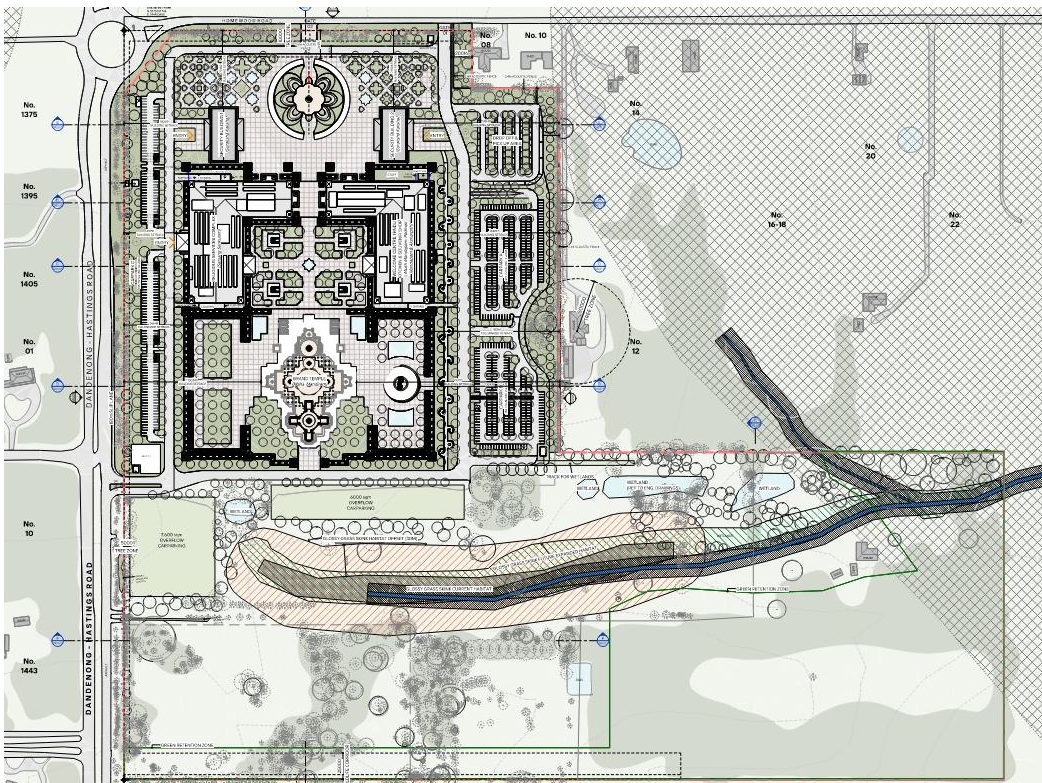


FIGURE 1 SITE PLAN (SOURCE: ARCHITECTURAL DRAWINGS BY PTA)

2 SUSTAINABILITY STRATEGY

The sustainability strategy for the BAPS Hindu Mahā-Mandir, Melbourne development is divided into the following key strategic sustainability themes:



CARBON



BIODIVERSITY AND NATURE



SUSTAINABLE RESOURCE MANAGEMENT



HEALTHY BUILDING DESIGN

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2.1 CARBON



Strategic sustainability theme: CARBON

Key sustainability objective: TO ENSURE CARBON IS REDUCED ACROSS THE WHOLE LIFE CYCLE OF THE DEVELOPMENT.

2.1.1 UPFRONT CARBON

AIM: To encourage design dematerialisation and prioritised selection of low embodied carbon building materials.

MINIMUM TARGET: Encourage the use of recycled and reusable materials in building construction where practical.

STRETCH TARGET: Prioritise re-used materials or with high recycled content, locally sourced, Green certified products and resilient material or finishes.

PROJECT RESPONSE:

The project design will:

- prioritise products and materials that contain recycled content.
- use local materials to lower transport emissions.
- prioritise products and materials sourced with an Environmental Product Declaration (EPD) or are Climate Active Certified.
- Note that an EPD does not strictly guarantee materials with the best environmental credentials as it only requires to be transparent about the material or product impact. However, it is largely recognised that manufacturers usually conduct an EPD for materials they believe are better than the market average.

2.1.2 OPERATIONAL ENERGY CONSUMPTION

AIM: To design a building that is energy efficient and reduces operational energy consumption.

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TARGET: Building design to incorporate passive design strategies and high-performance building fabric and servicing to improve the building energy performance. The building design will comply with NCC Section J requirement.

PROJECT RESPONSE: Building design will consider passive design such as incorporating shading, glazing placement and high performance fabric insulation to enhance the buildings energy performance.

2.1.3 FOSSIL FUEL FREE OPERATION

AIM: Discourages the use of fossil fuels and futureproof development to an all-electric economy.

TARGET: No natural gas supply to the site.

PROJECT RESPONSE: There will be no natural gas connection into the site and all new systems and equipment will be electric, such as:

- Space heating
- Domestic hot water systems
- Kitchen appliances

2.1.4 RENEWABLE ENERGY SOURCE

AIM: To encourage procurement of off-site renewable energy

STRETCH TARGET: 100% of site power sourced from renewable energy source where feasible

PROJECT RESPONSE: The building owner to commit to procuring electricity from renewable energy sources or GreenPower.

2.1.5 ON-SITE RENEWABLES

AIM: Optimisation of on-site renewable energy to the extent possible.

MINIMUM TARGET: Maximise on-site solar photovoltaic (PV) panels on rooftop.

PROJECT RESPONSE: The project design will incorporate solar photovoltaic system on the roof sized to a minimum 20kWp per building or as appropriate based on the expected electrical load. Refer to Figure 2 below for indicative PV layout.

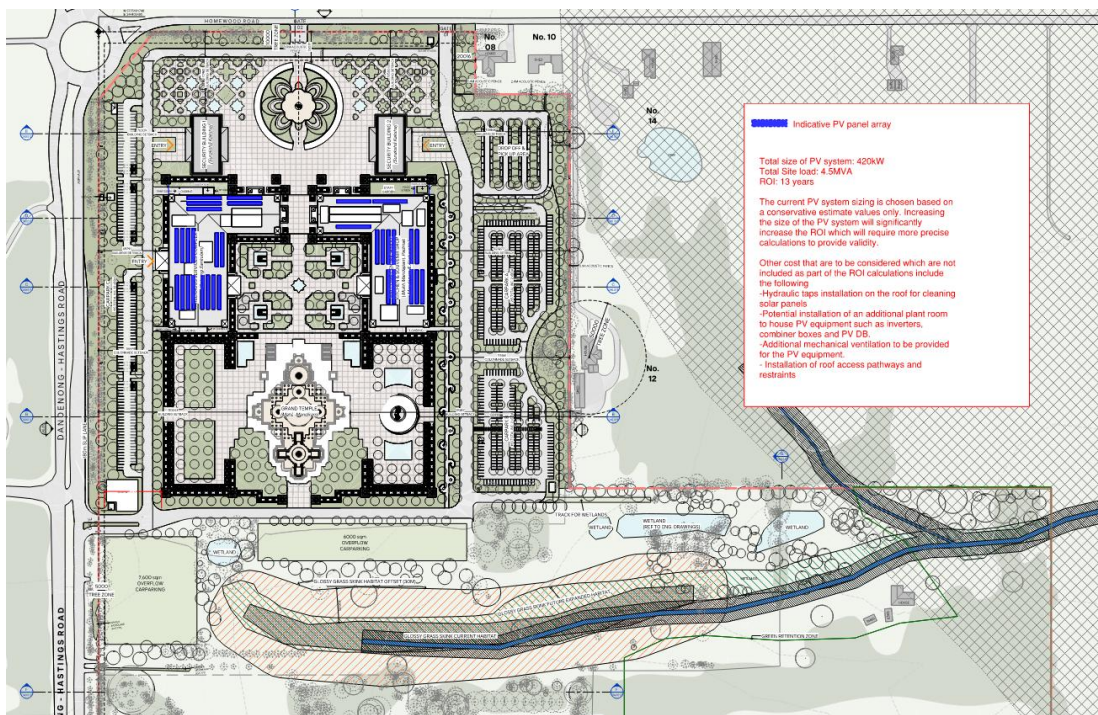


FIGURE 2 INDICATIVE PV ARRAY LAYOUT

A preliminary solar yield model has been conducted to estimate the annual energy yield from the solar PV panels. Table 1 below summarises the result. The solar yield is modelled using NREL PV Watts Version 8.0 based on the following PV system specifications:

- 320W PV panel
- Module Type: Fixed (Open Rack)
- Array Tilt: 5°
- Array Azimuth: 0° (North Facing)
- System Losses: 14%
- Inverter Efficiency: 96%

TABLE 1 SOLAR YIELD SUMMARY

BUILDING	PV ARRAY CAPACITY (KWP)	SOLAR YIELD EXPECTED (KWH/ANNUM)
Religious Services Complex	210	257,952
Welcome Centre, Hindu Kitchen and Souvenir Shop	210	257,952
TOTAL	420	515,904

2.2 BIODIVERSITY & NATURE



Strategic sustainability theme: Biodiversity & Nature

Key sustainability objective: To include enhanced biodiversity across all sites compared to the site existing conditions.

2.2.1 ECOLOGICAL ASSESSMENT

AIM: To conserve and protect ecological value and enhance the biodiversity of the site.

TARGET: Project specific flora and fauna assessment undertaken for the site to inform the site's existing ecological and biodiversity value.

PROJECT RESPONSE: A Land Management Plan and Wildlife Management Plan have been undertaken for the project site by a qualified ecologist to help inform the design of the proposed development.

Key ecology

Vegetation in the study area consisted of exotic pasture grasses with rows of planted native and exotic trees throughout the majority of the site. Some isolated patches of remnant vegetation occur within the study area, particularly to the south, with the parcel at 1430 Western Port Highway being entirely covered in remnant vegetation. This remnant vegetation however is noted to contain 22 priority weed species which are to be eliminated.

Fauna habitat within the study area comprised wooded habitat, grassland habitat, and aquatic and semi-aquatic habitat. The Glossy Grass Skink is the only threatened species identified on the site, and its entire confirmed habitat is proposed to be retained as noted in the Wildlife Management Plan.

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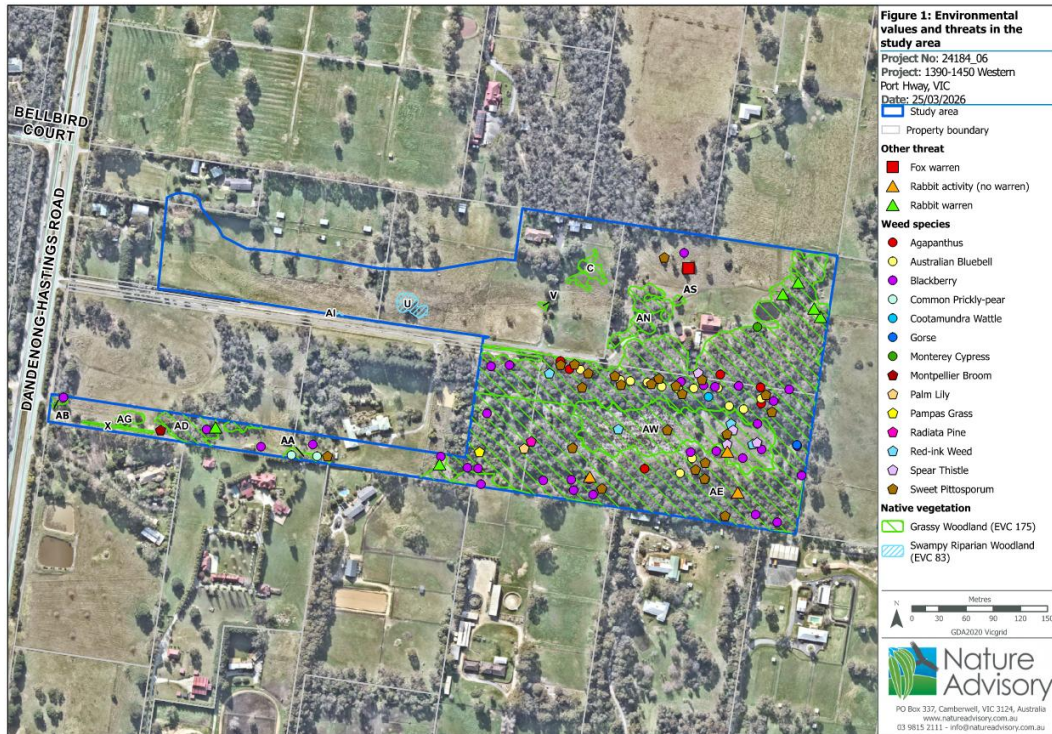


FIGURE 3 - NATIVE WOODLAND AREA AND CURRENT WEED SPECIES (SOURCE: LAND MANAGEMENT PLAN by Nature Advisory)

Biodiversity management

The fauna and flora assessment report outlines recommended measures to reduce impacts on the existing ecology and biodiversity by avoiding and minimising the removal of native vegetation and fauna habitat. The report recommends the following mitigation measures:

- Eliminate all priority weeds from grassy woodland areas identified in .
- Connect the large area of native vegetation in the south-east by planting a 30m wide corridor of vegetation along the southern boundary.
- Move and significantly increase the habitat areas of threatened species in new revegetation areas

These mitigation measures will be carried through design of the project.

2.2.2 NET POSITIVE ECOLOGICAL IMPROVEMENT

AIM: To enhance the ecological value of the site.

TARGET: net positive ecological value enhancement.

PROJECT RESPONSE: The current wildlife and land management plans provides an enhancement in ecological value compared to the existing site through the elimination of priority weeds to woodland areas, increasing natural woodland area, and increase in threatened species habitat in the site. Please refer to project's Land Management Plan and Wildlife management plan for more details.

2.2.3 BIODIVERSITY ENHANCEMENT

AIM: To enhance the biodiversity of the site and increase the amount of indigenous planting and eliminate invasive species

TARGET: provide landscaping to at least 20% of the site area. The landscaping palette to include indigenous, native species & no invasive species where possible.

PROJECT RESPONSE: The current site provides considerable indigenous vegetation to the south of the site which is done through rehabilitation and expansion of native vegetation.

2.2.4 VULNERABLE ECOSYSTEMS

AIM: To preserve, restore and support vulnerable ecosystem.

TARGET: Plant critically endangered and/or endangered plant species which are native to the region.

PROJECT RESPONSE: There are currently no critically endangered listed flora species have so far been recorded during a field survey. The existing areas of native vegetation do currently have 22 priority weeds which have the potential to harm the flora within the site. The weed species to be eliminated are:

- Agapanthus
- Frankston Spider OrchidBlackberry
- Bluebell Creeper
- Brown-top bent grass
- Cocksfoot
- Cootamundra Wattle
- Couch
- Cyprus
- Drain Flat-sedge
- Gorse
- Honeysuckle
- Kikuyu
- Montpellier Broom
- Palm Lily
- Prickly Pear
- Radiata Pine
- Red-ink Weed
- Sallow Wattle
- Soursob
- Spear Thistle
- Sweet Pittosporum

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The removal of these species will support the restoration and preservation of the native ecosystem.

2.2.5 WILDLIFE HABITAT

AIM: To provide wildlife habitat.

PROJECT RESPONSE: The landscape design and project site plan has been created to establish habitat for Glossy Grass Skink and range of other threatened species known to occur within or near the site by:

- Relocate removed trees (especially dead or hollow ones that cannot be retained) within the site to serve as fauna habitat within areas to be retained or established as corridors.
- In addition, retain as many established trees as possible within the site regardless of if they are native to the site to provide shade and habitat for fauna.
- Prepare a Land Management Plan to provide assurance to the regulators that the intent and objectives of the revegetation and retained areas will be actively managed and enhanced for biodiversity purposes.

The Land Management Plan will increase in the suitable habitat areas for the threatened Glossy Grass Skink populations. Further there are several invasive fauna species to be removed which are; foxes and rabbits. These will be excluded from the site via permanent perimeter fencing which are rabbit proof.

2.2.6 STORMWATER

AIM: To reduce pollutants entering the stormwater infrastructure.

TARGET: Achieve the following water quality targets:

- 80% retention of the typical urban annual load for Total Suspended Solids
- 45% retention of the typical urban annual load for Total Phosphorus
- 45% retention of the typical urban annual load for Total Nitrogen
- 70% retention of the typical urban annual load for gross pollutants (litter)

PROJECT RESPONSE: The stormwater design aims to comply with the Victorian EPA Best Practice Environmental Management (BPEM) Guidelines 1999. A stormwater quality modelling have been completed to help inform the

stormwater design required to meet the specified water quality targets. Figure 5 below shows the proposed stormwater management strategy and Figure 6 indicates the stormwater quality improvement satisfying the water quality targets.

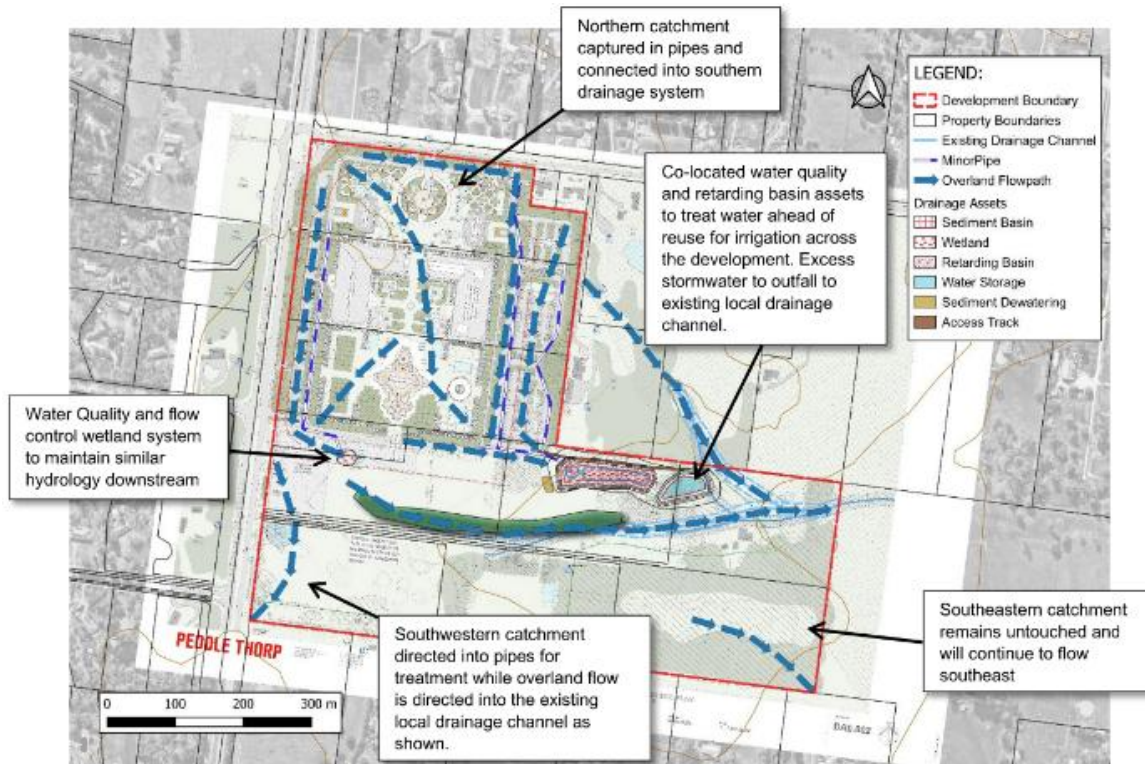


FIGURE 4 STORMWATER MANAGEMENT STRATEGY LAYOUT (SOURCE: SWMP BY WATER STUDIO)

Treatment Train Effectiveness - Receiving Node			
	Sources	Residual Load	% Reduction
Flow (ML/yr)	84.5	61.3	27.5
Total Suspended Solids (kg/yr)	14500	1390	90.4
Total Phosphorus (kg/yr)	31.5	7.81	75.2
Total Nitrogen (kg/yr)	233	93.7	59.8
Gross Pollutants (kg/yr)	3250	0	100

FIGURE 5 WATER QUALITY IMPROVEMENT (SOURCE: SWMP BY WATER STUDIO)

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2.3 SUSTAINABLE RESOURCE MANAGEMENT



Strategic sustainability theme: RESOURCE MANAGEMENT AND EFFICIENCY

Key sustainability objective: TO ACHIEVE HIGH RESOURCE EFFICIENCY AND RE-USE AS WELL AS REDUCED WASTE IN CONSTRUCTION FOR THE PROPOSED SCOPE.

2.3.1 POTABLE WATER EFFICIENCY

AIM: To reduce reliance on potable water consumption.

TARGET: Site wide water reduction strategy to reduce reliance on potable water.

PROJECT RESPONSE: To reduce reliance on potable water consumption, the project will:

- Capture rainwater into new detention tanks where possible
- Select planting that is appropriate for the site's climate to reduce irrigation demands.
- Select low flow fixtures for sanitary fixtures:
 - Taps: 5-star
 - Urinals: 5-star
 - Toilets: 4-star
 - Showers: 3-star
 - Dishwashers: 5-star

2.3.2 OPERATIONAL WASTE MANAGEMENT

AIM: To enable efficient separation of operational waste and resources and recover in a safe and efficient manner.

TARGET: Building is designed for collection of separate waste streams. For example, general landfill, comingled recycling, organic or other streams. The building provides a dedicated and appropriately sized waste storage area with safe access for both occupants and collection contractors.

PROJECT RESPONSE: Building design will provide designated areas for the separation, storage, and collection of waste, including mixed recycling, glass, organics, and e-waste as per the Waste management report. The layout will ensure easy access for waste management services and facilitate off-site treatment.

2.3.3 RESPONSIBLE PROCUREMENT – TIMBER

AIM: To source responsibly manufactured timber.

TARGET: At least 95% of timber (by cost) certified by a forest certification scheme where feasible.

PROJECT RESPONSE: The design team will prioritise timber products sourced from sustainable logging sources and certified by a forest certification scheme where feasible. Examples of available forest certification schemes:

- Programme for the Endorsement of Forest Certification (PEFC)
- Forest Stewardship Council (FSC)
- Recycled or reused timber

This requirement will be included in the Head Contractor contract.

2.3.4 RESPONSIBLE PROCUREMENT – STRUCTURE

AIM: To source responsibly manufactured structural components.

MINIMUM TARGET: All concrete to have recycled content and use recycled aggregate and non-structural concrete to use alternative material (e.g. fly ash) to substitute conventional Portland cement where possible.

STRETCH TARGET: At least 50% of structural components (by cost) are certified under one of the recognised initiatives outlined in Table 2 where feasible.

PROJECT RESPONSE: This requirement will be included in the Head Contractor contract.

TABLE 2: RECOGNISED INITIATIVES - RESPONSIBLE STRUCTURE

RECOGNISED INITIATIVES	
Accepted Schemes	Cradle to Cradle Certified Version 4.0 (Bronze, Silver, Gold, Platinum)
	FSC Certification
	GECA Cement, Concrete & Concrete Products (CCPv1.0ii-2017)
	GECA Hard Surfacing (HSv2.0i-2019)
	GECA Recycled Products (RPv1.0ii-2015)
	GECA Steel and Steel Products (SSP v1.0i-2019)
	GreenRate Level A
	HealthRATE Platinum
	HealthRATE Gold
	Living Product Challenge 2.0 - Imperative Certification
	Living Product Challenge 2.0 - Petal Certification
	Living Product Challenge 2.0 - Full Certification
	Responsible Wood
Accepted Scheme Combinations	Climate Active Carbon Neutral for Products & Services + Product Specific EPD
	Declare 2.0 Red List Approved + one of GBCA Accepted Schemes
	Declare 2.0 - Red List Free + one of GBCA Accepted Schemes
	GreenRate Level B + one of GBCA Accepted Schemes
	GreenRate Level C + one of GBCA Accepted Schemes
	HealthRATE Silver + one of GBCA Accepted Schemes
	HealthRATE Bronze + one of GBCA Accepted Schemes
	Vinyl Council of Australia Best Practice PVC + Climate Active Carbon Neutral for Products & Services

2.3.5 RESPONSIBLE PROCUREMENT – FINISHES

AIM: To source responsibly manufactured internal finishes.

MINIMUM TARGET: Prioritise recycled or reuse products that can be reused, consider durability, low maintenance products that can be recycled where possible.

STRETCH TARGET: At least 40% of internal finishes (by cost) are certified under one of the recognised initiatives outlined in Table 3 where feasible.

PROJECT RESPONSE: This requirement will be included in the Head Contractor contract.

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TABLE 3: RECOGNISED INITIATIVES - RESPONSIBLE FINISHES

RECOGNISED INITIATIVES	
Accepted Schemes	Climate Active Carbon Neutral for Products & Services
	Cradle to Cradle Certified Version 4.0 (Bronze, Silver, Gold, Platinum)
	ECNZ Building Insulants (EC 25-17)
	ECNZ Furniture, Fittings & Floorings (EC 32-17)
	ECNZ Paints (EC 07-18)
	ECNZ Pre-painted and resin-coated steel products (EC 57-16)
	FSC Certification
	GECA Adhesives, Fillers and Sealants (AFS v4.0ii-2014)
	GECA Building Insulation Materials (BIMv2.0i-2018)
	GECA Carpets (C v3.0-2021) GECA Floor Coverings (FC v3.0-2021)
	GECA Cement, Concrete & Concrete Products (CCPv1.0ii-2017)
	GECA Furniture and Fittings (FF v3.1i-2017)
	GECA Furniture, Fittings, Foam and Mattresses (FFFM v3.1i-2017)
	GECA Hard Surfacing (HSv2.0i-2019)
	GECA Paints and Coatings (PC v2.3i-2012)
	GECA Panel Boards (PB v3.0-2021)
	GECA Recycled Products (RPv1.0ii-2015)
	GECA Sustainable Products and Services (SPSv2.0i-2020)
	GreenRate Level A
	HealthRATE Platinum
	HealthRATE Gold
	HealthRATE Silver
	Responsible Wood
	Declare 2.0 Red List Free
Accepted Scheme Combinations	Declare 2.0 Red List Approved + one of GBCA Accepted Schemes
	Declare 2.0 - Red List Free + one of GBCA Accepted Schemes
	GreenRate – Level B + one of GBCA Accepted Schemes
	GreenRate – Level C + one of GBCA Accepted Schemes
	Vinyl Council of Australia Best Practice PVC + Climate Active Carbon Neutral for Products & Services
	Vinyl Council of Australia Best Practice PVC + Product Specific EPD

2.3.6 CONSTRUCTION WASTE

AIM: To reduce construction waste going to landfill by reusing or recycling building materials.

TARGET: 90% of waste generated during construction diverted from landfill during construction.

PROJECT RESPONSE: This requirement will be included in the Head Contractor contract. In addition, the project team will prioritise standard sizes to reduce off-cut waste.

2.4 HEALTHY BUILDING DESIGN



Strategic sustainability theme: Healthy Building Design

Key sustainability objective: To design a high-performance building that prioritise building occupant's amenity and comfort.

2.4.1 VISUAL COMFORT

AIM: To provide good daylighting and high-quality artificial lighting to regularly occupied spaces.

TARGET: The building is designed to enable good daylight access using passive design such as high visual light transmittance (VLT) glazing. The lighting within the building to be flicker free and achieve minimum Colour Rendering Index (CRI) 85 or higher.

PROJECT RESPONSE: Building design to ensure regularly occupied spaces are prioritise at perimeter of building or provide skylights to maximise daylight access where practical. Artificial lighting specified within the building shall meet the following requirement where possible:

- All LED lighting installed across the whole project has no observable effect as per the standard IEEE 1789-2015 - IEEE
- Recommended Practices for Modulating Current in High-Brightness LEDs for Mitigating Health Risks to Viewers
- Light sources must have a minimum Colour Rendering Index (CRI) 85 or higher, in all internal and external applications
- Light sources must meet best practice illuminance levels for each task within each space type with a maintained illuminance that meets the levels recommended in AS/NZS 1680.1:2006 series applicable to the project type and including maintenance
- The maintained Illuminance values must achieve a uniformity of no less than that specified in Table 3.2 of AS/NZS 1680.1:2006, with a maintenance factor method as defined in AS/NZS 1680.4
- All light sources must have a MacAdam Ellipse or a Standard Deviation Colour Matching (SDCM) of 3 or lower.

2.4.2 THERMAL COMFORT

AIM: To ensure design provides high levels of thermal comfort.

TARGET: The building is designed to enable high degree of thermal comfort to occupants in indoor spaces, equivalent to 80% of all occupants being satisfied in the space.

PROJECT RESPONSE: The spaces will be designed to achieve a Predicted Mean Vote (PMV) level between -1 and +1 which demonstrates a satisfied thermal comfort level is achieved.

2.4.3 EXPOSURE TO TOXINS

AIM: The building's occupants are not directly exposed to toxins in indoor spaces.

TARGET: The building's internal finishes material such as paints, adhesives, sealants, carpets are low in TVOC or non-toxic. Any engineered wood products are low in formaldehyde or non-toxic where feasible.

PROJECT RESPONSE: Internal finishes selected will prioritise low toxicity products complying with the maximum TVOC and formaldehyde level where feasible.

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TABLE 4 MAXIMUM TVOC LIMITS FOR PAINTS, ADHESIVES AND SEALANTS

PRODUCT CATEGORY MAX TVOC CONTENT	(G/L OF READY-TO-USE PRODUCT)
General purpose adhesives	50
Interior wall and ceiling paint, all sheen levels	16
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65
One and two pack performance coatings for floors	140
Acoustic sealants, architectural sealant, waterproofing membranes and sealant, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100

TABLE 5 CARPET TEST STANDARDS AND TVOC EMISSION LIMITS

TEST PROTOCOL	LIMIT
ASTM D5116 - Total VOC limit	0.5mg/m ² per hour
ASTM D5116 - 4-PC (4-Phenylcyclohexene)	0.05mg/m ² per hour
ISO 16000 / EN 13419 - TVOC at three days	0.5mg/m ² per hour
ISO 10580 / ISO/TC 219 (Document N238)	0.5mg/m ² per hour

TABLE 6 FORMALDEHYDE EMISSION LIMIT VALUES FOR ENGINEERED WOOD PRODUCTS

TEST PROTOCOL	LIMIT
AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for Plywood	≤1mg/L
AS/NZS 1859.1:2004 - Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.5 mg/L
AS/NZS 1859.2:2004 - MDF, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1mg/L
AS/NZS 4357.4 - Laminated Veneer Lumber (LVL)	≤1mg/L
Japanese Agricultural Standard MAFF Notification No.701 Appendix Clause 3 (11) - LVL	≤1mg/L
JIS A 5908:2003- Particle Board and Plywood, with use of testing procedure JIS A 1460	≤1mg/L
JIS A 5905:2003 - MDF, with use of testing procedure JIS A 1460	≤1mg/L
JIS A1901 (not applicable to Plywood, applicable to high pressure laminates and compact laminates)	≤0.1mg/m ² hr

TEST PROTOCOL	LIMIT
ASTM D5116 (applicable to high pressure laminates and compact laminates)	$\leq 0.1 \text{ mg/m}^2\text{hr}$
ISO 16000 part 9, 10 and 11 (also known as EN 13419), applicable to high pressure laminates and compact laminates	$\leq 0.1 \text{ mg/m}^2\text{hr}$ (at 3 days)
ASTM D6007	$\leq 0.12 \text{ mg/m}^3$
ASTM E1333	$\leq 0.12 \text{ mg/m}^3$
EN 717-1 (also known as DIN EN 717-1)	$\leq 0.12 \text{ mg/m}^3$
EN 717-2 (also known as DIN EN 717-2)	$\leq 3.5 \text{ mg/m}^2\text{hr}$

2.4.4 UNIVERSAL DESIGN

AIM: To support inclusivity for all and welcoming to a diverse population.

TARGET: The building is designed and constructed to be inclusive to a diverse range of people with different needs

PROJECT RESPONSE: Universal design concept to be implemented into building design. For example, providing equitable, appealing and safe access in a manner that does not segregate users through all principal entrance points inside and outside of building. Introduce diverse wayfinding strategy including, visual, auditory and physical solutions to help individuals navigate the site in a safe manner where feasible.

2.4.5 MINIMISE POLLUTANTS TO BUILDING VENTILATION SYSTEM

AIM: To minimise introduction of air pollution into indoor space during construction.

TARGET: Maintaining cleanliness of ducts during construction, installing filters on permanently installed ventilation systems during construction and implementing moisture and dust management procedures.

PROJECT RESPONSE: This requirement will be included in the Head Contractor contract.

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