



Evermore WGV, Perth

One Planet Living Peer Review May 2019

Project information

Project Name	Evermore, Perth, Australia
Project Type	Residential development
Developer	Yolk Property Group
Project contact	David Clow – Assistant Development Manager, Yolk Property Group
Brief Description	<p>The residential development is located in the WGV development, a One Planet Living Community, at White Gum Valley, in the local government area of the City of Fremantle, in Perth in Western Australia.</p> <p>The project consists of 24 apartments in two separate buildings with 22 at ground car spaces, communal hub, food garden and native landscaping, onsite composting, bicycle repair station, electric vehicle charge stations and onsite renewable energy and battery back-up.</p> <p>Evermore WGV was recognised as a One Planet Community for National Leadership in June 2017. Nathan Lawry of Wood and Grieve was the One Planet Integrator for the recognition process.</p>
One Planet Integrator	Nathan Lawry, Wood & Grieve
Peer Reviewer	Suzette Jackson, Bioregional Australia Foundation
Date of review	April / May 2019
Performance	One Planet Community – Global Leader

Peer-Review Summary

Evermore WGV One Planet Action Plan was recognised as a national leader in June 2017. This Annual Review is for the period June 2017 to completion of construction in December 2018.

Highlights include:

- The completed development provides winter sun/summer shade, good cross flow of ventilation to all apartments, communal features, such as communal hub with barbeque, communal food garden, bicycle repair station etc. all contributing to easy, attractive and affordable one planet lifestyles for residents.
- The construction system has delivered energy efficient and healthy buildings using local labour. Materials selection, specification and use of cement replaced with Ground Granulated Blast-Furnace Slag (GGBS) has reduced embodied carbon in line with the 30% target – though specification calculations have not been provided.
- The onsite community has been established with a garden committee, food garden planted out, and a get to know your neighbours event held with local residents from the WGV precinct. Residents utilise the onsite community facilities and local community hall for events.
- The developer has established the council of residents and incorporate the One Planet Action Plan into its initial remit, along with resident guides, survey and induction.
- There is a commitment to ongoing reporting to capture and share learnings of delivering a One Planet Community.
- Zero Carbon demand for building operations is on track with onsite solar and battery storage, along with EV Charge stations for transport.

Outcome of Peer-Review

Tao Burton, Director York Property

Tao Burton is a Director at York Property Group, the developer behind Evermore WGV. This highly sustainable apartment block is a One Planet Community and is located within another One Planet Community, WGV at White Gum Valley.

I am very proud and excited about Evermore. We worked hard to get the right team on board, such as a responsive and committed contractor who produced a One Planet Living report for us on completion of the project. Getting the PV and battery storage up and running has been a lot of work and taken a huge amount of commitment and means that the apartments are likely to be 100% renewable from day one.

One Planet Living opened my eyes to the breadth of sustainability issues and how it relates to all aspects of our daily lives. It covers everything from health and happiness to zero carbon energy - not all sustainability frameworks do that. This made it easier for us to engage with residents, construction contractors and other stakeholders.

The awards that we've won, the projects that we're planning and winning on the back of the success of Evermore and the fact that the strata by-law is being used as a template on other projects shows that Evermore is a ground-breaking project. What we've learnt at evermore has helped put us at the forefront of sustainability and we've started to have requests from other developers wanting to visit our sites and learn from them. We can't share everything with them, but at York we want to show that creating sustainable developments is deliverable and replicable. Sustainability must be affordable, and we need the big developers to all be doing it. For this to happen, we need an approach that gets developers to embrace sustainability and challenge themselves. One Planet Living does this.

It has really put meaning into my work. A colleague's daughter came home from school and said she has been learning about Evermore as an example of what can be do in terms of building sustainable communities. We hadn't pushed this at all, so this was really inspiring for all of us.

Evermore is both a highly sustainable project in its own right, aligned across all ten One Planet Living Principles, and within the WGV development, making a significant impact on the industry. I think this makes it both a national and global exemplar of sustainability. .

One Planet Integrator: N/A

Suzette Jackson, One Planet Lead Australia Bioregional Australia

Evermore WGV is an ambitious project that seeks to drive positive change for the resident community. Evermore WGV addresses all One Planet Living 10 Principles, exceeding best practice against numerous principles and performing significantly better than standard practice across many principles.

The design and construction of the residential apartments provide many benefits in terms of low energy demand, shared onsite communal facilities for transport, energy generation, local food, sharing equipment and socialising. The design and construction phase utilised regional organisations and local trades providing economic benefit to the local economy.

The communal design contains shared garden, storage and outdoor dining facilities as well as transport infrastructure that challenges mainstream approaches to transport modes with car share, electric vehicle infrastructure and bicycle facilities.

The team have created a community focused development and will deliver One Planet information sessions for new residents along with a quarterly survey.

Renewable energy onsite, along with battery storage and renewable energy purchase through the council of residents will enable residents to live a low carbon lifestyle, where healthy food is sourced locally, and consumption reduced.

Evermore have worked with key regional stakeholders such as LandCorp, City of Fremantle, and Curtin University to innovate, integrate research and pursue the One Planet Living goals. I congratulate the team for their achievements to date and encourage them to continue to monitor the performance in operation.

The first implementation of the One Planet Living framework by Yolk Property Group has seen them challenge the status quo and develop leadership in this sector. I look forward to Yolk Property Group's next One Planet Living development, driving positive change and delivering improved impacts for community.

I recommend Evermore for recognition as a Global Leader, for consideration by Bioregional.

Ben Gill, Bioregional International Technical Manager

Evermore is part of the WGV development, the first development in Western Australia to be recognised as a Global Leader in One Planet Living. It was therefore expected that Evermore would also meet the standards and ambitions of the original WGV One Planet Acton Plan. While Evermore's initial OPAP did commit to meeting these targets, it was vague in some areas leaving some doubt over delivery.

This Annual Review demonstrates that Evermore has truly lived up to the aspirations at WGV, by creating a low car community, with a community focus and almost 100% powered by renewable energy. The commitment they have shown in engaging with their suppliers is also impressive – it is fantastic to see a contractor producing a One Planet Living report on completion.

Furthermore, Yolk have demonstrated their desire to influence the planning system and wider industry to ensure that new communities in Perth make sustainable living easy affordable and attractive.

On subsequent developments we'd recommend a more holistic approach to sustainable materials – the use of GGBS is excellent, but other strategies can be used to further minimise the quantities of cement required. Additionally, in such a water-stressed area, water reuse could be incorporated, and affordability addressed directly. Though it is important to note that the WGV development as a whole has a highly effective strategy on both these projects.

On balance the achievements at Evermore set it apart as a Global Leader in One Planet Living – and we look forward to learning more about the operational performance in the subsequent review to be undertaken in partnership with the residents.

Peer Review

Scope and impact

Review	Overall review			Rating 1-5
	Comment	Highlights	Opportunities	
Impact	Action Plan aims to address all impacts, including embodied energy and resident behaviour. Strong engagement across the design consultant team, builders and residents. Inductions with all team.	Informative and engaging development website, with media coverage of initiatives. Pushed designers and builders to engage and change standard procedures. Resident manual introduces One Planet Living.	To review impact on project and stakeholders and identify further opportunities to change processes and approach in other projects. One Planet Living component of resident manual could be significantly strengthened.	4
Ambition	Communal open spaces and renewable energy are ambitious and exemplars for the region.	Clear ambition to be leaders in the industry even though development was reasonably small in scale at 24 apartments	Review learnings and embed across other projects. Improve on accessibility and performance of thermal envelope. Engage with offsite activities for Land & Nature to improve impact.	5
Transformation	Team are prepared to push barriers, champion policy change, partner and pilot initiatives	Renewable energy and battery backup, onsite EV charge stations and communal spaces	Increase accessibility and flexibility on open spaces with non-dedicated / lease of car spaces	4
Reference	Team have a strong track record in design / lifestyle quality and			4

Action Plan Implementation

Overall Review	Overall review			
	Comment	Highlights	Opportunities	Rating 1-5
Health and Happiness	A good range of building design and construction initiatives along with guides, sales team, website and social media sites promoting one planet lifestyles. Reporting focuses on the building design and construction.	Stakeholder engagement across the design, construction, sales team and residents.	Include in reporting the range of guides, and platforms used across the process (website and sales team) and provided to the Council of Owners (guides, red list, training as champions), that provide for a one planet lifestyle.	4
		Community garden, active transport options, and communal outdoor living		
Equity and Local Economy	A strong focus on local trades and regionally sourced building materials provided. More affordable through smaller / efficient apartment design and accessibility at ground level apartments. Good initiative to provide efficient sustainable apartments as base with customisation options for appliances.	Accessibility - 4 apartments / 16% of all apartments	Report on affordability of housing in purchase and operations. Continue to work with industry on gender equity. Provide increased accessibility for future developments.	3
		Local trades, materials and consultants.	Encourage council of owners to continue to drive behaviour change, update and improve guidance on fair trade and ethical business.	
Culture and Community	Human scale of the development, communal facilities and engagement opportunities in planting of site and garden committee provide strong community and sense of place. In addition, ongoing research and community network within the broader WGV precinct and Fremantle assists.	Engagement and participation with council, residents WGV precinct and university research in One Planet Community.	Opportunity for Council of Owners to develop local engagement and sustainability culture over time, with continued engagement by York Property as a case study for other sites. Develop Community survey with unbiased questions.	5
		Culture of sustainability developed in design team, sales, construction and residents.		
Land and Nature	Spatial design of development provides good access to sun and space for edible and native landscaping. Limited area of landscaping due to carparking at grade onsite.	Commitment to engage residents in plantings and ongoing engagement with the communal garden. Guidance provided to avoid toxins / fertilisers and pesticides on the garden and create awareness of returning water clean to the SUMP and aquifer.	Ensure connection to biodiversity features on the edge of the site	4
			Devise a strategy for measuring impact on biodiversity	
Sustainable Water	Clear strategy for minimising onsite water demand, however no onsite rainwater storage /harvesting. Storm water filtered through SUMP to aquifer with bore for landscape irrigation – requires monitoring of aquifer levels and quality.	Efficient water fittings internally with irrigation externally and onsite composting to assist with minimising vegie garden water demand.	Shift to rainwater harvesting & storage onsite for reuse in community garden to minimise demand and pollution of aquifer. Overflow to aquifer. Consider onsite grey water recycling.	4

Local and Sustainable Food	Food growing and composting integrated into development and Council of Owners / garden committee.	Range of edible fruit trees and natives provided on site	Provide information to residents on shopping at local businesses, farmers market, and direct purchasing via vegie boxes from regional farmers using biodynamic/regenerative production. Promote health benefits of a low-meat diet.	4
		Communal vegie garden and gardening committee established		
Travel and Transport	Development offers a range of personal and active transport modes, with access to EV charge stations onsite and free 1st year for residents. Flexi car / EV available in WGV precinct.	Range of transport options including active, and EV charge stations, with electric vehicle car share in precinct. Onsite bicycles provided with bicycle repair station reduced carparking. Car park areas are permeable surfaces. Builders and design team carpooled & reduced transport emissions.	Separate carparking from sale of apartments to provide further flexibility for additional communal outdoor space / gardening into the future. Provide car pool initiative in community	4
Materials and products	Embodied carbon reduction not defined, however certified timbers and toxic materials avoided, along with materials that off gas.	Healthy construction system and material	Provide Council of Owners with information on red list materials to be avoided in building, cleaning and gardening.	4
		Low carbon construction material	Capture embodied carbon reduction information for materials based on changed selection.	
Zero Waste	A range of waste streams were initiated onsite in construction and have been designed into the development including composting.	Construction waste diversion achieved was 80% for small apartment development and should provide learnings to builder and design team	Capture material avoidance / circular economy in survey through composting, repairs and sharing of onsite tools.	4
Zero carbon energy	Renewable energy options have been provided to residents for communal areas, residential apartments and as an alternate fuel source for travel. Thermal performance on apartments average was only just above Australian standard.	Renewable energy sourced onsite and offsite for all residents, communal areas and electric vehicle charging, along with onsite battery backup.	Capacity to improve thermal performance of residences in future.	5
			Monitoring and feedback of renewable energy onsite will provide good information for future developments.	