



A Smart Choice:

Building a Sustainable
and All-Electric Home



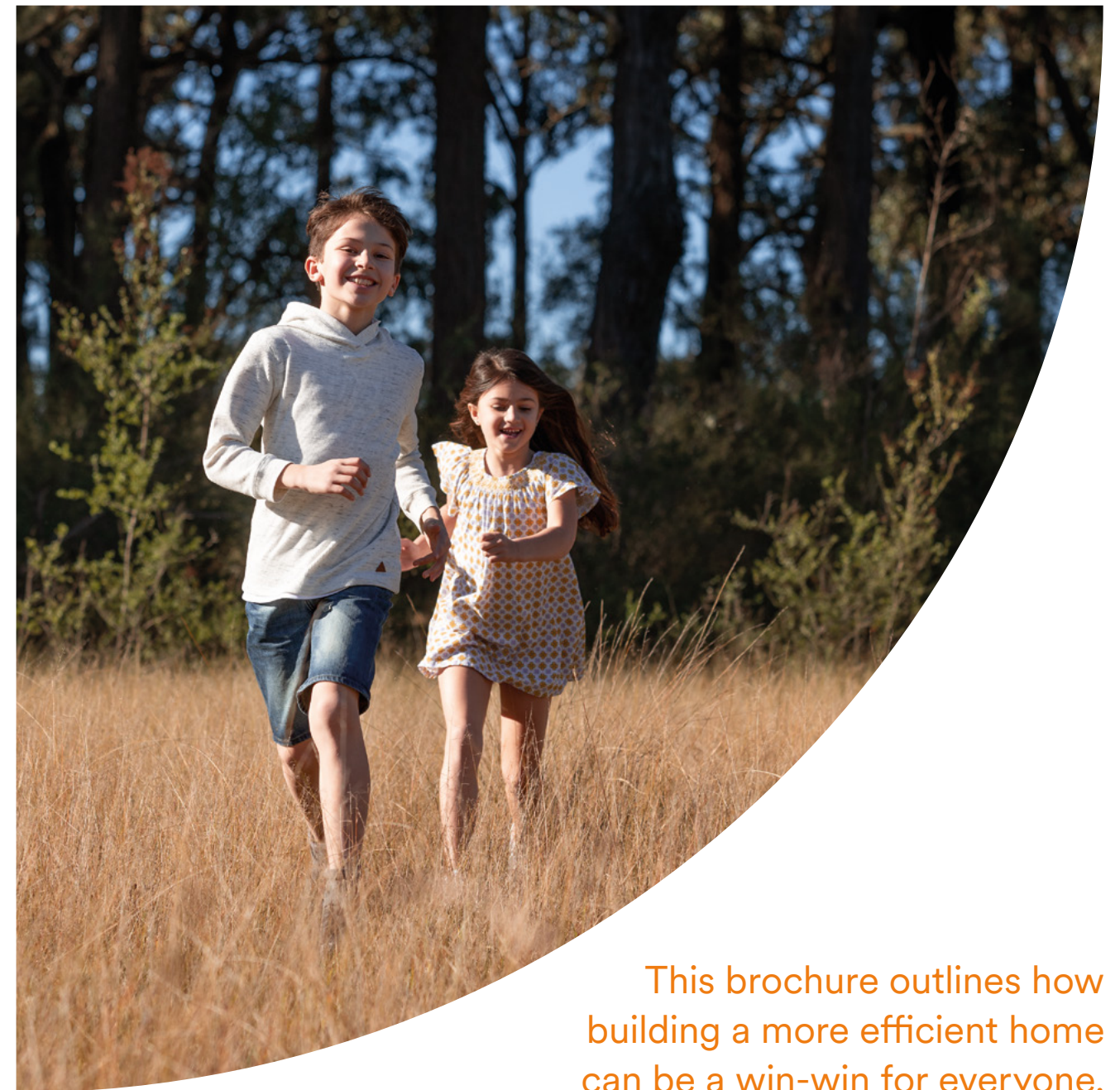
FIGTREE HILL

Smart choices for a more
sustainable future
at Figtree Hill

Building a more efficient future, one home at a time.

Your new home in Figtree Hill is a big investment in your future. And with a few smart decisions taken before building begins, it could be a big investment in the planet's future too.

Figtree Hill will be an all-electric precinct, and this, combined with smart home design and clever appliance choice can make a big difference to your environmental impact – and your bottom line.



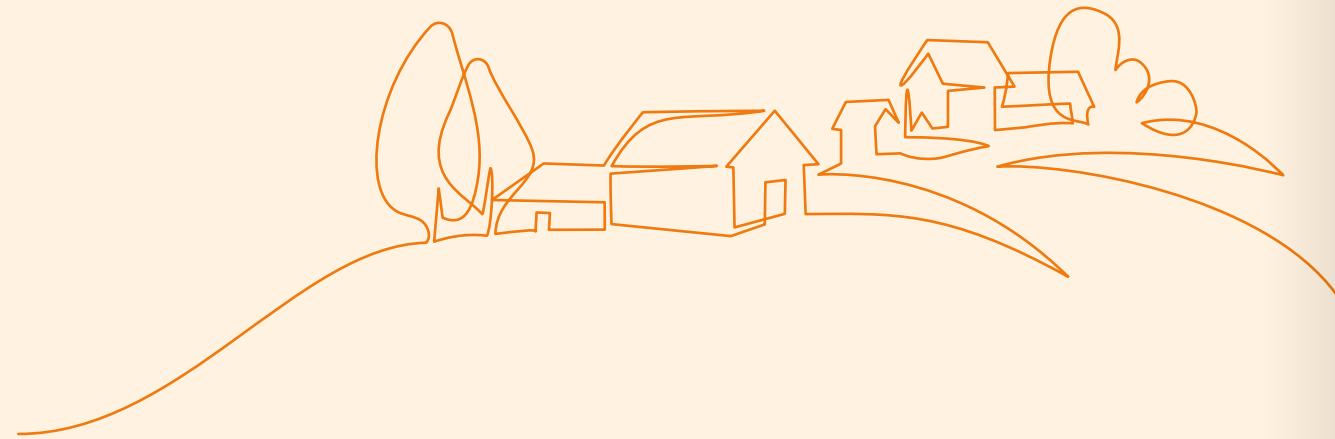
This brochure outlines how building a more efficient home can be a win-win for everyone.

My all-electric home

Figtree Hill will be all-electric to ensure that 100% of your energy consumption can be powered by renewables.

If you install solar panels on your property, you can power your home with energy from the sun. And for the hours when the sun isn't shining, you can take full advantage of the greening of the electricity grid¹.

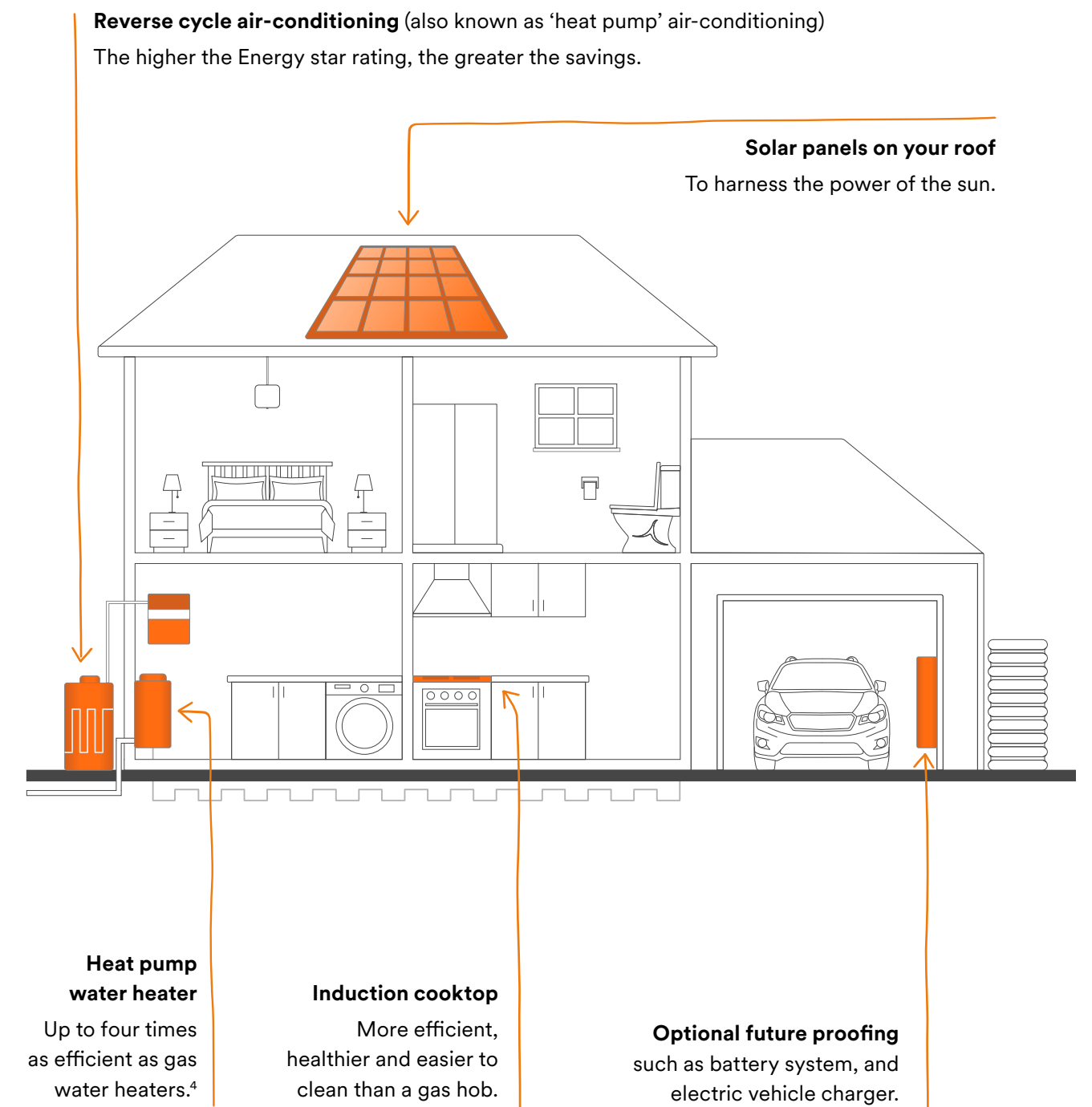
Moving away from fossil fuels doesn't just cut carbon emissions, it can also cut your living expenses and create a healthier and safer home for you and your family, relative to houses that use both gas and electricity.



In 2020, across Australia 27.7% of total electricity generation was from renewable sources² and, with Australia's net zero by 2050 target, that percentage of renewably sourced electricity will continue to grow.³

What is an all-electric home?

An all-electric home is exactly that – a home that uses electricity to power all its energy needs. When we talk about an all-electric home, we are referring to a home with the following:



Switch to solar

Solar power is now more affordable than ever. Powering your home with this clean, renewable energy can cut your electricity costs.



LIVING EXPENSES / LOWER ENERGY BILLS

- An all-electric home can save you hundreds⁴ in energy bills per year, relative to houses that use both gas and electricity. Add solar panels and this could increase to thousands⁵ in the long term.
- The all-electric home shown on page 03 (i.e. with solar, but without electric vehicle and battery) will cost a bit more upfront compared to a house with gas appliances and without solar panels, however that additional capital is forecast to pay itself back in the long term.⁴
- It has been estimated that over 10 years, a new home buyer in Sydney could be up to \$10,000 better off with an all-electric, solar equipped home.⁵
- You may also qualify for a ‘green home loan’ – many lenders are offering discounted interest rates for borrowers who commit to building or purchasing homes that are sustainable.

A 3kW system could be enough to cover your daytime energy needs, saving you approximately \$934⁶ a year.



Download the Clean Energy Council’s guide for instructions on choosing and installing a solar system:
energysaver.nsw.gov.au/households/solar-and-battery-power



Be water efficient

The Water Efficient Labelling and Standards (WELS) scheme helps you compare appliances and fixtures.

RECOMMEND THE FOLLOWING WELS RATINGS TO YOUR BUILDER:



Kitchen and Bathrooms



Toilets



Shower Head
with maximum water consumption of 7.5l/min



If the builder is supplying the dishwasher, it should have a minimum 4* WELS rating.

RECYCLING RAINWATER

Capturing and recycling rainwater is also a great way to reduce your reliance on drinking water supplies for:



Irrigation and watering gardens



Toilets



Vehicle washing



Laundries



Select efficient appliances

Whether you're buying a cooker, fridge, dishwasher, television or air-conditioning system, the more Energy stars they display, the more efficient they will be. Paying a bit more now saves you money in the long term.

THE BENEFITS OF INDUCTION COOKING

Induction cook tops are not only safer, healthier and quicker than conventional gas hobs, they're also twice as efficient and much easier to clean.

Gas stoves and heaters have been long established as a source of childhood asthma, and pose a risk of carbon monoxide poisoning if there is poor ventilation, or system faults.

Induction cooking reduces the risk of fire and burns because there are no hot surfaces, which also means your kitchen won't heat up as you cook.

Induction does require saucepans made from iron or stainless steel, so you may find a few pots, pans or woks will need replacing.

AIR-CONDITIONING

Upgrading a large split-system air-conditioning unit from 1.5 stars to 2.5 stars, for example, could save you between \$50–\$165⁷ per year.

Air-conditioning is often your number one energy user. The average cost per day to heat an average Australian household is more than halved⁸ by using a reverse cycle air-conditioner compared to a gas heater. And if you have solar panels, during the day you can power your heating with the energy you generate.

WATER HEATING

Water heating makes up 24%⁸ of the average Australian household's appliance load and is the second largest consumer of energy.

When it comes to efficiency gains a heat pump water heater is roughly half the cost of a gas water heater to operate⁹. This is because heat pumps work by extracting heat from the air to and transferring it to heat water in a storage tank (like a fridge in reverse). Good heat pumps can do this effectively even in freezing weather.

You can run your heat pump whenever you like if you install a timer. You might do this to take advantage of your solar panels during the day, or to use low off-peak electricity prices.

| | | |
|--|---------------------------|--------------------------|
| Aim to buy appliances with the following Energy stars: | Electric air-conditioners | ★★★☆☆ 2.5 stars or above |
| | Refrigerators | ★★★★☆ 3.5 stars or above |
| | Clothes washers | ★★★★★ 4.5 stars or above |
| | Televisions | ★★★★★★ 7 Stars or above |



Read more about energy ratings, and compare products and energy savings at: energyrating.gov.au



Consider the climate

Simple design tricks can draw breezes into your home, shade out summer heat or lock in winter warmth, keeping your home at a comfortable temperature while you save money.

Talk to your builder about the following ways to improve the comfort of your home:

- North or north-east facing living areas to let in the winter sun.
- Using eaves, awnings, pergolas or landscaping to shade windows and outdoor areas.
- For coolness, keeping west and east-facing windows small, with raised sills.
- Place opening windows on either side of your home to capture summer breezes.
- Using reflective and bulk insulation to keep cool in summer and warm in winter.
- Using doors to zone off main living spaces for heating/cooling purposes.
- Minimising infrared and ultraviolet light entering your home with Low-E glass.
- Choosing a light-coloured roof with a Solar Absorptance rating of less than 0.6.
- Using lighter colours and reflective materials wherever possible.



For more hints and tips, head to: yourhome.gov.au



Choose healthy materials

Paints, sealants and adhesives used in home construction give off harmful emissions, called Volatile Organic Compounds (VOC), even after they're dry.

Discuss with your builder the VOC levels in the products they plan to use, and get them to switch to products with low VOC ratings where possible.

Other good ideas are to select non-allergenic materials for furnishings, and ensuring wood products are stained with natural wood treatments, such as linseed oil or beeswax polish.



Green on the outside, too

A well-designed landscape not only adds beauty to your home, it can also only save energy, conserve water, and, using naturally occurring shade, improve your home's comfort and even lower your energy bills.



TOP TIPS FOR GREENER FINGERS

Plant planning and design

Always group plants with similar watering needs together.

Select and zone plants appropriately

Base your plant selection and location on the best plant type for your garden situation.

Irrigate efficiently

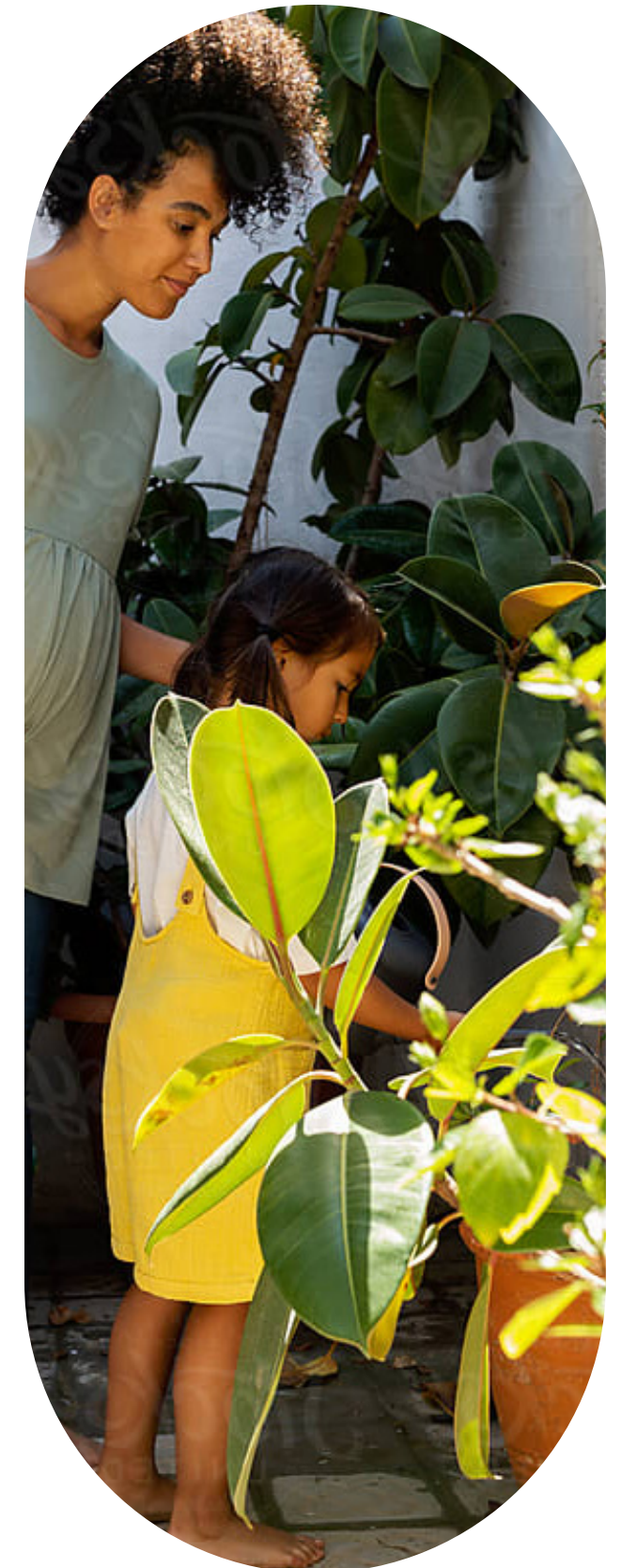
Water in the morning when it's cooler and evaporation rates are low.

Use mulch

Keep plant roots cool and reduce evaporation by mulching your plants well. Mulching also helps the plants absorb water and keeps weeds at bay.

Maintaining the landscape

Keep your plants healthy and thriving by regularly weeding, pruning and fertilising.



What to ask your Builder – a quick recap

- ✓ Does the orientation of my house support thermal comfort (cool in summer, warm in winter)?
- ✓ Can I get a light-coloured roof with a Solar Absorptance rating lower than 0.6?
- ✓ Can I include a 3kW solar panel system on my roof?
- ✓ Can I include a heat pump water heater with a timer?
- ✓ Can I include a reverse cycle air-conditioner?
- ✓ What are the VOC ratings on paints, adhesives and sealants used?
- ✓ Can I include ceiling fans?
- ✓ Can I include a smart home energy management system to monitor my energy use and control appliances to run when I want (such as when temperatures reach a certain degree, optimise solar or when electricity prices are low)?
- ✓ What are the WELS rating on my water fittings?
- ✓ Can I target a 7-star NatHERS rating? (This could reduce your heating and cooling needs by roughly 30% compared to a home rated 6-stars.)
- ✓ Will my home design be aligned to the latest BASIX minimum requirements for Energy and Water efficiency (expected to be released in late 2022).

SO WHAT IS BASIX?

BASIX is short for Building Sustainability Index. It's a certification of sustainability created by the NSW Government to ensure water and energy efficiency in residential dwellings. It is currently being upgraded with changes expected toward the end of 2022. Make sure your house design is aligned to the latest version

Dwellings have to go through a BASIX assessment in order to receive a BASIX Certificate. Local Council will require a BASIX Certificate to approve plans before construction begins.

Aside from being a legal requirement, BASIX is important because it's a necessary step in ensuring that new homes are built in a responsible manner that protects the environment.

Since 2004, more than 500,000 BASIX-compliant homes are estimated to have saved 12.3 million tonnes of greenhouse gas emissions, and 340 billion litres of drinking water,⁹ the equivalent to taking 2.5 million cars off the road¹⁰ and 136,000 Olympic Swimming Pools.¹¹

Mission Zero

As a globally integrated real estate and investment group, Lendlease's purpose is to create places where communities thrive.



We take our responsibility to the planet seriously and realise that a community can't thrive if the world around it doesn't.

That's why we are embarking on Mission Zero – a commitment to absolute zero carbon emissions by 2040.

We have set the most ambitious and aggressive targets of our industry and see this as an important but necessary step in helping to protect and nurture the spaces we create for people to work, live and play.

This is a focus of Lendlease and built into the very foundations of Figtree Hill.

“We are working towards new sustainability goals to mitigate the impact of climate change.

Our aim is to be a leader in driving industry transformation by delivering inclusive, healthy and adaptable places that can thrive through change.”

Tony Lombardo
Lendlease Group CEO

Creating communities that thrive

For over 60 years, Lendlease has been dedicated to creating the best communities in Australia. Aspirational addresses that foster a true sense of belonging, where people feel connected and genuinely welcomed.

Places that are truly beautiful and enrich the lives of residents, as well as those for generations to come.

Our holistic urban design approach is to encourage environments that foster opportunities. Where you can choose the way you live, the way you work, the way you learn.

No matter where they are situated, every Lendlease community encourages a healthy and sustainable lifestyle which people are proud to call home.



If everyone does their part to commit to sustainability, the community will be rewarded with a huge, positive impact that will benefit generations to come.



ENDNOTE SOURCES

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|---|--------------------------------|
| 1. energy.nsw.gov.au NSW Electricity Infrastructure Roadmap | BIT.LY/31RRURV |
| 2. cleanenergycouncil.org.au Clean Energy Australia Report | BIT.LY/3QISSLM |
| 3. minister.industry.gov.au Australia's plan to reach our net zero target by 2050 | BIT.LY/3QLDSS0 |
| 4. grattan.edu.au Flame Out Grattan Report | BIT.LY/3QLAVHS |
| 5. renew.org.au Household fuel choice in the National Energy Market | BIT.LY/3RJMB0J |
| 6. solargain.com.au How much can solar energy save you | BIT.LY/33ZBQRE |
| 7. communities.lendlease.com Building Smart Guide | BIT.LY/3RDB1RB |
| 8. Castles and Cars Rewiring Australia Discussion Paper | BIT.LY/3RGNVH9 |
| 9. planningportal.nsw.gov.au About BASIX | BIT.LY/3QLJJCQ |
| 10. planning.nsw.gov.au Home design to drive energy bills down | BIT.LY/32ETOWI |
| 11. bom.gov.au Australia's Water Storage Information | BIT.LY/3GIHU8Q |

LINKS

Visit the Sales and Information Centre

Macarthur Square Shopping Centre
Level 3, 200 Gilchrist Drive
Campbelltown NSW 2560

figtreehill.com.au

1300 144 532

Open 7 Days

Monday
Tuesday – Friday
Saturday & Sunday

1pm – 5pm
9am – 5pm
10am – 5pm



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