

# SUSTAINABILITY STRATEGY 2023/28



Edmiston  
Jones

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**THE DHARAWAL, YUIN, MONARO AND GUNDUUNGURRA NATIONS ARE THE TRADITIONAL OWNERS AND CUSTODIANS OF THE LANDS ON WHICH WE WALK, LIVE AND WORK.**

**FOR MORE THAN 50,000 YEARS ABORIGINAL PEOPLE HAVE BEEN SHAPING LANDSCAPES, CARING FOR, LIVING AND BUILDING ON COUNTRY.**

**WE ACKNOWLEDGE AND RESPECT THE TRADITIONAL OWNERS, AND THE KNOWLEDGE EMBEDDED WITHIN THEIR ONGOING SPIRITUAL AND CULTURAL CONNECTION TO PLACE.**

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## **SUSTAINABILITY HAS BEEN INTRINSIC TO EDMISTON JONES' DNA SINCE OUR INCEPTION IN 1986.**

Passive solar design is a fundamental tenant of our architectural concepts, predominantly in residential projects with the principles applicable to any built or landscaped environment.

From the start of the Industrial Revolution the climate has changed dramatically and it's hard to ignore the fact that human intervention has contributed to what has become a critical tipping point. More dramatic action needs to be taken. The construction sector is considered the “canary in the mineshaft” contributing to 40% of solid-waste and 39% of global CO2 emissions<sup>1</sup>.

As an architectural practice we contribute to this impact and the time has come for this business to take a strategic, holistic approach, tidying up our own ‘backyard’ to set an example to clients and work with like-minded consultants, to have an ecological footprint that positively contributes to the environment. This strategy gives us a roadmap to achieve this goal.

1. IEA (2019), Global Status Report for Buildings and Construction 2019, IEA, Paris <https://www.iea.org/reports/global-status-report-for-buildings-and-construction-2019>

## 2. OUR SUSTAINABILITY VISION



### "A SUSTAINABLE PLACE FOR EVERYONE"

The concept of sustainable development was first described by the 1987 Bruntland Commission Report as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs."



In 2015, the UN General Assembly adopted 17 Sustainable Development Goals based on the principle of "leaving no one behind" which our vision is strongly aligned with.

Within Edmiston Jones (EJ), we embrace this definition and the UN goals both professionally and individually to ensure that our projects and workplaces are better and more sustainable year on year.

**We strive to not just reach our sustainability goals but to exceed them.**

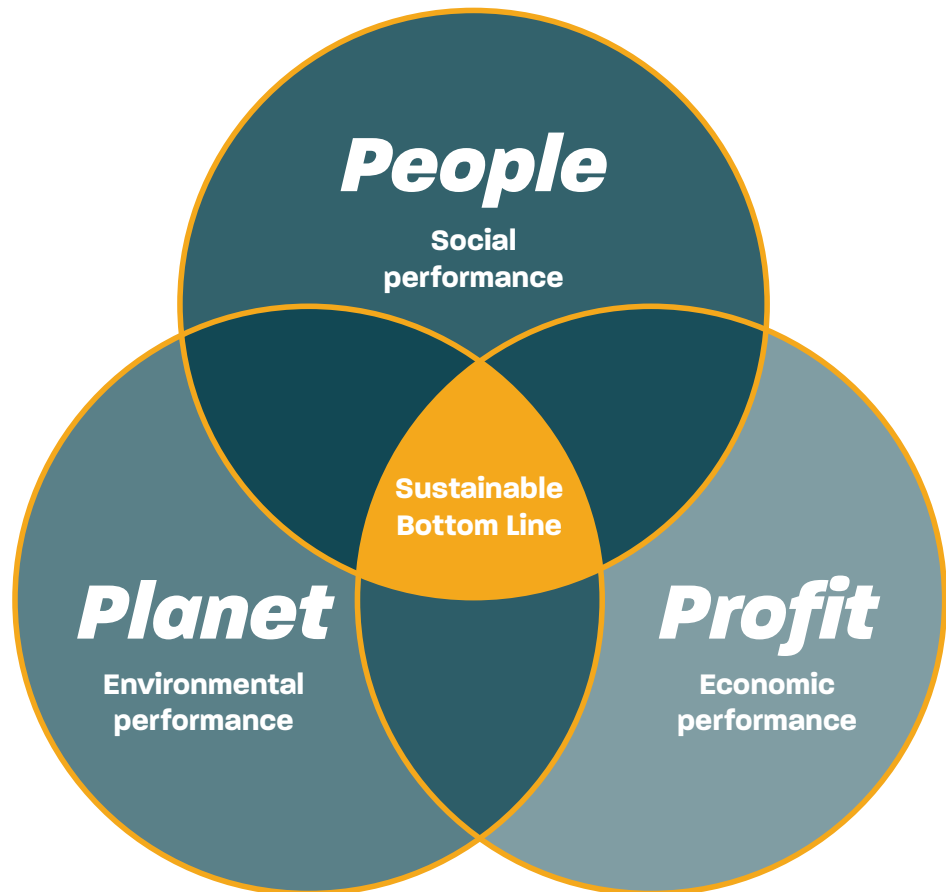


## 3. OUR SUSTAINABLE BUSINESS MODEL



### 3.1 TRIPLE BOTTOM LINE ACCOUNTING

The standard economic model for most businesses has traditionally involved only its financial performance. At EJ we are choosing to expand our thinking to include two other performance areas: the social and environmental impacts of our practice. These three bottom lines are referred to as the three P's: people, planet, and profit.



#### Planet

The “planet” piece of the triple bottom line confirms that our practice’s active intent is to reduce its ecological footprint with measurable outcomes. These efforts can include reducing waste, investing in renewable energy, managing natural resources more efficiently, and improving logistics.

#### People

Our “People” are our greatest assets. As a triple bottom line company we choose to pay fair wages and ensure that our workplace management and working conditions encourage a balance between work and home. We make an effort to “give back” to the community through business chambers, pro bono work and sponsorship.

#### Profit

While every business pursues financial profitability, triple bottom line businesses see it as only one part of a business plan. Sustainable organisations also recognise that “profit” isn’t diametrically opposed to “people” or “planet.”

## 3.2 SUSTAINABILITY GOALS



The criteria that our sustainability goals have been developed around are as follows:

- They must be demonstrably effective
- They must be achievable while stretching us
- They must be measurable
- They must align with or improve our vision & culture

**"TOGETHER WITH OUR CLIENTS, WE WILL NEED TO COMMISSION AND DESIGN BUILDINGS, CITIES AND INFRASTRUCTURES AS INDIVISIBLE COMPONENTS OF A LARGER, CONSTANTLY REGENERATING AND SELF-SUSTAINING SYSTEM."**

*Architects Declare 2019*

### GOAL 1

Our practice goal will initially be to achieve a carbon neutral position, **by July 2023**, in relation to our emissions from all of our activities and infrastructure in line with the "Architects Declare" principles.

### GOAL 2

Our medium term ambition will be to encourage our clients and set benchmarks for consultants to become carbon neutral.

### GOAL 3

Our longer term goal will be to aim for a carbon positive position for ourselves, our clients and those that we work with.

### GOAL 4

Our intention will be to become a regenerative design\* firm that both advances a carbon positive outcome and ecological balance in all that we do and to all those that we influence.

\*Regenerative design is a process-oriented whole systems approach to design. The term "regenerative" describes processes that restore, renew or revitalize their own sources of energy and materials. Regenerative design uses whole systems thinking to create resilient and equitable systems that integrate the needs of society with the integrity of nature.

### 3.3 EXEMPLAR OF BEST PRACTICE

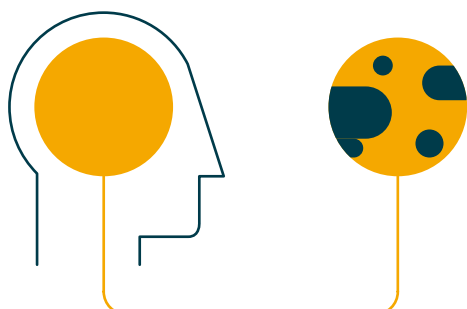


EJ will strive to get “our own house in order” in the first instance and from there align with appropriate industry accreditation systems to design buildings and landscapes that demonstrate best practice in terms of sustainability and regenerative design.

We will continue to work with the Sustainable Buildings Research Centre (SBRC) at the University of Wollongong (UOW) to determine which accreditation systems will add the greatest value to our practice goals and implement those systems as part of our Quality Assurance program.

In addition, we will seek to partner with the SBRC to jointly advance the concept of regenerative design and formulate a replicable framework within which this methodology can be used in other practices.

### 3.4 BEHAVIOURAL CHANGE

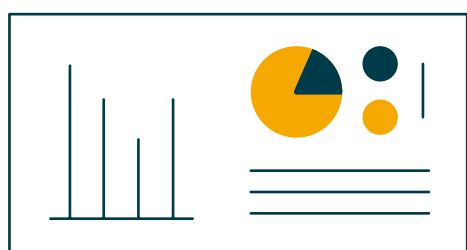


In any sustainability discussion, behavioural change is always seen as the most efficient and economic way in which to effect emissions reductions or improve outcomes in either a domestic or a commercial setting. Within EJ, there have already been a number of inroads made into behavioural change in terms of recycling, waste reduction, energy reduction and better choices relating to office supplies. We will continue to educate and remind our staff of the importance of small changes in behaviour.

Beyond these first steps lie greater and more significant changes that will affect our energy footprint, specification of materials and overall practice view of continual improvement in sustainable design methodology.

The following action plan will outline those changes and the timeframes in which they will be implemented. Some of these actions will be behavioural, some will be structural and some will be method improvement based.

### 3.5 REPORTING



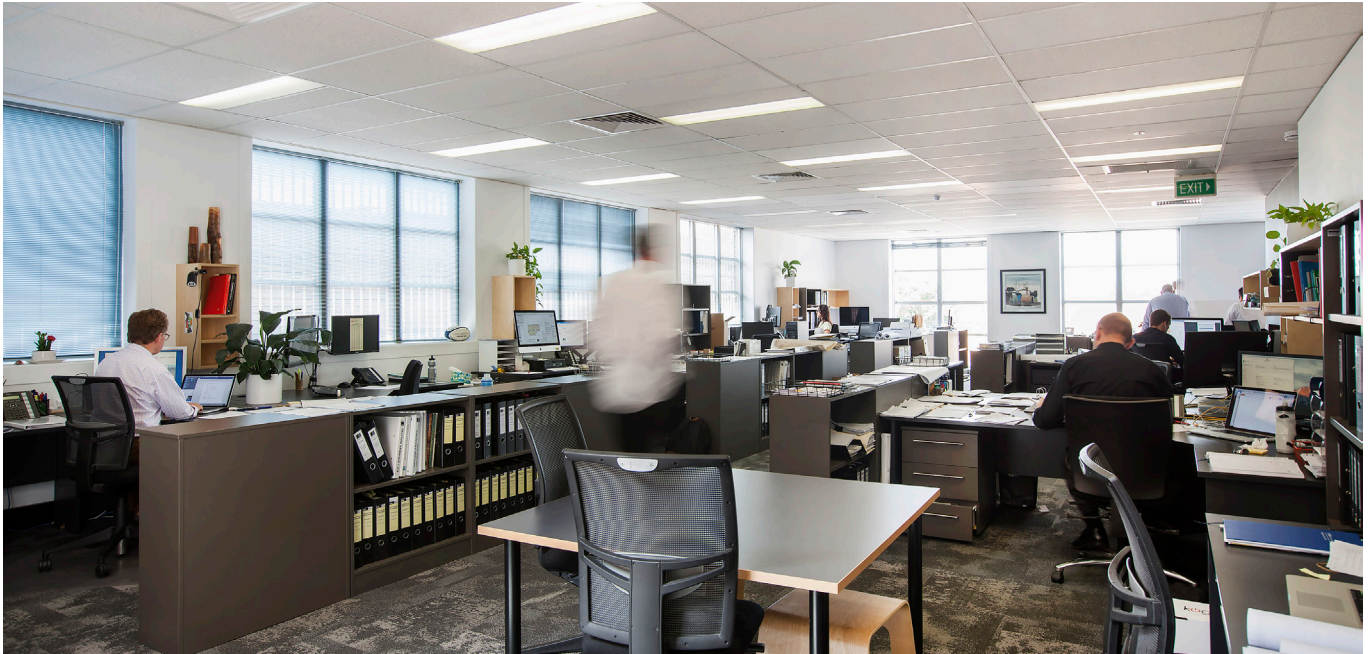
We will commit to Reporting our sustainability balance sheet quarterly to all staff and annually on our website graphically and review this strategy every two years.



## 4. OUR STARTING POINT – EXISTING CONDITIONS



### AUDIT OF EXISTING DOCUMENTS AND PRACTICES – SEPTEMBER 2019

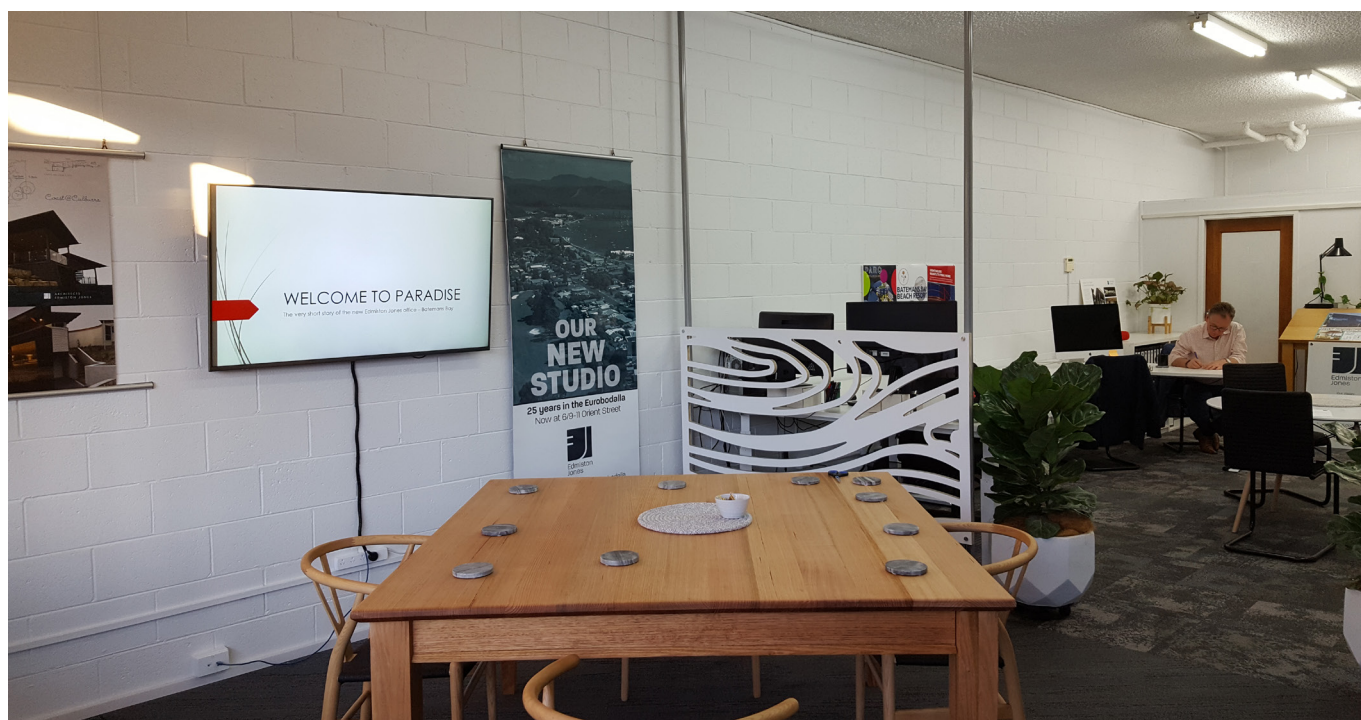


Wollongong Office	Applied	Description of Existing Practice or Facility	Areas for Improvement
Recycling facilities / practices	Yes	Food scraps to worm farm; soft plastic & hard plastic / cardboard recycled. Recycled paper purchased and value add recycled shredded paper in worm farm.	Monitor waste consumed to limit general rubbish that goes into landfill.
Composting facilities / practices	Yes	Compost bucket in kitchen that goes to worm farm.	
Energy efficient lighting	Yes	Motion activated light in bathroom. LED lighting updated.	
Energy efficient appliances / practices	Yes	A/C used only as required. Natural ventilation use maximised during autumn & spring.	
Water saving appliances / practices	No		Water flow control system for taps, dual flush toilets, rain harvesting (i.e. water tank).
Photovoltaics	Yes	System installed and operational.	
Staff behavioural practices	No	Staff car parking spots reserved next to office; some staff walk to work. EJ provided glass keep cups. Trade reps encouraged not to cater events to save waste food.	Propose alternatives to driving such as bike riding. Investigate how staff could shower at or near office.
Vehicle and fuel efficiency- corporate	N/A	Consideration of vehicle efficiency in vehicle purchases.	Transition to electric vehicles. Staff use Directors vehicles for site visits.





Nowra Office	Applied	Description of Existing Practice or Facility	Areas for Improvement
Recycling facilities / practices	Yes	Only combined recycling bins around the office. No separation. Shredded paper used for chooks or compost.	Implement separation of recycled materials.
Composting facilities / practices	Yes	Small bin in kitchen. Used by one staff member at home garden.	investigate if a bigger bin is needed.
Energy efficient lighting	Yes	LED lighting installed throughout.	
Energy efficient appliances / practices	No	Kettle, coffee machine, toaster all used often. A/C is often on and works different depending on where you are. Staff have a preference for opening doors at the office achieves good cross flow ventilation.	Practice standard to be implemented.
Water saving appliances / practices	Yes	Flow restrictor on tap and low litre toilet, dual flush cistern.	
Photovoltaics	Yes	System installed and operational.	
Staff behavioural practices	No	3 of 4 parking spaces used. One staff walks to work and another carpools.	Propose alternatives to driving such as bike riding. Investigate how staff could shower at or near office.
Vehicle and fuel efficiency-corporate	No	Consideration of vehicle efficiency in vehicle purchases.	



Batemans Bay Office	Applied	Description of Existing Practice or Facility	Areas for Improvement
Recycling facilities / practices	Yes	Mixed recycling taken by cleaners. shredded paper to SS worm farm.	
Composting facilities / practices	Yes	Compost bucket in kitchen that goes to SS worms / chooks.	
Energy efficient lighting	Yes	All LED lighting.	
Energy efficient appliances / practices	Yes	New & efficient A/C used only as required.	
Water saving appliances / practices	Yes	Water flow reducer on tap.	
Photovoltaics	No	Landlord would not permit offset from other studios used.	
Staff behavioural practices	Yes	5-10 minute walk from car park.	Propose alternatives to driving such as bike riding. Investigate how staff could shower at or near office.
Vehicle and fuel efficiency-corporate	N/A	Consideration of vehicle efficiency in vehicle purchases.	Transition to electric vehicles. Staff use Directors vehicles for site visits.

# 5. EJ'S SUSTAINABILITY ACTION PLAN



## Studio Management

Elements	Objectives	Targets	Timeframe	Cost \$ (excl. GST)	Achieved
Carbon emissions	Accurately measure current carbon emissions of each studio	Current emissions measured as benchmark.	Jun-20	\$1,540 (audit) \$1,540 annually (certification)	Yes - 2023
Recycling facilities / practices	Organics and recyclables collected and recycled locally	Maximum 10% of waste to landfill. Educate staff & instruct cleaners.	Dec-20	\$	Yes
Composting facilities / practices	Organic waste collected and recycled locally	Zero organic waste to landfill.	Now	\$	Yes
Energy efficient lighting	All lighting to be energy efficient	All LED lighting .	Dec-20	TBC	Yes
Energy efficient appliances / practices	Replace appliances with high efficiency alternatives & manage efficiently	A/C usage reduced by 30%.	Dec-24	TBC	
Water saving appliances / practices	Replace fittings and appliances with high efficiency alternatives	Reduce water consumption by 30% from 2019 levels.	Dec-24	TBC	
Photovoltaics	Offset studio energy consumption by installing a grid connect system, purchasing green power, or purchasing offsets	100% carbon neutral .	Dec-21	\$75,000	Yes - 2023
Staff behavioural practices	Encourage exercise, reduce waste, energy efficiency, water efficiency	Develop voluntary practice standards in consultation with staff.	Ongoing	\$0	
Vehicle and fuel efficiency- corporate	Directors vehicles to be fuel efficient	All Directors vehicles to be electric.	Dec-25	TBC	

## Design Practice

Elements	Objectives	Targets	Timeframe	Cost \$ (excl. GST)	Achieved
Accreditation research	Research relevant and beneficial accreditations for staff & practice	Determine appropriate accreditation options.	Dec-20	\$0	Yes
Accreditation implementation	Obtain recommended accreditations for staff & practice	Accredited in recognised systems.	Dec-24	Varies	
Design methodology	Design energy and water efficient / regenerative buildings & landscapes	100% carbon neutral projects.	Dec-26	\$	
Materials specification	Sustainable materials specified	Develop sustainable specification source.	Dec-26	TBC	



## Clients

Elements	Objectives	Targets	Timeframe	Cost \$ (excl. GST)	Achieved
Align with our goals	Encourage adoption of our strategy.	50% of clients adopting our strategic goals.	Dec-25	\$	

## Consultants

Elements	Objectives	Targets	Timeframe	Cost \$ (excl. GST)	Achieved
Align with our goals	Set benchmarks for adoption of our strategy.	100% of consultants adopting our strategic goals.	Dec-25	\$	

## Design Practice

Elements	Objectives	Targets	Timeframe	Cost \$ (excl. GST)	Achieved
Improve community sustainability	Increased community knowledge about improving sustainability outcomes through workshops & events.	Run 1 event/studio/year on sustainability.	Ongoing	TBC - Existing framework	
Promote regenerative design principles	Increased community knowledge about regenerative design through social media.	1 social media post/week on regenerative design.	Ongoing	\$	



## 6. OUR RESULTS – A REPORT CARD ON OUR PAST AND PRESENT SUSTAINABILITY ACTIONS

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Our initial task will be to audit EJ's current carbon emissions as a benchmark for all future reporting comparisons. 30 June 2020 will be the "line in the sand" in terms of our worst recorded emissions point in time. Reporting will be undertaken annually on 1 July and a specific webpage on the EJ website will be updated to reflect that reporting in a graphical format.

From 1 July 2020, our goal will be to improve our emissions position on an annual basis toward carbon neutrality by December 2021 and ultimately to a carbon positive position by January 2022 at the latest.

In addition, we will report our sustainability balance sheet quarterly to our entire team which will measure our progress against our Action Plan and recommend improvements or amendments or increased targets as appropriate.



## 7. CASE STUDIES

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As part of our reporting progress, we will demonstrate case studies of successes and failures in relation to our sustainability goals annually on our website.

In addition, we will communicate a number of these case studies via our blogs, newsletters and social media posts as part of our broader marketing, promotion and education platforms in line with our sector whitepaper strategies.

