

Buildcorp Environmental Framework

Prepared for:

Buildcorp

10/02/2022

Draft Issue

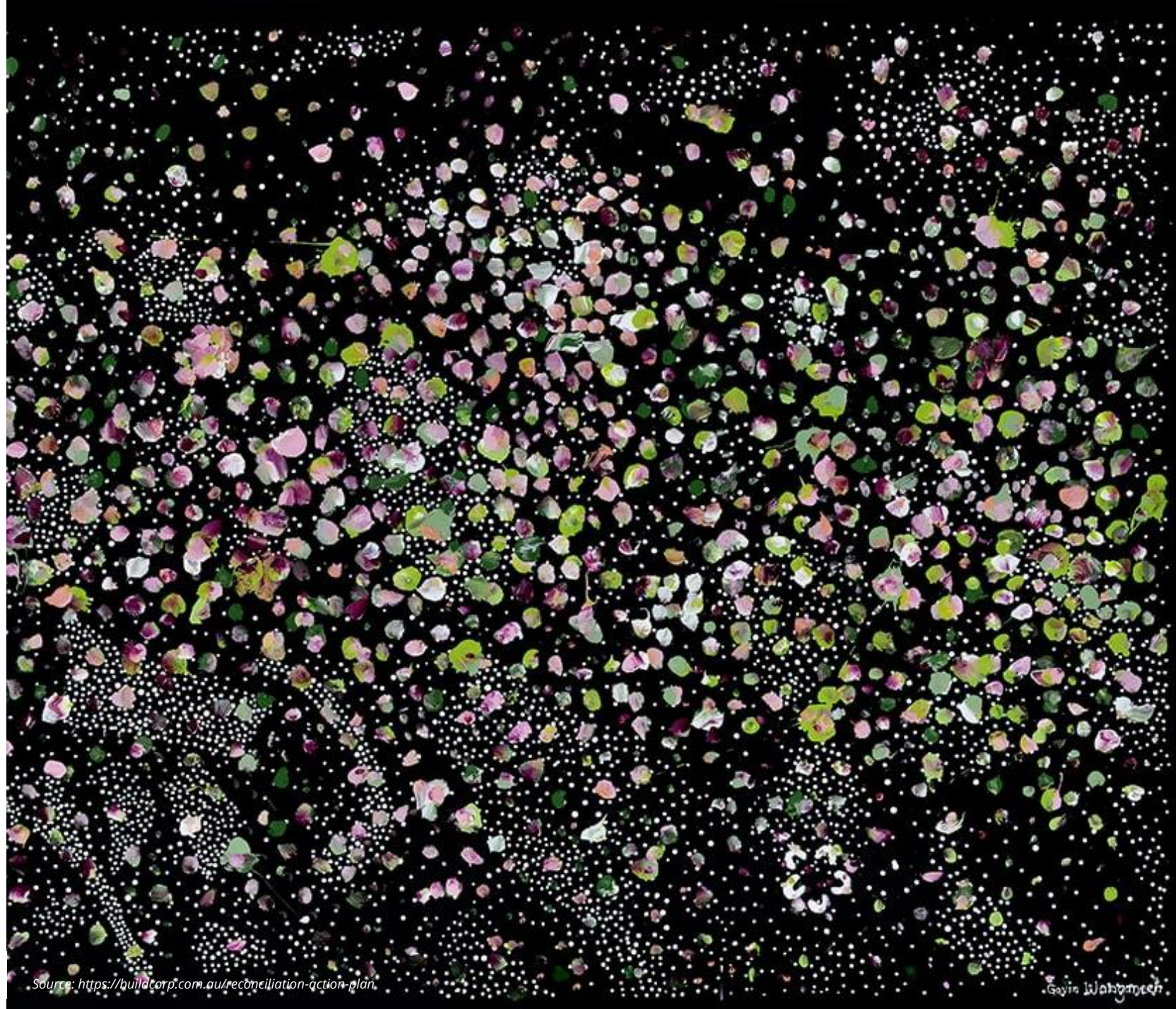
2022



Acknowledgement

Buildcorp and Euroline acknowledges the Traditional Owners of the lands on which we live, work and learn.

We pay our respect to Aboriginal and Torres Strait Islander peoples and to Elders, past, present and emerging.



Source: <https://buildcorp.com.au/reconciliation-action-plan>.

Gavin Wapaymooch

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Document Control

Version	Description	Date	Author	Approved
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Mary Casey – Principal, Sustainability
Mary.casey@integralgroup.com

Matthew Sykes – Associate Sustainability
Matt.sykes@integralgroup.com

Tatiana Schonhobel – Senior Consultant
tatiana.schonhobel@integralgroup.com

Integral Group Sydney
Level 12, 77 Pacific Highway
North Sydney NSW 2000
Level 7, 16Spring St
Sydney NSW 2000
ABN 27 618 557 672



Overview

Purpose

Buildcorp's sustainability approach guides our projects and operations:

- ensures our business is sustainable over the long-term
- supports our development as individuals (i.e. staff, clients and partners)
- connects with place (i.e. ecology, history, larger community)
- expresses the character of Buildcorp, as well as the community we are working in, linking past, present and future (what was here before, design, operation and end of life, and what will come after)
- establishes benchmarks that demonstrate Buildcorp as a leading construction company, with beneficial influence across the sector as a whole.

This Framework has been prepared by Integral Group in consultation with Buildcorp and is aligned with its overall vision and mission: 'We're with you.'

This Framework:

- provides a detailed articulation of the vision (the 'why') for clarity about the desired end state,
- outlines the expected performance levels across specified flows that form the framework, and yet
- retains the flexibility to allow for exploration and expression on what is vital and essential in making a difference in each of our projects
- provides core content for communications of all kinds around sustainability (e.g. tenders, marketing, website)
- is a tool Buildcorp can use to track development over time in this work.



Source: <https://buildcorp.com.au/project/macquarie-university-clinical-education-building>



Approach

For Buildcorp it's all about how they care for people, partners and community. The collective, collaborative attitude of their people is Buildcorp's real difference in the market.

To develop this framework, we asked for the participation of the whole team across Australia, creating this document through a series of workshops and visioning sessions. Our approach was guided by Buildcorp's **"We're with you"** promise and how it integrates each of their values:

Passion – *'Because that's exactly where we want to be'*

Continual Learning – *'Understanding and learning why'*

Creative Thinking – *'With a curiosity to find a better way'*

Teamwork – *'On the same team'*

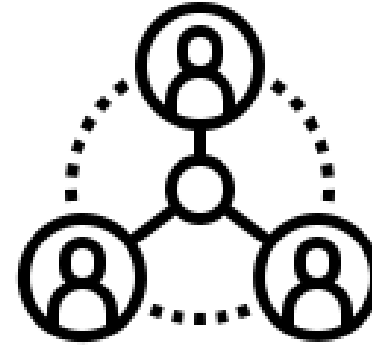
Preparedness – *'When you need us most'*

Fair Play – *'Because you're with us'*

Social Responsibility – *'And together we can give more'*

These represent how they aim for every experience with their teams to feel. Buildcorp is a business built on these values and they described themselves as a 'united force for good'.

This overall vision and mission for the organisation was integrated in the development of this framework and form part of the workshop sessions.



Who was involved

DIAGRAM OF STAKEHOLDERS



Principles

Defining Sustainability

Items drawn out in the following sections reference ambitions and aspirations that directly relate to the nature of Buildcorp's service.

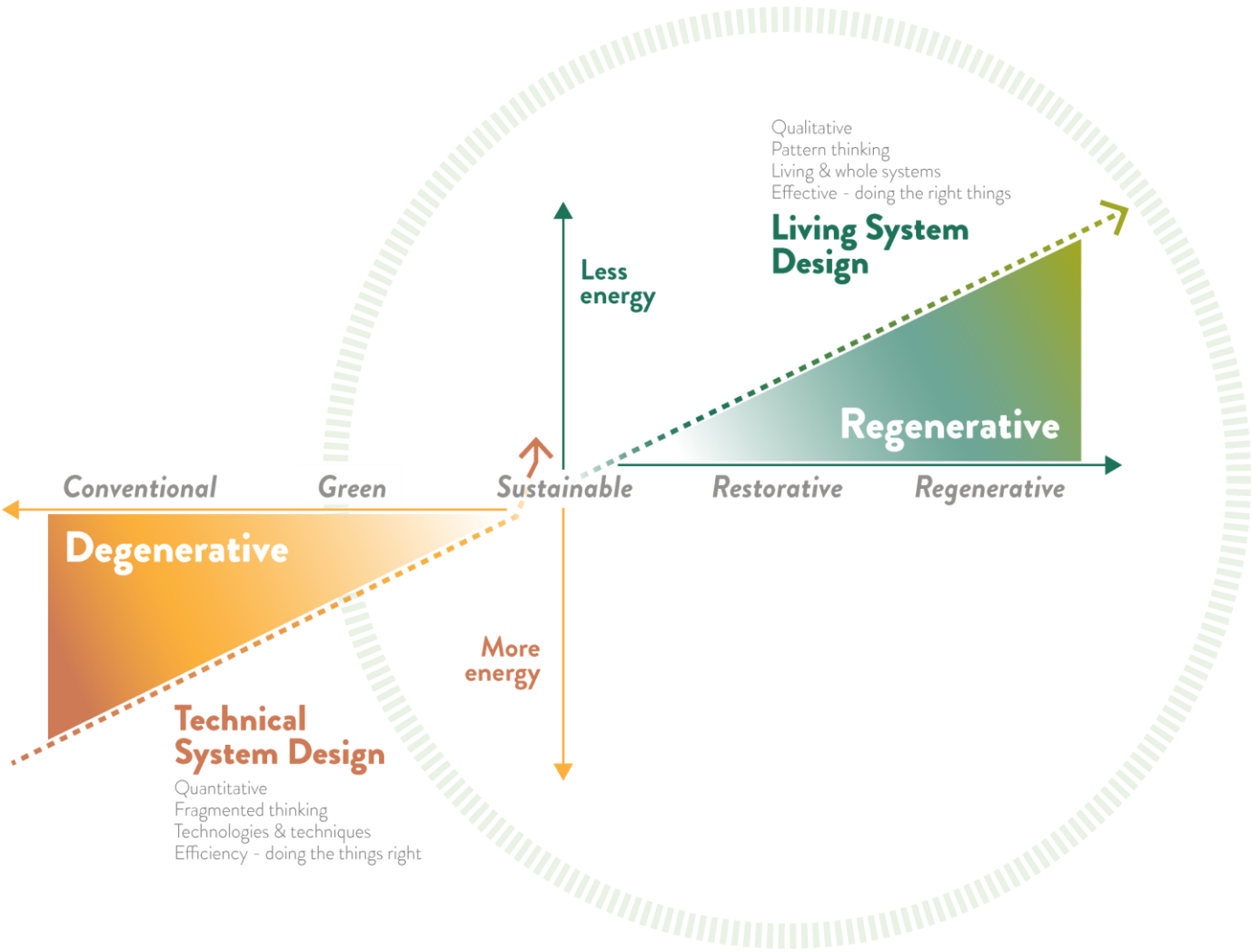
A key element of this approach is understanding where these ambitions are placed in the spectrum of *regenerative development*, illustrated in the graph below. This shows the two dominant mindsets around how to approach sustainable work;

On the left-hand side of this graph is the incremental, 'less bad' conversation about the future we want to avoid. This is a limited discussion because its logical conclusion seems to be that the best response is not to be in business at all.

On the right-hand side, is a conversation about the future we want. 'What Good looks like' is an abundant conversation, and where businesses that wish to be viable must focus. This is about the contribution you want to make – where the more your business does, the better.

Buildcorp has demonstrated its commitment to sustainability by addressing, and in some precedent projects exceeding, relevant building codes and standards.

Moving forward, Buildcorp is committed to a journey of transformation from a conventional organisation to one that embeds sustainability in their core services, on a path towards restorative and regenerative practice.



Source: Regensis 2000-2021 © All rights reserved.



Principles

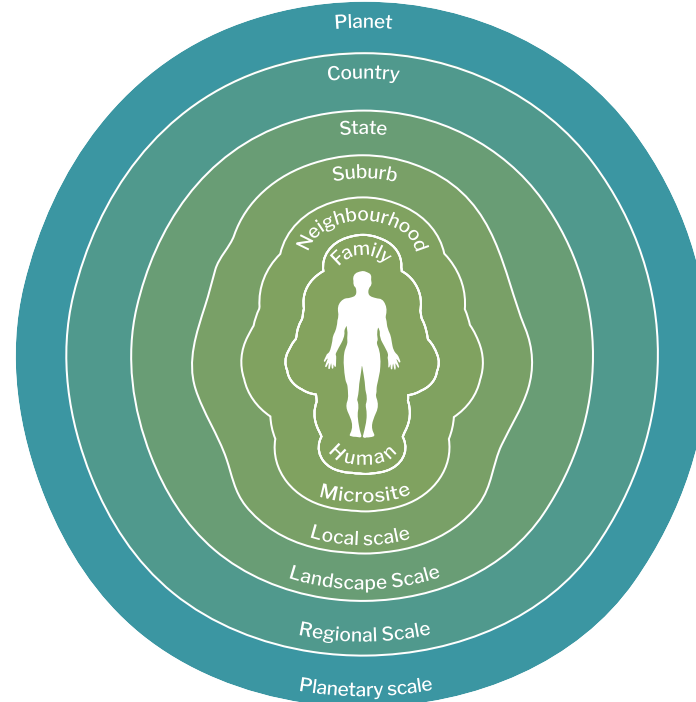
Wholes

Wholes are the basis of living systems. They are integrated and inextricably linked – what happens in one affects the others. In working in this way, with increasing scale, we think in terms of nested relationships.

When **working with** wholes we are seeking to understand the specific character of the system. We want to consider the largest whole we can get our brain around and get information about, and then choosing the path forward.

We need to ask questions like:

- What has been here? (patterns of being/flows, not a list of events)
- Who lives here now? (all species)
- What is the whole I should be working with, and what is it nested within?
- What does this community want to become?
- For that to be enabled, what is missing (gaps)? What needs to be taken away (barriers)?
- How do we create connection?
- How can we increase the resilience to help this place to thrive?
- How can we be a contribution to that? How do we assist in the expression of this place? What works *here*?



Flows

In living systems thinking, everything is acknowledged as a continuous process – nothing has a ‘start’ or a ‘finish’.

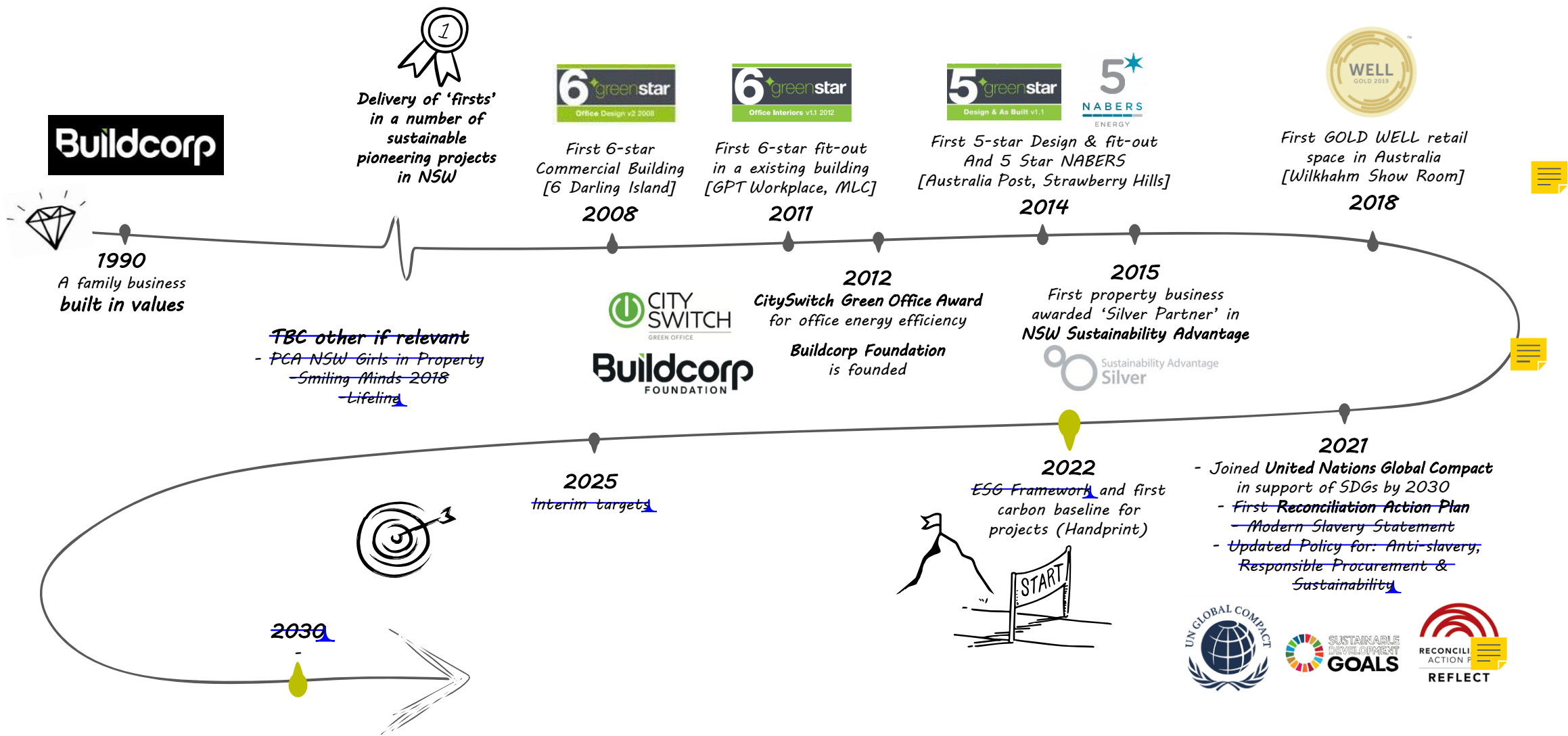
Buildings are not discrete objects; they are an intervention into an existing system. There is a symphony being played in any particular place, and your building will add a melodic line to that work in progress and have an effect on the music.

People are also systems; they are always changing. On any given day, they will be different, and each person is seeking to evolve and develop.



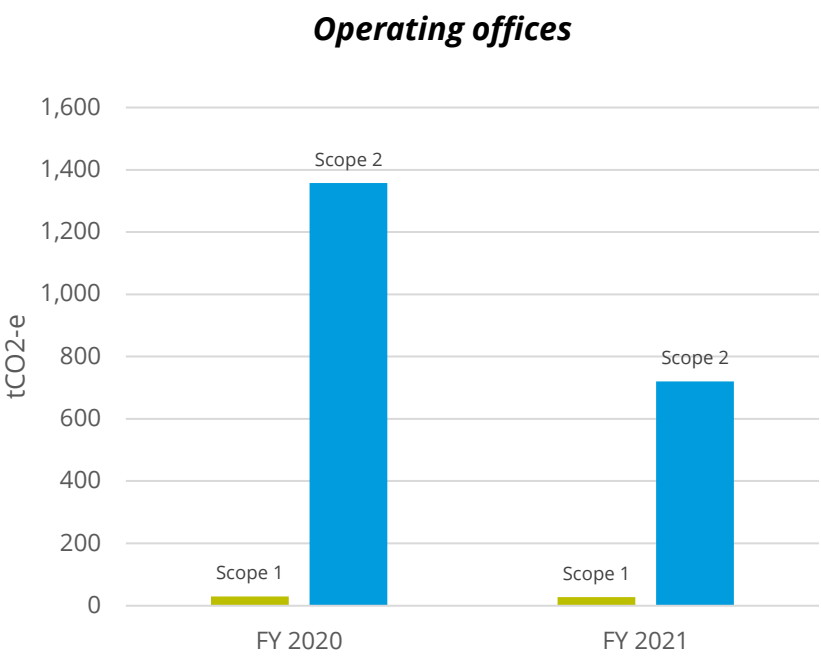
Our Journey

Where we come from

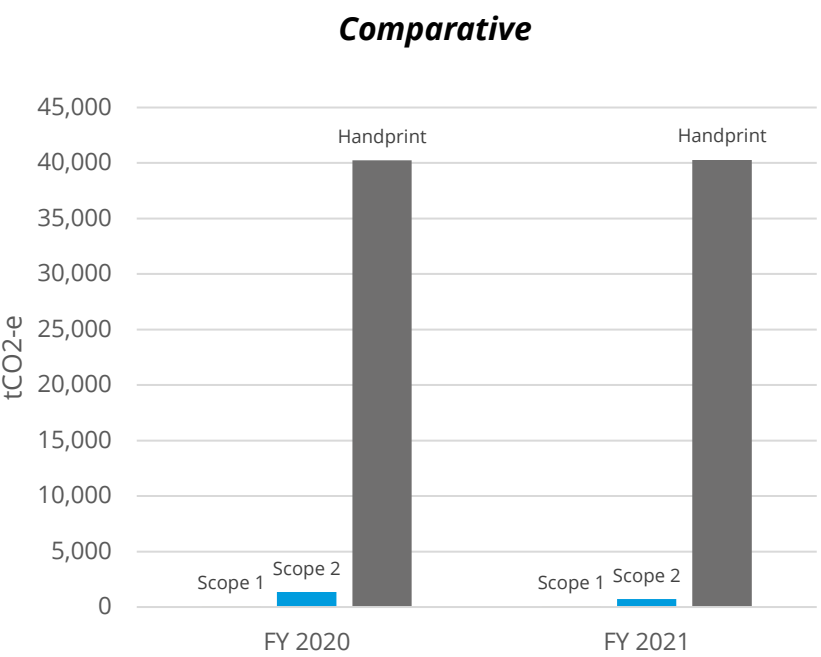


Current State – Footprint vs Handprint

Carbon Emissions Buildcorp Projects
(Total Tones of CO₂ Emissions)



Scope 1 & 2 organisation emissions



Scope 1 & 2 organisation emissions compared to embodied carbon impact of delivered projects



Current State – Handprint

Carbon Emissions Buildcorp Projects
(Total Tones of CO₂ Emissions)

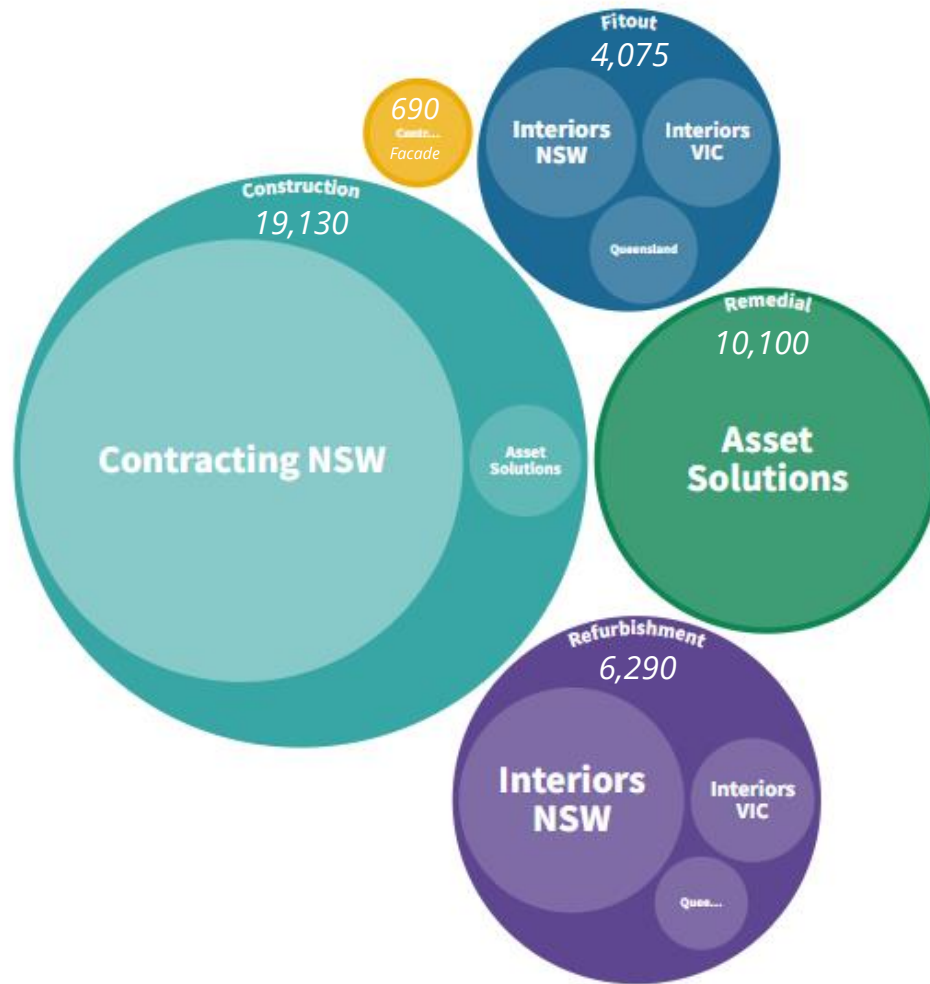
FY20

40,250 Tones



FY21

40,285 Tones



Our ESG Mission

'We're with you'

influencing change

Buildcorp's values are demonstrated through the sustainability performance of our projects through a focus on:

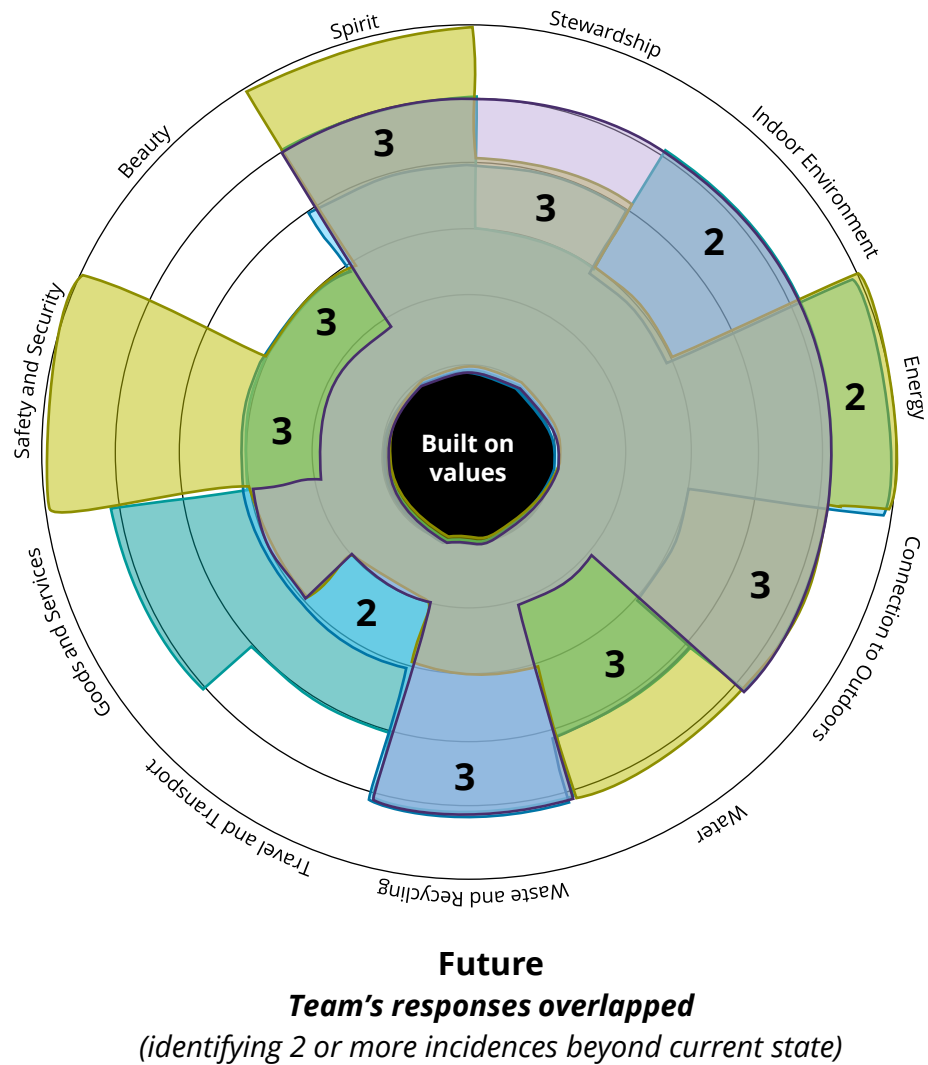
- Connection
- Community
- Legacy
- How the place made you feel
- Responsible



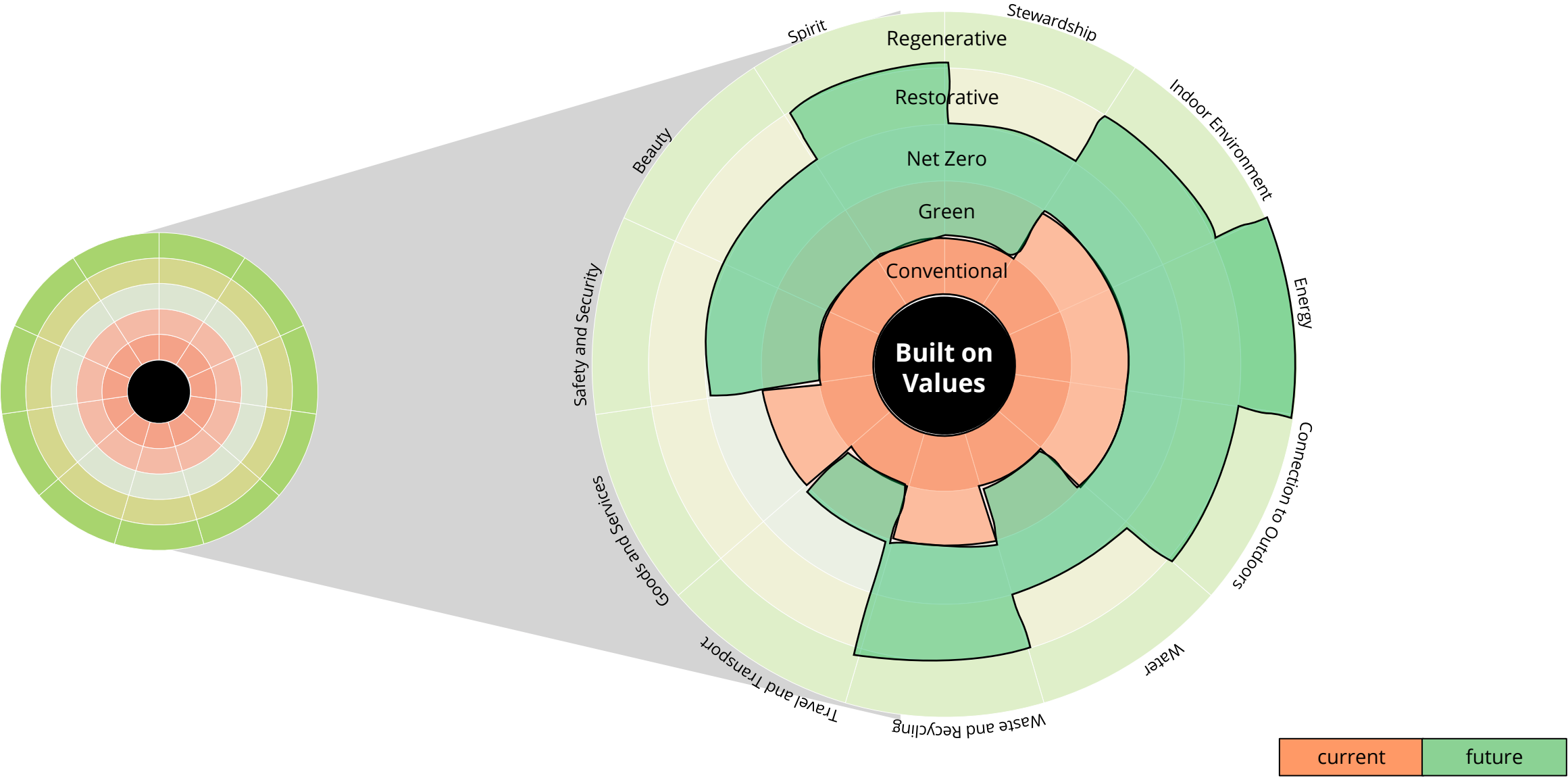
Source: <https://buildcorp.com.au/project/macquarie-university-clinical-education-building>



Current & Future stage



Buildcorp's Sustainability Lens: Future (20 years)



Stewardship

Our relationship with the land, to our communities (human and otherwise), and to the future generations of all – showing by our work that we are living our role as stewards

Sustainable development was defined in the World Commission on Environment and Development's 1987 Brundtland report *Our Common Future* as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.

Living in relationship with the land is the goal. As we move towards restorative and regenerative levels of performance, we seek to work in partnership with our ecosystems and each other, towards a thriving world for all.

For Buildcorp, this includes working to influence and reform policy and education, future proofing our projects through design, taking a whole of life approach to our portfolio, and building capability for ourselves and our clients to make positive change.



Indoor environment quality

The provision of comfortable places that encourage a healthy mental and physical state

People spend on average 90 percent of their time indoors. It is important to ensure a good indoor environment quality in both our workplace and the projects we deliver, as this has a direct impact on our health. Those most at risk are people with weak immune systems, including children and the elderly.

For both our offices and our projects, we will consider:

- Air quality, ventilation rates and natural ventilation
- Thermal comfort
- Daylighting
- External views
- Material selection
- Occupant control

to ensure our spaces promote health and wellbeing for our clients and our team.



Energy

Adopting an integrated, whole-of-life approach that considers both resource consumption and opportunities for energy production

The people we serve suffer disproportionately from rising resource costs. Buildcorp wants to do our part for the environmental benefit, in a way which reduces operating costs for our clients. If we can also reduce our own energy costs, we can free up those funds for core business.

This might mean a combination of:

- Avoid – reducing reliance on fossil fuels, sourcing energy from renewables and even advocating for this approach in bids and tenders.
- Investigate the alternative to provide a carbon neutral construction service for clients that are currently disclosing on these impacts.
- Reduce – include a value add in tender responses for general considerations for energy efficiency related to the construction stage of the project (i.e., air tightness).

In all the above, showcasing this work to provide an important awareness and educational opportunity for clients and the wider community.



Connection to Outdoors

Places that are in harmony with their ecosystems, and support the people who live there to be, too

Biophilia (literally, ‘love of nature’) is a hypothesis which suggests that humans possess an innate tendency to seek connections with nature and other forms of life. Biophilic design has been found to support cognitive function, physical health, and psychological well-being.

Buildcorp’s offices and projects provide the opportunity for clients to interact with nature and feel their connection to place. This could include:

- Prioritising views in office layouts, natural ventilation and daylight (when considering new spaces), and indoor/outdoor living spaces
- Promoting biophilic features in tenancies
- Exploring ways to educate clients on the importance of connection with nature
- Developing partnerships with companies from green infrastructure



Water

Adopting a water-cycle based approach that considers both resource consumption and opportunities for reuse, as well as amenity

Water is essential for life. Up to 60% of the human adult body is water. The body needs lots of water to carry out many essential functions, such as balancing the internal temperature and keeping cells alive. As a general rule of thumb, a person can survive without water for about 3 days. Australia is the driest inhabited continent in the world; 70% of it is either arid or semi arid land.

In acknowledgment of the preciousness of this resource, Buildcorp considers things like:

- Water efficiency – in the fixture's selection and landscaping choices for their offices and projects.
- Recycling and reuse – raise awareness on new builds where recycled water has not been considered to cover significant part of the toilet-flushing and irrigation demand.
- Water Sensitive Urban Design principles - raise awareness on new builds to reduce stormwater runoff, improve water quality, and improve the amenity and comfort of the urban environment.



Waste and Recycling

Changing the way we use things – moving from a linear model to a cyclical one.

Typically, our economies have functioned on a ‘use and discard’ model. This is not aligned with natural processes, and results in significant environmental impacts.

Buildcorp sees the opportunity for us to reduce or eliminate the creation of waste during construction of their projects and operation of their facilities, and end of life to conserve natural resources in the first instance, and to find ways to integrate waste into either an industrial loop or a natural nutrient loop to reduce waste to landfill.

This might include considering this as an objective during design, construction and operation phases for projects (e.g. waste (e.g. off cuts), and reduction of waste to landfill (e.g. recycling, repurposing); as well as reducing one-time-use materials (e.g. disposable food packaging) and embedding recycling practices to reduce our waste from offices and construction sites.



Travel and Transport

Sustainable and active transport choices reduce emissions, and increase health

- Buildcorp recognises that where we occupy offices can encourage walking habits due to the proximity of community services and other diverse uses. Such accessibility encourages wider community integration.
- It can also enable universal access and opportunities for attractive journeys to support the experience of 'moving through' open spaces as an experience rather than just getting from point A to point B.
- We also support clients' awareness of these options through helping them understand the community transport options available, and their use.



Goods and Services

Materials procurement and use in an environmental and ethical way that addresses resource efficiency, local sourcing and whole-of-life considerations.

- Sustainable and ethical procurement is part of Buildcorp's work to reduce our environmental impact and enhance economic and social benefits.
- To make ethical and environmentally sensitive choices aligned with our vision and values, we will consider things like recycled content, local-sourcing, modern slavery, durability, packaging, and disposal/re-use.
- For operations, this applies to office supplies and other materials for running our business.
- For projects, we can encourage these considerations in our specifications and design briefs and invite our design and construction teams to assist in improving our outcomes.



Safety and Security

The provision of comfortable places that encourage a healthy mental and physical state

Safety and Security is a key priority for Buildcorp. As the starting point for being able to begin again, our clients need to feel that their workplace will keep them safe; that they are protected.

It is also part of our responsibility as creators of buildings to ensure that the project will 'do no harm'– the materials are well-chosen, have no negative impact on human and ecosystem health. The Precautionary Principle guides all materials decisions when impacts are unclear.

In addition, Buildcorp could promote activities to encourage community-building to address social isolation, through outreach programs.



Beauty

To provide built outcomes that excite and delight

- As a society, we are often surrounded by ugly and inhumane physical environments. People and nature are connected and the connection to place, climate, culture and community is crucial to creating a beautiful building.
- The places and spaces Buildcorp builds should be inspirational and evoke a sense of beauty, happiness, delight, harmony and inspiration. The internal and external environments should be welcoming and adaptable to seasonal changes, and changes over the life of the client.
- The design and construction process should identify opportunities (i.e. biophilia, art) to integrate spaces and places with the natural environment and cultural heritage of the community.



Spirit

To provide outstanding homes that inspire and elevate the spirit of the occupants and the community

- There is a particular character to places, just as people are individuals. This inherent quality is to be honoured and expressed in each place. Seeing that is the first step – and then remembering that we are part of it and have a part to play. We belong to the places where we live; to experience this connection is essential to our health and wellbeing.
- This relationship is well-understood by the indigenous people of Australia, and Buildcorp is working with First Nations peoples through a recognition and their first reconciliation action plan to support our projects' ability to nourish and grow our understanding of working on Country.



Current state

Conventional

Green

Net Zero

Program / Initiative	Area	Safety and Security	Stewardship	Indoor Environment	Energy	Connection to Outdoors	Water	Waste & Recycling	Travel & Transport	Goods & Services	Beauty	Spirit
Internal Training and engagement – throughout	Operations											
Supply Chain: - Tracking as value add - Zero waste focus	Projects & Operations											
R&D In recycling	Projects											
Smiling Mind School programs	Outreach											
Compliance with Standards and Regulations	Projects & Operations											
Collaboration & Partnerships - Home4Life Consortium	Projects & Operations											
Policy Development and Reform	Projects & Outreach											



Future state

Program / Initiative	Area	Safety and Security	Stewardship	Indoor Environment	Energy	Connection to the Outdoors	Water	Waste & Recycling	Travel & Transport	Goods & Services	Beauty	Spirit
Water Harvesting and Recycling	Projects											
Carbon Neutral Construction offer	Projects											
Innovative, Resilient Design and Materials	Projects											
Recognising First Nations	Projects & Outreach											
Community Gardens and Composting	Projects & Outreach											
Whole of life approach	Projects & Outreach											
Net Zero Goal	Projects & Operations											
client User Guide	Projects, Outreach & Operations											



Implementation



Process

Collaborative

Success using this Framework relies on intense collaboration between the members of a team, and unified commitment to success.

As an example of this approach, the Agile method of project management is based on collaboration for enhanced results. The higher the level of alignment within the team, the greater the potential for results.



Mindset/Values

move towards learning organisation, learn through discovery, fail early, strive for continuous delivery, focus on value



Principles

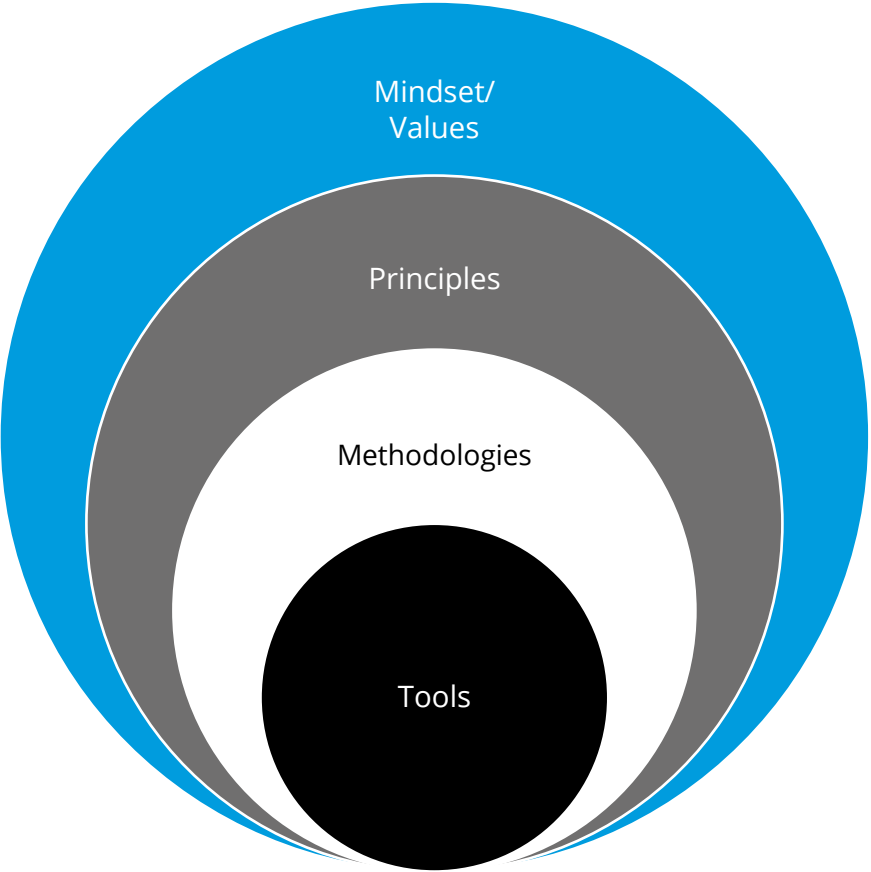
requires structural and cultural change, do just enough documentation/ team could be co-located



Methodologies/Tools

can be adopted in command and control situation and used within this context.

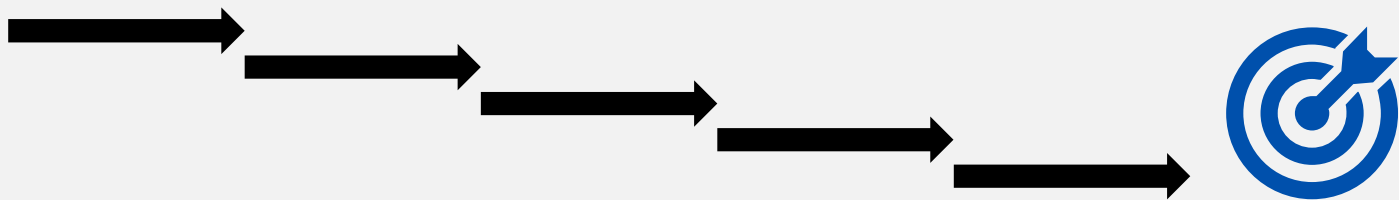
‘THE AGILE ONION’



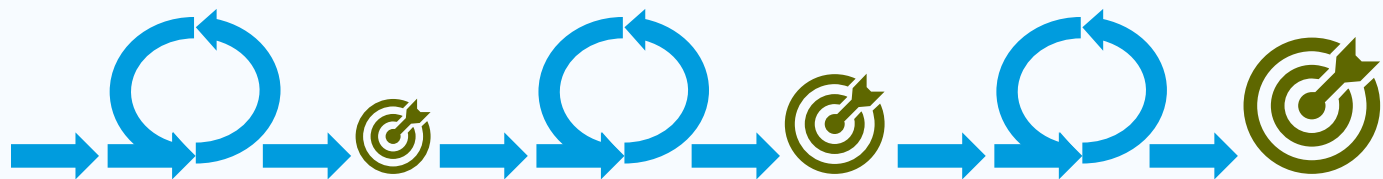
Process

Iterative

Traditional sequential, linear processes deliver an *outcome at the end*



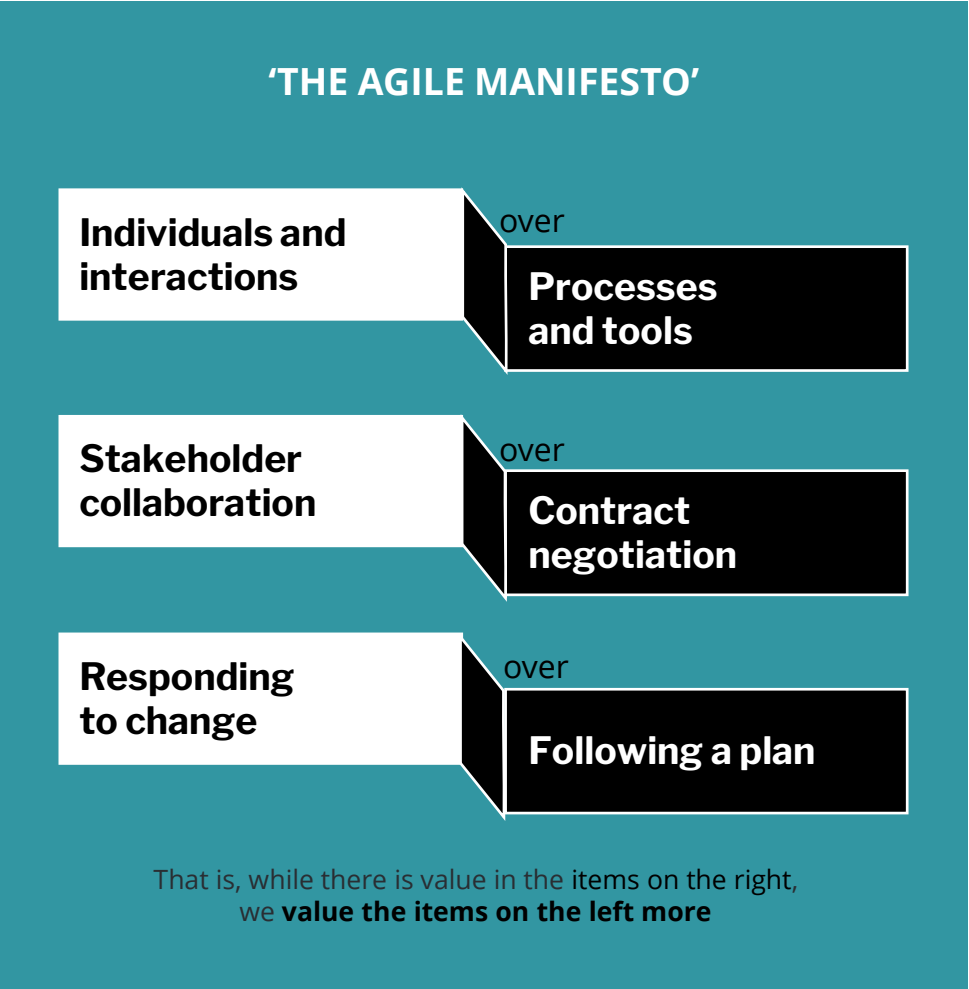
This Framework proposes the team structures their work based on *iterative delivery of outcomes*



Inclusive

The intent is that the team’s process for working together is in keeping with the systems outcomes the projects should deliver.

It is based on the belief that the most robust processes are created with a variety of stakeholders, and even though it seems counterintuitive, seeking out different perspectives early – and often - will increase the chances of a robust solution which reconciles numerous considerations into a coherent whole.



Next Steps

Strategy

Sustainability champions to deliver on key set of goals

Step 1 – now

Reduce scope 1 & 2 carbon emissions

- Investigate energy efficiency and building tuning programs
- Investigate solar PV opportunities for existing projects
- Purchase 100% Green Power Buildcorp facilities
- Investigate potential for electric fleet cars

Step 2 – next

Carbon neutral organisation

- Start to measure organisational scope 3 emissions and establish a procurement plan that focusses on a responsible supply chain
- Consider achieving carbon neutral organisation status certified through Climate Active that reduces Scope 1, 2 & 3 carbon emissions, and then offsets remaining emissions through purchase of nature-based Australian carbon credits with social and biodiversity co-benefits

Step 3 – future

Whole life carbon approach to delivered projects

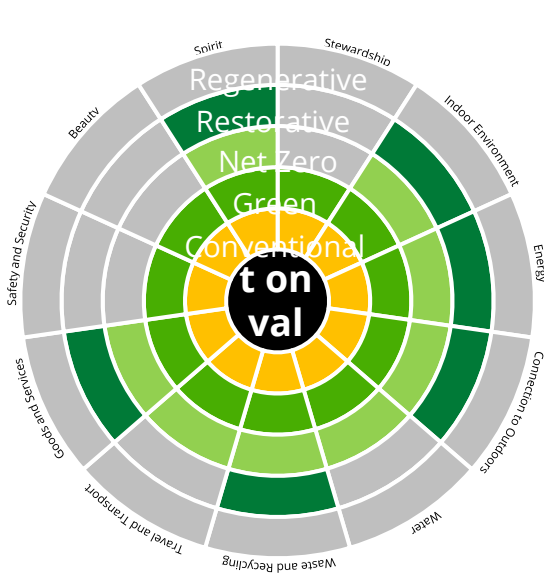
- Measure impacts of delivered projects through a commitment to undertake Life Cycle Analysis on projects
- Advocate for reduced whole life carbon through net zero buildings and reduced embodied carbon



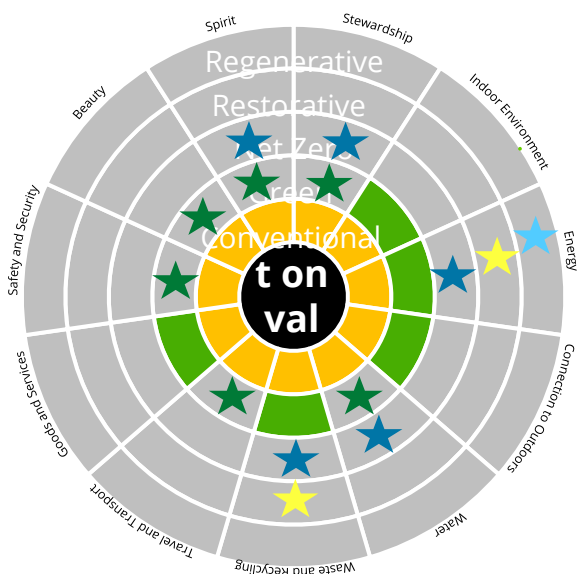
Appendix



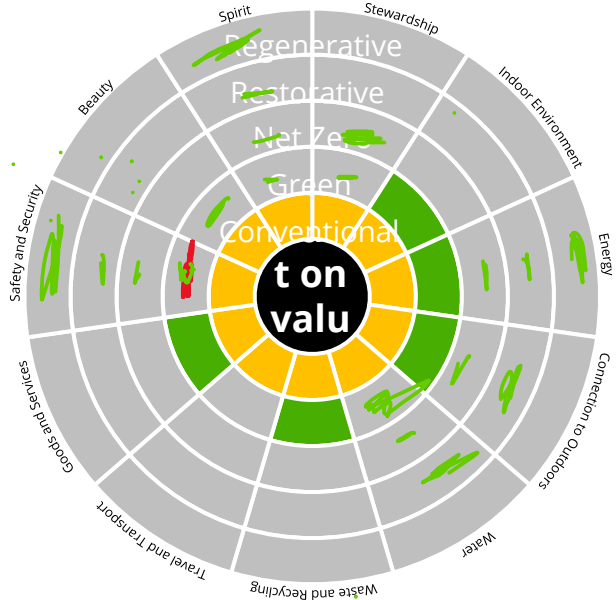
Buildcorp's Sustainability Lens: Future (20years)



Grace's team



Leah's team
Euroline/manufacturing



Hayley's team



Where do we want to be?

Stewardship How will we lead the way?	IEQ Indoor Environment Quality	Energy	Connection to Outdoors	Water	Waste & Recycling	Travel & Transport	Goods & Services	Beauty	Spirit
Actively promote, educate and encourage clients, staff and the general public at every appropriate opportunity. - Manufacturing	Expand Europanel acoustic product lines - Manufacturing Increase involvement in WELL projects to encourage clients to add WELLs certification to their jobs - Manufacturing	Increase solar panel qty to cover more usage - Manufacturing Update energy efficient factory lighting as new technology becomes available- Manufacturing	Introduce plants into office - Manufacturing	Provide company branded large water bottles for the factory, site & office - Manufacturing Keep waterways clean, dispose of face masks in correct bins & cut the strings, better yet engage recyclable mask companies reducing the 7.2tons of daily medical waste caused by the pandemic- Manufacturing	Actively promote & change large qtls of material to particle board so it can be used in the redirect wood recovery initiative. - Manufacturing Ensure all state of the art dust extraction systems and mulching waste is maintained & upgraded - Manufacturing	Carpooling to site from factory - Manufacturing Increased efficiency's reducing multiple trips to site by utilising on site storage facility & larger truck.- Manufacturing	Increased FSC certified product lines- Manufacturing	Advertising to clients how good a WELL's, FSC Certified & sustainable joinery & acoustic clad project can look. - Manufacturing	Host training sessions to involve factory staff and encourage individual accountability- Manufacturing

Responses from:
Manufacturing –
EUROLINE/EUROPANEL





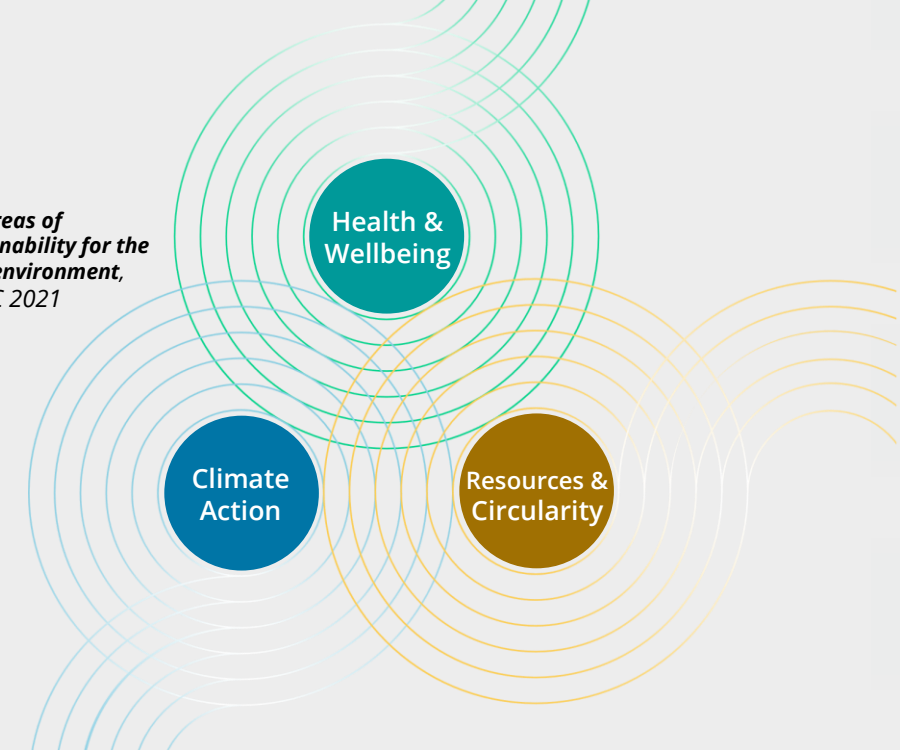
Why ESG

Urban built environment responsible for 75% of annual global greenhouse gases emissions, with buildings alone accounting for 37%

Cities and the construction sector are critical to the global goal to reduce GHG emissions able keep warming below 1.5°C above pre-industrial levels in line with **sustainability Commitments under the Paris Agreement**

Sustainable Development Goals (SDGs) as a foundation of strategy for the built environment to support global network to lead and drive transformative change in the sector across key areas

Key areas of sustainability for the built environment, WGBC 2021



Why companies are doing it?

- ✓ A global policy priority. Strongly growing ESG agenda among local project owners, project managers, and banks. *PwC Top policy trends 2021*
- ✓ Corporate sector is actively engaged in climate change and transitioning to a net zero emissions economy; Net Zero targets now cover two thirds of the global economy. *University of Oxford*
- ✓ Expanding suite of financing mechanisms to drive investment decision making and capital allocation around building low carbon and sustainable infrastructure, business practices and operating models. *Climate Bonds Initiative*
- ✓ Organisations with strong sustainability strategies perform better over time and is increasingly becoming a key consideration for future talent.



| Local context

Competitor Selection	Landing	General	Focus Areas	Reporting?	General Comments
	-	1	Env & Soc/HSE	-	Sustainability Report but with NO significant commitment
	x	2	Env(Suply) & Soc	Yes	No formal report, but good online statement and strong involvement, 5
	-	0.5	Soc- Charity	-	No data available, standard diversity and Reconciliation
	-	0	-	-	No data available, limited to associations
	-	0	-	-	No data available, online statement
	-	1	Soc	-	CSR Section, but NO plan
	-	0	-	-	No data available
	-	0	-	-	No data available
	x	2	Env & Social/ Diver:	Yes	No data available
	-	0	-	-	No data available

