

7★

NATHERS RATING

30%

LESS ENERGY USE

26%

LESS WATER USAGE

50kW

SOLAR PEAK OUTPUT

Did you know that Golden Sedayu and DKO Architecture are setting a benchmark for sustainability, energy efficiency, and climate resistance for Somerset Residences?

With an average 7-star NatHERS rating, the premium apartments are designed for superior thermal comfort, lower energy use and reduced running costs, and exceed the 6.0-star minimum standard. The NatHERS rating is central to the sustainable design and delivery of this iconic development.

Once complete, Somerset East and West are anticipated to consume around 30% less energy and use 26% less water than typical Australian buildings, delivering savings for you and the environment.

HEATING, COOLING & HEALTHY DESIGN

- Excellent access to natural light through strong passive design
- High performance double-glazed energy efficient facade
- Cross-ventilation principles applied throughout
- Thermal comfort as per Building Code of Australia
- Comfortable noise levels through impact resistance floors and acoustic
- Operable windows

WATERWISE FIXTURES

- Incorporation of water efficient fixtures and building systems
- Kitchen / laundry mixer — 5 star WELS
- Dishwasher — 4 star WELS
- In-wall bathroom mixer — 5 star WELS
- Dual shower set — 3 star WELS
- TECE cistern 4.5/3L dual flush — 4 star WELS
- Water efficient landscape and irrigation systems

LOW EMISSIONS

- Ultra-low Volatile Organic Compound paints, plasters, joinery and carpets to improve air quality
- Embedded meter network with occupant analysis and self check functionality
- Overall greenhouse gas reduction by design

ENERGY EFFICIENT SERVICES

- LED and energy efficient lighting throughout
- Each building will have a solar power system capable of generating up to 50kW of electricity
- Motion sensors in all common areas
- Metering and monitoring of building services
- All-electric hot water, heating and cooking

ACTIVE & GREEN TRANSPORT

- Design features reduce the impacts of transport
- Secure bicycle parking and repair station
- EV boards on each level and charging bays provided for visitors at ground level
- Convenient bus and train connections nearby
- Walkable neighbourhood with access to retail, dining, and parks

SUSTAINABLY SOURCED MATERIALS

- FSC-certified structural timber and flooring
- Responsibly sourced steel and building materials
- GECA-certified carpets and Laminex joinery
- Sustainable procurement throughout lifecycle