

## Consultant Advice Notice

<b>Project:</b>	SSD-10439 Waterloo Metro Quarter Development – Building 2	<b>Project No.</b>	1024873
<b>Subject:</b>	Response to Submission CoS 65, 66 and 67	<b>Doc No.</b>	RPT-005
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<b>Attention:</b>	Mirvac Development	<b>Revision:</b>	C

This Consultants Advice Notice has been prepared to provide a response to the City of Sydney's Response to Submission item 65, 66 and 67 (as follows).

Comment	Cundall response
<p>65. General - The SEARs require the development to demonstrate national best practice in sustainable development which the City strongly supports. While the developer has made many important commitments in line with the SEARs, in some instances exceeding minimum targets and incorporated many other key targets to reflect current best practice, the City sees potential to advance sustainable outcomes.</p> <p>66. Green Star - For example, while the SEARs requires the development to achieve a 5 Star Green Star using the Design and As-Built Rating Tool, the City encourages the applicant and DPIE to move to the new Green Star Buildings tool.</p>	<p>The development is consistent with SEARs requirement and is committed to achieving a 5 Star Green Star v1.3 rating, exceeding minimum targets in some instances and incorporating many other key targets to reflect current best practice for sustainable building design.</p> <p>The development team is currently engaged in a process of reviewing design and construction pathway impacts of achieving either a 6 star Green Star Design and As-Built v1.3 rating or a 5 star Green Star New Buildings tool.</p> <p>As there are multiple design and construction impacts to increasing the current commitment, sufficient due diligence is needed to ensure the pathway impacts are accommodated. This due diligence is intended to be undertaken post-approval in line with the design and construction activities.</p>
<p>67. The table below provides an overview of the City's response to key sustainable targets and outcomes proposed in the applications:</p> <ul style="list-style-type: none"> <li>▪ The City supports the energy ratings scores and methodologies used to achieve these efficiencies.</li> </ul>	<p>The development team is committed to the achievement of the following:</p> <ul style="list-style-type: none"> <li>▪ The use of the nominated energy ratings scores, to be refined as the design progresses.</li> </ul>
<ul style="list-style-type: none"> <li>▪ The provision of 30kW of solar PV and electric heat pumps for domestic hot water systems is supported.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The installation of a solar PV system and electric heat pumps with thermal storage for domestic hot water.</li> </ul>
<ul style="list-style-type: none"> <li>▪ The City acknowledges the insulation mark-ups on plans being good practice and should be maintained on any future amended plans.</li> </ul>	<ul style="list-style-type: none"> <li>▪ A continuation of insulation mark-ups for any amendment plans.</li> </ul>
<ul style="list-style-type: none"> <li>▪ The size and capacity of the PV array must be clearly stated on the plans. While the ESD report states that the 30 kW capacity is subject to final review, this should be conditioned as a minimum provision.</li> </ul>	<ul style="list-style-type: none"> <li>▪ A solar PV system with a suitable capacity utilising the key roof areas. The current design is estimated at 30kW, further design works are required to ensure this array size can be safely incorporated, providing suitable maintenance access.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Rainwater harvesting and use for landscaping, vehicle washing, and toilet flushing is supported.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Rainwater harvesting for irrigation, vehicle washing and toilet flushing in communal amenities.</li> </ul>
<ul style="list-style-type: none"> <li>▪ The capacity of the retention tank and connections should be noted on the plans.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The rainwater retention tank and connections. The total size of the rainwater retention tank and connections are still under design development and cannot be confirmed until the extent of roof areas, hardstand and rain gardens are coordinated with plant and equipment.</li> </ul>