

Consultant Advice Notice

Project:	SSD-10440 Waterloo Metro Quarter Development – Building 1	Project No.	1024873
Subject:	Response to Submission CoS 65, 66 and 67	Doc No.	RPT-006
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Attention:	Mirvac Development	Revision:	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 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"> As the developer has committed to off-site renewable electricity for the base building, the City requests that the proponent commit to 5.5 Star NABERS Energy via on site initiatives (as they have already done) and NABERS 6 Star achieved via offsite renewable energy power purchase commitment. 	<ul style="list-style-type: none"> The development team is committed to achieving a 5.5 star NABERS Energy rating with a Commitment Agreement to be entered for this rating. The achievement of the 5.5 star NABERS Energy rating will be achieved through the used of energy efficiency and on-site renewable energy. Off-site renewable energy will be utilised for the remaining power needs however due to the ruling around the types of recognised renewable energy a 6 star rating may not be achievable. The NABERS rules only allow for GreenPower to contribute to the NABERS rating. However, the development team or operator may utilise a Power Purchase Agreement (PPA) (or similar) to deliver off-site renewable energy, which would not be recognised under NABERS.
<ul style="list-style-type: none"> The minimum 99kW PV system is supported in addition to all other energy efficiency measures indicated in the relevant report. 	<ul style="list-style-type: none"> 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.
<ul style="list-style-type: none"> All water efficiency measures are supported. 	<ul style="list-style-type: none"> 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. The development team are committed to the achievement of all other water efficiency measures.