

27th February, 2012

The Director-General
Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Mr Alan Bright

Dear Mr Bright



Central Park - Sustainability Requirements Modifications

We are writing to request modifications to the Central Park concept plan approval and individual project approvals for Blocks 1&4, Blocks 5A&5B and Block 2 that have been approved under Part 3A of the *Environmental Planning and Assessment Act 1979 (NSW)* (EP&A Act).

The modifications seek to amend the various conditions relating to Green Star ratings being condition B12 of the concept plan approval, B31 for Blocks 1&4, B25 for Block 2 and B27 for Blocks 5A & 5B.

The reason for the modifications relate to the uncertainty surrounding the wording of the above conditions particularly in circumstances where Frasers does not have control over the Green Building Council of Australia (GBCA) certification process.

As a historical matter, the current conditions were drafted at a time when the GBCA was to develop a 6 Star precinct tool. That precinct tool has never been fully developed and could only be applied to precincts rather than individual buildings. It was not envisaged for Frasers to obtain a 6 Star Green Star rating for individual buildings on a stand alone basis but only within a then forecast Precinct Tool. As the buildings continue to be constructed and the time draws near for occupation certificates to be issued, the uncertainty surrounding these conditions needs to be addressed.

The modifications seek to provide certainty to all stakeholders that Frasers can achieve a high Green Star rating given the nature of the site and Fraser's commitment to deliver 5 Star Green Star ratings for all eligible buildings. Frasers also remain committed to providing those site wide infrastructure elements including Tri-generation and Water Recycling.

We set out those modifications on the attached. We look forward to receiving the Department's modifications and should it be necessary, we can a meeting to clarify our position.

Yours Truly

For and on behalf of Frasers Broadway Pty. Ltd.



Michael Goldrick

Project Director

The proposed modification of the concept plan approval

- 1 It is requested that the concept plan approval should be modified as follows:

"Add the following definition to Schedule 1 Part C"

Green Star Rating means a rating that is available at the time the Director-General's requirements are issued for each project application for an eligible new building from the Green Building Council of Australia.

Delete condition B12 and replace with the following:

Future Project Applications for all new buildings (not being existing buildings in relation to which works are carried out) are to be designed so as to achieve a "Design" 5 Star Green Star Rating."

Proposed modification of the project approvals

- 2 It is requested that each of the project approvals be modified as follows:

"Add the following definition:

Green Star Rating means a rating that is available at the time the Director-General's requirements are issued for each project application for an eligible new building from the Green Building Council of Australia.

Delete condition [B31 (MP08_0253), B27 (MP09_0041), B25 (MP09_0078) and replace with the following:

All new buildings (not being existing buildings in relation to which works are carried out) that are approved for construction under this approval are to be designed so as to achieve a "Design" 5 Star Green Star Rating.

Certification that a "Design" 5 Star Green Star Rating has been achieved is to be provided to the Certifying Authority prior to the issue of the first occupation certificate for each relevant building."