

18 November 2014

File No: 2014/500851
Our Ref: 2014/500851-05

Teille Whiteman
NSW Department of Planning and Environment
22-33 Bridge Street
Sydney NSW 2000
teille.whiteman@planning.nsw.gov.au

Dear Teille,

RE: Notification of Section 96 (1A) Application Commercial Building C4 fit-out, Barangaroo South (SSD 5582 MOD 1)

Thank you for the opportunity to review and respond to the Section 96(1A) application for the Westpac Group Commercial Building C4 Fitout at Barangaroo South.

The proponent has requested changes to remove the requirement to achieve a 5-Star NABERS energy rating for the Westpac tenancy fit-out works. The City is concerned that the proposed modifications will limit the sustainability performance of the building and possibly set a negative precedent for other buildings in the Barangaroo precinct. The City objects to the deletion of Condition F10 on the following grounds:

1. The energy use and carbon emissions from a tenancy contribute up to 50% of the impact for the overall building (base building services plus tenancy). A decrease in tenancy efficiency would have a material and negative impact on the overall environmental performance of the building.
2. Performance at 5-Star NABERS is partly about physical design and choice of technology. It is also about set-up, commissioning and behaviour. Good design does not lead to great performance on its own. A NABERS rating measures performance not design and is the clear method to confirm that the performance benchmark has been met.
3. Westpac and Lend Lease have reputations for good sustainability practice. Not achieving a high NABERS rating for their commercial tenancy would be at odds to their reputation and general commitment to best practice sustainability measures.
4. It is also noted that Green Star measures design and as-built aspects, not performance. Whilst their commitment to a 6-star green star rating is to be commended, it does not on its own guarantee great environmental performance once the building is occupied.

Should you wish to speak with a Council officer about the above, please contact Marie Ierufi, Planner, on 9246 7566 or at mierufi@cityofsydney.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G Jahn', with a large, stylized initial 'G'.

Graham Jahn AM
Director
City Planning | Development | Transport