

09 September 2025

Enquiries: Tianlu Yang (Stantec)
Project No: 29212

Attention: Jamel Sadiki (Built)

**RE: Sandstone Precinct – Lands Building OC
NABERS Assessors Qualifications Statement**

Stantec confirms that the author of the report referenced below is a suitably qualified consultant with NABERS Assessors qualifications.

As a suitably qualified consultant (NABERS Assessor qualifications appended), and as detailed in the Predicted Energy Performance Report (rev 5), I confirm the development:

1. has been completed and assessed in accordance with the NABERS Energy Commitment Agreement and is capable of achieving a minimum 2 Star NABERS energy rating for hotels.
2. is capable of achieving a total energy use intensity target of 245kWh/yr/m² in accordance with City of Sydney's Planning for net zero energy buildings report hotel target (Condition B26) and delivers the water mitigation measures in Condition B25".

Please refer to the *Sandstone Precinct, 23-39 Bridge Street, Sydney – Predicted NABERS Energy Assessment Report* (Rev. 05 dated 04th of August 2025) prepared by Stantec for more information.

Yours sincerely

Stantec Australia Pty Ltd



Tianlu Yang
Senior Sustainability Engineer

NABERS Energy Accredited Assessor, Accreditation number 91117

BEng, University of Nottingham



Tianlu Yang

Senior Sustainability Engineer

11 years of experience · St Leonards NSW, Australia



Tianlu completed his Bachelor's degree in Architectural Environmental Engineering at University of Nottingham in 2014. He joined WGE (now part of Stantec) Sustainability team in 2014 and from the very start demonstrated his passion for energy and sustainable built environment. Tianlu has experience in building energy efficiency analysis, code compliance, building energy modelling across a wide range of sectors, including residential, education, healthcare and commercial buildings.

In Stantec, Tianlu's main role is to provide comprehensive technical modelling and calculation of energy, lighting, sound, water, comfort, carbon to assist the project engineer to deliver a sustainable solution to clients.

EDUCATION

Bachelor of Engineer, Architectural Environmental Engineering, University of Nottingham, 2014

MEMBERSHIPS

Green Star Accredited Professional, Green Building Council of Australia, 2022 - Present

Accredited Assessor, National Australian Built Environment Rating System, 13/6/2025 - 13/6/2026

PROJECT EXPERIENCE

SPORTS & RECREATION

Optus Stadium | Multiplex Australasia Pty Ltd | Perth, Western Australia, Australia | 2014-2017 | ESD Engineer

Tianlu was involved in most of the ESD scopes of this project from concept to detailed design such as section J compliance, sustainable building design consultation and benchmark green star pathway exploration. The project is quite complex due to frequently coordination with Architects and in-house building services design teams. Tianlu contributed to the passive design of the building envelope through IES VE building energy simulation, daylight modelling and thermal comfort analysis, especially for the lounge and function room.

RETAIL

Midland Gate Shopping Centre Expansion | Vicinity Limited | Perth, Western Australia, Australia

Green Star

Bunnings Stores – New & Extensions VIC, NSW, SA, WA, NT, TAS & NZ | Bunnings / H. Troon | Across Australia and New Zealand, Across Australia and New Zealand

Bunnings Pymble Warehouse, Green Star

Woolworths Chatswood East

Green Star

HOSPITALITY

One Alfred St, Circular Quay | Lendlease | New South Wales, Australia

Tianlu conducted overall J1V2 analysis to help clients reduce unnecessary building envelope insulation significantly but still achieving the best practice indoor thermal comfort and energy efficiency of building to Green Star benchmark.

Sydney Fish Markets - The Bays | 3XN Australia Pty Ltd | New South Wales, Australia

Tianlu's role encompassed overseeing Section J compliance. Additionally, Tianlu contributed to the project's Green Star certification by integrating sustainable design principles, optimising resource use, and enhancing the overall environmental performance of the building, aligning with the project's vision for a greener future.

HERITAGE

Sandstone Precinct (Lands and Education Building) | Pontiac Land (Australia) Pty.Ltd. | Sydney | AUD \$600M

Tianlu coordinated with multiple stakeholders and conducted several innovative performance solutions to assist the most complex iconic heritage building to achieve its Section J sustainability requirement and NABERS targets.

Wentworth Point High School | Wentworth Point, New South Wales, Australia | 2023 | Senior Sustainability Engineer

Tianlu was responsible for high-level analysis of the proposed building fabric minimum requirements for Section J compliance. Several shading options were also studied for improvement on energy performance.

TAFE Eagle Farm Advanced Manufacturing Facility | TAFE Queensland Eagle Farm Campus, Kingsford Smith Drive, Eagle Farm QLD, Australia | 2023-2024 | Senior Sustainability Engineer

Tianlu played a pivotal role in the early stages of the project, focusing on high-level Green Star Building design and specifications. This included conducting energy and daylight simulation analyses.

COMMERCIAL

105 Phillip Street – Parramatta, NSW

Green Star; NABERS

4 Parramatta Square | Built Holdings Pty Ltd | New South Wales, Australia

Green Star; NABERS

Warada on Walker – 63-83 Walker St, North Sydney

NABERS

Elizabeth Quay redevelopment | Metropolitan Redevelopment Authority | Perth, Western Australia, Australia

Green Star