

Ref:11017

23 March 2011

Director General  
NSW Department of Planning  
GPO Box 39,  
Sydney NSW 2001

Attention: - Karen Rae – Planner - Metropolitan & Regional Projects North

Dear Karen,

**RE: Additional Modification to Section 75W Application for MP 008\_0043  
Honeysuckle Central**

Reference is made to the recent email to Cameron Sargent dated 22 March 2011 in relation to further modifications required to MP 008\_0043 which are to be included within the current Section 75W application with the Department.

The additional modification relates to Condition B10 of the major project approval and also to the Statement of Commitments within Schedule 3. As the proponents aspiration was to ensure the development achieved the maximum green building rating targets during the major project approval stage, the detailed design has shown that the target rating of 5 Star Green Star is not able to be achieved. In this respect, to ensure ESD principles and NABERS targets are continued, we submit a revised ESD and NABERS report for the development. Please refer to **Attachment A**.

The revised ESD report is consistent with Green Building Rating Targets along with energy, water, indoor environmental quality and environmental initiatives however we seek to have the consent

amended to reflect that a 5 Star Green Star rating is unachievable. The following is the current conditions which require a minor modification.

Condition B10 presently states the following:

*B10 ESD*

*The development will achieve the following green building rating targets:*

- *4.5 Star NABERS Energy*
- *5 Star Green Star rating*

The Statement of Commitments within Schedule 3 presently states the following:

*ESD*

*The development will commit to achieving the following green building rating targets:*

- *4.5 Star NABERS Energy*
- *5 Star Green Star rating*

The amendments required to the above are as follows:

*Condition B10 ESD*

*The development will achieve the following green building rating targets:*

- *4.5 Star Base Building NABERS Energy*
- *Aspirational application of the intent of the Green Star initiatives*

*Statement of Commitments within Schedule 3*

*The development will commit to achieving the following green building rating targets*

- *4.5 Star Base Building NABERS Energy*
- *Aspirational application of the intent of the Green Star initiatives*

A comprehensive review of the Green Star Initiative has been undertaken with the following key information considered from the Green Building Council of Australia:

- Green Star is a comprehensive, national, voluntary environmental rating system that evaluates the environmental design and construction of buildings.
- Green Star has established individual environmental measurement criteria with particular relevance to the Australian marketplace and environmental context.
- The nine categories included within all Green Star rating tools are:
  - Management
  - Indoor Environment Quality

- Energy
  - Transport
  - Water
  - Materials
  - Land Use & Ecology
  - Emissions
  - Innovation
- 
- The above categories are divided into credits, each of which addresses an initiative that improves or has the potential to improve environmental performance. Points are awarded in each credit for actions that demonstrate that the project has met the overall objectives of Green Star.

Despite the aspiration to have a 5 Star Green Star for MP 08\_0043, this has been assessed within the detailed design stage as unachievable and therefore an amendment to the major project approval is sought, as detailed above.

Should you have any queries in relation to the modification, please do not hesitate to contact our office on (02) 4991 4793.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Leathley', written over the printed name.

Stephen Leathley

**Planning Director**

**Insite Planning Services Pty Ltd**

## ATTACHMENT A





**Colin Shears and  
Associates Pty Ltd**

**Mechanical Building Services  
Consulting Engineers**

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16 March 2011

Ref: J371

BUILDEV / EUREKA FUNDS MANAGEMENT  
Level 3, 28 Honeysuckle Drive  
Newcastle, 2300

Attn: Tom Elliot

**RE: *Honeysuckle Central Newcastle*  
*NABERS, ESD***

Dear Tom,

We have been commissioned as ESD and NABERS Consultant on the above project. The following is a summary of the ESD initiatives that are proposed to be incorporated into the base building design of the development at Lot 25 Honeysuckle Drive.

**Green Building Rating Targets**

- 4.5 Star base building NABERS Energy; and
- Aspirational application of the intent of the Greenstar initiatives.

**Energy**

- High efficiency Variable Refrigerant Volume air conditioning system with Heat Recovery capability on the refrigeration system;
- Allowance for heat recovery ventilation systems to recover heat / cool from relief and exhaust air and precool/preheat fresh air entering the building;
- High performance façade including multi element external shading devices to reduce solar gain and / or glare on each facade, plus use of performance glazing on all glazed areas, to be optimised through computer modelling and simulation;
- 5 Star hot water heating system which may be solar or gas or a mixture;
- Consideration of on-site generation for peak load reduction and renewable energy generation;
- Use of natural ventilation louvres on all above ground car parking levels as opposed to mechanically forced ventilation;
- Lighting control system incorporating daylight sensing dimming control on perimeter zones;
- High efficiency best practice lighting with T5 fluorescent battens and electronic ballasts;
- After hours zone control for HVAC services and lighting;
- All intermittent occupancy areas equipped with PIR sensors for HVAC and lighting control.
- Sub-metering of energy use.

## **Water**

- Use of air cooled air conditioning plant (VRV) to reduce cooling tower water consumption;
- Low flow plumbing fixtures for all shower and tap outlets;
- Dual flush WC's and ultra-low flush volume urinals;
- Rainwater harvesting storage and reuse;
- Consideration of use of fire testing water storage and re-use;
- Sub-metering of water use.

## **Indoor Environmental Quality**

- Provision of dedicated tenant exhaust riser for printing and copying room exhaust systems to be fitted as part of the tenant fitout;
- Provision of 50% increase in outside air ventilation rates over the AS1668.2 minimum requirement;
- Specification of low VOC paints, adhesives, carpets and sealants;
- Specification of low formaldehyde composite wood products;
- Active humidity control in the space and ductwork for mould prevention;
- Extensive natural daylight levels in all areas and provision of long distance views to reduce eyestrain;
- Provision of solar shading devices on perimeter areas to reduce glare.

## **Environmental Initiatives**

- Elimination of cooling towers for air conditioning of the base building;
- Extensive deep soil landscaping to improve the ecological value of the site over the current condition;
- Control of external lighting to reduce impacts on neighbours and contribution to 'sky glow';
- Endeavour to provide Shell and Core or Integrated delivery approach to minimise waste during fitout;
- Use of recycled structural steel where possible;
- Use of recycled aggregate and industrial waste component (fly-ash) incorporated into cement content;
- Use of Forest Stewardship Certified sustainable timber sources where possible;
- Reduction of PVC usage through the use of alternative piping and cabling materials;
- Provision of cycling spaces and associated lockers and showers for approximately 5% of the building staff;
- Reclamation and remediation of contaminated land on-site;
- Recycling of construction waste;
- Use of refrigerants with zero Ozone Depletion Potential; and
- Use of insulation, which avoids the use of ozone depleting substances in manufacture and composition.

Yours Faithfully,



Colin Shears Director  
Colin Shears & Associates Pty Ltd



## Company and Proposed personnel CV

### ***Colin Shears and Associates***

#### **Colin Shears**

Director

Colin Shears and Associates Pty Ltd

BE Mech, MIEAUST, MAIRAH,

30 years Consulting Building Services experience.

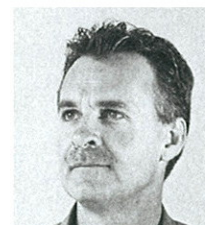
NABERS Accredited Professional

AIRAH Energy Auditor

Specializing in:

- Air conditioning and ventilation.
- Controls
- ESD and Energy audits

Residential, Commercial, Institutional, Industrial, Hospitals, laboratories, Museums, Retail, fitouts, refurbishments.



### **Contact info:**

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### **Project list:**

The following represent a small snapshot of the breath and depth of project experience.

Project category	Project
Industrial	Jubilee Ave Warriewood 20,000 sqm factory/office
	Aeropack factory/office Fairfield 10,000 sqm incl hazardous labs
Halls	Griffith Civic Centre
Institutions	Powerhouse Museum Ultimo and Castle Hill
	Australian Museum
ABGR, BASIX, Nathers, Energy	Hurley St Surry Hills, O'Riordan St Mascot, Australian Museum
	BASIX Domestic and multi. 50 seniors apartments Castle Cove
Multi Residential	50 seniors living apartments Castle Cove
	New South Head Rd Vacluse 8 floor
Prestige domestic residential	Multiple in Balmoral, Cremorne, Mosman, Hunters Hill, Northbridge.
Commercial	Albert Ave Surry Hills 8 storey office building
	O'Riordan St Mascot 10 storey new office building
	Nichols St Surry Hills
Heritage	Sydney Harbour Federation Trust Mosman/Cockatoo Is
Commercial refurbishments	115 Pitt St Sydney 10 floor major refurbishment
	40 Yeo St Neutral Bay 3 storey major refurbishment
Schools/laboratories	College Belle Vista/ Aeropack Fairfield
Hospital/medical	St George Hospital Cancer Care
Hotel/Bar	World Square Pub 4 levels incl restaurant, nightclub, gaming and lounge bars
	Ingelburn RSL refurbishment