

The Director General
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Mark Brown, Amy Watson

Dear Sir/ Madam,

RE: THOMAS STREET CAR PARK SITE CHATSWOOD MP09_0066 MOD 12. REQUEST TO REMOVE CONDITION 16. Council Ref: S090002

I refer to the Department's notification of Modification 12 to MP09_0066 lodged by Karimbla Construction Services (NSW) Pty Ltd requesting deletion of Condition B16. Condition B16 requires the commercial component of the development to achieve a 5 Star Green Star Rating. Council's notes that the justification is because the subject building has changed to serviced apartments.

The Department is advised that Council objects strongly to the proposed removal of the condition. The serviced apartment tourist accommodation was deemed to remain as the commercial component of the development when consideration of the modification changing the building from office uses to tourist accommodation.

At the moment Green Star rating systems are available for serviced apartment tourist accommodation by use of the Green Star multi-unit residential tool.

However, the new Green Star rating tool called "Green Star – Design and As Built" can be applied to any building type. By October this year all existing sector based rating tools will be combined into this single rating tool. The Green Building Council is already taking registrations for application of the new rating tool.

Council, therefore, would support an amendment of Condition B16 to require:

Certification is to be provided to the Certifying Authority (with copy to the Department) by the Green Building Council of Australia, indicating that the commercial (serviced apartment tourist accommodation) component of the development achieves a 5 Star Green Star rating. This certification is to be submitted prior to the issue of the relevant Construction Certificate.

Yours faithfully,



Greg Woodhams
ACTING GENERAL MANAGER