

Your ref
Our ref 2477747
File ref ESDTB/DA/002

ARUP

Ashleigh Ryan
Urbis
Level 23, Tower 2, Darling Park
201 Sussex Street
Sydney
NSW Australia 2000

Level 10 201 Kent Street
PO Box 76 Millers Point
Sydney 2000
Australia
t +61 2 9320 9320
f +61 2 9320 9321
gladys.so@arup.com
www.arup.com

09 March 2017

Dear Ashleigh,

**Wanda Sydney Tower B
Response to CoS Comment on Ecologically Sustainable Development
DA NUMBER D/2016/1529**

We are writing in respond to comments received on the 24th of February 2017 from the City of Sydney regarding DA Number D/2016/1529 on Ecologically Sustainable Development.

We agree that ventilation and lighting for car parking are energy intensive, which could have major impact in achieving the energy target for BASIX. Please note that the amended BASIX Certificate submitted with the proposed modification to Tower A (D/2015/883/C) includes a car parking area of 10,269m². Together with the lift services which are also energy intensive for high rise residential development, Tower A has incorporate both co-generation and photovoltaic panels to meet the BASIX energy target. Therefore, the negligence of car parking in Tower A is not true, and consequently, it would not have negative impact on the Cumulative Environmental performance of Tower A and Tower B.

In regards to the ESD credential for Tower B, an equivalent performance of a 5 Star Green Star development has been proposed at the design competition stage and has remain consistent throughout the design development. As Green Star addresses the design, construction and practical completion stages of the building lifecycle, the improvement of ESD credential could be improved at the operation stage for Tower B. EarthCheck is the world's leading scientific benchmarking certification group for the travel and tourism industry and is best suitable for Tower B to benchmark its operation against other hotels during operation stage. As such, Tower B will target to be certified under EarthCheck Company standard for the operation phase.

Yours sincerely



Gladys So
Senior Engineer