

ETHOS URBAN

Our Reference: 218990
Department Reference: SSD 9670
28 September 2021

Jim Betts
Secretary
Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2000

Attention: David Gibson (Team Leader, Social and Infrastructure Assessments)

Dear David,

**RE: REQUEST FOR EXTENTION OF TIME TO COMPLETE CONDITION E8
WSU INNOVATION HUB – 2-6 HASSALL STREET, PARRAMATTA (SSD 9670)**

Ethos Urban write on behalf of Western Sydney University and Charter Hall, as joint developers of the above development. Consent SSD 9670 provides requirements for ecologically sustainable development certification under Condition E8, which is provided as follows:

“Ecologically Sustainable Development

E8. Within six months of commencement of operation, unless otherwise agreed by the Planning Secretary, Green Star certification must be obtained demonstrating the development achieves a minimum 5 star Green Star Design & As Built rating. Evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.”

The first stage of the development being the Basement to Level 6, Rooftop and Public Domain areas was issued an Occupation Certificate commencing from 1 July 2021. The second and final stage of the development, being Level 7 to Level 17, was issued an Occupation Certificate commencing from 27 August 2021.

The project team's sustainability consultant, Floth, advises that as the Green Star certification relates to the whole 'base building' i.e. that approved by this SSDA, the Green Star As-Built submission is unable to be commenced in earnest until after the final OC. This is because the final as-built drawings, commissioning data and other inputs are required to inform the submission. Whilst the building commenced staged operation from 1 July 2021, the project team have been unable to commence the certification process with the GBCA until early September 2021.

Floth advises in their experience, a reasonable timeframe for the GBCA to process the application to secure a Greenstar As Built rating can take up to 12 months from submission. This timeframe is likely to be exacerbated by impacts of COVID-19 which are presently being experienced in the industry generally by delays of up to 3 months.

Accordingly, we request the Planning Secretary's agreement to extend the timeframe to satisfy submission Condition E8, relating to the submission to DPIE of the Green Star certification documentation, to demonstrate the development achieves a minimum 5 star Greenstar Design and As Built rating, by a deadline of 27 November 2022.

We trust this request is satisfactory and meets with your agreement. Should you wish to discuss, please do not hesitate to contact the undersigned.

Sincerely,



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