



16th January 2020

The Planning Secretary
Department of Planning, Industry & Environment
320 Pitt St
Sydney, NSW 2000

Attention: Megan Fu
Project: Nihon University Newcastle Campus - SSD 9787
Re: Conditions of Consent B6 and F12

Dear Megan,

We seek approval to implement a methodology to demonstrate compliance with the principles of a Green Star rating for the Nihon University Newcastle Campus without achieving formal certification from the Green Building Council. This approach addresses conditions B6 and F12 of the SSD 9787 Conditions of Consent for the project.

Our methodology consists of establishing a Green Star pathway that conforms to the current applicable Green Star Design and As Built v1.2 rating tool and achieves a minimum of 45 points, as required for 4 Star certification. The relevant design and construction initiatives will be implemented by the contractor, Built Pty Limited, through the design team of architects and engineers under the direction of the Built National Sustainability Manager Joe Karten, [curricula vita attached]. Evidence of compliance with the 4 Star Green Star rating will be provided to a third party Environmentally Sustainable Design [ESD] expert for validation. The evidence will consist of both documentation and site visits to minimise the cost associated with compiling a voluminous submission and instead expend effort on actual project ESD initiatives.

We attach the current proposed ESD pathway, which is in the development process with the finalisation of the project design and documentation prior to construction certification.

A third-party ESD expert, Wood & Grieve Engineers, has been appointed by Nihon to oversee the Green Star equivalency process. They have demonstrable capability in the assessment of Green Star performance having completed over 40 Green Star certifications and 9 Green Star equivalency validations. The Wood & Grieve Engineers team will consist of Alexander Kobler and Guljit Bates, their curricular vita is attached for reference.

In response to SSD 9787 Condition B6, the following will be provided prior to the issue of a Construction Certificate:

- a letter from the third-party ESD expert, Wood & Grieve Engineers, confirming that the project will be designed and constructed to a 4 Star Green Star Design & As Built v1.2 standard,
- the proposed pathway outlining the ESD initiatives to be targeted for the project.

In response to SSD 9787 Condition F12, the following will be provided within six months of commencement of operation:

- a certificate from the third-party ESD expert, Wood & Grieve Engineers, confirming the project has been designed and constructed to a 4 Star Green Star Design & As Built v1.2 standard
- a report outlining the initiatives incorporated into the development and evidence provided to demonstrate compliance

We believe this approach will achieve the Planning Department goals for a truly sustainable project to be achieved without undue cost burden to Nihon University associated with the registration, documentation and collation required by a formal Green Star Certification through the Green Building Council Australia. We seek the approval from the Planning Secretary for the alternative certification process outlined.

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Should you require further clarification on the alternative certification approach or process please feel free to contact either Katherine Daunt or Edward Clode at dwp Australia Pty.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Edward Clode', with a long horizontal flourish extending to the right.

Edward Clode
Design Director
Registered Architect – NSW ARBN 4100
Email: edward.c@dwp.com
File: 17-0347_A-d01-20_let
Encl.: Proposed 4 Star Pathway - Green star v1.2
Curricula vita - Wood & Grieve Engineers
Curricula vita - Built National Stainability Manager

Green Star - Design & As Built Scorecard v 1.2

4 Star Pathway

Date:	Thursday, 16 January 2020
Targeted Rating:	4 Star - Best Practice

Points Available	4 Star Pathway
97	48.0

CATEGORY / CREDIT	AIM OF THE CREDIT / SELECTION	CODE	CREDIT CRITERIA	Available	4 Star
Management					
Green Star Accredited Professional	To recognise the appointment and active involvement of a Green Star Accredited Professional in order to ensure that the rating tool is applied effectively and as intended	1.0	Accredited Professional	1	1
Commissioning and Tuning	To encourage and recognise commissioning, handover and tuning initiatives that ensure all building services operate to their full potential.	2.0	Environmental Performance Targets	-	Complies
		2.1	Services and Maintainability Review	1	1
		2.2	Building Commissioning	1	0
		2.3	Building Systems Tuning	1	0
		2.4	Independent Commissioning Agent	1	0
Adaptation and Resilience	To encourage and recognise projects that are resilient to the impacts of a changing climate and natural disasters.	3.1	Implementation of a Climate Adaptation Plan	2	0
Building Information	To recognise the development and provision of building information that facilitates understanding of a building's systems, operation and maintenance requirements, and environmental targets to enable optimised performance.	4.1	Building Information	1	1
Commitment to Performance	To recognise practices that encourage building owners, building occupants and facilities	5.1	Environmental Building Performance	1	0
		5.2	End of Life Waste Performance	1	0
Metering and Monitoring	To recognise the implementation of effective energy and water metering and monitoring	6.0	Metering	-	No
		6.1	Monitoring Systems	1	0
		7.0	Environmental Management Plan	-	Complies
Responsible Construction Practices	To reward projects that use best practice formal environmental management procedures during construction.	7.1	Formalised Environmental Management System	1	1
		7.2	High Quality Staff Support	1	1
		8A	Prescriptive Pathway - Facilities	1	1
Operational Waste					
Prescriptive pathway					
Indoor Environment Quality					
Indoor Air Quality	To recognise projects that provide high air quality to occupants.	9.1	Ventilation System Attributes	1	0
		9.2	Provision of Outdoor Air	2	0
		9.3	Exhaust or Elimination of Pollutants	1	1
Acoustic Comfort	To reward projects that provide appropriate and comfortable acoustic conditions for occupants.	10.1	Internal Noise Levels	1	0
		10.2	Reverberation	1	0
		10.3	Acoustic Separation	1	0
Lighting Comfort	To encourage and recognise well-lit spaces that provide a high degree of comfort to users.	11.0	Minimum Lighting Comfort	-	complies
		11.1	General Illuminance and Glare Reduction	1	1
		11.2	Surface Illuminance	1	0
		11.3	Localised Lighting Control	1	1
Visual Comfort	To recognise the delivery of well-lit spaces that provide high levels of visual comfort to building occupants.	12.0	Glare Reduction	-	complies
		12.1	Daylight	2	0
		12.2	Views	1	1
Indoor Pollutants	To recognise projects that safeguard occupant health through the reduction in internal air	13.1	Paints, Adhesives, Sealants and Carpets	1	1
		13.2	Engineered Wood Products	1	1
Thermal Comfort	To encourage and recognise projects that achieve high levels of thermal comfort.	14.1	Thermal Comfort	1	0
		14.2	Advanced Thermal Comfort	1	0
Energy					
Greenhouse Gas Emissions	Modelled Performance Pathway	15E.0	Conditional Requirement: Reference Building Pathway	-	complies
		15E.1	Comparison to a Reference Building Pathway	20	3
Peak Electricity Demand Reduction	Performance Pathway	16B	Performance Pathway - Reference Building	2	1
Transport					
Sustainable Transport	Performance Pathway	17B	Prescriptive Pathway - Facilities	7	7
Water					
Potable Water	Performance Pathway	18B	Potable Water - Prescriptive Pathway	12	8
Materials					
Life Cycle Impacts	Performance Pathway - Life Cycle Assessment	19A	Life Cycle Assessment	7	2
	OR Prescriptive Pathway - Life Cycle Impact	19B	Life Cycle Impacts		
Responsible Building Materials	To reward projects that include materials that are responsibly sourced or have a sustainable supply chain.	20.1	Structural and Reinforcing Steel	1	1
		20.2	Timber Products	1	0
		20.3	Permanent Formwork, Pipes, Flooring, Blinds and Cables	1	1
Sustainable Products	To encourage sustainability and transparency in product specification.	21.1	Product Transparency and Sustainability	3	2
Construction and Demolition Waste	Percentage Benchmark	22B	Percentage Benchmark	1	1
Land Use & Ecology					
Ecological Value	To reward projects that improve the ecological value of their site.	23.0	Endangered, Threatened or Vulnerable Species	-	complies
		23.1	Ecological Value	3	0

Green Star - Design & As Built Scorecard v 1.2

4 Star Pathway

Date:	Thursday, 16 January 2020
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Points Available	4 Star Pathway
97	48.0

CATEGORY / CREDIT	AIM OF THE CREDIT / SELECTION	CODE	CREDIT CRITERIA	Available	4 Star
Sustainable Sites	To reward projects that choose to develop sites that have limited ecological value, re-use previously developed land and remediate	24.0	Conditional Requirement	-	Complies
		24.1	Reuse of Land	1	1
		24.2	Contamination and Hazardous Materials	1	1
Heat Island Effect	To encourage and recognise projects that reduce the contribution of the project site to the heat island effect.	25.0	Heat Island Effect Reduction	1	0
Emissions					
Stormwater	To reward projects that minimise peak stormwater flows and reduce pollutants entering public sewer	26.1	Reduced Peak Discharge	1	1
		26.2	Reduced Pollution Targets	1	1
Light Pollution	To reward projects that minimise light pollution.	27.0	Light Pollution to Neighbouring Bodies	-	Complies
		B	Light Pollution to Night Sky	1	1
Microbial Control	To recognise projects that implement systems to minimise the impacts associated with harmful microbes in building systems	28.0	Legionella Impacts from Cooling Systems	1	1
Refrigerant Impacts	To encourage operational practices that minimise the environmental impacts of refrigeration equipment.	29.0	Refrigerants Impacts	1	0
Innovation					
Financial Transparency (D)		Innovation	Providing anonymous design and construction cost data to the GBCA confidentially.	1	1
Soft Landings		Innovation	Implementation of handover processes that helps facilitate optimisation of building performance.	1	0
Ultra low VOC paints		Innovation	>50% paints by cost are ultra low VOC (<5g/L)	1	0
Stormwater Pollution Targets (C)		Innovation	Exceeding the Stormwater targets	2	1
Marketing Excellence		Innovation	Using Green Star as a marketing tool based on research	1	0
Occupant Engagement		Innovation	Undertaking occupant surveys before and after to understand how occupants experience the building and inform the design and operation.	1	0
Beauty		Innovation	Requires narrative to be put together by Architect	1	1
Reconciliation Action Plan		Innovation	To encourage organisations to take formalised steps to provide opportunities for Aboriginal and Torres Strait Islander peoples.	1	1
Green Cleaning		Innovation	To encourage green cleaning services that prevent the use of contaminants that impact on indoor environment quality, occupant health and the natural environment. - from Performance tool.	1	TBC
Total				10	4

TOTALS	AVAILABLE	4 Star
CORE POINTS	97	44
CATEGORY PERCENTAGE SCORE		45.4
INNOVATION POINTS	10	4.0
TOTAL SCORE TARGETED		48.0

Key Personnel



Alexander Kobler

Sustainability Section Manager,
Principal

About Alex

Alex has significant experience spanning the sustainability and building services consultancy industry. His capability covers the built environment, including sustainability strategy, building energy design and modelling, code compliance, ratings, multi-disciplinary design and master planning.

Project highlights

- 151 Clarence Street – Sydney, NSW- \$110M (20,000m2 A Grade Office. 6 Star Green Star, WELL Platinum Rating, 5 Star NABERS energy 4 Star NABERS water)
- 105 Phillip Street – Sydney, NSW- \$120M (25,000m2 A Grade Office. Certified 6 Star Green Star, 5 Star NABERS energy base build and tenancy, 4 Star NABERS water)
- 4 Parramatta Square - Parramatta, - NSW \$250m (70,000m2 A Grade Office. 5 Star Green Star, 5 Star NABERS Energy, 4 Star NABERS Water)
- 50 Macquarie St - Parramatta, - NSW \$140m (32,000m2 A Grade Office. 6 Star Green Star, 5 Star NABERS Energy Base Build and Tenancy, 4 Star NABERS Water)

Qualifications

- Chartered Professional Engineer, MIEAust CPEng NER RPEQ
- Green Star Accredited Professional, Green Building Council of Australia
- WELL Accredited Professional, WELL AP
- Bachelor of Engineering (Hons I), University of Sydney

Industry accreditations/bodies

- Engineers Australia, MIEAust CPEng. NER
- Member, Green Building Council of Australia
- Member, International Well Building Institute



Guljit Bates

Senior Sustainability Engineer

About Guljit

Guljit has been involved in delivering a number of significant projects in the education, office, multi residential and public building sectors, and has a background in Renewable Energy. She is an accredited Thermal Performance Assessor with the Building Designers Association of Victoria.

Project highlights

- Taronga Institute of Science and Learning – Sydney, NSW - \$6M (Certified 6 Star Green Star Design & As Built v1.1)
- 105 Phillip Street – Sydney, NSW- \$120M (25,000m2 A Grade Office. Certified 6 Star Green Star, 5 Star NABERS energy base build and tenancy, 4 Star NABERS water)
- 4 Parramatta Square - Parramatta, - NSW \$250m (70,000m2 A Grade Office. 5 Star Green Star, 5 Star NABERS Energy, 4 Star NABERS Water)
- Liverpool Civic Place – Sydney, NSW - \$150M (Targeting 5 Star Green Star Design & As Built v1.1)

Qualifications

- Bachelor of Engineering (Renewable Energy) (Hons I), University of New South Wales 2013
- Certificate IV in NatHERS Assessment, Education in Building 2015
- Green Star Accredited Professional, Green Building Council of Australia

Industry accreditations/bodies

- Building Designers Association of Victoria (BDV), Accredited Thermal Performance Assessor (NatHERS)
- Member, Green Building Council of Australia



Joe Karten

National Sustainability Manager

With a passion for green buildings, Joe has applied technical experience gained internationally to the Australian green buildings market for the past decade. Initially developing rating tools and administering certifications at the GBCA then transitioning to delivering green buildings from the contractor's side, Joe has guided many projects to certification including Green Star, LEED, WELL & NABERS.



Qualifications

- Construction Management Bachelor of Science degree with ESD specialisation, California Polytechnic State University
- Green Star Accredited Professional, Green Building Council of Australia, 2007
- LEED™ – Accredited Professional, U.S. Green Building Council, 2005

Industry Groups

- City of Sydney Planning Leadership Advisory Group for Net Zero Energy Buildings 2019 – Current
- Responsible Construction Leadership Group (RCLG) 2014 – Current
- Better Buildings Partnership (BBP) Defit Group 2014 – Current
- Independent Chair and Green Star Faculty, Green Building Council of Australia, 2011 – 2014
- 2011 – Bioregional Representative in Australia promoting One Planet Living.
- 2012 – Founding member of Sydney Living Building Challenge Collaborative

Employment Summary

2012 – Present, Built

Younghusband – \$58m

One Planet Living, Net Zero Energy, Net Zero Water

Adaptive re-use of two 100-year-old woolstores into new office space designed to be net zero energy and water as well as achieving the ambitious One Planet Living endorsement.

6 & 8 Parramatta Square – \$565m

6 Star Green Star D&ABv1.1, 5.5 Star NABERS Energy, 4 Star NABERS Water
Design & Construction of Australia's largest commercial office building, which will offer nearly 130,000m² NLA over 54 levels.

4 Parramatta Square – \$270m

5 Star Green Star D&ABv1.1, 5 Star NABERS Energy, 4 Star NABERS Water
Design & Construction of new 38-storey commercial tower and 3-storey basement with retail space, multiple podium levels. 71,000m² NLA Grade A.

3 Parramatta Square – \$175m

6 Star Green Star D&ABv1.1, 5 Star NABERS Energy, 3.5 Star NABERS Water
Design & Construction of 21-storey mixed use commercial tower including underground car park providing over 45,000 m² of GFA and 214 car spaces.

GPO Exchange – \$145m

6 Star Green Star D&ABv1.1, WELL Gold Core & Shell, 5 Star NABERS Energy, 4 Star NABERS Water, 5 Star NABERS IE
Grade A office building with 19 floors of commercial space, new foyer, retail precinct and 71 secure car parking slots as well as a refurbishment and upgrade of the heritage-listed Telephone Exchange Building.

U City, Adelaide – \$81m

6 Star Green Star D&ABv1.1, 5 Star NABERS Energy, 4 Star NABERS Water
Mixed use building incorporating retail, public space, office, disability accommodation and independent living units designed to achieve world leadership in green building.

Apple Head Office – Undisclosed

LEED Platinum rating achieved.

7 level office fitout within 20 Martin Place.

183-185 Clarence St, Sydney – \$60m

Adaptive re-use of two heritage buildings with a new office building structure constructed over the top. Targeting 5 Star Green Star D&ABv1.1, 5 Star NABERS Energy.

105 Phillip St, Parramatta – \$110m

First building in Parramatta to achieve a 6 Star Green Star rating, exceeding contracted 5 Star rating. Targeting 5.5 Star NABERS Energy, 5 Star NABERS Water.

AGL Sydney Head Office – \$12m

6 Star Green Star Interiors v1.1 achieved

Three level premium fitout within 200 George St, seamlessly incorporates sustainability and activity based working for over 200 staff.

Barrack Place – \$113m

Demolition of 16,000m² B-grade building to build a new A-grade, 18 storey 22,000m² building. 6 Star Green Star Ov3, WELL v1 Core & Shell Platinum ratings achieved. Targeting 5 Star NABERS Energy, 4 Star NABERS Water.

St George Bank, Barangaroo – \$1m

6 Star Green Star Interiors v1

Flagship branch retail fitout within a 6 Star base building.

20 Martin Place – \$110m

A complete tear back to structure and refurbishment of a 20 storey office building in Martin Place, Joe managed Green Star compliance through the design and construct phase of this project. The project achieved a 5 Star Office Design v3 rating and, at no additional cost to the owner, managed to achieve a 6 Star Office As Built v3 rating in Round 1 and 5 Star NABERS Energy.