

AMP Capital Investors Pty Ltd
L3, 33 Alfred Street
Sydney NSW 2000

14 May 2018

Ref:
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12492 - Marrickville Metro Shopping
Centre\Cundall Docs\CANs & RFIs\CAN-14
- NABERS Energy and Water DA
Conditions_Rev 02.docx

Attention: Mr Robert Lewis

**RE: Marrickville Metro S75W Modification Application of Major Project Approval MP09_0191 MOD6
Requirement for NABERS Retail Energy and Water Rating**

The current development consent for the above-mentioned project contains two conditions in relation to NABERS rating as follows.

DA Condition B44	The proponent shall prepared a detailed Environmental Sustainability report for the development including specific measures which will be implemented during construction and operation to achieve a 4 star NABERS Retail Energy and Water rating. The measures identified in this report are to be implemented in the plans and details submitted with the relevant Construction Certificate to the satisfaction of the Certifying Authority.
DA Condition E15	The development shall include appropriate ESD measures to achieve a 4 star NABERS Retail Energy and Water rating with appropriate Certification to be provided in this respect prior to the issue of any Occupation Certificate for the relevant part of the building.

We strongly recommend that approval be sought for the modification of the above consent conditions for the following reasons.

- NABERS ratings are only relevant for shopping centres with a Gross Nett Lettable Retail Area (GLRA) of above 15,000m². The stage 1B extension only has in the order of 11,100sqm GLA and hence the NABERS rating is not relevant.
- Although NABERS energy rating only relates to the base building, the NABERS water rating includes both base building and tenant fitouts. Given that each tenant is responsible for the design and operation of their own shop, it would be unrealistic for AMP to be able to control or take responsibility for the NABERS rating of tenancies. For example, stage 1B is proposed to contain a

large proportion of food operators. Each of these operators will rely on their use of water to help them meet their own health and hygiene obligations.

- A formal NABERS rating cannot be achieved at Construction Certificate stage as the building is not operational. Cundall's could however provide an energy and water modelling report to demonstrate how the base building is designed to achieve an equivalent 4 Star Energy performance.

We recommend the following.

- Amend the DA conditions such that they relate only to the base building.
- AMP commit to reviewing the shop design proposed by each tenancy and provide the tenant guidance on how to minimise their water consumption.
- Cundall's could provide an energy and water modelling report to demonstrate how the base building is designed to achieve an equivalent 4 Star Energy performance.

We propose the following changes to the DA conditions:

DA Condition B44	The proponent shall prepared a detailed Environmental Sustainability report for the development including specific measures which will be implemented during construction and operation to achieve a design equivalent 4 star NABERS Retail Energy and Water rating for the base building . The measures identified in this report are to be implemented in the plans and details submitted with the relevant Construction Certificate to the satisfaction of the Certifying Authority.
DA Condition E15	The development shall include appropriate ESD measures to achieve a design equivalent 4 star NABERS Retail Energy and Water rating for the base building with appropriate Certification to be provided in this respect prior to the issue of any Occupation Certificate for the relevant part of the building.

Yours faithfully
For and on behalf of
Cundall Johnston and Partners Pty Ltd



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