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## **SUBMISSION TO THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL**

**JRPP No.        2012SYE047**

**WILLOUGHBY COUNCIL DEVELOPMENT APPLICATION: DA 2012/162**

**ADDRESS:        591-607 Pacific Highway, 5-7 Bryson Street and Part 339  
Mowbray Road, CHATSWOOD**

**PROPOSAL:       CONSTRUCTION OF A 3 STOREY MIXED COMMERCIAL  
BUILDING FOR THE PURPOSES OF OFFICE  
ACCOMMODATION, WORKSHOP/LABORATORY, ANCILLARY  
STAFF CAFETERIA AND BASEMENT CAR PARKING**

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### **Introduction**

Council considered the application at its meeting on 24 July 2012 and had regard to the Officer's report and recommendation. Council resolved to support the Officers recommendation subject to making a submission to the JRPP in respect to 1 matter.

The additional matter is that Council requests the applicant to maximise the provision of solar panels on the project to reduce the non-renewable energy consumption of the development.

Council requests that the JRPP take this submission into consideration in its determination of the application and noting that Council supports a conditional approval of the proposal.

### **Submission**

The development application was accompanied by a series of reports that dealt with energy performance, including:

- Building fabric energy efficiency performance report (BCA Section j1 –j3)N prepared by Northrop Consulting Engineers Pty Ltd;
- Environmentally Sustainable Design Report (Appendix I of the Statement of Environmental Effects).

Council acknowledges that the project has aimed to achieve a NABERS Base Building Office Energy rating target of 5 stars.

The application proposes to undertake a series of initiatives to achieve the target prior to the Construction Certificate by an energy efficiency design review and dynamic computer simulation of greenhouse rating and energy consumption.

During construction there will be functional testing to meet the Chartered Institution of Building Services Engineers, U.K (CIBSE) commissioning for air distribution, boilers and water distribution, and, following construction, a NABERS verification review.

The ESD Report indicates that no photovoltaic cells are proposed, nor will solar external lighting systems be installed. A renewable energy hot water system is to be provided however the only detail provided is that it is to be a solar boosted hot water system. This implies some form of solar panel collector system.

Energy conservation will primarily be achieved by the selection of lighting fixtures, use of motion detector lighting and use of natural lighting.

The project involves a net lettable floor area of 4,480sqm predominantly comprising office areas, meeting rooms and work spaces and so the energy requirements will not be insignificant.

Council considers that the scale of the development, the potential electricity needs for office areas, laboratories and meeting areas as well as the roof design of the project lends itself to greater use of a photovoltaic system to achieve the sustainability objectives and NABERS rating.

Given that the occupant of the development will be a major energy infrastructure provider, Council believes that the building can be used as a showcase to demonstrate the sustainability commitment of Ausgrid to reducing green house gas generation by incorporating a solar cell array on the roof.

Council requests that the applicants be requested to review their proposed sustainability elements during the construction certificate stage to include a PV solar array on the roof to supply renewable energy to the complex.

## Conclusion

The matter raised by Council generally goes to the environmental sustainable development aspects of the project rather than the overall merits of the proposal. Council supports the proposal as it will make a valuable contribution to employment in the City whilst enhancing the design character of this section of Pacific Highway.

Council requests that the comments raised in this submission be considered by the Panel and the recommendation made in this submission be included in any development consent granted by the Panel. This could be achieved by the inclusion of a condition such as the following:

*“The proposal is to be amended in the following manner:*

*(a) by the inclusion of photovoltaic solar collector panels on the roof to supply renewable energy for the building including for hot water and lighting. Details are to be shown on the Construction Certificate plans and the PV Panels in place and connected for use prior to release of the Occupation Certificate.*

*(Reason: Energy Efficiency)*

The Council's Development Planning Manager requests the opportunity to address the Panel to explain the Council's submission and answer any questions of the Panel.

**GP Woodhams**  
**Environmental Services Director**  
**24 July, 2012**