

30-62 Barcom Avenue, Darlinghurst – Gateway Determination Review Request

Attachment C – Background information on Commitment Agreements and how they would apply to the subject development

NABERS Energy with a Commitment Agreement for office developments - explained

- The NABERS Energy rating measures energy efficiency for commercial offices. You can rate base building, tenancy and whole building (combines base and tenancy) in office developments. You can rate new and existing buildings.
- NABERS Energy Commitment Agreements are available for office developments for base building, tenancy and whole building. This Commitment Agreement contractually obliges the property developer or building owner (depending on the project) to operate the building to achieve a certain star rating.
- A NABERS Energy Commitment Agreement requires that a NABERS rating estimate is calculated using building simulation software by an ESD consultant. This produces an estimate of what NABERS Energy star rating the building will achieve in operation based on its proposed design. At this stage the developer executes a Commitment Agreement. The NABERS rating estimate is submitted by the ESD consultant to a NABERS accredited Independent Design Reviewer to verify it will meet the NABERS rating.

NABERS Energy Base Building rating with a Commitment Agreement – requirement for Barcom Avenue

- A 6 star NABERS Energy base building rating with a Commitment Agreement is required for Barcom Avenue.
- Base building includes central services and common areas such as heating and cooling systems, lifts and lobby lighting.
- For Base Building ratings, the NLA of all spaces that are leased or available for lease for office tenancies only in the building are considered. Accordingly, the energy consumption related to the base building services for the storage facility area can be excluded, provided it is properly sub-metered and that a NABERS accredited assessor ensures the configuration of the building and its uses reflects this when performing the rating assessment.