

## **Attachment B3**

**Planning Proposal Attachment 4 – Letters  
of Support for the Performance Standards**



14 April 2021

Ms Monica Barone  
Chief Executive Officer  
City of Sydney  
Town Hall House  
456 Kent Street  
Sydney NSW 2000

Via email: [ceo@cityofsydney.nsw.gov.au](mailto:ceo@cityofsydney.nsw.gov.au)

Dear Ms Barone

### **Industry support for implementing the performance standards to achieve net zero energy buildings**

I'm writing on behalf of Stockland to provide our support for the implementation of the City of Sydney's net zero energy buildings performance standards.

Stockland is one of the largest property owners and investors in the State with an \$8bn presence across masterplanned communities, retail town centres, logistics parks, office buildings and retirement living villages. We are also a long-term investor in the Sydney CBD, having owned, developed and managed a number of assets including our head office, the Piccadilly Centre at 133 Castlereagh St.

As a real estate owner, manager and developer, we believe that we have both the opportunity and the responsibility to create the right balance of social, environmental and economic conditions for our communities, customers and investors now and in the future.

We recently announced a commitment to achieving net zero carbon emissions across all business activities by 2028, two years earlier than previously committed. Our broader 2030 Sustainability Strategy will continue to explore ways our business can lead and accelerate change across the sector and will track and report on our progress each year as part of our annual corporate reporting.

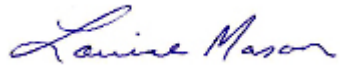
We support the City's performance standards because it aligns with our own commitment to net zero carbon emissions across our business. The performance standards are critical improvements in energy performance to transition to net zero energy buildings. Setting step changes in performance standards for energy efficiency and integrating renewables provides industries the time they need to adapt and innovate to achieve net zero.

We are also very conscious of the expectations of financial regulators aligning on climate-related financial risk disclosures, the mobilisation of investors on climate-conscious and net-zero investing and the role of ESG risk ratings, sustainability benchmarks and corporate reporting frameworks in assessing companies on their ESG performance.

The role that Stockland plays in delivering highly energy efficient buildings that are powered by renewable energy and are net zero in operation is important to ensure the resilience and sustainability of our business.

We look forward to working with the City of Sydney to deliver our future developments under the net zero energy buildings performance standards.

Kind regards,

A handwritten signature in blue ink that reads "Louise Mason".

**Louise Mason**  
Group Executive and CEO, Commercial Property  
Stockland

15 April 2021

Clare Donovan  
Planning Program Manager  
City of Sydney  
Town Hall House – 456 Kent Street  
Sydney NSW 2000

Via email: [cdonovan@cityofsydney.nsw.gov.au](mailto:cdonovan@cityofsydney.nsw.gov.au)

Dear Clare

**RESPONSE TO REQUEST FOR INDUSTRY SUPPORT: REF: 2021/048393-20**

The journey towards net zero energy encompasses us all.

We were delighted to collaborate with City of Sydney and our industry peers on the development of new planning standards that will push forward the timeline to achieve net zero energy buildings in Sydney's CBD.

The consultation between the public and private sector on these new planning standards created an opportunity for us all to contribute our specialist expertise and experience from different perspectives.

Sharing this knowledge has resulted in a sensible, flexible, staged implementation of new planning standards ensuring the industry continues to be challenged to deliver meaningful, impactful outcomes, for buildings in Sydney's CBD to reach the shared goal of net zero energy in the quickest possible time.

The City of Sydney has given our industry strong and clear direction on what the City requires to deliver on its commitments around net zero energy and the role it requires industry to play in achieving these commitments.

There is no single solution and only through a collective, collaborative approach can our goal be achieved.

The new performance standards will meaningfully raise the bar for new commercial, retail and hospitality developments, through a mix of energy efficiency and renewable energy requirements, enabling the transition to net zero energy buildings in a staged and practical manner.

This collaboration will ensure the long-term legacy our industry leaves will meet these expectations. We encourage City of Sydney to continue this consultive and collaborative approach to ensure the performance standards meet the desired outcomes, without compromising industry's ability to deliver high quality, innovative buildings for customers and the public to enjoy for generations to come.

Regards,



**Anthony Boyd**  
Chief Executive Officer  
**Fraser's Property Australia Pty Limited**



16 April 2021

Ms Monica Barone  
Chief Executive Officer  
City of Sydney  
465 Kent Street,  
Sydney NSW 2000  
Via email: [mbarone@cityofsydney.nsw.gov.au](mailto:mbarone@cityofsydney.nsw.gov.au)

Dear Monica,

**Lendlease support for implementing the City of Sydney Performance Standards to achieve net zero energy buildings**

Lendlease commends the City of Sydney for its leading position against climate change through implementation of the Performance Standards. Reducing carbon emissions from the built environment is essential to reduce the future impacts of climate change.

Sustainability is a strategic priority for Lendlease. It is core to our belief that great places deliver positive environmental and social outcomes and are a differentiator and driver of value creation.

We have recently announced a bold new environmental sustainability target. Our target is fully aligned with the goals of the Paris Agreement, and sets a global benchmark for the real estate industry by becoming a 1.5°C aligned company. In summary, we're committing to:

- 'Net Zero Carbon' for scope 1 and 2 emissions by 2025; and
- 'Absolute Zero Carbon' across all operations, including the supply chain, by 2040.

As a 1.5°C aligned company, we aim to tackle the climate crisis while delivering client and shareholder value, maintaining our employee value proposition and honouring our sustainability legacy.

Achieving zero emissions will be approached by setting short, medium and long-term goals, addressing our immediate emissions activity, and fostering industry participation and partnerships to help respond to wider, indirect emissions.

The City of Sydney Performance Standards align with Lendlease's targets of net zero carbon by 2025 (scope 1 and 2) and absolute zero carbon by 2040 (scope 1-3) and respond to the NSW Government's net zero emissions target and the Greater Sydney Region Plan's 'low carbon city' objective. The performance standards and the staged implementation provides industry with certainty to plan for net zero energy development.

We are encouraged by, and very supportive of, the City of Sydney's Performance Standards and the reductions in carbon emissions expected to result from their implementation.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Kylie Rampa".

**Kylie Rampa**  
**Chief Executive Officer**  
**Property, Australia**



**CrownGroup**

20.04.21

Dear Mrs Barone,

**Industry support for implementing the performance standards to achieve net zero energy buildings**

We are writing to provide Crown Group's support to the City of Sydney for the implementation of step change improvements to transition buildings to net zero performance standards.

We support the public exhibition of the proposed standards and the NSW Governments net zero emissions target and the Greater Sydney Region Plan's "low carbon city" objective.

We congratulate the City of Sydney for engaging with both industry and the government to achieve a balanced and staged approach to the implementation of the proposed standards.

Yours sincerely,

Iwan Sunito

Chairman and Group CEO

Crown Group

Dexus Funds Management Limited  
ABN: 24 060 920 783  
AFSL: 238163

Level 25, Australia Square  
264-278 George Street  
Sydney NSW 2000

02 9017 1220  
0417 262 890  
darren.steinberg@dexus.com  
dexus.com



16 April 2021

Ms Monica Barone  
Chief Executive Officer, City of Sydney  
Town Hall House  
456 Kent Street  
SYDNEY NSW 2000  
E: [ceo@cityofsydney.nsw.gov.au](mailto:ceo@cityofsydney.nsw.gov.au)

Dear Ms Barone,

### **Implementation of performance standards to achieve net zero energy buildings**

I am writing on behalf of Dexus to provide our support for the City of Sydney's proposal to implement of the performance standards to achieve net zero energy buildings.

We support this proposal because it aligns with our own commitment to achieve net zero emissions by 2030, an ambition that has been verified in line with the effort required to limit global temperature increases to below 1.5°C. We believe that our commitments and actions are crucial in addressing climate change and are proud that we have been recognised by the Global Real Estate Sustainability Benchmark and the Dow Jones Sustainability Index (S&P Global Corporate Sustainability Assessment).

As the largest owner and manager of commercial buildings in Sydney, we believe it is important to ensure these controls can be implemented in an effective and practical manner across multiple asset classes and development of different scales.

Buildings account for nearly one-quarter of Australia's greenhouse gas emissions, which provides an opportunity for energy efficiency initiatives to lower our carbon footprint and reduce operating costs.

The proposed method of introducing performance standards to govern development is a crucial policy tool for the City of Sydney to provide clear direction and certainty to the property industry in the transition to net zero. The proposed pathway allows sufficient time for industry to adapt and investigate new design innovations in this area that will be critical to future building design.

We value our partnership with the City of Sydney through our membership of City Switch and appreciate the opportunity to be involved in the consultation process for the implementation of performance standards to achieve net zero energy buildings.

We look forward to continuing to collaborate on implementing initiatives that contribute to our mutual goals.

Yours sincerely,

A handwritten signature in black ink, appearing to be "DS" with a stylized flourish.

**Darren Steinberg**  
Chief Executive Officer

Monday, 3 May, 2021

Ms Monica Barone  
Chief Executive Officer  
City of Sydney

By email: [mbarone@cityofsydney.nsw.gov.au](mailto:mbarone@cityofsydney.nsw.gov.au)

Cc: Clare Donovan, Planning Program Manager, Sustainability, [cdonovan@cityofsydney.nsw.gov.au](mailto:cdonovan@cityofsydney.nsw.gov.au).

**SUBJECT: City of Sydney building performance standards**

Dear Ms Barone,

I am writing to provide Mirvac's support for implementing the City's proposed performance standards to achieve net zero energy in commercial buildings. We note there are ongoing discussions between our two teams about the residential elements of your proposals and we look forward to these continuing. Our comments below relate to the office and retail proposals.

We recognise and strongly support the need for good building performance standards to mitigate the threat of climate change. Our own sustainability strategy, This Changes Everything, seeks to use Mirvac's influence and capabilities to do just that.

Many of the proposed building performance standards align with our own efforts and commercial performance requirements, such as our pursuit of net positive carbon by 2030, and our minimum 5.5 Star NABERS Energy targets on all new developments. As part of that we are committed to electrification and designing out fossil fuels in new commercial properties.

Good planning and building design is critical in preparing for a carbon constrained economy and we acknowledge the City's strong commitment to take a leadership role in this.

To this end, we appreciate the work, research, and engagement undertaken by the City, and we were pleased to be able to contribute our initial feedback through this process. We also appreciated your collaboration with the Property Council of Australia, through which we can consider the opportunities and potential impacts of the proposed standards together with our peers.

We welcome the amendments made following those engagements, and we look forward to our continued discussions around some areas for further investigation, for example, the duration of renewable electricity contracts.

Sincerely,



Sarah Clarke  
Group General Manager, Sustainability