

Sustainability

NABERS Consulting

2022

Delivering NABERS consulting services

to improve energy efficiency and deliver net zero buildings

Norman Disney & Young, A Tetra Tech Company (NDY) is a founding signatory of the NABERS program in Australia (launched in 2001) and has provided NABERS services for over 250 projects across Australia, New Zealand and more recently the United Kingdom.

Our team of recognised industry experts have been central to the development of the NABERS program across these regions, participating in several industry advisory groups, expert reference panels and steering committees.

You can read more about our carbon and other sustainability commitments by reading our 2021 ESG Report [here](#).



The Evolution of NABERS

NABERS (NABERS UK, NABERSNZ and NABERS Australia) is a simple, reliable sustainability rating scheme for the built environment. It provides a rating from one to six stars for buildings efficiency across energy, water, waste and indoor environment (varied by region). This helps building owners to understand their building's performance versus other similar buildings, providing a benchmark for progress.

Buildings designed and certified according to NABERS have gone through a rigorous assessment and validation process, using a set of principles and methodology established for over 20 years. This provides certainty of outcomes and helps building owners and tenants accurately map their net zero trajectory.

NDY has been at the forefront of NABERS for the last 20 years since its inception in Australia.

In Australia, our accredited specialists certify projects as carbon neutral under the Australian Government Climate Active certification, facilitated through NABERS.

In the United Kingdom, members of our Global Sustainability Group have leveraged NABERS experience from our Australian and New Zealand counterparts, making us perfectly placed to support the UK market.



700 Bourke Street, Melbourne AU

Our NABERS Consulting Services

Our depth of services allow us to work directly with our clients at all levels within their organisation, engaging with them to develop strategies, applying our deep knowledge to support implementation; and assist in ongoing management and certification of outcomes.

Designing for Performance

Our NABERS specialists work collaboratively develop and test design strategies to optimise energy efficiency for new commercial, retail, data centre, multi-residential, hotel and shopping centre assets.

Verifying Design Performance

Our NABERS specialists facilitate the formal commitment agreement process as part of the project team, which is underpinned by comprehensive energy simulation. We also act as the Independent Design Reviewer (IDR) for industry peer projects.

Transforming Existing Buildings

We collaborate with our multi-disciplinary services engineers, architects and building managers to transform tired assets and improve their energy efficiency; in turn reducing Greenhouse Gas emissions in operations.

Verifying Operational Outcomes

We undertake formal NABERS assessments to determine the operational performance rating for the nominated rating period. Our Climate Active certified professionals also deliver commercial building carbon neutral certification through the NABERS program (Australia only).

96 George Street

Period

2020 - Present

Services

- Operational Energy Modelling

Summary

96 George Street is a new commercial development to be located in Croydon. The project is to build a new 10 storey office building, with ground level café and roof top terrace. The office floors will be fit-out to a speculative CAT A layout.

In support of the design of the design, a detailed operational energy model was conducted for the base build, exceeding the regulated emissions scope of UK Building Regulations this model accounted for both the specific usage pattern of the building and all major loads.

This model met the 'Be Seen' requirements of the Greater London Authority London Plan and will be compared to the building's actual operational performance to find further efficiencies in use.



NABERSNZ Portfolio

Period

2014 – 2021

Services

- Asset Certification
- Tuning and Auditing

Summary

Precinct Properties is the largest owner and developer of premium inner-city commercial space in Auckland and Wellington. Precinct is committed to delivering a premium product and sets objectives for reducing carbon, energy and waste. In their annual reporting Precinct sets targets for both their new and existing building stock to achieve NABERSNZ thresholds, an objective NDY plays a key part in meeting by undertaking assessments with our in house NABERSNZ accredited assessors, and by identifying opportunities to improve energy performance and data analytics.

NABERSNZ is the national energy efficiency rating system adopted for the New Zealand office market and is aligned with the objective of reducing the commercial carbon footprint, which is responsible for 21% of New Zealand's electricity consumption.



5 Martin Place

Period

2011 - 2019

Services

- NABERS Performance modelling and commitment Agreement
- NABERS tenancy ratings

Summary

The iconic 5 Martin Place has undergone a significant transformation since NDY originally began working on the building in 2011. Today, the heritage listed building is now a 19 storey premium grade office with 34,000 m² (366,000 sq.ft) of net lettable area.

NDY Sustainability worked as part of a multi-disciplinary team to transform the building into one of the most sustainable heritage assets in Australia. Registering 0 stars prior to major upgrade works in 2011, achieved a 5.5 Star base building energy rating in 2020.

NDY helped Dexis achieve this outcome by identifying and simulating design strategies to maximise energy efficiency as part of a holistic sustainability approach.



Lendlease Australian Prime Property Fund

Period

2013 - 2019

Services

- Portfolio NABERS ratings

Summary

Established in 1994, the Lendlease managed Australian Prime Property Fund Commercial (APPF Commercial) is a core wholesale unlisted property trust.

NDY delivered NABERS portfolio certification services for the fund between 2013 and 2019, which comprised of 13 premium commercial assets with a net lettable area of over 600,000 m² (6,500,000 sq.ft). As part of NDY's service our team assessed annual building performance and identified opportunities for continual improvement to help Lendlease establish a world leading commercial property fund.

In 2019 the Lendlease APPF Commercial has achieved the number one ranking from 964 global participants in the annual GRESB real estate assessment.



Westpac Kogarah

Period

2012 - 2014

Services

- Base building and tenant NABERS energy audits
- NABERS Energy improvement road map

Summary

The brief for this project was to elevate the building's credentials to a NABERS 4.5 Star Energy Rating and create a workplace that reflected the leading sustainability and modern workplace credentials of one of Australia's largest banks.

A major upgrade of the metering system was instigated to set a clear demarcation of the base building and tenant energy supply. To align with Westpac's focus on innovation, the existing interior workspace was updated to better service building users. The building's BMS provides operations staff with a range of operational data which helps them to understand how the building operations change throughout the year and explaining some of the buildings sustainability features.



139 Greys Avenue Redevelopment

Period

2019 - Present

Services

- NABERSNZ predictive modelling
- Metering advice

Summary

The historically well-known Housing New Zealand (now Kainga Ora) 87 unit site centrally located on 139 Greys Ave Auckland CBD, has been demolished making way for a modern community building with 276 apartments over three fourteen-storey buildings with a common podium. The building ground level provides approximately 1,000 m² (10,750 sq.ft) each of commercial office space and retail space.

NDY Sustainability were engaged to provide metering advice and NABERSNZ predictive modelling for the base building office portion of the development.

Once occupied and operating for at least 12 months, NDY will formally certify the project under NABERSNZ.



12 Creek Street Annex

Period

2017 - 2020

Services

- NABERS predictive modelling and technical advice

Summary

The 12 Creek Street Annex building is neatly nestled between commercial towers, heritage buildings and a 130 year old fig tree reserve which fringes Brisbane CBD's Eagle Street Pier.

The building comprises of 8,400 m² (90,400 sq.ft) over 14 floors, including podium level retail and an exclusive rooftop terrace with views of the Brisbane river and surrounding areas.

The project committed to a minimum 4 star Green Star certification and was awarded 5 star certification with NDY Sustainability driving innovation and viable solutions for certification credits. The project is also targeting a 5 star NABERS Energy Base Building rating, which was assessed throughout design using predictive energy modelling techniques.



The Carlton Project

Period

2016 - 2020

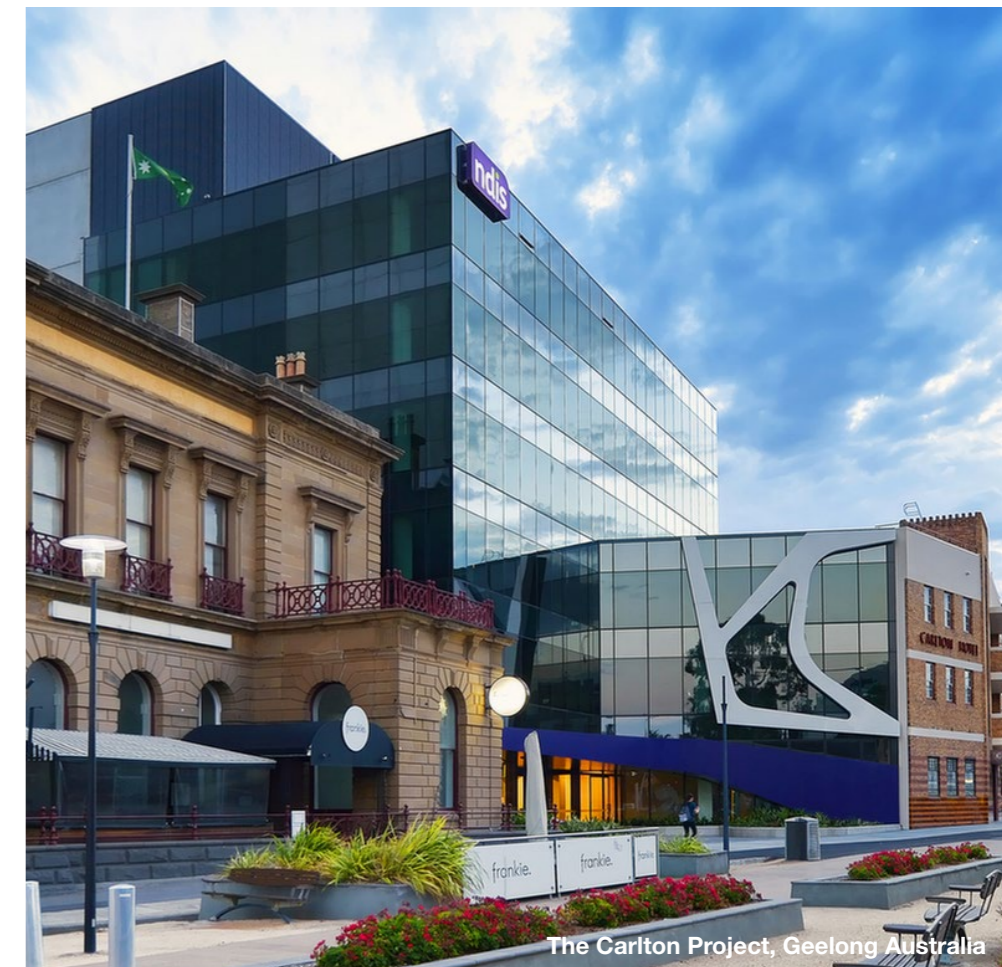
Services

- NABERS Energy & Water modelling, tuning & certification

Summary

Designed to achieve 6 star Green Star, 5 star NABERS Energy Base Building, and 5 star NABERS Water ratings, the six-storey development includes a feature entry with a spacious lobby and cafe, as well as over 15,000 m² (161,500 sq.ft) of A-Grade office accommodation, conference/entertainment facilities and basement car parking.

Through a proactive design approach, NDY identified unique and best practice sustainability solutions that addressed the stringent Disability Discrimination Act (DDA) requirements associated with the tenant's workforce. The innovative design solutions included the first commercial use of thermochromic glass in Australia to maximise the available views and access to daylight, and minimise thermal and glare impacts.



Australia

Adelaide

P: +61 8 8290 6800
E: adelaide@ndy.com

Brisbane

P: +61 7 3120 6800
E: brisbane@ndy.com

Canberra

P: +61 2 6295 1788
E: canberra@ndy.com

Gold Coast

P: +61 7 5512 1235
E: goldcoast@ndy.com

Melbourne

P: +61 3 9862 6800
E: melbourne@ndy.com

Perth

P: +61 8 9281 6800
E: perth@ndy.com

Sydney

P: +61 2 9928 6800
E: sydney@ndy.com

Canada

Vancouver

P: +1 604 734 9338
E: vancouver@ndy.com

Ireland

Dublin

P: +353 1 264 6995
E: dublin@ndy.com

New Zealand

Auckland

P: +64 9 307 6596
E: auckland@ndy.com

Wellington

P: +64 4 471 0151
E: wellington@ndy.com

United Kingdom

London

P: +44 20 7553 9494
E: london@ndy.com



Join us on social media at
www.ndy.com/followus

This document contains confidential material.

All reasonable precautionary methods in handling the document and the information contained herein should be taken to prevent any third party from obtaining access.

Copyright © Norman Disney & Young. All rights reserved.

No part of the contents of this document may be reproduced or transmitted in any form by any means without the written permission of Norman Disney & Young.