

Revitalising Top Ryde Shopping Centre's Sustainability

CASE STUDY

Introduction

Top Ryde City Shopping Centre is a major retail destination in Sydney, experiencing continued growth in foot traffic and operational demand. To maintain tenant comfort while managing rising operational costs and energy consumption, the centre required a smarter and more sustainable building performance strategy.

This shopping centre is a premier Sydney retail hub spanning an expansive 77,054 square metres of Gross Lettable Area (GLA) over a 3.5-hectare site. Comprised of five main retail levels alongside two floors of shared community space, the asset is anchored by five major national tenants and over 270 specialty stores.

Challenge

Top Ryde City required a data-driven strategy to manage rising energy costs and increasing operational demands while maintaining tenant comfort and improving efficiency.

ENHANCING BUILDING PERFORMANCE AT TOP RYDE SHOPPING CENTRE

Testimonial

"The Conservia team successfully maintain efficiency through complex operational challenges. Their dedication and accountability towards the asset delivers consistent results for the centre."

– Giovanni Cezar, JLL Senior Facilities Manager (2023-2025)



Data-driven optimisation reduces energy use while enhancing system performance.

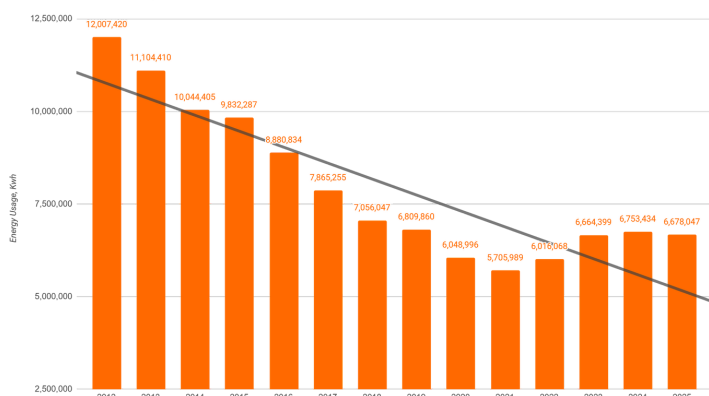
Core Services Provided

Conservia delivered a Building Performance Maintenance program, shifting from reactive repairs to continuous optimisation. Key initiatives included:

- Specialised re-engineering protocols across all central plant configurations
- Data-driven energy management and analytics
- Integrated BMS and mechanical system alignment
- Real-time monitoring and performance management
- Measurement and verification of energy outcomes

These initiatives delivered **\$9M in cost savings**, **40,546 MWh in energy savings**, and a **1-year payback period**.

Total Electrical Consumption



Key Solutions

Building Performance Maintenance: A proactive strategy focused on continuous optimisation to enhance energy performance and reduce compliance requirements.

- Demand management across 16 NMI meters
- Mechanical upgrades including VSDs and chiller reinstatement
- Restructured cooling tower staging to satisfy council noise restrictions
- Real-time energy monitoring dashboards

Conclusion

Following a period on the market where capital initiatives were paused, the new joint management team has immediately renewed the centre's focus on GLA redevelopment, sustainability, and green ratings. Throughout this transition, Conservia systematically maintained operations, delivering year-on-year consumption reductions while seamlessly balancing tenant comfort with rising operational demands.

