

25 March 2011

Ian Goodman
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Dear Ian

**VINCENTIA DISTRICT CENTRE
REVISED STATEMENT OF COMMITMENTS**

Further to recent correspondence and discussions regarding the sustainability commitments for the above project we confirm that it is our view that it would be beneficial to revise the commitments made to comply with the Development Consent and the DGR's.

The reasoning is twofold and a brief explanation follows;

Firstly the Cundall Report in response to the DGR's was prepared in January 2008 and in the three years since, there has been significant changes to the BCA and in particular Section J. These changes from a sustainability point of view have generally increased the minimum performance requirements which will result in substantially reduced energy consumption & therefore reduced greenhouse gas emissions. In essence the BCA has raised the benchmark to ensure a more efficient outcome.

The second reason is that as per the Cundall report there was not a rating tool available under the NABERS scheme for the retail spaces. NABERS has since introduced rating tools for Retail Energy and Water and these will provide the necessary rating & benchmarking to achieve an outcome that complies with the DGR's.

The original commitment was to utilise the NABERS scheme for the commercial spaces and the Green Star for the Retail spaces. Whilst these commitments were reasonable at the time there are now more advanced tools / schemes available that in our view are more relevant, provide design consistency and provide required sustainability outcomes.

Additionally the original scheme was to have open malls and it is now proposed to enclose these.

From a sustainability point of view it is our opinion that this has little relevance. The sustainability measures that would be taken are relevant to which scenario is adopted. In an open type mall the shopfronts would need to consider outdoor environment, lighting, maintenance, vermin and the impact of the elements on the air conditioned spaces. In the enclosed mall situation shopfronts can be designed as interior elements, there is still lighting, less vermin proofing and less impact of outdoor air on conditioned spaces. In both scenarios the indoor environment would consider natural light levels.

The Cundall report in relation to this subject deals more holistically with the two options and provides a more detailed analysis of the comparison. In general terms we concur with the findings of this report and consider that enclosing the malls will have no significant environmental impact

We trust that the above adequately explains our position on these matters and would be pleased to clarify further as required.

Yours faithfully
Strategic Paradigm



Terry Jones
Director