



7 July 2010

Our Ref: 20090108 SDLTR

RE: Commercial & Residential Development at Gibbons St Redfern

The following is in response to the Redfern Waterloo Authority's request for further details regarding the ESD of the non residential components of the development.

The non residential components of the building include the ground level retail tenancies, level 1 supermarket and the level 2 commercial office tenancies.

There are currently no Green Star or NABERS rating tools that are designed for retail tenancies or supermarkets. There is a Green Star tool for Retail Centres, but this tool is for a large shopping centre and is not considered appropriate to this development.

Commercial office tenancies of this size would not typically be assessed under Green Star or NABERS.

Although Green Star and NABERS are not considered appropriate, the development has implemented many of the initiatives from each of these rating tools;

- Energy Efficiency
 - o Highly efficient Reverse Cycle VRF Air Conditioning
 - o High performance single glazed
- Water Conservation
 - o Efficient fixtures
- Waste Management (during construction and ongoing)
 - o Separate areas for separation, collection and recycling of all waste generated
- Sustainable Materials
- Reduced Car Dependence

The extent of the above measures recommended in the ESD Report was based upon the Green Star rating system.

It would therefore be expected that the non residential component could be equivalent to a 4 star best practice Green Star rating.

Yours faithfully,

Dean Gorman
Senior Design Engineer