

Att: Paul Reidy
Rice Daubney
110 Walker Street
NORTH SYDNEY NSW 2060

Ref: Plant Room ESD Considerations

Date: 11.10.2010

Dear Paul,

Re: 88 Walker Street, North Sydney – Plant Room ESD Considerations

This letter outlines the long-term approach to sustainability taken by the project team on 88 Walker Street, which realises that adaptability in buildings is critical to achieve the massive reduction in environmental impact required by the property industry.

The imperative for futureproofing of the building stem from the following;

- Increasing emissions reduction targets set by Government and the private sector;
- Security of supply and minimising peak demand on existing energy infrastructure;
- Rising electricity and other utility costs;
- Increasing scarcity of resources;
- Increasing public awareness and demands for a stronger response to sustainability in the built environment.

It is not always economically feasible to fully address these demands from day 1, however a well-designed building will have the flexibility to evolve and take advantage of improvements in technology over time, as well as trends towards decentralised provision of services. Buildings constructed today will face regulations relating to greenhouse gas emissions reductions that will require making significant upgrades during their lifetime. The project team believes that designing in the ability to make these upgrades without major demolition and refurbishment can potentially avoid major future cost penalties.

The project team and client are highly committed to sustainability and principles of Ecologically Sustainable Design (ESD) will be incorporated into all design decisions. However, current cost barriers to low carbon buildings preclude the majority of new buildings from targeting GHG emissions reductions of 70-100% from the current average¹. A long-term strategy will therefore be developed for the project to progressively reduce its environmental impacts.

¹ This range is becoming globally accepted as the 'restorative' range to prevent catastrophic climate change due to atmospheric greenhouse gas emissions

The spatial allowance for plant in the building has been sized to accommodate the current proposed systems, and we would not recommend significant reductions in size, which could preclude the installation of future plant (such as trigeneration systems or thermal storage) as part of a staged approach to ongoing reductions in greenhouse gas (GHG) emissions and sustainability issues.

Cundall are experienced and qualified Engineering Consultants that specialize in ESD and Building Service related consultancy services. We fully support the design approach described above for the plant rooms of the proposed development at 88 Walker Street.

Should you have any queries, please do not hesitate to call.

Yours sincerely,

For and on behalf of Cundall

A handwritten signature in black ink, appearing to read 'H. Morton', followed by a small dot.

Hannah Morton
Senior ESD Consultant

h.morton@cundall.com.au

tel: (02) 8424 7000

mob: 0406 531 639