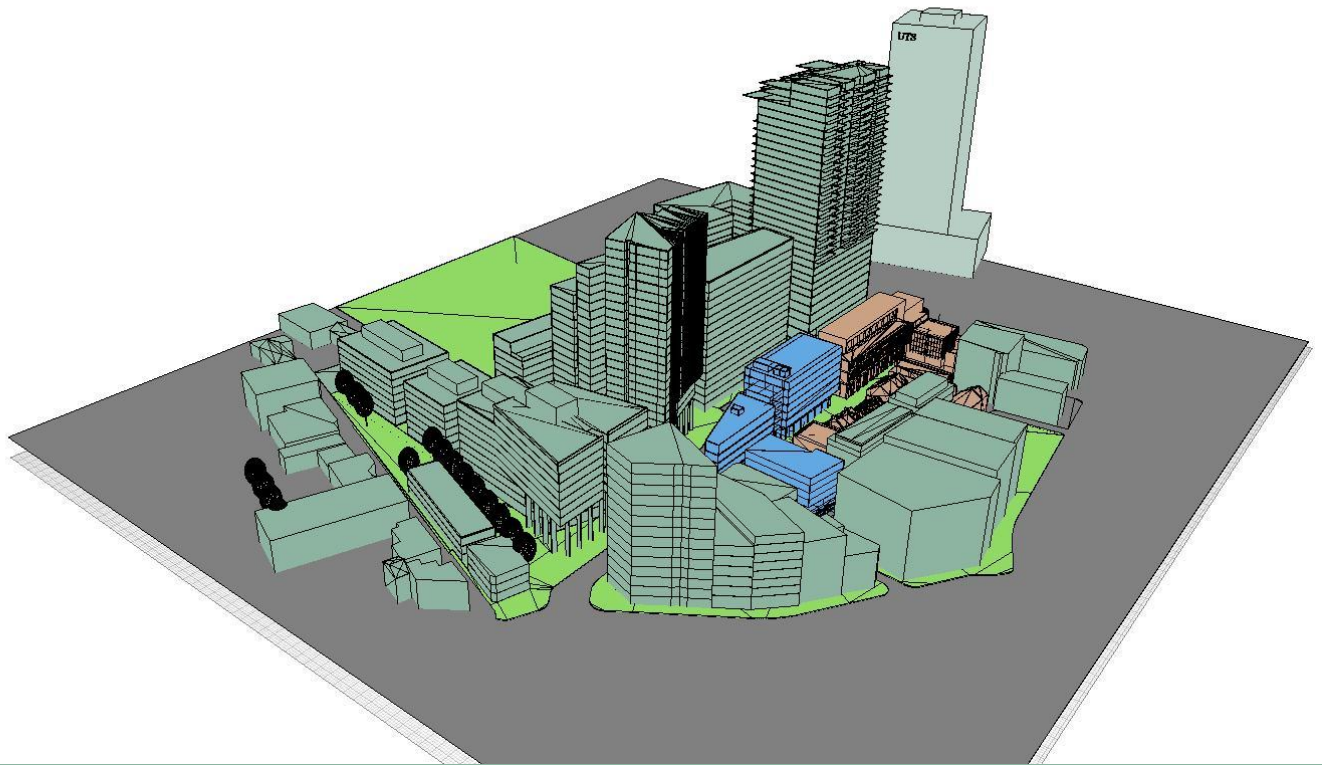




Built Ecology

KENSINGTON STREET PRECINCT BLOCKS 6 + 7 CENTRAL PARK: COMMERCIAL AND RETAIL ADAPTIVE REUSE

Ecologically Sustainable Development Strategy

9/11/2012

Quality Management

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Kensington Street Precinct Blocks 6 + 7 Central Park: Commercial and Retail Adaptive Reuse Ecologically Sustainable Development Strategy

9/11/2012

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Executive Summary

The Kensington Street Precinct forms part of the Central Park Development in Chippendale, Sydney. The precinct consists of Blocks 3A, 3B, 3C, 6, 7 and 10. This report describes the ecologically sustainable development (ESD) initiatives proposed for Blocks 6 and 7.

Blocks 6 and 7 consist of:

- A row of terrace houses which will be revitalised into retail units;
- New buildings situated behind the terrace houses in numbers 14-38 Kensington Lane which will be developed as restaurants;
- A heritage building on the northern end of Block 6 in numbers 2-10 Kensington Lane which will be developed as a restaurant with newly constructed levels 3 and 4 on the roof;
- A new building to be developed as a single storey retail unit at number 14 Kensington Lane;
- A new building to be developed as a single storey retail unit at number 42-44 Kensington Lane; and
- A heritage house to be combined with new build portions to create a bar at the southern end of Block 7.

As part of the Kensington Street precinct, Blocks 6 and 7 aim to achieve Australian Excellence in sustainable design. To demonstrate this, the buildings will be benchmarked against the principles of a 5 Star Green Star rating.

The ESD initiatives to be implemented for the precinct include:

- Meeting the functional requirement of Section J of the NCC Volume 1: All new external walls and roofs will meet the DTS provisions stipulated under Part J1 Building Fabric. All glazing has been specified to meet the DTS provisions stipulated under Part J2 Glazing. The roof light in the bar at the southern end of Block 7 exceeds the maximum size requirements of the DTS provisions of Part J1, however the overall energy performance of the building will be demonstrated to meet the requirements of Section J via JV3 modelling;
- Potable water demand will be reduced by 38% through the use of water efficient fixtures;
- Energy demand will be reduced through:
 - Efficient lighting design;
 - Mixed mode ventilation;
 - Efficient heating, ventilation and air-conditioning (HVAC) system selection; and
 - No car parking provision on-site (however 10 spaces have been allocated in the Blocks 2 and 5 basement), therefore avoiding energy demand for mechanical ventilation and lighting.
- Alternative forms of transport are promoted through provision of bicycle parking and facilities for staff, proximity to public transport and the lack of car parking provision;
- Materials use will have a reduced impact on the environment through the following initiatives:
 - Reduced content of Portland Cement in concrete;
 - Responsible steel sourcing;
 - Use of PVC which meets the Best Practice Guidelines as defined by the GBCA;
 - Sustainably certified timber; and
 - Reuse of existing façade and structure of the heritage buildings.
- Demonstrating the project meets the principles of a 5 star Green Star rating: Due to the space use of the blocks, the project does not meet the eligibility criteria of any pre-existing Green Star tools. The GBCA has provided a formalised response with respect to eligibility which is provided in Appendix B. Therefore, in order to demonstrate the sustainability aspirations of the project, a 5 star Green Star “principle led” pathway has been established to support the application of ESD initiatives across a full range of environmental categories.

Project Background

The Kensington Street Precinct (KSP) forms part of the Central Park Development in Chippendale, Sydney. It consists of Blocks 3A, 3B, 3C, 6, 7 and 10. Blocks 6 and 7 consist of redevelopment and adaptive reuse as retail and commercial units and restaurants and are the focus of this report.

Sources of Information

- Tonkin Zulaikha Greer Architectural Layouts, Blocks 6 & 7, dated 2nd November 2012;
- Building Code of Australia 2012;
- The Director General's Requirement (DGR) No.7 – ESD for Blocks 6 & 7; and
- GBCA Green Star rating tool and technical manual for Green Star Retail Centre Design v1.

Objective

The objective of this report is to provide an overview of the ESD strategies that will be employed for the Kensington Street Precinct Blocks 6 and 7. To demonstrate the ESD performance of the buildings, the development will be benchmarked against the Green Star Retail v1 tool in accordance with a 5 Star Green Star pathway.

The report also demonstrates consistency with the Concept Plan and DGRs for this project.

Section J Compliance

Section J Energy Efficiency of the National Construction Code (NCC) 2012 regulates the design and specification of building fabric, glazing and services to promote energy efficiency through operation. The buildings of Blocks 6 and 7 will be assessed against the functional requirement of Section J to ensure they meet the regulated requirements for energy efficiency.

To meet energy efficiency requirements of the NCC, only new building work shall comply with the requirements of Section J. It is recommended that despite this, roof insulation is added to the existing buildings to meet the DTS requirements of Part 1 as this is practically achieved and will provide significant benefit to the thermal comfort and energy efficiency of these buildings. However, due to the impracticalities in adding insulation to the existing heritage walls, these walls will not meet the Deemed-To-Satisfy (DTS) provisions of Part J1 Building Fabric.

All new buildings and new extensions in Blocks 6+7 will meet the requirements of Section J.

A preliminary assessment of these buildings has been conducted which demonstrates the buildings have the potential to meet the requirements of Section J. The relevant parts for this assessment are:

- Part J1 Building Fabric; and
- Part J2 Glazing.

Building Fabric

Part J1 outlines the thermal performance required of external walls, floors, roofs and roof lights. Kensington Street Precinct (KSP) lies within Climate Zone 5. Within this climate zone, the building fabric for the retail construction will have a requirement for thermal insulation as shown in Table 1.

Note that the glazed roof in Building 46-48 exceeds the maximum area allowed by the DTS provisions of Part J1 Building Fabric, however an initial assessment using Verification Method JV3 has demonstrated that with appropriate glazing selection, this building can meet the energy efficiency requirements of Section J.

Table 1: Section J Part J1 compliant construction details for the retail strata

Construction Element	DTS requirement	Proposed Construction
External Walls	R2.8	R2.8 for newly constructed walls. Heritage walls will be excluded from this requirement
Roof	R3.2	Insulation will be added to existing roofs to achieve a total R3.2 Newly constructed roofs will achieve total R3.2
Roof Lights	No greater than 5% of the room area Max. SHGC 0.34 Max. U-value 3.4	Approximately 50% of the room area Max. SHGC 0.34 Max. U-value 3.4
Floors – slab on-ground	No requirement	No requirement

Glazing

All glazing in Blocks 6 and 7 will comply with the DTS provisions of Section J. In order to demonstrate compliance, the BCA Glazing Calculator has been utilised. The results are shown in Appendix A.

The glazing assessment shows that all buildings in Blocks 6 and 7 have the potential to meet the DTS requirements of Section J.

Water

As part of the ESD strategy for Blocks 6 and 7, an efficient water use strategy has been proposed.

To minimise potable water demand, the following water efficient fittings, fixtures and appliances have been specified:

- Toilets – 4 Star WELS;
- Taps – 5 Star WELS; and
- Showers – 3 Star WELS, between 7.5L and 9L per minute.

Water metering will be included in the project for each major water use and for each sub lot within the development. This will enable effective monitoring of water use across all major water uses. Metered water uses include:

- Water use in sub lot 2-12
- Water use in sub lot 14-20
- Water use in sub lot 22-38
- Water use in sub lot 40-48

Due to the size of the development and the air conditioning demand, no cooling towers are proposed for Blocks 6 & 7. Therefore there will be no significant water demand for heat rejection from these buildings.

Through these water efficient strategies, Blocks 6 and 7 are able to achieve 14 of the possible 21 points for water under the Green Star Retail v1 tool, which is equivalent to a 33% reduction in potable water demand from a standard practice benchmark.

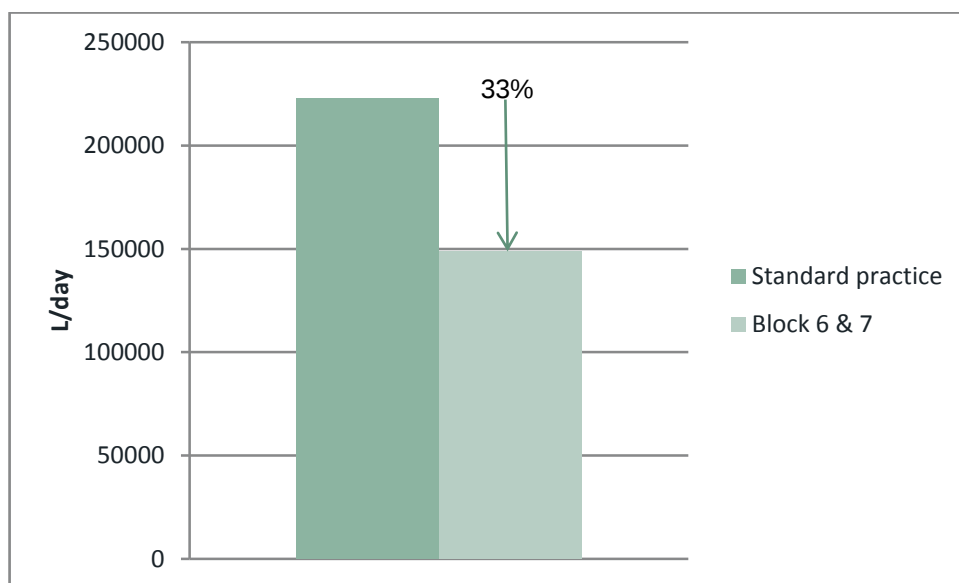


Figure 1: Potential water savings compared to standard practice

Energy

Energy consumption in retail primarily consists of:

- Lighting use
- Air conditioning
- Car parks
- Kitchens

The kitchens will be designed and operated by the tenant, therefore there is limited scope for employing energy efficient strategies at this stage of the project. The following sections provide a description of the energy efficient strategies in the remaining three areas.

Lighting Use

Efficient T5 lighting will be provided in all back-of-house areas to reduced lighting power consumption. The remainder of areas are proposed as shell and core, therefore lighting will not be provided. The benefit of this form of design is that occupiers often replace lighting when they move in, to suit their needs and architectural intent. This is particularly true in spaces like bars and restaurants. Therefore, by not providing light fittings, materials waste is minimised.

Air Conditioning

The heritage buildings in Blocks 6 & 7 have operable windows and were designed to achieve thermal comfort without the use of air conditioning. However, these buildings were intended to be used as residential dwellings. Therefore, as retail/commercial use, there may be instances when artificial control over the thermal environment will be required.

Therefore, it is proposed the heritage buildings will operate in a mixed mode scenario – natural ventilation when outdoor conditions are suitable and air conditioning when the tenant deems it necessary.

It is proposed that each retail units will have their own air conditioning system. This enables tenants to have complete control over operation of their thermal environment. Reed switches will be placed on windows to ensure air conditioning does not operate when the windows are open, to ensure efficient use of the air conditioning systems.

Car parks

Lighting and ventilation in car parks can constitute a major portion of energy consumption in a building. However, there is no car park proposed for the Kensington Street Precinct. However, 10 spaces will be allocated to the use of Blocks 6 & 7 in the basement of Blocks 2 and 5, previously approved under a different PA. The limited car parking means that both staff and visitors to the precinct are encouraged to use alternative forms of transport. Also, energy use (and therefore greenhouse gas emissions) associated with the operation of the buildings will be significantly lower than a similar development which includes a car park.

Transport

Low-carbon transport is a key feature of both the Central Park Precinct and in particular the Kensington Street Precinct.

Central Park is located only a short walk from Central Station, providing excellent rail connections to residents, staff and visitors of Central Park. Located on Broadway, the site is also serviced frequently by many bus routes. Therefore, the site is excellently positioned for public transport access.

In addition, bicycle parking shall be provided in secure locations for visitors and staff, combined with showering and locker facilities for staff. Secure bicycle racks will be provided in the public domain throughout Central Park, providing ample bicycle parking for visitors to the area.

Within Blocks 6 & 7, dedicated staff facilities shall be provided for bicycle storage, showering and storage of belongings. In addition, bicycle racks have been included in the “Pocket Park” in front of buildings 40-48, for the use of visitors.

Finally, the limited amount of car parking available to Blocks 6 and 7 encourages both staff and visitors to use alternative forms of transport.

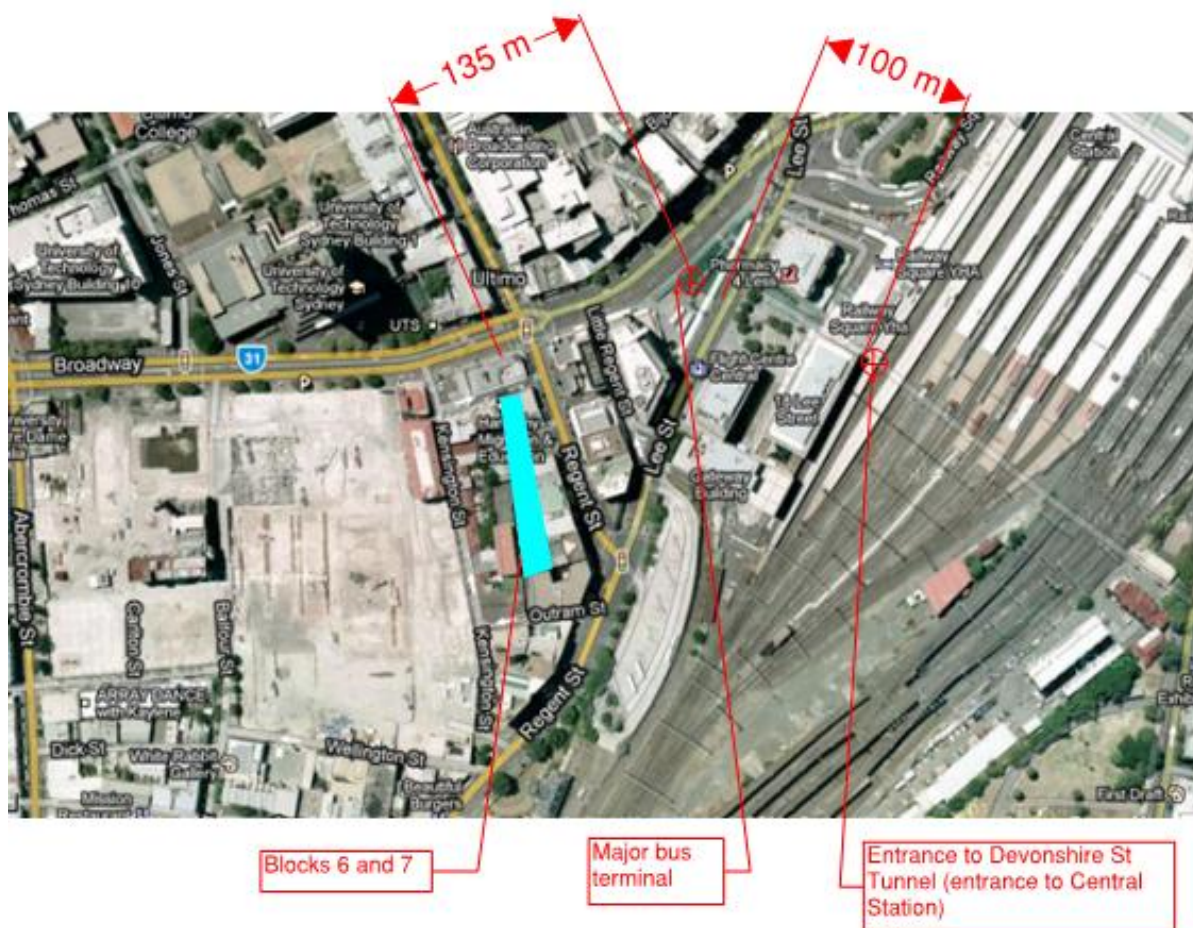


Figure 2: Proximity of the site to public transport

Materials

A significant amount of materials waste in the urban environment arises through construction and demolition. In addition, the materials used in construction can have a detrimental impact on the environment through depletion of resources, extraction processes, manufacturing and transport.

Environmentally responsible use of materials is a key initiative across the Central Park precinct. Within Blocks 6 and 7, the following initiatives will be employed:

- Recycling of demolition and construction waste – at least 80% of all demolition and construction waste will be reused or recycled;
- Reuse of façade and structure – The reuse of heritage buildings in the precinct is a significant initiative towards the reduction in materials consumption. The terrace houses located in Blocks 6 and 7 will be repaired and reused, with minimal alteration to the building form other than replacement of damaged materials and addition of roof insulation. The existing building in Block 6 will also be repaired and reused, making use of existing façade and structure. By reusing the existing structure, including external walls and floor slabs, the demand for new construction materials is reduced;
- Concrete – Where new portions of the buildings will be constructed, it is proposed that the concrete will meet the Green Star criteria for concrete. Specifically, Portland cement content will be reduced by 40%;
- Steel – all new steel to be used in the project will meet the steel strength grades listed in Table 2 and be sourced from a responsible steel manufacturer;
- PVC — PVC used in the project will meet the Best Practice Guidelines for PVC use as defined by the GBCA, or alternative products will be used; and
- Sustainable timber — Timber will be sourced from sustainable sources. By sourcing timber from sustainable forests, the impact on the environment from deforestation is reduced.

Table 2: Required steel strength grades

Category A Products	Minimum Strength Grades
Roof Sheeting	550MPa
Wall sheeting	550MPa
Profiled-steel decking	550MPa
Purlins	450MPa
Girts	450MPa
Light Steel framing systems	450MPa
Category B products	
Hot rolled structural steels	350MPa
Cold-formed sections	350MPa
Welded sections	400MPa

Green Star

Blocks 6 and 7 contain retail lots, classified as Class 6 under the BCA. However, to be eligible for a Green Star Retail Design rating, there are various eligibility criteria that must be satisfied, and Blocks 6 and 7 unfortunately do not meet all of these criteria as discussed in the 'Eligibility' section. The project has been designed in line with the principles of a 5 Star Green Star rating, however due to the ineligibility of the project, a formalised rating cannot be sought.

Eligibility

To be eligible for a Green Star rating under a pre-existing tool, a building must meet certain eligibility criteria. For a retail Centre, these include:

- Space Use:
 - At least 80% of the Gross Floor Area (GFA) (excluding internal car parks) must be comprised of BCA Class 6 and must contain:
 - More than one retail business;
 - Common mall area;
 - Some common/shared plant; and
 - Shared building infrastructure amongst tenancies
- Spatial Differentiation – The project must be clearly distinct, i.e. functionally autonomous, free standing buildings;
- Conditional requirements – There are mandatory credits that must be achieved under each Green Star tool in order for the project to be certified, e.g. the Ecology Conditional Requirement (Eco-Conditional), which stipulates that the project site must not be located on prime agricultural land, consist of old growth forest, or within 100m of a wetland; and
- Timing of Certification – Certification must be achieved within the timeframe applicable under each Green Star tool, e.g. a Design rating must be achieved within 24 months of practical completion.

The buildings of Blocks 6 and 7 do not contain a common mall area, they do not share any common plant, and the only shared infrastructure are toilets that are freely accessible to the public, thereby available to visitors to any of the retail tenancies.

Based on this, the GBCA has provided a formalised ruling that the project is not eligible for a rating under the Green Star Retail Centre V1 tool. This ruling is provided in Appendix B.

Green Star Benchmarking

In order to demonstrate the sustainability aspirations of the project, a 5 star Green Star “principle led” pathway has been established to support the application of ESD initiatives across a full range of environmental categories. The principles included in the proposed 5 Star pathway are described in Table 3 below.

Table 3: Proposed 5 Star principles led pathway for Blocks 6 and 7

Green Star Retail Centre Design v1 5 Star Pathway - Blocks 6 & 7					
	Title	Credit No.	Points Available	Points Target	Comment
Management	Green Star Accredited Professional	Man - 1	2	2	WSP Built Ecology
	Commissioning Clauses	Man - 2	2	2	All systems will be comprehensively commissioned
	Building Tuning	Man - 3	1	1	A 12 month tuning period will be carried out
	Independent Commissioning Agent	Man - 4	1	0	
	Building Guides	Man - 5	2	2	Building users guides to be provided to the owner and developer
	Environmental Management	Man - 6	2	2	Contractor to be ISO 14001 certified and have a site specific EMP
	Waste Management	Man - 7	2	2	A minimum of 80% construction waste will be recycled
	Waste and Recycling Management Plan	Man - 8	2	2	Plan for reduction in operational waste
	Building Management Systems	Man - 9	1	0	
Management		SUB-TOTAL	15	13	
Indoor Environment Quality	Ventilation Rates	IEQ - 1	3	0	Achieved in natural ventilation mode
	Air Change Effectiveness	IEQ - 2	1	0	
	Carbon Dioxide Monitoring and Control	IEQ - 3	1	0	
	Daylight	IEQ - 4	1	1	Optimised design of glazing
	Thermal Comfort	IEQ - 5	1	1	Good Practice
	Hazardous Materials	IEQ - 6	1	1	All hazardous materials found on site will be removed
	Internal Noise Levels	IEQ - 7	1	0	
	Volatile Organic Compounds	IEQ - 8	3	3	Best practice
	Formaldehyde Minimisation	IEQ - 9	1	1	Best practice
	Mould Prevention	IEQ - 10	1	0	
Indoor Environment Quality		SUB-TOTAL	14	7	
Energy	Greenhouse Gas Emissions	Ene - 1	20	5	No car park, mixed mode ventilation, efficient systems – a conservative estimate of points
	Energy Sub-metering	Ene - 2	2	2	Best practice
	Peak Energy Demand Reduction	Ene - 3	2	0	
	Car Park Ventilation	Ene - 6	na		
Energy		SUB-TOTAL	24	7	
Transport	Provision of Car Parking	Tra - 1	2	2	Only 10 spaces provided off-site
	Fuel-Efficient Transport	Tra - 2	na		
	Cyclist Facilities	Tra - 3	3	3	Facilities will be provided for staff and visitors
	Commuting Mass Transport	Tra - 4	5	5	Proximity to Central Station
	Trip Reduction Mixed Use	Tra - 5	1	1	Proximity to amenities
Transport		SUB-TOTAL	11	11	
Water	Occupant Amenity Water	Wat - 1	10	4	Efficient fittings
	Water Meters	Wat - 2	3	2	Water meters for all major uses
	Landscape Irrigation	Wat - 3	1	0	
	Heat Rejection Water	Wat - 4	8	8	No cooling towers on site
	Fire System Water	Wat - 5	0	na	No sprinkler systems

Water		SUB-TOTAL	22	14	
Materials	Recycling Waste Storage	Mat - 1	3	3	Adequate space for storage of recyclables
	Building Re-use	Mat - 2	6	5	Reuse of at least 50% of the existing façade and 60% of the existing structure
	Recycled Content & Re-used Products & Materials	Mat - 3	3	0	
	Concrete	Mat - 4	3	3	40% reduction in Portland Cement
	Steel	Mat - 5	2	2	High steel strength grades
	PVC Minimisation	Mat - 6	2	2	PVC to meet GBCA Best Practice Guidelines
	Sustainable Timber	Mat - 7	1	1	Timber to be certified
	Design for Disassembly	Mat - 8	1	0	
	Dematerialisation	Mat - 9	1	0	
Materials		SUB-TOTAL	22	16	
Land Use & Ecology	Conditional Requirement	Eco -		Yes	Not on ecologically sensitive land
	Topsoil	Eco - 1	na		
	Re-use of Land	Eco - 2	1	1	Site is currently built on
	Reclaimed Contaminated Land	Eco - 3	2	2	The site will be decontaminated
	Change of Ecological Value	Eco - 4	4	1	
Land Use & Ecology		SUB-TOTAL	7	4	
Emissions	Refrigerant ODP	Emi - 1	1	1	No ODP in refrigerants
	Refrigerant GWP	Emi - 2	2	0	
	Refrigerant Leaks	Emi - 3	2	0	
	Insulant ODP	Emi - 4	1	1	No ODP in thermal insulants
	Stormwater	Emi - 5	3	3	Stormwater will be treated prior to discharge
	Discharge to Sewer	Emi - 6	4	3	Based on efficient water fixtures
	Light Pollution	Emi - 7	1	1	No light pointed towards the sky
	Legionella	Emi - 8	1	1	No Cooling towers on site
Emissions SUB-TOTAL			15	10	
SUB-TOTAL CATEGORY WEIGHTING SCORE				60	
Innovation	Innovative Strategies and Technologies	Inn - 1	2	0	
	Exceeding Green Star Benchmarks	Inn - 2	2	0	
	Environmental Design Initiatives	Inn - 3	1	0	
Innovation SUB-TOTAL			5		
TOTAL CATEGORY WEIGHTED SCORE				60	

Conclusions

As part of the Central Park Development, Blocks 6 and 7 of the Kensington Street Precinct endeavour to achieve a high level of ecologically sustainable development (ESD). This report outlines the ESD initiatives that have been promoted in the design.

- Meeting the functional requirement of Section J of the NCC Volume 1: All new external walls and roofs will meet the DTS provisions stipulated under Part J1 Building Fabric. All glazing has been specified to meet the DTS provisions stipulated under Part J2 Glazing. The roof light in the bar at the southern end of Block 7 exceeds the maximum size requirements of the DTS provisions of Part J1, however the overall energy performance of the building will be demonstrated to meet the requirements of Section J via JV3 modelling;
- Potable water demand will be reduced by 38% through the use of water efficient fixtures;
- Energy demand will be reduced through:
 - Efficient lighting design;
 - Mixed mode ventilation;
 - Efficient heating, ventilation and air-conditioning (HVAC) system selection; and
 - No car parking provision, avoiding energy demand for mechanical ventilation and lighting.
- Alternative forms of transport are promoted through provision of bicycle parking and facilities for staff, proximity to public transport and the lack of car parking provision;
- Materials use will have reduced impact on the environment through the following initiatives:
 - Reduced content of Portland Cement in concrete;
 - Responsible steel sourcing;
 - Use of PVC which meets the Best Practice Guidelines defined by the GBCA;
 - Sustainably certified timber; and
 - Reuse of existing façade and structure of the heritage buildings
- Demonstrating the project meets the principles of a 5 star Green Star rating: Due to the space use of the blocks, the project does not meet the eligibility criteria of any pre-existing Green Star tools. Therefore, in order to demonstrate the sustainability aspirations of the project, a 5 star Green Star “principle led” pathway has been established to support the application of ESD initiatives across a full range of environmental categories.

Appendix A – BCA Glazing calculators

BCA VOLUME ONE GLAZING CALCULATOR (first issued with BCA 2012)

Building name/description

Kensington Street Precinct Block 6, #2-12

Application

other

Climate zone

5

Storey

Ground

Facade areas

Option A

Option B

Glazing area (A) 14.1m² 65.3m²

N	NE	E	SE	S	SW	W	NW	internal
55.8m ²						112m ²		
								n/a

Number of rows preferred in table below

8 (as currently displayed)

GLAZING ELEMENTS, ORIENTATION SECTOR, SIZE and PERFORMANCE CHARACTERISTICS									SHADING		CALCULATED OUTCOMES OK (if inputs are valid)					
Glazing element		Facing sector		Size			Performance		P&H or device		Shading		Multipliers		Size	Outcomes
ID	Description (optional)	Option A facades	Option B facades	Height (m)	Width (m)	Area (m ²)	Total U-Value (AFRC)	SHGC (AFRC)	P (m)	H (m)	P/H	G (m)	Heating (S _H)	Cooling (S _C)	Area used (m ²)	Element share of % of allowance used
1	Retail block #2-12	N		2.20		14.08	4.6	0.54				0.00	1.00	1.00	14.08	100% of 96%
2	Retail block #2-12	W				65.29	4.7	0.70	device		2.00	0.00	0.00	0.26	65.29	100% of 100%
3																
4																
5																
6																
7																
8																

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR

The Glazing Calculator has been developed by the ABCB to assist in developing a better understanding of glazing energy efficiency parameters.

While the ABCB believes that the Glazing Calculator, if used correctly, will produce accurate results, it is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all.

Your use of the Glazing Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

if inputs are valid



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BCA VOLUME ONE GLAZING CALCULATOR (first issued with BCA 2012)

Building name/description

Kensington Street Precinct Block 6, #2-12 Level 2

Application

other

Climate zone

5

Storey

2

Facade areas

N	NE	E	SE	S	SW	W	NW	internal
78.3m ²						112m ²		
								n/a

Option A

Option B

Glazing area (A) 21.5m² 34.5m²

Number of rows preferred in table below

8 (as currently displayed)

GLAZING ELEMENTS, ORIENTATION SECTOR, SIZE and PERFORMANCE CHARACTERISTICS									SHADING		CALCULATED OUTCOMES OK (if inputs are valid)					
Glazing element		Facing sector		Size			Performance		P&H or device		Shading		Multipliers		Size	Outcomes
ID	Description (optional)	Option A facades	Option B facades	Height (m)	Width (m)	Area (m ²)	Total U-Value (AFRC)	SHGC (AFRC)	P (m)	H (m)	P/H	G (m)	Heating (S _H)	Cooling (S _C)	Area used (m ²)	Element share of % of allowance used
1	Retail block #2-12	N		2.24		21.50	4.5	0.46				0.00	1.00	1.00	21.50	100% of 87%
2	Retail block #2-12	W				34.53	5.7	0.75	device		2.00	0.00	0.00	0.26	34.53	100% of 59%
3																
4																
5																
6																
7																
8																

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if inputs are valid



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BCA VOLUME ONE GLAZING CALCULATOR (first issued with BCA 2012)

Building name/description

Kensington Street Precinct Block 6, #2-12 Level 3

Application

other

Climate zone

5

Storey

3

Facade areas

N	NE	E	SE	S	SW	W	NW	internal
52.8m ²						46.5m ²		
								n/a

Option A

Option B

Glazing area (A) 24.3m² 38.9m²

Number of rows preferred in table below

8 (as currently displayed)

GLAZING ELEMENTS, ORIENTATION SECTOR, SIZE and PERFORMANCE CHARACTERISTICS									SHADING		CALCULATED OUTCOMES OK (if inputs are valid)					
Glazing element		Facing sector		Size			Performance		P&H or device		Shading		Multipliers		Size	Outcomes
ID	Description (optional)	Option A facades	Option B facades	Height (m)	Width (m)	Area (m ²)	Total U-Value (AFRC)	SHGC (AFRC)	P (m)	H (m)	P/H	G (m)	Heating (S _H)	Cooling (S _C)	Area used (m ²)	Element share of % of allowance used
1	Retail block #2-12	N		2.70	8.40		4.6	0.32				0.00	1.00	1.00	22.68	88% of 100%
2	Retail block #2-12	W		2.70	14.40		4.4	0.41	device		2.00	0.00	0.00	0.26	38.88	100% of 100%
3	north small windows	N		0.90	1.80		4.4	0.56				0.00	1.00	1.00	1.62	12% of 100%
4																
5																
6																
7																
8																

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR

The Glazing Calculator has been developed by the ABCB to assist in developing a better understanding of glazing energy efficiency parameters.

While the ABCB believes that the Glazing Calculator, if used correctly, will produce accurate results, it is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all.

Your use of the Glazing Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

if inputs are valid



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BCA VOLUME ONE GLAZING CALCULATOR (first issued with BCA 2012)

Building name/description

Kensington Street Precinct Block 6, #2-12 Level 4

Application

other

Climate zone

5

Storey

4

Facade areas

N	NE	E	SE	S	SW	W	NW	internal
38.9m ²				27.1m ²		42.5m ²		
								n/a

Option A

Option B

Glazing area (A) 12.6m² 17.5m² 35.3m²

Number of rows preferred in table below

8 (as currently displayed)

GLAZING ELEMENTS, ORIENTATION SECTOR, SIZE and PERFORMANCE CHARACTERISTICS									SHADING		CALCULATED OUTCOMES OK (if inputs are valid)					
Glazing element		Facing sector		Size			Performance		P&H or device		Shading		Multipliers		Size	Outcomes
ID	Description (optional)	Option A facades	Option B facades	Height (m)	Width (m)	Area (m ²)	Total U-Value (AFRC)	SHGC (AFRC)	P (m)	H (m)	P/H	G (m)	Heating (S _H)	Cooling (S _C)	Area used (m ²)	Element share of % of allowance used
1	Office	N		1.70	7.42		4.0	0.44				0.00	1.00	1.00	12.61	100% of 100%
2	Office	W		2.45	14.40		4.2	0.43	device		2.00	0.00	0.00	0.26	35.28	100% of 100%
3	Office	S		1.90	9.20		4.4	0.61				0.00	1.00	1.00	17.48	100% of 100%
4																
5																
6																
7																
8																

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BCA VOLUME ONE GLAZING CALCULATOR (first issued with BCA 2012)

Building name/description

Kensington Street Precinct Block 6, deli

Application

other

Climate zone

5

Storey

Ground

Facade areas

N	NE	E	SE	S	SW	W	NW	internal
				61.7m ²		23.4m ²		
								n/a

Option A

Option B

Glazing area (A) 43.2m² 16.4m²

Number of rows preferred in table below

8 (as currently displayed)

GLAZING ELEMENTS, ORIENTATION SECTOR, SIZE and PERFORMANCE CHARACTERISTICS									SHADING		CALCULATED OUTCOMES OK (if inputs are valid)					
Glazing element		Facing sector		Size			Performance		P&H or device		Shading		Multipliers		Size	Outcomes
ID	Description (optional)	Option A facades	Option B facades	Height (m)	Width (m)	Area (m ²)	Total U-Value (AFRC)	SHGC (AFRC)	P (m)	H (m)	P/H	G (m)	Heating (S _H)	Cooling (S _C)	Area used (m ²)	Element share of % of allowance used
1	Retail block #2-12	W		3.15	5.20		4.2	0.51	device		2.00	0.00	0.00	0.26	16.38	100% of 94%
2	deli	S		3.15	13.70		3.9	0.63				0.00	1.00	1.00	43.16	100% of 95%
3																
4																
5																
6																
7																
8																

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE GLAZING CALCULATOR

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BCA VOLUME ONE GLAZING CALCULATOR (first issued with BCA 2012)

Building name/description

Kensington Street Precinct Block 7, #22-38

Application

other

Climate zone

5

Storey

Ground

Facade areas

Option A

Option B

Glazing area (A) 4.68m² 2.16m² 0.72m² 113m²

N	NE	E	SE	S	SW	W	NW	internal
60.6m ²		69m ²		38.3m ²		191m ²		
								n/a

Number of rows preferred in table below

8 (as currently displayed)

GLAZING ELEMENTS, ORIENTATION SECTOR, SIZE and PERFORMANCE CHARACTERISTICS									SHADING		CALCULATED OUTCOMES OK (if inputs are valid)					
Glazing element		Facing sector		Size			Performance		P&H or device		Shading		Multipliers		Size	Outcomes
ID	Description (optional)	Option A facades	Option B facades	Height (m)	Width (m)	Area (m ²)	Total U-Value (AFRC)	SHGC (AFRC)	P (m)	H (m)	P/H	G (m)	Heating (S _H)	Cooling (S _C)	Area used (m ²)	Element share of % of allowance used
1	Retail block #22-28 (W)	W				7.18	5.7	0.75	device		2.00	0.00	0.00	0.26	7.18	8% of 93%
2	Retail block #30-38 (W)	W				10.68	5.7	0.75	device		2.00	0.00	0.00	0.26	10.68	12% of 93%
3	Restaurant	W				95.04	4.2	0.61	device		2.00	0.00	0.00	0.26	95.04	81% of 93%
4	Retail block #22-28 (W)	E				1.44	5.7	0.75				0.00	1.00	1.00	1.44	67% of 16%
5	Retail block #30-38 (W)	E				0.72	5.7	0.75				0.00	1.00	1.00	0.72	33% of 16%
6	Retail block #22-28 (N)	N				0.63	5.7	0.75	device		2.00	0.00	0.00	0.19	0.63	2% of 28%
7	Restaurant	N		2.70		4.05	5.7	0.75	0.600	2.700	0.22	0.00	0.95	0.79	4.05	98% of 28%
8	Retail block #22-28 (S)	S				0.72	5.7	0.75				0.00	1.00	1.00	0.72	100% of 4%

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BCA VOLUME ONE GLAZING CALCULATOR (first issued with BCA 2012)

Building name/description

Kensington Street Precinct Pocket Park retail and bar

Application

other

Climate zone

5

Storey

G

Facade areas

N	NE	E	SE	S	SW	W	NW	internal
71.5m ²				46m ²		105m ²		
								n/a

Option A

Option B

Glazing area (A) 40.3m² 31.1m² 72.3m²

Number of rows preferred in table below

10 (as currently displayed)

GLAZING ELEMENTS, ORIENTATION SECTOR, SIZE and PERFORMANCE CHARACTERISTICS									SHADING		CALCULATED OUTCOMES OK (if inputs are valid)					
Glazing element		Facing sector		Size			Performance		P&H or device		Shading		Multipliers		Size	Outcomes
ID	Description (optional)	Option A facades	Option B facades	Height (m)	Width (m)	Area (m ²)	Total U-Value (AFRC)	SHGC (AFRC)	P (m)	H (m)	P/H	G (m)	Heating (S _H)	Cooling (S _C)	Area used (m ²)	Element share of % of allowance used
1	Low level Pocket park	N		3.30	6.50		4.4	0.43	device		2.00	0.00	0.00	0.19	21.45	7% of 72%
2	High Level pocket park	N		2.15	7.15		4.4	0.43				0.00	1.00	1.00	15.37	88% of 72%
3	Low level Pocket park	W		3.40	10.36		4.4	0.43	device		2.00	0.00	0.00	0.26	35.22	46% of 90%
4	High Level pocket park	W		2.35	12.64		4.4	0.43	device		2.00	0.00	0.00	0.26	29.70	39% of 90%
5	Low level Pocket park	S		3.30	5.70		4.3	0.70	1.200	3.300	0.36	0.00	0.88	0.83	18.81	59% of 98%
6	High Level pocket park	S		2.15	5.70		4.3	0.70				0.00	1.00	1.00	12.26	41% of 98%
7	Bar	N		1.35	2.60		5.8	0.82	device		2.00	0.00	0.00	0.19	3.51	4% of 72%
8	Bar	W		1.35	1.90		5.7	0.75	device		2.00	0.00	0.00	0.26	2.57	5% of 90%
9	Bar	W		2.10	1.80		5.7	0.75	device		2.00	0.00	0.00	0.26	3.78	8% of 90%
10	Bar	W		0.70	1.40		5.7	0.75	device		2.00	0.00	0.00	0.26	0.98	2% of 90%

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Appendix B - BCA Non-eligibility response

Dear Alan,

The following is the response to your recent Eligibility Query

The Green Building Council of Australia has reviewed the eligibility query for the retail outlets located at Sub-Plot #2-12 Kensington Lane, Chippendale. Based on the information provided, the project is **ineligible** to be rated under the Green Star – Retail Centre v1 rating tool. Projects eligible under the Green Star Retail Centre v1 rating tool must have at least 80% of the GFA classified as BCA Class 6 and have the following:

- More than one retail business;
- Common mall area(s);
- Some common/shared plant; and
- Shared building infrastructure amongst tenancies.

As the project does not have common mall areas, nor common/shared plant it is not considered a Retail Centre in accordance with the Green Star classification, thus this project cannot be rated using the Green Star – Retail Centre v1 rating tool.

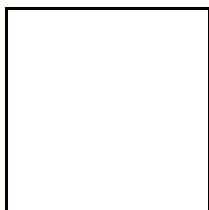
Despite the proposed project not meeting the eligibility criterion for Space Use under the Green Star – Retail Centre v1 rating tool, the project can still be rated using the Green Star - Custom rating tool. For more information on Green Star - Custom, please go to: <http://www.gbca.org.au/green-star/green-star-custom/3092.htm>

This email response should be included with the registration for your proposed Green Star project. Please include any additional documentation submitted with this Eligibility query.

This Eligibility response is specific to the unique circumstances of the proposed project and will not automatically set precedent for any future projects. Please notify the GBGA if any details of your project changes as this may effect the project's eligibility.

I hope that this response clarifies the matter. Please feel free to contact me further if you have any questions on this matter.

Kind Regards,
Green Star



The following must be included in the submission

Green Star
Eligibility Query

Please write a general description of the proposed project

Sub-lot #2-12 Kensington Lane, Chippendale, is located within the Kensington Street Precinct. It consists of heritage and new build elements and will be used for retail (Class 6) purposes.

Do any of the buildings have shared services (e.g. car parking, cyclist facilities, building services, infrastructure)

N/A – Sub-lot #2-12 Kensington Lane is a single building.

What is the spatial relationship between the buildings? (i.e. Do the buildings have separate entrances and/or separate street addresses? Are they connected via a concourse level?) If so, please detail

N/A – Sub-lot #2-12 Kensington Lane is a single building.

Which Eligibility Criteria is the project seeking clarification on? Please explain

Eligibility Criterion 1: Space Use, Green Star – Retail Centre

Common mall area(s): There is no common mall area for Sub-lot #2-12 Kensington Lane

Some common/shared plant: There is no common/shared plant for Sub-lot #2-12 Kensington Lane. Each retail tenancy is individually serviced

Shared building infrastructure amongst tenancies: There are shared toilet amenities and back-of-house facilities, e.g. waste storage

Retail centres can only be considered centres when they consist of: more than one retail business, common mall area(s), some common/shared plant and shared building infrastructure amongst tenancies. As Sub-lot #2-12 Kensington Lane does not conform to the definition of a retail centre, please confirm that it is ineligible under the Green Star Retail Centre v1 tool.

Dear Alan,

The following is the response to your recent Eligibility Query

The Green Building Council of Australia has reviewed the eligibility query for the retail outlets located at Sub-lot #14-20 Kensington Lane, Chippendale. Based on the information provided, the project is **ineligible** to be rated under the Green Star – Retail Centre v1 rating tool. Projects eligible under the Green Star Retail Centre v1 rating tool must have at least 80% of the GFA classified as BCA Class 6 and have the following:

- More than one retail business;
- Common mall area(s);
- Some common/shared plant; and
- Shared building infrastructure amongst tenancies.

As the project does not have common mall areas, nor common/shared plant it is not considered a Retail Centre in accordance with the Green Star classification, thus this project cannot be rated using the Green Star – Retail Centre v1 rating tool.

Despite the proposed project not meeting the eligibility criterion for Space Use under the Green Star – Retail Centre v1 rating tool, the project can still be rated using the Green Star - Custom rating tool. For more information on Green Star - Custom, please go to: <http://www.gbca.org.au/green-star/green-star-custom/3092.htm>

This email response should be included with the registration for your proposed Green Star project. Please include any additional documentation submitted with this Eligibility query.

This Eligibility response is specific to the unique circumstances of the proposed project and will not automatically set precedent for any future projects. Please notify the GBGA if any details of your project changes as this may effect the project's eligibility.

I hope that this response clarifies the matter. Please feel free to contact me further if you have any questions on this matter.

Kind Regards,
Green Star



The following must be included in the submission

Green Star Eligibility Query

Please write a general description of the proposed project

Sub-lot #14-20 Kensington Lane, Chippendale, is located within the Kensington Street Precinct. It consists of heritage and new build elements and will be used for retail (Class 6) purposes.

Do any of the buildings have shared services (e.g. car parking, cyclist facilities, building services, infrastructure)

No. Each retail tenancy making up Sub-lot #14-20 Kensington Lane is individually serviced.

What is the spatial relationship between the buildings? (i.e. Do the buildings have separate entrances and/or separate street addresses? Are they connected via a concourse level?) If so, please detail

Each retail tenancy making up Sub-lot #14-20 Kensington Lane has separate entrances, which are directly or indirectly accessed from Kensington Lane.

Which Eligibility Criteria is the project seeking clarification on? Please explain

Eligibility Criterion 1: Space Use, Green Star – Retail Centre

Common mall area(s): There is no common mall area for Sub-lot #14-20 Kensington Lane

Some common/shared plant: There is no common/shared plant for Sub-lot #14-20 Kensington Lane. Each retail tenancy is individually serviced

Shared building infrastructure amongst tenancies: There are shared toilet amenities and back-of-house facilities, e.g. waste storage

Retail centres can only be considered centres when they consist of: more than one retail business, common mall area(s), some common/shared plant and shared building infrastructure amongst tenancies. As Sub-lot #14-20 Kensington Lane does not conform to the definition of a retail centre, please confirm that it is ineligible under the Green Star Retail Centre v1 tool.

Dear Alan,

The following is the response to your recent Eligibility Query

The Green Building Council of Australia has reviewed the eligibility query for the retail outlets located at Sub-lot #22-38 Kensington Lane, Chippendale. Based on the information provided, the project is **ineligible** to be rated under the Green Star – Retail Centre v1 rating tool. Projects eligible under the Green Star Retail Centre v1 rating tool must have at least 80% of the GFA classified as BCA Class 6 and have the following:

- More than one retail business;
- Common mall area(s);
- Some common/shared plant; and
- Shared building infrastructure amongst tenancies.

As the project does not have common mall areas, nor common/shared plant it is not considered a Retail Centre in accordance with the Green Star classification, thus this project cannot be rated using the Green Star – Retail Centre v1 rating tool.

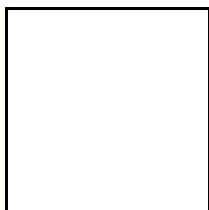
Despite the proposed project not meeting the eligibility criterion for Space Use under the Green Star – Retail Centre v1 rating tool, the project can still be rated using the Green Star - Custom rating tool. For more information on Green Star - Custom, please go to: <http://www.gbca.org.au/green-star/green-star-custom/3092.htm>

This email response should be included with the registration for your proposed Green Star project. Please include any additional documentation submitted with this Eligibility query.

This Eligibility response is specific to the unique circumstances of the proposed project and will not automatically set precedent for any future projects. Please notify the GBGA if any details of your project changes as this may effect the project's eligibility.

I hope that this response clarifies the matter. Please feel free to contact me further if you have any questions on this matter.

Kind Regards,
Green Star



The following must be included in the submission

Green Star
Eligibility Query

Please write a general description of the proposed project

Sub-lot #22-38 Kensington Lane, Chippendale, is located within the Kensington Street Precinct. It consists of heritage and new build elements and will be used for retail (Class 6) purposes.

Do any of the buildings have shared services (e.g. car parking, cyclist facilities, building services, infrastructure)

No. Each retail tenancy making up Sub-lot #22-38 Kensington Lane is individually serviced.

What is the spatial relationship between the buildings? (i.e. Do the buildings have separate entrances and/or separate street addresses? Are they connected via a concourse level?) If so, please detail

Each retail tenancy making up Sub-lot #22-38 Kensington Lane, Chippendale has separate entrances, which are directly or indirectly accessed from Kensington Lane.

Which Eligibility Criteria is the project seeking clarification on? Please explain

Eligibility Criterion 1: Space Use, Green Star – Retail Centre

Common mall area(s): There is no common mall area for Sub-lot #22-38 Kensington Lane

Some common/shared plant: There is no common/shared plant for Sub-lot #22-38 Kensington Lane. Each retail tenancy is individually serviced

Shared building infrastructure amongst tenancies: There are shared toilet amenities and back-of-house facilities, e.g. waste storage

Retail centres can only be considered centres when they consist of: more than one retail business, common mall area(s), some common/shared plant and shared building infrastructure amongst tenancies. As Sub-lot #22-38 Kensington Lane does not conform to the definition of a retail centre, please confirm that it is ineligible under the Green Star Retail Centre v1 tool.

Dear Alan,

The following is the response to your recent Eligibility Query

The Green Building Council of Australia has reviewed the eligibility query for the retail outlets located at Sub-lot #40-48 Kensington Lane, Chippendale. Based on the information provided, the project is **ineligible** to be rated under the Green Star – Retail Centre v1 rating tool. Projects eligible under the Green Star Retail Centre v1 rating tool must have at least 80% of the GFA classified as BCA Class 6 and have the following:

- More than one retail business;
- Common mall area(s);
- Some common/shared plant; and
- Shared building infrastructure amongst tenancies.

As the project does not have common mall areas, nor common/shared plant it is not considered a Retail Centre in accordance with the Green Star classification, thus this project cannot be rated using the Green Star – Retail Centre v1 rating tool.

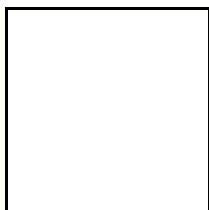
Despite the proposed project not meeting the eligibility criterion for Space Use under the Green Star – Retail Centre v1 rating tool, the project can still be rated using the Green Star - Custom rating tool. For more information on Green Star - Custom, please go to: <http://www.gbca.org.au/green-star/green-star-custom/3092.htm>

This email response should be included with the registration for your proposed Green Star project. Please include any additional documentation submitted with this Eligibility query.

This Eligibility response is specific to the unique circumstances of the proposed project and will not automatically set precedent for any future projects. Please notify the GBGA if any details of your project changes as this may effect the project's eligibility.

I hope that this response clarifies the matter. Please feel free to contact me further if you have any questions on this matter.

Kind Regards,
Green Star



The following must be included in the submission

Green Star
Eligibility Query

Please write a general description of the proposed project

Sub-lot #40-48 Kensington Lane, Chippendale, is located within the Kensington Street Precinct. It consists of heritage and new build elements and will be used for retail (Class 6) purposes.

Do any of the buildings have shared services (e.g. car parking, cyclist facilities, building services, infrastructure)

No. Each retail tenancy making up Sub-lot #40-48 Kensington Lane is individually serviced.

What is the spatial relationship between the buildings? (i.e. Do the buildings have separate entrances and/or separate street addresses? Are they connected via a concourse level?) If so, please detail

Each retail tenancy making up Sub-lot #40-48 Kensington Lane, Chippendale has separate entrances, which are directly or indirectly accessed from Kensington Lane.

Which Eligibility Criteria is the project seeking clarification on? Please explain

Eligibility Criterion 1: Space Use, Green Star – Retail Centre

Common mall area(s): There is no common mall area for Sub-lot #40-48 Kensington Lane

Some common/shared plant: There is no common/shared plant for Sub-lot #40-48 Kensington Lane. Each retail tenancy is individually serviced

Shared building infrastructure amongst tenancies: There are shared toilet amenities and back-of-house facilities, e.g. waste storage

Retail centres can only be considered centres when they consist of: more than one retail business, common mall area(s), some common/shared plant and shared building infrastructure amongst tenancies. As Sub-lot #40-48 Kensington Lane does not conform to the definition of a retail centre, please confirm that it is ineligible under the Green Star Retail Centre v1 tool.

WSP

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WSP

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