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ARUP

Leah Rispoli
PMDL Architects
Suite 801, 28 Clarke St,
Crows Nest NSW 2065

Level 10 201 Kent Street
PO Box 76 Millers Point
Sydney 2000
Australia

t +61 2 9320 9320
f +61 2 9320 9321

gladys.so@arup.com
www.arup.com

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Dear Leah,

DFS Galleria, George Street ESD strategy for DA submission

This letter provides support and explanation of the ESD strategies associated with the DA application of the DFS Galleria refurbishment on George Street, Sydney. DFS is one of the world's leading brands in the retail industry, and is committed to achieving ecological sustainable design and operations of its stores around the world. The global approach applies to the major refurbishment at DFS Galleria Sydney, The Rocks, 155 George Street, Sydney. The key goals for DFS ecological sustainable design are:

- Reduction in overall energy consumption.
- Reduction in overall water usage.
- Overall reduction in carbon footprint.
- Reduction in construction material usage.
- Promote a healthier environment for occupant.

DFS's sustainability policies are very aligned with SHFA's policies.

The following key planning documents have been used in determining the sustainability strategy for the project:

- SHFA: Green Building User Guide- 14/02/2008.
- City of Sydney – Development Control Plan 2012.
- New South Wales Government – Local Environmental Plan 2012.
- City of Sydney – Sustainable Sydney 2030: The Vision.

Recognising design is an evolving process, we have developed a project specific ESD framework for on-going review that reflects the requirements of the SHFA Green Building User Guide. This framework will ensure the final design will achieved the key requirements sustainability goals. The framework consists of four focus areas, namely Energy efficiency, Water efficiency, Material & Waste management, and Occupants' wellbeing. The following section outlines some key initiatives for each focus area:

1 Energy efficiency:

The following energy efficiency strategies are being developed:

1. Install high performance HVAC equipment;
2. Install energy efficient lighting systems;
3. Install energy efficient lift and escalator system;
4. Adopt smart lighting control;
5. Install energy meters for monitoring and control;
6. Centralised BMS controls and regular reviews of predicted energy usage versus actual energy usage.

2 Water efficiency:

The following water efficiency strategies are being developed:

1. Install water efficient fixtures;
2. Adopt water recycling technologies where possible;
3. Install water meters for monitoring and control;
4. Install water efficient landscape;
5. Life cycle assessment of water cooled v air cooled systems.

3 Material & Waste Management:

The following materials and waste management strategies are being developed:

1. Reuse existing building to minimise material use where possible;
2. Select interior finishes base on durability, high potential for reuse and high flexibility;
3. Dedicated recycling storage with ease of access;
4. Establish Construction Waste Management to reduce construction waste;
5. Tenancy guidelines on material and waste management;

4 Occupants wellbeing

The following strategies are being developed to improve the occupant's health and wellbeing:

1. Design to optimise fresh air supply for occupants;
2. Use low VOC Paints, Coating , Adhesive and Sealants;
3. Establish Indoor Air Quality Management Plant for construction;
4. Promote a design that encourages improved levels of daylight.

We believe using this framework will satisfy the intent of the SHFA policies for sustainability and achieve the requirements of the SHFA Green Building User Guide.

Arup have been appointed as the ESD consultants for the project and will work alongside DFS to ensure the sustainability strategies are delivered and will represent best practice in a retail centre in Sydney.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tim Elgood', with a horizontal line underneath.

Tim Elgood
Principal