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ARUP

Bob Smale
Crone Partners
Level 2, 364 Kent Street
Sydney NSW 2000

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

t +61 2 9320 9320
d +61 2 9320 9982
f +61 2 9320 9321

tim.elgood@arup.com
www.arup.com

17 June 2015

Dear Bob,

Sydney One development, 1 Alfred Street- Stage 1 DA Sustainability Statement

Arup have been appointed as the ESD consultant for the Stage 1 DA submission for the proposed Sydney One mixed use development. This letter confirms the overall sustainability aspirations that have been established for the project and how the developer intends to deliver these aspirations. The sustainability aspirations committed to in the previously approved DA are still relevant and are reflected in this stage 1 DA submissions.

The intent is to develop a sustainability framework that covers the entire site ensuring each building type is assessed. A number of site wide sustainability frameworks are being assessed including the application of Green Star, LEED and One Planet Living rating tools. The framework will identify and deliver the sustainability objectives and targets in the following main areas as a minimum:

1. Energy performance,
2. Water performance,
3. Waste performance,
4. Materials,
5. Health and wellbeing,
6. Innovation,
7. Management.

The framework will establish a suitable sustainability performance benchmark for each building and will compare the proposed performance of the buildings to this benchmark. The target is to achieve the equivalent overall rating of 5 Green Star rating across the precinct. The sustainability framework will be updated for each planning stage of the project to ensure transparency in achieving the performance requirements.

The following ESD initiatives are being considered for each building:

1. Premium annual indoor thermal comfort and air conditioning minimisation achieved with double glazing with low-E performance, external shading and cross ventilation.
2. Excellent daylight and external views achieved by balancing solar control and visual light transmission.
3. Gas-fired cogeneration system for electricity generation with the waste heat being harvested for domestic hot water and pool heating.
4. Photovoltaic (PV) electricity generation on the roof of both Building A & B as well as an innovative building integrated PV louvre system.
5. Energy and water efficient appliances specified throughout.
6. Energy efficient LED lighting in non-living areas.
7. Regenerative drives on lifts to generate energy.
8. Water and energy efficient VRV air conditioning units.
9. Building automation within apartments to lower blinds and switch off lighting and ventilation whilst unoccupied.
10. Smart meters for occupants to observe energy and water consumption.
11. Independent commissioning agent to tune the building services.
12. High levels of construction & operational waste recycling.
13. Provision for small fuel efficient vehicles in the basement as well as bicycles for each apartment and electric vehicle charging stations.
14. Recycled content in structural cement and timber.
15. Minimised indoor air toxicity with low volatile organic compound paints, sealants, adhesives and flooring as well as low formaldehyde composite wood products.

The overall intent is to deliver a development in Sydney that achieves a sustainability performance well in excess of the minimum requirements. A sustainability framework will be developed for the project that is transparent and can be used throughout the design, construction and operational phases of the project to ensure the sustainability objectives can be delivered.

Yours sincerely



Tim Elgood
Principal