



Australian Government
Department of Climate Change
and Energy Efficiency

Committee Secretary
Parliamentary Standing Committee on Public Works
PO Box 6021
Parliament House
CANBERRA ACT 2600
AUSTRALIA

**Proposed Fit-out of New Leased Premises for the Attorney-General's
Department at 4 National Circuit, Barton ACT
Statement of Evidence and Supporting Drawings to the Parliamentary
Standing Committee on Public Works**

Dear Committee Secretary

Thank you for the opportunity to comment on the Statement of Evidence for the above mentioned works for the Attorney-General's Department (AGD).

The Government Energy Efficiency Team (GEET) of DCCEE has considered the submission in the context of the *Energy Efficiency in Government Operations* (EEGO) policy.

GEET notes that the AGD submission relates only to the fit-out of 8 000m² of a building of total 29 800m² net lettable area. Because AGD has a lease for under 50 per cent of the building, the EEGO policy requires:

- A Green Lease Schedule (GLS) for the tenancy which commits to achieving and maintaining 4.5 stars NABERS office energy (tenancy);
- Lighting power density of 10 Watts/m² or less;
- Separate switching and control of lighting for at least each 250m²; and
- Separate metering of tenancy power and base building (central services).

Whilst the AGD submission refers to finalised lease arrangements but does not mention a GLS with targeted NABERS tenancy rating, the GEET team has been advised directly by AGD that the lease arrangements do include a GLS targeting 4.5 stars NABERS office energy (tenancy). This complies with the EEGO policy.

However, the lighting power density of the building as described by section 8.7 of the submission attachment is unclear. It refers to 8 Watts/m² plus an additional 3 Watts/m² for the tenant. Together, this exceeds the threshold of 10 Watts/m² in the EEGO policy and is also not considered best practice. The

AGD have advised that they are seeking clarification from the building owner / developer and intend to comply with the EEGO limit of 10 Watts/m² or less.

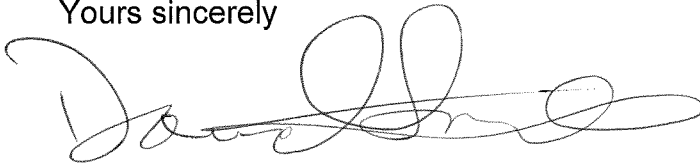
The lighting control and separation of metering described within the submission are considered to comply with the EEGO requirements. Separate lighting switching and control is to be provided each 100m². The metering proposed will allow separate tenancy consumption (on a floor by floor basis) from central services.

If the lighting intensity can be brought to comply with the EEGO limit of 10 Watts/m², the GEET team supports the intent of the AGD proposal for fit-out of 4 National Circuit as this will support energy efficiency through;

- Occupying a building which is targeting 5 stars NABERS office energy (base building) and incorporates a number of energy efficient and low emission technologies;
- Commitment to 4.5 stars NABERS office energy (tenancy) using a GLS; and
- Co-location of the AGD thereby reducing energy consumption in travel.

AGD should seek clarification regarding the lighting intensity to be installed and ensure that it meets the EEGO maximum requirement of 10 Watts/m² for open plan and common areas.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Smith', with a large, stylized initial 'D'.

David Smith

Director
Government Energy Efficiency Team
Department of Climate Change and Energy Efficiency

14 January 2011