



**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

**Facilities for the introduction into service of Land 121 vehicles at RAAF  
Base Amberley, Amberley, Qld  
Damascus Barracks, Meeandah, Qld  
Gaza Ridge Barracks, North Bandiana, Vic**

Dear Committee Secretary

Thank you for the opportunity to comment on the Statement of Evidence for the above mentioned works for the Department of Defence (Defence).

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

GEET notes that the Defence submission relates to the construction of a number of different building types and facilities at three different locations and that these will be owned by Defence. These facilities include some offices (classrooms, offices and amenities) as well as non offices (warehouses, vehicle compounds, inspection bays etc).

GEET also notes Defence's intention to comply with the EEGO policy (where applicable) including a design to achieve target NABERS office building ratings of 4.5 star, maximum lighting power density levels, separate digital metering and also the intention to comply with other environmental policies including Defence's own Green Building Requirements.

As Defence will own rather than lease these buildings it is not required to obtain Green Lease Schedules (GLS), however adopting the principles of the GLS for office areas (including classroom etc as above) which are over 2000m<sup>2</sup> would ensure the energy efficiency of the facilities remained at the designed levels. This would require separate metering of office and non office areas and separate metering of central services / base building from than of tenancy, in order to allow for accredited NABERS office building ratings<sup>1</sup>.

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<sup>1</sup> If the office area shares the plant and equipment used for other portions of the facilities, it may not be possible to obtain a NABERS office central services / base building rating. Where this is the case, Defence should obtain the NABERS tenancy rating.

We would encourage Defence to commit to:

- annual NABERS office building ratings and to ensuring that buildings maintain 4.5 stars for both tenancy and central services / base buildings (to which they were designed);
- lighting controls and separate zoned areas to ensure that unused areas are not lit; and
- lighting power density less than 10 Watts/m<sup>2</sup>.

In summary GEET supports the intent of the Defence proposal for the facilities.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Smith', written in a cursive style.

David Smith

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

11 January 2011