



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 Australian Taxation Office at the Site Known as Volt Lane Corner of Smollett Street, Amp & Volt Lanes, Albury, New South Wales

Dear Committee Secretary

Thank you for the opportunity to comment on the Statement of Evidence for the above mentioned works for the Australian Taxation Office (ATO).

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 ATO submission relates to the fit-out of more than 10,000m² of office space where the ATO would be the sole office tenant. Because the ATO has a lease for the whole net lettable area for offices, the EEGO policy requires:

- A Green Lease Schedule (GLS) for the tenancy which commits to achieving and maintaining 4.5 stars NABERS office energy;
- A Green Lease Schedule (GLS) for the central services / base building which commits to achieving and maintaining 4.5 stars NABERS office energy;
- 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).

The ATO submission notes that commercial lease terms have been agreed but does not identify whether this includes a GLS or targeted NABERS tenancy and/or NABERS central services base building ratings consistent with GLS requirements.

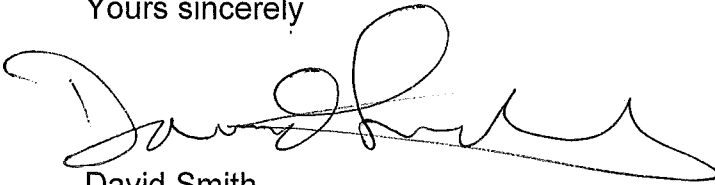
However, we have been advised by the ATO that the pre-commitment agreement with the building owner does include a GLS which targets 4.5 stars

NABERS Office Energy (tenancy and central services/ base building). The building also incorporates a number of energy efficient technologies.

The remainder of the submission is considered to be consistent with the requirements of the EEGO policy.

Given that ATO has committed to a lease on Volt Lane for at least 15 years, it is especially important for the premises to be run in an energy efficient manner whilst occupied and for it to be compliant especially with the GLS requirement of the EEGO policy.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Smith', with a large, sweeping flourish at the end.

David Smith

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

11 January 2011