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**Department of Industry**  
**Tourism and Resources**

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The Secretary  
Joint Standing Committee on Public Works  
Parliament House  
CANBERRA ACT 2600

Attention: Ms Vivienne Courto

SUBMISSION 3

Dear Ms Courto

Ref No: C03V08759

## **DITR RESPONSE TO PWC SUBMISSION FROM THE AUSTRALIAN GREENHOUSE OFFICE**

Thank you for referring a copy of the letter dated 27 January 2005 from the Australian Greenhouse Office (AGO) concerning the fitout of new leased premises for DITR.

DITR appreciates the assistance that the AGO has provided to the Department in developing the environmental strategies for the project. As indicated in their letter, the AGO expects that Australian Government agencies will meet industry standards when fitting out their premises. We believe we will significantly exceed industry standards as the building contains many leading edge initiatives designed to reduce the environmental impact of the building.

Those initiatives are outlined in our submission and also include additional measures as a result of recent design enhancements and review of the recommendations of our environmental consultants. Those additional measures include solar hot water (subject to planning approval of course), power factor correction equipment, advanced lighting control, LCD monitors and larger, more efficient office equipment.

As outlined in the AGO letter, an estimate of the resulting energy usage for the building, taking into account the new initiatives, gives the building a rating of four and a half stars under the ABGR scheme. The proposed building therefore strongly complies with current Commonwealth guidelines relating to energy efficient buildings, as noted in the AGO letter.

The AGO letter also notes that it is Government policy not to include any provisions in leasing agreements permitting recovery from the tenant of the cost of energy used by building central services during normal working hours. The DITR lease is a standard Commonwealth "gross" lease whereby the landlord is responsible for the cost of operating base building services. This complies with the policy.

The AGO also pointed out in their letter that they encourage the installation of adequate electricity and water metering. As indicated in our submission, we will be installing electricity metering on each switchboard to enable the energy performance of each component of the building to be monitored. In addition, water meters will be installed on major consuming components such as the cooling towers and the irrigation system (which uses collected rain water) to enable water usage to be monitored. The WCs also use collected rainwater and the urinals use no water at all as they are a water-free design.

DITR acknowledges the need to consider all aspects of the environmental impact of the building and will continue to explore opportunities to enhance the environmental performance of the building even further as the detailed design and construction of the project progresses.

Yours sincerely



Robyn Foster  
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Corporate Division

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