



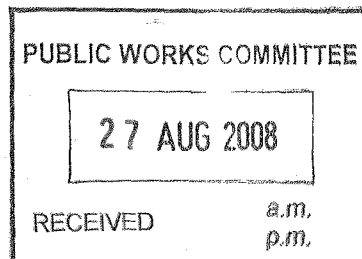
**Australian Government**

Submission No. 2.1  
(Fit-out for the AFP, Edmund Barton Building)

**Department of the Environment, Water, Heritage and the Arts**

*M.C. 27/08/08*

Mr James Catchpole  
Committee Secretary  
Parliamentary Standing Committee on Public Works  
PO Box 6021  
Parliament House  
CANBERRA ACT 2600



**RE: PROPOSED FIT OUT OF NEW LEASED PREMISES AT EDMUND BARTON BUILDING**

Dear Mr Catchpole

Thank you for the opportunity to comment on the Statement of Evidence for the above mentioned works for the Australian Federal Police (AFP)

A review of the Statement of Evidence to the Joint Parliamentary Standing Committee on Public Works has been carried out for compliance with the *Energy in Government Operations* (EEGO) policy.

In consideration of the information provided in the Statement, I am satisfied that there is sufficient intent to comply with the relevant provisions of the EEGO policy.

The following additional information has been provided by AFP regarding compliance of the statement with the EEGO policy:

- AFP is currently aiming to deliver a 5 star Australian Building Greenhouse Rating (ABGR) (now NABERS Energy) fit-out.
- Lease provisions:
  - The lease between AFP and the building owner, Stockland property Trust (Stockland) will include a B1 Green Lease Schedule (GLS)
  - Stockland are obliged to design and construct to achieve a base building ABGR (NABERS Energy) 4.5 star rating
  - The B1 GLS has been modified to remove the ability to re-rate if Stockland do not meet their ABGR (NABERS Energy) 4.5 star rating
  - Should Stockland not achieve ABGR (NABERS Energy) 4.5 star rating, they are required to invest capital as required to achieve this
- Consultation and engagement of stakeholders:
  - Energy modelling of the base building and the tenancy has been undertaken by Exergy Pty Ltd
  - Early engagement with AFP's outsourced property service providers Five D has occurred. This has included involvement in the lease and GLS negotiations, review of the performance standards and review of AFP's obligations under the GLS to meet ABGR (NABERS Energy) 4.5 star rating
- Energy metering of:
  - all tenancy electrical boards with Type 1 meters fitted to lighting chassis and tenant power chassis;
  - electrical use for base building plant;



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CERTIFIED ENVIRONMENTAL MANAGEMENT SYSTEM



MEMBER

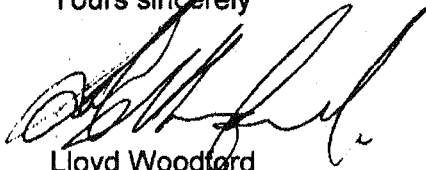
- electrical use for tenancy plant;
  - base building gas;
  - tenancy gas;
  - water use for base building;
  - water use for tenancy;
  - potable water use; and,
  - all energy and flow meters linked to an EDGE energy management system.
- Lighting systems with:
    - intelligent lighting control system;
    - perimeter lighting incorporating sensors to automatically dim or increasing lighting levels adjacent to windows in times of strong sunlight or overcast/evening times;
    - T5 lamps; and,
    - investigation of PIR sensors linked to zoning on the floors.
  - Specific water saving and recycling devise such as:
    - water free urinals;
    - dual flush toilets;
    - 6 star taps, 4 star sinks and 3 star shower fixtures;
    - rain water harvesting for use in toilet flushing and landscape watering; and,
    - low water use landscaping.
  - Air conditioning zoning of approximately 500m<sup>2</sup> per zone
  - Power factor correction

In regards to the additional information AFP have provided, the following information should be considered:

- specification of the specific power factor estimated at maximum load

If you wish to discuss this matter further, please do not hesitate to contact me on (02) 6274 1734 or at [lloyd.woodford@environment.gov.au](mailto:lloyd.woodford@environment.gov.au).

Yours sincerely



Lloyd Woodford

Director  
 Government Energy Efficiency Team  
 Department of the Environment, Water, Heritage and the Arts

25 August 2008