

APPENDIX R

BASIX REQUIREMENTS LETTER - ARUP

Your ref
Our ref
File ref

ARUP

To whom it may concern

Level 10 201 Kent Street
PO Box 76 Millers Point
Sydney 2000
Australia

t +61 2 9320 9320
d +61 2 9320 9516
f +61 2 9320 9321

robert.saidman@arup.com
www.arup.com

24 September 2014

Dear sirs

505 George Street – BASIX Compliance

To whom it may concern,

We write this letter in our capacity as consulting engineers for the 505 George St development. Having undertaken a role as ESD engineers on a number of high rise residential towers in Sydney including One Central Park, Park Lane, Commonwealth Street, 225 Pacific Highway, Summer Hill, 383 George St, 115 Bathurst St and Aspire we have a detailed understanding of the limitations associated with achieving minimum BASIX compliance. On all of the aforementioned projects the targeted and agreed environmental target was minimum BASIX compliance. Our experience from working on these towers is that minimum BASIX compliance becomes increasingly difficult to achieve as building height is increased. The main reasons for this are follows:

- The ratio of site area to total building area is small implying there is a reduced effectiveness on a sqm basis in employing strategies such as:
 - Capturing rainwater for reuse
 - Renewable energy options such as solar hot water
- The building height and associated wind pressures implies a reduced capacity to pursue natural ventilation in common areas

Based on the above our view is that for a super high residential tower such as that proposed for 505 George Street, minimum BASIX is an appropriate environmental benchmark.

Yours sincerely



Robert Saidman
Principal | Sydney Building Services Leader