

Green Star – Office Interiors v1.1

Land Use & Ecology

Eco-6 Building Conservation

Points Available	Points Claimed	CIR Submitted
2	2	N

Credit Criteria

Two points are awarded where at least 75% of the tenancy fitout space was previously tenanted. If the fitout is integrated with base building refurbishment works at least 90% of the existing structure must be retained.

Documents Provided

✓	As-built drawings of the tenancy fitout that demonstrate the area that was previously tenanted. Eco-6: 1
✓	Information from the building owner or manager that the area indicated on the as-built drawings accurately represents the area previously tenanted. Eco-6: 2

Discussion

- According to the Lease Register (document Eco-6: 2), the total square metreage of tenancies adds up to 744m² (based on 238 + 208 + 298). This equals 92% of our tenancy space of 804m².
- Additionally, an email supplied in Eco-6: 2 from Kieran McGuinness of JLL confirms that the office space was previously tenanted.

REFERENCE MAP

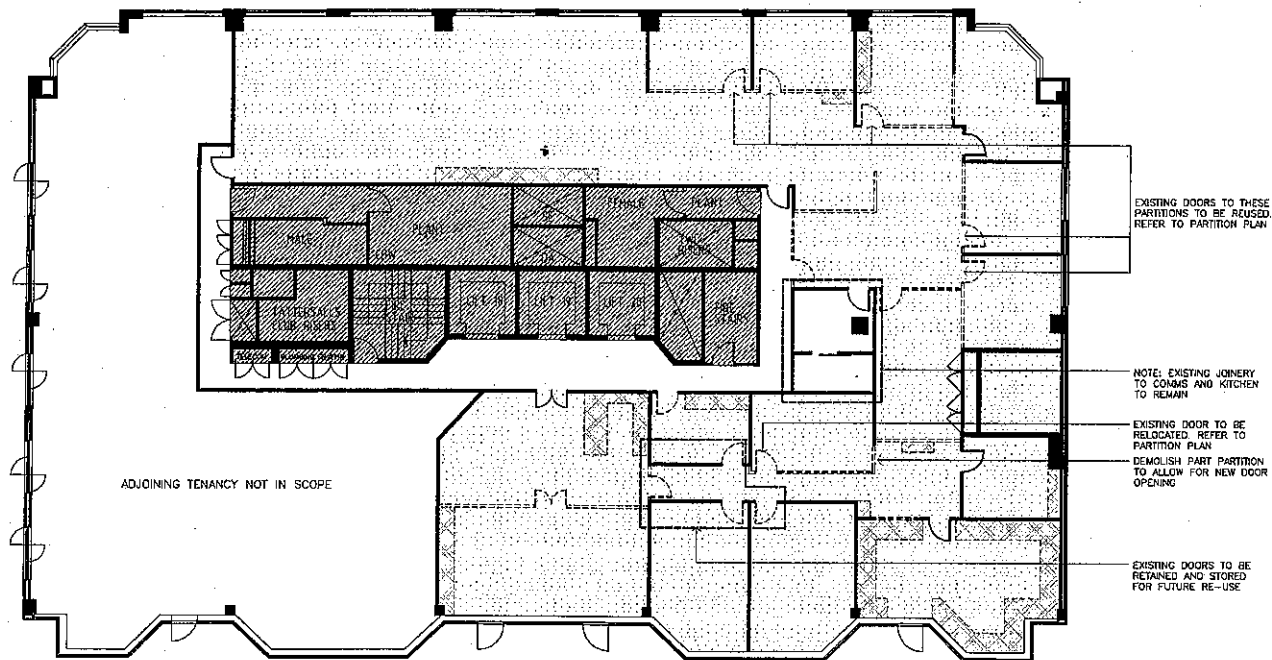
NORTH

NOTES

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DEMOLITION LEGEND

- DASHED LINE INDICATES TO REMOVE EXISTING PARTITIONS AND DOORS. MAKE GOOD TO SURROUNDING SURFACES.
- EXISTING PARTITION TO REMAIN.
- EXISTING FLOOR FINISH TO BE REMOVED AND PREPARED FOR NEW FLOOR FINISH. REFER TO FINISHES PLAN.
- ▨ EXISTING JOINERY TO BE REMOVED. EXTENT OF TO BE CHECKED ON SITE. MAKE GOOD TO ALL SURROUNDING SURFACES

01	FOR INFORMATION	15.12.06
SCALE	DESCRIPTION	DATE

CONSULTANT

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HASSELL

PROJECT

TOOMEY PEGG DREVINKOVSKY LAWYERS
LEVEL 15, 179 ELIZABETH STREET SYDNEY

DRAWING TITLE

DEMOLITION PLAN

STATUS

FOR INFORMATION

SCALE AT	DATE	DESIGNED	CHECKED	APPROVED
1:100	JH	MT	MT	MT
JOB NO.	DRAWING NUMBER	DATE		
P800622	D050	01		

REFERENCE MAP

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ISSUE	REV	DESCRIPTION	DATE
01		FOR INFORMATION	15.12.06

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DRAWING TITLE
FURNITURE PLAN

STATUS
FOR INFORMATION

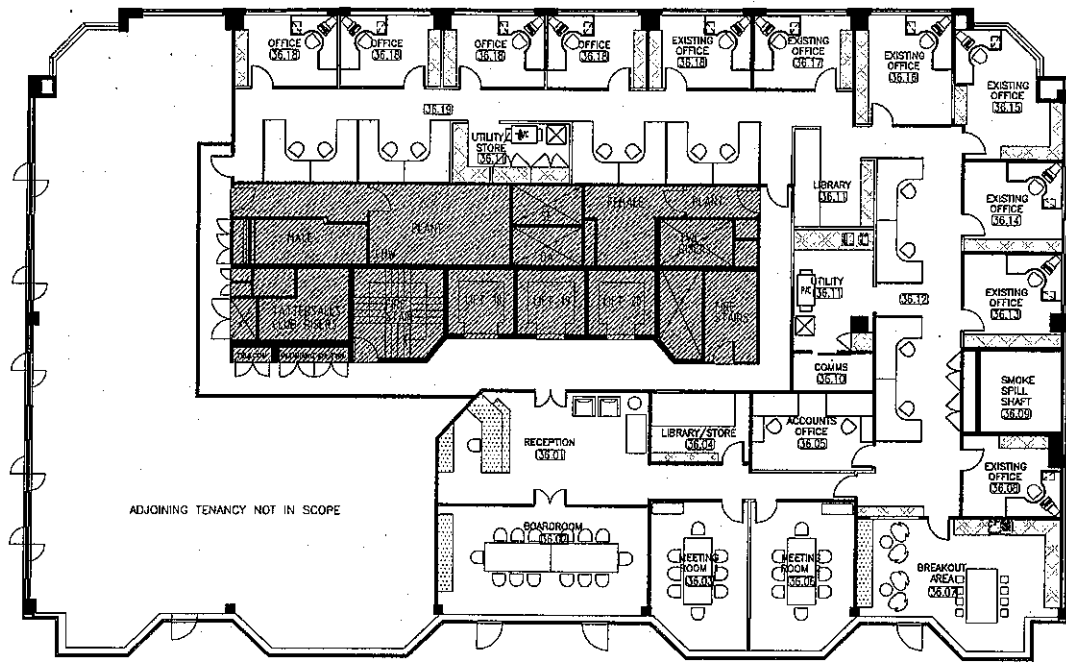
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SCALE: 1:100	JH	MT	MT	MT
JOB NO: P500822	DRAWING NUMBER: D100	DATE: 01		

FURNITURE NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH PARTITION & JOINERY PLAN, SPECIFICATIONS & FURNITURE SCHEDULE
2. BUILDER TO CO-ORDINATE WITH WORKSTATION MANUFACTURER.
3. ALL FURNITURE AND WORKSTATIONS LOCATIONS TO BE SET OUT ON SITE FOR APPROVAL PRIOR TO INSTALLATION
4. WORKSTATIONS TO COMPLY WITH AS/NZS 4443:1997. PROVIDE SHOP DRAWINGS FOR WORKSTATIONS FOR HASSELL'S REVIEW PRIOR TO FABRICATION.
5. FURNITURE TO BE CO-ORDINATED BY PROJECT MANAGER.
6. HEAD CONTRACTOR TO ALLOW TO CO-ORDINATE DELIVERIES AND INSTALLATION.

FURNITURE LEGEND

- CO- CHAIR CODE REFER FURNITURE SCHEDULE
- TO- TABLE CODE REFER FURNITURE SCHEDULE
- STO- STORAGE CODE REFER FURNITURE SCHEDULE
- MO- MISCELLANEOUS CODE REFER FURNITURE SCHEDULE
- LOW HEIGHT JOINERY. REFER PARTITION & JOINERY PLANS FOR CODES
- FULL HEIGHT & OVERHEAD JOINERY TO FCL. REFER PARTITION & JOINERY PLANS FOR CODES
- FULL HEIGHT & OVERHEAD JOINERY TO 2200mm AFFL. REFER PARTITION & JOINERY PLANS FOR CODES



ADJOINING TENANCY NOT IN SCOPE

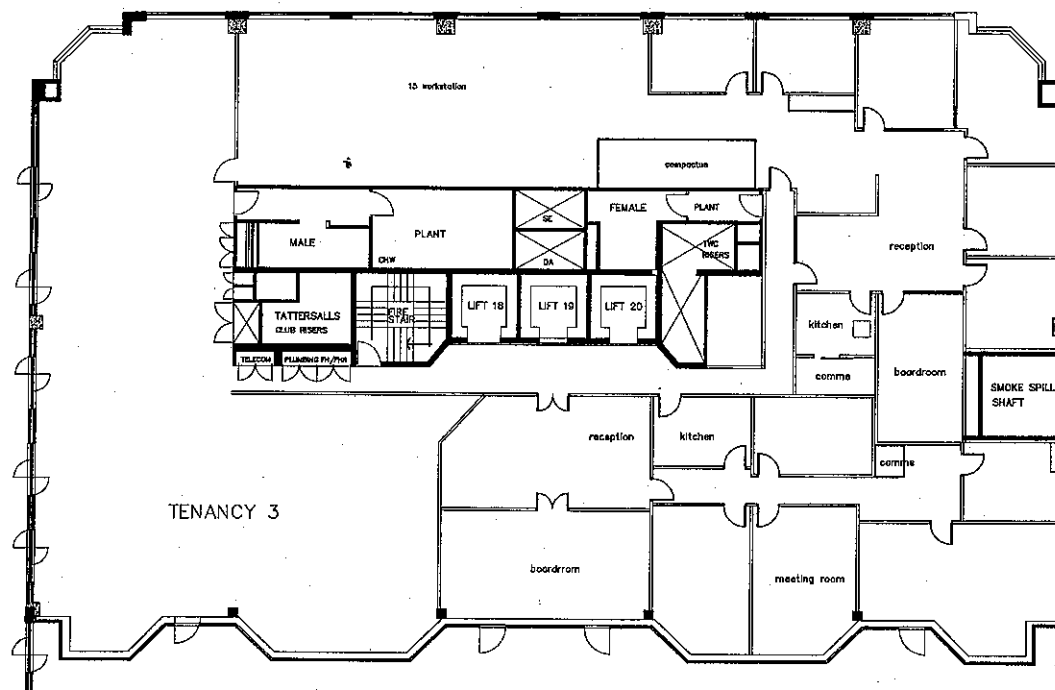
RETURN TO SUP

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DATE	REV	DESCRIPTION	DATE
01		FOR INFORMATION	15.12.08

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HASSELL

PROJECT

TOOMEY PEGG DREVOKOVSKY LAWYERS
LEVEL 15, 179 ELIZABETH STREET SYDNEY

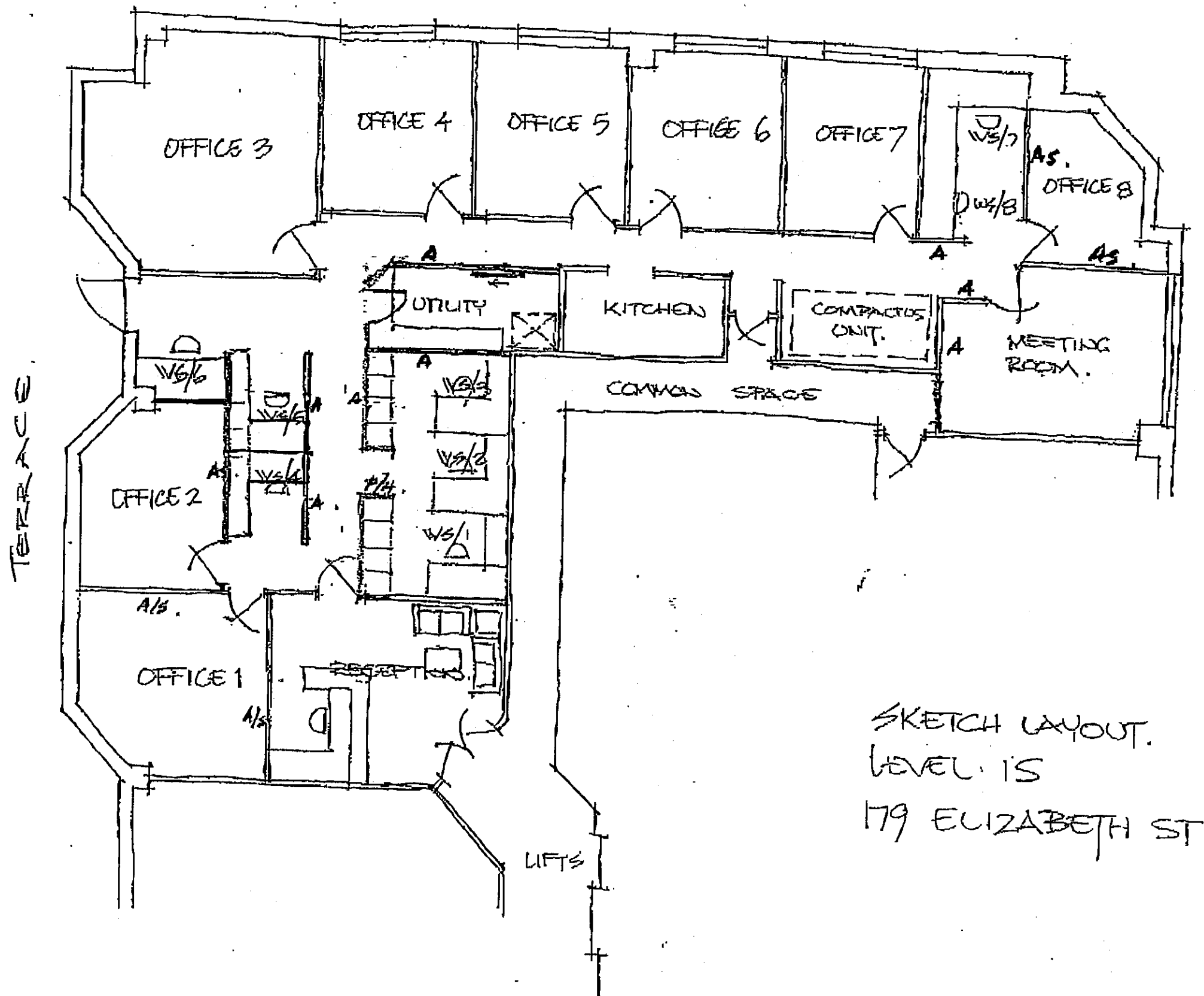
DRAWING TITLE

EXISTING PLAN

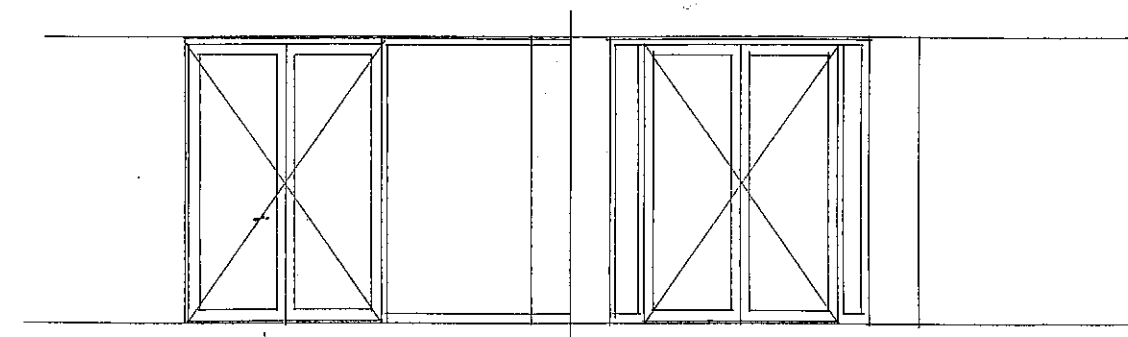
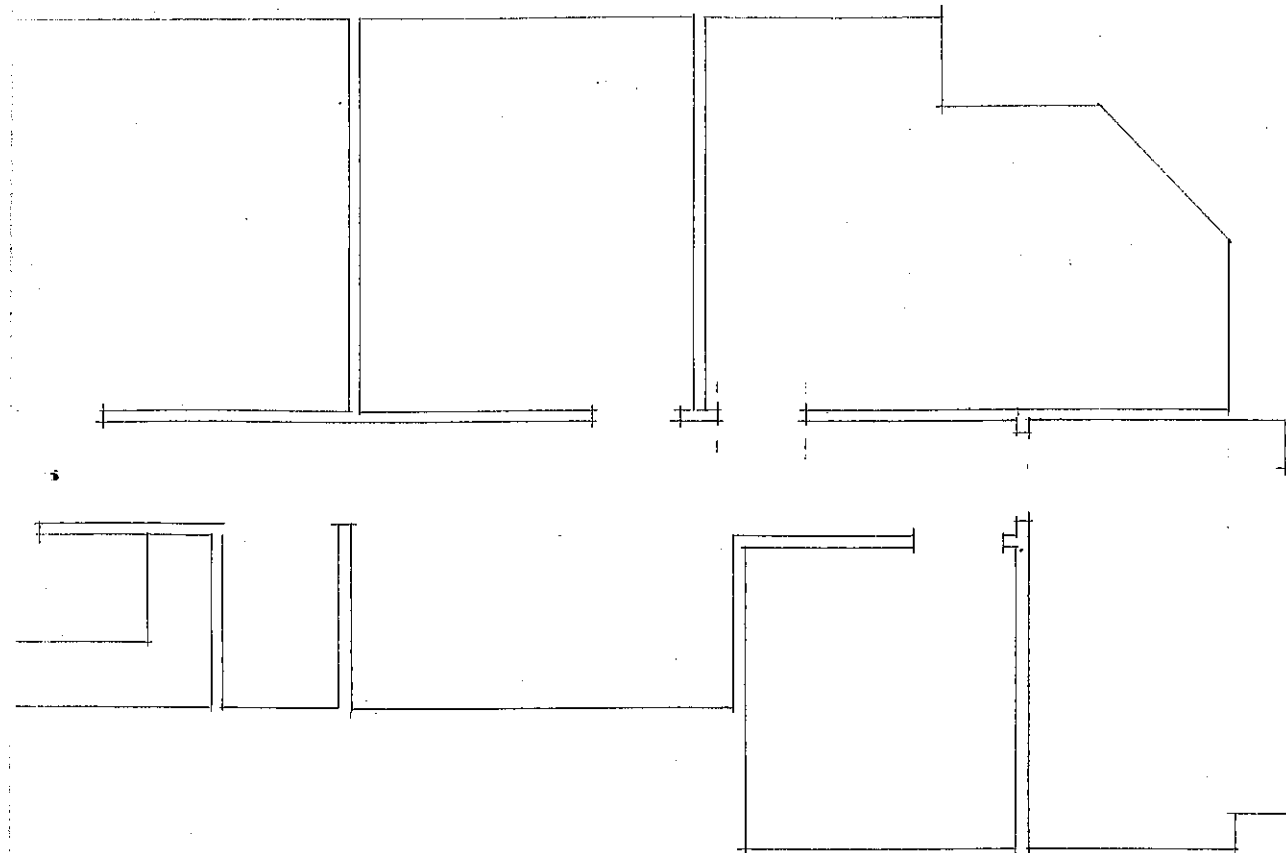
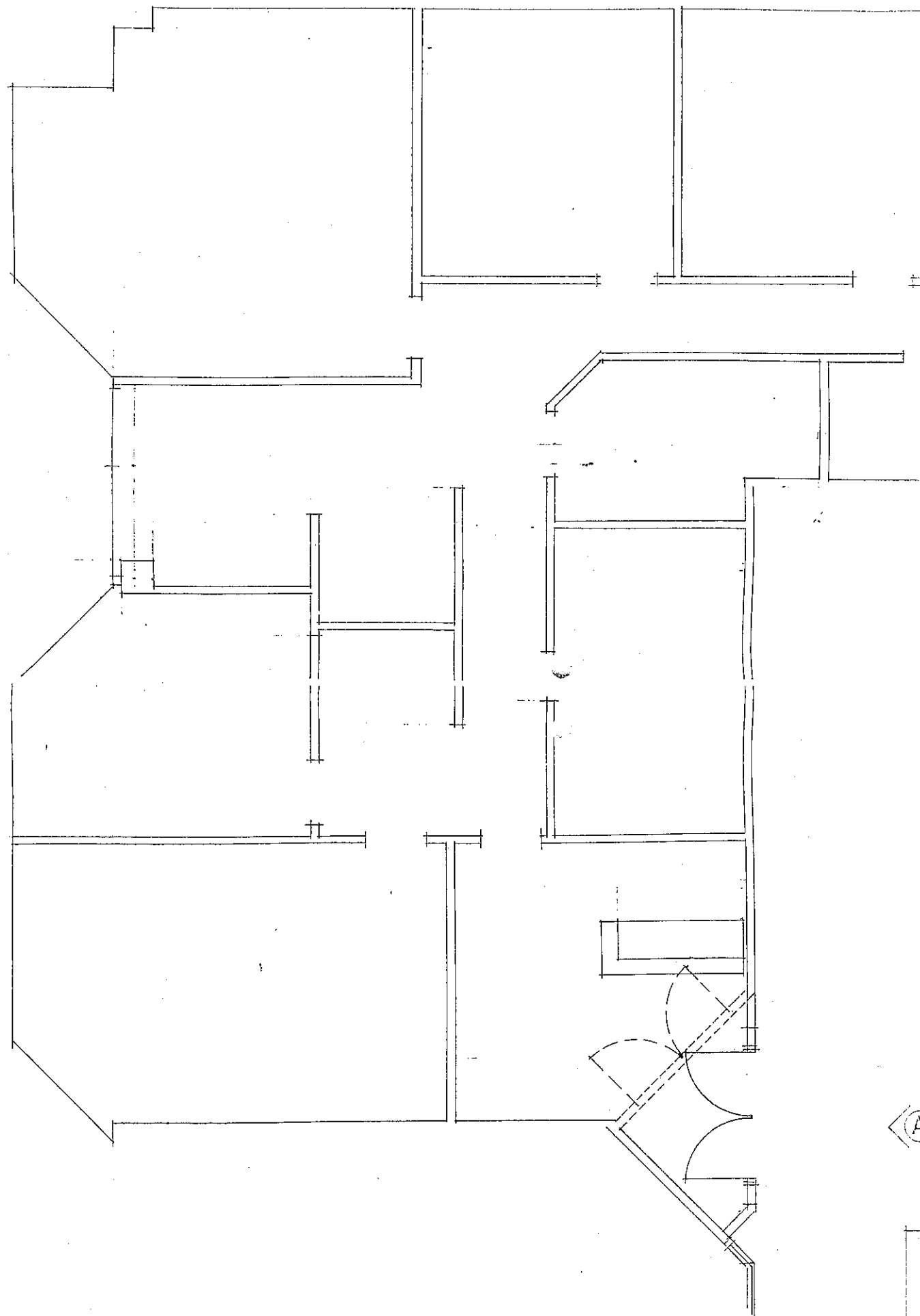
STATUS

FOR INFORMATION

SCALE	AT	DATE	CO-ORDINATE	DRAWN	CHECKED	APPROVED
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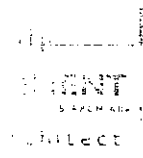
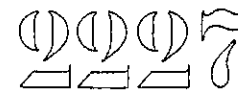


SKETCH LAYOUT.
LEVEL 15
179 ELIZABETH ST



Elevation A

◀ A

	28 bellevue st surry hills sydney nsw 2010 australia telephone 02 9281 3412 mobile 0418 744547 facsimile 02 9281 2515 philip.diment@msn.com.au	Paul & Paul Alan Brown & Co Level 15 Tattersalls 179 Elizabeth st Sydney	1:50 Oct 2002	
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1/11/07 JLL2

LEASE REGISTER

LC2010 Page 4

JLLNGRAYST

15:25:26 QPADEV000C

Project: TATTS-BLD 179 Elizabeth Street Sydney

As at: 01/06/2006

Flr Unit	Trading/Tenant Name	Lease/ Tenant	Area Status (Sqm.)	Lease/Opt Periods Str Date End Date	S Opt E Typ C	Base Rent Rnt Review T/O %	E X	Base Rental \$ P.A.	Operating Expenses \$ P.A.	Clean Charge \$ P.A.	Sundry Charge \$ P.A.	\$ Rental Sqm.-p.a. Base All
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TALPTL5

1/11/08 FIX
1/11/09 FIX
1/11/10 MKF
1/11/11 FIX
1/11/12 FIX

L15	1501	Paul & Paul Lawyers Level 15 Pty Limited	LEV15P1 LEV15P1	TRM 238.10 1/10/02 30/09/07		Y	126193.00	21571.92	2619		530	632
L15	1502	Financial Partners Pty Financial Partners Pty	FINPAP1 FINPAP1	TRM 208.00 1/09/02 31/08/07		Y	104117.40	18844.80	2288		501	602
L15	1503	Starwood Pacific Hotel Starwood Pacific Hotel	STAPAH1 STAPAH1	TRM 298.40 1/12/00 30/11/05	N	Y	154272.80	27035.04			517	608

18/06/07 FIX
18/06/08 FIX
18/06/09 MKF
18/06/10 FIX
18/06/11 FIX
18/06/12 MKF

ROOF 1 ** Vacant ** 13/10/05

Joe Karten


From: Sonia DeAlmada
Sent: Monday, 17 December 2007 8:54 AM
To: Joe Karten
Subject: FW: Green Star Roles and Responsibilities for GBCA Interiors
Attachments: image-Y121613-0001.pdf

Sonia De Almada | Technical Assistant
 Green Building Council of Australia
 Level 4 249 Pitt Street Sydney NSW 2000 | PO Box Q78 QVB NSW 1230
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From: McGuinness, Kieran (Australia) [mailto: 
Sent: Monday, 12 November 2007 4:52 PM
To: Michael Manikas; Sonia DeAlmada
Cc: Carol Lane; Suzie Barnett; Romilly Madew; Saunderson, Andrew (Australia)
Subject: Green Star Roles and Responsibilities for GBCA Interiors

Sonia, Michael,

As per the table sent on the 18th October, please find attached an extract from the Lease Register showing the previous tenants for L15, as proof of prior occupancy for Green Star credits.

We have also arranged for Noel Arnold and Associates to conduct an asbestos survey on L15 this coming Wednesday (this will also provide written proof for Green Star credits)

Kieran McGuinness
 General Manager - PPMS Commercial
 Asset Management Services

Management Solutions, Jones Lang LaSalle
 Level 10, 45 Clarence Street, Sydney NSW 2000