

MEDIA RELEASE

Launch of world class tri-generation project at 76 Berry St, North Sydney

- **Aussie bush technology used for the first time in a commercial building retrofit**
- **Super fund is making one building in its property portfolio the 'lowest emission' office building in Australia**

SYDNEY, November 7, 2011 – Local Government Super (LGS) has announced the completion of the upgrade of 76 Berry Street, North Sydney, the flagship project of its commercial property sustainability program.

The 25-year-old, A-grade commercial building has been retrofitted by LGS to provide industry leading energy efficiency, with the project committing to a 6 star rating from NABERS (one of only 2 projects in the country) and remaining fully occupied during whole upgrade.

The state of the art tri-generation project used Australian technologies such as the Shaw method of air conditioning (SMAC), Envirolight E1 lights, Bennett Clayton engines and Power Pax Chillers as key parts of the refurbishment. In a world first, Bennett Clayton engine technology, which was engineered in country NSW, has been used in a commercial building application.

As a result, the building's emissions have been reduced by approximately 85% and it is expected to operate 100% independently of the electricity grid within the first year following completion.

These improvements were approximately half the cost of what the Arup/Property Council of Australia estimates is needed to reach a 4.5 star NABERS rating.

Peter Lambert, Chief Executive Officer of Local Government Super commented on the upgrade: "Commercial buildings can use up to 30% of city energy requirements and are a major contributor to greenhouse gas emissions. Many owners consider it too difficult to retrofit an older office building, citing cost constraints, both from the refurbishment and the loss of income if the building tenants were disturbed or had to be relocated during the works. Through the work we've done with 76 Berry Street we've shown that it can be done cost effectively and without undue impact on tenants."

76 Berry Street was recognised in 2010 as an Exemplar Project by the Federal Government's Green Building Fund. Recently it has attracted the interest of the World Economic Forum and Maastricht University who are in discussions with LGS about implementing the lessons learned from the project into best practice guidelines for organisations to follow globally.

The building comprises two levels of basement parking, lobby and retail areas, including a coffee shop, restaurant and landscaped gardens and 10 levels (11,500m²) of office accommodation.

For more information and photos of the building, just click on [Berry Street](#).

ENDS

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NOTES TO THE EDITOR

About Local Government Super:

Local Government Super (LGS) is recognised as an industry leader in responsible investment and the management of environmental, social and governance (ESG) risks and opportunities across its investment portfolio.

LGS manages approximately \$6 billion in superannuation assets for around 100,000 members, including 60,000 employees working for local government or related employers throughout NSW and 40,000 former local government employees. It has approximately \$3.1bn invested in responsible investment strategies across Australian shares, international shares, property, and the absolute return and private equity asset classes.

LGS is a signatory to the United Nations Principles of Responsible Investment and a member of the Investor Group on Climate Change, Australian Council of Superannuation Investors, the Responsible Investment Association of Australasia and the Global Real Estate Sustainability Benchmark. LGS is also a shareholder in Australian ESG research and engagement firm Regnan.