

OUR APPROACH TO CORPORATE RESPONSIBILITY AND SUSTAINABILITY IS OF VITAL IMPORTANCE ACROSS OUR BUSINESS.

2006 Corporate Responsibility Report*

This means that we recognise the interests of our stakeholders and are committed to behaving ethically and operating in a manner that enhances economic, societal and environmental values. We believe that a healthy environment and society is essential to our long-term sustainability.

Since GPT's internalisation of management in June 2005, we have been focused on establishing and developing initiatives and building on key achievements in this important area and on moving to a more consistent approach across the Group.

In 2006 we created a Corporate Responsibility Steering Group (CRSG) chaired by our CEO and with representation from each area of the business. This Group has been responsible for the development of a strategic framework and plan which will assist us in further developing and integrating sustainable practices across the business and for recommendations in relation to the future governance and structure of GPT's approach to Corporate Responsibility.

In 2007 we will build on our current position, with the CRSG reporting to a newly established Board Corporate Responsibility Committee and the appointment of a Head of Corporate Responsibility becoming major drivers in continuing the journey we have commenced towards a more sustainable business.

The GPT CRSG has approved a Corporate Responsibility Strategic Plan for the period 2007 to 2010, which sets out our vision, principles and performance goals and will form the basis of our activities over this period.

More information on GPT's approach to Corporate Responsibility, the CRSG and the Board Corporate Responsibility Committee can be found on GPT's website.

* This Report generally covers all of the Australian properties with the exception of retail properties that are not managed by GPT. Our goal is to include JV and other non-Australian assets in future Reports.

Corporate Responsibility Strategic Plan

The property sector is a key driver behind resource consumption and environmental pollution and is a large employer and a key store of wealth for many individuals. Recognising these issues, GPT's material areas of focus include:

- the ecological impact of the built form;
- building the capacity of the sector to behave in a more sustainable manner; and
- enhancing the social benefits associated with our assets in the communities in which they are placed.

As a responsible corporate entity our vision is to operate in a way that enhances the needs of a sustainable society. This means establishing challenging quantitative success measures and ensuring that Corporate Responsibility principles and operating commitments are integrated into our business practices.

Our Strategic Plan is designed to address the areas of focus we have identified and reflects five key areas of impact across our business:

- **Governance & Accountability:** We will develop a governance structure that ensures accountability for the performance of business goals and ensures that risk management practices are expanded to consider at least a 10 year horizon. The appointment of a Board Corporate Responsibility Committee and operation of the CRSG are key components of this goal.
- **Integration of CR into Business As Usual:** Embed CR principles and operating performance targets into the operational life cycle and business divisions. This will include the identification of opportunities and the measurement of results across the business.
- **Building CR Capacity & Knowledge:** Secure a sustainable future by growing the capacity of our people and other key stakeholders on the topic of Corporate Responsibility.



- **Achieve Low Impact Growth:** Leverage partnerships and investment to build pathways to ecological and social sustainability in a commercially advantageous manner. In doing so we will build on a range of current projects and past achievements, including the development of the Ecological Footprint calculator and the Pringle Initiative.
- **Disclosure:** Move towards the adoption of the Global Reporting Initiative (GRI) as our disclosure framework to ensure that our disclosure is consistent with global best practice and is transparent and easily understood by stakeholders.

Key Performance Summary 2006

Ratings, Awards and Recognition

- Dow Jones Sustainability Index listing
- Climate Leaders Index of Carbon Disclosure Project
- NT Business Winner, Keep Australia Beautiful Plastic Bag Reduction Award (Ayers Rock Resort)
- Nation Tidy Town Litter and Waste Management Award (Ayers Rock Resort)
- Walter Burley Griffin Award for Urban Design at the Royal Australian Institute of Architecture Awards (Melbourne Central)
- NT Power & Water Corporation Environmental Excellence Awards 2006 Winner Commercial/ Industry Category (Casuarina Square)
- Sydney Water Every Drop Counts 'Individual Recognition 2006 – Amy Hogan (Office Portfolio)
- Sydney Water Every Drop Counts 'Finalist' Largest Volume Reduction 2006 (Office Portfolio)
- Jones Lang LaSalle 'Innovation Award' 2006 – David Pringle (Office Portfolio)

Significant Partnerships and Outreach

- Member of the Australia/New Zealand Investor Group on Climate Change
- Sydney Water Business Partnership (NSW Retail and Office Portfolios)
- EPA Victoria and Global Footprint Network Retail Footprint Partnership

An important achievement has been the ability to ensure that all new buildings we develop are at the forefront of sustainable development, planning and investment so that the time and technologies used will have a long term benefit to investors and the users of this space. With a significant development pipeline of \$3 billion, this is an important opportunity. Currently 90% of all new capital investment in our office, industrial and retail developments has defined leading environmental and social performance goals incorporated into the design process, demonstrating our commitment to continue to build on our knowledge and experience to create more sustainable investments for the future.

We have also improved the performance of our operating assets, with a 14% improvement in energy efficiency per sqm and a 12% reduction in water use per sqm despite a 9% increase in the Portfolio's size.

Further details on the achievements across each of our investment portfolios follow in the remainder of this Report.





Outlook and Key Group Performance Objectives for 2007

Over the course of 2007 we will focus on building on the progress we have made to date on developing a more comprehensive framework and integrating these principles into all aspects of our business. Major activities across the Group will include:

- complying with Energy Efficiency Opportunities legislation;
- undertaking employee and Board Committee training on corporate responsibility;
- expanding our risk management framework;
- finalising Group development and operational sustainability standards, with pathways to best practice;
- developing ecological footprint tools across all portfolios;
- reducing the consumption of energy and water and the production of waste across the existing portfolio;
- researching materiality issues; and
- producing a 2007 GRI compliant annual report.

RETAIL PORTFOLIO

2006 Performance Goals

The Retail Portfolio continued to evolve its sustainability framework over the course of 2006, in relation to both operations and developments. Significant results were achieved across the Portfolio as shown in the table below:

Incorporate GRI Performance targets in individual key performance indicators (KPI's) for relevant employees	Complete
Reduce potable water consumption by 10%	Exceeded – 18%# reduction
Reduce greenhouse emissions from energy by 5%	Exceeded – 10%# reduction
Complete Portfolio-wide metering and monitoring	Commenced in December 2006
Verify Westfield Penrith energy target – 33% reduction	Underway
Integrate sustainability targets into the developments of Rouse Hill Town Centre, Charlestown Square, Wollongong Central	Complete
Complete Retail division sustainability training	Complete
Incorporate sustainability targets into Retail Design Guidelines	Complete

Excludes Highpoint, Melbourne Central, Homemaker and non-GPT managed assets.

Development Report

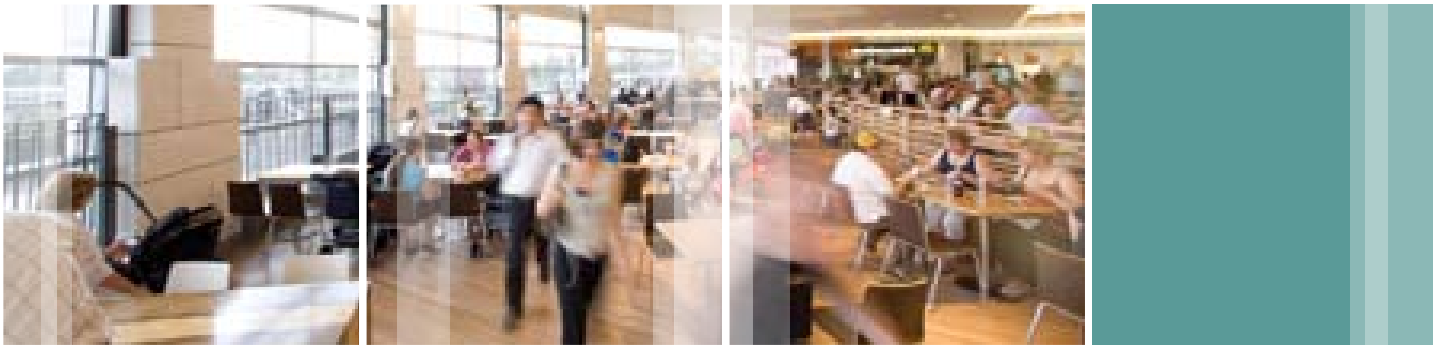
In 2006, construction commenced on the Rouse Hill Town Centre. This 'greenfield' development, which will see us develop a major shopping and leisure centre 'from the ground up,' is an exceptional platform for the trialling of new design and technological efficiencies capable of substantially reducing the ecological footprint (or resource use) of the Centre, while providing a new standard in Corporate Responsibility.

The team are on track with pre-development targets which include commitments to reduce the ecological impact of the Centre (base building and tenants) by at least 20% compared to a typical NSW regional shopping centre.

This has been achieved by a strong focus in the planning and design stages; a focus on tenant education and assistance during the leasing and design process (including the use of the Ecological Footprint Calculator); and a strong commitment by all involved with the development on identifying and implementing sustainable practices.

The targets which have been set for the Centre, once operational, include:

- energy consumption profile which is approximately 30% better than an average regional shopping centre;
- potable water consumption which is 50% better than Sydney Water's best practice performance;



- generating 17% of all non-potable water consumption on site from rainwater and cooling tower water recycling;
- a 7% reduction in the greenhouse intensity of the materials of construction through the use of recycled content materials;
- a comprehensive green travel management plan designed to reduce single car trips by 10%; and
- environmental performance targets for all individual tenants supported by an environmentally sustainable development review process by GPT at the tenancy design stage.

Westfield Penrith

This development, completed in 2005, incorporated a number of design features and technologies which were expected to deliver a 33% reduction in greenhouse and energy consumption as compared to the existing Centre. Monitoring of the Centre's performance since completion of the development confirms that the overall performance of the extension is better than anticipated, however there are some outstanding operational issues which we are working through with our co-owner and manager, Westfield. We hope to conclude this process by March 2007 to allow finalisation of the assessment and the confirmation of long-term operational targets.

Operations Report

During 2006, the property operations team had a strong focus on delivering a portfolio-wide integrated metering and monitoring (EP&T) scheme which will accelerate resource efficiency improvements through to 2009.

Major activities and results generated by the team included:

- delivery of the Casuarina Square energy efficiency works (see case study);
- the roll out of flow control taps to all base building and tenant fixtures; and
- completion of the National Waste Management strategy roll-out.

These efforts have seen the key performance targets exceeded in some cases by double expectations. For example, water savings of 18% were delivered against target of 10%. This equals 103 million litres of water saved (equivalent to the use of 930 New South Wales homes over a year).

CASE STUDY: ECOLOGICAL FOOTPRINT CALCULATOR

The GPT Group has worked with EPA Victoria for the past 18 months in developing a useable calculator which assists us and our tenants in identifying and further understanding the environmental impacts of design and operational practices. The Ecological Footprint Calculator provides us with a means of understanding environmental impacts and a solid foundation of how to respond through design and operations practice changes.

To support tenants more effectively an on-line calculator and resources centre has been built (see: www.gpttreadslightly.com.au) and is being used by all new retail tenants during their design approval process. GPT's work in this area was presented at a global footprint forum in Italy in June 2006 and was acknowledged as leading the world in business applications for ecological footprinting.

The Ecological Footprint Calculator has proven to be a valued tool used extensively throughout our development and operations process including the Rouse Hill Town Centre and Melbourne Central – a prime example of how we have experimented with alternative approaches in retail design to reduce its footprint.

Over 2007 we will work on developing equivalent tools for other Portfolios, allowing us to leverage this successful technology for the benefit of the wider Group.





Major contributors to this outcome were:

- installation of flow controls to all base building and tenant taps;
- rectifying leaks which were identified through water audits; and
- installing waterless woks in Carlingford Court (see case study below).

Greenhouse emissions from energy consumption were reduced by 5,190 tonnes or (the equivalent of taking 1,153 cars off the road). Major contributors to this outcome were the completion of the Casuarina Square efficiency project (see case study) and rectification of after hours equipment operation in NSW centres.

In addition to reducing resource consumption and generating operating efficiencies, these outcomes have contributed to significant cost savings across the Portfolio.

2007 Objectives

These results provide a strong platform on which to build in 2007. Key challenges for the Retail Portfolio in 2007 are:

- incorporation of non-managed GPT assets into the GPT sustainability framework;
- achieving the resource efficiency improvements targeted from the EP&T monitoring program;
- developing the knowledge and tools for leasing teams in the area of sustainability;
- achieving tenant engagement for the ecological footprint assessment process initiated in late 2006; and
- delivering the Rouse Hill Town Centre environmentally sustainable development outcomes.

CASE STUDY: CARLINGFORD CHINESE RESTAURANT

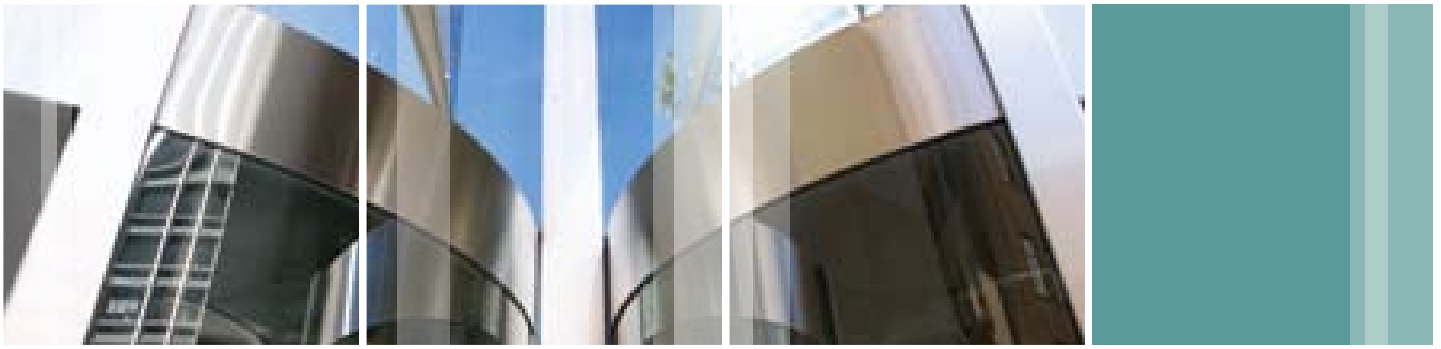
Following a water audit undertaken by the management team and Sydney Water, an unusually high consumption through the Chinese restaurant tenancy was identified. The team worked with the Ethnic Communities Council on a rectification program which included the use of waterless woks. This simple program resulted in water use being reduced from 76,000 litres a day to only 22,000 litres.

The cost of these works, a modest \$11,500, is expected to deliver \$45,000 in operating savings in year one. As a result of the success of this simple and effective means of substantially reducing water use, we now require the use of waterless woks and flow control in all new tenancies as part of our focus on water savings and operating efficiencies. This knowledge has also been leveraged across the business with Australia Square in the Office Portfolio also instigating the use of waterless woks in their retail tenancies.

CASE STUDY: CASUARINA SQUARE

Energy costs in the Northern Territory are the highest in Australia due to its remote nature. As a result, energy costs at Casuarina Square were almost \$1.9 million dollars in 2004/5 and were expected to continue to grow. Following a review of efficiency opportunities, we identified the need to renew the mechanical system and upgrade a variety of associated plant equipment at a cost of \$5.6 million. These works were designed to reduce energy consumption and greenhouse emissions by 17.6%. In December 2006, we confirmed a reduction of 19.5% for the year, with a reduction in greenhouse emissions of 480 tonnes of CO₂ (equivalent of taking approximately 335 cars off the road per annum). Water savings of 4,000 kL per month were also achieved. The resultant savings are significant and anticipated to generate a 10 year IRR of 11.1% on cost.

The valuation and environmental assessment methodology developed for this project has now been adopted for all development and capital works projects.



OFFICE PORTFOLIO

2006 Performance Goals

The Office Portfolio continued to evolve its sustainability framework over the course of 2006, setting energy, water and waste targets and continuing to develop initiatives which have the ability to be leveraged across the entire Portfolio, in relation to both operations and developments. Community outreach activities were expanded through the provision of more than \$65,000 worth of space to numerous non-profit organisations including Mission Australia, The Starlight Foundation, The Climate Group, The Cancer Council and the World's Greatest Shave.

Significant results were achieved and new targets set across the Portfolio in key areas of energy, water and waste, as shown in the table below.

Energy

Stage One of the Portfolio's energy efficiency program delivered a 10% (7,965,000 MegaJoules) saving in energy consumed in 2006 compared to 2005, which resulted in a reduction in Greenhouse Gas emissions of 7% (7,686 tonnes CO₂). This is despite the fact that the Portfolio increased in size by 3.9%.

Stage 2 of our energy efficiency program, initiated at the end of 2006, comprises a Portfolio-wide integrated metering and monitoring scheme which will accelerate energy savings over the next three years.

In January 2007, we announced the purchase of 20 Gigawatthours per annum (includes co-owners share) of NEW Accredited GreenPower for 92% of the GPT managed Office Portfolio (weighted by floor area).

In addition, NEW Accredited GreenPower has also been purchased for 1 Farrer Place, resulting in 96% of the GPT managed Office Portfolio with GreenPower contracts in place.

This equates to 25% of the energy needs of the Portfolio being sourced from renewable energy projects such as wind and biomass in NSW, VIC and SA. This initiative, which is believed to be the largest purchase in Australia to date, saves approximately 23,000 tonnes of CO₂ per annum for three years, the equivalent of taking more than 5,300 cars off the road per annum. By combining this purchase with energy efficiency initiatives, a cost neutral outcome has been achieved. GreenPower will improve our Australian Building Greenhouse Rating (ABGR) and will make the assets more attractive to tenants who wish to make a positive impact to the environment.

Australian Building Greenhouse Gas Ratings (ABGR)

The ABGR scheme is a world first initiative to help building owners and tenants across Australia benchmark their greenhouse performance. Administered nationally by the NSW Department of Energy, Utilities and Sustainability (DEUS), the ABGR scheme rates buildings from one to five stars, with three stars being best market practice in Australia and five stars being exceptional greenhouse performance.

In 2005, energy consumption data from the 2004 calendar year was used to obtain ratings for all assets that were capable of being rated, and improvement targets were set to be pursued over the three years to 2008. GPT is currently undertaking a re-rating of the assets, using the consumption data for the 2006 calendar year. These ratings, which are anticipated to demonstrate a marked improvement on the current ratings, will be published on GPT's website in the first half of 2007.

	2004	2005	2006	2007 TARGET
Energy (MJ/sqm)	629	637	575	546
Greenhouse emissions (Kg CO ₂ /sqm)	172	172	160	153 (comparable) 115 with 25% GreenPower
Water consumption (KL/sqm)	1.51	1.50	1.30	1.17
Waste recycled (%)	(no reliable data)	(no reliable data)	56%	65%



Water

A comprehensive water management program was implemented through the Portfolio and included level three water audits, development of water savings action plans, establishment of a sub-metering program, introduction of flow control devices, adoption of user pays principles through retail, waterless urinal trials, and initiatives investigating cooling tower improvements. The Pringle Initiative was a major focus during the year, and will result in ongoing reduction in water use – see case study below.

As a result, the Portfolio demonstrated a saving of 114,532,000 litres of water (13%) in 2006 compared to 2005, despite the Portfolio growing in size by 3.9% by the addition of Darling Park 3. A further saving of 10% is targeted for 2007.

In addition, Water Saving legislation in NSW resulted in Water Savings Action Plans (WSAPs) being prepared for Australia Square, HSBC Centre, Citigroup Centre and the MLC Centre and submitted to the Minister. These plans provided an excellent stepping-off point for a Portfolio-wide process which will be undertaken across the GPT managed assets.

CASE STUDY: PRINGLE INITIATIVE

The Pringle Initiative at the Riverside Centre is a creation by David Pringle, property manager of the building, which was funded by GPT and the EPA Queensland. The Initiative recycles cooling tower water for toilet flushing. The system, which became operational in December 2006, is forecast to save six million litres of water and provide associated cost reductions, every year at this building alone.

Reflecting our commitment to extend the use of sustainable practices across our Portfolio and more widely, we are currently investigating its use in other office assets and have incorporated its use in the Rouse Hill Town Centre development – its first use in a retail centre. We intend to promote the use of this key water saving initiative more widely in 2007 and make the technology available to others.

Waste

Our waste recycling program, put in place at the end of 2005, delivered a first year result of 56% of all waste being recycled in 2006, against a target of 55%. A target of 65% recycling has been put in place for 2007. This target will be achieved through continuous improvement of our processes and through educating and collaborating with tenants.

Developments

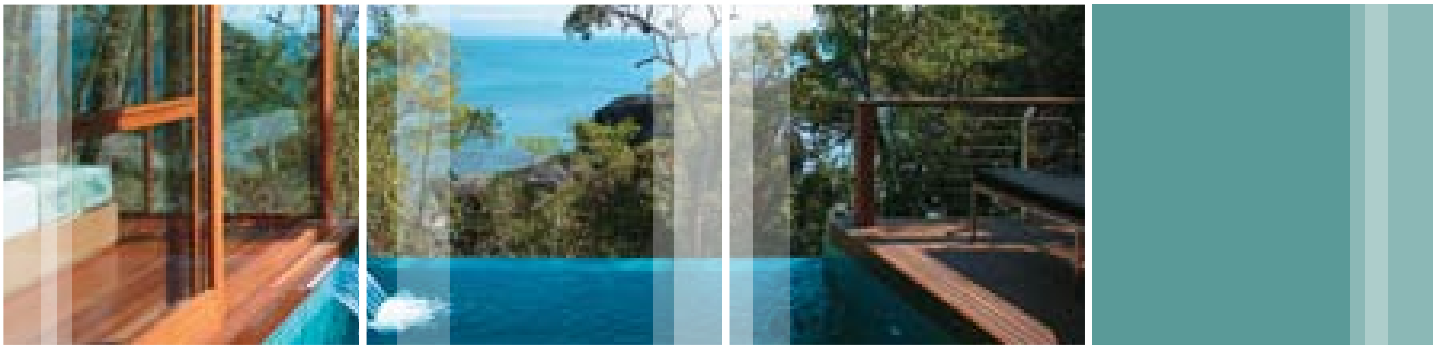
Consistent with our commitment to utilise new technologies to improve the efficiency of the Portfolio, new developments offer an opportunity to create assets which have reduced resource intensity.

Darling Park 3 was complete at the end of 2005 – however as the building was occupied gradually over the course of 2006 it has yet to achieve a full year of operating data required for the verification of its targeted ABGR rating of 5.0 Stars (base building) and 4 Star Green Star rating.

New developments being undertaken at Darling Island (Sydney) and 818 Bourke Street (Melbourne) will include targets for sustainability and incorporate lessons already learnt in previous developments. 818 Bourke Street is targeting a 4.5 Star ABGR and 4 Star Green Star rating and Darling Island will target a 5.0 Star ABGR and a 6 Star Green Star rating (which signifies world leadership under this rating tool).

2007 Objectives

- 10% further reduction in water consumption;
- 5% further reduction in energy consumption;
- 65% of all waste to be recycled;
- educate and assist our tenants to reduce their footprint and make energy, water and waste savings; and
- investigate co-generation opportunities within the existing Portfolio.



HOTEL/TOURISM PORTFOLIO

2006 Performance Goals

Through Voyages Hotels & Resorts, GPT's resort management company, significant progress was made in achieving a range of objectives.

The main focus in 2006 in environmental management was integrating the Voyages Lodges into Voyages' Environmental Management Plans. All properties now have detailed management

plans to cover Compliance, Energy, Water, Waste, Emergency Response and Sustainability. These core documents will be supplemented in the future with plans addressing unique issues at each property.

All relevant Queensland properties also have updated, and streamlined, Integrated Environmental Management Systems which outline the legislative and compliance objectives, targets, responsibilities and procedures at each property.

Employee involvement has been maximised through the Environmental Clause in each new employee contract and weekly scheduled projects including weed removal, mulching of gardens and litter reduction.

Integration of Lodges' assets into core environmental reporting goals	Complete
Increase waste recycling at Ayers Rock Resort (from 10%)	14% achieved
All properties have basic Environmental Management Plans for Compliance, Energy, Water, Waste, Emergency Response and Sustainability	Complete
End of Month Reporting from each property includes data on resource usage (energy and water), waste disposal and recycling volumes	Complete

CASE STUDY: ENVIRONMENTAL WORKING GROUPS

Since 2005, all new Voyages' employment contracts contain an environmental works clause whereby employees may perform up to three hours of their paid work per month on Voyages' environmental projects.

In 2006, over 1000 hours were dedicated to environmental projects that included spreading mulch in native landscaped areas, litter removal within sensitive areas, weed mapping and removal. On Brampton Island for example, Voyages has used this initiative to rehabilitate an old landfill area, revegetate sand dunes so as to stabilise beach areas and clean up beaches within the National Park.

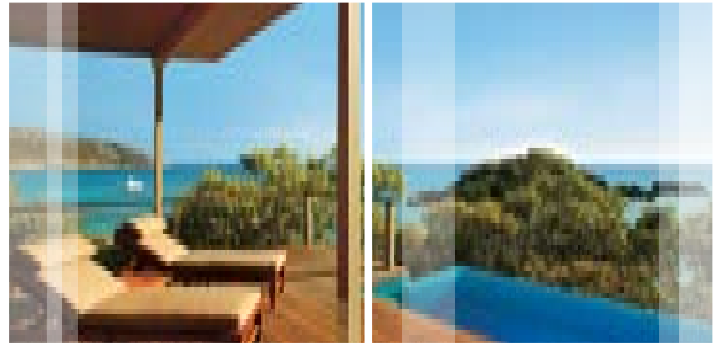
Working with its staff under this initiative, Voyages is making real progress in improving the environments in which the Resorts operate.

CASE STUDY: GREAT BARRIER REEF WATER QUALITY MONITORING

In October 2006, the Great Barrier Reef Marine Park Authority (GBRMPA), the body responsible for managing the Great Barrier Reef, asked Voyages to participate in its Marine Monitoring Program which measures the quality of marine water. This initiative monitors the health of Barrier Reef waters and attempts to determine the possible affects and risks arising from use of pesticides, fertiliser and nutrient run-off around mainland catchment areas.

Voyages' Dunk and Heron Islands now provide staff that assist with this program by undertaking important water sampling which is then despatched to laboratories for testing and ongoing monitoring.

These Resorts, which are located at the upper and lower reaches of the Barrier Reef, are perfectly placed to allow GBRMPA to monitor these important benchmarks with a view to ensuring the long term sustainability of the Great Barrier Reef.



CASE STUDY: MUTITJULU FOUNDATION

The Mutitjulu Foundation was first launched in December 2003, with a donation of \$250,000 from GPT and Voyages. The Foundation's goals are to relieve poverty, advance education and improve health for all Traditional Owners within the Mutitjulu Community which is located next to Uluru in Central Australia. Voyages match voluntary guest donations to the Mutitjulu Foundation, dollar-for-dollar, up to \$200,000 each year. To date, the Foundation has raised over \$600,000.

The Mutitjulu Foundation's first project is currently being finalised with the traditional owners. The project will see the construction of a day respite centre in the community. The respite centre will provide Mutitjulu residents with improved care facilities for older and disabled residents within their own community.

CASE STUDY: OPAL FUEL ALLIANCE

Throughout 2005 and 2006, GPT, as a member of the Opal Alliance, worked actively to lobby the Federal Government to expand the subsidy of Opal fuel and its roll-out through Central Australia. Opal, which is more expensive than normal fuel, is non-sniffable and was developed in response to the growing rate of petrol sniffing addiction in indigenous communities. A cost-benefit study which GPT funded was released in March 2006. The study, which was undertaken by Access Economics, found that found \$25.1 million per annum in financial savings could be achieved and lives could be saved if Opal fuel was subsidised as a complete replacement for regular unleaded petrol across Central Australia.

This lobby focus was successful and in May 2006, Opal Fuel was introduced at Ayers Rock and Kings Canyon Resorts and is also being rolled out across Central Australia. The Federal Government announced Opal fuel will replace regular unleaded fuel at all Alice Springs bowsers from March 1, 2007. This has been an important step in a region-wide roll-out and will benefit the local indigenous communities in these areas.

2007 Objectives

- development of Corporate Environmental Management Plans and specialist Plans for property specific issues;
- complete and implement Sustainability Training Package across all Voyages' properties;
- formation of a Corporate Sustainability Team across all Voyages' properties;
- target a 10% increase in total recycling volumes across Voyages; and
- complete and have operational, the Mutitjulu Respite Centre.



INDUSTRIAL/BUSINESS PARK PORTFOLIO

The Industrial/Business Park Portfolio is continuing to evolve its sustainability framework. The business park assets within this Portfolio currently offer the greatest ability for statistical reporting via the utilisation of established benchmarking frameworks. It is understood that benchmarks are being developed which will allow the industrial component of the Portfolio to be assessed in future years.

Operations

The Portfolio participated with the Office Portfolio in establishing a framework which will allow significant improvements in energy consumption and efficiency to

be achieved across 100% of the business park assets, over the three year contract term. A key initiative was the purchase of NEW Accredited GreenPower purchased for 100% of the business park assets.

2007 Objectives

Future developments across the Portfolio will continue to incorporate sustainability as a component in their planning and operation.

Potential developments include 21 Talavera Road at Macquarie Park, and the CSR site at Erskine Park. The industrial team will focus on achieving outcomes for these projects that reflect our commitment to sustainability and targets will reflect and incorporate lessons already learnt through the development of the Quad Business Park.

CASE STUDY: QUAD BUSINESS PARK

The major development for the Portfolio through 2006 was the construction of the Quad 4 building at Sydney Olympic Park in Sydney, due to be complete in early 2007. Quad 4 has been designed to achieve a certified 5 Star Green Star – Office Design v2 rating. This achievement is made more significant in that the outcome has been achieved whilst maintaining competitive market rents.

Quad 4 has also been designed to meet the requirements for a 5.0 Star ABGR. As part of achieving this Green Star certification Quad 4 has realised many sustainable features, including;

- a full installation of waterless urinals;
- AAAA rated water fittings and fixtures;
- hydraulic systems design and installation to accommodate the use of recycled water for irrigation, water towers and toilet flushing;
- benchmark cyclist facilities; and
- a Chilled Beam mechanical system accommodating the efficiencies required to target a 5.0 Star ABGR.

Delivering Quad 4 to this standard will position it as a market leader for speculative suburban office developments, and GPT has participated in presentations at a number of sustainability conferences and workshops to outline how this has been achieved.

In addition to delivering these results for Quad 4, the earlier stages of this development (Quads 1, 2, and 3) have been upgraded to incorporate:

- recycled water reticulation for all non-potable water use including toilet flushing and irrigation, thereby significantly reducing the load on Sydney's potable water demand; and
- the purchase of GreenPower, as outlined above.

The health and wellbeing of the occupants at the Quad development has been further enhanced through the indoor environmental quality focus through design, and the building amenity – being recognised as an important part of the sustainable agenda. To this end the cyclist facilities, including accessible change rooms, showers, lockers, and bike racks encourage the reduction of car dependency and promote the use of the surrounding bicentennial parklands adjacent to the development.