

# Sustainability Case Study – 27 Palmer St Woolloomooloo – “Galleria”

6 years of sustainability upgrades resulted in NABERS for Apartment Building energy rating increasing from 0 stars to 4.5 stars and water rating improving from 2 stars to 3 stars

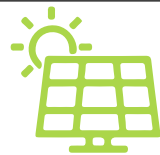
## Projects

- LED Lighting upgrade in common areas by PDC Tech - \$25,610 (2017)
- Hot water plant replacement by Allegro/Rheem - \$48,000 (2018)
- Install electricity monitoring device by Glenn Beames Electrical/Wattwatchers - \$2,800 (2020)
- Decommission central cooling tower & move to split A/C for individual apartments - \$14,930 (2021)
- Installation of solar and batteries for the common areas by Atlas Renewables - \$45,000 (2022)
- EV Charging infrastructure roadmap (2022)

## Solution



Jamesons Strata enrolled building in City of Sydney Ratings and Assessment Grants in 2017. Wattblock engaged as consultant.



**22kWp**  
Solar system  
**26.6kWh**  
Batteries



**>\$136,000**  
Capital cost for entire program of works

## Benefits



**72%**  
annual common area electricity bill reduction



**~6 years**  
Est. payback



**>76 tonnes**  
CO2 reduced per year



Strata Committee member, Michael Whitby