

Case Study: 500 Collins Street

Address: 500 Collins Street, Melbourne, Victoria 3000

Owner: Kamirice Pty Ltd

Project Team Members: Bovis Lend Lease Consulting (project management), Sustainable Built Environments (environmental consultant), Peddle Thorp Architects (architect), Robert Bird Consulting (structural), Connell Mott MacDonald (façade), Umow Lai & Associates (building services), Murchie Consulting (independent commissioning agent), Alexander and Associates (hydraulic), Napier & Blakeley/DCWC (quantity surveyors), Gardner Group (building surveyors), SJB Planning (planning), JCK Consulting (DDA), Noel Arnold and Associates (hazardous materials), Great Forest Australia (waste management), Grogan Richards (car park), Ratio (traffic), Kate McGready & Associates (artistic), Marshall Day (acoustic), Landarche (landscaping), ECS Property Group (property management), Bovis Lend Lease (building)

Commercial Office NLA: 23,870 sq.m.

Total NLA: 25,500 sq.m.

500 Collins Street is the first and oldest refurbished CBD office building in Australia to achieve a Green Star rating, and demonstrates to the marketplace that existing stock can be upgraded to high ESD standards, in this case to a standard of 'Australian Excellence' as symbolised by the 5 Star Green Star - Office Design v1 Certified Rating awarded in October 2006.

The project is a staged upgrade of an existing and occupied 28-level office building. The project comprises replacement of the major plant and equipment, reconfiguration of the car park, repair and upgrade of the façade, upgrade of the ground floor entrance including lobby, lifts and retail areas, and the progressive upgrade of the office floors.

Management

- Green Star Accredited Professional engaged from the commencement of the design phase
- 12 month commissioning building tuning period including quarterly reviews and final recommissioning after 12 months of operation
- Appointment of an Independent Commissioning Agent to ensure optimal building performance
- Comprehensive Building Users Guide
- Environmental Management Plan
- Comprehensive waste management plan to divert 80% of construction waste from landfill

Indoor Environment Quality

- 50% improvement in fresh air rates relative to Australian Standards
- Carbon dioxide monitoring and control
- High frequency ballasts
- Thermal modelling to optimise comfort levels
- Acoustic modelling to ensure building services contribute minimal noise
- Low-VOC paint, carpet, sealants and adhesives throughout the building

Energy

- Energy efficiency modelled to achieve an estimated 5 star ABGR rating
- Tenancy sub-metering to enable effective energy monitoring



Energy (Cont.)

- Chilled-beam air conditioning system designed to reduce energy consumption
- Variable speed drives on major plant and equipment

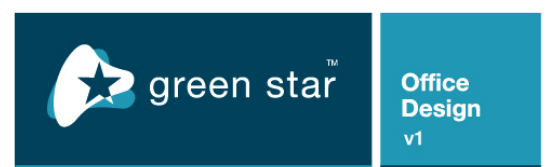
Transport

- Reduction in car parking spaces, with a greater proportion of small car spaces
- Secure bicycle storage facilities and change rooms

Water

- Waterless urinals
- 3/6 L dual flush toilets

5 star rating



This rating represents Australian Excellence

Contact Us

info@gbcaus.org
www.gbcaus.org

Street Address
Level 4, 249 Pitt Street
Sydney NSW 2000

Postal Address
PO Box Q78
QVB NSW 1230

Phone 02 8252 8222
Fax 02 8252 8223

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Water (Cont.)

- Rainwater and condensate collection for landscaping
- Water efficient cooling towers

Materials

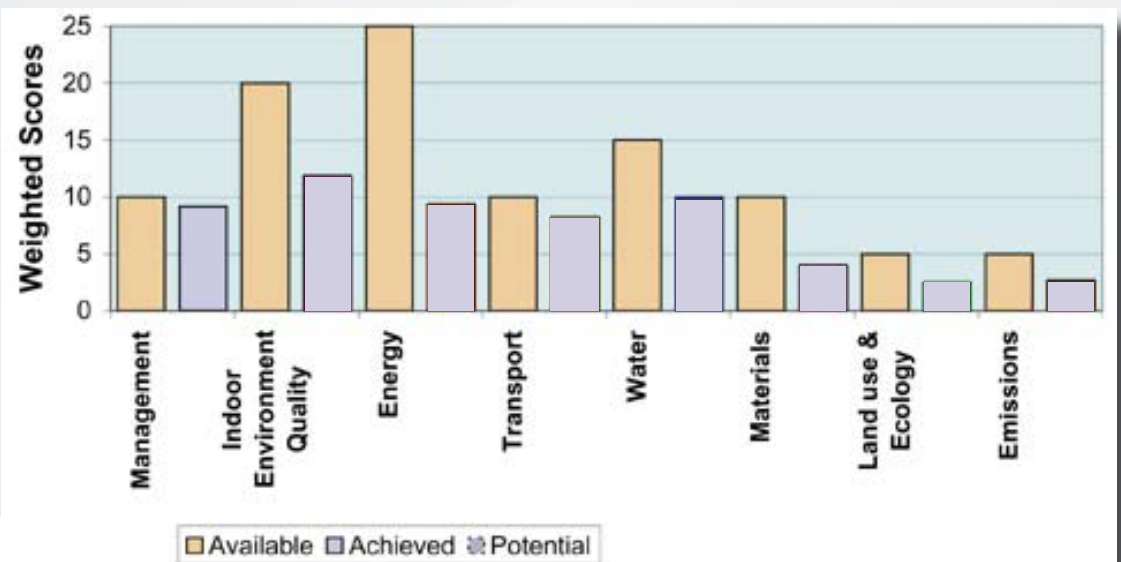
- Dedicated recycling waste storage area including worm farm
- Re-use of structure and facade

Emissions

- Low Ozone Depletion Potential (ODP) refrigerants
- Refrigerant leak detection
- Reduced flow to sewer through use of efficient fittings

Innovation

- Active and passive chilled beam air conditioning in an occupied multi tenanted building
- Comprehensive pre and post occupancy study to assess the productivity impact of tenants moving from old space to refurbished space



Overall Green Star Performance



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Green Building Council of Australia

The Green Building Council of Australia is a national, not-for-profit organisation that is supported by both industry and governments across the country.

Launched in 2002, the Green Building Council's mission is to develop a sustainable property industry for Australia and to drive the adoption of green building practices through market-based solutions.



green building council australia

Key Objectives

- Drive the transition of the Australian property industry towards sustainability by promoting green building programs, technologies, design practices and operations; and
- Encourage the integration of green building initiatives into mainstream design, construction and operation of buildings.