

4 star rating



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# AIRPORT DRIVE

## GREEN BUILDING COUNCIL AUSTRALIA OVERVIEW

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

The Council's objective is to promote sustainable development and the transition of the property industry to implementing green building programs, technologies, design practice and operations. To do this, it advances and promotes the creation of a green building rating tool, economic incentives, government initiatives and programs, new technologies and industry knowledge.

## CONTACT US

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## GENERAL PROJECT DESCRIPTION

No. 1 Airport Drive's prominence and exposure within the Brisbane Airport precinct makes it an important gateway development to Brisbane. This four Storey plus Basement building is located between the DFO development and Airport Drive and consequently enjoys a major frontage to Airport Drive with access off The Circuit.

The building provides a showcase of superior architectural design with dramatic upswept winged roof form which draws its inspiration from the dihedral upward angle of an aircraft wing with references to the boomerang. The clean, simple forms of the building display a strong underlying grid, with the overall horizontal lines offset with striking vertical elements and entry features.

No.1 Airport Drive is designed using Environmentally Sustainable Design (ESD) principles. The employment of passive thermal and solar design principles, flexible air conditioning systems and balanced natural and artificial lighting assist in attaining 'best practice' ecologically sensitive sub-tropical design.

The generous introduction of natural light ensures that 97% of office areas are within 12m of perimeter glazing. Extensive sun protection elements provide shade and depth to the building form and assist in integrating the buildings with the landscape.

A-Grade Office equivalence is obtained with the incorporation of a range of sophisticated, quality construction services, materials and finishes.

## FLINDERS LINK STAGE 4 OFFICE DEVELOPMENT

**Address:**  
12-14 The Circuit, One Airport Drive,  
Brisbane Airport

**Owner:**  
Ray White Invest Gateway Property trust /  
Dimensions Property Group and Brisbane  
Airport Corporation.

**Design and Construction:**  
Ray White Constructions (Design and  
Construct contract)

**Design:**  
Husband+Leith Architects (Architect),  
Morgan Consulting Engineers (Civil and  
Structural engineer), BCA Consulting  
(Mechanical, Electrical, fire protection  
engineers), Doug Flannary (Hydraulic  
engineer), Vipac (acoustic engineer),  
Napier and Blakeley (Cost consultant),  
Flowtech (Independent Commissioning  
agent) and Ray White Constructions (Design  
Management).

**ESD Consultant:**  
BCA Consulting.

**Commercial office NLA:**  
4675m<sup>2</sup>

**Certified Rating:**  
4 Star Green Star –Office Design v2

**MANAGEMENT**

- Green Star Accredited professional involved throughout the whole design process;
- Comprehensive building commissioning and building tuning undertaken and overseen by an independent Commissioning agent;
- Building users guide provided to assist tenants and maintenance personnel; and
- Full environmental management undertaken on site.

**INDOOR ENVIRONMENT QUALITY**

- Airconditioning systems designed to achieve effective air change rates with carbon dioxide control;
- Highly efficient controlled lighting systems designed to include high efficiency, high frequency ballasts and maintain illumination no more than 400 Lux;
- Efficient floor plate design allowing external views to 60% of net lettable area;
- Internal noise levels maintained at minimum levels; and
- The elimination/minimisation of all VOC and formaldehyde emitting products.

**ENERGY**

- Significant energy improvements over the standard four star ABGR via efficient façade design. Allowing good external views while minimising solar glare coupled with high efficiency chillers serving a VAV system and with a naturally ventilated carpark;
- Full metering to the building and substantial energy users; and
- Office lighting design to achieve maximum of 2.5 watts per square metre per hundred Lux with small lighting zones.

**TRANSPORT**

- Small carparks have been provided to promote the use of fuel efficient cars; and
- Cycling facilities have been provided.

**WATER**

- Highly efficient water systems have been designed including large storage tanks designed to minimise the use of potable water through toilet flushing and landscape irrigation.

**MATERIALS**

- Recycled content introduced into all concrete used on the project; and
- Extensive recycling facilities have been provided to minimise waste during the life of the building.

**EMISSIONS**

- Zero ODP refrigerants have been used throughout the air conditioning and insulation to the project; and
- Reduced flow to sewer has been achieved via high efficiency low flush toilets and the reduction of cooling towers.



**OVERALL GREEN STAR BUILDING PERFORMANCE**

