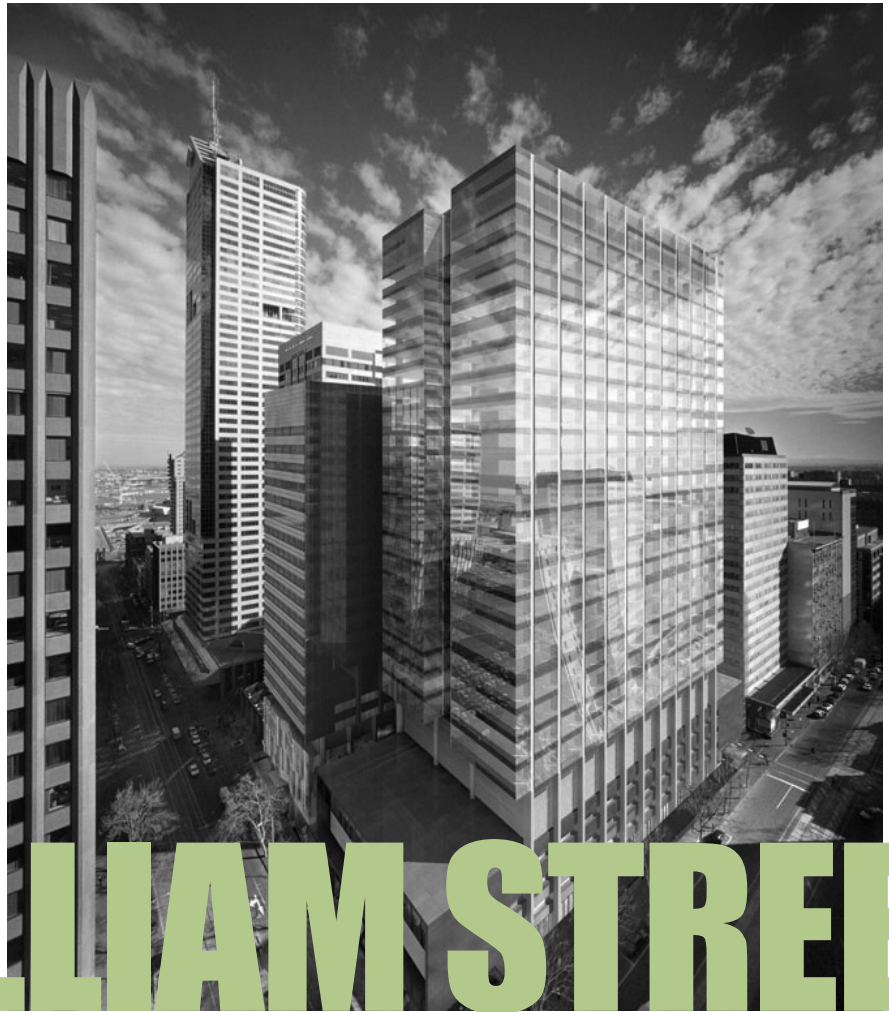


5 star rating



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181 WILLIAM STREET

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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181 WILLIAM STREET

Address:
181 William St, Melbourne

Owner:
Cbus Property

Design:
Bates Smart & SJB (Architects), Winwards (Structural Engineers), Norman Disney & Young (Services Engineers), Marshall Day (Acoustic Engineer), Rider Hunt (Quantity Surveyors), Norman Disney & Young (Specialist Lighting), Multiplex (Builder), Norman Disney & Young (ESD consultants & Greenstar Professional)

NLA:
49,557 m²

MANAGEMENT

- Greenstar Accredited Professional engaged as part of the design team during pre-design stage of the program.
- Comprehensive Building User's Guide to facilitate the building to perform to its design intentions.
- Commissioning agent appointed to provide commissioning advice & to monitor & verify the commissioning of HVAC & building control systems.
- A minimum of 80% of waste by weight is re-used or recycled to comply with the Environmental Management Plan

INDOOR ENVIRONMENT QUALITY

- 100% Fresh Air Economy Cycles
- Effective delivery of clean air through reduced mixing of indoor pollutants to promote healthy indoor quality
- Dedicated Tenant Outside Air Fan & Tenant's Exhaust riser
- 70% improvement in fresh air rates AS1668.1 – 1991
- Carbon Dioxide Monitoring & Control
- Effective acoustic comfort design levels for whole building & plant areas
- Use of electronic ballast & T5 light fittings
- Thermal comfort modelling demonstrates the building & services design achieving PMV between -0.5 & 0.5
- 60% of NLA is within 8m from external views
- Low VOC materials & adhesives
- All composite wood products is low formaldehyde

ENERGY

- Reduction of CO2 emissions equivalent to 4.5 ABGR stars.
- Extensive sub-metering for effective energy monitoring
- Variable Speed Drives in major plant & equipment

TRANSPORT

- Secure bicycle facilities for tenants & visitors
- Small carpark spaces to encourage fuel-efficient car usage.
- Close to major public transport facilities

WATER

- Reduce potable water with water efficient fixtures & fittings
- Water meters connected to BMS for efficiency water usage monitoring.
- Use of recycled water in toilet flushing & landscape irrigation
- Onsite blackwater treatment facility & reticulation system

MATERIALS

- Effective recycled waste storage facility
- Tenant refurbishment is fully integrated with base building construction
- Recycled content of concrete & steel
- Over 80% PVC reduction
- 100% FSC certified timber specified for the project

LAND USE AND ECOLOGY

- Re-use of under utilised and contaminated land
- Ecological value of site was enhanced beyond its previous state

EMISSIONS

- No ozone depleting refrigerants used
- Effective refrigerant leak detection system for Cooling plants
- Blackwater treatment plant reduces flow to sewerage as recycled water is being reused throughout the building
- Thermal insulation with no ozone depleting substances

OVERALL GREEN STAR BUILDING PERFORMANCE

