

5 star rating



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255 LONDON CIRCUIT

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

The new building at 255 London Circuit, ACT is bounded by London Circuit and Allara Street and the Australian Taxation office on Constitution Avenue. In April 2007 the building was awarded 5 Star Green Star - Office Design v2 certified rating.

The building consists of 6 upper levels and 2 1/2 basements. The building orientation is turned 45 degrees off the north axis with the main street frontage being north west facing. The building has a steel frame structure, with concrete floors and the main plant room located on the roof, above the central core.

The facade is glazed with a spandrel section between each floor, shading elements are provided on the north east and north west facades, these consist of 450mm deep elements.

The lighting design consists of T5 fluorescents throughout, with lighting control available to all areas including meeting rooms.

255 LONDON CIRCUIT

Address:
255 London Circuit, Canberra ACT

Owner:
London 11: Koundouris Group
+ GRT Group

Project Manager:
Haralambous Dowse and Associates

Architect:
Guida Moseley Brown Architects

Building Services:
Lincolne Scott

ESD Consultant:
Advanced Environmental

Quantity Surveyor:
Haralambous Dowse and Associates

Acoustic Consultant:
Acoustic Logic

Landscaping Consultant:
Guida Moseley Brown Architects

Building Surveyor:
BCA Solutions

Main Contractor:
K-Built

Local Planning Authority:
ACTPLA (ACT Planning & Land Authority)

MANAGEMENT

- Building tuning commissioning undertaken and handover of information to building operators
- A Building User's Guide will facilitate occupant and operator understanding and aid realisation of the design potential
- The contractor has implemented a comprehensive Environmental Management Plan (EMP) to ensure the environmental management of the construction site
- More than 80% of waste diverted from landfill

INDOOR ENVIRONMENT QUALITY

- Daylight Factor above 2.5% for 30% of the NLA
- High frequency ballasts to improve occupant comfort
- 60% of the floor plate has external views
- High level of thermal comfort with a PMV $\leq \pm 0.5$ for over 98% of the year
- Acoustic comfort of ambient internal noise design
- Low levels of indoor air pollutants from low off-gassing carpets, adhesives, sealants and paints
- Removal of indoor pollutants from printing and photocopy areas through a dedicated tenant exhaust riser

ENERGY

- Reduction of CO2 emissions equivalent to a 5 Star ABGR rating
- Energy efficient cooling system via passive chilled beams in the offices
- Low energy T5 fluorescent lighting with 2W/m2 per 100 lux, zoned into groups of 100m2 or less
- Extensive sub-metering for all major energy uses

TRANSPORT

- Over 25% reduction on local planning car parking allowances
- 25% of car parking provided for small cars to encourage the use of more fuel efficient vehicles
- Extensive cyclist facilities provided for 10% of the building occupants
- City centre site with close proximity to public transport

WATER

- AAAA rated toilets and showers, AAA rated taps
- Rainwater collection and re-use for toilet flushing and landscaping
- Water meters on all major uses
- Recovery and re-use of fire system test water

MATERIALS

- Fully integrated fit-out and base building construction. All of the fit-out systems follow the base building design principles and philosophies
- 30% PVC reduction by cost by replacing PVC with alternative materials

LAND USE AND ECOLOGY

- Re-use of an under utilised site in the city centre

EMISSIONS

- Refrigerants and thermal insulation with Ozone Depleting Potential (ODP) of zero
- Automatic refrigerant recovery with chiller
- Stormwater pollution management and treatment
- Reduction of stormwater flow to sewer, by specifying water efficient fixtures and fittings
- No external upward light dispersion, from the lighting system, in accordance with AS4282-1997
- No cooling tower-eliminating the potential risk of legionnaire's disease

OVERALL GREEN STAR BUILDING PERFORMANCE

