

5 star rating



*green building council australia



370 DOCKLANDS 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

Address:

Level 15 / 179 Elizabeth St
Sydney NSW 2000

Postal Address:

PO Box Q78, QVB Sydney,
NSW 1230

Telephone: 612 8252 8222

Fax: 612 8252 8223

Email: info@gbca.org.au

Web: www.gbca.org.au

GENERAL PROJECT DESCRIPTION

370 Docklands Drive offers a rare opportunity in the ultra modern Docklands precinct for large floorplates, multi level, whole building office space of up to 7150 m2 NLA. It is one of only three similar size new buildings to be completed in 2008, when CBD supply is forecast to be limited. National developer Austcorp Group Limited partnered with Melbourne-based YarraCity to develop this \$46 million A grade commercial building to capitalise on the growing interest in Melbourne's newest building precinct.

370 Docklands Drive is designed to cater for businesses that prefer to house their activities within a single building with large floor plates. Designed by award-winning architects, Cox Architects & Planners, the 7-storey office building offers column-free 1600 m2 floor plates, 140 secure car spaces and ground floor office and café accommodation.

Featuring a high level of natural lighting and use of fresh air, 370 Docklands Drive is a green building, which has achieved a certified 5 Star Green Star – Office Design v2 Rating. The building will include energy efficient lighting and heating services, rainwater collection and a blackwater treatment plant to reuse waste water. The new development is situated prominently on the corner of Docklands Drive and Footscray Road with waterfront restaurants, bars, cafes and shops at the adjoining New Quay and Waterfront City developments.

370 DOCKLANDS DRIVE

Address:

370 Docklands Drive, Docklands Vic 3008

Developer:

Austcorp Group Limited and YarraCity Pty Limited

Project Manager:

Haralambous Dowse and Associates

Services, ESD & Fire Engineer:

Lincolne Scott

Project Manager:

Pinnacle Property Group

Architect:

Cox Architects & Planners

Builder:

Probuild Constructions

Landscape Architect:

Tract Consultants

Structural and Civil Engineer:

Robert Bird & Partners

Building Surveyor:

Melbourne Certification Group

Traffic Consultants:

Cardno Grogan Richards

Environmental Management:

Environmental and Earth Sciences

Acoustic Engineer:

Watson Moss Growcott

MANAGEMENT

- Commissioning clauses and tuning with Commissioning Agent involvement to optimise performance
- Building Users Guide
- Environmental Management System implemented
- Waste Management Plan and Recycling of over 80% of construction waste

INDOOR ENVIRONMENT QUALITY

- Increased ventilation rates by 50% with carbon dioxide monitoring achieving an air change effectiveness of > 0.95
- Daylight to greater than 30% of NLA with external views > 60% of NLA
- Electric lighting levels of less than 400Lux
- Low Volatile Organic Compounds and Formadehyde Minimisation material selection
- Tenants Exhaust Riser provides local exhaust point for tenants

ENERGY

- Variable Air Volume (VAV) Air Conditioning system, high efficiency chillers and a naturally ventilated car park achieving a 5 Star ABGR incorporating Green Star methodology in design
- Electrical Sub Metering to central plant and tenancy floors
- Office lighting power density less than 2W/m2/100Lux and lighting zones of 100m²

TRANSPORT

- Reduced car parking provision and small car spaces
- 60 Secure cyclist facilities and showers
- Local major public transport hub

WATER

- Potable water efficiency through selection of efficient fixtures, blackwater treatment facility provide recycled water to toilet flushing
- Fire test water reused

MATERIALS

- Recycling waste storage
- Recycled content of concrete
- More than 60% reduction in PVC content

LAND USE AND ECOLOGY

- Reuse and remediation of Docklands contaminated land

EMISSIONS

- Zero ODP refrigerant and refrigerant Leak Detection
- Reduced flow to sewer with Blackwater Treatment Plant
- Zero ODP insulant



OVERALL GREEN STAR BUILDING PERFORMANCE

