

5 star rating



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60 FLINDERS 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.

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GENERAL PROJECT DESCRIPTION

Following on from Flinders Link Stage 5, the Santos Headquarters was the next component of the Flinders Link Development to achieve a 5 Star Green Star - Office Design v2 Certified Rating in December 2006. It also achieved a 5 star Green Star - Office As Built v2 Rating in September 2007 making it the first building in South Australia to achieve both the Green Star - Office Design v2 and the Green Star - Office As Built v2 Certified Ratings.

The Santos Headquarters is a thirteen story, concrete frame structure with a curtain glass wall surrounding the building envelope. The Building footprint is approximately 65m long and 21m wide with its long axis orientated north to south. This iconic building represents the core values of Santos – a bold and visionary company with underlying strength and a desire to promote community awareness and ecological responsibilities.

Design initiatives include the incorporation of a high performance double glazed curtain wall system as well as the use of automated metal louvres to the west façade. The building also utilises solar assisted domestic hot water and an active chilled beam air-conditioning system which is a sustainable response to the efficient use of energy and provision of superior indoor air quality for the occupants.

60 FLINDERS STREET ADELAIDE

Address:

60 Flinders Street, Adelaide, SA 5000

Owner:

Flinders Link Pty Ltd

Design Team:

as per IAG

Commercial Office NLA:

15,400 sq. m

MANAGEMENT

- Diversion of 80% of construction waste from landfill;
- Provision of a Building Users' Guide to enable the building to achieve its intended environmental performance; and
- 12-month commissioning building tuning period after the handover, with minimum quarterly reviews and a final re-commissioning after 12 months.

INDOOR ENVIRONMENT QUALITY

- Ventilation rates exceed Australian Standards by at least 100%
- Carbon dioxide monitoring and control
- Natural lighting for 30% of NLA
- Low-VOC and low-formaldehyde composite wood products specified throughout the project

ENERGY

- A predicted reduction in CO2 emissions equivalent to 5 Star ABGR rating
- Individually switched lighting zones
- Office lighting density reduced below 2W/m2 using T5 luminaires
- Sub-metering of all substantive energy uses in the building

TRANSPORT

- Maximum score for Transport category
- Provision of bicycle parking for staff and visitors, and showers and lockers for 80 staff
- Reduction in car parking spaces to encourage alternative means of transport
- Provision of small car spaces to encourage the use of fuel efficient vehicles

WATER

- Predicted potable water consumption for sanitary use within the building has been reduced
- Water meters are installed for all major water uses
- Potable water consumption of the building's fire protection and essential water storage systems has been reduced
- AAA rated taps and WCs were installed

MATERIALS

- A dedicated waste storage area is provided that facilitates the recycling of resources used within the offices to reduce waste going to landfill
- Fitout fully integrated with building construction
- 60% of all steel in the project had a post consumer recycled content greater than 50%
- 100% sustainable timber was used throughout the project

LAND USE AND ECOLOGY

- Reuse of land that had previously been developed
- Development has minimal ecological impact

EMISSIONS

- Zero ODP refrigerants used with leak detection
- Thermal insulation avoids ODP substances

INNOVATION

- Innovation was awarded for the use of "Grazer" visual management software program as it was demonstrated that this was innovative technology (which qualified for Ausindustry Tax Concessions). "Grazer" is a Graphical Information Management System, which links documents such as construction and maintenance records/manuals, condition monitoring data, and photos onto the infrastructure drawings making recovery very simple. It can be used from inception, through operation to decommissioning.

OVERALL GREEN STAR BUILDING PERFORMANCE

