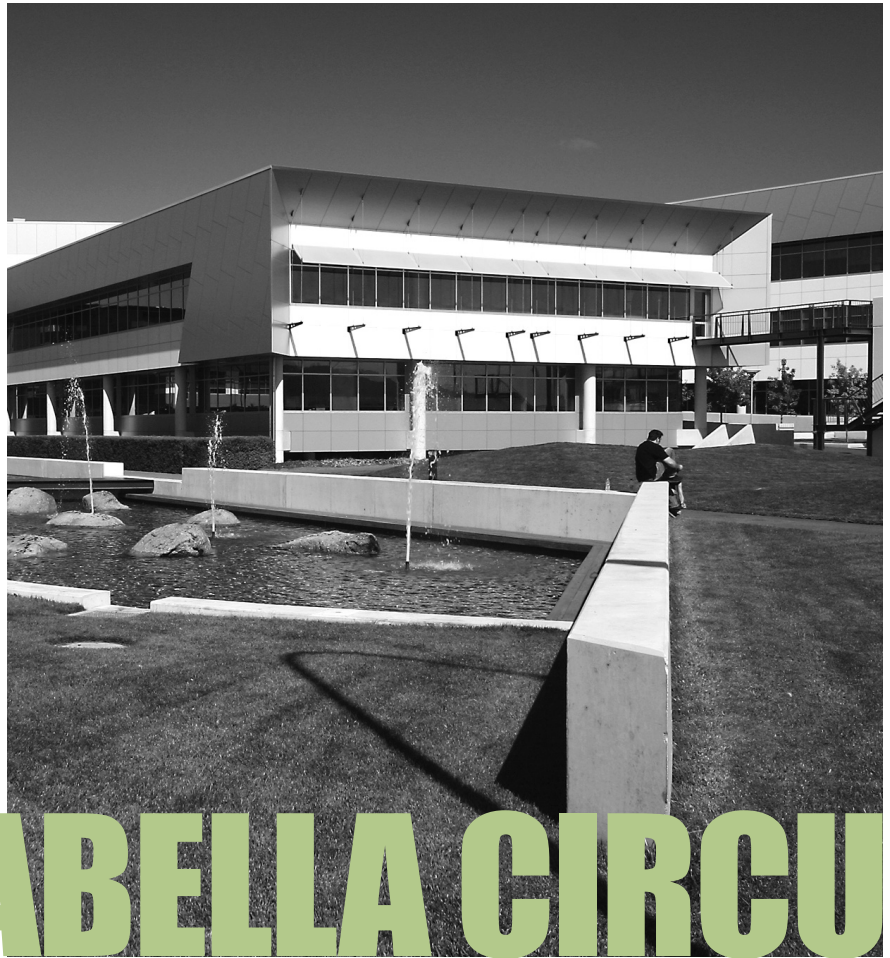


5 star rating



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8 BRINDABELLA 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

A 3 storey building with an NLA of 4,500m² located in Brindabella Business Park at Canberra International Airport. It is the first building in Australia to achieve a 5 star "Australian Excellence" Green Star-Office Design rating.

The building will be a recycled concrete and steel structure facing north, clad in a variety of materials including glass and alucabond. Expected completion date is January 2005.

8 BRINDABELLA CIRCUIT

Address:

8 Brindabella Circuit
Brindabella Business Park
Canberra International Airport

Owner:

Canberra International Airport

Construction:

Construction Control

Design:

Daryl Jackson Alastair Swayn (Architects),
Rudds (Mechanical), Cardno Youngs (Civil).

MANAGEMENT

- Environment Management Plan exceeding the NSW EMS Guidelines and best practice Commonwealth Government Guidelines
- 80% of waste to be recycled
- All key decision makers undertaken Green Building Council training and 2 Green Star Professionals supervised design
- Independent commissioning agent will ensure optimum building performance
- Centrally located recycling facilities.

INDOOR ENVIRONMENTAL QUALITY

- Low VOC compounds to be used throughout the building.
- 100% outside air, exceeding Australian Standard by 185%
- General exhaust riser facilities for potential photocopier and printer emissions
- High frequency digital fluorescent lighting, reducing flicker
- Thermal modeling to ensure minimal temperature fluctuations
- Low internal noise levels
- Dandaco air distribution system
- External shading
- 75% of office space within 8m of external windows

EMISSIONS

- All refrigerants will have Ozone Depleting Potential (ODP) of zero
- Stormwater treatment and filtering designed to meet 1 in 20 year storm event and exceeds ANZECC guidelines
- Efficient fittings will reduce water to sewer flows
- All thermal insulants will contain substances with zero ODP
- No upward light dispersment

ENERGY

- Energy savings exceeding 4.5 Star ABGR model requirements
- CO2 savings equivalent to removing 130 cars permanently off the road
- Shared plant with 40,000m² of other office buildings, giving economies of scale, better shoulder loadings and greater redundancy
- T5 light fittings with automatic perimeter light sensing
- Solar hot water, using solar for 70% of energy
- Double glazed green tinted windows

WATER

- 43% reduction in water consumption
- Waterless urinals
- Hands-free infra-red taps
- 3/6 Dual flush toilets
- 5A rated shower heads
- Subsoil irrigation and electronic moisture detection
- Water efficient cooling towers

MATERIALS

- 100% recycled steel, including 'rejuvenated' steel
- 100% recycled or sustainable timber
- 30% recycled cement
- 62% less PVC, replaced with HDPE
- 100% recycled glass used for fill

LAND USE AND ECOLOGY

- Topsoil and fill contained entirely within the site

TRANSPORT

- Secure bicycle facilities, showers and gym
- Provision of small car parking spaces

INNOVATION

- Small air-conditioning zones
- In slab hydronic cooling
- Tenant lighting connections to BMS
- Perimeter light dimming
- Re-usable carpet



OVERALL GREEN STAR BUILDING PERFORMANCE

