

4 star rating



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AUSTRALIAN RESEARCH COUNCIL

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

The Australian Research Council leased almost half of Australia's first 5 Green Star building, and committed themselves to extending the building's outstanding environmental achievements throughout their fitout.

This has required the old mindset for fitouts to be completely reversed. Rather than the executive offices being located around the perimeter of the building, leaving a dark and dreary interior, the built zone runs along the spine of the building. This has ensured a view to the outside for most occupants and daylight penetration well into the building. In addition to reducing lighting energy consumption, it has helped maintain a feeling of space and wellbeing that was further improved by the inclusion of a multitude of large plants.

In recognition that a productive work environment must be a healthy and happy place, furniture selection focused on materials that did not contain chemicals linked to the 'sick building syndrome' and to other adverse health affects. Paints and carpets are all low-VOC (Volatile Organic Compounds), and composite wood products (like the timber used in joinery and workstations) are all certified to be low formaldehyde. But the real benefit to the environment lies in the products used to make each piece of furniture: timber has been sourced from renewable sources, and products with high recycled content have been favoured.

In addition, many suppliers and manufacturers have committed to guaranteeing their furniture for 10 years, and at the end of this period they will take their products back to either refurbish or dismantle them into recyclable components.

The Australian Research Council tenancy was awarded the 4 Star Green Star Certified Rating in April 2006.

8 BRINDABELLA CIRCUIT

Address:

8 Brindabella Circuit, Pialligo ACT 2609

Owner:

Canberra International Airport

Developer:

Austcorp Group Limited and YarraCity Pty Limited

Project Manager:

Toll Transitions

Construction:

Construction Control

Sustainability Consultant:

Sustainable FX

Architect:

Daryl Jackson Alastair Swayn

Consultants:

Rudds Consulting Engineers (Mechanical & Electrical), Cardno Young (Hydraulic)

Furniture Supplier (primary):

Cite

TOTAL NLA:

1,849m2 over 2 floors

MANAGEMENT

- Extensive commissioning and tuning of building services
- Tenant Guide to help occupants make the most of the environmental features
- Construction completed in accordance with a comprehensive Environmental Management Plan
- 65% of construction waste separated for reuse and recycling

INDOOR ENVIRONMENT QUALITY

- Office areas provided with 100% outside air, and meeting rooms supplied with 150% more than required by Australian Standards
- Over 30% of work settings with natural light and over 60% with access to views
- High frequency ballasts incorporated in all fluorescent lights to minimise eye strain
- Minimal noise intrusion from outside and building services
- Low-VOC paints and carpets used throughout the space
- All composite wood products used on site (including those in furniture) certified to be low formaldehyde (primarily E0)

ENERGY

- Energy monitoring meters installed for each floor and energy intensive areas like the computer room
- Addressable light control system allows individual rooms/areas to be operated, and occupants can adjust lamp brightness within the limits set on the control system
- The two rows of lighting around the perimeter sense available daylight and adjust automatically

TRANSPORT

- Subsidised bus service connects to two interchanges

WATER

- High efficiency fixtures include waterless urinals, dual-flush toilets and hands-free taps

MATERIALS

- Interface carpet tiles reused from another building
- Reused timber flooring for the entry foyer
- Forbo Linoleum, which has a Good Environmental Choice label and 15 year warranty, used in wet areas and the computer room
- Zenith/Eveready workstations, partitions and storage units of high eco-preferred content, design for reuse/disassembly, product stewardship and extended warranty
- 20% of chairs and some other furniture transferred from ARC's previous office
- Wilkhahn Modus chairs selected for their high eco-preferred content, design for reuse/disassembly, product stewardship, extended warranty and manufacturing process certified by ISO 14001
- Formway Life Chairs selected for high eco-preferred content, design for disassembly and extended warranty
- Schamburg+Alvisse Miss Molly chairs of high eco-preferred content and design for reuse/disassembly
- Luxmy/Tomako tables selected for the high eco-preferred content, design for reuse/disassembly, product stewardship and extended warranty
- Luxmy/Tait tables selected for high eco content and product stewardship
- Wilkhahn Logon/Confair tables selected for their reusability, product stewardship, extended warranty and manufacturing process certified by ISO 14001
- Installation of ceilings integrated with base-building construction
- Large areas for recycling collection provided throughout office space

LAND USE AND ECOLOGY

- Highly efficient building layout
- The Australian Research Council and Capital Airport Group both committed to monitoring and targeting energy, water and waste, use environmentally friendly cleaning products and consumables
- The fitout program integrated into the construction of the base-building

EMISSIONS

- Zero-ODP refrigerants and insulants used, which required sourcing of special computer room air-conditioning units



OVERALL GREEN STAR BUILDING PERFORMANCE

