5 star rating

green star
Office Design v2

green building council australia

DIGITAL HARBOUR

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

Overlooking New Quay development on Docklands, the Digital Harbour Port 1010 development demonstrates the possibility of achieving an ecologically sustainable building without compromising the integrity or the value of the site.

This eight-level speculative office building in Melbourne's Docklands achieved a 5 Star Green Star – Office Design v2 Certified Rating in November, 2006, after already achieving an Award of Merit under the Docklands ESD Scheme.

The key environmental and energy efficient design initiatives ranged from an on-site blackwater treatment system to a modern lighting solution and low-VOC materials. As a part of the Docklands ESD initiative, the project also features solar collectors that utilise the sun's energy for domestic hot water.

DIGITAL HARBOUR PORT 1010

Address:
Corner of LaTrobe St and Harbour Esplanade

Owner:
Digital Harbour Holdings Pty Ltd

Design:
Aston Raggatt McDougall (architects), Connell Mott McDonald (structural engineers), Norman Disney & Young (services engineers), Watson Moss Growcott (acoustic engineer), Rider Hunt (quantity surveyors), Norman Disney & Young (specialist lighting), Baulderstone Hornibrook (builder), Phillip Chun (building surveyors).

NLA:
15,271m2

DIGITAL HARBOUR

MANAGEMENT
- 100% category score for 'Management'
- Green Star Accredited Professional engaged as part of the design team prior to schematic design and throughout the design and delivery period
- Comprehensive Building User's Guide to facilitate the building to perform to its design intentions
- Comprehensive pre-commissioning, commissioning and quality monitoring contractually required
- 80% of construction waste diverted from landfill

INDOOR ENVIRONMENT QUALITY
- 50% improvement in fresh air rates from Australian Standards
- Carbon dioxide monitoring and control
- Effective acoustic comfort design levels for entire building
- Use of high frequency ballast and T5 light fittings
- 60% of the NLA is within 8m from external views
- Low VOC materials and adhesives specified throughout the building

ENERGY
- Reduction of CO2 emissions equivalent to 4.5 ABGR building
- Extensive sub-metering of substantive energy uses and tenancies for effective energy monitoring
- Effective office lighting zoning and control
- Variable Speed Drives in major plant and equipment

TRANSPORT
- Secure bicycle facilities for tenants and visitors
- Small car parking spaces to encourage fuel-efficient car usage
- Building in close proximity to major public transport facilities

WATER
- Water meters connected to BMS for monitoring
- Use of 100% recycled water in Cooling Towers
- Onsite blackwater treatment facility
- Stormwater tank and reticulation system

MATERIALS
- Dedicated recycling waste storage area
- Tenant refurbishment fully integrated with base building construction
- Over 50% PVC reduction
- 100% FSC certified timber specified for the project

LAND USE AND ECOLOGY
- Reuse of previously-developed land
- Reclamation of contaminated land
- Introduction of native plants to improve on ecological value

EMISSIONS
- No ozone depleting refrigerants used
- Controlled watercourse pollution initiatives
- Blackwater treatment plant reducing flow to sewer

INNOVATION
- Reduction in potable water consumption beyond Green Star benchmarks through on-site blackwater recycling
- Resource conservation by installing no ceiling on levels 1 through 6

OVERALL GREEN STAR BUILDING PERFORMACE