

5 star rating



green building council australia

5 star rating

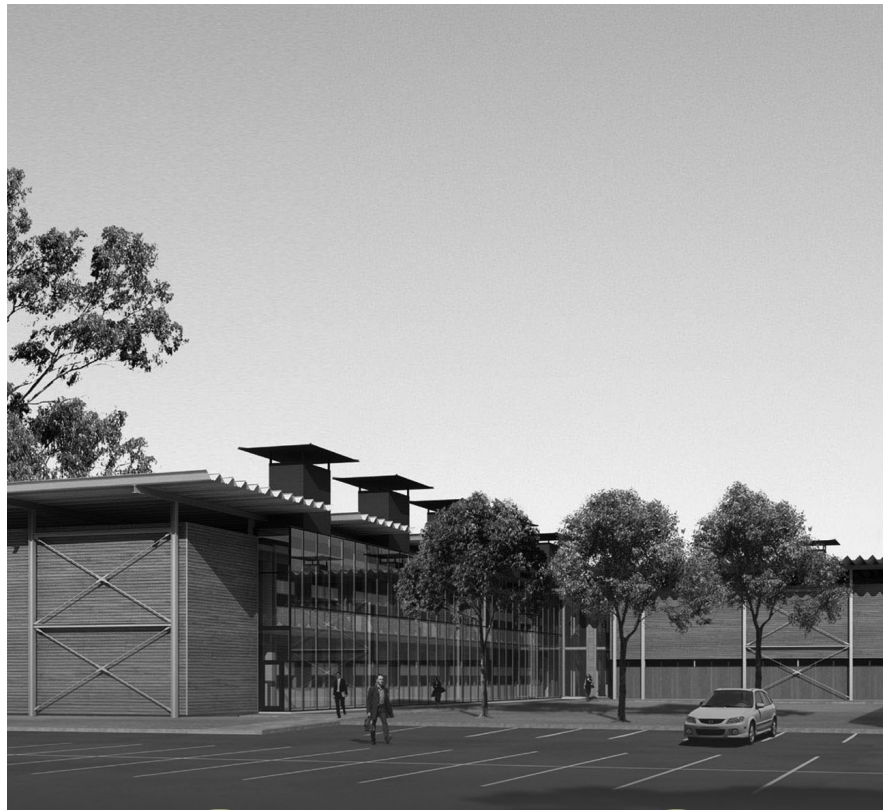


green building council australia

5 star rating



green building council australia



RAAF RICHMOND

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

The 37 Squadron Headquarters building at RAAF Richmond has achieved an unprecedented Green Star trifecta by adding a 5 Star Green Star - Office Interior v1 Certified rating to its two previous 5 Star Green Star ratings (Green Star - Office Design v1 and Green Star - Office As Built v1).

The project's success in achieving its third 5 Star Green Star Certified Rating can be seen as a testament to a collaborative approach to design, project management and construction.

Obtaining the rating for the fitout proved to be the most challenging, as this Green Star tool was only released towards the end of construction.

The Department of Defence worked closely with a number of contractors and suppliers to achieve the 5 Star Green Star - Office Interiors v1 Certified Rating, awarded in June 2006.

RAAF RICHMOND NSW

Address:

Percival Street, RAAF Base Richmond, NSW 2755

Owner:

Department of Defence

Design:

Bovis Lend Lease (Sustainability Consultant)
Bligh Voller Nield (Architect) Rudds
Consulting Engineers (Electrical and
Mechanical) Hughes Trueman (Hydraulic)
Arup (Environmentally Sustainable Design)

Construction:

Carson Group (Project Manager / Contract
Administrator) Boulderstone Hornibrook
(Head Contractor)

Class 5 Commercial Office NLA:

2,582 m²

MANAGEMENT

- 100% category score achieved
- Extensive commissioning and building tuning
- Tenant Guide to assist the users in operating their tenancy and ensure the building performs as designed
- Contractor implemented a comprehensive Environmental Management Plan (EMP) has ISO14001 accreditation
- 80% of construction waste diverted from landfill

INDOOR ENVIRONMENT QUALITY

- 74% of NLA designed as mixed-mode ventilated space, able to be either naturally or mechanically ventilated (based on ambient conditions) with the remaining 26% fully mechanically ventilated for security purposes
- Mechanical ventilation provided at a rate 3 times greater than the Australian Standard
- Under slab natural ventilation culverts, hollow core slabs and automated louvers to improve natural ventilation
- Indoor air quality improved through the use of low-level off-gassing materials such as paint, carpet and composite wood products
- External views and high levels of daylight provided to a significant proportion of work area
- Electric light levels and high frequency ballasts to improve occupant comfort
- All print/photocopy rooms enclosed and dedicated separate exhaust provided to minimise indoor air pollution from these sources

ENERGY

- Efficient lighting, equipment and building design enabling tenancy design to achieve the 5 star ABGR benchmark
- Significant reduction in HVAC energy use through mixed-mode operation
- Extensive tenant sub-metering to allow for ongoing tracking, evaluation and optimisation of energy performance
- High efficiency T5 lighting design with occupant sensors and switching for every 6 light fittings

TRANSPORT

- Cyclist facilities, including secure bike spaces, showers, lockers and change areas, are provided for 10% of staff

WATER

- 100% category score achieved
- Water-efficient fixtures and fittings throughout building
- Waterless urinals
- Rainwater collection to supplement toilet flushing demand
- Tenancy uses approximately 50% less potable water than similar new Defence tenancies

MATERIALS

- Majority of the workstations, floor finishes, chairs, tables, and storage units have a high proportion of recycled content, extensive warranty, ISO 14001-certified EMS, product stewardship agreements, are modular and can be easily disassembled
- To maximise the project's Management score, the project worked extensively with Maxton Fox, CSM Storage Solutions, M.A Coleman, Sustainable Living Fabrics, Viva Sunscreens, Dulux and Feltex
- Waste storage areas provided throughout the tenancy to facilitate waste separation and recycling of office waste
- Office fitout completely integrated with base building works
- All timber and composite wood product used throughout the tenancy have Forest Stewardship Council (FSC) certification



LAND USE & ECOLOGY

- Base building is certified under 5 Star Green Star - Office As Built
- Contractual commitment by both the building and tenancy manager to operate the building and tenancy in a sustainable manner; this includes monthly monitoring of reduction targets for energy, water and waste, high standard of regular maintenance, use of low-impact cleaning products and all ongoing future procurement of consumables with low environmental impact

EMISSIONS

- All HVAC refrigerants with ozone depleting potential of zero

INNOVATION

- Redefining the culture of the Department of Defence, and success in challenging notions of 'workplace', 'security', 'privacy' and 'hierarchy' in order to reduce the fitout's environmental impact.

OVERALL GREEN STAR BUILDING PERFORMANCE

