

4 star rating



*green building council australia



RICS



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

The RICS was founded in 1868 and represents 160,000 property and construction professionals in 146 countries. The RICS is increasingly active in the role of promoting sustainability in the built environment and setting a good example by achieving a Green Star rating for the new Oceania head office is a significant strategic goal for the organisation.

Currently the smallest tenancy to achieve a Green Star rating, this office fitout was designed to be an example of how smaller tenants on a budget can still reduce their environmental impact and create a healthy indoor environment in an older building. The project brief set out the requirements for a 16 person boardroom, a 3 person meeting room, reception and general office area for 10 staff.

Significant challenges were faced due to being one of two tenants on the floor, with shared base building amenities remaining unaltered and with central plant providing the air conditioning. This put additional pressure on gaining positive outcomes for achievable credits, for example in the materials and energy categories

RICS

Address:

Suite 16.02, 1 Castlereagh St, Sydney

Building Owner & Manager:

Mirvac

Design:

Studio R

Services Consulting:

IAQ Consultants

Project Management:

PV Interiors

Commercial Office NLA:

149m²

MANAGEMENT

- Extensive documentation was provided for commissioning, the tenant guide and the environmental management plan.
- Waste management was tightly controlled throughout the job, gaining maximum points despite having to dispose of a hidden layer of vinyl flooring under the old carpet.

INDOOR ENVIRONMENT QUALITY

- High frequency ballasts were installed, retrofitting the T8 light fittings with T5 replacements, thus reducing light flicker.
- All joinery – in the boardroom, reception and general office area, was made from E zero, a type of MDF that uses low formaldehyde supplied by Alpine MDF
- Low VOC carpet tiles were installed throughout the general office and meeting room areas, with comcork flooring to reception area. Both the carpet tiles and the comcork have low VOC adhesives and cleaning products.
- Paint from the Italian based OIKOS range is water based and low VOC.
- A full complement of indoor plants was added to further improve the air quality and ambience.

ENERGY

- The tenancy has its own programmable CBus panel and a data logger that records hourly changes in energy use, with lighting measured separately from power.
- The tenancy is split into 4 lighting zones, including low energy LED downlights and innovative LED tubes.

TRANSPORT

- Excellent public transport links, as highlighted in the tenant guide

MATERIALS

- Recycled workstations and chairs were sourced from auction and provided both maximum points and significant cost savings
- The flooring previously mentioned for its low VOC quality also scored heavily for its environmentally innovative features - the carpet tiles being made of recycled carpet tiles and the comcork being made of recycled wine corks.
- Workstation screens were covered by Sustainable Living Fabrics
- Shelving was built from used MDF cover sheets from Mitre 10
- Existing ceilings were retained throughout
- Paper and cardboard are recycled daily

LAND USE AND ECOLOGY

- RICS and Mirvac jointly affirmed their goals of working together to reduce energy consumption and promote the use of environmentally friendly materials.

EMISSIONS

- The supplementary air conditioning for the boardroom was a modification of an existing redundant system. Relocated, and with a new 100% fresh air supply, the old unit was serviced and regassed with R417A refrigerant, which has no ozone depleting potential.

INNOVATION

- The project received a point for the environmental design initiative of facilitating the recycling of plasterboard by removing the painted paper backing, thus enabling the manufacturers to accept it back into the process stream.

OVERALL GREEN STAR BUILDING PERFORMANCE

