



SUPER PROPERTY

Sustainability Case Study

Setting new standards in mixed use development within the Perth CBD, 100 St Georges Terrace combines sustainable design features with a prestigious St Georges Terrace business address and dynamic retail experience.

100 St Georges Terrace
Perth WA

4 star rating



Overview

100 St Georges Terrace is located in the centre of Perth's Central Business District and sits strategically between the Hay Street Mall and the Terrace.

The property comprises a 31,400m², 24 level tower with 17 levels of office space, three levels of retail space within the enex100 shopping centre and four basement levels of parking. The sloping site provides pedestrian access to both St Georges Terrace and the Hay Street Mall.

The retail offer includes Perth's best performing food court, a large Woolworths Supermarket and flagship JB Hi-Fi store, complimenting a solid range of national fashion and jewellery retailers.

The project was speculatively undertaken and fully leased by practical completion, demonstrating ISPT's ability to deliver on a national portfolio and leverage important relationships such as the NAB in multiple markets.

Aspirations and Achievements

The project was awarded a 4 Star Green Star Office Design v2 'Best Practice' rating in August 2008 and subsequently has received 5.5 Star NABERS Energy and 4 Star NABERS Water ratings.

Key Sustainability Features

100 St Georges Terrace incorporates a number of key sustainability features including:

- High performance double glazing and projecting sunshades to northern facades to deliver energy efficient performance year round;
- High efficiency chillers, VAV air-conditioning system incorporating swirl diffusers;
- Customised building tuning of the integrated BMCS to maximise efficiency and minimise energy consumption;
- Destination lift control strategy to provide superior lift allocation and energy management;
- High efficiency T5 fluorescent lighting incorporating occupancy sensors and perimeter office daylight harvesting;
- Low VOC products and CO₂ monitoring and control;
- Centralised web/3G based utilities monitoring system "Hydroshare" that includes automated leak detection and maintenance request alarms; and
- Secure bicycle racks and change rooms.

Proudly in partnership with:

Our major tenants to achieve continued environmental improvements:

- NAB;
- Apache Energy;
- National Offshore Petroleum and Safety Authority;
- Kellogg Brown & Root; and
- Inpex Browse.