



SUPER PROPERTY

Sustainability Case Study

Designed before the release of the Green Star Office Rating Tool, the Urban Workshop achieved retrospective 4 Star Green Star Office As-Built v2 certification and 4.5 Star Base Building NABERS Energy and Water ratings.

The Urban Workshop
50 Lonsdale Street, Melbourne VIC

4 star rating



Overview

The 62,700m² Urban Workshop office project was conceived and constructed as an integrated turn-key development, including fit-out, for The Victorian Government's Department of Human Services (DHS) and was completed in November 2005.

The project has won many urban design and architectural awards as well as recognition for the exemplary treatment and retention of important heritage building fabric dating back to the foundation years of the city itself.

Important innovations include the adaptive reuse of heritage buildings, a major archaeological excavation and interpretive display and the reinstatement of a lost Melbourne laneway – Madame Brussels Lane – as a thriving food and service destination for our tenants.

Aspirations and Achievements

This significant legacy project was awarded 4 Star Green Star Office As-Built v2 certification on 18 June 2009 (via retrospective application of the Green Star protocols) following the end of the defects liability period of construction. The property has also achieved 4.5 Star NABERS Energy and 3.5 NABERS Water ratings.

Leveraging from the above rating, Sustainability Victoria, the tenant on Level 28 of the high rise tower, has achieved 5 Star Green Star – Office Interiors v1.1 certification.

Going forward ISPT is targeting a 4.5 star Whole Building NABERS Energy rating for the combined base building and tenancy premises as part of the ongoing Environment Management Committee run in partnership with our tenants.

The Urban Workshop incorporates a number of key sustainability features including:

- The first operational black water treatment plant in an office building in Australia, recycling up to 75% of the water content of sewage on site;
- A further upgrade of the sewage treatment plant is underway to achieve 4.5 star NABERS again;
- High efficiency chillers and VAV air-conditioning;
- Post completion customisation and building tuning of the integrated building management control system;
- Photo voltaic solar hot water at roof level;
- High efficiency T5 fluorescent lighting with electronic ballasts and integrated controls;
- 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;
- Reduced potable water consumption through highly efficient fixtures and fittings, rainwater harvesting and fire test water recovery; and
- Secure bicycle racks and change rooms.

Proudly in partnership with:

Our major tenant Victoria Department of Human Services. Knight Frank and AG Coombs for building tuning.



A.G.Coombs