

Sustainability Case Study

500 Bourke Street is one of Australia's leading examples of concurrent refurbishment of base building and tenant fit out, emphasising the strong relationship between ISPT Super Property and the National Australia Bank.

500 Bourke Street
Melbourne VIC

5 star rating



Overview

This highly recognisable city landmark is a key commercial and retail site for the NAB, accommodating approximately 3,800 staff in 47,000m² of office space. It is a leading example of sustainable office refurbishment resulting from the reinvention of this 30 year old high rise office building.

A completely new ground floor foyer features plaster glass moulded ceiling panels, a new glazed facade, stone feature walls, an old fashioned "tuck shop" and bluestone floors. A striking new glass canopy provides a signature street presence to this major building creating a new identity in the market place.

The 37 storey office refurbishment includes the creation of a 70 place child care centre, a NAB academy for staff training, new flagship retail bank branch and a two level open air retail plaza that is fast becoming Melbourne's new "foodie" destination.

Aspirations and Achievements

The redevelopment is one of Australia's largest examples of integrated base building and tenant fit out, whilst continuing to provide ongoing accommodation for the majority of tenant staff. The project has achieved a 5 Star Green Star Office Design v2 rating, with a similar As-Built rating due for lodgement in Q4 2011.

Progressive assessment of NABERS Energy performance indicates the property has already achieved 4 star levels and is well on the way to the 4.5 star target.

The internal fit out supports NAB's commitment to be carbon neutral, with the design planned to achieve a 5 Star Green Star Interiors rating.

Key Sustainability Features

500 Bourke Street incorporates a number of key sustainability features including:

- Reuse of the existing structure and façade saving the embedded energy required to construct an all new building;
- Achieving 60% of NLA with external views and equitable sharing of views and natural light;
- Installation of high efficiency chillers and upgraded heat rejection systems;
- Customised building tuning of the integrated BMCS to maximise efficiency and minimise energy consumption;
- Integrated fit out of the base building and tenant interior upgrades;
- Low VOC products and CO₂ monitoring and control;
- Energy efficient lighting and controls;
- 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
- 300 secure bicycle racks and change rooms.

Proudly in partnership with:

The NAB and UGL, Lend Lease as joint contractor and our design and consultant team.

