



SUPER PROPERTY

Sustainability Case Study

Adjoining the ISPT owned 18 Marcus Clarke Street, additional building tuning and maintenance activities at 7 London Circuit has assisted in the property's sustainability rating upgrade to 4.5 Star NABERS Energy rating.

7 London Circuit
Canberra ACT

4 star rating



Overview

The 7 London Circuit campus is a 6 level A-Grade development comprising two wings sharing an internal atrium and occupying a prominent position on London Circuit in Canberra City. The development's unique form distinguishes it from other commercial buildings in Canberra.

A through link connects London Circuit to William Clemens Street providing pedestrian connectivity to 18 Marcus Clark Street.

The building, designed by Woods Bagot Architects, presents a modern public face as part of a broader master plan for the precinct set out by the relevant planning authorities.

Aspirations and Achievements

The project achieved a 4 Star Green Star Design rating from the Green Building Council.

Subsequent specialised building tuning and customisation programs for all plant and equipment by ISPT's engineering team and our service providers enhanced environmental efficiency significantly, achieving 4.5 Star Base Building NABERS Energy rating and a 4 Star NABERS Water rating.

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.

Key Sustainability Features

7 London Circuit incorporates a number of key sustainability features including:

- Passive design measures to minimise energy consumption and create a healthy workplace;
- High efficiency chillers, VAV air-conditioning system incorporating swirl diffusers;
- Post completion customisation and building tuning of the integrated building management control system;
- Low VOC products and CO₂ monitoring and control;
- High efficiency T5 fluorescent lighting with integrated 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
- Secure bicycle racks and change rooms.

Proudly in partnership with:

Knight Frank and AG Coombs for building tuning.



A.G. Coombs