



SUPER PROPERTY

Sustainability Case Study

ISPT Super Property is rejuvenating this Melbourne landmark by investing \$50 million into a rolling refurbishment program over five years.

Casselden Place – 2 Lonsdale Street
Melbourne VIC



Targeting a 5 Star
Green Star Office
Design v3 Rating



Overview

ISPT has committed \$50 million to a refurbishment project directed at upgrading this 20 year old 61,412m² office building to meet current industry expectations for A-Grade commercial offices.

The grand foyer at the heart of the new scheme leverages the prior foyer's height and space, merging the colonnade with the internal spaces behind a new glazed facade, all new natural stone floor and wall finishes, spacious "Mr Speaker" cafe and upgraded lift lobbies.

This complements the \$10 million bathroom renewal, upgraded air-conditioning and plant and the new lift cars completed to date. The replacement of the vertical transportation controls and equipment has commenced and is due for completion in December 2012.

Aspirations and Achievements

The capital works program represents a major building upgrade to achieve 5 Star Green Star v3 Design rating and minimum 4.5 Star NABERS Energy and Water ratings.

ISPT has purchased modest amounts of renewable Green Power to achieve our energy efficiency targets and will achieve the 4.5 star rating without Green Power prior to commencing tenant floor refurbishments.

In a major precinct initiative, the project is targeting 5 Star NABERS Water rating by upgrading and expanding the first operational black water treatment plant (in a commercial building) installed in the ISPT owned 50 Lonsdale Street.

Key Sustainability Features

Casselden Place will incorporate a number of key sustainability features including:

- Energy efficient lifts and upgrade controls;
- Energy efficient chillers and VAV air-conditioning system with swirl diffuser grilles;
- Customised building tuning of the integrated BMCS to maximise efficiency and minimise energy consumption;
- Precinct black water treatment plant processing most sewage on site;
- Low VOC products and CO₂ monitoring;
- High efficiency T5 fluorescent lighting with individual addressable DALI controls and occupancy sensors;
- Centralised web/3G based utilities monitoring system "Hydroshare" that includes automated leak detection and maintenance request alarms;
- Reduced potable water consumption through highly rated fixtures and fitting; and
- Secure bicycle racks and change rooms.

Proudly in partnership with:

ISPT Super Property investors, building tenants and the design team with the planned refurbishment to be completed in a fully operational building.