



Sustainability Case Study

ISPT Super Property's reimagining of the iconic Wintergarden Shopping Centre captures embodied carbon emissions of the old structure in a world class shopping centre targeting a 4 Star Green Star Design v1 Retail rating.

Wintergarden Shopping Centre Brisbane QLD



Targeting a 4 Star
Green Star Retail Centre
Design v1 Rating

Overview

The Wintergarden Shopping Centre redevelopment is one part of an integrated precinct development for the Regent Cinemas, Hilton Hotel and Regent Office Tower.

Whilst the smaller Stage 1 of the Wintergarden opened in May 2011 and is trading successfully, Stage 2 is progressing towards an April 2012 grand opening. Exciting flagship stores from RM Williams and Swarovski will be complemented by Coach, Cue and French Connection in 2012.

The design includes a major "Wintergarden" art facade to all frontages in stainless steel and aluminium incorporating interactive LEDs that will be a major art installation for the city of Brisbane.

A contemporary fashion mix, diverse restaurant and faster food offering, leisure uses and 700 bay car park will work with the unique design, natural light, through block connectivity and world class finishes to set this asset apart in a competitive market.

The hotel upgrade has been completed in conjunction with Hilton in readiness for 25th anniversary celebrations, firmly placing the entire asset in the "5-star" segment of the market.

Aspirations and Achievements

ISPT is using this flagship project as a pilot for the evolution of the retail green star tool and we are drawing on our extensive experience within our commercial

portfolio to determine best practice sustainability within a retail shopping centre context.

The shopping centre refurbishment, with a GLA of 13,000m² over 3 levels, is targeting 4 Star Green Star v1 Retail Centre Design rating. This will complement the historic fabric of the Regent Cinemas and the 40 storey, 53,600m² Regent Office Tower development (targeting 6 Star Green Star Office Design and As Built v3 ratings).

Key Sustainability Features

The Wintergarden refurbishment will incorporate a number of sustainability features including:

- More than 60% of the existing structure reused, saving embodied greenhouse gas emissions equivalent to 10 years of operational energy use;
- The installation of high efficiency chillers and cooling towers together with VAV air-conditioning and swirl diffusers;
- Customised building tuning of the integrated BMCS to maximise efficiency and minimise energy consumption;
- High efficiency fluorescent lighting with integrated controls;
- Low VOC products and CO₂ monitoring and control;
- Formaldehyde minimisation; and
- Reduced potable water consumption through highly efficient 6 star fixtures and fittings.