



Fast independent news and analysis for facility managers and corporate real estate executives

■ Queensland's first six green star building; Shellharbour City Council changes to T5

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Queensland's first six green star building

The Green Building Council of Australia (GBCA) has awarded the first 6 Green Star – Office Design v2 certified rating in Queensland to 33 Breakfast Creek Road.

According to GBCA, 33 Breakfast Creek Road boasts an impressive range of features that help distinguish it as a landmark building.

GBCA executive director, Suzie Barnett, believes this project highlights how far green building has come in Queensland and across Australia.

“By achieving a 6 Star Green Star certified rating, 33 Breakfast Creek Road showcases leading sustainability design and technology in Australia and worldwide,” said Ms Barnett.

The building's indoor environment quality features include improved daylight levels and access to views for more than 80% of staff. Additionally, an active chilled beam air conditioning system provides fresh air at rates 150% above Australian Standards, with high air change effectiveness and no recirculation.

It is anticipated that CO2 emissions from the building will be cut by more than 2100 tonnes annually, equivalent to removing more than 520 cars from the roads.

The inclusion of a 200,000 litre rainwater tank to supply all toilets and landscape irrigation, will see a reduction in water use by 55% or 38ML per year, equivalent to 38 Olympic swimming pools.

According to GBCA, these initiatives enabled the project to score very highly in the water management and indoor environment quality categories, as well as scoring 100% within the transport category.

“This building has set a new environmental standard in commercial offices in Queensland. I urge all building owners and developers to follow its lead and apply the same principles to all new and refurbished buildings and help in our fight against climate change,” said Ms Barnett.

The Breakfast Creek Road property will be the feature case study in the GBCA's upcoming Breakfast with the Stars event on 19 February. Further details can be obtained at; www.gbcaus.org.

Shellharbour City Council changes to T5

Shellharbour City Council in New South Wales is the latest organisation to switch to energy-efficient T5 lighting in a bid to reduce its environmental footprint.

The council estimates that it will save ratepayers more than \$7500 per year and reduce greenhouse gas emissions by 57 tonnes pa as a result of changing its fluorescent tubes.

Shellharbour Council environmental officer, Levi Gibson, identified a number of council buildings with older style fluorescent lighting and saw an opportunity to improve energy performance, light output and extend maintenance cycles.

“As part of the lighting upgrade, the fluorescents in council's main office area, Lamerton House, and a number of other external buildings, have been changed to T5 energy efficient lamps,” Mr Gibson said.

“The new 28 Watt T5 fluorescent tubes offer an approximate 30 per cent energy saving over the old T8 36 Watt lamps they have replaced. In addition we have been able to de-lamp in some areas due to the higher light levels achieved by the T5 lamps.”

The conversion was simple in this case and can be achieved by fitting adaptors to each end of the smaller

T5 tube to allow it to be fitted to an existing T8 light fitting.

Sydney firm Ilum-a-Lite, which fitted the council with adaptors, said that the new T5 lamps have double the life expectancy and only a third of the mercury content of the old T8 lamps they replaced, making them even better for the environment.

By FM Express editor [Marta Wiacek](#)



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