

# CBD project keen to lift green stars



Envious: An artist's impression of one40william which will feature a host of environmentally friendly features.

CATHY SAUNDERS

The one40william development rising in the centre of the Perth CBD has earned the tag of being one of the most eco-friendly designs in Australia and is aiming for an A-plus report card for its energy performance.

It is expected to save enough water to fill more than nine Olympic-sized swimming pools, more than \$190,000 worth of electricity and nearly 1900 tonnes of carbon dioxide each year.

With 35,500sqm of lettable office area, it is the biggest building in WA to gain a 5-star Green Star Office Design rating. The owner, Cbus Property, is also aiming for a 5-star Green Star As Built rating and a 4.5-star NABERS energy rating, which would put it among the top performers in the Perth market.

Graham Agar, sustainability team leader at Bassett, a specialist building consultancy, said WA now had about five Green Star rated buildings and at least four more were expected early next year.

"The rapid increase in rated projects shows the change in commercial attitude of Perth developers who, even in a market in desperate need of office space, are investing in the future by commissioning sustainable buildings," he said.

"Green Star rating is now required by a lot of large companies

and government organisations wishing to show their corporate leadership, and attaining an additional As Built rating is further evidence of that commitment."

The fact that one40william was going through the hoops for an As Built rating meant that every aspect of the green design had to be built and operate as designed.

"It is not just sustainability for sustainability's sake, it has a purpose and a payback," Mr Agar said.

It is expected that rents for Green Star rated buildings will be significantly higher than for standard unrated office buildings in future.

One40william, which is on the prime corner of William Street and the Murray Street mall, directly above the new north-south train station, is the result of a design competition held in 2006 that was won by the Cbus Property team.

The project, being built by Pro-build Constructions, is well under way and due to be ready for occupancy in early 2010, with the State Government as the key tenant.

One of the key achievements has been to retain and re-use the existing heritage structures, which are the Baird, Globe and Wellington buildings, for commercial office, retail and entertainment uses.

One40william consists of three office towers ranging in height from six to 19 storeys over two levels of retail, dining and entertainment

and two levels of basement carpark. The retail space totals 6500sqm.

"It is a bit refreshing that it is a big building in terms of square metres but it is not a big tower. It is interesting in shape," Mr Agar said. 'It is the highest to the north and smallest to the south, which means it shades itself.

"It also means you have a lot of natural light coming into Murray Street ... and we are not obstructing the amenity for the rest of Perth."

The development is integrated with the William Street railway station through the concourse level with an additional ground floor exit to William and Wellington streets through Globe Court.

Victor Istanto, the development manager for Cbus Property, said the iconic development would revitalise the landmark site in the CBD and provide the benchmark for economically and environmentally sustainable development in WA.

"The building is designed for a very high level of user comfort, with features such as a high proportion of fresh air being fed through the office space and winter gardens that can be accessed from various office floors," he said.

The building also filters water that will be discharged off the cooling towers with a small reverse osmosis plant, saving more than 90 per cent of the water ordinarily used in cooling towers.