

# FUTURE PERFECT

By recognising the competitive advantage of using a sustainable design, Austcorp's latest project, 370 Docklands, commands higher rentals and costs less to maintain

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**These pages** 370 Docklands Drive is an A-grade 5 star Green Star 'As-Designed' rated building developed by Austcorp and YarraCity as a joint venture project. It occupies a prime corner position at the gateway to the Docklands precinct and is an attractive, state-of-the-art, green-rated commercial building.

**Increasingly, companies looking for office space** are considering more than the initial cost. The impact of work and living environments on the occupants, long-term maintenance costs and the effect on the wider community are becoming part of the equation.

When Austcorp and YarraCity became joint venture partners in a new development at 370 Docklands Drive, they saw the advantage of applying sustainable principles to the project.

"We have recognised that sustainability is a competitive advantage in the property market. Buildings with a 5-star Green Star "As-Designed" rating represent high value to investors because they command higher rentals and cost less to maintain in the long run," says Greig Donnelly, Austcorp's state manager – Victoria.

Early in the planning stages of the building, the developers committed to ensure its performance met

the criteria for a 5 star Green Star "As Designed" rating. Now that it is completed, Austcorp and YarraCity are targeting a 5 Star Green Star – Office "As-Built" rating.

Austcorp is a national property development, funds management and investment group with projects in New South Wales, Queensland, Victoria and Northern Territory. Its portfolio includes brownfield and greenfield communities, residential apartments and townhouses, commercial and industrial buildings.

"Our passion is to develop quality properties, so we use leading architects, interior and landscape designers to ensure this. We want our developments to have lasting value for owners, occupants and the general community," says Donnelly.

For details, contact Austcorp, Level 3, 460 Bourke St, Melbourne, Vic 3000, phone (03) 9230 0188, fax (03) 9230 0199, Website: [www.austcorp.com.au](http://www.austcorp.com.au).





**Achieving the best possible result for any project**

requires the flexibility to be able to review and revise plans and methods, even after work is underway.

When Probuild Constructions won the design and construction contract for the \$23m 370 Docklands Drive development, the plan was to meet a 4 Star Green Star Certified Rating. However, in the early stages of the project, Austcorp and the team at Probuild decided a 5 Star rating was achievable.

“Melbourne Docklands is becoming a showcase for some of the most innovative new commercial developments in Australia, and our aim was to design and

build this project to extremely high environmental and efficiency standards,” says Probuild’s project manager Matt Bready.

“Even though construction had already commenced, we quickly reviewed all relevant Green Star criteria and implemented further environmental initiatives during the design documentation phase.”

Increasing the Green Star Rating from 4 to 5 stars required the addition of a black water treatment and recycling system. Chillers that had already been specified were upgraded to increase their efficiency and a more efficient lighting system was incorporated.

**These pages** Probuild won the design and construction contract for 370 Docklands Drive. Even though the project was upgraded during the design stages to allow the building to achieve a 5 Star Green Star rating, it was still completed on time and within budget.

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Other initiatives such as incorporating CO<sup>2</sup> monitoring, refrigerant leak detection and refrigerant recovery were also implemented.

While high performance glass had already been specified to be used for the façade, this was upgraded again and replaced by a glass that offered even better thermal performance without reducing light to the interior spaces.

To achieve the improved star rating, some materials had to be sourced from overseas.

“We managed these longer lead times with smart planning. We simply ordered the materials much earlier

in the process, during the curtain wall design phase, so the changes did not have any negative impact on the construction programme. In fact, even with the changes, we were still able to complete the project on time and within budget.

“To keep to the schedule, our team constantly reviewed its methodology and reprogrammed work to ensure preset targets were met,” says Bready.

For further information, contact Probuild Constructions, 230 Albert Road, South Melbourne, Vic 3205, phone (03) 9693 8222, fax (03) 9693 8233. Website: [www.probuild.com.au](http://www.probuild.com.au).

**Behind a successful construction project, a lot of** discussion, advice, negotiation and hard work has to take place before the first pile can be driven in.

Development, project management and property advisory consultancy company Pinnacle Property Group's role in the 370 Dockland Drive project was initially to bring together the two joint venture partners, Austcorp and YarraCity. Later, the company liaised with VicUrban to expedite the development process within Melbourne Docklands, then managed the town planning, design and construction phases through to practical completion.

The company was also involved as project manager in the acquisition and fitout of 833 Bourke Street Docklands, National Union of Workers and the Labour Union Co-operative Retirement Fund.

Pinnacle Property Group has recently merged with valuation, development management and property advisory consultancy Charter Keck Cramer.

"If you want to develop a site, we can find it, negotiate its purchase, arrange for the purchase and finance, manage all the town planning requirements, appoint the necessary consultants and contractors, and manage the design, construction and leasing phases. We also offer a full property asset management service," says Charter Keck Cramer director Graeme Parton.

For further information, contact Charter Keck Cramer, Level 1, 620 Church Street, Richmond, Vic 3121, phone (03) 9425 5555, fax (03) 9425 5544. Email: [graeme.parton@charterkc.com.au](mailto:graeme.parton@charterkc.com.au). Or visit the website: [www.charterkc.com.au](http://www.charterkc.com.au).

**Below** Pinnacle Property Group (recently merged with Charter Keck Cramer) project managed the development of 370 Docklands Drive for joint venture partners Austcorp and YarraCity.

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