WALGA’s Building Design

Case Study

**Project Overview of ONE70**

**Why Target Greenstar?**

* Expansion in services provided by WALGA resulted in pressures on the capacity of Local Government House at Altona Street in West Perth.
* Facilities did not suit the business requirements of the organisation, including lack of suitable training facilities and meeting rooms.
* WALGA and Qube Property Group Pty purchased the land at 170 Railway Parade with 60% and 40% shares respectively.
* Hassell Architects and AECOM were engaged to design the new headquarters for WALGA. Our new 5 Star Green Star Design rated headquarters has been certified as Australian Excellence in Environmentally Sustainable Design.

WALGA headquarters in West Leederville was officially operational on the 20th January 2014. This innovative building, with a total net lettable area is 6,500sqm, has received:

* + - * A Design & As Built 5 Star Green Star rating, from the Green Building Council of Australia;
			* recognition from the Sustainable Energy Development Office;
			* the ‘Design & Installation over 100kW’ award, from the Australian Solar Design and Installation Awards; and
			* Indicative five star NABERS rating for energy and water.

Emphasis was placed on developing an energy efficient building, with many initiatives taken to save energy.

These include:

* Active chilled beams to reduce energy required to cool the building;
* Extensive LED lighting;
* A Building Management System (BMS); and
* Extensive solar power generation, through rooftop PV panels 139Kw system.

The total net lettable area is 6,500sqm, with a landscaped pedestrian spine creates a connection between Subiaco and Leederville and incorporates vibrant public art and native plants from around Western Australia.

Energy efficiency was considered throughout the life cycle of the building, and not just during the time it will be inhabited. During construction, a number of materials were reused from the buildings previously standing on the site, to minimise energy use in transporting and disposing of these materials.

Also 10,000 square metres of BubbleDeck was used in place of traditional concrete (a carbon intensive material). BubbleDeck is a precast concrete floor system which uses 35 percent less concrete than traditional floor systems by incorporating large, hollow plastic balls in a lattice of steel. By using BubbleDeck, WALGA ensured less concrete was required in the construction of its building.