

The Property Council of Australia's benchmarks for building quality have been compared with the design specifications for 818 Bourke Street. The following matrix demonstrates that the design specifications for 818 Bourke Street overwhelmingly meet the Premium Grade criteria, the highest available rating in Australia.

Property Council of Australia – design specification for new buildings

PARAMETER	METRIC	PREMIUM GRADE	818 BOURKE STREET
Descriptor			High quality space including: Northern water views directly across Victoria Harbour. Fully fitted lobby of good quality. Access via tree lined Bourke Street. Active street frontages.
Environmental			
Environmental Rating	Green Star Rating	> = 4 star	✓
Energy/Greenhouse	ABGR target	> = 4.5 star	✓
Configuration			
Floor Plate size	Square metres	> 1,200 sqm	✓
Tenant Service Zone	mm	> = 150	✓
High Loading %	% of NLA	5% > 7.5 kPa	✓
Mechanical			
Zones (All Air Systems)	Sqm (Perimeter/Centre Zone)	< = 70/100	
Tenant Equipment	W/sqm	> = 15	✓
Tenant Supplementary Loop	Cooling W/sqm	> = 25	✓
After Hours Operation	Minimum Zones Per Floor	4	✓
Cooling Plant Redundancy	% Peak Cooling Load	> 60%	✓
Tenant Risers			
General Exhaust	l/s/sqm	0.2	✓
Commercial Kitchen Exhaust	No.	1 per Rise	✓
Supplementary Outside Air	l/s/sqm	0.3	✓
Lifts			
Car Capacity	No. of persons	> = 21	✓
Lateral Vibration	Mg	< = 15	✓
Goods Lift	No.	1 per 50,000 sqm	✓
Electrical			
Power	VA/sqm (risers)	> = 60	✓
Lighting	Watts per sqm	< = 10	✓
Lighting Control	Programmable Lighting Control	Yes	✓
Building Intelligence	Type	Full BMCS Including on floor control	✓

PARAMETER	METRIC	PREMIUM GRADE	818 BOURKE STREET
Standby Power – Base Building			
Emergency Services (Other than lifts)	%	100	✓
Tenant Supplementary Loop	%	100	✓
Tenant Lights & Power	%	Provision for tenant generator	✓
Peak Load Lopping using Standby Power	Yes/No	Yes	✓
Building Management			
Type	Level	Full management & operational on-site team	✓
Recycling	Capability	Yes	✓
Communications			
Tenant Data Risers	No.	1/20,000 sqm (or part thereof)	✓
Master Antenna Television	Yes/No	Yes	✓
Carriers	No.	2	✓
Hydraulics			
Fittings	Rating	AAAA	✓
Water Demand Sub Metering	Yes/No	Yes	✓
Security			
Access System	Type	Proximity	✓
CCTV	Extent of coverage	Main public areas, lobby, carpark, goods lifts and all points of exit	✓
Inter Floor Fire Stairs Access	Capability	Minimum 2	✓
Amenities			
Change Room & Showers	Yes/No	Yes	✓
Security Desk	Yes/No	Yes	✓
Parking			
Carpark	Yes/No	Yes	✓
Bicycle	Yes/No	Yes	✓
Loading Docks or Delivery Bay	Yes/No	Yes	✓
Courier Parking	Yes/No	Yes	✓



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