



GREATER DANDENONG  
**Sustainability Awards**

Sustainable Development Category  
**FINALIST**

**Tyres4U Warehouse -  
 The Key Industrial Park, Keysborough**  
*by Frasers Property*

The Key Spec 1 is a modern industrial development located in Keysborough. Designed by Frasers Property, environmental leadership was imperative to this project. As a result, The Key Spec 1 was the first industrial building to achieve a Green Star Industrial design AND performance rating (v1) and remains the highest design rating of its kind in Australia.

**Key sustainable design features include:**

- T5 florescent lighting with daylight and motion sensors to minimise energy use by 90% compared to standard lighting schemes.
- Solar hot water system.
- High efficiency air conditioning systems with economy cycle for office areas.
- Electricity sub metering to all substantial energy uses within building and connection to Building management System to monitor electricity consumption and water consumption.
- 20,000L rainwater tank and reuse for toilet flushing and irrigation.
- High star rated WELS taps, toilets and automated urinal flushing.
- Fire system test water recycling, saving significant monthly water savings.

- Carbon dioxide and carbon monoxide monitoring system in the warehouse area.
- 10% of roof area containing translucent roof sheets for daylight.
- Low VOC materials in paints, carpets, adhesives and joinery.
- Using pre-camber beams and fibre reinforcing, reducing concrete and steel content.
- Construction waste diverted from landfill with 80% of waste re-used or recycled.

Since the building has been occupied, the biggest savings have been energy and water use. This is confirmed by building tenant, Tyres 4 U, who says *“our energy use has decreased by 55% on a square metre basis, yet this building is double the size of our previous warehouse”*.

In fact, Frasers estimate the total energy and water savings of this building to be nearly \$600,000 over 10 years compared to a standard practice building.

