



GREATER DANDENONG
Sustainability Awards

Sustainable Development Category
FINALIST

**Astral Pool Distribution Centre -
 The Key Industrial Park, Keysborough**
by Frasers Property

The proposed Astral Pool distribution centre in Keysborough will establish a new benchmark for industrial sustainability by being one of the first to achieve a 6 star Green Star Design & As-Built rating.

Ambitious sustainability targets will be realised throughout the construction and operation of the project, reducing construction materials and costs, yet maximising operational performance.

The most notable achievement is its investment in energy efficiency. The Astral Pool development will feature a 175kW solar panel system to power the facility. The result is reduced greenhouse emissions, self-sufficiency and lower electricity costs - future proofing their operations.

Their approach to water efficiency is just as impressive. Rainwater tanks will be used for toilet flushing and irrigation, while high efficiency water fittings and a fire test water diversion system will reduce mains water by 40%.

Other key sustainability commitments include

- Translucent sheeting to the warehouse and an extensive glazing design to the office area to maximise daylight.
- Roller blinds and fixed shading to enable staff to control glare and thermal comfort.
- Enhanced indoor environmental quality with low VOC products and environmentally certified carpet tiles in office areas and low PVC fittings.



- LED lighting, maximum insulation, efficient air distribution systems and solar hot water are added to the building's energy efficiency. It is estimated to reduce emissions by 70% compared to standard practice
- Other initiatives include a fibre and cement warehouse slab to reduce concrete and steel, bicycle parking with showers and lockers, energy and water sub metering and commissioning of all systems once the building is complete.

A multitude of sustainability initiatives are proposed for this development which will have long lasting benefits for the occupant, staff and importantly, the environment.

