

### Built Environs: 100 Hutt Street, Adelaide

#### Introduction

100 Hutt Street is a commercial office building and the head office of Built Environs, the national building brand of McConnell Dowell. 100 Hutt Street was refurbished between 2007 and 2008 using the Green Building Council of Australia's (GBCA) Green Star building rating tool to demonstrate leading practice. The refurbishment achieved an overall rating of five green stars. During the construction, 100 Hutt Street implemented a waste management plan and recycled or re-used 95.1 per cent of construction waste (by weight) from the construction activities, far exceeding the Green Star credit criterion.



As well as showcasing Built Environs' environmental and sustainability credentials, the new head office has been designed to provide employees with a real time sense of their impact on the environment. The completed project is a showcase for the company's capabilities in design and construction management and has been completed to a high level of detail.

#### Use of recycled and re-used material

The project re-used 95.1 per cent by weight of all construction waste. This included:

- black caesar stone removed from a prominent South Australian public building as part of a previous refurbishment project
- recycled mechanical spiral ductwork re-used for 295 pot plant sleeves
- recycled timber used for all wall noggins for partition walls
- recycled fire sprinkler pipework used for the PPE display
- timber palettes used to deliver and store mechanical ductwork to create partitioning in the 'palette room'
- surplus concrete reinforcing mesh which was powder coated and installed as part of the reception area
- re-used 40-gallon steel drums salvaged from Built Environs' plant yard used for seating in the break-out area
- re-used wire mesh from surplus stock on previous projects used in the stair balustrade design.

Some of the recycling led to inspired elements within the building such as two walls made from old timber palettes and, most notably, art work made from old computer mother boards.

#### Drivers and benefits

Drivers:

**A flagship project**—a key driver for the construction and demolition waste recycling and re-use was for Built Environs to demonstrate what their company could do. Lessons learned and experiences gained are being applied across their projects for clients.

**Pursuing a philosophy**—the 100 Hutt Street project was founded on environmental design solutions and sustainable methodologies. The team ensured readily accessible waste materials would be re-used within the fit-out as an alternative to conventional materials. This commitment was taken as a corporate social responsibility and to increase knowledge among their employees, future project consultancy teams, visiting subcontractors and general visitors.

The team pursued this vision knowing that maximising the recycling of surplus or discarded items would ensure this project could:

- reduce landfill and waste generation
- conserve resources
- reduce pollution
- conserve energy (turning recycled material into new material takes less energy than turning raw material into new material)
- create further jobs

**Competition**—the industry benchmark for levels of recycled and re-used construction waste is was 80 per cent (by weight). Built Environs exceeded this benchmark, demonstrating leading practice.

Benefits:

**Operational waste management**—Built Environs has increased experience and knowledge within their company by striving to achieve leading practice. This will flow on to economic benefit as clients choose the company to repeat their good work for clients.

**Staff engagement**—there has been flow-on effect of the commitment to leading practice waste management to the daily operations of Built Environs staff. The project has instilled an ethic within the company of waste minimisation which has become a core part of the culture.

### Problems, challenges and solutions

During the project Built Environs engaged staff by holding information sessions and stakeholder engagement workshops. This enabled them to anticipate and address challenges as, or even before, they occurred.

The design team worked with the construction team to optimise opportunities for recycling and re-use.

### Opportunities for other projects

- Implement a waste management plan for all construction works, no matter how minor
- When specifying products within a new build or refurbishment, the designer has the opportunity to nominate cladding and materials to be obtained from a reclaimed source within finishes schedule and specification requirements. The head contractor then can present opportunities to the designer and client that may enable materials and products to be re-used and diverted from landfill or elimination of use of virgin materials
- All offices should develop a recycling and waste management plan to encourage improvements and waste minimisation

### Contacts and links

Built Environs

<http://www.builtenvirons.com.au/>

McConnell Dowell

<http://www.macdow.com.au/>

GBCA Interiors rating

<http://www.gbca.org.au/green-star/rating-tools/green-star-office-interiors-v1-1/1530.htm>

Veolia Environmental Services

<http://www.veoliaes.com.au/>

### Consultation

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### Photo

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