

140 SUSSEX STREET, SYDNEY

LIGHTING ENERGY EFFICIENCY CAR PARK AND EGRESS STAIRS

Background

As part of AGL's ongoing relationship with Eureka Funds Management, AGL undertook an energy audit at 140 Sussex Street.

Dealing with the Building Manager AGL came to understand that the buildings car park lighting was due for life cycle replacement, and it was therefore agreed that AGL would prepare a proposal for the works.

During the scoping visit other "low hanging fruit" lighting opportunities were investigated, and measures in the egress stairs and plant rooms made it into the final proposal.

Project Scope

The project measures generally fell into the following categories:

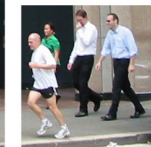
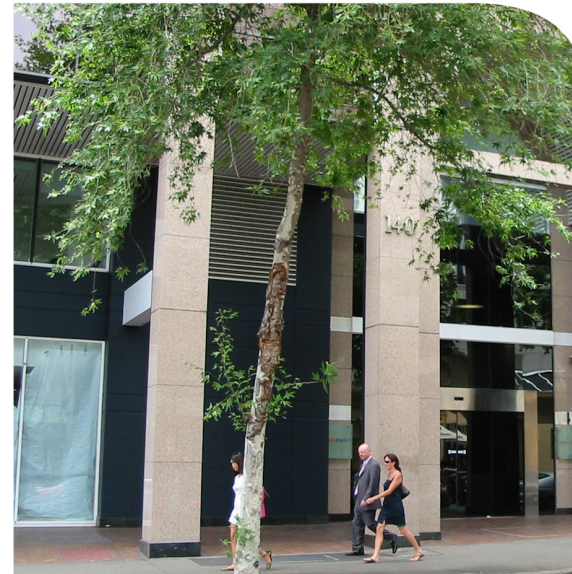
- » Replacement of compact fluorescent light fittings on car park levels with more efficient fittings (2-tube fitting to single-tube fitting).
- » Removal of one tube in double-tube fittings in areas with excessive lighting levels, which included egress stair and roof top plant room.

The works included a post implementation review of all affected areas, including lighting level (Lux) testing, to ensure that affected areas have lighting levels in accordance with the Australian Standard.

Comments

Although life cycle replacement was the driver behind the works, a relatively short payback was achieved, due to the inclusion of other "low hanging fruit", which were identified during our site audit.

Delivering the solution on a turn-key delivery basis provided the added benefit that the building owner and management only had one main point of contact to deal with for the duration of the project.



Achieved Savings and Payback Overview	
Overall project cost:	\$15,347.00
Achieved electricity savings:	29,585 kWh/year
Electricity emissions savings:	31.4 Ton CO ₂ -e/year
Saving of base building lighting:	~ 15%
Electricity cost saving:	\$2,958.00/year
Maintenance cost saving:	\$1,260.00/year
Simple payback:	3.6 years

Note: All \$ figures exclude GST.

For further information:

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Site:

Four Seasons Hotel
199 George Street, Sydney

Works Completed:

November 2008

Client:

Eureka Funds Management

Turn-key Project Delivery:

AGL Sustainability Services

Building Manager:

CBRE – CB Richard Ellis