

# The Gauge

825 Bourke St, Victoria Harbour, Melbourne



## Client:

Lend Lease Development  
Australian Prime Property Funds

## Value:

Commercial in Confidence

## Size:

Commercial: 9,051 m<sup>2</sup> NLA  
Retail: 1,311 m<sup>2</sup> NLA

## Completion Date:

April 2008

## Bovis Lend Lease Role

- Project management
- Design
- Construction
- Base building and fitout

## Highlights

- First building in Australia to achieve a 6 Star Green Star Office As Built Rating from the Green Building Council of Australia.
- Winner of the inaugural Built Environment Award at the Victorian Government's 2009 Premier's Sustainability Awards.
- The first building in Victoria's Docklands precinct to achieve VicUrban's ESD Award of Excellence which signifies World's Best Practice in Ecologically Sustainable Development (ESD).
- ESD initiatives include gas fired energy co-generation, black water recycling, storm water collection and redirection, two full height atriums acting as heat buffers and passive chilled beam air conditioning.
- The Gauge stands for creativity. The Gauge emphasises the point that creativity comes through social interaction. Its design facilitates meaningful and effective interaction throughout the workplace, by everyone, all of the time.
- Taking a life-cycle approach to sustainability, The Gauge recycled 94 per cent of construction waste.



## Project Scope

The Gauge has been designed to be a statement building for Lend Lease, demonstrating that a commercial building with the highest environmental accreditations can be delivered at a competitive commercial rate.

The building has an extensive range of ESD initiatives designed to be efficient and cost effective in a commercial development of approximately 10,000 square metres.

Situated in Victoria Harbour, a 30 hectare mixed use development being delivered by Lend Lease Development, The Gauge has been developed utilising the Lend Lease integrated model. Developed by Lend Lease Development, it was designed by Lend Lease design and constructed by Bovis Lend Lease. It is owned by the Lend Lease managed Australian Prime Property Fund (APPF) Commercial.

The first two levels of this six-storey commercial development have been leased by Lend Lease as its new Victorian headquarters.

## Leadership

### *Leadership in Sustainability*

Environmental sustainability is currently the biggest driver in workplace and office design and The Gauge has been developed to demonstrate our leadership in sustainable commercial development.

The Gauge has paid particular attention to dealing with Australia's current environmental issues – greenhouse gas emissions and water consumption. At The Gauge, Lend Lease is targeting a reduction of greenhouse gas emissions and water consumption by over 50 per cent when compared to industry standard buildings.

The Gauge will shift the baseline on the environment and will encourage more tenants and investors to examine higher ratings.

## Referee

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