

Sustainability customer story: Coca Cola Amatil - Australia

Goodman transformed what was previously a disused quarry site into a quality purpose built industrial facility for Coca Cola Amatil (CCA).



Completed in 2009, the 31,702 sqm mixed pallet distribution centre features a number of advanced architectural design and ecologically sustainable design principles.

The facility was a Green Star Industrial Pilot project and demonstrates that when owners, tenants and builders work in partnership to establish practical “green” initiatives and targets, successful economic outcomes can be achieved.

The CCA facility was awarded the 2009 Urban Taskforce, Winner of Development Excellence Award for Industrial Development.



ESD Principles

Ecologically Sustainable Development (ESD) Principles incorporated include:

Energy

- + 112kW (2,000m²) solar photovoltaic (PV) system to provide a renewable energy source for the facility as well as helping manage peak energy demand.

Energy efficient initiatives in the warehouse area include:

- + C-Bus lighting control system to provide zoned lighting control to the functional workspaces within the warehouse
- + High levels of natural light with 10% of the warehouse roof space using translucent roof sheeting, which allows transmission of visual light but blocks solar thermal energy.

Energy efficient initiatives in the office area include:

- + Lighting to the office has been designed not to exceed 400 lux
- + T5 light fittings with high frequency ballasts

Water

- + A rain water harvesting system that collects 240,000 litres of rain water from the roof for use throughout the facility, mainly in landscape irrigation and truck wash facilities.
- + Installation of local, native landscaping and a moisture sensing drip irrigation system to reduce potable water consumption for landscaping by 90%.
- + Installation of fixtures with a high WELS rating.

Human and environmental sustainability

- + Low Volatile Organic Compound (VOC) products for carpets, paints and sealants

- + Natural ventilation to the warehouse space to provide a comfortable work environment
- + 90% of demolition and construction waste was recycled
- + Provision of daylight of 30% of GLA
- + Recycled Dense Grade Base (DGB) for all road base
- + Longspan roof sheeting to reduce the amount of roof sheeting and purlins
- + Efficient structural steel design to reduce the amount of steel in the project
- + Provision of indoor/outdoor break out space with amenities for staff
- + Extensive regeneration to the existing local ecology, with a significant riparian zone established throughout the estate.



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