

Case Study Department of Planning and Community Development



CitySwitch Green Office, jointly run in Victoria by City of Melbourne and Sustainability Victoria, helps commercial office tenants improve their energy efficiency and reduce greenhouse gas emissions.

The Department of Planning and Community Development (DPCD) supports the development of liveable communities in Victoria, delivering improvements through urban planning and design.

With sustainability at the forefront of DPCD's practices, the state government department has been steadily reducing the impact of its own tenancy within Melbourne's CBD for some time.

Goals

- Enhance existing energy reduction initiatives
- Promote behavioural change
- Achieve best practice for the tenancy's environmental performance

Enhancing existing energy reduction initiatives

DPCD's environmental strategy was formally adopted within the Spring Street office in 2004 with the department's Environmental Management System addressing the impacts of office-based activities relating to energy, water and waste.

Since joining CitySwitch in March 2009, DPCD have been able to further support and enhance the various energy initiatives already in place.

First steps

In identifying measures to reduce energy usage, the first step was to engage a consultant to undertake an energy audit. Recommendations from the audit were reviewed with account costs, benefits, payback periods and potential financial savings taken into account.

Based on audit outcomes, an Energy Action Plan was then created to explore the existing areas of energy impact including

Signatory status

Date joined CitySwitch	March 2009
Tenancy size	9,650 sqm
NABERS Commitment rating	★★★★★
Website	www.dpcd.vic.gov.au

Key outcomes

Annual saving	Over \$12,000
Cost of investment	De-lamping \$2,500 plus timers \$750
Green CO ₂ savings per annum	186 tonnes
Partner support	Neco and CarbonetiX
Technology	Lighting, timers, de-lamping, behavioural change

Examining environmental performance and striving for best practice

lighting controls, air-conditioning and building operating lighting times. As part of this, DPCD began benchmarking their tenancy electricity billing data.

Lastly, an internal communications strategy was developed. Communication focused on the benefits of simple actions and emphasised how each staff member could impact on improving the Department's overall environmental performance.

Energy slashing actions

Getting involved in CitySwitch was relatively straightforward due to the fact that DPCD's Spring Street tenancy already had a number of energy actions in place. The main actions promoting change included:

- adjusting lighting controls
- de-lamping (removing one fluorescent tube from every double fitting)
- installing timers on all photocopiers and printers
- implementing 'power save' modes on all photocopiers
- ensuring all new appliances meet optimum energy star ratings and incorporate power saving features

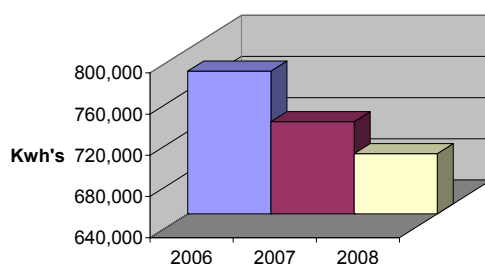
- implementing a printer/copier consolidation program
- encouraging computers and monitors to be switched off each evening.

Impressive results

The Department has managed to achieve:

- a 5 star NABERS Energy tenancy rating - representing best-practice in tenant energy efficiency
- a 10.3% reduction in energy use of over a four year period
- a saving of 62,433 kWh per annum
- an annual saving of 200kg of greenhouse gas emissions per photocopy machine.

Electricity Usage - 1 Spring Street, Melbourne



"Getting involved in CitySwitch was straightforward and complemented many of the energy-saving actions that the Department already had in place. As a result we are proud to have now achieved a 'best-practice' 5 star NABERS Energy tenancy rating."

Phil Clements
Environmental Manager
DPCD

DPCD's impressive energy-saving outcomes have been achieved with minimal spend, and despite a significant increase in both staff numbers and tenancy office space over this same period.

Get involved

Join CitySwitch and discover how small changes can make a big difference to Australia's future environmental health – and that of the planet.

Visit www.cityswitch.net.au for more information or call the CitySwitch Program Manager in your state. Contact details are listed on the website.

CitySwitch is a national tenant energy management program. Previously known as the 3CBDs Greenhouse Initiative, the program works with tenants to improve office energy efficiency, reducing the CO₂ emissions attributed to climate change.

CitySwitch Partners



Dedicated to a better Brisbane

