



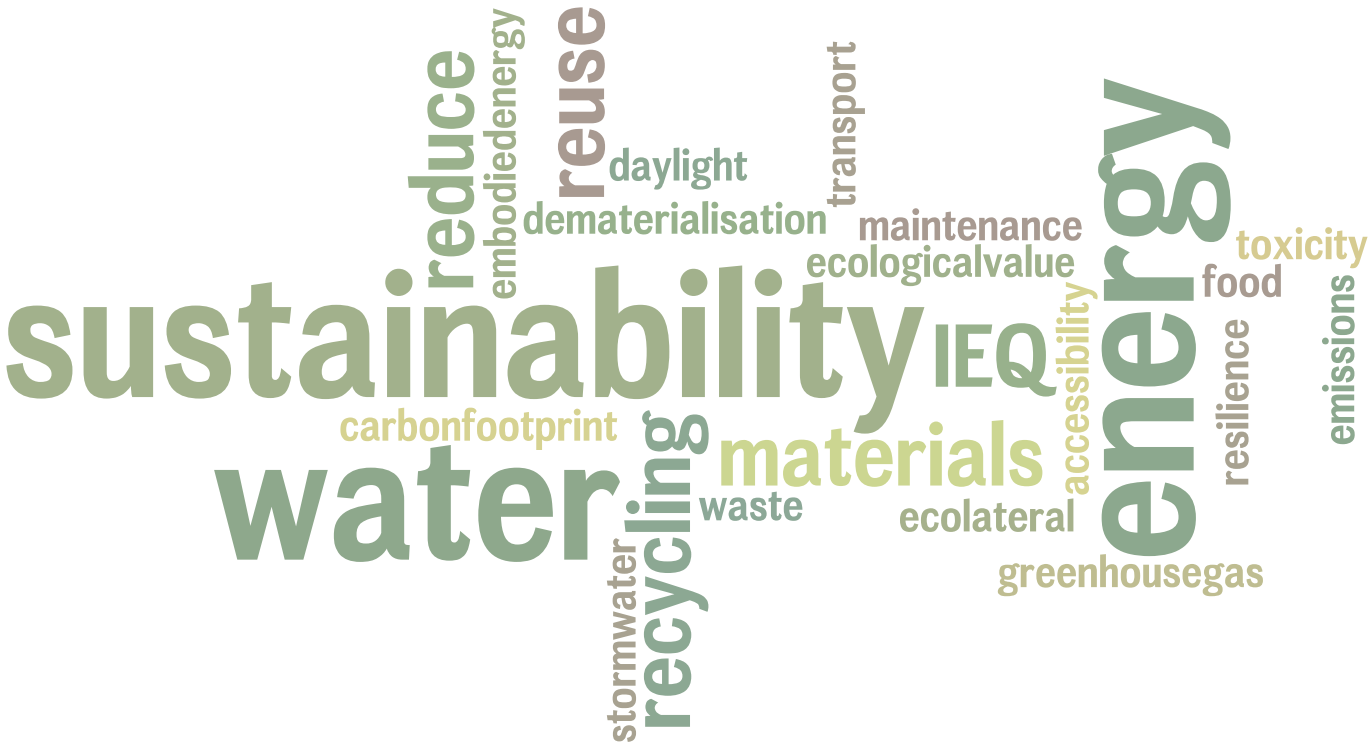
ECO LATERAL

CAPABILITY STATEMENT

ACHIEVING OPTIMUM PERFORMANCE
FOR THE BUILT ENVIRONMENT THROUGH
MODELLING, ANALYSIS AND ADVICE.

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At Ecolateral, we are committed to helping create a sustainable future which is why we use paper that’s recycled or from controlled or sustainable sources.

OUR EXPERTISE

VALUE MANAGING PERFORMANCE THROUGH INFORMED DESIGN WILL UNLOCK A BUILDINGS' TRUE POTENTIAL TO RUN EFFICIENTLY

Ecolateral is a specialist consultancy, established to deliver a personalised sustainability service with a focus on solutions for the built environment that are practical, economic and innovative. We have a team of highly qualified sustainability specialists who combine academic and practical experience. With skills ranging across building science, architecture, construction and education facilitation, our qualified team combine academic and practical experience to meet and exceed the sustainability requirements of our clients.

Ecolateral prides itself on its collaborative approach to environmental challenges and proudly lists companies such as Energex, Brisbane City Council, Queensland Government's Project Services, Trade Coast Central, South Australian Government, Delfin Lend Lease and Moreton Bay Regional Council, amongst its valued clients.

Working with other leading disciplines in master planning, project management, architecture and engineering, Ecolateral's achievements include:

- » Green Star rating for Australia's first:
 - Public Building Pilot – Design
 - Industrial Pilot – Design
 - Industrial V1 – Design
- » Government recognised expert in the National Construction Code's Energy Compliance
- » Economix Indicator – development of whole of house energy modelling
- » Living Building Challenge – project experience
- » GreenSmart – development of the GreenSmart program for the Housing Industry Association

ECOLATERAL'S KEY SERVICES

- » Building Energy Rating Scheme (BERS) energy modelling and advice
- » NCC Part J Compliance
- » Registered NCC expert
- » Residential Guidelines for sustainability
- » Economix Indicator 'whole of house' energy predictive modelling
- » Green Star preparation and submissions
- » Green Star As-Built contractor submission support
- » Living Building Challenge advice
- » EnviroDevelopment submissions
- » Pre-DA Review to maximise site density
- » Sustainable Master Planning advice
- » Training and Education
- » Carbon Auditing to AS 14064/65 compliance
- » Livable Housing Australia Auditor and Technical Advisor.



USING OUR SKILLS TO DELIVER COMPREHENSIVE AND COMMERCIALY VIABLE SOLUTIONS FOR YOUR PROJECT

OUR SERVICE

Delivering sustainable outcomes is a combination of both academic ability and practical experience. Ecolateral excels in both these areas. Our balance of complementary services means we can engage on a number of different levels providing a simple but consistent approach to what is sometimes perceived as a difficult issue. Our practical experience comes from the wide portfolio of projects we have undertaken and from our diverse client base. Our key areas of expertise are set out below:

CONSULTANCY

Ecolateral provides up-to-date advice and direction on the delivery of sustainability to Industry, Government and the public. As a member of a number of industry committees and associations, we are kept abreast of current developments and informed of industry and legislative changes. We have the experience, academic achievements and subject matter expertise to provide a comprehensive consultancy service to a broad range of projects at any stage of development.

TRAINING

Ecolateral has a proven record in the development and delivery of environmental education, including the design and delivery of environmental training courses, interactive workshops and project specific training for organisations. We have developed and delivered training courses for the following organisations:

- » Construction Skills Qld
- » Ergon Energy
- » HIA
- » Master Builders
- » Qld Dept of Housing
- » South Bank TAFE
- » Urban Development Institute of Australia

John Moynihan, Ecolateral's Director, has over twenty years experience as a trainer and has developed a number of training courses including:

- » GreenSmart (Housing Industry Association)
- » Triple Bottom Line Delivery (Qld Gov)
- » Voc. Grad Cert in Sustainable Building (TAFE)
- » Sustainable Energy (Ergon Energy)

AUDITING

We provide third party auditing to ensure best-fit outcomes are always achieved. Ecolateral are accredited experts in the following:

- » EnviroDevelopment
- » Green Star
- » GreenSmart
- » Carbon auditing and management
- » Economix Indicator
- » Livable Housing Australia

We are accredited Queensland Peer Reviewer for NCC Part 2 compliance, Government recognised experts in the National Construction Code's Energy Compliance and accredited Green Star Communities assessors.

ASSESSMENT AND MENTORING

Ecolateral will analyse and comment on options to provide appropriate triple bottom line outcomes for environmental development and delivery for our clients. We also provide mentoring to our clients in the use of rating tools, the interpretation of environment outcomes and life cycle costing and assessment. We do this through:

- » Peer Reviews
- » Computer modelling for performance including BERS software
- » Benchmarking against industry best practice tools
- » One-on-one interaction and stewardship
- » Demonstration and Training of rating tools
- » Analysis of results and impacts of implementation
- » Life cycle costing and analysis

OUR APPROACH

THE EARLY ADOPTION OF SIMPLE AND WELL CONSIDERED STRATEGIES WILL CONTINUE TO DELIVER EFFICIENCIES OVER THE BUILDING'S LIFE

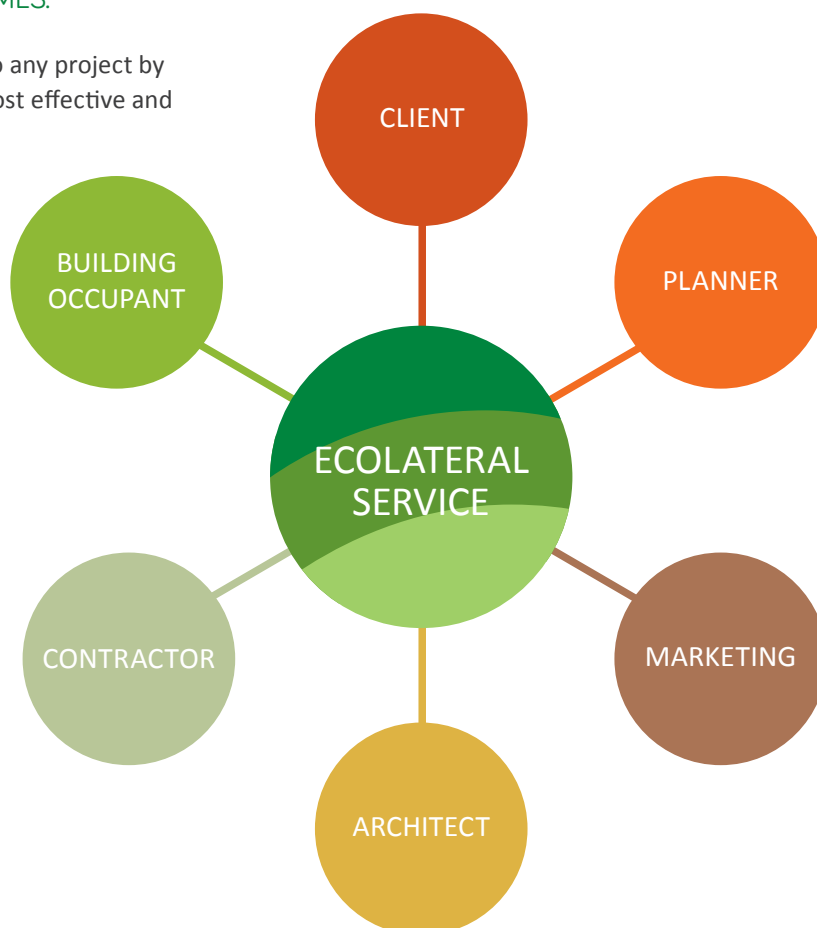
Ecolateral has significant experience in the field of sustainability, which is the focus of our business. This allows us to provide an informed and independent service around the key elements of energy, water, materials and indoor air quality. Complementing design features with a considered operational energy configuration for the life of a building requires a level of knowledge and expertise in modelling and building science, that has become a discipline in its own right. We have this expertise and are continuously improving our skills.

We understand that each engagement is unique and are aware of the pressures facing our clients. We provide a personal, professional approach that aims to meet the needs of each of our clients and ensure the principles of sustainability and compliance with standards are never compromised. We continually monitor progress on our projects to ensure our clients' expectations and timelines are met. Our professional expertise, combined with good communication and a cooperative work ethic, allows Ecolateral to provide an independent and informed service that meets the challenge of today's commercial world.

OUR COLLABORATIONS

A COLLABORATIVE APPROACH IS THE ONLY TRUE WAY TO DELIVER MEANINGFUL OUTCOMES.

Ecolateral has the experience to add value to any project by working with stakeholders to identify the most effective and economical approach.



OUR PROJECT LEADERS

JOHN MOYNIHAN, DIRECTOR

Bachelor Business, Diploma Architecture, Graduate Certificate in Carbon Management, Master of Environmental Science (current), Water Efficiency Assessor, Green Star Accredited Professional, EnviroDevelopment Professional, Registered Designer and Builder (BSA# 80017), Qld NCC Expert in Energy Efficiency, Livable Australia Auditor.

For over three decades, John has been an advocate for more environmentally conscious communities. In his work as a designer, educator, builder and environmental consultant, he has worked to encourage communities to take responsibility for environmental delivery. Through his work in Australia and Europe, John has been recognised and honoured by Government, Building Associations and Academia alike. John was the recipient of the Queensland Governments "Medal for the Year of the Built Environment, 2004 and the Queensland Premier's Award for Environmental Services to the Building Industry". John sits on the panel of assessors for Green Star Communities Tool and the Livable Housing Technical Committee. He is also a member of the HIA, QMBA, AGDF, UDIA and the Future Housing Taskforce.

DR. STEVE WATSON, TASMANIAN MANAGER

Bachelor Environmental Design, Bachelor of Architecture (Hons), PhD., Graduate Member Australian Institute of Architects, Green Star Accredited Professional, ABSA Accredited BERS Assessor, Green Globe Assessor

Steve has undertaken a broad range of design, consulting, teaching and research in the field of sustainable design. He completed a PhD in 2004 entitled 'Improving the Implementation of Environmental Strategies in the Design of Buildings'. The PhD focused on the environmental assessment of buildings during design and the development of assessment tools to assist in that process. Steve was also co-author of the 2007 book 'The Environmental Brief'. Steve has a strong background in both commercial and residential energy assessment and advice, as well as the provision of advice on broader sustainability issues. Steve has been involved in various roles on numerous projects using the Green Star environmental rating tool since first becoming a Green Star Accredited Professional in 2004.

ELIZA MORAWSKA, PRINCIPAL CONSULTANT

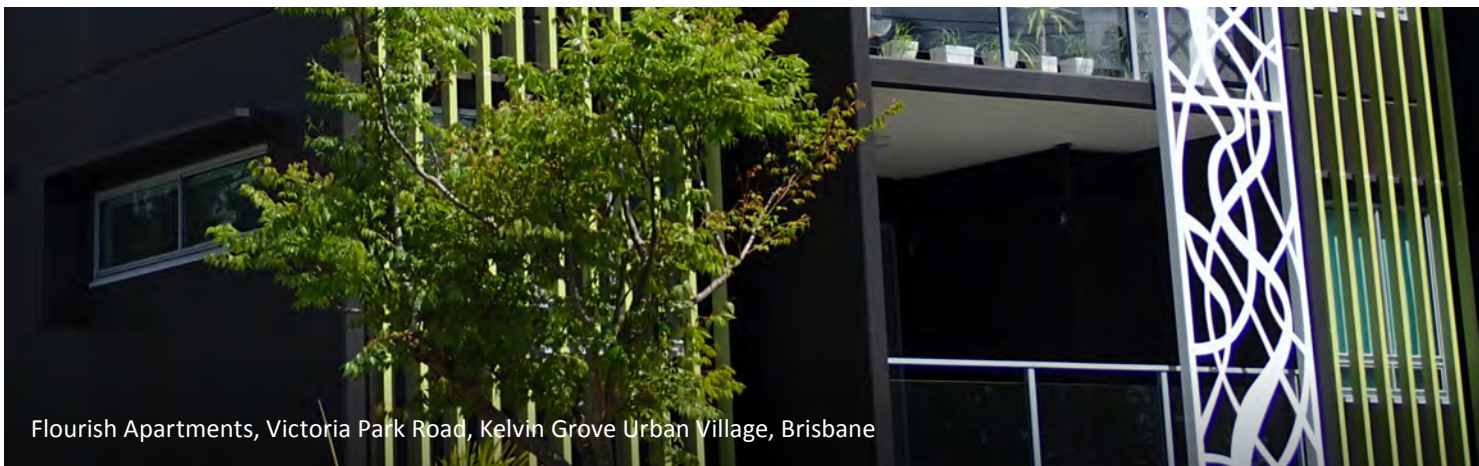
Bachelor of Architecture (Hons), Master of Environmental Management (Sustainable Development), BERS Assessor

Eliza has over 10 years experience in the architectural and building industries. She has worked on a wide variety of projects in the domestic and commercial sectors in Australia and Europe, and her holistic experience brings an important dimension to the services provided by Ecolateral. Since graduating from Architecture, Eliza is dedicated to promoting environmental principles to all sectors of the building industry as a means to improving the quality of all environments. She brings together integrated sustainability knowledge as well as technical expertise to all her projects.

LAURA RABY, SUSTAINABILITY CONSULTANT

Bachelor of Science (Physics), Bachelor of Arts (Math, Psychology), Master of Sustainability Science, Green Star Accredited Professional, BERS Assessor

Laura offers a building science perspective in delivering sustainability solutions to the built environment sector. Laura draws on her experience in research, teaching and consulting to understanding the challenges associated with implementing sustainable practices. Specialising in rating tools and building performance, Laura offers a unique, holistic angle on sustainability in the built and urban environment with a technical focus. Her analysis of environmental performance and attention to detail brings an important dimension to the services provided by Ecolateral.



Flourish Apartments, Victoria Park Road, Kelvin Grove Urban Village, Brisbane

RESIDENTIAL PROJECTS

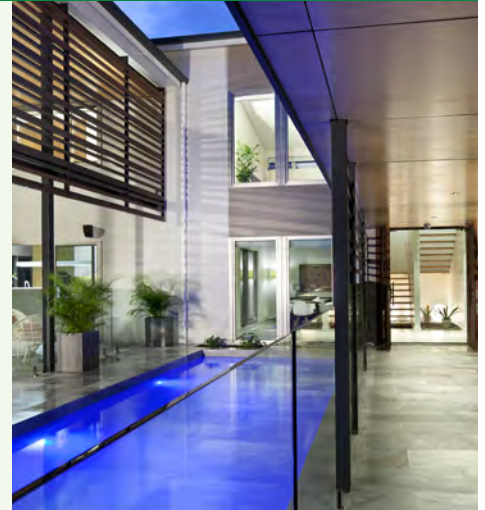
SEKISUI HOUSE

SERVICE: Material diagnostic, Energy Rating and Economix Indicator for SHAWOOD (C) Homes

CLIENT: Sekisui House Australia

LOCATIONS: Coolum (Qld) and Catherine Field (NSW)

Ecolateral was engaged by Sekisui House Australia to model the performance of their premium SHAWOOD (c) Homes. This work included an analysis of the thermal characteristics and a comprehensive first principles report on the performance of their unique materials. Ecolateral also applied the Economix Indicator tool to the homes to determine their overall energy use. A training course for all of the staff at Coolum was designed and delivered on sustainable principles of the built environment.



FITZGIBBON CHASE

SERVICE: Economix Indicator analysis and Net Zero Energy Homes

CLIENT: Qld Government and Economic Development Qld

LOCATION: Fitzgibbon, Queensland

Ecolateral works closely with the EDQ at Fitzgibbon in a number of capacities, including the delivery of the Economix Indicator to all the homes in the 1500 lot development. This project will have a substantial impact on the energy use of the residents and will help to educate them on how to lower their energy usage and costs.

Ecolateral provided the energy modelling and professional advice for the completion of a zero net energy home at Lot 16 Fitzgibbon Chase. This home provides a model for the community on how to maximise energy saving by including a variety of low cost initiatives in a well designed home.



TALL TREES RETIREMENT VILLAGE

SERVICE: Part J Compliance and Sustainability Strategy

CLIENT: Lightwave Architectural

LOCATION: Mandurah, Western Australia

Ecolateral worked with the design team to ensure compliance was achieved with the Energy Efficiency provisions in the Building Code of Australia in a practical and commercially effective manner. Ecolateral provides ongoing advice to the developers and architects on how to optimise their energy and water use, minimise their waste production and control their carbon footprint.



RESIDENTIAL PROJECTS



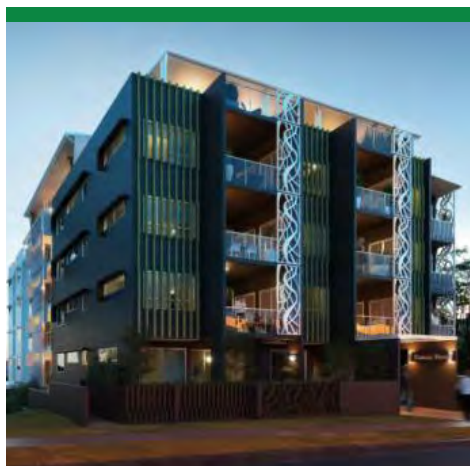
PARK EDGE RESIDENCES

SERVICE: Design Guide Compliance & BERS Energy Modelling

ARCHITECTS: Tonic Architecture

LOCATION: Kelvin Grove Urban Village, Brisbane

Ecolateral was engaged to assist and advise the design team in meeting the precincts' comprehensive sustainability requirements. Ecolateral completed the building energy performance modelling required under the Building Code of Australia. Ecolateral also provide confirmation that the building could meet a 4 star Green Star Multi-Residential V1 level of performance required under the KGUV Guidelines. As a result of this stewardship, the apartments will deliver superior thermal comfort level, a high degree of natural daylight, and a lower carbon footprint.



FLOURISH APARTMENTS

SERVICE: Design Guide Compliance & BERS Energy Modelling

ARCHITECTS: Kevin Hayes Architects

LOCATION: Kelvin Grove Urban Village, Brisbane

Following the successful delivery of their KG8 apartment project, Jonbuild engaged Ecolateral to provide sustainability advice and direction for their Flourish apartments. The result is an exemplary project featuring high levels of energy efficiency and water conservation. The units come complete with a Building User's Guide, which provides guidance to occupants on how to get the best from their apartment.



KG8 APARTMENTS

SERVICE: Design Guide Compliance

CLIENT: Jonbuild Pty Ltd

LOCATION: Kelvin Grove Urban Village, Brisbane

The KG8 Apartments are centrally located in the Kelvin Grove Urban Village. Ecolateral worked with the design team to advise, audit and certify compliance with the Kelvin Grove Urban Village guidelines and the Brisbane City Council Sustainability Code for Multi-Residential developments. These units set the standard for the subsequent multi residential developments within the KGUV Village.

RESIDENTIAL PROJECTS

VUE APARTMENTS

SERVICE: Energy and Water Rationalisation Strategy
ARCHITECTS: Kris Kowalski Architects
LOCATION: Milton, Brisbane

The Vue Apartments is a landmark multi residential development facing the Brisbane River on Coronation Drive. The apartment complex adopted an environmental strategy before the Building Code of Australia's requirements were imposed. Responding to Brisbane City Council's sustainability code, Vue delivered strong and practical sustainable elements on a busy and challenging site. Both the client and the architects worked with Ecolateral's Director, John Moynihan to deliver a powerful building, focusing on long life and loose fit.



ECHO RESIDENCE

SERVICE: Environmental Design Stewardship
ARCHITECTS: TVS Architects
LOCATION: Brookfield, Brisbane

This project received the RAIA Sustainability Award Commendation and the RAIA Courier Mail People's Choice Award. The design of the house was driven by the ESD Principles of maintaining and restoring biodiversity, minimising the consumption of resources and pollution of air, soil and water, while maximising health and safety and building control, and increased awareness of environmental issues.

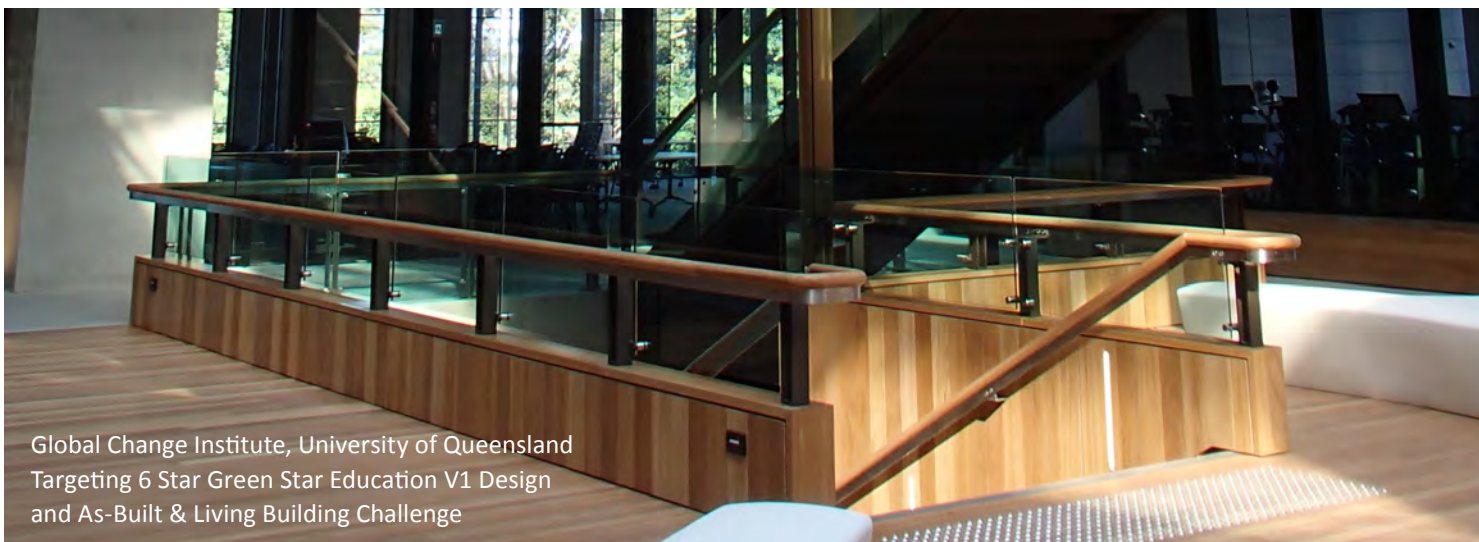


MONA PAVILIONS

SERVICE: Energy Modelling
ARCHITECT: Fender Katsalidis
LOCATION: Hobart, Tasmania

MONA is the latest museum attraction in Australia. The project built on the shores of the Derwent River in Hobart, incorporates a series of whimsical holiday pavilions designed by Fender Katsalidis Architects. Ecolateral's role was to provide energy rating services and advice on improving the thermal performance of the buildings. The project illustrates that good energy efficiency can be married with advanced structural design and architectural planning.





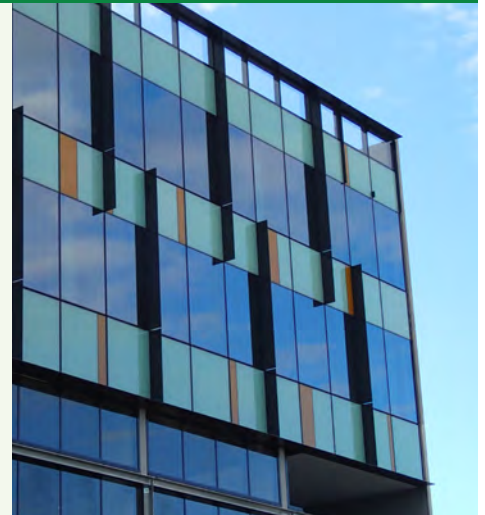
Global Change Institute, University of Queensland
Targeting 6 Star Green Star Education V1 Design
and As-Built & Living Building Challenge

COMMERCIAL PROJECTS

M&A OFFICE FITOUT

SERVICE: Green Star Accredited Professional
CLIENT/ARCHITECT: pdt Architects
LOCATION: Fortitude Valley, Brisbane

Following the partnership with Ecolateral on the delivery of the Public Building Pilot, pdt Architects appointed Ecolateral to manage the successful delivery of the 5 Star Green Star Interior Rating V1.1 for their new office fitout in Brisbane's Fortitude Valley district.



UNIVERSITY OF QUEENSLAND GLOBAL CHANGE INSTITUTE

SERVICE: Green Star & Living Building Challenge Mentors
ARCHITECT: Hassell
LOCATION: St Lucia, Brisbane

Ecolateral was engaged to manage the successful delivery by McNab Constructions of this building targeting a 6 star Green Star Education V1 As-Built rating and the Living Building Challenge. The Living Building Challenge is a voluntary sustainable building rating developed in the USA and was recently introduced to Australia.

Developing methodologies and templates to deliver the Living Building Challenge and Green Star Ecolateral pioneered a principal contractors approach to both of these accreditations for McNab Constructions.



THE CORSO

SERVICE: Green Star Accredited Professional
ARCHITECT: pdt Architects
LOCATION: North Lakes, Queensland

Ecolateral was engaged as the Green Star Accredited Professional for this innovative public library, community centre and commercial office building that services the local and wider community in Moreton Bay Regional Council. Ecolateral successfully delivered a 5 star Public Building Pilot Design rating and are following through as GSAPs for a 5 star As Built rating on the building, which is now under construction.



COMMERCIAL & PLANNING PROJECTS



DANDIIRI CONTACT CENTRE

SERVICE :

Green Star Stewardship

CLIENT/ARCHITECT:

Department of Public Works

LOCATION:

Zillmere, Brisbane

Ecolateral was engaged to provide Green Star mentorship and advice on the delivery of a 6 Star Green Star Office Design V2. At the time of certification, the project achieved the highest points of any commercial design rating, achieving 92 weighted points out of 100. The project is also targeting a 6 star As Built rating and a 6 star Interior V1 rating. Ecolateral also provided mentoring for these ratings.



SYNERGY

SERVICE:

Green Star Accredited Professional

ARCHITECT:

Cottee Parker Architects

LOCATION:

Kelvin Grove Urban Village, Brisbane

Ecolateral’s first Green Star Office Design V2 project – Synergy, achieved a 5 Star rating, while only setting out to achieve 4 stars. This is one of the first projects in Brisbane to achieve this high rating and was considered to be well ahead of its time. The facility managers have repeated that the building is running approximately 30% lower in energy and water than other equivalent non-rated buildings in Cromwell’s portfolio.



RIPLEY VALLEY

SERVICE:

Sustainability Strategy Development

CLIENT:

Sekisui House Australia

LOCATION:

Ripley Valley, Queensland

Ecolateral was appointed by Sekisui House Australia to develop a sustainability implementation strategy, to ensure the delivery of their vision for Ripley Valley as a sustainable urban community that is diverse, healthy and affordable. The incorporation of environmental principles from inception means that innovative solutions can be catered for in the planning stages and ensures sustainability is not a variation requiring retrofitting.

PLANNING PROJECTS

YEERONGPILLY TRANSPORT ORIENTATED DEVELOPMENT

SERVICE: Environmental Strategy
CLIENT: Brisbane City Council/Qld State Government
LOCATION: Yeerongpilly, Brisbane

Ecolateral was a member of the successful joint venture team engaged by a State Government/BCC consortium to develop a Master Plan and SPRP (State Planning Regulatory Provisions) for the Yeerongpilly Transport Orientated Development (TOD). Ecolateral developed an environmental strategy that will allow the site to continuously improve on its emissions profile and reduce its consumption of water and energy while maintaining a high level of social and economic delivery.



ESD ANALYSIS OF RESIDENTIAL TYPOLOGIES

SERVICE: Thermal modelling and operational analysis
CLIENT: QUT Centre for Subtropical Design/ULDA
LOCATION: Fitzgibbon, Brisbane

The Centre for Subtropical Design, together with the Urban Land Development Authority, Brisbane City Council and the Queensland State Government, facilitated a design charrette in June 2009. The four participating design teams were challenged to develop a design for a transport-orientated development (TOD) of medium density housing at the Fitzgibbon Urban Development Area.

Ecolateral was engaged to undertake a comprehensive analysis and provide comment on the developed typologies from a sustainability and sub-tropical climate perspective.



TRADECOAST CENTRAL ESD DESIGN GUIDELINES

SERVICE: Precinct Industrial ESD Guidelines
CLIENT: Prime Developments Pty. Ltd
LOCATION: TradeCoast Central, Brisbane

TradeCoast Central engaged Ecolateral to develop a precinct specific design code to ensure all buildings within the precinct are designed to deliver operational cost savings when compared to 'business-as-usual' design. This is encouraged through the incorporation of smart environmentally sustainable design measures that complement regulatory requirements and ensure best practice design.

The 'ESD Design Guidelines' address the adoption of initiatives that provide solutions for energy efficiency, water conservation, waste minimisation, enhanced and healthy environment and improved occupant experience.



INDUSTRIAL PROJECTS



ENERGEX DISTRIBUTION CENTRE

SERVICE : Green Star Accredited Professional
ARCHITECT: Sparc
LOCATION: Trade Coast Central, Brisbane

The Energex Distribution Centre at TradeCoast Central was the first project to achieve a Green Star Industrial V1 rating in Australia. The project includes a large storage warehouse, office space and support spaces.

Ecolateral was appointed as the Green Star Accredited Professional to target the delivery of a 4 Green Star Industrial V1 Design rating. Ecolateral worked with the consultant team to provide synergistic advice on the inclusion of practical and achievable environmentally sustainable design elements and value managed outcomes.



LOT 12 TRADE COAST CENTRAL

SERVICE: Green Star Accredited Professional
CLIENT: Enerflex
LOCATION: Trade Coast Central, Brisbane

Lot 12 at TradeCoast Central is the first project in Australia to be awarded a Green Star Industrial Pilot rating from the Green Building Council of Australia. The project achieved a 4 star outcome, signifying 'Best Practice' design. The project includes a large warehouse with office space and support services.

Ecolateral worked closely with the management and design team to provide direction on the most commercially viable and environmentally sustainable design elements. As a result, the project successfully delivered a Green Star Industrial Pilot – 4 Star rating for the project.



ENERGEX GEEBUNG REDEVELOPMENT

SERVICE: Environmental Design Brief
ARCHITECT: Sparc
LOCATION: Geebung, Brisbane

Ecolateral was part of the successful team appointed to this project. It developed and supervised the implementation of an Environmental Design Brief to ensure that sustainability is incorporated into the design and throughout the whole project, including the construction phase.

ACCREDITATIONS & AFFILIATIONS

INDUSTRY REPRESENTATION

- » HIA Regional Executive
- » Queensland Green Building Council of Australia Industry Group
- » Living Building Challenge Brisbane Collaborative
- » Livable Housing Australia Technical Advisory Panel
- » EnviroDevelopment Technical Reference Group



MEMBERSHIPS

- » Green Building Council of Australia
- » Housing Industry Association
- » Urban Development Institute of Australia
- » Queensland Master Builders Association
- » Australian Green Development Forum



ACCREDITATIONS

- » Green Star Accredited Professional
- » BERS Pro Assessor
- » EnviroDevelopment Professional
- » GreenSmart Professional
- » Livable Housing Design Assessor
- » GBCA Assessor Communities





Synergy, Kelvin Grove Urban Village
5 Star Green Star Office V2 Design & As Built



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