

Carlingford Court: Shopping for sustainable ideas

Sustainability Advantage Case Study

Carlingford Court shopping centre, established in 1965, is located around 20 kilometres north-west of the Sydney CBD. The centre houses a number of large retailers and around 100 specialty stores. Carlingford Court is owned by GPT Wholesale Shopping Centre Fund and managed by the GPT Group. The GPT Group owns and operates 14 shopping centres across Australia.

Industry

Retail Commercial property management



Carlingford Court introduced a sustainability induction program and workshops for tenants. These hands-on initiatives helped reduce waste by 25%.



Sustainability drivers

The GPT Group requires its centres to set annual sustainability targets for savings in water, energy and waste. There is healthy competition between the GPT shopping centres to achieve these targets. The operations manager at Carlingford Court is strongly committed to environmental issues, so for him the challenge holds great significance. In 2007, the centre signed up for Sustainability Advantage. By 2008, Carlingford Court was ranked first amongst retail centres against GPT's sustainability indicators.

Achievements and savings

Energy	<ul style="list-style-type: none">• 100 per cent reduction in use of gas for heating – a saving of over 442,000MJ and approximately \$10,000• 16 per cent reduction in electricity use
Water	<ul style="list-style-type: none">• 10 per cent reduction in use in 2008
Waste	<ul style="list-style-type: none">• 25 per cent reduction from 1,066 tonnes in 2007 to 800 tonnes in 2008

Steps

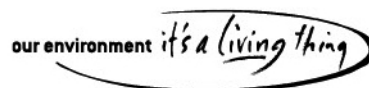
Carlingford Court joined the Sustainability Advantage cluster run by Hornsby Council in 2007. Joining the Program was a natural extension of the centre's commitment to meeting GPT's sustainability targets and provided valuable training, help and support.

Inspired energy saving ideas

An older shopping complex, Carlingford Court was heated by a gas boiler system. The operations manager decided to test if the centre could save money and energy by eliminating gas heating. The centre reduced the percentage of cooler air being taken from outside to be mixed with the recycled air in the centre, bypassing the gas heating system entirely. The trial was a success, and the gas boiler was decommissioned in 2008, saving 442,288MJ of gas and nearly \$10,000 per annum.



Environment,
Climate Change
& Water



Carlingford Court has also introduced a system to better control the lighting and air conditioning throughout the complex. Now, instead of all the lights and air conditioning turning on at the same time, start up and switch off times can be staged to more efficiently meet the needs of different parts of the centre. The centre has also installed motion sensor lighting in the toilets and reduced lighting in open, naturally lit areas of the car park. The introduction of compact fluorescent lights throughout the centre has resulted in an immediate reduction in energy use of three per cent.

Tenant and employee education

The GPT Group's Retail Fitout Guide provides centres and tenants with an Environmentally Sustainable Design calculator to assist in the more effective and efficient use of resources. The web-based tool www.gpttreadslightly.com.au provides guidelines, suggested materials and sustainability tips that can save money in fitout costs and ongoing capital expenditure.

Tenants also take part in a sustainability induction program and refresher workshops when necessary. These hands-on initiatives are supplemented with a bi-monthly newsletter that includes updates on progress towards achieving sustainability targets. In 2008, there was a 25 per cent reduction in waste, primarily as a result of improved use of the recycling facilities.

Contractors such as cleaners and security staff observe a similar sustainability policy. The current cleaning contractors won the contract based on their environmental credentials.

Outcomes

The cost savings and significant reductions in water and energy use are the major gains for Carlingford Court in participating in Sustainability Advantage. Other outcomes include greater engagement with authorities and the opportunity to influence its community – tenants, businesses and customers – through initiatives such as Environment Week activities, workshops and newsletters. In 2008, the centre organised a well-received week-long community involvement event with mulching demonstrations, rainwater tank displays, free green bags and sustainability information.

'Membership of Sustainability Advantage provided a mechanism for community engagement through partnerships with the local council, other businesses and the local community.'

Shane Nolan, Operations Manager, GPT

Next steps

Carlingford Court will be working with Hornsby Council to find infrastructure funding opportunities, particularly where the payback period is more than two years. One possible project is accessing water captured in a 45,000 litre underground tank from a redundant fire sprinkler system for reuse in the gardens and wash-down area. Other initiatives being considered are the introduction of a worm farm for on-site organics recycling, alternatives for heating the pool in the fitness centre and options for greater community engagement in the large community centre located in the shopping complex.

More information

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Register

Contact DECCW's Business Partnerships to register for Sustainability Advantage.

Call: 02 8837 6000

Email: sustainbus@environment.nsw.gov.au

Visit: www.environment.nsw.gov.au/sustainbus

Achieve a Sustainability Advantage. Sustainability Advantage is a business support service from the Department of Environment, Climate Change and Water NSW (DECCW). It is designed to help your organisation understand sustainability, successfully manage for a better environment and add business value.