



Chamaeleon  
Original



## Case Study: NAB House Sydney Fire stair LED lighting retrofit

### Project Overview

Energy efficiency upgrade of fluorescent tube lighting delivers results for 255 George St, Sydney's co-owners AMP Capital and Brookfield Office Trust.

Owned by AMP Capital Investors and Brookfield Office Trust, NAB House is an A-grade commercial office tower featuring 29 levels of office accommodation, ground floor banking and café and basement car parking for 219 vehicles.

Between 2008 & 2011, an upgrade program was undertaken including central plant upgrades, new on-floor air distribution system, new building management control system and architectural upgrades whilst

maintaining full occupancy. The building achieved a 5 Stars NABERS Energy rating in 2011 and again achieved a 5 star rating in July 2012. Energy efficiency upgrade of fluorescent tube lighting delivers results for 255 George St, Sydney's co-owners AMP Capital and Brookfield Office Trust

enLighten Australia was awarded the supply and install contract for the LED lighting upgrade of the building's two fire stairs in mid 2012. The existing emergency lighting in the fire stairs was twin (18W and a mixture of 32w & 36w) fluorescent tube lighting with magnetic ballast which was operating 24 hours per day with no controls.

*"The lighting upgrade is yet another exciting and highly successful initiative which ensures a high level of sustainability and further reduces the environmental impact of this building."*

**Keryn Ward**  
General Manager NAB House,  
AMP Capital

## FAST FACTS

**Project Payback:**

**ROI: 3.3 years**

**Savings:**

**Energy Saved:**



**Electricity Saved:**

**69,433 kWh pa**

[www.enlighten.com.au](http://www.enlighten.com.au)

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## The Solution

The retrofit resulted in the replacement of the existing 184 fluorescent fittings (368 tubes) within the fire stairs with 184 emergency Chamaeleon lights producing the same light output levels. A combination of 10 chip ceiling and wall mounted emergency Chamaeleon fittings were used.

Fire stair meter data supplied by the building management indicated an average 81% reduction in lighting electricity usage across sub-metered lighting circuit covering fire stairs 1 and

2. The pre-installation consumption figure for May 2012 of 4,587kWh reduced to 910kWh following the installation of the new lights.

Calculation of the LED retrofit project ROI of 3.3 years is inclusive of electricity and maintenance savings. Maintenance savings were calculated using conservative estimates for maintenance access, lamp and control component replacement costs, disposal costs and emergency battery costs.

## About enLighten

Our passion is delivering energy savings through intelligent LED lighting solutions.

We are a privately owned Australian innovation company. The enLighten product range is designed by us and manufactured exclusively for us.



NAB House - 255 George St Sydney



Fire stair - Chamaeleon light in full light mode



Fire stair - Chamaeleon light in standby mode

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