



Bay Centre, Pyrmont, Sydney

In 2013, Prolume undertook a two phase retrofit of Bay Centres' lighting system to significantly improve the facility's energy performance. The project achieved a 56 per cent reduction overall on the building's lighting load using state-of-the-art technologies.

The Building

Built in 2002, Bay Centre is a six-storey commercial office building in Pyrmont, NSW. It is located adjacent to Darling Harbour.

Prior to retrofit, Bay Centre was fitted with inefficient T8 fluorescent, PLC and PLS tubes and halogen and metal arc lamps.

Project Scope

Prolume replaced 546 lights throughout the facility, adopting a number of techniques to achieve outstanding energy savings.

Where possible, like for like replacements were made, reducing operation costs and duration. For example, the building's 1200mm twin 36 watt (measured at 105 watts circuit power) fluorescent batten lights were replaced with Prolumes' patented Australian-designed, Australian Made 1200mm 17 watt (16.5 watts circuit power) LED batten lights.



Consideration was given to the site's harbourside location, requiring lighting with a high degree of corrosion resistance. The detailed pre-works facility audit determined the housing units installed in the original fit out were of a sufficiently high quality that only the running gear needed to be replaced with retrofit LED technology.

The advantages of this method include:

1. Maintained corrosion resistance;
2. Decreased environmental waste due to recycled light housing units;
3. Reduced financial cost demonstrating Prolumes' commitment to designing projects that are in the client's best interests; and
4. Retained architectural integrity of the building due to minimised construction works.

Results

- **\$698,000 cost saving** over 10 years
- **149,816 kWh energy saving** per annum
- **92% Energy reduction** in the fire stairs
- **75% Energy reduction** in the car parking areas
- **56% energy reduction** on overall base building lighting load
- Contributed to Bay Centre achieving a **5 star NABERS Energy rating**

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