

6 star rating



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39 HUNTER STREET

GREEN BUILDING COUNCIL AUSTRALIA OVERVIEW

The Green Building Council of Australia's mission is to define and develop a sustainable property industry in Australia and to drive the adoption of green building practices through market-based solutions.

The Council's objective is to promote sustainable development and the transition of the property industry to implementing green building programs, technologies, design practice and operations. To do this, it advances and promotes the creation of a green building rating tool, economic incentives, government initiatives and programs, new technologies and industry knowledge.

CONTACT US

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GENERAL PROJECT DESCRIPTION

39 Hunter Street is the first refurbished Heritage office building in Australia to achieve a 6 Star Green Star rating, which demonstrates to the marketplace that Heritage building stock can be upgraded to exacting ESD standards, in this case to a standard of "World Leader".

The project represents a total refurbishment of a 9 level Heritage listed office building of approx 6,000m² NLA, originally built in 1916. It comprises replacement of all major plant, equipment and services reticulation including a state of the art displacement air-conditioning system, and energy efficient services, while protecting and, where necessary, faithfully reproducing fixtures and features including the original vaulted ceilings, inspiring decorative features, and internal columns and beams. The project also includes the upgrade of the ground floor entrance lobby and installation of 3 new lifts as well as flooding the building with natural light, via a stunning central atrium and level 7 grand space under a new glazed roof.

39 HUNTER STREET SYDNEY

Address:
39 Hunter Street, Sydney

Project Manager:
JCK Consulting

Owner:
Kador Group

Environmental Consultant:
Arup

Architect:
Jackson Teece Architects

Building Services Engineer:
Arup

Structural Engineer:
Hyder

Façade Consultant:
Hyder

Quantity Surveyors:
Davis Langdon

BCA Consultant:
Hendry Group

DDA Consultant:
JCK Consulting

Hazardous Materials Consultant:
EMS

Art Consultant:
Urban Art Projects

Acoustic Consultant:
Arup

Property Manager:
DJ Wear & Associates

Leasing Agent
CBRE

Building Contractor:
St Hilliers Contracting

MANAGEMENT

- Green Star Accredited Professional engaged from the commencement of the design phase.
- 12 month commissioning building tuning period including quarterly reviews and final re-commissioning after 12 months of operation.
- Appointment of an Independent Commissioning Agent to ensure optimal building performance.
- Comprehensive Building Users Guide.
- Environmental Management Plan.
- Comprehensive waste management plan to divert 80% of construction waste from landfill.

INDOOR ENVIRONMENT QUALITY

- High levels of air change effectiveness and thermal comfort.
- Individual comfort control.
- Carbon dioxide monitoring and control.
- Thermal modeling to optimise comfort levels.
- Low-VOC paint, carpet, sealants and adhesives throughout the building.

ENERGY

- Energy efficiency modeled to achieve an estimated 5 star ABGR rating.
- Tenancy sub-metering to enable effective energy monitoring.
- Low pressure drop displacement air conditioning system.
- Innovative use of the sprinkler tank as a cold store for base building electrical demand reduction.
- Gas generator coupled to chillers and pumps for base building electrical peak load lopping.
- Energy efficient T5/LED lighting.
- Variable speed pumping circuits for increased energy efficiency.

TRANSPORT

- Secure bicycle storage facilities, lockers and change rooms.

WATER

- Waterless urinals and 3/6 L dual flush toilets.
- Water efficient fixtures.
- Rainwater tank for recycling water and stormwater retention.

MATERIALS

- Shell and Core fitout to over 60% of the building.
- PVC minimisation.
- Re-use of façade and structure.
- Use of sustainable timber and re-use of existing timber.
- Recyclable carpet tiles.
- Use of envirocrete (recycled concrete) and recycled steel.

LAND USE AND ECOLOGY

- Reuse of land that had previously been developed.
- Development has minimal ecological impact.

EMISSIONS

- Low Ozone Depletion Potential (ODP) refrigerants.
- Refrigerant leak detection.
- On site stormwater retention.

INNOVATION

- In excess of 25% peak load reduction.
- Installation of "lily pad" ceiling system incorporating lighting and fire services.

OVERALL GREEN STAR BUILDING PERFORMANCE

