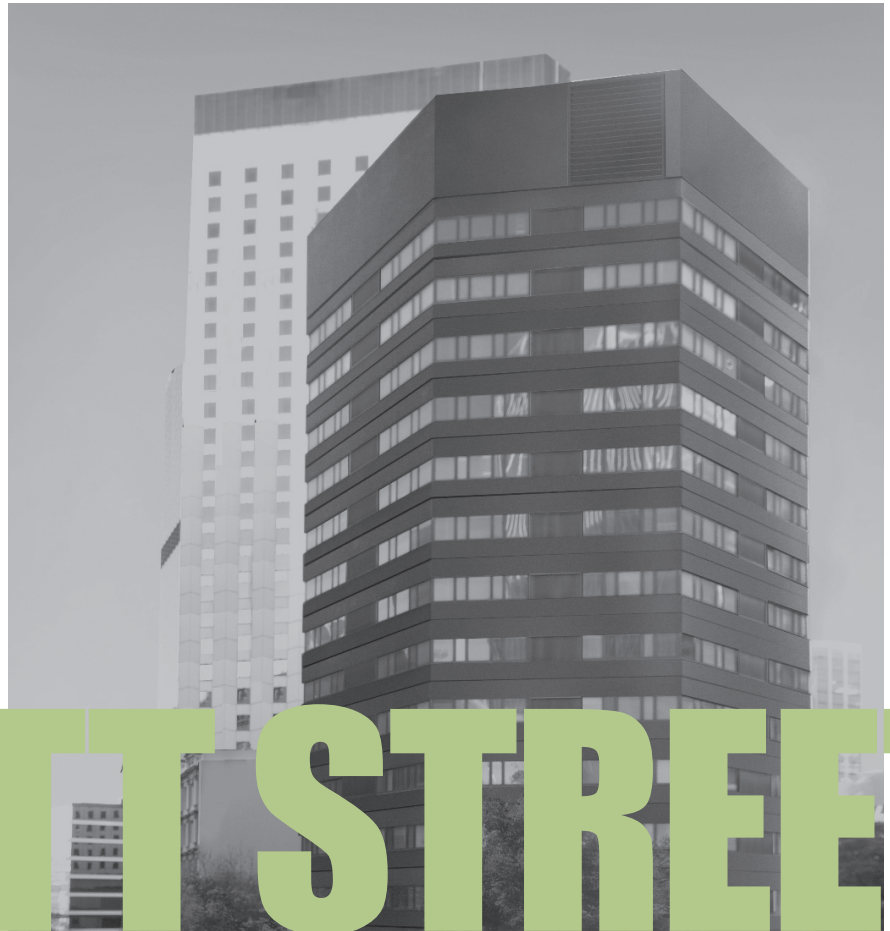


4 star rating



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50 PITT 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

50 Pitt Street is the first refurbishment project in Sydney to receive a Green Star - Office Design v2 certified rating. It is a 17 storey commercial office building located at the northern end of the CBD of Sydney, close to Circular Quay.

Up until mid-2006 the building had served as a headquarters building for Westpac Bank who will remain as retail tenant throughout the procurement process. The building tower has a distinctive, compact octagonal form with 600m² NLA floor plates affording good views across the heritage precinct of Macquarie Place. The project brief was developed identifying adherence to Green Star. The brief called for minimal works to the exterior which was generally in sound condition, with mainly cosmetic upgrades externally. Existing HVAC systems were overhauled, with thermo-diffusers on each floor upgraded whilst low level perimeter induction units are replaced with ceiling level active chilled beams. New energy efficient lights are incorporated into the ceilings. Existing sanitary items are replaced throughout with showers and lockers provided in the basement. The commercial space NLA totals 8,859m², with a refurbishment cost of \$12.5million.

50 PITT STREET SYDNEY

Address:

50 Pitt Street, Sydney

Design:

HBO+EMTB (Architects & Interior Designers)
Incoll (Project Management) Norman
Disney & Young (Mechanical Services)
Whipps-Wood Consulting Engineers
(Hydraulic & Fire Services) Shelmerdines
Consulting Engineers (Electrical Services)
Hyder Consulting (Structural Engineer)

MANAGEMENT

- Building User's Guide to be provided for building users, occupants and tenants' representatives;
- Independent Commissioning Agent engaged, tuning & commissioning; and
- Contractor recycling 80% of waste by weight.

INDOOR ENVIRONMENT QUALITY

- CO2 sensors provided on a floor by floor basis;
- Compact floor plate provides for good levels of daylight and achieves high degree of access to external views;
- High frequency ballasts throughout to minimise flicker;
- Good thermal comfort and air change effectiveness to achieve comfortable working environment across the floor plate;
- Low VOC paints, adhesives and carpets throughout; and
- Low emission formaldehyde composite wood products used.

ENERGY

- 4 star ABGR score achieved;
- Use of perimeter active chilled beams and thermo-fuser distributed A/C contributes to estimated annual savings in the order of 26kgCO2/m2 NLA, or 223,000kgCO2/m2 /pa in total;
- 25% reduction in emissions compared with equivalent unrenovated commercial building;
- Tenancy sub-metering provided on every floor; and
- Lighting zoned to maximum 100 m2 zones.

TRANSPORT

- 25% of car park spaces for small cars;
- Bicycle parking provided for both building occupants and visitors;
- Showers and locker rooms for occupants; and
- Excellent public transport within close proximity.

WATER

- Projected water savings of 2.3million litres/annum compared with equivalent unrenovated commercial building;
- Full refurbishment of existing wet areas, 4A rated water fixtures & fittings; and
- Water meters linked back to BMS system will allow tenants to monitor ongoing water consumption.

MATERIALS

- Recycling facilities provided;
- Sustainable timbers specified including 2 hour fire rated doors;
- PVC minimised throughout project; and
- Credits achieved for retaining the existing structural frame and façade.

LAND USE & ECOLOGY

- No major impact on site ecology as the site is already developed and ecological value will not be altered; and
- Credits achieved for avoidance of exporting top soil or fill from the site.

EMISSIONS

- Refrigerants and insulation with zero ozone depleting potential (ODP) were specified;
- Reduced flow to sewer achieved through water saving measures; and
- Avoidance of light pollution into the night sky.



OVERALL GREEN STAR BUILDING PERFORMANCE

