

5 star rating



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# HUME CITY COUNCIL

## 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

The Hume City Council Office Building is yet another expression of environmental leadership from the local government. It is a 5 Star Green Star – Office Design building, awarded in May 2006.

The Hume City Council Office Building will consolidate the Hume City Council staff from Broadmeadows and Sunbury into a united organisation to provide better and more efficient services to the community. Site development has been focused on creating an activated street frontage with a strong sense of public accessibility for both business and community users of the new building.

The project team emphasised design for optimum staff environment and creation of a workplace of choice. While also cognisant of the implications of transport, resources and emissions, the building has achieved 100% score in the water category and capitalised on the indoor environmental quality for its occupants. Through prevailing daylight, strategies for eliminating indoor air pollutants and an underfloor air distribution, it will deliver a superior working environment. In addition, the limited use of ductwork in the latter solution provides reduced energy and maintenance costs, faster construction, individual occupant comfort control, simpler controls, and increased reliability and flexibility.

## HUME CITY COUNCIL OFFICE BUILDING

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### Address:

1079-1097 Pascoe Vale Road, Broadmeadows

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### Owner:

Hume City Council

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### Project Managers:

Hyder

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### Architect:

Lyons

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### ESD Consultant:

Umow Lai Environment

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### Services Engineers:

Umow Lai & Associates

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### Structural Engineers:

Bonacci

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### Quantity Surveyors:

Rawlinsons

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### Building Surveyors:

Davis Langdon

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## MANAGEMENT

- Involvement of Green Star accredited professionals from concept design stage through to construction
- Firm commitment to a 12-month post-occupancy evaluation study and tuning
- Incorporation of an ISO 14001 certified Environmental Management System
- Waste Management Plan stipulating the diversion of 60% of construction waste from landfill

## INDOOR ENVIRONMENTAL QUALITY

- Underfloor air distribution providing increased indoor environment quality and individual thermal comfort control
- Increased outside air flow rates and CO2 monitoring and control for enhanced indoor air quality
- High daylight levels achieved across the entire floor plate
- Selection of low-VOC and low-formaldehyde construction materials

## ENERGY

- Underfloor air distribution system and high efficiency façade design resulting in a predicted 5 star ABGR energy rating
- Energy sub-metering for continuous monitoring and reduction of energy consumption
- High-efficiency lighting design including T5 lighting and optimised zoning
- Carpark carbon monoxide monitoring and control for reduced energy consumption

## TRANSPORT

- Provision of cycling facilities for visitors and more than 10% of staff
- Proximity to public transport for ease of access and commuting

## WATER

- Inclusion of 5A-rated water fixtures and fittings as well as waterless urinals
- Greywater treatment system for irrigation

## MATERIALS

- Allocated spaces for recycling waste storage
- 20% of all aggregate sourced as recycled, and 40% of cement for in-situ concrete and 30% of cement for pre-cast concrete replaced with industrial waste product
- All timber and composite timber products used in the building from sustainable sources

## EMISSIONS

- All refrigerants selected to have zero ODP
- All thermal insulants selected to have zero ODP in their manufacture and composition
- Inclusion of a refrigerant recovery system

OVERALL GREEN STAR BUILDING PERFORMANCE

