

5 GREEN STAR – OFFICE DESIGN

▼

ADDRESS:	80 Queen Street, Auckland
DEVELOPER:	Brookfield Multiplex
LANDOWNER:	Brookfield Multiplex
TENANT:	Deloitte & BNZ
DESIGN:	Woods Bagot & Warren and Mahoney (Architects)
SUSTAINABILITY CONSULTANT:	Warren & Mahoney
ENGINEERING:	Holmes Consulting Group (Structural) Norman Disney and Young (Building Services) Connell Wagner (Façade) Holmes Fire & Safety (Fire) Tonkin Taylor (Geotechnical)
CONSTRUCTION:	Brookfield Multiplex
TOTAL NLA:	22,162 sq.m (Office) and 1,089 sq.m (Retail)

80 Queen Street is one of the two first projects to achieve a Green Star - Office Design Certified Rating in New Zealand and will provide office facilities to both Deloitte and BNZ.

In choosing 80 Queen St, Deloitte and BNZ were looking for a building that enabled them to create a working environment that promoted internal connectivity and interaction within each organisations different business units whilst improving their overall cultures and business efficiencies. Both organisations focussed on how their work environment could be designed to equally benefit both employee and company.

Initially the 80 Queen Street project did not have a Green Star focus although consideration to sustainable practices had been discussed. The evolution of Green Star into the project was developed collectively by the BNZ, its parent National Australia Bank and Brookfield Multiplex.

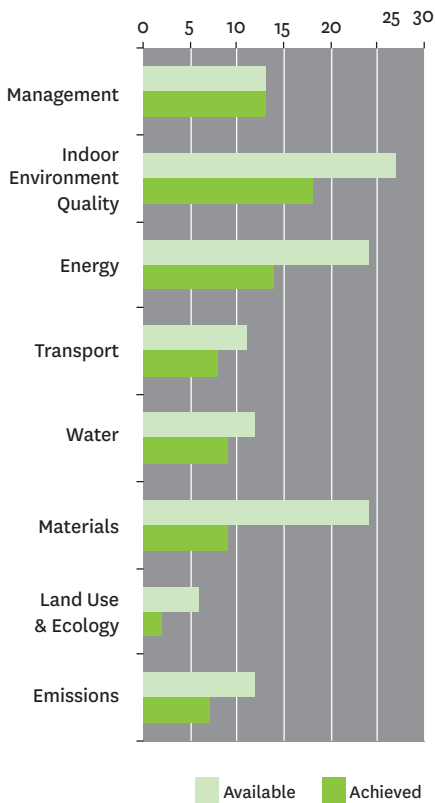


5 GREEN STAR – OFFICE DESIGN



POINTS ALLOCATION

TOTAL POINTS: 63



80 QUEEN STREET, AUCKLAND

MANAGEMENT

- 100% category score achieved
- Certified Environmental Management Plan (EMP) and Indoor Air Quality (IAQ) Management Plan during construction and pre occupancy phase
- 75% of construction waste was reused or diverted from landfill
- Extensive commissioning and building tuning
- Independent Commissioning Agent appointed
- Building Users' Guide to ensure design features are understood and used efficiently

INDOOR ENVIRONMENTAL QUALITY

- External air is provided at a rate of 100% above the NZGBC requirement
- Monitoring system to measure ambient indoor air quality
- External views and natural light maximised
- Electric lighting levels and high frequency ballasts used to improve occupancy comfort
- Individually controllable small zones
- Low ambient noise levels
- Paints and adhesives low or no Volatile Organic Compounds (VOC)
- Low formaldehyde composite wood products used
- Exhaust riser from printing and photocopying areas

ENERGY

- Reduction in operational energy and greenhouse emissions
- High performance façade with latest low 'E' glass to reduce solar loading
- Twin façade on west face with automatic louvers to regulate airflow through the cavity
- High efficiency variable speed drive chiller, pumps and fans that reduce electrical demand during non peak periods
- Interconnecting staircases with mixed mode temperature control
- Efficient T8 lamps with individual switches and small zone lighting control
- Metering and sub metering systems

TRANSPORT

- 25% of car parking spaces are designated for small cars
- Secure cycling parks, lockers and showers provided
- Excellent proximity and access to public transport

WATER

- Significantly reduced potable water usage to 6 ltrs/day/person
- Use of an efficient cooling tower with a minimum of 6 water cycles to reduce potable water usage.
- Rainwater collection and recycling to flush WC's
- Waterless urinals, sensor taps and water efficient fitting specifications
- Water meters installed and Electronic Management System (EMS) for alarmed leak detection system

MATERIALS

- Dedicated storage for separation, collection and recycling of office waste
- Office fit out fully integrated with base building works
- PVC reduced in excess of 60% by cost
- All timber and timber products from certified timber sources

LAND USE & ECOLOGY

- Redevelopment of an existing built site

EMISSIONS

- All refrigerants used have an ozone depletion potential of zero
- All storm water from the site is treated /filtered in accordance with Australia and New Zealand Environmental Conservation Council guidelines
- Lighting design to reduce obtrusive effects of outdoor lighting
- Thermal insulation avoids use of ozone depleting substances

