

Going green: an easy exercise

A new kind of office facility is emerging in Australia with a focus on cleaner, greener business spaces, reports **Louise Burke**

AT A GLANCE

- ◆ **Project:** Burbank Corporate Office Centre
- ◆ **Location:** Baulkham Hills, NSW
- ◆ **Developer:** Capital Corporation
- ◆ **Architect:** Leffler Simes
- ◆ **Builder:** Watpac
- ◆ **Built area:** 12,000 sq m
- ◆ **Budget:** \$25m
- ◆ **Completion date:** August 2007

With the recent focus on environmental sustainability, many businesses are choosing to “go green” and it’s not just a public relations exercise.

Green buildings have great advantages for the economy and working environments of a business.

Reducing overheads is a key aspect for good business management and some of the best ways for doing this are also some of the simplest: using efficient lighting systems, recycling water and maximising heating and cooling systems through insulation and natural light management.

These things can require some effort to manage – but with modern technology it is a lot easier to be green.

It is now possible to take care of corporate environmental responsibility by choosing a host building which has already achieved high levels of efficiency throughout, minimising the cost to the individual businesses.

For 2 Burbank, an addition to the Norwest Business Park finished last month, it was all about incorporating energy saving features with an easy-access digital system to achieve a 4.5-star Australian Building Greenhouse Rating.

The ABGR rating is derived from the amount of energy – electricity, gas, coal or oil – a building or tenancy consumes in a year, reflecting the efficiency of the design and the building’s management.

The scheme rates the building’s



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performance on a scale of one to five, three stars representing “best practice.”

2 Burbank’s 4.5 Star rating means occupants can be comfortable in the knowledge that their business is contributing to environmental sustainability.

2 Burbank’s Building Management System is integrated with the ABGR principles. The standalone computer system controls energy within the building, recycling it in some cases.

It is programmed to automate the requirements of the occupant, controlling hydraulics, lighting, cooling and economy cycles depending on needs.

The advantage of this kind of system is that the information is centralised through a web-based platform which allows remote monitoring access by the occupants.

This means that the system can be

accessed from anywhere via the internet in order to control the air-conditioning system, extractor fans, lights and any other devices linked to the BMS.

Ventilations systems are monitored and controlled in conjunction with the air conditioning systems.

Specific arrangements have been made through this system such as the bathroom lighting being connected to a motion sensor for maximum energy efficiency.

All stairs incorporate integrated lighting controlled by motion sensors for emergency requirements.

Lighting throughout the rest of the building has been chosen to maximise energy efficiency and minimise maintenance, with a timing schedule provided to all office, common and external areas.

This is programmed through the BMS,

with manual override buttons in case of after-hours use.

Other more physical elements that contribute to the 4.5 Star rating are the external glazing, which provides a high performance UV value, thermal property and shading.

Sun-shading devices are used on the east and north facades of the building to provide greater facade articulation and reduce the internal heat load.

Office lights use energy efficient tri-phosphor fluorescent lamps with low loss electronic ballasts, suitable for workplaces where intensive screen-based tasks occur.

Water use also plays a part in achieving the ABGR, with stormwater drainage from the roof area conveyed to rainwater reuse tanks totalling 70,000 litres for the landscape irrigation system and for washing down common areas. ■

Design gives business advantage

2 Burbank makes the most of its environment, taking advantage of panoramic water and mountain views with high performance glass and balconies to all office levels.

Views to the east and to the Blue Mountains in the west make for a pleasant and productive working environment.

Flexible floor plans make the most of the abundant natural light.

The available office area is maximised through an enormous structural column spacing of 10.6m by 13m in the super-structure of the floor system.

The means the individualised fit-out for office spaces within 2 Burbank can be more efficient because of the decreased overall area required in comparison to traditional office spaces where area is usually lost to common space or building core.

The ground floor comprises of a combination of high-performance glazing, glass spandrels and metallic cladding, with the main entry glass doors within a 5.2m high glazed entry lobby façade.

The modern foyer and landscaping features that front 2 Burbank make a stunning first impression.

Visitors to the innovative new business facility will be impressed by the two-storey, frameless glass



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entry and the sophisticated lobby finished with stone, colour-backed glass and timber veneer cladding.

The entrance door is designed to reflect the stature of the building and includes automatic sliding frameless glass doors.

A reflection pond below the feature stairs, filled with hand-selected pebbles and recirculating filtered water, adds to the cool and calming environment.

The feature stair treads, risers and stringers are finished with natural stone slabs selected by the architects.

The balustrade consists of stainless steel upright supports, a solid timber rail and clear glass in-fills.

The ceiling to the entrance lobby is a continuation of the external composite aluminium panel awning

and includes recessed strip lighting as well as feature pendant lighting.

The ceiling to the ground floor lift lobby has concealed perimeter lighting to highlight the glass and timber wall panelling.

Externally the building encompasses glass, aluminium facades and applied finishes.

The upper floors comprise a combination of high performance double glazing, masonry and metallic cladding.

An enlarged blade feature wall finished in contrasting metallic cladding is provided as a visual focal point and to enhance the main entry.

Balconies are provided on each office floor level with selected tile finish and glass balustrade system with stainless steel balusters and handrails.

The main entry foyer floor is laid with commercial quality vitrified tiles with feature contrast tile inserts.

Walls, cores and columns were finished in durable, washable paint system.

Fluorescent lighting, diffusers and smoke detectors were provided within the ceilings.

Tenant floors are provided with Ontera Colourweave carpet tiles. ■

The right place for business

The position of 2 Burbank within the Norwest Business Park at Baulkham Hills will give a strategic business advantage to its occupants.

Woolworths, Wyeth, Schneider Limited, ResMed and Inchape Subaru are just some of the renowned companies that have already established national headquarters at Norwest.

More than 12,000 people work at Norwest, a number expected to grow to 37,000 in the future.

One of the competitive advantages of the location is its accessibility from the central business district of Sydney.

The T-Way network, a bus-based rapid transit system, links Norwest from the Cityrail network.

Plans to build the North West Rail Link were also recently announced by the New South Wales Government, with construction due to start in 2010.

Direct access to the M7 Orbital – a new 40km motorway that wraps around Sydney’s surrounding suburbs – makes driving access to 2 Burbank a breeze.

Drivers will also be able to take advantage of great parking at 2 Burbank, which boasts the highest ratio of secure allocated parking in Sydney – free.

The location is bolstered by the facilities available in the vicinity, including major bank branches and hotels. ■

Designs on spanning the globe

Interspan New South Wales congratulates Watpac on its completion of the Burbank Stage 2 development.

Interspan was proud to have had the opportunity to contribute its design and construct expertise as a key team member in assuring the success of this significant project.

Watpac selected Interspan to provide expert design of the concrete flooring system and onsite installation of about 10,000sq m of post tensioning reinforcement to the floor slabs.

Typical of the professional service provided to its clients, Interspan achieved the optimum combination of materials, construction program, safety, economy, function, services and sequencing to assure the success of the project.

Through the strength of its experienced design teams, Interspan

offers innovative structural solutions to its clients throughout Australia and overseas.

Projects are designed to international codes and standards using the latest software and technology available.

Interspan has offices in New South Wales, Victoria and Vietnam servicing major clients in expanding markets throughout Australia, the United Kingdom and the United Arab Emirates.

Interspan promotes and develops a personal and professional relationship with its clients.

Early involvement at the design stage of a project enables Interspan to consider all the client and project parameters and therefore to achieve the optimum project outcome.

Composed approach to cladding

Composite Installations used about 4500sq m of Alucobond silver metallic and special order brown aluminium composite panels in its work on the Burbank project.

Composite Installations is a full-service architectural panel fabricator and installation specialist, which has built a reputation in New South Wales as a reliable source for fabricated aluminium composite material, as well as zinc, stainless steel, and toughened coloured and laminated glass.

Composite Installations' projects include: high-rise commercial projects, major warehouse facilities, airport terminals, banks, commercial properties, hotels, shopping centres, auto dealerships, restaurants and residences.

Composite Installations is continually developing new methods of fabrication and installation, updating technology and upgrading facilities to keep pace with client needs and market demands.

Work for Qantas – cladding of the entire

curved structure of the first class lounge at the Sydney International Airport in grey and silver metallic Alucobond – earned Composite Installations acclaim in the building and construction community.

Composite Installations was interested in the Watpac project at Norwest Business Park from the planning stage because of the innovative design of the building façade systems.

"The integration of glass and Alucobond especially the Composite Curtain Wall on the front Façade is very clever," said Composite Installations project manager Mr Delic.

"We are extremely happy with the resulting installation, I especially like the vertical blade walls on all the elevations as the panel layout was extremely difficult to achieve due to the balcony design," said Composite Installations Engineer Diaz Valentin.

For further information call 02 9568 6428 or visit www.compositeinstallations.com



Interspan is a leading provider of specialist engineering and construction services with a core focus on post-tensioned concrete. Our attention to design and engineering excellence has allowed us to lay the foundation for significant future growth. Our combination of in-house design services, strong head office facilities and experienced site personnel allows us to achieve the best outcome for any building project.

Interspan is proud to be associated with Watpac Constructions on Burbank Stage 2.

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BURBANK STAGE 2

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