



Name:	76 Berry St Refurbishment	Client:	Napier and Blakely on behalf of Local Government Super (LGS)
Consulting engineers:	Norman Disney Young	Site Location:	North Sydney, NSW
Value at Completion:	Approximately \$4.9m	Year Completed:	Due for completion 2011

Environmental initiatives: 76 Berry Street project is recognised by the Federal Government Department of AusIndustry as world's best practice, was awarded 'Exemplar' status and assisted with funding by the Green Building Fund.

The project will use the SHAW method of air conditioning and tri-generation, and is targeting a reduction in emissions of approximately 80%, with the aim of achieving a 70% improvement on 5 Star NABERS rating at an upgrade cost of approximately \$550/m².

Project Description: Local Government Super were the recipients of Green Building Funding in May 2010, and have allocated funds to complete the upgrade of 76 Berry St to achieve significant environmental savings.

Haden have been contracted to provide design and construction services on the retrofit of the 24 year old office building, including:

- replacing the existing direct expansion cooling system with a high efficiency chilled water system
- installing a tri-generation plant that will:
 - deliver a superior greenhouse emission profile aimed at delivering Australia's lowest emission building, in conjunction with other energy efficiency product and design
 - incorporate thermal storage, providing stable, reliable output of electricity for consumption within the base building electrical infrastructure, minimising import from the grid for base building consumption that will not subject the community electricity

AIR CONDITIONING
& MECHANICAL
ENGINEERING

HADEN
EXPERTISE • COMMITMENT • RESULTS

ARC NSW AU 16007
Head Office

green building council australia
MEMBER

haden.com.au | info@haden.com.au | 1300 4 HADEN

NORFOLK
INTEGRATED ENGINEERING

network to incidences of reverse (export) generation

- provide unattended trouble free operation and non-polluting emissions from the tri-generation system to the environment (excluding CO2).
- installing a client/public Web and Site interface to represent project successes.

Australian innovations:

Australian made Bennet Clayton engine technology drives a state of the art, non polluting tri-generation system, for combined heating, cooling and power production.

South Australian based, SMAC Technologies' twin-coil system prevents the need to use energy twice to overcool and reheat air in order to maintain humidity, and monitors and adjusts humidity levels, providing better control.

Powerpax compressor technology compressor technology offers efficiencies 33 - 50% greater than existing technologies.

New Australian lighting technology Envirolite by e1 lighting installed in base building and tenant lighting systems aims to reduce lighting related energy consumption.

AIR CONDITIONING
& MECHANICAL
ENGINEERING

HADEN
EXPERTISE • COMMITMENT • RESULTS

ARC  NSW AU 16007
Head Office

 green building council australia
MEMBER

haden.com.au | info@haden.com.au | 1300 4 HADEN

NORFOLK 
INTEGRATED ENGINEERING