

78 WATERLOO ROAD

LIPMAN
SYDNEY NSW

JOINING THE GREEN REVOLUTION

Lipman Properties Pty Ltd, developer of 78 Waterloo Road, is a privately owned Australian Group. They have aimed to be the obvious choice in property development and construction for over 40 years in the New South Wales market. Lipman have consistently won MBA excellence in Construction awards for quality of construction and environmentally responsible design.

78 Waterloo Road is an exciting eight level commercial office building in the heart of the Macquarie Park corridor. With a bus stop, dual frontage to Waterloo Road and Byfield Street and position opposite the Macquarie Regional Shopping Centre, the Project is close to Macquarie University and future Macquarie Park railway station, offering a unique workplace environment.

Developer, Lipman set a target for the building of 5 Star NABERS Energy (previously ABGR) and 5 Star Green Star rating, minimising



emission, energy and water consumption. Energy efficiency is achieved through a 5 Star + 20% improvement NABERS Energy rating using an intelligent web based system. Water efficient fixtures, minimise the building's reliance on towns water supply. A central, naturally illuminated and ventilated atrium allows the penetration of natural light and free natural airflow from ground floor right up through to the glazed automatic louvres on level 8.



The buildings design is extremely unique, innovative and one of a kind by utilising external automatic fabric blinds offset from the buildings edge on the East and West elevations of the building and automatic aluminium elliptical louvres on the north elevation of the building. This fully automated shading system is controlled by the BMCS with an inbuilt astrological clock. The blinds and louvres on the East, North and Western elevations automatically adjust in accordance with the sun's position in the sky to provide maximum occupant comfort by blocking out direct sunlight. The blinds incorporate light and wind sensor over rides to take advantage of any weather situation the building is faced with.

With each level totaling approximately 2,000m² of lettable area, this open plan design, environmentally and user friendly building lends itself to any type of tenant and their application. The easy access basement car parking also incorporates change rooms, showers, bike racks and lift access for the comfort of the building occupants.

The front main entry is vast and open, with a sloping tiered staircase which leads down to a grand Northern building facade towering the skyline with its 30m high louvered awning protruding out above the footpath.

For its intelligent and elegant 5 star Green Star and 5 star NABERS Energy design and cutting edge technology, this building is recognised by many in the industry as a truly iconic building in the Macquarie Park precinct.

Lipman engaged the Green Building Council to conduct a project Green Star accreditation course for the construction team. Lipman now has eleven Green Star Accredited Professionals in their team.

Mr Paul Watkins, Managing Director of the Lipman Group, said, "the development is an example of the company's commitment to creating high quality investment grade products".

The building consists of two pods interlinked by a central core and atrium allowing for meeting, lobby and reception areas, overlooking a vast, light and airy atrium with architectural finishes throughout. Each floor has its own facilities including disabled access. Full height double-glazed curtain wall panels around the entire perimeter of the building, winter gardens, terraces and balconies on each floor maximise the seamless integration of indoor and outdoor spaces providing an integral aspect of human comfort at the highest levels.

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THE FUTURE IS GREEN



At CEMEX we're all about building the future in a sustainable way.

As a global building materials company that produces, distributes, and markets cement, concrete, aggregates and related building materials to customers in more than 50 countries, CEMEX takes its obligation to future generations very seriously. In support of that commitment, we are proud to have been involved in the supply of Green Star rated premixed concrete, to the 78 Waterloo Road, project in Sydney.

We have a long and proud history in Australia, dating back to the early 1900s, when, under the Readymix brand, we helped revolutionise the construction industry by introducing premixed concrete.

Today, the spirit of innovation continues... by taking a leading role in understanding the application of Green Star criteria and in developing products aimed at reducing the overall environmental impact of building and construction.

We believe that our ecomaxTM range of concrete does just that.

Carefully developed by our team following extensive consultation with builders, designers, specifiers and concrete subcontractors, ecomaxTM focuses on the inclusion of alternative cementitious materials, recycled water and other by-products to satisfy Green Star rating criteria.

CEMEX has supplied ecomaxTM concrete to numerous Green Star rated projects in Sydney, including projects achieving up to 6 Stars. ecomaxTM is a continually evolving product and we now offer ecomaxTM concrete suitable for most structural concrete elements including post tension concrete applications.

Our commitment to innovation extends further through our ongoing efforts in Research and Development, and in liaising with and providing technical support to, key industry stakeholders. Our highly collaborative approach means that we regularly assist engineers in specifying concrete for a range of Green Star projects.

So, if you're as dedicated to Green Star building as we are, we can help you... early consultation with us is the key to optimising your Green Star outcome... Our experienced staff can provide tailored advice to assist you with your Green Star project requirements.

To discover more, contact CEMEX, your logical choice for Green Star concrete, on 13 11 88

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APPLY SUNSCREEN

For the 78 Waterloo Road project, Viva Sunscreens supplied 189 Motorised Screenshot External Blind Systems, affixed to the red steel on the west and east elevations over seven levels, via a cantilevered scaffold from the side of the building.

Viva Sunscreens, recognised leaders in supply and installation of Sun Control Systems and Architectural Membrane Shade Structures, have a reputation for superior customer service, creativity and innovation, and can customise projects.

Products include: Streetlife Streetscape Umbrella Range and Modular Systems, Solidux Folding Arm Awning Systems, Solidux Retractable Sunroof Systems, Alutecnic Retractable Roof Systems, Screenshot External Blind Systems, Aero Aluminium Louvre Systems and Integrated Heating and Lighting. All products are engineered, designed and manufactured in Australia or Europe, with the latest technology.

Viva Sunscreens major Australian projects include: the Sydney Opera House; King Street Wharf; Australia Square; Cockle Bay Wharf and Fox Studios, Sydney.

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