

HQo

NEWCASTLE NSW

HQo IS ALL SYSTEMS GO

The Honeysuckle precinct on Newcastle Harbour has been a great impetus for a boom in business to the city and with the completion of the newest A-grade office building, HQo, this exciting era is set to continue.

The \$50M HQo development is a joint venture with a consortium involving AMP Capital Investors, Crone Partners Architectural Studios and developer Tuscan Corporation, which purchased the site from the Honeysuckle Development Corporation.

It is without doubt a pre-eminent partnership: AMPCI is one of the largest investment managers in Australia with more than \$105 billion in total funds under management. Crone Partners Architectural Studios are one of the most highly regarded architectural firms in Australia and are actively involved in the Honeysuckle precinct while Sydney-based developer, Tuscan Corporation is an independent and innovative group with extensive in-house property skills.

HQo sets new standards in commercial real estate in Newcastle, providing 14,450 m² of premium A-grade commercial office space

and 1000 m² of retail space with a commitment to achieve a 4.5 star NABERS energy in two 5 storey towers.

The project is a state-of-the-art construction which features fresh air ventilation, energy and water management efficiencies.

NIB, one of Australia's largest health funds, has purchased one tower for its Australian HQ, continuing the trend which has already seen a number of large multi-nationals and government organisations relocate to the Honeysuckle precinct.

Greg Crone, CEO/Chairman of consortium partner, Crone Partners Architectural Studios, sees the creation of a world-class commercial community in Newcastle as providing opportunities to encourage the younger generation to remain in or return to their hometown.

Crone Partners Architectural Studios are the masterplan architects for the precinct and when it came to designing HQo Mr Crone said the focus was how it would add a new dimension to the area, while leveraging the live, work and play philosophy of Honeysuckle.



Built by John Holland Group, HQo consists of two low-rise, campus style office buildings, linked by a common ground floor podium of retail. Essentially a contemporary design combining commercial, retail and open space, HQo incorporates numerous ESD initiatives designed to achieve the 4 Star Green Building rating and a 4.5 Star NABERS rating.

These initiatives include high performance façade and glazing, external sunshading, high efficiency air-conditioning, high efficiency gas-fired boilers, T5 energy efficient fluorescent lighting, a computerised building automation system to monitor and control all energy and water use and automatically controlled opening windows for night purging natural cooling.

Tuscan undertook development management of the project which included feasibility analysis, site acquisition, State Government approval, detailed design coordination, negotiation of senior debt facility, contractor selection and supervision, project funding as well as leasing and marketing of the development.

HQo is already recognised as a benchmark development for the area and in conjunction with their consortium partners, Tuscan envisage that HQo will deliver significant economic and lifestyle benefits to Newcastle.

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REJUVENATING NEWCASTLE'S HARBOUR FORESHORE

A combination of factors including limited office space in central Sydney and the rejuvenation of the harbour foreshore are seen as the driving force behind the exciting growth in the Newcastle area.

The increasing number of companies moving to the area has driven demand for high quality commercial space with HQo, which aims to be one of Newcastle's first 4 Green Star rated buildings, the latest to be completed.

The \$40 million project was designed and constructed by John Holland in conjunction with Crone Architects on behalf of the client H231. Damon Lazarus, Project Manager for John Holland said the project features two towers in the main structure, a raised ground floor shopping precinct along with child care facilities, single use basement and car parking.

The two towers each offer five floors, approximately 5,500m², of A grade office space right on the banks of the rejuvenated Newcastle Harbour in the Honeysuckle precinct.

"HQo is seeking to achieve a 4 Star Green Star Rating as well as being designed to achieve a 4.5 star ABGR design rating, equivalent to 'Excellent' energy performance," Damon explained.

So it may have its own distinctive style and identity but HQo also incorporates innovative design features including double-glazing and passive solar control shading devices, high efficiency control systems and sophisticated water management.

Flexible floor plates enable an internalised core configuration designed to maximise natural daylight, whilst outdoor verandahs offer a unique workplace lifestyle.

Project Manager, Damon Lazarus outlined the wide range of ESD initiatives which have also been incorporated including high efficiency air-conditioning systems, automatically controlled opening windows for night purge natural cooling, high efficiency gas-fired boilers for space heating and hot water, chiller refrigerant with zero ozone depletion potential, T5 energy efficient fluorescent lighting and water saving taps and toilets.

Air handling units have an outside air economy cycle to maximise free cooling when conditions are favourable and a computerised Building Automation System monitors and controls all energy and water use.

HQo applies international urban design standards to the principles of environmental sustainability whilst including exceptionally high quality finishes throughout.



Quality, which is evident on first entering with the Bluestone sawn finish on the foyer floors and the Rheinzink clad walls. The lift cars feature Pirelli rubber flooring, stainless steel walls and doors and Corian ceiling and the bathrooms are finished with Assur non-slip ceramic floor tiles, Caroma fittings and Hansa Polo tapware.

In order to complete this exceptional project, the John Holland team had to overcome a number of challenges throughout construction in particular the effects of losing significant time and the cleanup following the June 2007 floods, in addition to the complexities involved in four star certified constructions.

"The team credit their success on our exceptional teamwork, especially when faced with the rigours and outcomes of the period of torrential rain and establishing and maintaining an open and transparent communication framework with their client," Damon Lazarus said.

John Holland is no stranger to the region, having a 13 year, very proud history of projects in the Hunter and the company remains the only major Australian contractor with a long-term presence and continued commitment in the area.

The group has constructed some of the area's most important projects such as John Hunter Hospital, the Royal Newcastle Centre, Woolworths' Regional Distribution Centre as well as an ongoing involvement in upgrades to Energy Australia Stadium.

John Holland is one of the largest contracting businesses in Australia with over \$6 billion worth of work in hand and with over 5,500 team members working throughout Australia and South East Asia on projects in both regional and metropolitan areas.

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LIGHTS POWER ACTION

NJ Ryan has been involved in the construction industry for more than fifty years. They employ 35 people and are known throughout the industry for their ability to finish projects in time and on budget. They are experienced at undertaking refurbishment projects with only minor interference with ongoing operations. Once someone has worked with NJ Ryan, they often go back after seeing the professionalism of the company.

NJ Ryan specialises in commercial construction and refurbishment and in the past they have worked on a huge variety of projects including universities, hospitals, schools, supermarkets, offices and shopping centres.

The HQo project involved substantial building work as well as fitting out the National Head Office for NIB health funds. The design demands for the project were stringent. On the project, NJ Ryan dealt with the construction of the base buildings, the installation of car park lighting and other external lighting as well as dealing with issues involving power supplies for all aspects of the project. Alongside this, NJ Ryan took the project on at the concept stage and designed the various components.

The need for liaison between different contractors was a challenge, especially as different teams' needs often clashed with one another. NJ Ryan helped ensure that these issues were dealt with quickly and



professionally. They made use of the INCITE web based construction document exchange software which meant that all affected parties could have instant input on any issues. Site personnel also worked hard to find solutions to problems before they could cause more widespread issues.

NJ Ryan's work on the HQo Project was of a very high standard, especially considering the tight deadlines that bounded the project. Their ability to coordinate the project and to design and construct the required building demonstrates why they are in high demand in the construction industry.

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OTIS STRENGTHEN LOCAL POSITION

The Otis strengths of good people, proven installation processes and safety first, were once again highlighted as the company's Newcastle construction team successfully completed the HQo installation and further strengthened their position in the northern NSW market.

This high profile, A grade office building project located in the Honeysuckle development on Newcastle Harbour, was a medium to large project for Otis in the Newcastle area with the company's role to manufacture and install 5 Otis Gen2 Premier passenger elevators for the project: four 13-passenger 1000kg duty elevators and one 17-passenger 1275 duty elevator, each serving 8 levels at 1.6mps.

The lift system incorporates Otis Remote Elevator Monitoring (REM), which monitors the lift 24 hours per day, providing technical data to Otis for analysis. The lifts are also fitted with lift pit float switches, which in the event of a flood, cause the lifts to travel to a higher floor in the building and safely shut down.

Otis are leaders in belt driven technology, meaning this machineromless lift does not have standard ropes but operates using belts. This allows for a smaller, quieter motor resulting in savings and quieter surroundings for tenants. The 'machine room less' lifts installed in HQo are both reliable and quiet and feature special interior finishes as specified by Crone Partners Architecture Studios.

Working closely with John Holland site management, the Otis team, led by project supervisor Ken Williams, successfully completed the installation which adds to the company's impressive list of recent projects in this region.

The world's leader in elevator technology, Otis was a major player in the 2008 Beijing Olympic Games with over 1400 units installed. Operating in over 200 countries worldwide with a 150 years of experience, this global presence provides the strength and technology for their local businesses to prosper and deliver.

Through their Newcastle Office, Otis is extremely active in the Northern NSW area and new installations are serviced by highly professional and qualified teams located throughout the region to ensure the high level of Otis service is continued well beyond installation.

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FAÇADE SOLUTIONS THAT SATISFY DESIGN

The establishment of the Sassall name in business occurred in the early 1930's with Sassall's formation of a partnership undertaking joinery manufacture. Companies manufacturing aluminium and glass assemblies subsequently formed and have remained in continuous operation and in family control from that time. A philosophy of steady growth based on sound technical knowledge, sympathy to builders and designers requirements and a secure financial base allowed tough economic cycles to be weathered and a solid reputation for delivery of quality products to be forged.

Wollongong-based Sassall Aluminium today is a respected manufacturer and supplier of complete façade systems through comprehensive design and construct packages; the business delivers innovative, high quality and price competitive solutions to meet architectural and design intent and has the respect of major builders as a customer service oriented company.

Sassall Aluminium's façade system for HQo Honeysuckle is a tried and tested system that was modified to suit the architects' and consultants project specific requirements for ABGR, Greenstar and acoustic ratings. An extensive range of custom designed and fabricated aluminium sunshades with stainless steel mounting were integrated into the curtain wall system. Natural ventilation was also a requirement and Sassall Aluminium was made responsible for synchronising the operation with the building management system, which operates the ventilation according to prevailing weather conditions.

In early 2008, Martifer Alumínios, part of a leading Portuguese conglomerate currently established Worldwide, partnered with the Wideform Group to acquire Sassall Aluminium. The acquisition has helped expand the international footprint of Martifer Alumínios and the synergy between the latter and Wideform strengthens Sassall Aluminium as an important player in cutting-edge solutions in the Australian façade business.

Sassall Aluminium will aggressively market both the technology and manufacturing abilities of our group. They will provide a quality assured product to ISO 9001 standards delivered in a timely manner to their clients and a professional attitude to all dealings, which lead to repeat orders and a secure employment base for their staff. Consolidated growth will be continued, building on the strengths developed through the Martifer and Wideform groups.

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HQo GOES COMMERCIAL

Established only two years ago, Hunter-based Commercial Windows has clearly achieved a prominent position in the commercial market with their work on HQo, the newest A Grade office building in the exciting new Honeysuckle precinct on the foreshore of Newcastle Harbour.

Located in Thornton, just outside Newcastle, Commercial Windows specialise in the manufacture and installation of quality aluminium windows and doors for both the commercial and domestic markets.

They are well equipped with latest manufacturing equipment to meet the most stringent architectural specifications and a highly experienced team of 25 including installers, project managers, tradesman and apprentices.

For the HQo project, the company supplied and installed the frameless glass doors and windows on the ground floor retail area, the child care centre as well as the glass roof for the front awning.

Working closely with main builder John Holland and to specific design detail, Commercial Windows successfully completed the project which involved 250 sqm of semi frameless 15mm toughened glazing with frameless toughened glass doors to the tenancy shopfronts and 150mm flushline framing with 10.38mm laminated glass to the childcare centre. We have also undertaken the aluminium and glass balustrade and handrail internally to Building A Atrium.

This project represents a significant size job for the company who have also recently completed work on Australian Equine and Livestock Centre Tamworth, Durham Green retirement village, and Cessnock Performing Arts Centre.

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