

670 HUNTER

AUSTCORP
NEWCASTLE NSW



THE THRILL OF THE HUNT



Austcorp's innovative new 670 Hunter Street project is located in an area of Newcastle previously neglected during the last fifteen years. This exciting new campus style development comprises five levels of A

Grade office accommodation with security car parking for 197 vehicles. It's a powerful and dynamic building designed to enhance and energize the existing urban fabric of Newcastle's West End and act as a catalyst for further quality development in the area.

Austcorp Property Group is a national property development, investment and funds management group active in New South Wales, Queensland, Victoria and the Northern Territory. The group has a proven track record in the development of greenfield communities, residential apartments and townhouses, commercial and industrial buildings, with a current development portfolio in excess of \$2 billion right across Australia. Their new

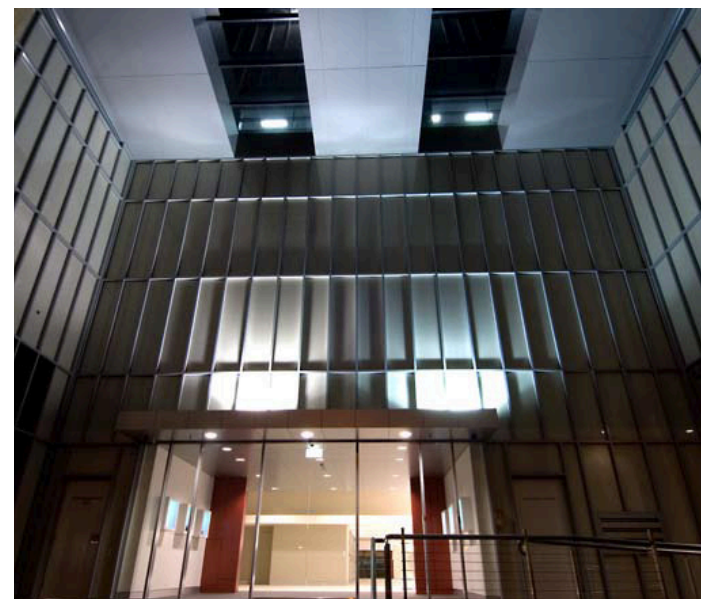
development is located on the northern side of Hunter Street between the intersections of Union Street and Steel Street, right in the centre of Newcastle City. The site is directly adjacent to the Ibis Hotel, and backs onto the new harbourfront development - Honey-suckle House and the new Hunter Water Corporation building.

Austcorp sees the most significant achievement of this multi use development as its potential to propagate the awakening and rejuvenation of a previously dormant section of Hunter Street with a vibrant and inimitable character unique to Newcastle. Construction commenced in June 2005 and was completed in May 2007. During that time the project em-

played an average of just under one hundred people during its peak period from October 2006 to March 2007.

The principal architects Suters Architects faced the immediate challenge of avoiding the high water table and accommodating the Cottage Creek Flood Management Plan. Testament to both the architects' strategic planning and similar foresight in construction is the fact that 670 Hunter was the only building for a number of blocks which was not flooded during the flash floods in Newcastle during June 2007.

Significantly 670 Hunter is the first building in Newcastle to achieve a 4.5 ABGR rating. The process of achieving the 4.5 rating was both rewarding yet highly challenging at times. "To achieve the required rating both construction and design needed to work hand in hand and the process took several evolutionary steps, tweaking disciplines until the desired outcome was achieved. For a building to achieve such a high energy efficiency rat-





ing it soon became clear that all disciplines needed to work collectively and not be driven by ego or value management,” said Mr Tim Gavan, Austcorp’s General Manager for New South Wales.

Several of the notable energy saving features implemented in 670 Hunter include a low e glass facade with the north, south and east single glazed and double glazing to the west. T8”sto lighting is standard in all office areas with the carpark 40% T8 throughout linked to a sensor detecting movement bringing on the remaining 60% with an adjustable run timer. There are also water cooled screw chillers.

As the principal tenant, leasing almost half of the total floor space, the Hunter Area Health Service was involved in a number of specific aspects of the design. A very prescriptive room data brief for individual rooms was coupled with the requirement for spacious open plan office areas designed to promote efficient communication and interaction. Another objective was for a very simple circulation route for patients and visitors. Austcorp very effectively combined these requirements with the ability to visually connect to the external environment through glazed windows at the ends of circulation axis and a rooflight located on the southern side of the tower over the main waiting area.

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ENGINEERED PERFECTION

With design and modelling as their focus, David Sparkes and his team at Connell Wagner excelled in their contribution to the 670 Hunter St project. Working closely with Abigroup throughout the venture, the team provided a range of services from structural and civil engineering design to the ESD modelling and concept design for the electrical, mechanical and hydraulic services.

This A-grade development provides Novocastrians with premium commercial offices and a community-serving public health facility.

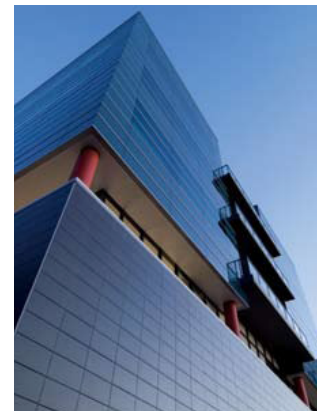
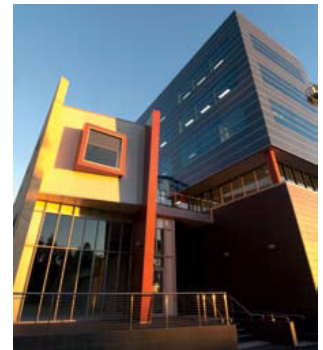
Positioned in the newly revitalised western end of Hunter Street, the site presented several challenges for the Connell Wagner and Abigroup team.

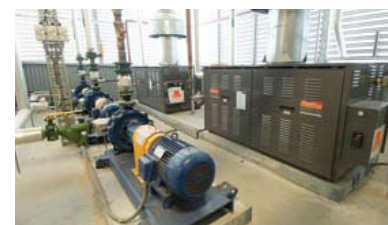
Constraints such as the Great Northern Railway to the north and Hunter Street to the south meant that the planning and use of precast systems had to suit mobile crane and site limitations. Ground conditions also necessitated founding the structure on rock some 30m below the surface. With noise and vibration sensitivity awareness at the forefront of their thinking, the design team chose to use G-Pile. This EPA compliant technique installs

piles without the use of hammering, an obvious bonus for any worksite. This method added to the environmental prestige of the building which has a 4 ½ ABGR and 4 Green Star rating. The Connell Wagner construction design also boasts the extensive use of pre-cast concrete in areas ranging from the floors and columns, lift, stair cores and shear walls to concrete facade and piles.

Connell Wagner celebrate having been in Newcastle 50 years, making them the longest serving consulting engineering and professional services firm in the Hunter region. With 90 employees in the Newcastle office and 3000 in the Asia-Pacific region the company is a leader in multi-disciplinary consulting. Displaying a global understanding of infrastructure and development, Connell Wagner has offices in Australia, New Zealand, Asia and the Middle East.

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A SACRED SCHEME

Vision and co-operative synergy were the keys to success for 670 Hunter St Newcastle West. This project established an urban office and retail space answering commercial demand in the newly revitalized Hunter business region; Church Air (Newcastle) was the air conditioning contractor for this massive design and construct task.

Church partners Warren Hancock and Brian Lambert were the experienced Project Managers, along with dedicated staff who were ahead of schedule at each stage of construction and completed the project on budget.

For this "A" grade development, with a 4.5 star energy rating, Church Air provided a central chiller (cooled by water towers), hot water boiler (for heating) and state of the art BMS computerised control system with variable

air flow in each zone. Built into the system is an economy cycle allowing 100% fresh air and a car park which uses carbon monoxide monitoring. Church Air will provide ongoing preventative maintenance and 7 day/24 hour emergency backup support for their system.

Church Air has been servicing Newcastle, the Hunter region, North Coast and Central Coast for 50 years. Managing Director Greg Smith has been the experienced and reputable head of this company since 1990, with a focus on personalized service, in both commercial and residential ventures. Relishing the Hunter's infrastructure boom, other Church Air projects include a \$4 million air conditioning retrofit to existing wards at John Hunter Hospital, residential apartments North Wing and York Tower at Newcastle Beach and Alto Apartments and Medical Centre at Charlestown.

Greg Smith says "Our design team at Church Air focus on planning ahead and covering all aspects of a project to ensure there are no nasty, hidden costs, whilst all our client's needs are satisfied." He sees the massive 18 month effort involved in 670 Hunter St as worthwhile based on the final product: a modern, attractive, comfortable, energy-efficient building.

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ENGINEERED PERFECTION

The successful development of many areas of previously neglected Newcastle CBD would not be possible without the initiatives set in place by real estate group Colliers International. Austcorp's innovative new 670 Hunter Street development is a classic example of how a major real estate company was involved in an exciting new project right from the very beginning.

Colliers not only negotiated the sale of the original site to the NSW Department of Health but worked closely with the successful development company Austcorp, both during and after the tender phase. This involved providing up to date market information on likely rental rates and the preferred size of tenancies to suit the market, as well as strategic information relating to competition in the area.

In January of 2005 Colliers were appointed Austcorp's exclusive leasing agents successfully securing the following contracts:

- 668 square metres to Hunter New England Health.
- 2,335 square metres to the Department Of Ageing, Disability and Home Care
- 1,160 square metres to Arvato Direct Services Pty Ltd.

Negotiations are currently underway for the leasing of the remaining space. As well, Colliers have recently been appointed Austcorp's managing agents for 670 Hunter, overseeing the day to day management of the site and its tenancies.

Colliers International established their Newcastle office in 1999 and currently employ a staff of twenty two specialists, offering a comprehensive range of sales, leasing, prop-

erty management and valuation services. The company's vast global network of 248 offices worldwide, ensures both an international perspective and an in depth local knowledge of the specific regional market.

Colliers International's broader expertise stretches from general agency services in the commercial, industrial and retail sectors to specialised support in sectors such as hotels, the wine industry, health and aged care brokerage as well as consultancy, corporate services, portfolio management and frailties management.

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