



BETTER BUILDINGS PARTNERSHIP FOUNDING MEMBER

SHOWCASE INITIATIVES



STOCKLAND

STOCKHOME

PROJECT: 133 CASTLEREAGH, STREET, SYDNEY

PROJECT COMPLETED: JUNE 2009

Stockland is one of Australia's leading diversified property groups and a top 50 ASX listed company. The company is involved in property investment, management and development across Australia. Stockland is a major player in retail, office and industrial property, as well as residential communities and retirement living.

In 2009, Stockland implemented a trigeneration system at its Sydney office, Stockhome. The trigeneration system was the final stage of the Stockland office relocation project and provides an alternative onsite source of less carbon intensive electricity and reduces the demand from the electricity grid during peak periods. This project was completed with funding assistance from the department of Planning and Energy Australia and was the first use of trigeneration in the Sydney CBD.

Trigeneration - the simultaneous on-site production of electricity, heat and fuelling from a single fuel source (natural gas) via a gas fired generator and an absorption chiller - has the key benefit of reducing CO₂ emissions by 20 per cent.

The plant is located on level 5 of the tenancy and operates from 7am to 10pm each day. It powers approximately 70 per cent of the tenancy, which covers the load from office equipment, lighting and air-conditioning and around 30 per cent of the base building. Additionally, the waste heat generates heating and cooling for the two retail levels in the building.

"We are committed to reducing the environmental impacts of our office space in design and operation and this project has delivered a great result for Stockland."

JOHN SCHRODER
CEO, STOCKLAND COMERCIAL PROPERTY



KEY SUSTAINABILITY OUTCOMES

- The first commercial usage of trigeneration in the Sydney CBD.
- Trigeneration technology converts approximately 80 per cent of the fuels energy into usable energy (as opposed to coal which is 30 per cent).
- Achieved a 20 per cent reduction of CO₂ emissions for the building.
- Achieved a 5 star NABERS tenancy energy rating.
- The project provided the opportunity to trial innovative technologies.



Stockland Commercial Property is a founding member of the Better Buildings Partnership, a collaboration between leading property owners working to provide green leadership and sustainable innovation for Sydney's commercial and public buildings.
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