

Case Study

Justice Precinct Parramatta.

Green star certification.





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Multiplex Group is a fully diversified property business with a strong track record and an established brand with a reputation for quality, innovation and the successful delivery of major projects, particularly large commercial, residential, retail and specialist design and construction projects.

A Multiplex project currently near completion is the Parramatta Justice Precinct, (PJP). This is a project to construct three new buildings and refurbish an existing building on behalf of the New South Wales State Government.

The PJP project, was awarded to Multiplex in August 2005 with the initial stage of works including the refurbishment of Jeffrey House, a heritage listed building adjacent to the Parramatta River. The subsequent stages including the construction of two Court Buildings and an Office Building to be utilised by the Attorney General's Department and its staff. The Court Buildings include a new Children's Court for juvenile offenders and a Trial Court

Building for criminal trials and the Justice Administration Building, being an office facility which features a nine storey internal atrium and with state of the art energy efficient and environmental design features.

Dexion was awarded a contract worth around \$1m to supply, fabricate and install a series of Compactus storage units in addition to office storage equipment to the both the Court Building and the Justice Administration Building. The award of the contract to Dexion was the subject of a formal tender process in competition with other contractors. The Department of Commerce detailed a list of client requirements and compliance with the Green Star obligations under the main contract with Multiplex.

According to David Begg, Senior Contracts Manager for Multiplex, all products used in the fit out of the Justice Administration Building had to meet strict criteria to achieve Green Star certification in accordance with the requirements of The Green Star Council.



“As with the current crop of Government buildings, the health and amenity of the office environment is a key consideration,” said Begg, “and with increased focus on climate issues and power requirements for new buildings, the Justice Administration Building incorporates a number of design features that deliver energy savings and in turn lead to a corresponding reduction in the long term running costs. Multiplex has designed and constructed the Justice Administration Building to achieve a 5 Star ABGR energy rating and Green Star Certification,” he said.

The Justice Administration Building features an above ceiling passive ‘chilled beam’ system with a perforated metal pan ceiling to provide the cooling to the office levels. The ‘chilled beam’ system has been used in Europe for more than 20 years, and its inclusion in Australian buildings is now being seen in increasing numbers as the requirement to achieve a 5 star energy rating is a key requirement.

The system utilises cooling coils located above the ceiling level to cool the rising

warm air from the office environment. The cooled air then descends to the office space, providing a cooling effect with minimal air movement.

To achieve the Green Star certification for the fit-out of the Justice Building, Multiplex has used only materials and finishes that comply with the requirements of the Green Star Council and generally do not contain or have a minimal amount of Volatile Organic Compounds or VOC’s.

“We had to ensure that products including paints, carpets, timber board and associated products, fabrics, bench tops and even adhesives and related products used in the joinery and furniture, had no or very low VOC content,” said Begg.

“A detailed Green Star submission document was prepared and submitted to the Green Star Council to formalize the process upon which the compliance is based.”

Products and processes provided by Dexion were also the subject of the Green Star submission.



In total, Dexion installed 29 Compactus units including 8 Spacesaver Eclipse Powered Compactus fitted with custom made timber panels.

High density, powered mobile storage systems have long been recognized for their ease of use, safety features and contribution to increases in office productivity and efficiency gains and met the storage needs required by the Attorney Generals Department.

The Eclipse System is a new concept in powered mobile shelving storage. With its flexible, menu-based configurability, units can be programmed to accommodate specific functionality for various applications. Customers can reduce costs related to features that are not required.

Also, simple remote configurability makes it easy to reconfigure the Eclipse System once it's installed. As storage needs change, the system can be readily reconfigured and the modular design allows for easy future upgrades.

“Dexion has met and exceeded their obligations in regard to the procurement and installation of the Compactus storage which was completed on time and to the required finish,” said Begg. “They were quick to understand the importance of Green Star compliant EO grade timber floors for all of the units and generally the work of the Dexion crew, and there were 16 on site at different stages of the installation, was of a good commercial standard.”

