

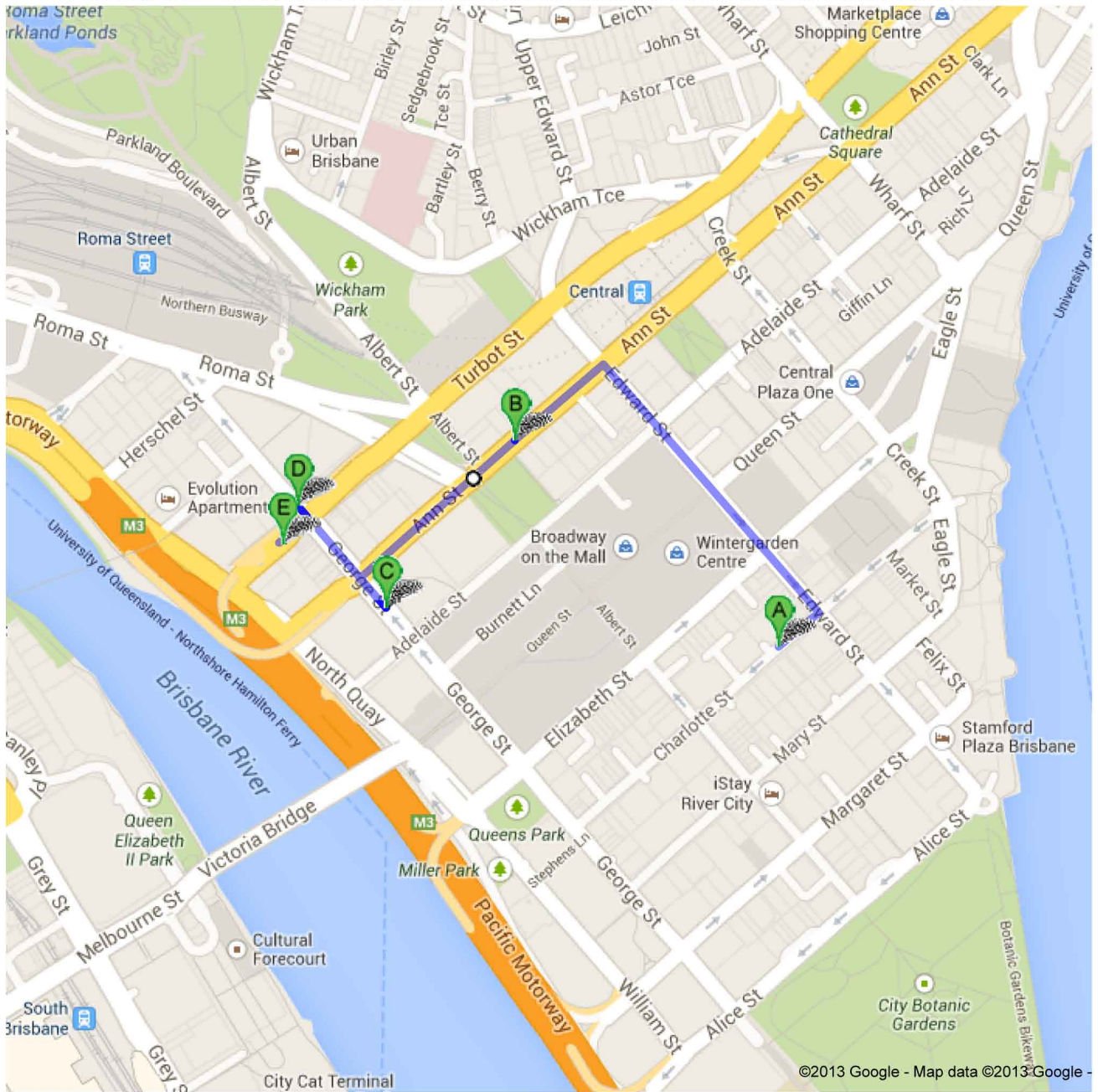
# Sustainable Brisbane Walking Tour






**Directions to 32 Turbot St, Brisbane QLD 4000**  
1.3 km – about 17 mins

**Walking directions are in beta.**  
Use caution – This route may be missing sidewalks or pedestrian paths.



**A** 150 Charlotte St, Brisbane QLD 4000

1. Head **north-east** on **Charlotte St** toward **Edward St** go 73 m  
About 53 secs total 73 m

 2. Turn left onto **Edward St** go 450 m  
About 6 mins total 500 m

 3. Turn left onto **Ann St** go 160 m  
Destination will be on the right total 700 m  
About 2 mins

Total: **700 m** – about **9 mins**

**B** 140 Ann St, Brisbane QLD 4000

total 0.0 km

4. Head **south-west** on **Ann St** toward **Albert St** go 280 m  
About 4 mins total 280 m

 5. Turn left onto **George St** go 54 m  
Destination will be on the left total 350 m  
About 45 secs

Total: **350 m** – about **4 mins**

**C** 275 George St, Brisbane QLD 4000

total 0.0 km


6. Head **north-west** on **George St** toward **Ann St** go 180 m  
Destination will be on the left total 180 m  
About 3 mins

Total: **180 m** – about **3 mins**

**D** 400 George St, Brisbane QLD 4000

total 0.0 km

7. Head **south-east** on **George St** toward **Turbot St** go 19 m  
total 19 m

 8. Turn right onto **Turbot St** go 54 m  
Destination will be on the right total 73 m  
About 50 secs

Total: **73 m** – about **1 min**

**E** 32 Turbot St, Brisbane QLD 4000

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2013 Google

Directions weren't right? Please find your route on [maps.google.com.au](http://maps.google.com.au) and click "Report a problem" at the bottom left.

# 150 Charlotte Street

## 4 Star Green Star – Office As Built v3

The refurbishment of this commercial office building focused on upgrading mechanical, electrical and hydraulic services as well as core components (e. lifts, plant rooms, foyer and retail spaces, cyclist facilities) in order to upgrade the building within the existing building envelope. Situated in the Brisbane CBD, the building comprises a total of 19 levels of office space above ground and 3 basement levels car parks.

### Project Details

<b>Green Star project applicant:</b>	<b>CIMBTCA Lima Pty Ltd</b>
<b>Architect/s:</b>	<b>Nettleton Tribe Partnership Pty Ltd</b>
<b>Main contractor:</b>	<b>Hutchinson Builders</b>
<b>Net lettable area:</b>	<b>14,000 square metres (19 storeys)</b>
<b>Location:</b>	<b>150 Charlotte St Brisbane, QLD</b>



### Building Features:

- Multi-zone VAV system allowing for individual floor zoning control
- Duct mounted heaters
- Power supplied via 2 x 1500kVA dedicated transformers
- Option for 100% generator backup for tenant lighting and power
- Separate lighting and power sections for each floor switchboard
- 3 phase power available to each floor at 63A per phase
- Dedicated pressurised systems
- Underfloor access for water supply and drainage.

## Wesley House

### 5 Star Green Star – Office As Built v2

The Wesley House redevelopment is a multi-level commercial office building which combines a retail space with a church hall. Other spaces have been incorporated including office spaces, a cafe, a fully functioning commercial kitchen and a function room. As one of the first 5 Star Green Star projects in Brisbane, the Wesley House project showcases commitment to sustainability and social responsibility through the adoption of numerous sustainable design features.

#### Project Details

**Green Star project applicant:** The Uniting Church in Australia Property Trust (Q)

**Architect/s:** Fulton Trotter Architects

**Main contractor:** Matrix Group (Aust) Pty Ltd

**Net lettable area:** 4,173 square metres (9 storeys)

**Location:** 140 Ann Street  
Brisbane, QLD



#### Building Features:

- Passive Chilled Beam installations
- Rainwater Harvesting
- Energy efficient lighting installation design and fittings
- Water efficient fittings and fixtures
- Fire pump/system test water reuse
- Minimisation of PVC use and utilisation of other sustainable construction
- Floor to ceiling clear glass windows.

## 275 George Street

### 5 Star Green Star – Office As Built v2

Located adjacent to Brisbane's City Hall, this project consists of a 29 Level A Grade Office Tower, Ground Level Lobby/Retail and Annex Building. The aesthetics of the complex are a key feature, with the foyer incorporating a high ceiling space, and the building enhanced with a high efficiency double glazed low curtain wall facade. The building structure sits primarily on the original on the original foundations dating back to 1976.

#### Project Details

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**Green Star project applicant:** The Trust Company (Australia) Limited

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**Architect/s:** Crone Partners Pty Ltd

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**Main contractor:** Watpac

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**Net lettable area:** 41,407 square metres (29 storey)

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**Location:** 275 George St  
Brisbane, QLD

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#### Building Features:

- Retention of a three-level basement from original structure
- Reuse of cooling tower water and rainwater
- Lighting zoning
- Ventilation designed for superior air change effectiveness
- Cooling tower water treatment
- High frequency blasts to reduce occupant's eye strain.

# 400 George Street

## 5 Star Green Star – Office As Built v2

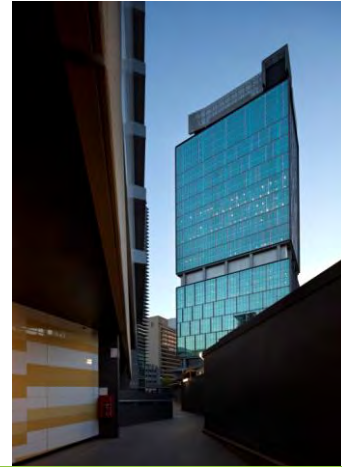
At 34 storeys, the 400 George St building offers both exceptional city views but is also designed to provide 50% more fresh air than the typical office building. This commercial office building comprises a tower of three rises totalling 41,119m<sup>2</sup>, a mid rise recreational terrace, low rise food and service retail and basement car parking.

### Project Details

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<b>Green Star project applicant:</b>	<b>400 George St (QLD) Pty Ltd</b>
<b>Architect/s:</b>	<b>Coz Rayner</b>
<b>Main contractor:</b>	<b>Thiess</b>
<b>Net lettable area:</b>	<b>41,000 square metres (33 storeys)</b>
<b>Location:</b>	<b>400 George Street Brisbane, QLD</b>

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### Building Features:

- High performance glazing system
- Floor to ceiling glazing around office floor perimeter
- High efficiency chillers
- Separate air handling units for each facade to eliminate heat
- Energy efficient T5 lighting
- BMS and movement sensors
- Re-use of condensate capture from air-conditioning.

## Santos Place

### 6 Star Green Star – Office As Built v2

The Santos building, which is the national head office for one of Australia's major oil, gas, exploration and production organisations, consists of thirteen occupied levels with a full height internal atrium and 15m x 67m column free floor plates. Comprising energy-efficient design features including a state of the art ventilation system and a gas-powered tri-generation system, Santos Place is the largest building in Australia to receive 6 Star Green Star rating.

#### Project Details

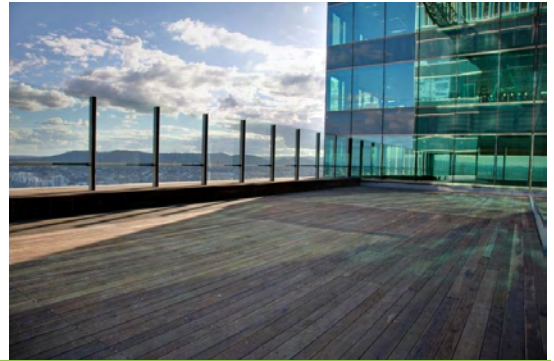
**Green Star project applicant:** Northbridge MJN Pty Ltd

**Architect/s:** Donovan Hill Architect

**Main contractor:** Hutchinson Builders

**Net lettable area:** 34,000 square metres

**Location:** 32 Turbot St  
Brisbane, QLD



#### Building Features:

- Suspended Concrete Floors
- High Performance Curtain wall façade with sun shades
- Tri-generation energy system
- High-performance, all vision double glazing and insulation combined with substantial external shading and temperature sensing automatic window blinds
- Highly efficient water-cooled chillers
- Floor by floor air handling units
- Building management control systems including centrally controlled community internal and external lighting.