

5 star rating



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BRISBANE SQUARE

GREEN BUILDING COUNCIL AUSTRALIA OVERVIEW

The Green Building Council of Australia's mission is to define and develop a sustainable property industry in Australia and to drive the adoption of green building practices through market-based solutions.

The Council's objective is to promote sustainable development and the transition of the property industry to implementing green building programs, technologies, design practice and operations. To do this, it advances and promotes the creation of a green building rating tool, economic incentives, government initiatives and programs, new technologies and industry knowledge.

CONTACT US

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GENERAL PROJECT DESCRIPTION

Brisbane Square, a certified 5 star Green Star - Office Design v1 project, is a landmark 37 storey office building on the Brisbane River bounded by George Street, Queen Street, and Adelaide Street.

Of the total 58,175m2 NLA, 48,262m2 is commercial office space for Brisbane Square and Suncorp Metway. The remainder is a podium comprised of distinctive coloured boxes that house the Brisbane City Council Customer Service Centre and public library.

The project includes a number of key ESD initiatives including blackwater sewer mining & recycling systems and heat rejection to the nearby river.

BRISBANE SQUARE

Address:

266 George Street, Brisbane 4000 QLD

Team Members:

Sustainability Consultant, EMF Griffiths

Architect:

Denton Corker Marshall

Services Consultant:

Norman Disney Young

Structural Engineer:

Qantec McWilliams

Builder:

Baulderstone Hornibrook

MANAGEMENT

- Green Star Accredited Professional engaged throughout the design and construction process
- Provision of a Building Users' Guide
- Requirement for the builder to be ISO14001 Accredited and to have a compliant EMP in place
- 60% reduction in waste going to landfill

INDOOR ENVIRONMENT QUALITY

- Provision of a CO2 control and monitoring system
- Use of high frequency ballasts
- Building geometry that provides over 60% of the NLA with views
- Design for PMV between -1 and +1
- Design for compliant building services noise and overall building noise
- Provision of low VOC paints and carpets
- Use of low-formaldehyde composite wood
- Provision of a dedicated tenant's exhaust riser

ENERGY

- Energy performance in line with 5 star ABGR
- Provision of electrical sub-metering and tenants' sub-metering
- High efficiency T5 lighting at 2W/m2 per 100Lux

TRANSPORT

- Provision of small parking spaces
- Provision of cyclist facilities for 10% of the building staff and spaces for visitor cyclists
- Construction of a dedicated tunnel that links the building with Brisbane's riverside cycle paths.

WATER

- 100% of water credits achieved
- Use of high efficiency hydraulic fixtures
- Provision of water meters
- Provision of a blackwater sewer mining system to provide recycled water for toilet flushing, irrigation and washdown.
- Provision of water meters and leak detection monitoring
- Heat rejection from the building's air-conditioning system to the river to save the potable water demand associated with cooling towers

MATERIALS

- Provision of a waste recycling area for building users
- 100% integrated fitout with Brisbane City Council and Suncorp Metway
- Use of steel with high post-consumer recycled content
- Use of sustainable timber

LAND USE & ECOLOGY

- Use of previously developed land
- Use of landscaping to enhance the ecological value of the site

EMISSIONS

- Use of zero ODP refrigerants
- Provision of a refrigerant leak detection system
- Reduced flow to sewer through use of the blackwater sewer mining system
- Use of zero ODP thermal insulants

OVERALL GREEN STAR BUILDING PERFORMANCE

