

case study



Brisbane Square takes its environmental responsibilities seriously.

One of Brisbane's newest landmark buildings has been designed to meet the Green Building Council of Australia's 5 Star benchmark.

This means that Brisbane Square sets the standard for environmental design in Brisbane, with a range of innovations to keep water and energy use to a minimum.

Honeywell

Committed to reducing its environmental impact

With over 50 000 m² of nett lettable area, Brisbane Square is big. So to make a small impact on the environment and meet the sustainability goals of its two long term tenants – Brisbane City Council and Suncorp, a number of best in class features were designed into the building.



Meeting the Green Challenge

Lighting was designed to use T5 fittings, generating less heat needing to be removed by the air-conditioning system. Along with the use of managed after hours control, the lighting system is saving 1200 tonnes /pa of greenhouse gases.

The air-conditioning system uses CO2 sensors to detect when fresh air is needed. This minimises the wasteful re-heating and cooling of air that occurs in most commercial office buildings. Variable speed drives are used to control fans in the air handling units. This optimises power efficiency as fan motors are a significant amount of the energy consumed in a building of this size.

Even the revolving doors and escalators have power saving modes when not in use.

Water efficiency is also a big part of reducing Brisbane Square's impact on the environment. The building is fitted with low flow fixtures and harvests rainwater for use in flushing toilets.

Another water saving feature is the use of river water to provide cooling instead of traditional cooling towers. Using a heat exchanger, this one item is saving over 90kL/week in water.

Honeywell has a 20 year contract to operate and manage the building. Extensive use is made of energy and water metering to measure the on-going performance. A key part of keeping the building operating efficiently as possible is regular education of the tenants. The foyer of the building shows water saved, as well as current electricity usage. This helps to build a community at Brisbane Square where everyone is responsible for keeping the environmental footprint as small as possible.