

Case Study Brisbane City Council Green Square leading by example



Brisbane City Council presides over the largest local government (population and rate base) in Australia with an area covering 1,367 sq km and over 435,000 ratepayers. Council has over 8000 employees and occupies around 250 properties.

Policy into action

In line with Council's wider sustainability strategy, the *Living in Brisbane* vision is for both Council and the city of Brisbane to be carbon neutral by 2026. How Brisbane is designed, constructed and used will play a key role in achieving this shared vision.

When Council considered the redevelopment of its Fortitude Valley depot for its own office

accommodation in 2005, sustainability of the future precinct and buildings was therefore a top priority. With this in mind, Council sold the site to developers and the resulting site became known as Green Square.

Brisbane City Council is the sole tenant of the South Tower of Green Square. The North Tower is tenanted by State Government and other businesses and the site also accommodates a community centre, a gymnasium, a vacant site for future affordable housing development, a green 'pocket park' and a retail plaza.

The site is less than 2 kilometres from the Brisbane CBD and 250 metres from the Fortitude Valley Railway Station. Linking the Valley, Bowen Hills and Royal Brisbane Hospital,

the Green Square Development project has been a catalyst for urban renewal in Fortitude Valley, addressing Council's long-term accommodation needs, delivering a broad range of community outcomes and contributing to Fortitude Valley becoming the city's next major commercial precinct.

Goals

- To reduce greenhouse gas emissions by 50% by 2026
- To achieve cleaner energy use, focusing on energy efficiency
- To lead by example



Dedicated to a better Brisbane

Signatory status	
Date joined CitySwitch	18 February 2009
Tenancy size	17,613 sqm
NABERS Commitment rating	★★★★ ½
Website	www.brisbane.qld.gov.au
Key outcomes	
GreenPower	100% GreenPower
Technology	Building Control System, efficient lighting, lighting zone controls

Collaboration between owner and tenant drives efficient operation

From the outset of development, sustainability has been at the forefront of Green Square's North and South Towers.

Green Square energy saving features

- automatic building control system enabling optimisation of air conditioning and lighting operation
- a set building temperature of 23.5 degrees regulated by changing airflow across the floor rather than altering temperature controls
- automated air conditioning operating times finishing at 6pm
- insulated ceilings
- gas hot water
- manually operated heat/light reflective blinds which optimise thermal and lighting conditions.

Lighting features

- low-energy double glazing on the building façade with external shading optimising daylight levels and thermal comfort
- energy efficient T5 lamps through-out
- amenity area, car park, lifts and foyer lighting activated by movement sensors
- office light zoning ensuring individual spaces can be switched off or naturally lit
- manually operated after-hour lights.

Collaboration in action

A high level of collaboration and information sharing has been key to the successful design, construction and operation of Green Square.

Along with a range of agreed sustainable operation practices, ISPT (the building owner) has engaged Council to conduct the building's facility management. This has allowed for effective coordination between the tenant and owner for the ongoing management of Green Square's South Tower.

Lessons learnt

Four of the five levels of Green Square South Tower have been occupied by Council since 2007. The third floor was then first occupied in August 2009 following completion of the new fit-out. This has allowed for various lessons learnt - including the operation of the waste management system - to be incorporated into the new floor.

GreenPower

With a range of sustainable design features and operations in place, the Green Square building is well placed in striving for energy efficiency.

Where efficiencies cannot be achieved through efficient technologies, wiser purchasing and behaviour change, Council has

"We are very proud of Green Square's green credentials. We actively encourage a well-designed city and sustainable city buildings, and Green Square is leading the way."

Jude Munro
Chief Executive Officer,
Brisbane City Council

committed to switching to renewable and lower greenhouse gas intensity fuel and energy sources.

Star ratings

When Green Square South Tower was awarded a 5 Star Green Star – Office Design v2 Certified Rating in July 2006, it was the first Green Star certified project in Queensland. The building was also awarded a 5 Star Green Star - Office As Built v2 Certified Rating in September 2008.

Due for assessment in October 2009, Green Square South Tower is on track to meeting Council's 4.5 star NABERS Energy commitment rating.

Get involved

Visit www.cityswitch.net.au for more information or call the CitySwitch Program Manager in your state. Contact details are listed on the website.

CitySwitch is a national tenant energy management program. Previously known as the 3CBDs Greenhouse Initiative, the program works with tenants to improve office energy efficiency, reducing the CO₂ emissions attributed to climate change.

CitySwitch Partners



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