

Sustainable Development Case Study: 400 George Street, Brisbane



Type	Development
Country	Australia
City	Brisbane
Sector	Office
Ownership	Held in joint venture
Area	43,700m ² net lettable area

Centrally located in the heart of Brisbane's North Quarter district, 400 George Street is a 34-storey office tower with the first three levels dedicated to retail and a child care centre. Showcasing 'Australian excellence in environmental sustainable design', the project has already been awarded a Five Star Green Star Certified Rating. "As built" and "Performance in use" ratings are also being targeted. Construction is on track for completion in late 2009.

Key sustainability initiatives include: an innovative formwork design, saving 40,000m² of plywood; use of 100% recycled steel for reinforcing, optimization systems (to save over 700,000 litres of water and 100,000kg of CO₂ annually); capture and re-use of air conditioning concentrate to flush toilets, waterless urinals and high efficiency water fittings and fixtures; performance glazing to maximise natural daylight but minimise thermal loading; low volatile organic compound carpets, glues, sealants and paints and the inclusion of 280 bicycle racks and extensive shower/change facilities.