

# ENERGEX BUILDING

## FKP- HELPING TO CREATE A SUSTAINABLE AND INNOVATIVE PLACE TO WORK

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**MAIN CONSTRUCTION COMPANY :** FKP Property Group  
**DEVELOPER/CLIENT :** FKP Property Group  
**ARCHITECT :** Cox Rayner Architects & Planners  
**COMPLETION :** August 2010  
**ENGINEER :** Aurecon  
**PROJECT END VALUE :** Sold for \$173 Million in July 2009

FKP is a leading Australian property and investment group whose extensive portfolio includes mixed-use, land, retail, residential, retirement, industrial and commercial assets that define the way in which people live, work, retire and invest.

With over thirty years experience, FKP is able to offer clients diverse and integrated strategies. FKP has expertise in development, retirement village ownership and management, construction, land subdivision, property investment and asset management. The prolific reputation and comprehensive property portfolio of FKP made it the perfect business to develop, construct and fit-out the significant office building that is 33 Breakfast Creek Road, Newstead.

The building is part of a greater urban renewal project being undertaken by FKP at the former gas works site in the Newstead Riverpark. The renewal project will incorporate world-class retail, commercial and residential components, which will be situated around the heritage listed and iconic Newstead Gasometer structure.

The design of the 33 Breakfast Creek Rd development is expected to reduce electricity consumption and greenhouse gas emissions by 64% and potable water use by 55%. Executive General Manager Construction Mike Tucker said they were committed to delivering state-of-the-art assets and as a result, were leading the way in regards to the green initiatives incorporated

into the renewal precinct development. "This building has been recognised by the Green Building Council of Australia as Queensland's first Six Star Greenstar Office Design v2 building," Mr Tucker said.

"Such recognition is testament to the fact FKP is committed to keeping pace with ever-changing life and work styles and creating environments that encourage sociability, as well as redefining what it means to go to work," he said.

In fact, the unique building's footprint offers a range of indoor environmental benefits, including improved daylight levels and access to views for over 80% of staff. The building will also offer excellent connectivity to the external environment through the incorporation of three atriums and a number of outdoor balconies and terraces.

In addition to these environmentally friendly initiatives, the building will also use a high performance façade with low-e, double glazing and a combination of horizontal and vertical external shading. This will not only reject excess solar heat gains, but will also minimise cooling loads and ensure adequate levels of glare-free natural light.

Furthermore, an active chilled beam air conditioning system will provide 100% fresh air at rates 150% above the Australian Standard, allowing for both high air change effectiveness and no re-circulation.

This air conditioning has the capacity to offer the option of individual comfort control, which in turn has the ability to provide comfortable conditions for the building's staff and occupants.

Additional environmental initiatives incorporated throughout the building include 60% of steel being sourced from recycled products, the use of low VOC paints, carpets, glues and adhesives and recycling of the building's waste, with a target of at least 80% by weight refuse. Another unique design aspect of 33 Breakfast Creek Rd, which sets it apart from other buildings in the area, is the ETFE roofing system.

"This particular system, which is being utilised for the atriums, is actually the same as the one that was used on the 'Watercube' at the Beijing Olympics," Mr Tucker said.

"As part of our management on this project, we chose to pursue low risk, high performance solutions that emphasise good design practices, rather than complex high-tech solutions that may hinder smooth commissioning and operation.

"Not only are we at FKP dedicated to preservation of the environment and sustainable construction, we are also constantly striving to provide our clients with cutting-edge technology and innovative design to ensure our developments create lasting impressions," he said.



# G. JAMES GLASS & ALUMINIUM – YOUR FAÇADE SPECIALISTS

With nearly 30 years experience in the construction and installation of large commercial and building façade products, G.James Glass and Aluminium are without a doubt, leaders in this industry.

Employing over 2,500 professional and experienced staff, G.James has been able to continually demonstrate its' expertise and overcome challenges that often arise from client and architect design aspirations.

The Australian-based manufacturing company is also integrated with its' own extrusion production, surface finishing, glass supply and processing capabilities, enabling G.James to retain a high level of control over the major supply chains. This combination results in comprehensive and highly skilled in-house design and engineering services.

Given their prolific profile, G.James have recently been involved in Brisbane's Energex project – an FKP riverside development site and home to Brisbane's iconic gasometer.

Throughout their involvement, G.James have been responsible for installing a high performance façade that incorporates low-e double-glazing and a combination of horizontal and vertical external shading. The advantages of these façades are that they reject excess solar heat gains and minimise cooling loads, yet ensure there are adequate levels of glare-free natural light.

Using a combination of acoustic, aesthetic and thermal considerations, G.James also supplied 'charcoal' powder coated aluminium windows with insulated glass units of twin pane glazing.

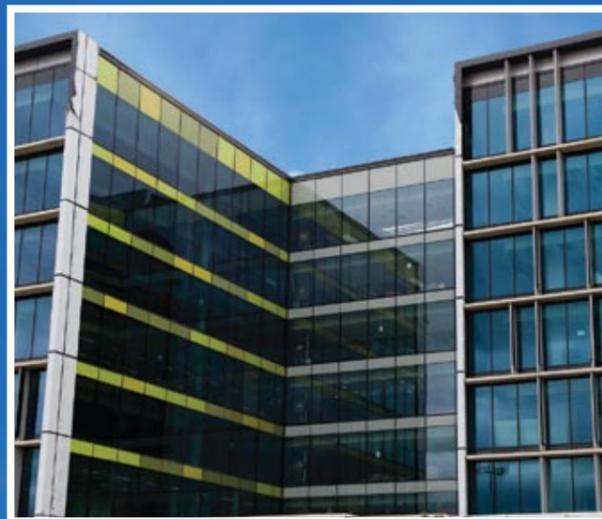
The result of this stand-out combination was a building that reflected both variety and statement.

The facade featured multi coloured ceramic coated spandrels and a surround of aluminium cladding. This technique is referred to as 'bookend' cladding, with horizontal 'nosing' and 'eyebrow' cladding and vertical/horizontal sunblades completing the effect.

"Throughout this project, we at G.James, have been proud of the professionalism to detail that we have achieved in order to meet the demands and expectations of the client.

In addition, G James has enjoyed working with all of the consultants to help deliver this outstanding project.

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# THYSSENKRUPP ELEVATOR ON THE WAY UP



Since 1995, ThyssenKrupp Elevator Australia, part of Germany's ThyssenKrupp AG company, has become the fastest growing elevator company in Australia, providing outstanding products and services across the nation.

Specialising in the supply, installation and maintenance of elevators, escalators and passenger conveyers and backed by their expertise and global resources, ThyssenKrupp Elevator Australia provides innovative and cost-effective solutions to their clients.

Given their reputation, ThyssenKrupp Elevator Australia has recently been involved in the supply and installation of eight, Evolution Flexible MRL elevators, with Destination Selection Control (DSC) Systems, as well as an additional two escalators for the Energex Building in Brisbane.

Using recycled Spotted Gum timber in the lift cars and goods lifts, ThyssenKrupp Elevator Australia also supplied energy efficient elevators, which were essential in order for the building to achieve a Six Green Star rating. These elevators also incorporated a number of power saving features and regenerative drives.

Alan Younger, Manager of ThyssenKrupp Elevator Australia Queensland operation, said the Energex Building had actually been installed with the first ThyssenKrupp Elevator Australia DSC system used in Queensland.

"Not only does this system cater for passengers with disabilities by extending the door opening times, however, it also groups people going to the same floors together, which improves the efficiency of the lift system and the building," Mr Younger said.

"In addition, this avoids the lifts becoming overloaded and passengers don't have to stop at every floor on the way to reaching their destination.

"Another unique environmental feature is that ThyssenKrupp Elevator Australia installed the lifts with regeneration drives, allowing excess energy to be converted back into the power supply, rather than being released in the form of heat," he said.

Working on other projects, such as Raine Square in Perth, where they installed the first, six Twin Elevator Systems in Australia, ThyssenKrupp Elevator Australia will continue to provide quality products to a range of companies and remain at the forefront of the elevator industry.

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Operating since 1987, Gray Robinson & Cottrell has been providing Quantity Surveying services to the construction industry across Queensland. Utilising the latest technology in building software programmes, including 'Building Information Modelling' (BIMS), Gray Robinson & Cottrell formulate the best procurement processes within the given constraints, adding project value and consistency.

As a result of their reputation, it was no surprise they were recently responsible for the full Estimating, Cost Planning and Control on the first stage of the FKP Newstead Riverpark Urban renewal precinct. Not only did they provide all the Estimating and Cost Planning services, they were also involved with the latest six star Green Star technology and suggested various environmental initiatives and products.

Gray Robinson & Cottrell is also currently providing services for 'The Regent', a large commercial development in the centre of the city, the 'Queensland Police Academy', a substantial training and education precinct, as well as a number of large residential projects such as Hamilton Harbour, Mosaic, Alderley Square, Eldorado Square and Code. Gray Robinson & Cottrell's Director, Stuart Gray said their excellent and accurate project delivery record was continuously evidenced by strong working relationships with clients. "These relationships are testament to the quality of services we provide. We consistently aim to satisfy our client requirements and expectations, while at the same time achieving 'the bottom line', he said.

**GRAY ROBINSON & COTTRELL**

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