

RIPARIAN PLAZA



LOCATION
Brisbane

COMPLETION DATE
2016

CLIENT
Riverside Development

VALUE
\$2.8M

Riparian Plaza is a commercial building of 53 levels which includes 30,500m² of premium office space, retail accommodation, luxury apartments and multi-level car parking comprising 213 car spaces. This building has maintained a premium grade standard since being commissioned in 2003, and was seeking the opportunity to be compliant to the NABERS Base Building rating scheme and improve on the existing base building rating. The building now has a 5 star NABERS rating as a result of improved building control strategies with the installation of a Tridium Building Management System (BMS). To further improve the efficiency of the building, the chiller configuration was improved with the replacement of one old technology chiller and the installation of a low load chiller which reduced energy costs.

KEY ACHIEVEMENTS

- ✓ Installation of a low load chiller.
- ✓ VAE Bureau - Building Optimisation.
- ✓ Upgrade to a Tridium Building Management System (BMS).
- ✓ Installation of energy meters to better control energy usage.
- ✓ VAE Bureau - Data Driven Maintenance.

5 star NABERS rating





Through the services offered by the VAE Bureau, Riparian Plaza has officially reached the target required of the base building rating of 5 stars during the rating period of March 2016 to February 2017.

The Bureau has employed automated analytics to identify opportunities to save energy within the building. These opportunities have then been implemented in consultation with the building management team while improving tenant comfort. Throughout the delivery of the Bureau's building optimisation, the client has incrementally seen the improvements in performance to a 5+ star NABERS rated building.

The Bureau's data driven maintenance improved the base building NABERS rating through continuous optimisation and tuning of the building systems. During the NABERS rating period, several minor modifications were made to the system to ensure that the building was operating efficiently.

The comparison of the 2016 energy consumption with the 2015 energy consumption has resulted in a reduction of 1,169,608.91 kWh for total energy usage. Annually there has been a savings upward of \$100,000 for the 2016 period compared to the 2015 period.

-79%

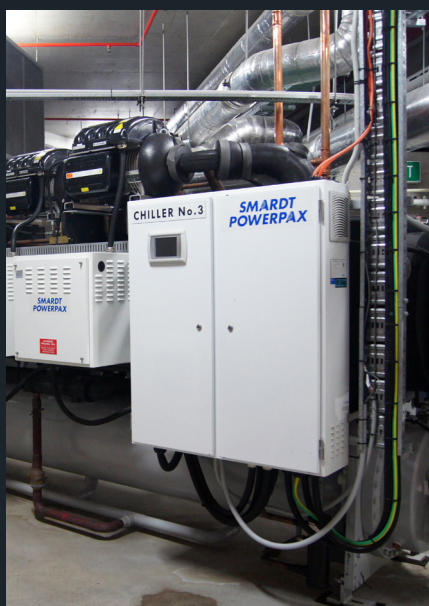
REDUCTION IN HEATER USAGE

-60%

REDUCTION IN ENERGY USAGE
FOR THE RETURN AIR FANS

-45%

REDUCTION IN ENERGY CONSUMPTION
OF THE CHILLER PLANT



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BUILDING SYSTEM PERFORMANCE