

A photograph of a modern building with a glass facade. The building has a prominent corner with large windows. A sign on the building reads "400 GEORGE". In the foreground, there is a blurred red car and a grey car, suggesting a busy street. The overall tone is dark and moody.

CASE STUDY:
400 George St,
Brisbane

METHVEN



CASE STUDY:

400 George St, Brisbane

PROJECT: 400 George St, Brisbane **CLIENT:** Cromwell Property Group
PRODUCTS: [Methven Kiri](#) Low Flow showers with [Satinjet®](#) technology

Background

Located in Brisbane's prestigious North Quarter, 400 George St is a 5-star Green Star office building. Originally designed by Cox Architects, the building provides 43,978 m² of commercial office floor area, with close proximity to the Kurilpa Bridge which extends over the Brisbane River to the Gallery of Modern Art and South Bank cultural precinct.

While construction was completed in 2009, the addition of the building's end-of-trip facilities was completed in 2021 as part of project "Refresh at 400", led by designers from nettletontribe in partnership with building owners Cromwell Property Group.

Challenge

Part of the refresh project required the addition of an end of trip facility into a space that did not previously have one. With 400 George's reputation as a highly efficient building, this had to be done with two primary goals in mind - first, to measurably improve the tenant experience. Second, to reduce the water usage in the End of Trip facilities by 5% while retaining the building's 5.5 star energy, and 4.5 star water NABERS Ratings.

From a design perspective, there was also the challenge of creating harmony between the existing building services and the new additions. Finally, environmental factors such as COVID and the Queensland floods disrupted build times and caused fluctuations in building occupancy.

“By installing Methven Kiri Satinjet® Low Flow showers as part of the 400 George Street end of trip renovation, we were able to turn an existing food court space into a luxurious and well-appointed end of trip experience for the tenants.”

JENNI FORD, GENERAL MANAGER – 400 GEORGE STREET.

Solution

Knowing that bathroom fixture features and flow rates significantly impact water savings, Methven Kiri Low Flow showers with Satinjet® technology were installed to achieve the clear goals of reducing water usage whilst improving the experience for the building's high value tenants.

Methven Kiri Low Flow showers were able to optimise performance with 5L/min shower heads, a significant reduction on standard shower flow rates of 9L/min. In turn, this resulted in a huge 82.41kL in direct savings from Methven Kiri Low Flow Satinjet® showers¹.

“By installing Methven Kiri Satinjet® Low Flow showers as part of the 400 George Street end of trip renovation, we were able to turn an existing food court space into a luxurious and well-appointed end of trip experience for the tenants,” said Jenni Ford, General Manager – 400 George Street. “It was important to us that we retained the strong sustainability credentials of the building, so installing low flow showers without compromising tenant experience was key. Not only did we receive positive tenant feedback, we were able to keep water consumption down and retain our NABERS Water rating, with the showers contributing a large part of our efficiencies.”

¹ Caroma Smart Command Data 400 George Case Study, based on data collected over the 12-month period July 2021 to June 2022.

