

4 Parramatta Square NSW, Australia

Building Performance Maintenance

**4 Parramatta Square achieves 6
Star NABERS rating within 18
months of contract with
Conservia**

BPM Outcomes

Energy
Savings:
kWh **45%**

Reduction in
Energy: **40%**

Reduction in
Gas: **65%**

Financing **From Savings Only**

4 Parramatta Square is now the second largest building in Australia to achieve a 6-star NABERS rating, all within 18 months of undertaking a Building Performance Maintenance contract with Conservia. With the original goal of achieving 5 stars at the beginning of the project in early 2021, 4 Parramatta Square surpassed its energy-saving results to achieve a 40% reduction in energy consumption.

We performed an AHU economy cycle, utilising outdoor dew-points to decide when the outside air is too humid to be used for indoor cooling.

We also identified and deselected rogue VAVs from overall cooling and heating logic. Rogue VAVs prevent the central plant from running efficiently by providing faulty or a lack of data, the result is wasted energy. Identifying and deselected the rogue VAVs will save significant fan energy use for 4 Parramatta Square.

We applied a wet-bulb control for the cooling towers, this will ensure that when the outside temperature is warm enough, it won't require excessive indoor heating. We also set the degree control band for all VAVs to half a degree instead of 1 degree, and a pressure reset program for the tenant condenser water system.

As a result of our energy-saving strategies, 4 Parramatta Square is flourishing with a sustainable design. Our solutions are saving the building 40% of electricity consumption and roughly 65% of gas usage a year. As part of our contract, we are continuing to provide ongoing support to ensure all our strategies are running to keep the building increasingly more sustainable.