



## Enhancing NABERS Performance at 145 Eagle Street

### CASE STUDY

## Introduction

145 Eagle Street is a 16 storey office tower situated on a prized riverfront position in Brisbane's golden triangle district.

Recognising the evolving demands of the modern market and driven by a commitment to excellence, building management sought to proactively strengthen the asset's sustainability credentials and operational performance to enhance its strong tenant offering.

## Challenge

Management at 145 Eagle Street wanted a significant improvement in the NABERS energy rating. The brief focused on delivering efficiency improvements while minimising capital spend, avoiding disruption to tenants, and reducing performance risk through reliable, outcome-driven solutions.

## DRIVING ENERGY EFFICIENCY AT 145 EAGLE STREET

## Testimonial

*"This project shows how smart optimisation can cut operating costs, reduce performance risk, and deliver outcomes backed by clear financial guarantees."*

– Steve Castieau, GM Property



**Targeted optimisation improves NABERS  
performance and reduces energy consumption**

## Core Services Provided

Conservia delivered an energy optimisation project guaranteeing agreed energy savings, focusing on:

- **HVAC & BMS Tuning:** Advanced control strategies to improve system efficiency and responsiveness.
- **Plant Optimisation:** Targeted chiller and cooling tower tuning to maximise mechanical performance.
- **Enhanced Metering:** Additional metering to accurately capture NABERS performance data.
- **Rigorous Verification:** Continuous monitoring and measurement to ensure all upgrades deliver intended results.

**5  
Star**

**NABERS  
energy rating**

**~35%**

**Reduction in  
energy use**

**< 3  
Years**

**Payback  
period**

## Key Solutions

The project implemented targeted operational improvements to optimise building performance and energy efficiency, including:

- Optimised HVAC control strategies to reduce energy use
- Improved system performance through targeted plant tuning
- Increased NABERS accuracy via refined metering approach
- Delivered a 5 Star NABERS-aligned performance outcome
- Implemented within a live building with no disruption

## Conclusion

By prioritising operational optimisation and performance guarantees, 145 Eagle Street achieved a strong uplift in energy performance within a single NABERS cycle. Through visionary management and targeted optimisation, it has strengthened its position as a leader in Brisbane's office market, demonstrating that sustainability and financial performance align.

