Braemar VRF Case Study

Goodmans Warehouse, Murrarie, QLD

Goodmans Warehouse Murrarie, QLD

Project Address
17 Goodman Place, Murrarie, QLD, 4172

Builder
Hindmarsh

Installer
SEQ Air Conditioning Services

Equipment
Braemar VRF - Indoor, Outdoor and Control Units

CUSTOMER PROFILE

Gateway at Murarrie is Brisbane's premier new industrial estate, purpose-built to meet the evolving demands of logistics, warehousing, and last-mile delivery. Strategically located adjacent to the Gateway Motorway, this estate offers unmatched connectivity and operational efficiency for businesses seeking a central hub in South-East Queensland.

INDUSTRY

- Offices

APPLICATION

- Stand-alone Cooling & Heating
- Controled Comfort Levels
- Centralised Zone Control

Smart, Scalable Comfort with Braemar VRF Solutions

Project Overview

Gateway at Murarrie is Brisbane's premier new industrial estate, strategically positioned adjacent to the Gateway Motorway. Located between the Brisbane CBD, Airport, and Port, the estate offers unparalleled connectivity for logistics and last-mile delivery operations. Its central location enables rapid access across South-East Queensland.

Surrounded by major industrial players such as Laminex Group, Inghams, Toll, Armaguard, and QML Laboratories, Gateway at Murarrie is a hub for high-performance commercial activity.

Site Features

- Corporate grade two level office accommodation with corporate facade
- Targeting 5 Star Energy rating
- LED lighting throughout and dedicated solar PV system to benefit each customer.
- Total Office Space = 548 SQM
  Ground Floor = 250sqm, Dock Office = 48sqm, First Floor = 250sqm

Client Details

D&C Projects – Building Design with Vision and Precision

Founded in 2008 by Director Craig Drever and Amelia Coe, D&C Projects has grown from a modest office into a leading provider of building design and drafting services across Northern NSW. The company's exponential growth led to the creation of the Taminda Business and Lifestyle Park, a self-designed, master-planned hub that reflects D&C Projects' commitment to innovation and excellence.

With offices in Tamworth and Newcastle, D&C Projects offers convenient access and responsive service to regional centres and surrounding communities. Known for tailored solutions, local expertise, and a dedication to quality, the team continues to deliver exceptional outcomes in every project.

Project Requirements

The project involved delivering a tailored HVAC solution for a mixed-use facility comprising office and warehouse spaces. The site's proximity to a major motorway presented environmental challenges with high levels of dust, dirt, and exhaust fumes demanded robust, corrosion-resistant equipment capable of long-term reliability in harsh conditions.

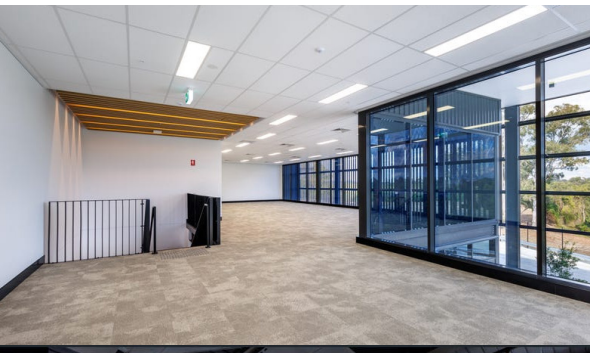
System Design & Deliverables

To meet the operational and environmental demands, a multi-zone VRF (Variable Refrigerant Flow) system was deployed, offering flexible climate control across various internal zones including:

- Private offices
- Meeting rooms
- Open-plan workspaces

The design prioritised minimal outdoor footprint while ensuring full system control via centralised interfaces. Key deliverables included:

- Efficient zoning and temperature control
- Minimal disruption to lettable space
- Scalable infrastructure for future expansion



Equipment Supplied

Outdoor Units:

- 4 × MCSX280D317B VRF ODUs
- 2 × MCSX220D312B VRF ODUs
- 1 × MCMX080D104B VRF ODU

Indoor Units:

- 4 × MDHXD1H High Static 3-Phase VRF Ducteds
- 4 × MDHXBDA High Static VRF Ducteds
- 4 × MBHXD8N VRF Cassettes

Controls:

- 12 × XE70 Wall Controllers
- 3 × CE52 Central Controllers

Outcome

Space Efficiency: Slim-profile outdoor units maximised plant space, increasing net lettable area for the client.

Centralised Control: CE52 controllers enabled full system management from designated control points, streamlining operations and reducing maintenance overhead.

Versatile Configuration: A broad mix of indoor and outdoor units with varied electrical specifications allowed precise tailoring to room size, usage, and layout.

Durability in Harsh Environments: Black fin coil protection provided enhanced resistance to corrosion, dust, and fumes, delivering a cost-effective, long-life solution.

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COMMERCIAL HVAC SOLUTIONS

For more information, please call 1300 475 091
or email commercial@seeleyinternational.com

We provide full technical support to ensure optimal design for each application.

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