

# GBCA hosts greener events

- Venues are selected in the CBD close to public transport
- GBCA events are recorded and released as podcasts on our website so those interstate can access the information without unnecessary travel
- Vegetarian catering has been provided for this breakfast
- An online event evaluation system is also used to reduce printing
- Speakers are given Oxfam cards at the event, this removes the need for a courier and wrapping materials for alternate gifts like wine



green building council australia





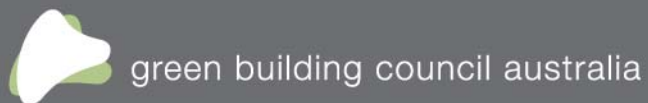
6 star rating



Office  
Design  
v2

Meet the Stars  
*1 Bligh Street Sydney*

this Meet the Stars event is sponsored by:







6 star rating



Office  
Design  
v2



# SPEAKER

Louise Martin  
DEXUS



green building council australia







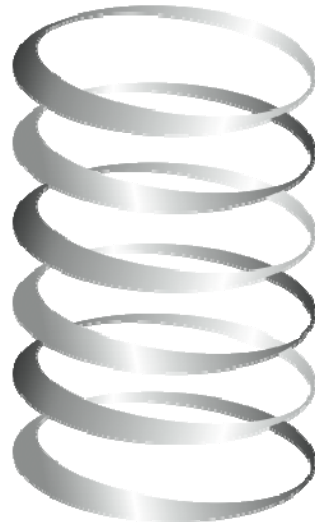
# SPEAKER

Tony Gulliver  
DEXUS



green building council australia





# 1 BLIGH

S Y D N E Y

Presentation prepared for  
Green Building Council of Australia  
Thursday 29 July 2010



# PROJECT TEAM



Joint  
Ownership

DEXUS Property  
Group (DXS)

DEXUS Wholesale  
Property Fund

Cbus Property

Development  
Management

DEXUS Property  
Group (DXS)

Architects  
Collaboration  
between

Architectus  
(Sydney)

Ingenhoven  
Architects  
(Germany)

Design &  
Construct  
Contractor

Grocon Group

Services  
Design

ARUP

Sustainability  
Consultant

Cundall

# DESIGN BRIEF SUMMARY

- The next generation in premium sustainable office space
- Designed to be Sydney's first 6 Star Green Star high-rise office tower and designed to achieve a 5 star NABERS rating
- 42,000sqm elliptical shaped tower
- High-rise floors of 1630sqm Net Lettable Area
- contemporary design featuring
  - Australia's first double skin glass façade
  - Large, flexible and highly functional floor plate
  - Naturally ventilated full height glass atrium
- Premium Grade Services with additional capacity



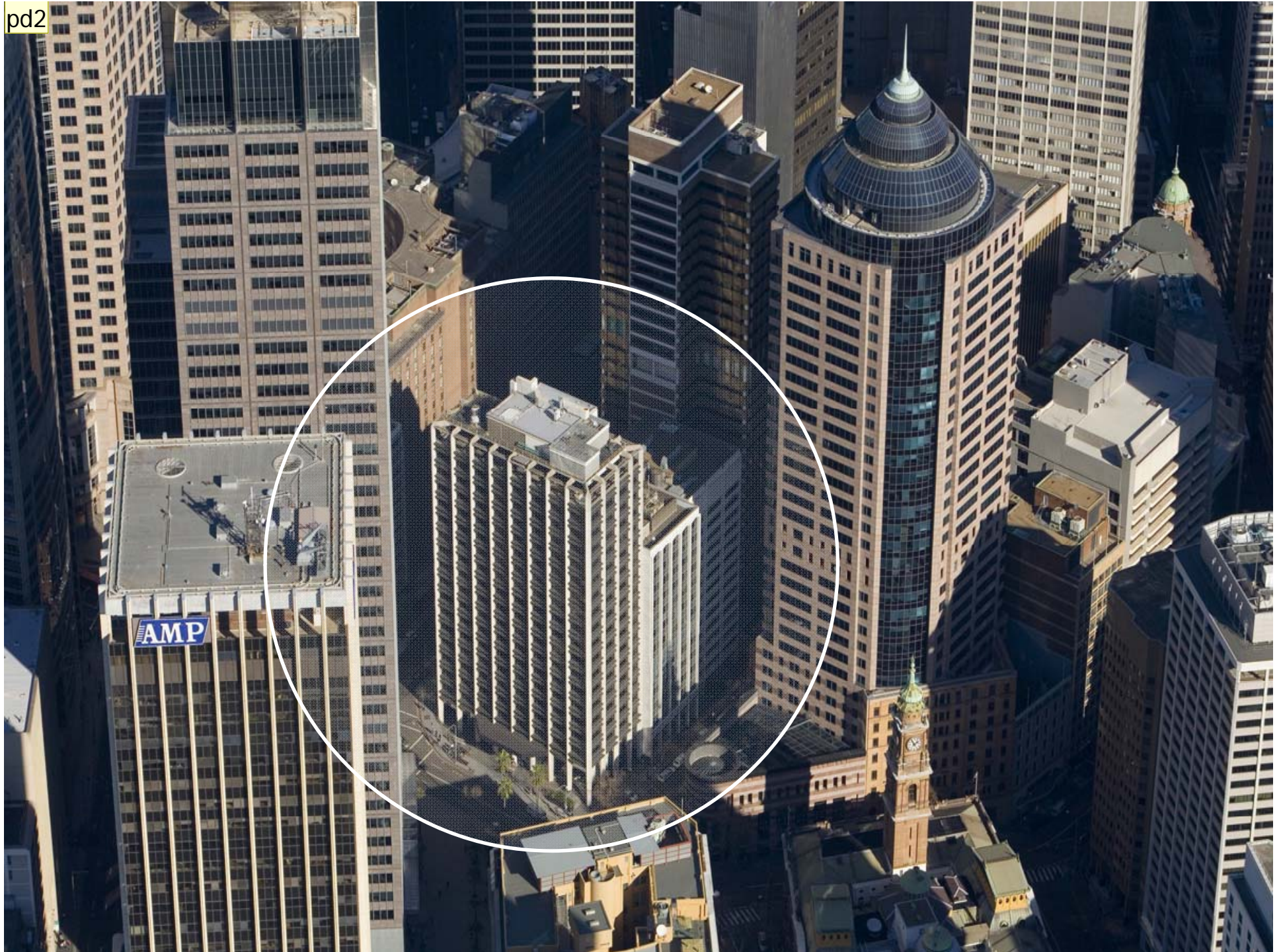
**1 BLIGH**  
SYDNEY













## Slide 13

---

pd2

This needs some explanation.

EG Just a head line like - Previous site developments or What was...

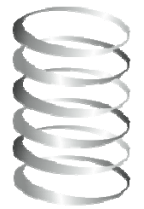
phaedra dezarnaulds, 18/06/2009





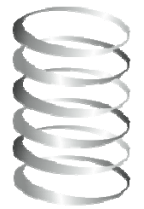






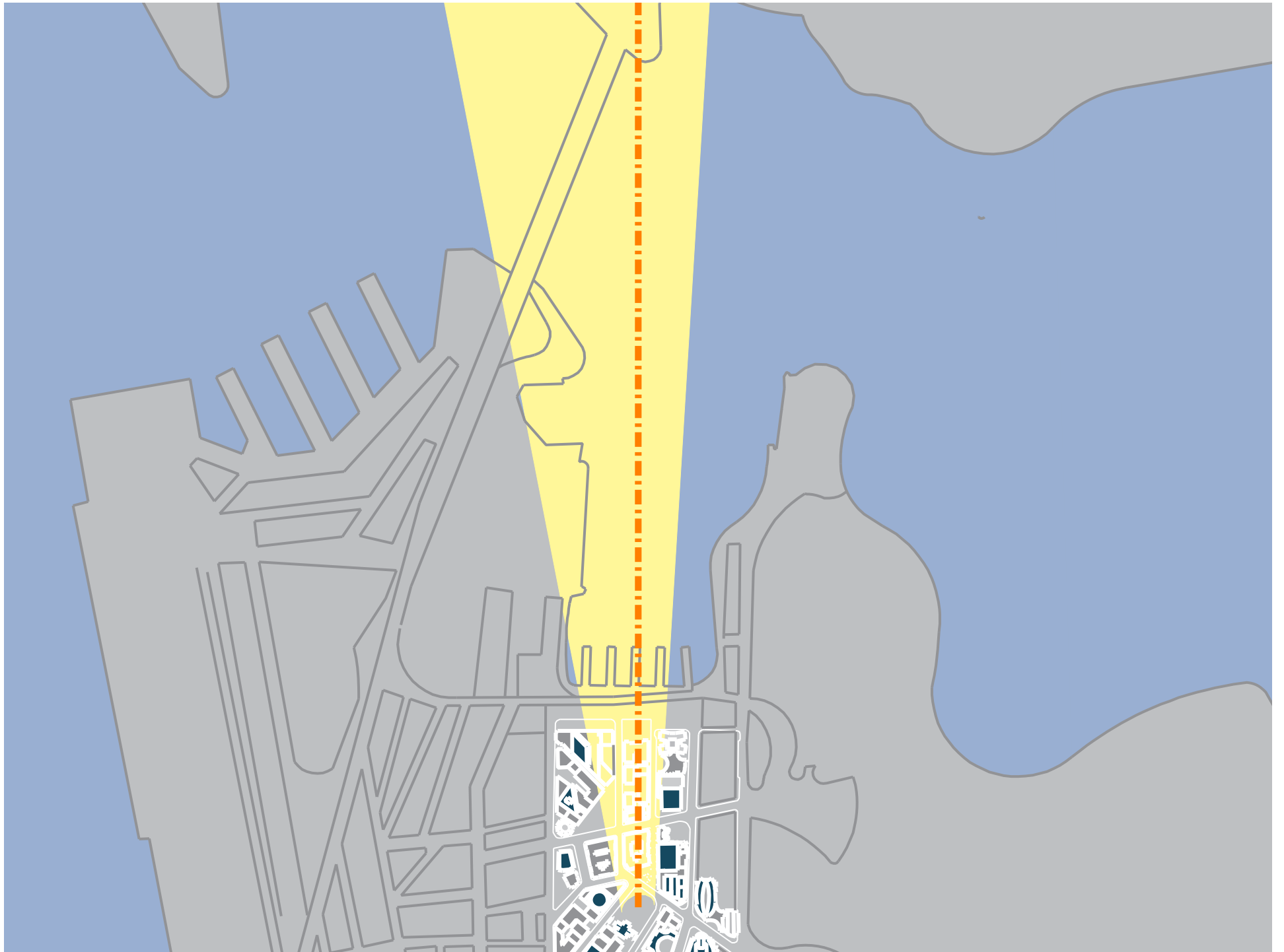
**1 BLIGH**  
SYDNEY

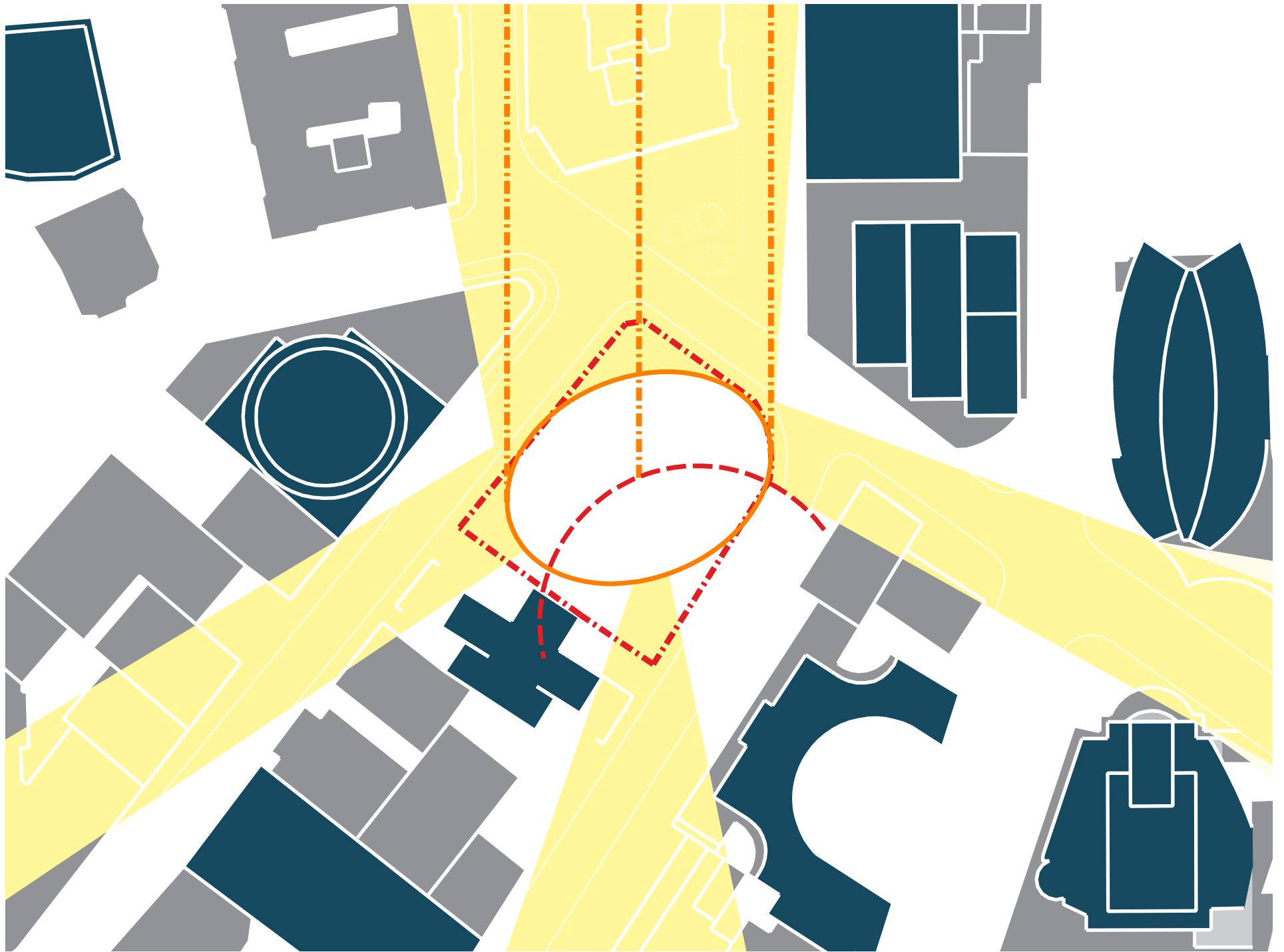




**1 BLIGH**  
SYDNEY



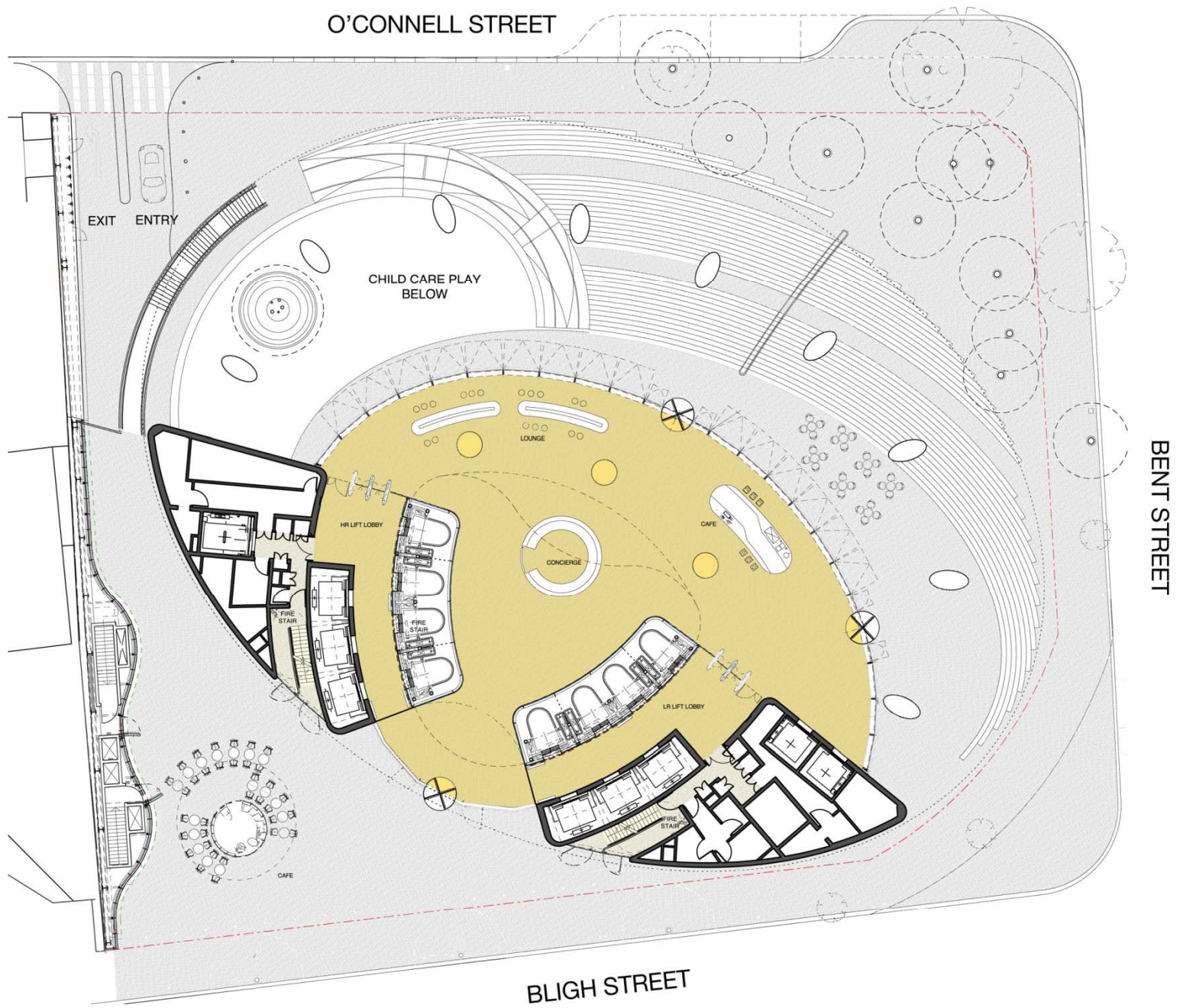








Ground  
Floor Plan























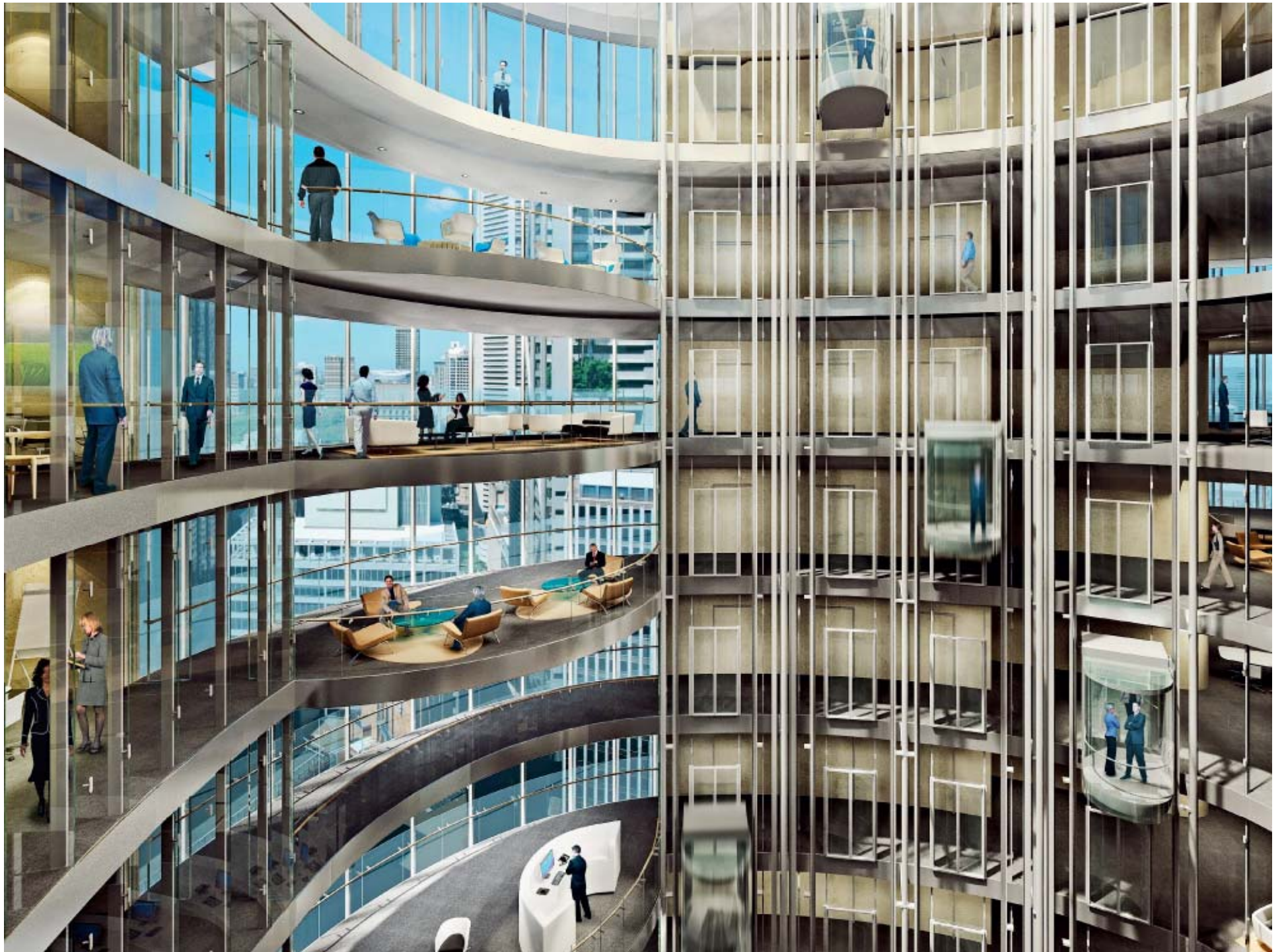












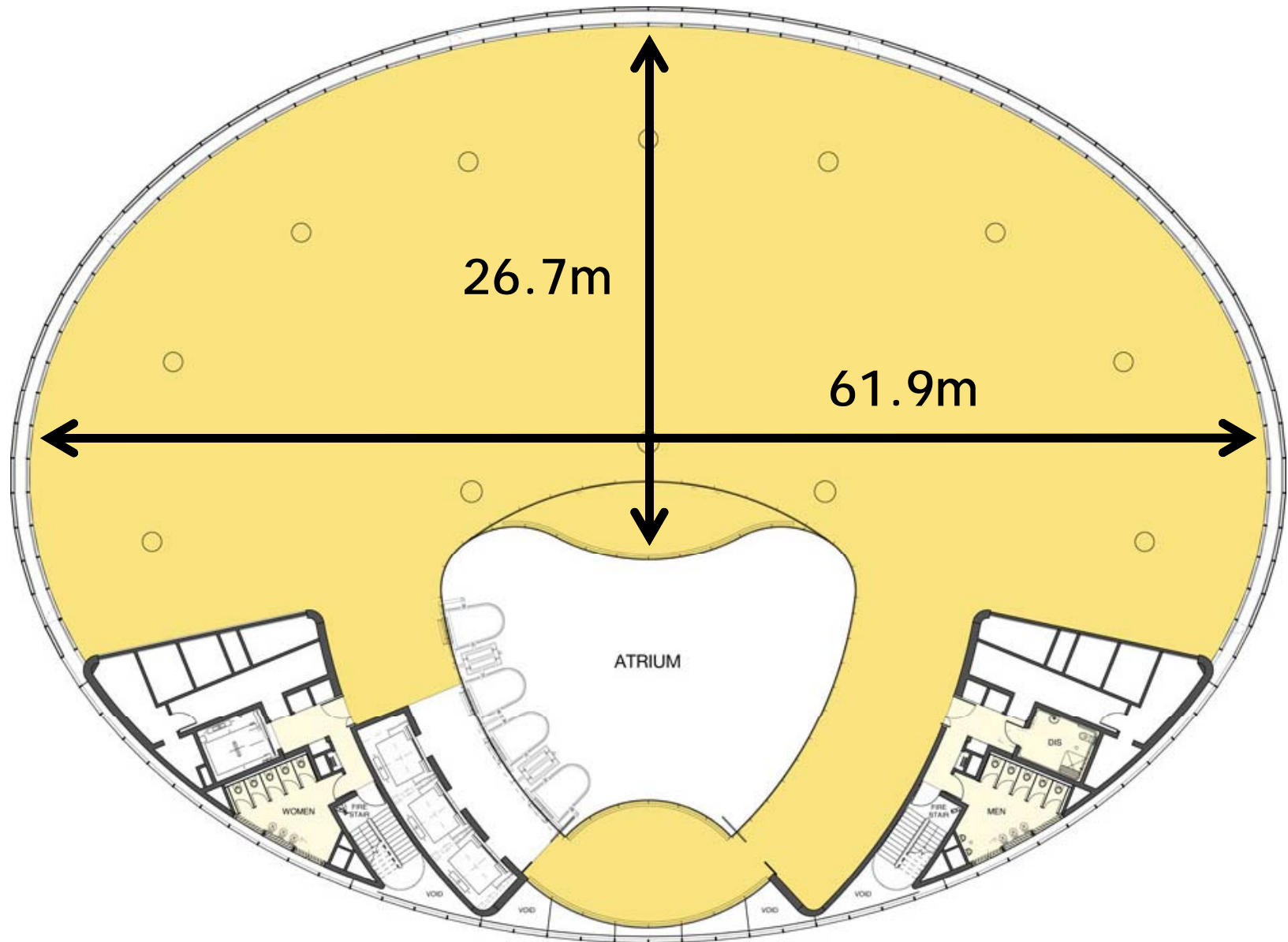
# THE WORK ENVIRONMENT



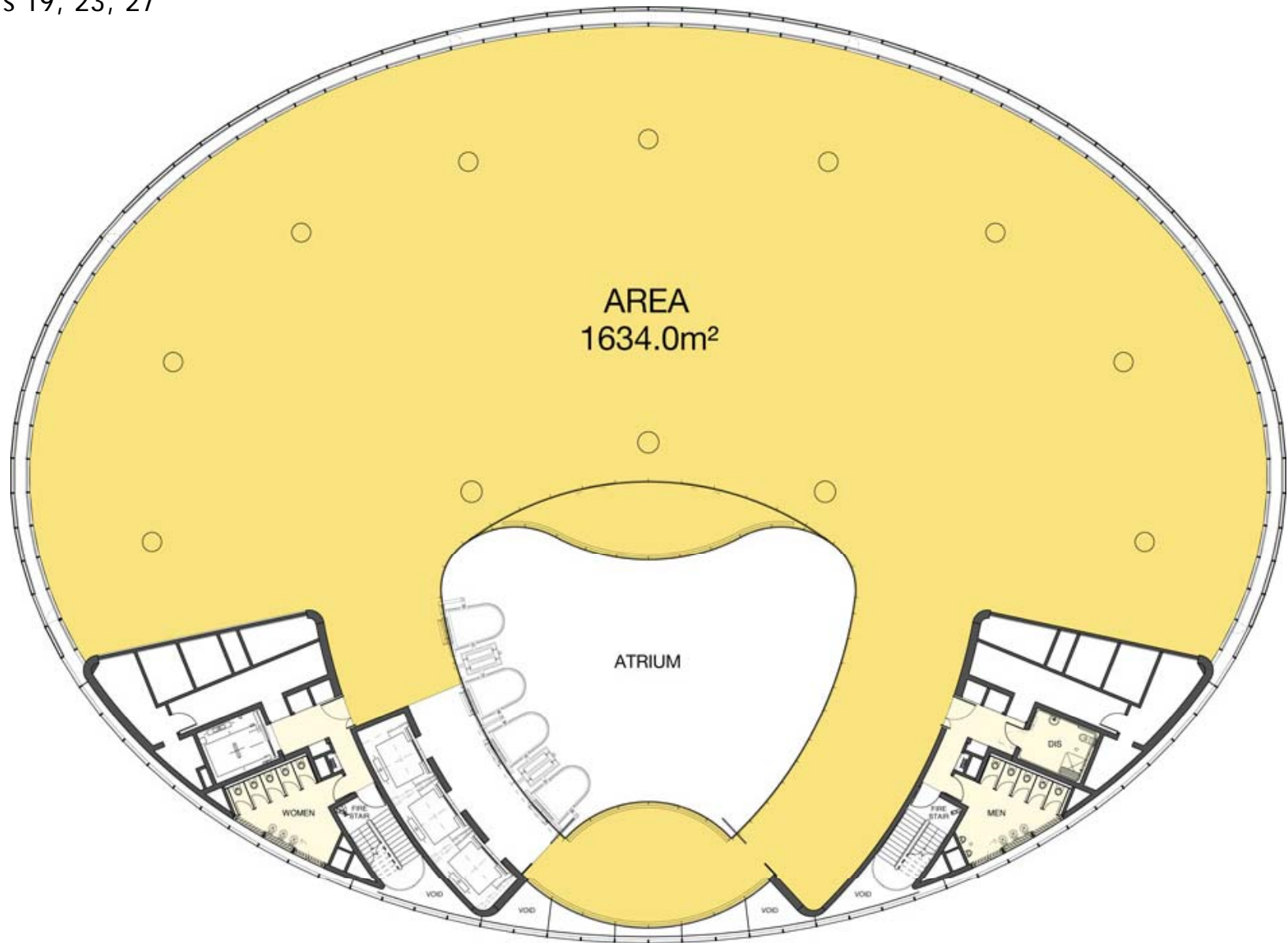
**1BLIGH**  
SYDNEY



Typical High-rise Floor Plan

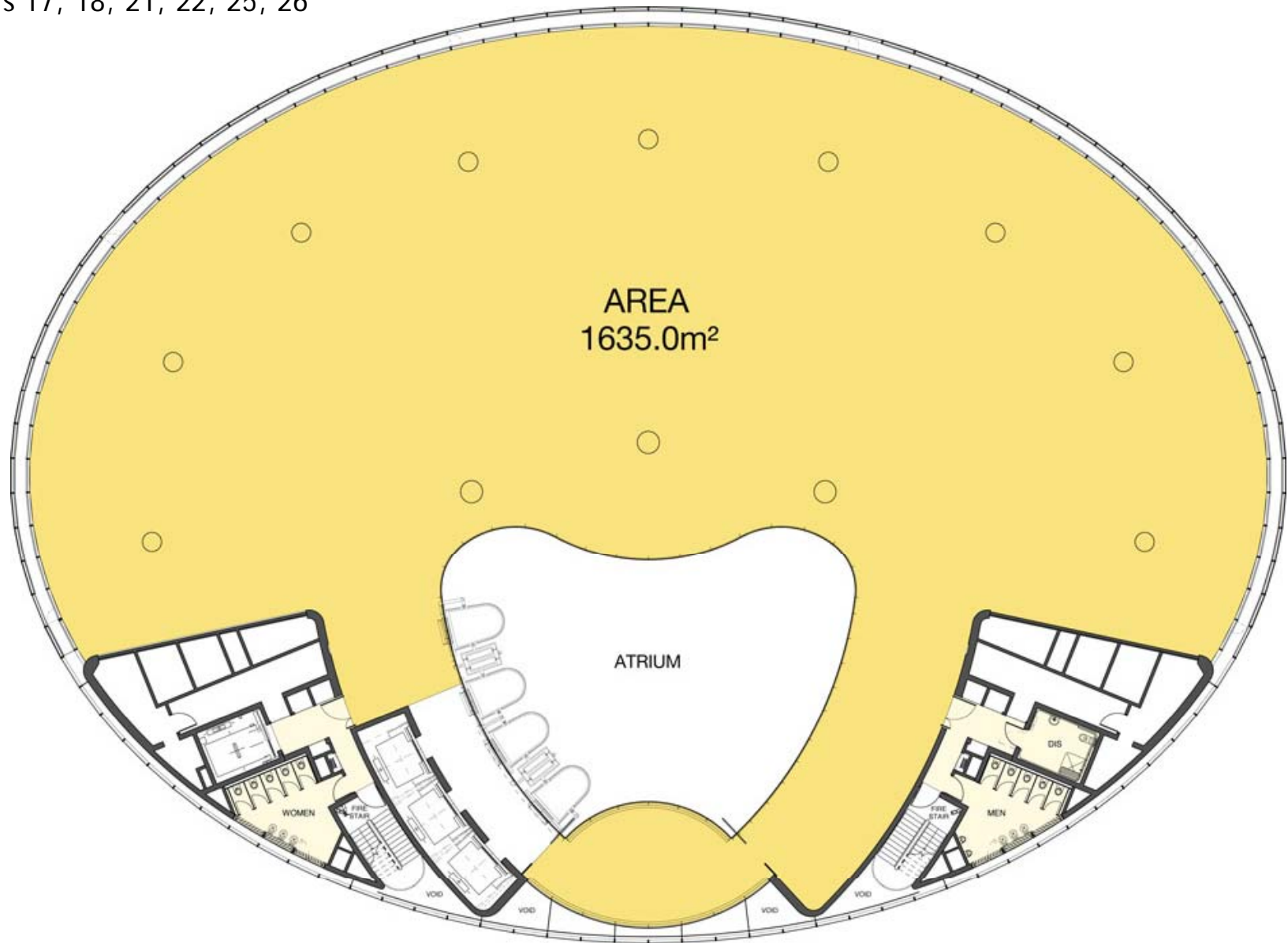


Typical High-rise Floor Plan  
Levels 19, 23, 27

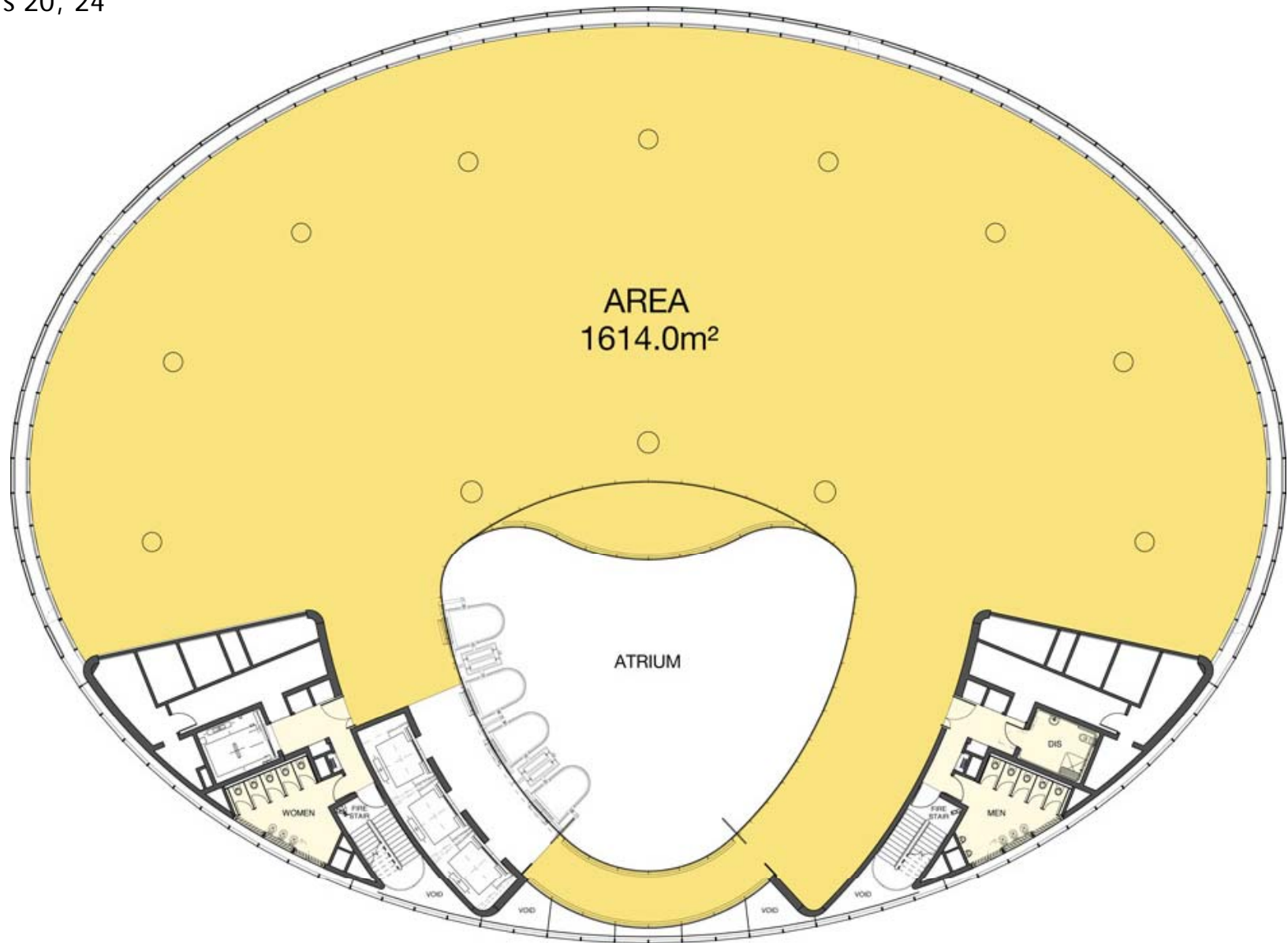




Typical High-rise Floor Plan  
Levels 17, 18, 21, 22, 25, 26

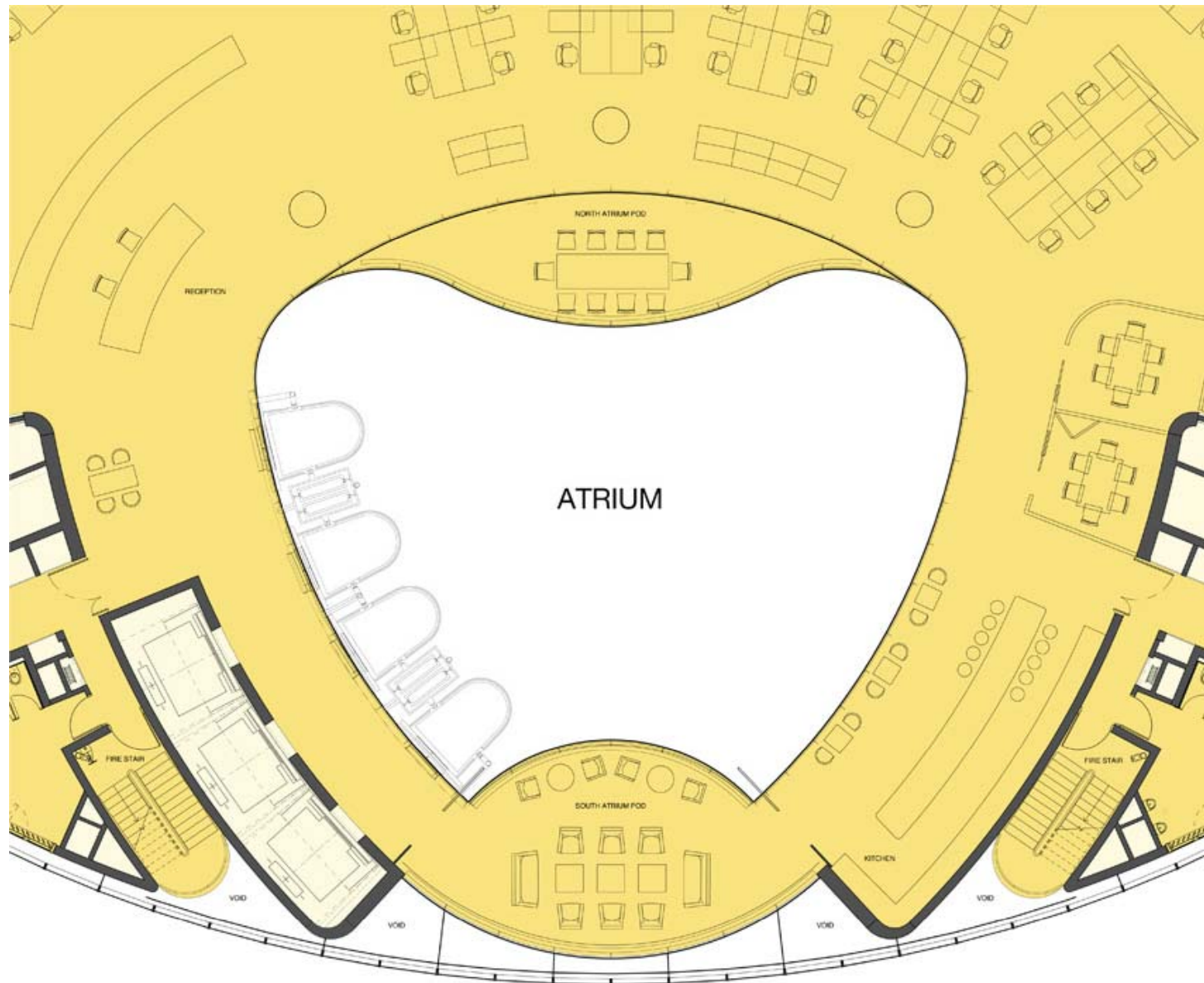


Typical High-rise Floor Plan  
Levels 20, 24



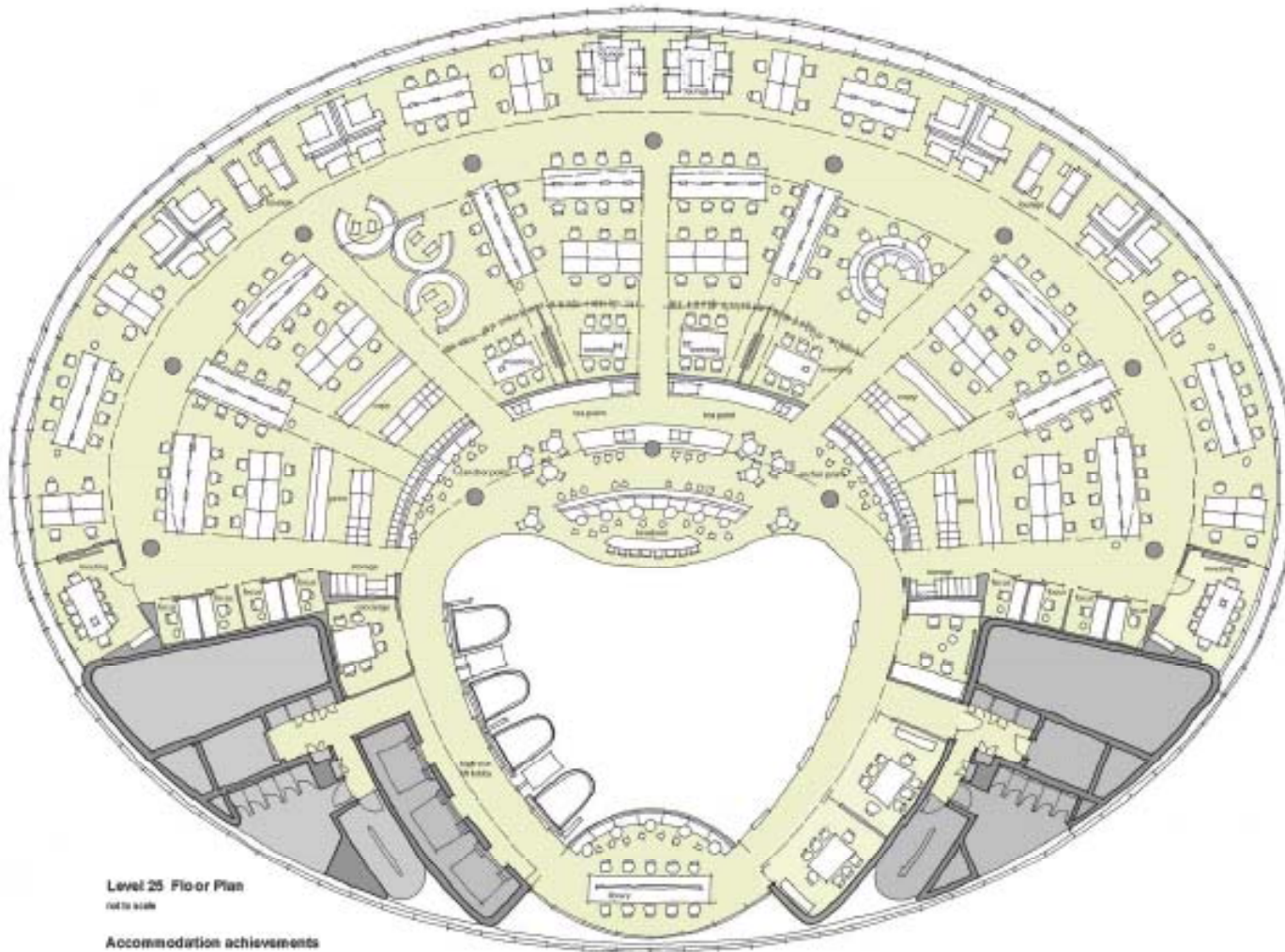


## Atrium Detail









**Level 25 Floor Plan**  
cut to scale

#### Accommodation achievements

**Workplace settings**  
Workstations - 184  
total made up of 12 x WS05(8), 6 x WS06(8), 2 x WS07(8),  
6 x WS04(4), 8 x WS10(1), 8 x WS11(2),

Focus - 8 focus rooms

Circular pods - 3 (2 seats each)

Circular pods/internal lounge - 1 (7 seats)

Library - 10 formal seats + 14 casual seats

Casual - 8-12 work settings to low rise loft core

Lounge - 18 seats to 4 x lounge areas 9

#### Meeting rooms

2 x 10 seats

2 x 8 seats

#### Other facilities

concealage - 6 seats

Anchor points - 2

Tee points - 2

Breakout - 1

Floor plate area - 1600 m<sup>2</sup>

Total seats - 205, excluding library, casual + lounge

Density - 1:7.8

Total maximum seats - 286m, including lounges and meeting rooms

Density - 1:6















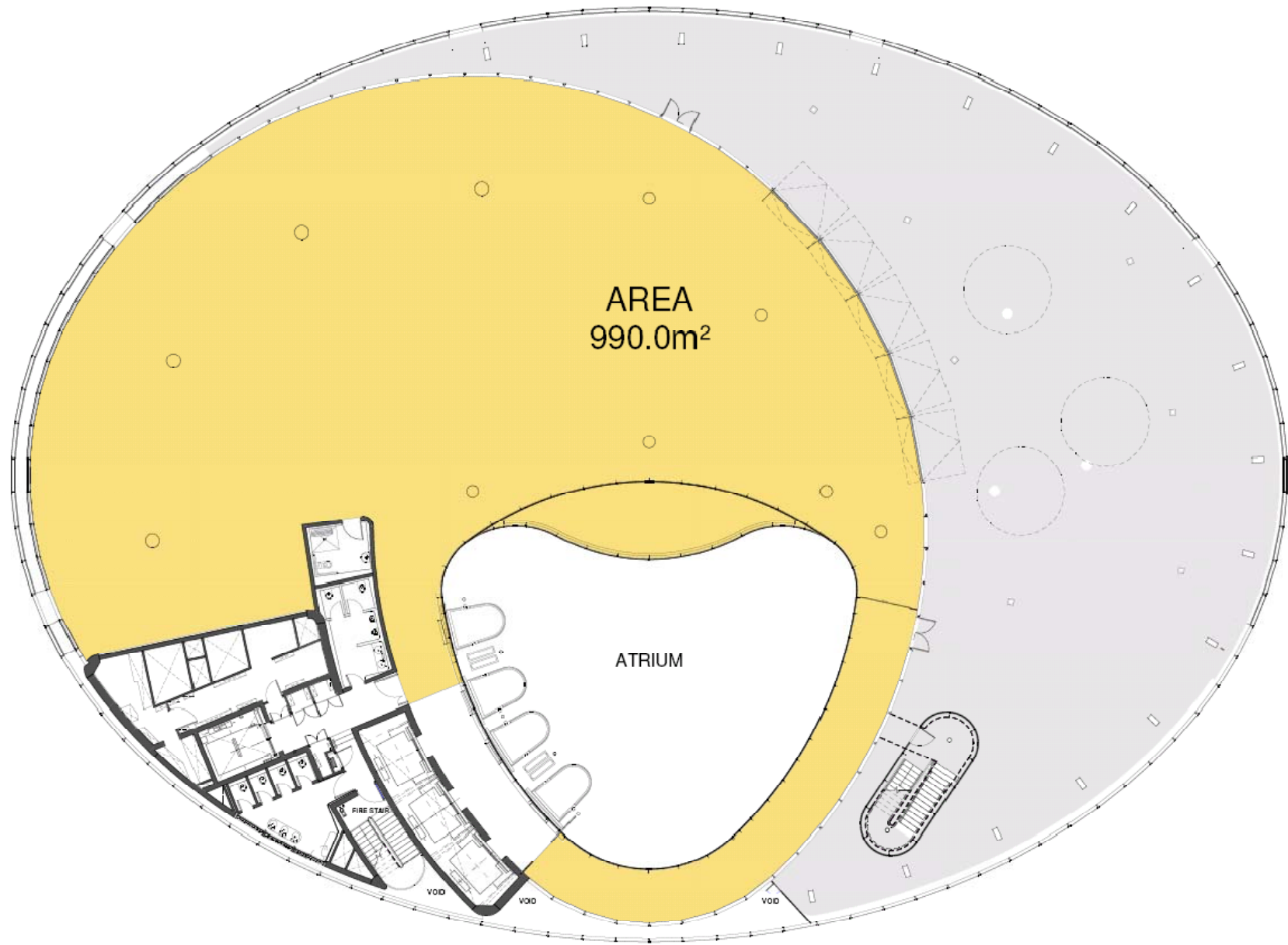
# ROOF TOP TERRACE



**1BLIGH**  
SYDNEY



## Level 28 Floor Plan







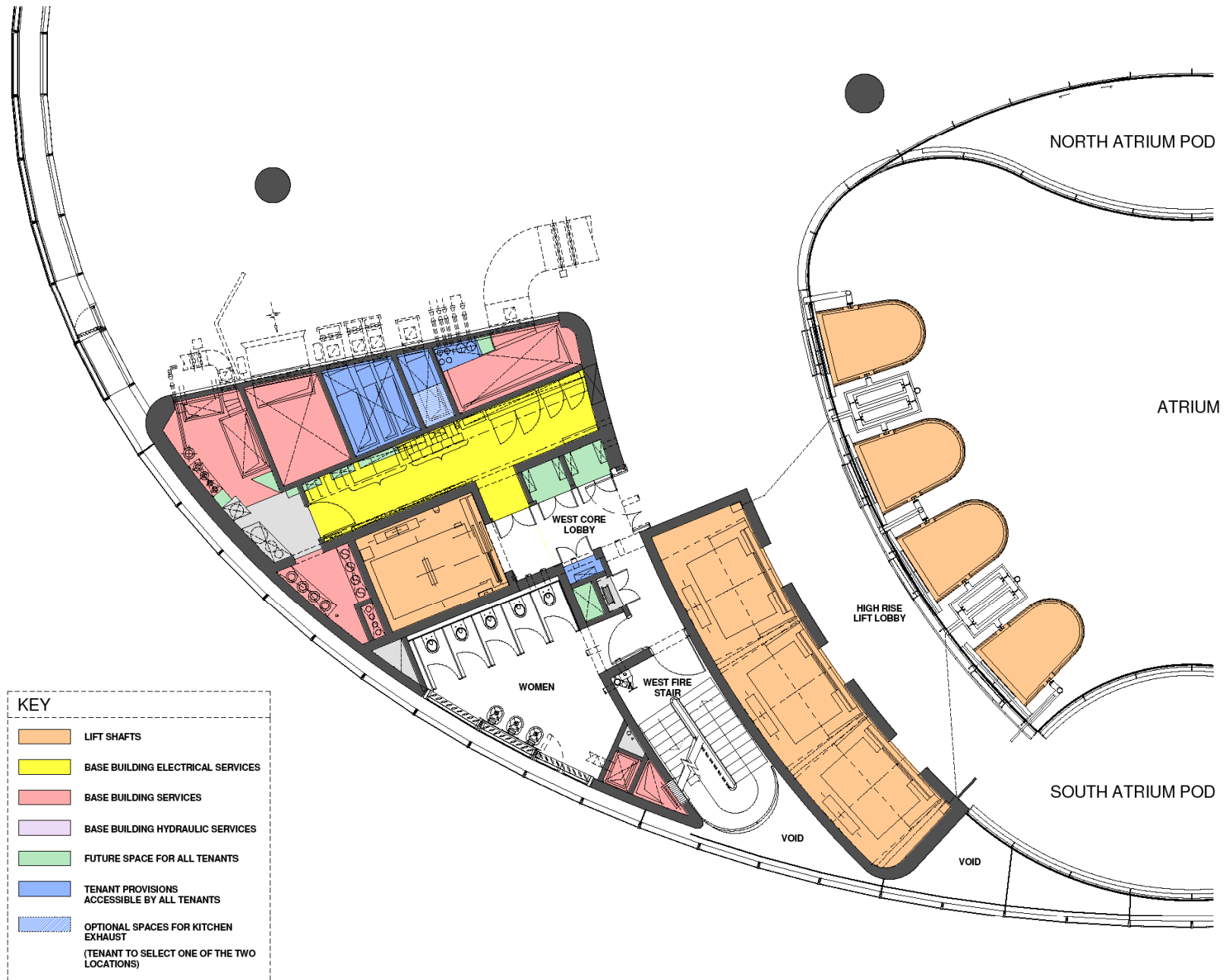
# HIGH CAPACITY PREMIUM SERVICES

Premium grade services with base building capacity for 3,300m<sup>2</sup> of Dealing Floors:

- Increased Services Capacity including:
  - Fresh Air
  - Chilled Water
  - Condenser Water
  - Power
- High Rise, Mid Rise and Basement Plant Room Spatial Capacity and Vertical Riser Spatial Capacity:
  - Dedicated Tenant Chillers
  - Dedicated Tenant Air Handling Units
  - Dedicated Tenant Generators
  - Power Protection Systems (UPS)

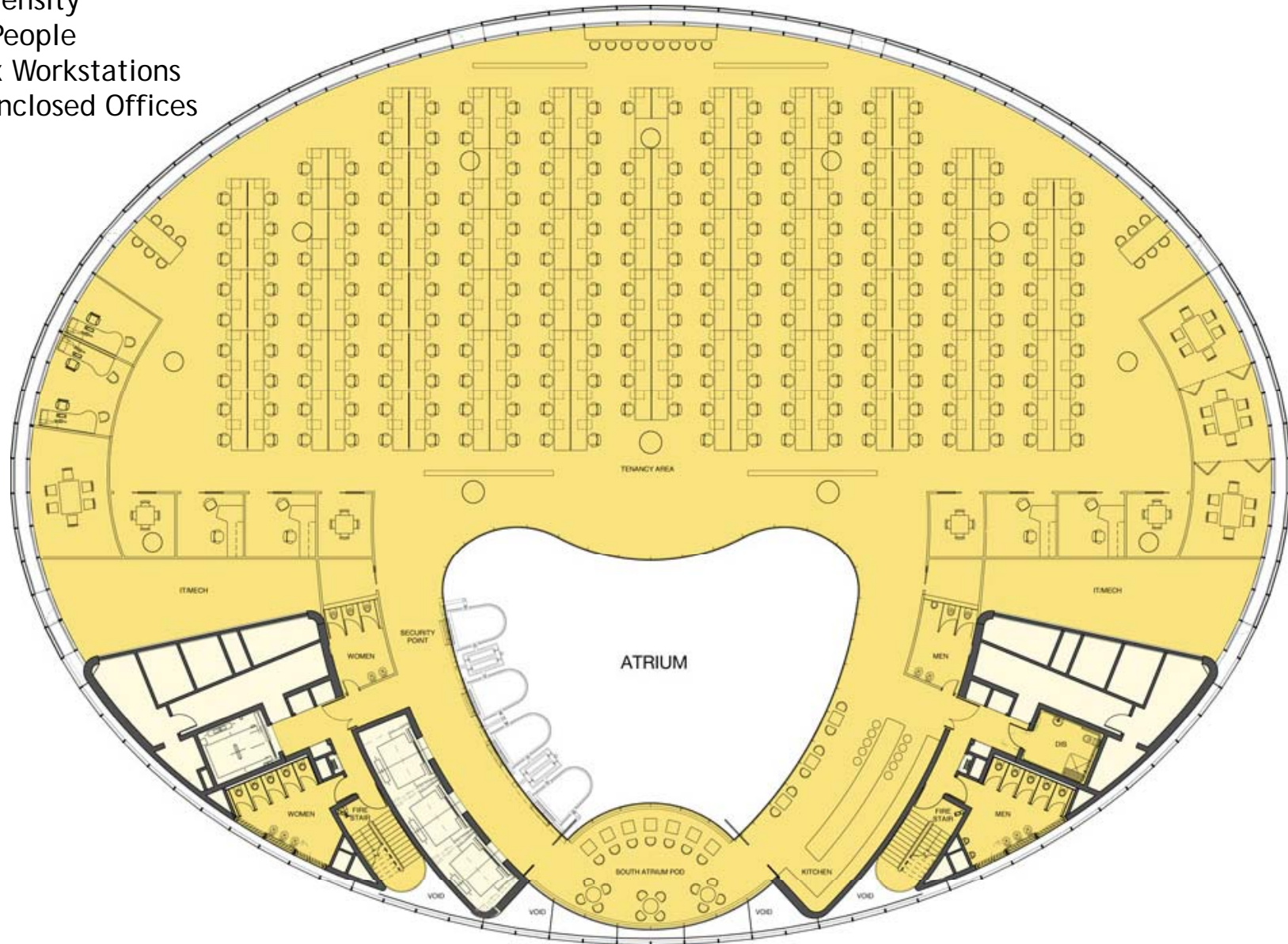


**1BLIGH**  
SYDNEY





1:7 Density  
241 People  
236 x Workstations  
7 x Enclosed Offices



# GREEN PREMIUM BUILDING



**1BLIGH**  
SYDNEY



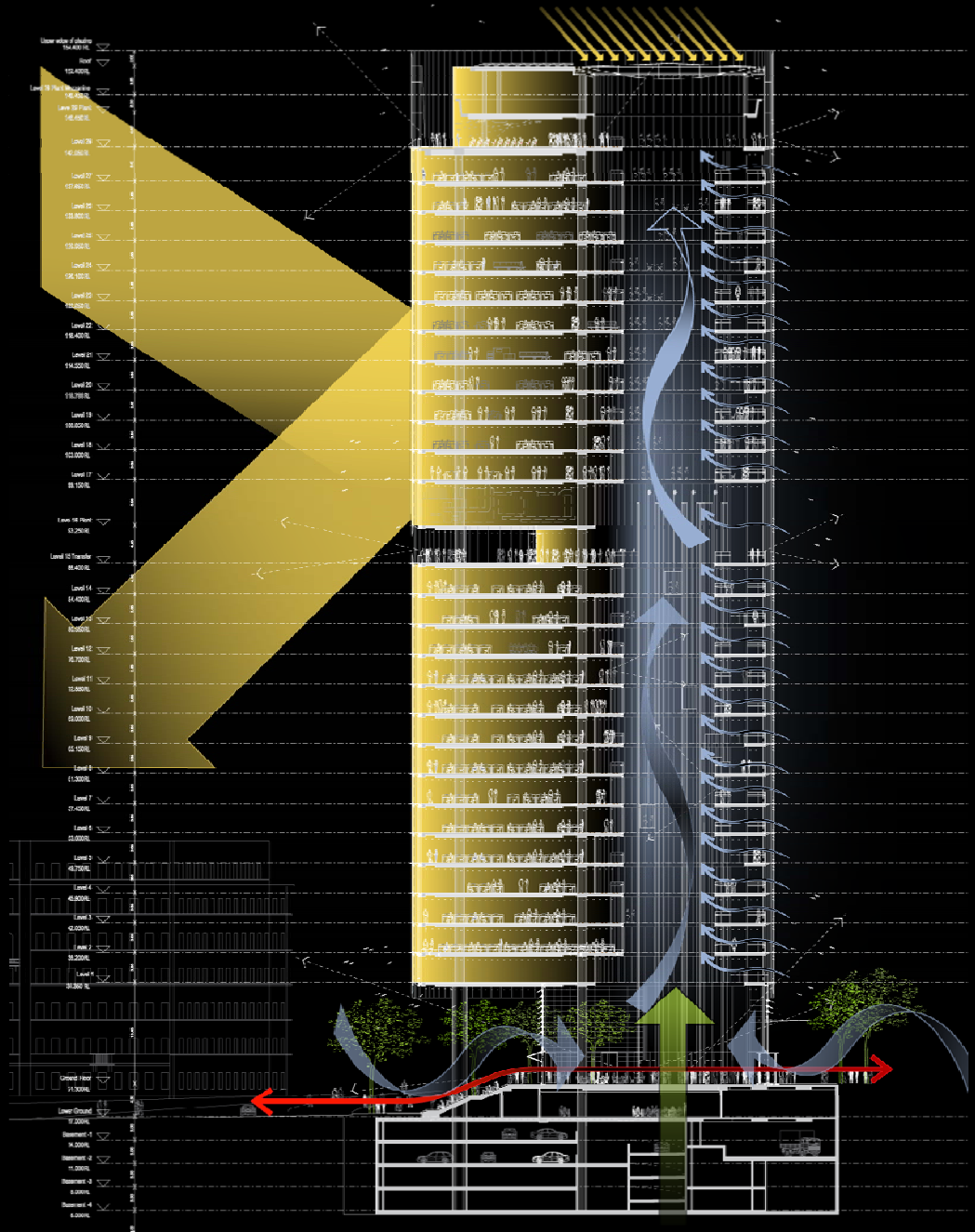
## 6 Star Green Star (Version 2) - 1 Bligh St

Green Star Design Rating - 75 required - 84 points awarded

Category	Points	(Unweighted)
Management	10	(12/12)
Indoor Environment Quality	15.4	(20/27)
Energy - 5 Star NABERS	20.8	(20/24)
Transport	8.2	(9/11)
Water	12	(13/13)
Materials	6.5	(13/20)
Land Use & Ecology	2	(2/8)
Emissions	4.3	(12/14)
Innovation	5	(5/5)
Total	84.2	(106/134)

# GREEN PREMIUM BUILDING

- Designed to achieve a 6 Star Green Star Rating - world's best practice
- First high rise office tower in Sydney designed to achieve this rating
- Designed to achieve a 5 Star NABERS Rating
- High capacity PCA Premium Grade services plus enhanced features, within a high energy efficient envelope

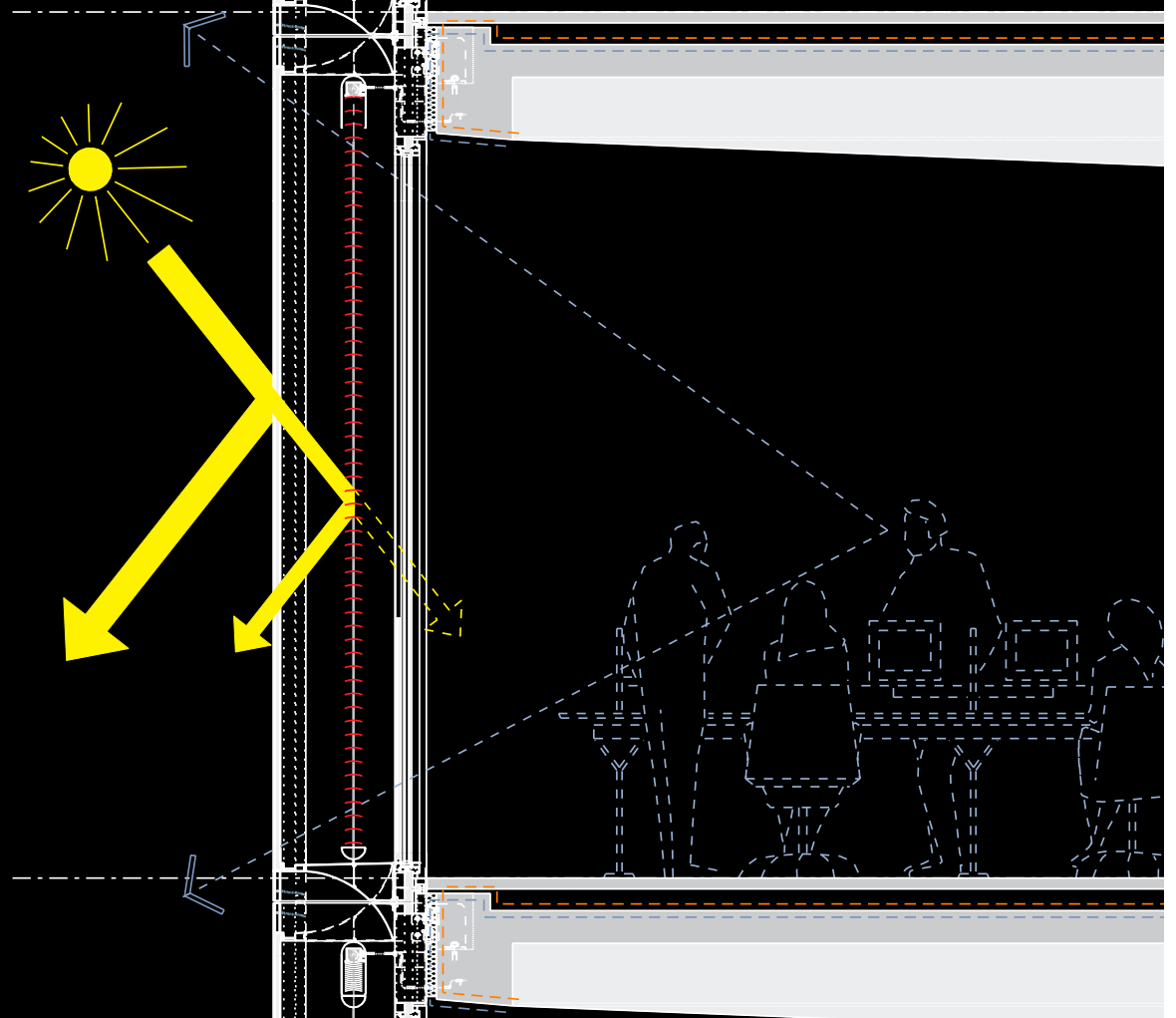




Double Skin  
Façade Details



Outer sunshade -  
Reduced solar heat gain





## Typical Façade Detail - 3D Views



1 3D View Detail - Double Skin Facade (Blinds Down)



2 3D View Detail - Double Skin Facade (Blinds Up)



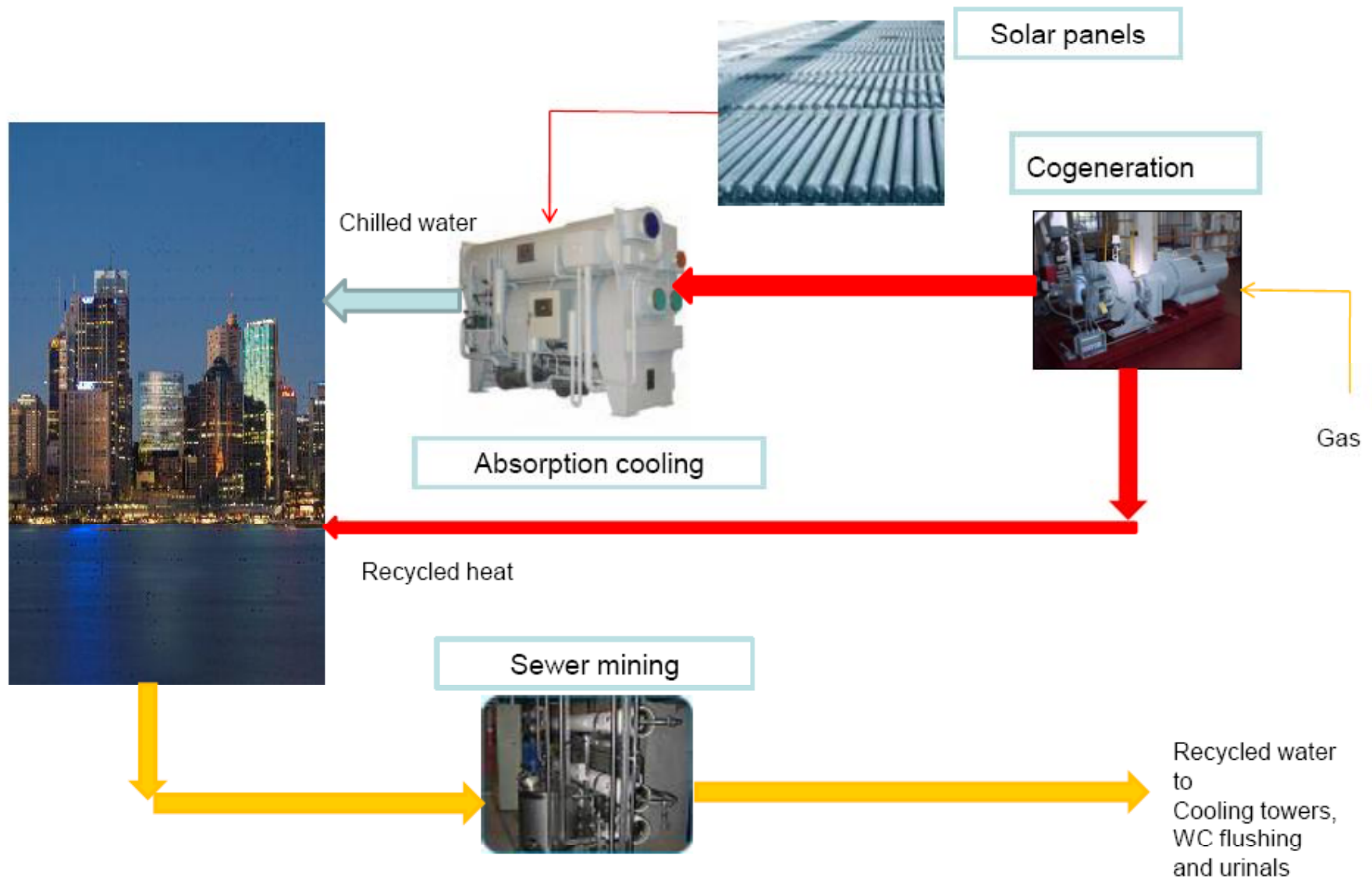
3 3D View Detail - Typical Facade Profile



**1 BLIGH**  
SYDNEY

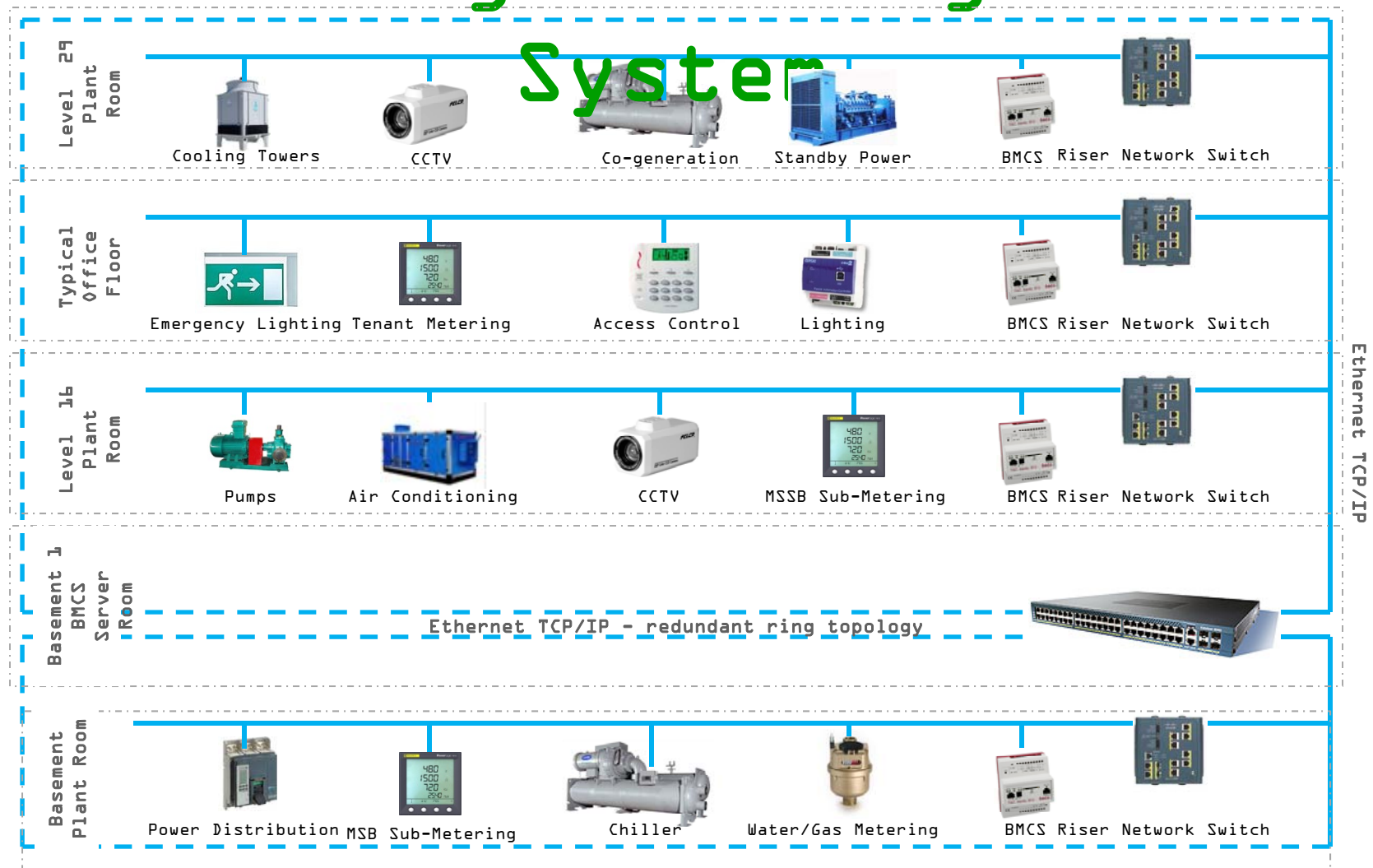








# Intelligent Integrated System



# BIM Collaboration

Architectus  
Enstruct  
Arup

BatesSmart  
HeyDay  
Hastie  
GJames  
Sharvain  
Otis  
Syphon  
AquaCell

Architect  
Structural Engineer  
Services Design  
Structural Steel  
Atrium Steel  
Interior Architect  
Electrical  
Mechanical  
Façade Glazing  
Atrium Glazing  
Lifts  
Syphonic Systems  
Blackwater System

De Martin & Gasparini  
Harris Page  
Boone & Willard  
Schneider  
Brighton Australia  
IJF  
Saba Bros  
ASP  
DJD  
Stoddart  
Triple M Fire  
ExCox

Concrete  
Hydraulics  
Plumbing  
BMS  
Plasterboard  
Joinery  
Tiling  
Access floor  
Bricklaying  
Fitout Kitchen  
Fire Services  
BMU



# DEVELOPMENT SUMMARY

- Practical Completion - May 2011
- Designed to achieve 6 star Green Star
- 42,000sqm of Nett Lettable Area (NLA)
- High-rise levels available - 17-28 - 18,884sqm
- Typical floor - 1630sqm
- 96 self park basement car parking spaces over 4 basement levels
- 270 bike racks
- Shower and locker facilities
- Childcare facility
- Café facilities



**1BLIGH**  
SYDNEY





# Dinner at Kable's Restaurant

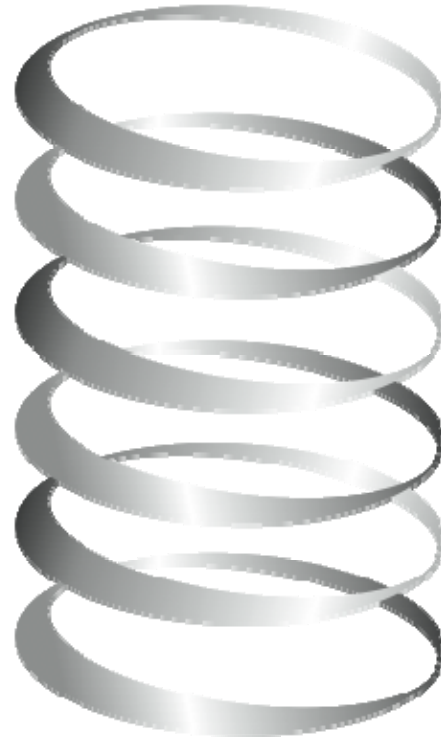


Donated by Four Seasons Hotel



green building council australia





# 1 BLIGH

S Y D N E Y



# 1 Bligh is jointly owned by DEXUS, DEXUS Wholesale Property Fund (DWPF) and Cbus Property

## About DEXUS

DEXUS is one of Australia's leading property groups specialising in owning, managing and developing superior quality office, industrial and retail properties with total assets under management of \$13 billion in Australia and the United States. In Australia, DEXUS is the number 1 owner/manager of office, number 3 in industrial and, on behalf of third party clients, a leading manager and developer of shopping centres. [www.dexus.com](http://www.dexus.com)

## About DEXUS Wholesale Property Fund (DWPF)

DEXUS Wholesale Property Fund is a A\$2.8 billion dollar diversified fund, with approximately 50 wholesale investors from Australia, Europe, Middle East and North America.

## About Cbus Property

Cbus property is a wholly owned subsidiary of Cbus, the national industry superannuation fund, with funds under management currently exceeding \$14.0 billion. Cbus has in excess of 600,000 members nationally and more than 70,000 employer affiliates. [www.cbustproperty.com.au](http://www.cbustproperty.com.au)











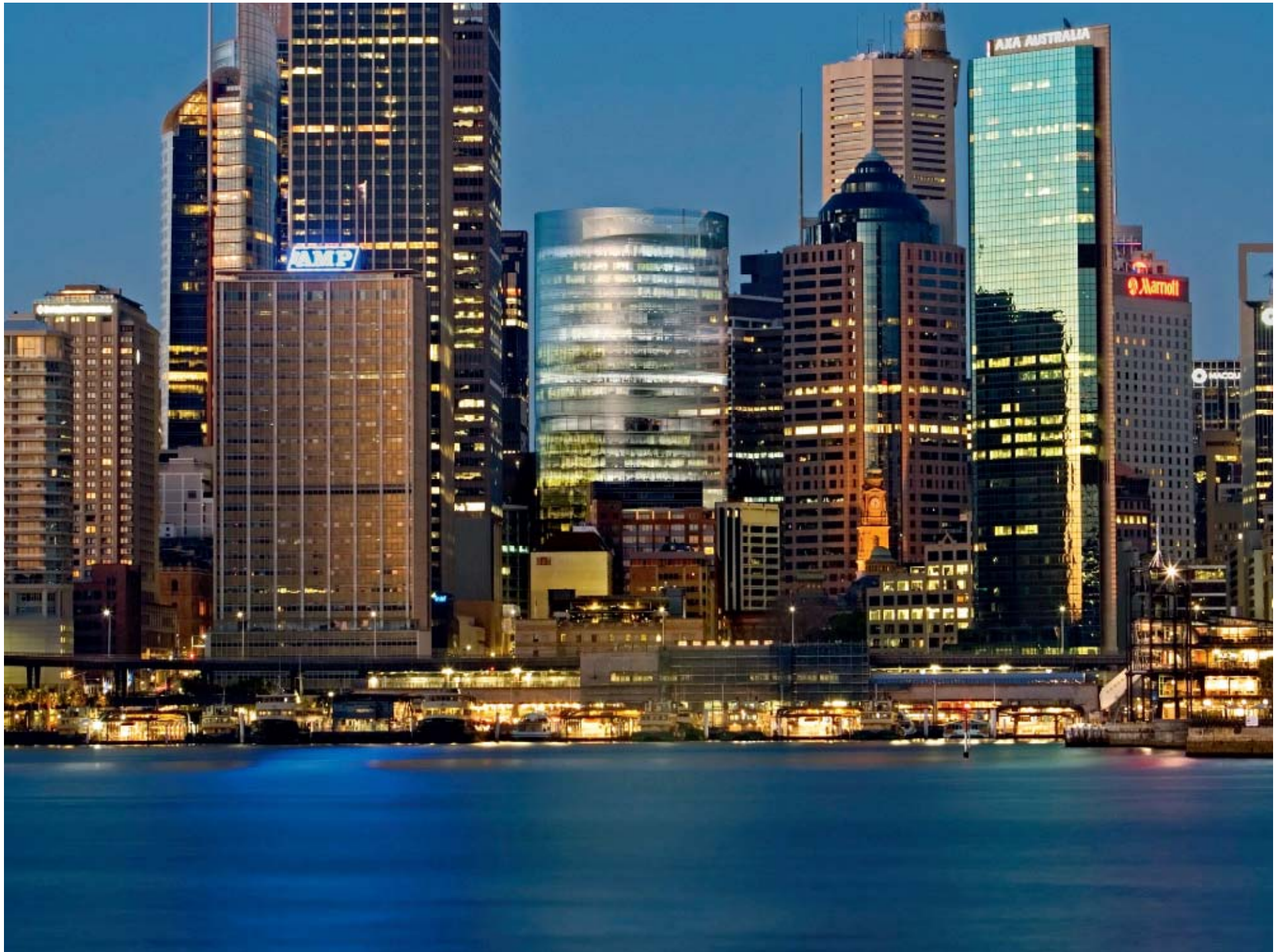












# PANEL SESSION



Bruce Jones  
Grocon



Ray Brown  
Architectus



Graham Jahn  
City of Sydney



Tony Gulliver  
DEXUS



green building council australia







6 star rating



Office  
Design  
v2

# Green Building Council of Australia Events

- Leading Green Thinkers presents Dr Kenneth Roy, US author and acoustics expert – Tuesday 17 August
- Sydney Member Evening – Come network with the GBCA board - Wednesday 25 August

More information at [www.gbca.org.au](http://www.gbca.org.au)

- World Green Building Council 2010 International Congress in Singapore on 13-16 September

More information at [www.worldgbc.org](http://www.worldgbc.org)



green building council australia







Thank You  
[WWW.GBCA.ORG.AU](http://WWW.GBCA.ORG.AU)

