

DEVELOPMENT SUMMARY

Combining world leading design, innovation, sustainability and technology, 1 Bligh is the next generation of high-rise office accommodation in Australia.

Architectural features

- Prime Sydney CBD location, bounded by Bent, O'Connell and Bligh Street with panoramic views of Sydney Harbour
- PCA Premium Grade Office Design
- Approximately 42,000sqm of NLA over 27 levels of office accommodation with a mid level (L15) and roof-top terrace (L28) areas with average floor plates of 1,600sqm NLA
- A glazed and naturally ventilated wintergarden space at ground floor level
- A full height naturally ventilated internal atrium of some 135 metres in height and approximately 16 metres in diameter with internal pods at each level
- Ground floor retail/café available within the wintergarden lobby and at the Bligh Street entry approach
- Dedicated child care facility
- Parking for 96 cars and loading dock facility within 4 basements levels accessed and exited via O'Connell Street
- Locker and shower facilities available in the basement along with 270 bicycle spaces
- Double skin column free façade system, with 1,600mm mullions and floor to ceiling glass to promote maximum daylight and views, at the same time offering a flexible workplace planning

module. The inner columns are set back from the façade approximately 5 metres

- Typical office ceilings comprise of 1500mm x 375mm suspended mineral fibre tiles (central area) with a perforated metal pan ceiling to perimeter chilled beam zone
- Typical office floor ceiling height(s) comprise a minimum of 2700mm (central zone) and 2900mm chilled beam perimeter zone
- 150mm access floor to all office and atrium areas
- Designed to achieve a 6 Star Green Star rating, with innovative design attributes including rainwater and black water recycling, on site power co-generation, solar technology, double skin façade and naturally ventilated spaces

Services criteria

Sustainability

- Designed to achieve a 5 star NABERS Energy rating and a 6 Star Green Star rating

General

- The services articulation to the building is accommodated via twin off set cores (to the south) with plant rooms located in the basement, L16 and L29. There is also available space within the base building plant areas and core for tenant supplied chiller and generator (if required) equipment

Mechanical

- Air conditioning is a low temperature VAV hybrid with chilled beam (design parameters of 18.75 litres per second and 1 person per 10sqm) with naturally ventilated spaces available on each floor and to the full height atrium.
- Commercial kitchen exhaust with 4000l/s capacity
- Tenant supplementary condenser water available (30W/sqm design capacity)

Power

- Mains power will be via underground high voltage cables from the Triplex City Network Grid with Two (2) onsite 3 x 1500kVA transformer and 11kV/415V substations
- Tenant power submains are designed to provide 73VA/sqm for tenant lighting and power
- The building will be provided with standby backup power via on-site (L29) diesel generator power (3 x 2.2MA). Base building will provide standby power for the following loads;
 - 50% lifts
 - 100% chillers
 - 100% tenant light and power (typical office levels design capacity of 53VA/sqm)
 - 100% emergency services
 - 100% base building light and power
 - 100% tenant supplementary loop
- Highly flexible cable management system is available within the risers and associated riser cupboard spaces specifically to assist in the management of 'House' and 'Tenant' Services Horizontal distribution on a typical floor

can be either be accommodated within the tenant ceiling zone (250mm) and/or access floor zone (125mm)

- Four (4) Tenant Distribution Board's will be provided to each tenant floor and each will be located within the riser cores with separate metering. Each tenant DB will control 2 no. 24 pole chassis. One (1) house DB will be located on each floor, also located within the core
- Solar power technology (for base building electrical demand)

Hydraulics

- Black water/grey water recycling will meet over 90 percent of water demand for the building

Lighting

- Design lighting level of 320 lux maintained average in accordance with AS/NZS 1680 for general office area (Fluorescent 28W T5 lamps)
- In all office, common and external areas, time scheduling of the lighting will be provided with manual override push buttons. Office perimeter lighting to be controlled by automatic photocell control with time clock override for out of hours lighting control

Communications

- Two house communication risers will be provided (one per core). The riser will be of sufficient size for main building backbone cabling, data/communications incoming fibre-optic cabling, MATV and/or Satellite system, security, fire and BMCS wiring. Two separate tenant communications risers will be provided (one per core)
- MATV/Pay TV infrastructure available to tenant
- 100 percent mobile phone coverage provided

Security

- Ground floor lift lobby raceways
- A complete electronic security system will be provided, comprising of central supervisory system, CCTV and intruder alarm system
- The building will be provided with an access control system, which will control access by proximity card or other approved means to lifts, car park, main entries, plant rooms and provision for installation in fire stairs (for tenant re-entry). There is also the provision to integrate a tenant's access control systems with the House system (if required)

Lifts

- The office tower passenger elevators (7 High-rise & 7 Low-rise) specifications:
 - Load: 1700kg 25 passengers
 - Speed: Low-rise Lifts 3.5m/s High-rise Lifts 6.0m/s
 - Door opening: 1200mmW x 2400mmH
 - Approximately 25.0 seconds waiting interval, maximum
- Goods lift (x1) specifications:
 - Load: 2380kg 25 Passengers
 - Speed: 2.5m/s
 - Door opening: 1400mmW x 2400mmH (car size 1700mmW x 2700mmD x 3000mmH)
- Car park lifts (x2) specifications:
 - Load: 1600kg 21 Passengers
 - Speed: 1.6m/s
 - Door opening: 1200mmW x 2100mmH (car size 2000mmW x 1750mmD x 2400mmH)