



# 8 Chifley

Sydney

**8 Chifley embodies the evolution of modern workplace design by creating collaborative, connected communities of a type not seen before in Australia**

Susan Lloyd-Hurwitz,  
CEO & Managing Director, Mirvac



**Place**  
Sydney, Australia

**Cost per Square Metre**  
£3,500

**Date**  
2006-2013

**Co-Architect**  
Lippmann Partnership

**Client**  
Mirvac Developments

**Structural and Services Engineers**  
Arup

**Areas**  
Site Area 1,580 m<sup>2</sup>  
Net Lettable Area 19,000 m<sup>2</sup>  
Total Floor Space 27,000 m<sup>2</sup>

**Landscape Architect**  
Aspect Studios

**Total Storeys**  
34

**Contractor**  
Mirvac Constructions

**Total Cost**  
£91 million



#### Key Awards

2015

MIPIM Gold award: Best office & Business Development

Property Council of Australia / Rider Levett Bucknall Innovation and Excellence Awards - Development of the Year

Property Council of Australia / Rider Levett Bucknall Innovation and Excellence Awards - Best Office Development

Property Council of Australia / Rider Levett Bucknall Innovation and Excellence Awards - Best Sustainable Development (New Buildings)

8 Chifley is a premium grade office building in Sydney, Australia. The scheme – developed in conjunction with Lippmann Partnership – comprises of a 30-storey office building situated in the Central Business District (CBD) of Sydney. The overall concept was for a development that provides functional quality offices while creating opportunities for connectivity between occupiers from different parts of the building.

The office spaces across 21 levels are connected by a series of adaptable two and three-storey interlinked vertical 'villages'. These villages (ranging from 1,800 to 2,600 metres square) provide the building with a high degree of flexibility. They also create a variety of individual workspace environments which allow privacy and interaction between individuals. This hollowing out of floor space within the tower allows the redistribution of space higher up the building where better views can be enjoyed. The villages are interspersed with full floor office levels which allow for multiple villages to be connected.

The building has been designed specifically for its prominent, north-facing site. The design creates an environment in tune with demands of the contemporary office lifestyle, where technology is the driver, and the distinction between the office and home is blurred or overlapping. The latest technology and materials have been used to help modify the internal environment. This

includes louvred sunscreens on the northeast and west façades; a series of mid- and roof-level, landscaped podiums which incorporate break-out areas for occupiers; external solar shading incorporating tint-free glass which creates a truly transparent building both internally and externally; and an internal environment modified by a displacement floor system, chilled beams and an exposed concrete soffit.

A five-storey open space at street level creates a grand entrance to the building as well as creating a new, significant area of public space which complements the existing, adjoining space of the Chifley Square precinct.

Central to the building's sense of connectivity and community is the elevated 'village square' on the 18th floor set within a three-storey void. This area provides a focal point for all occupants of the building, comprising an entire floor of multi-functional, landscaped space.

The building's carbon emissions are at least 50 per cent less than those of a 'typical' Sydney CBD office. It also achieves a high degree of sustainability through effective water reduction, reduced emissions of CFCs and the use of sustainably-sourced materials. A balanced approach to these areas resulted in a 6-Star 'Greenstar' rating, the highest benchmark achievable in Australia.