



SETTING A SPECTACULAR GREEN BENCHMARK

Environmental ideals of the highest standard are taking shape at 1 Bligh Street under the skilled management of Grocon Constructors.

“We are targeting a six star Green Star for Design and six star Green Star for as built, as well as a five star NABERS rating - this will be Sydney’s highest rating for an office building, and the first six star as built office building in Australia,” said Grocon Project Manager Bruce Jones.

“Premium commercial office buildings are usually big energy sucking monsters, so 1 Bligh Street is unique. It embodies a coming of age of Green ideas. There is a far greater acknowledgement, enthusiasm and appetite for sustainability at a corporate level; environmental ideals have become mainstream thinking. But these ideals also have to prove they are practical in the commercial realm.”

Practical aspects to the green soul of the landmark project include the first-of-its-kind in Australia double skinned façade, which allows extensive use of natural light throughout. Computer controlled blinds will minimise the solar load.

There will be a tri-generation plant for heating, cooling and electricity for base building services, and a blackwater

treatment facility which not only treats all the waste water onsite, but will harvest up to 100,000L a day from Sydney’s sewers to provide treated water for the amenities and cooling towers. Air conditioning will be a chilled beam system, resulting in reduced energy bills and excellent indoor air quality. There will be solar thermal collectors on the roof, along with a rooftop garden. A green wall watered from the on-site rainwater harvesting is part of the building.

All carpets, paints, adhesives and other elements of base building fit-out will be low VOC, and all timber used on the project is FSC-approved. There is also a commitment to PVC minimisation in both materials and process, and substantial recycled steel content supplied through One Steel.

In order to minimise the construction’s ecological footprint, if it’s possible to procure a material from Australia and avoid the carbon load of transporting goods from overseas, Grocon is doing so. This includes the innovative façade, designed and manufactured in Brisbane. All the FSC timbers are also Australian.

“Green” concrete is being used throughout, which has more than 40 per cent cement replacement and 20 per cent aggregate replacement. Grocon’s construction plans also minimise the carbon footprint of 1 Bligh Street.

“Part of minimising the carbon footprint is we did an assessment, with the Green Star concrete, opting to minimise the embodied CO2 in the concrete. We performed extensive studies into the grading and type of concrete to be used throughout,” explained Bruce Jones.

“1 Bligh Street has been a really valuable learning curve. We have been investing a fair bit of time and money in training, seeing it as a developmental thing, and that those skills can then be transferred within the organisation.”

This investment included all 32 members of the project delivery team undertaking the Green Star professional accreditation course.

Furthermore, in addition to the standard OH&S induction for all site workers, including subcontractors, there is an environmental induction for every worker on the project. This also enriches these workers for future projects.

Other construction site measures include a target of 94 per cent waste recycling, the use of solar panels to power some of the temporary site sheds and site amenities, and plans to harvest rainwater from site shed roofs for use in amenities. There are also significant cyclist facilities onsite to encourage eco-friendly personal transport by workers, who are expected to number up to 500 at the peak of works.

“We are investing such an effort in this not only because it’s the first six Star Green building Grocon has undertaken, but as an

organisation, this type of building fits very nicely with the core values of Grocon,” said Bruce Jones.

“These core values are innovation, sustainability, community and safety. 1 Bligh Street expresses those in every detail.

“This type of project is the space where we want to be in as a company, it sits where we want to be. Our CEO Daniel Grollo is a founding member of the Green Building Council, and this is the way Grocon sees the future of the construction industry.

“For tenants, being in 1 Bligh Street will give them high environmental credentials. We are aiming for a six Star Green Star base building. The owners, Dexu and CBus Property, will no doubt seek like-minded tenants who wish to occupy a space of high environmental performance.

“One of the downsides to the GFC is that “Green” construction had really good momentum up until the economic slowdown cliff. When the sun comes out again, 1 Bligh Street will be there as a benchmark example of world leading sustainable design and construction.”

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