

SHOWCASE INITIATIVES



BROOKFIELD OFFICE PROPERTIES

ONE SHELLEY STREET, SYDNEY

PROJECT START: MID 2007

PROJECT COMPLETION: FEBRUARY 2009

Brookfield Office Properties owns, develops and manages premier office properties in the United States, Canada and Australia. Its portfolio is comprised of interests in 109 properties totalling more than 7.1 million square metres in many downtown cores in USA, Canada and Australia. Landmark properties include the World Financial Centre in Manhattan, Brookfield Place in Toronto, Bank of America Plaza in Los Angeles, Bankers Hall in Calgary, Darling Park in Sydney and City Square in Perth.

Spanning 33,000 square metres over 11 levels, One Shelley Street has received much attention for its innovative and unique design by architects fitzpatrick+partners. The design incorporates an external diagrid that acts as the primary support for the structure and minimises internal columns to provide contiguous uninterrupted floor space.

One Shelley Street achieved a highly coveted 6 Star Green Star Design V2 rating for Office Design from the Green Building Council of Australia (GBCA) in November 2008, only the third building in Sydney's CBD to do so.

Sustainability features at One Shelley Street include chilled beam technology to cool the building, carbon dioxide and energy monitoring, as well as an integrated fit out to minimise materials wastage. It has also eliminated the need for cooling towers and saves water by instead dispersing excess heat to seawater.

The building recycles potable water. Additionally, there is an automated lighting system which controls lighting when not in use and maximises use of available daylight.

One Shelley Street is an outstanding example of sustainability and functionality in commercial buildings.

"We are firmly committed to creating high performing buildings that can be run sustainably throughout their entire lifecycle while reducing operating costs".

KURT WILKINSON
CHIEF OPERATING OFFICER, BROOKFIELD OFFICE PROPERTIES AUSTRALIA



KEY SUSTAINABILITY OUTCOMES

- One Shelley Street has a 6 Star Green Star Design V2 rating from the Green Building Council of Australia.
- Annual energy consumption for the development has been predicted to reduce carbon emissions by more than 40 per cent compared to a typical office building.
- A T5 lighting system has been specified, which use a smaller than usual glass tube, providing the most energy efficient lighting.
- Dual pipe work allows for grey and black water recycling.
- A high performance façade and central atrium promote natural light and mitigate solar load.
- With harbour water heat rejection there is no base building water demand for cooling.
- Carpets, paints and adhesives are all low VOC - resulting in low emissions, improving indoor air quality.