a step beyond
a step beyond
“Among the key features of 8 Chifley Square are its uninterrupted floorplates and a high degree of connectivity between floors. This creates an extremely flexible working environment that is able to respond quickly to changing demands in the marketplace over time. The building’s distinctive profile and external bracing will make it a highly visible addition to the Sydney skyline, while the five-storey public space at its base will enhance the vitality of this part of the city.”

Richard Rogers, Chairman, Rogers Stirk Harbour + Partners
A truly evolutionary workspace in the very heart of the City

8 Chifley by Mirvac

8 Chifley by Mirvac is a new premium grade landmark building for Sydney.

A step beyond any other commercial building in Australia, 8 Chifley brings to life the vision of the internationally renowned Richard Rogers of Rogers Stirk Harbour + Partners together with the Lippmann Partnership, following an intense international design competition.

A building for a changing world, this iconic tower pioneers the vertical village concept in Australia – delivering a flexible platform designed to support its tenants every need.

Workspaces are linked with atria to create engaging and dimensional light-filled environments. This revolutionary design concept will foster fully integrated business communities that are connected and collaborative.

Centred within Australia’s leading business precinct, this highly sought after location places you just minutes from bus, rail and ferry transport hubs.

A truly evolutionary workspace in the very heart of the City. This rare opportunity is yours to embrace.
Unrivalled in prestige and stature, 8 Chifley benchmarks a new standard of office space designed for the world’s leading business organisations.

The landmark tower offers exceptional workspace within its 30 levels. The five storey high entrance at street level creates a memorable first impression to the building, as well as providing a striking new public space for Sydney.

By applying new philosophies in commercial design, Mirvac has created a first in commercial building design in Australia. From its revolutionary village workspace concept and the awe-inspiring dramatic architecture – to the minute detail of individual fixtures and finishes – 8 Chifley will be Australia’s first boutique premium grade building.

The building features two extensive terrace areas; one on the 18th floor set within a dramatic three-storey space and the other on the upper most level. These multi-functional landscaped spaces provide an exclusive focal point for tenants occupying the adjacent villages.

8 Chifley’s highly articulated and expressive architecture is a bold addition to the familiar Sydney skyline. With a prominent three-street frontage, the inspiring ground level public space connects the building with its prestigious environs. Facing north, the building’s transparent façade, unique detailing and exposed structures add to its appeal.

Positioned in the decision-making heart of one of the world’s greatest cities, 8 Chifley is a natural focal point of the Chifley Square precinct. The precinct has grown to accommodate some of the city’s most influential business leaders.

Harness this unique blend of history, power and financial strength for your business, exclusively at 8 Chifley.
The Chifley precinct itself is a sophisticated culinary and retail destination with an abundance of exclusive eateries and high-end shopping boutiques.
Situated at the core of Sydney’s CBD, the landmark tower enjoys a prominent north-facing site and is the centrepiece of Chifley Square, fronting onto the converging hub of Phillip, Hunter and Elizabeth Streets.

From this highly sought after location, business will be seamlessly connected to the rest of the city with all forms of public transport moments away and easy vehicle access routes in all directions.

The Chifley precinct itself is a sophisticated culinary and retail destination with an abundance of exclusive eateries and high-end shopping boutiques. International and well-known Australian designers such as Max Mara, Marina Rinaldi, and Leona Edmiston characterise this elegant quarter and provide an enticing escape from the fast paced business day.

8 Chifley is a short walk from the city’s historic, cultural and retail sights, including Parliament House, the Supreme Court of NSW and the State Library, as well as shopping precincts of the Chifley Plaza, Strand Arcade and Pitt Street Mall. Towards the Harbour sit the jewels in Sydney’s crown: Botanic Gardens, the Sydney Opera House and the Domain.

Businesses within this eminent location set a precedent for the rest of Sydney.
Dramatically different to anything seen before in the Sydney landscape, 8 Chifley is a platform for the long-term success of its tenants. Rogers Stirk Harbour + Partners, together with Lippmann Partnership, have applied new philosophies in housing a large number of staff in a way that provides maximum collaboration and connection.

The result is a truly innovative building defined by its revolutionary office layout concept. Comprising seven unique vertical villages ranging in size from 1,800 to 2,880 square metres, single floors are interspersed between each high-rise village to allow for flexibility and growth.

Villages and single floors can be vertically linked, providing connected workplaces of up to 8,445 square metres in the high-rise and 10,670 square metres in the low-rise.

8 Chifley redefines workplace design while relating to the local Australian context. These dramatic vertical business units, each of up to four floors, will frame the magnificent views over the cityscape. The larger villages create 45 per cent more perimeter space with enhanced natural light, when compared to traditional floor-plates, providing flexibility for either open plan or office centric layouts.

Further enhancing the building’s sense of space, two villages incorporate exclusive roof terraces directly above. Located on the 18th floor within a dramatic three-storey space, and on the upper most level, these external spaces will provide fresh, creative and inspirational working environments.

Mirvac understands that for staff to deliver excellence, they need to be equipped for superior performance. These premium grade offices will assist to attract and retain an engaged workforce whilst providing them with a commercial environment that will deliver success.

workplace evolution
Whether it be the bold architecture, seamless efficiency of building services, innovative design or expansive views over the cityscape and harbour, this building sets new benchmarks.

Starting with the renown Rogers’ ‘wow’ factor emanating from within, the working environment has been robustly tested and refined by experts in tenant design within Australia. This extensive collaboration has resulted in a solid foundation yet retaining flexibility for evolving workplaces. Equally adaptive to activity based working principles as it is to conventional workplace environments, every detail is thoughtfully designed for occupant comfort and greater functionality.

8 Chifley’s premium grade office accommodation has been designed with advanced three dimensional Building Information Modelling systems (BIM). The tower provides leading technologies and intelligent building systems, combined with design features like tenant cabling zones within raised flooring, three power sources and smart building controls.

a step beyond
8 Chifley is set to join just a handful of the country’s most environmentally advanced buildings and provide tenants with the opportunity to achieve maximum sustainability ratings for their office space.
8 Chifley is committed to delivering exceptional environmental performance and sustainability.

8 Chifley has been awarded a 6 Star Green Star – Office Design v2 certified rating, which represents ‘World Leadership’ in environmental sustainability practices. A 5 Star plus NABERS Energy rating is also being targeted.

8 Chifley’s carbon emissions will be at least 75 per cent less than those of a ‘typical’ Sydney CBD office building. Once completed 8 Chifley will join just a handful of the country’s most environmentally advanced buildings and provide tenants with the opportunity to achieve maximum sustainability ratings for their office space.

Sustainability features will include the use of tri-generation, T5 lighting, active and passive sun shading, active chilled beam air conditioning and natural ventilation, solar panel ready roof structure, cyclist facilities, advanced blackwater treatment and water recycling in addition to the latest building intelligence and monitoring systems.
building profile

Offering a variety of village configurations of premium grade office space, 8 Chifley presents a unique opportunity in Sydney’s commercial and business core.
low rise floor plate
Atrium*.

* Atria located on upper village levels.
Lippmann Partnership

DESIGN EVOLUTION

Lippmann Partnership was established in Sydney in 1985 and has been responsible for some of Sydney’s most highly patronised, awarded public projects including the Andrew “Boy” Charlton Pool, King George V Recreation Centre as well as acclaimed commercial and private architecture. The skill and innovation of the Lippmann office combined with the global expertise of the Rogers practice has been a unique aspect of the realisation and delivery of this project.
Rogers Stirk Harbour + Partners

DESIGN EVOLUTION

Appointed following an international design competition, Rogers Stirk Harbour + Partners, together with Lippmann Partnership, have embraced Mirvac’s vision to create a truly innovative and revolutionary building incorporating world-class design principles.

Rogers is the 2007 Pritzker Architecture Prize Laureate, the recipient of the RIBA Gold Medal in 1985 and winner of the 1999 Thomas Jefferson Memorial Foundation Medal. He is also winner of the 2000 Praemium Imperiale Prize for Architecture, the 2006 Golden Lion for Lifetime Achievement (La Biennale di Venezia) and the 2007 Tau Sigma Delta Gold Medal. Richard Rogers was awarded the Légion d’Honneur in 1986, kniughted in 1991 and made a life peer in 1996. Richard Rogers’ practice – Rogers Stirk Harbour + Partners was founded in 1977 and has offices in London, Barcelona, Madrid, New York, Tokyo and Sydney. It is best known for such pioneering buildings as the Centre Pompidou in Paris, the headquarters for Lloyd’s of London, the European Court of Human Rights in Strasbourg and the Millennium Dome in London.
Mirvac

THE MIRVAC PROMISE

Mirvac is responsible for the design management, development, construction, leasing and ongoing management of this landmark building and has a proven track record to deliver a project of this scale and calibre.

Mirvac is a leading integrated real estate group, listed on the Australian Securities Exchange with activities across the investment and development spectrum. Established in 1972, Mirvac has some 40 years of experience in the real estate industry and has an unmatched reputation for delivering quality, sustainable projects and services across all of its businesses. It has received a number of prestigious development excellence awards and has set new sustainability benchmarks in its developments. Mirvac Property Trust forms part of the stapled entity of Mirvac Group, which owns and manages 67 assets valued at $5.8 billion in diversified sectors including commercial, retail and industrial. Mirvac’s integrated business approach utilises Mirvac Asset Management, an in-house asset management team of 235 specialists who are responsible for all leasing and property management across the entire portfolio.

STRATEGIC PARTNERSHIP

8 Chifley is owned jointly by Mirvac Property Trust and K-REIT Asia, a commercial real estate investment trust (REIT) sponsored by Keppel Land Limited.
“By incorporating a significant new area of public space - extending to a height of five storeys - across the entire ground floor area of the building, 8 Chifley Square is a major addition to the city’s urban fabric and an appropriate response to the Sydney climate. The highly legible structure helps both users and passers-by to understand the relationship between office space and areas of ‘vertical villages’, reinforcing the sense of cohesion between the building and its context.”

Ivan Harbour, project director, Rogers Stirk Harbour + Partners
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