

# 30 The Bond Sydney

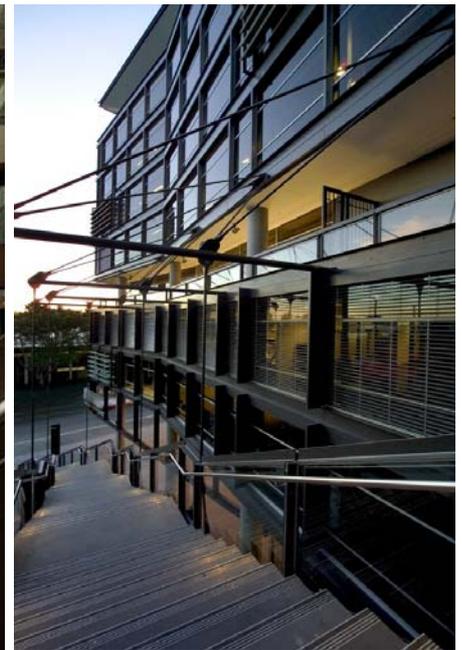
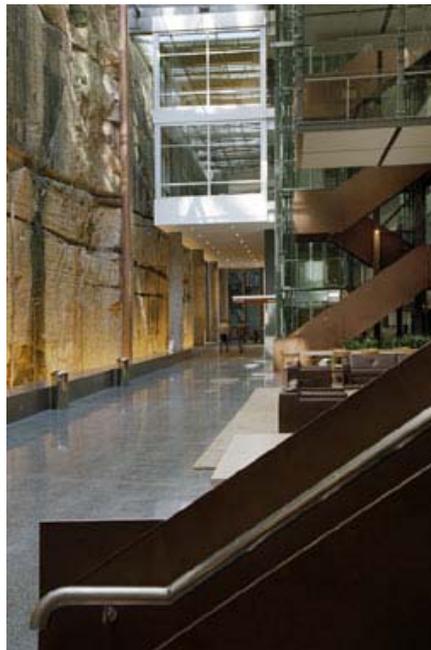
**Project**  
30 The Bond

**Owner**  
DB RREEF

**Value**  
\$122m

**Assignment**  
Development, Project Design and  
Construction Management

**Completion**  
March 2004



Located at 30-34 Hickson Road, Millers Point, 30 The Bond is a commercial property comprising nine levels of approximately 19,800sqm net lettable area. Lend Lease conceived the idea of the building and partnered with Deutsche Office Trust whose involvement saw the project turn to reality.

30 The Bond is a leading example of social and environmental sustainability within commercial objectives and is the first CBD office building in Australia to commit to a 5 star energy rating with lower CO<sub>2</sub> emissions than a typical office building. This has been achieved through the use of natural ventilation, passive chilled beam cooling and fully operable shading on the facades.

On the east side of the building is a full height atrium, which features a four-storey natural sandstone wall, hewn by hand for the installation of the original gas works on the site.

The base of the atrium is a public space encouraging interaction between the building's occupants and the community. The atrium volume contains internal stairs, glass lifts and double storey "pods" which are used for shared activities creating a greater sense of connection.

With the services cores sitting on the edge of the building, large open floor



plates (21m by 100m) offer high levels of visibility and connectivity, maximising planning efficiencies, and day lighting effectiveness. The design features also features glass lifts, open stairs, side cores, balconies and terraces.

The building has a roof top garden with drought resistant plants. This provides amenity for occupants and neighbours and enhances biodiversity.

The four-storey sandstone wall is the longest and oldest convict-hewn sandstone cutting in Sydney, and provides natural cooling to the atrium.

The atrium is wireless enabled and features a public café.

Materials used reflect the local environment and maritime heritage with oxidised steel, recycled wharf timbers and patinated copper.

The site was established as AGL's first gas works in the 1820s, burning coal to provide gas light to the streets of Sydney. Extensive remediation works were carried out to completely clean the site.

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### The Lend Lease Headquarters

Lend Lease occupies levels 3-9, as well as the Child Care Centre on the Ground Floor. The Lend Lease floors feature open workspaces, pods projecting into the atrium for communal spaces and a chill/meet zone on the western perimeter.

Lend Lease staff actively contributed to the design of the building and the fitout, and have great ownership of the result.

IP telephony and other technological innovations as well as contemporary art installations are solutions which stemmed from the employee design briefs.

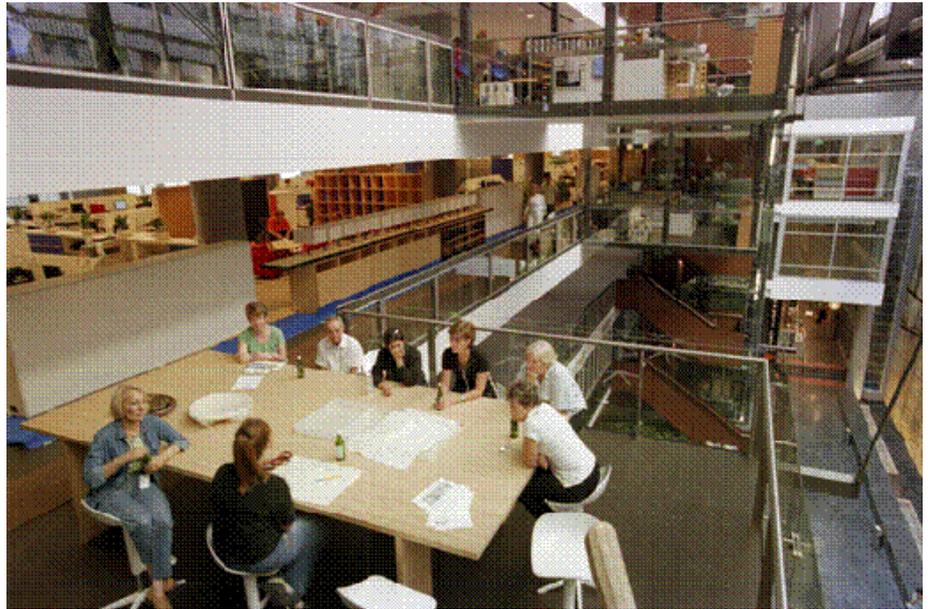
Natural finishes such as bamboo, wool, sisal, goat hair, linen, cotton, and leather all contribute to the health of the environment. Great contemporary design, mixed with some recycled classics have contributed to a headquarters with a real "wow" factor.

### Community Engagement

A residents committee was formed to work with Lend Lease during construction, and this group provide connections into the Millers Point community. Working bees in the Community Centre, support for the Observatory Hill Environment Education Centre, and a youth mentoring scheme are some of the ways Lend Lease creates this bond with the local people.

30 The Bond is a development that delivers industry leading outcomes to the owner, tenants and surrounding stakeholders. The focus has been to deliver:

- An environmentally sustainable office building
- An innovative building and work environment that is healthy, efficient, flexible and engaging
- A building the community supports and which enhances the local amenity.



The building has been 100% leased within six months of completion and has achieved wide recognition from media, industry and academia. Current tenants of the building have commented positively on improved connectivity, air and light quality and floor plate efficiency.

In a wider context, 30 The Bond is ground breaking in demonstrating that an A grade CBD office building can achieve design innovation, leading environmental performance and significant local community support within strict commercial parameters. It provides a best practice example for the property industry that considerable social and environmental benefit can be successfully delivered whilst achieving a wide range of outcomes for all stakeholders.