



The Net Zero Future Works Here

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Rising above the new Sydney Metro Gadigal Station on Pitt Street, Investa's Parkline Place is redefining the office property aesthetic.

Designed by Foster + Partners and built by CBP Contractors, the 39-level development comprises three interconnected towers above a grand ground floor portal to the metro station below.

Reflecting the aesthetic of surrounding Heritage Sydney sandstone landmarks including the Town Hall Precinct, the material palette emphasised sandstone, masonry and bronze to echo the stately architectural narrative of the CBD.

A stepped articulation gives coherence between the form and height of the podium levels and the neighbouring heritage buildings, creating a human-centric harmony that minimises the perception of solid, looming mass from footpath level.

Sharp angles have been minimised, with the towers presenting a curvaceous splendour in their form. From the interior perspective, these curves create a sense of organic flow and connection, enhancing the L-shaped floorplates with their sweeping views across the city.

The ground plane harmonises with the trees of Park Street, with vertical greening adorning the sandstone-faced walls of the three-storey entry lobby with its stunning glass veil. This greening is mirrored also on lower-level terraces that provide outdoor relaxation areas for occupants and guests.

From the outset, the design and delivery brought forward the low carbon urban future through

exemplary passive design, conscious low-carbon construction and full electrification of all building systems and services.

In combination, energy efficiency and zero on-site gas combustion means the base building is capable of operating on 100% renewable energy – enabling net zero in operation.

Parkline Place has already achieved a 6-Star Green Star v1.3 Design rating from the Green Building Council of Australia, which represents world leadership in sustainable design. This rating also rewards the project team's focus on sustainable materials, optimising energy use, designing for wellbeing and ensuring excellent indoor air quality.

Natural light and outlooks on nature are both factors that enhance occupant wellbeing, however, having generous windows to provide these things can also create a challenge for managing glare and heat gain, both of which cause discomfort for occupants.

At Parkline Place, the extensive areas of curved glazing that are a feature of the façade give outlooks across the city and out to Hyde Park and the Harbour beyond. Strategically placed architectural shading features in a bronze materiality act as points of visual interest in the façade, while also enhancing overall passive thermal performance.

To ensure occupants can enjoy the view at any time and in every season, while protecting both visual and thermal comfort, 4,300 Verosol Ambience Motorised Roller blinds have been installed throughout from level 5 to 35 on every window of all 30 floors as part of the base building fitout. The use of these single and multi-linked motorised roller blinds on the façade windows is an excellent solution from an energy efficiency perspective for reducing heat gain and corresponding energy use for cooling.

Supplied by Verosol commercial partner, Solis Products, the blinds were fabricated using Verosol's unique and innovative 205 SilverScreen Performance fabric. This Global GreenTag-certified metallised fabric has a solar reflectance of 77%, drastically reducing the quantity of heat and glare that enters the office floors. At the same time, it is translucent, and thereby allows occupants to continue to enjoy the remarkable views.

The custom colour of chocolate brown specified for the Parkline blinds also harmonises beautifully with the bronze features and the sandstone that define the building's material aesthetic. The operation of the blinds is supported by a Somfy KNX blind control system, with BMS and automation integration by Somfy Oceania.

Parkline Place has been designed to be a smart building, with features including extensive building automation, real-time monitoring of indoor environment quality and an occupant app that enables access to features including concierge services and amenities.

Designed and delivered using advanced BIM, the operational building will also benefit from a digital twin that provides for real-time operational data and streamlined building management.

Smart building features also enhance the experience of tenants with enhancements for agile working and activity-based occupancy strategies.

This is matched by the built form's adaptable and flexible floorplate layouts that offer possibilities for tenant space customisation including creation of connecting stairs and open-plan collaboration zones. The structural design with elevators in a central core means every L-shaped floor can be configured to create bespoke layouts with uninterrupted daylight and views.

In addition to the Green Star rating, Investa is targeting a 6 Star Green Star As Built v1.3 rating, 5.5 Star NABERS Energy rating, 3.5 Star NABERS Water rating and a WELL Core and Shell Rating of Platinum V2.

Verosol blinds make a substantial contribution to achieving the requirements of both NABERS Energy and WELL. By providing a means of filtering the heat and glare from natural light with the SilverScreen fabrics, the blinds reduce the cooling load associated with the summer months. In the Sydney climate zone,

this is one of the most significant contributors to annual operating costs for energy in an office building.

Verosol also recognises the importance of clean manufacturing and non-toxic fabrics. Their processes and specifications ensure there are no Volatile Organic Compounds (VOCs) emitted by the blind fabrics, protecting indoor air quality and the health of occupants. Elimination of VOCs in interior fitouts is also a key criteria for WELL Platinum, and also one of the important credits under Green Star.

Verosol's formal Global GreenTag certification of Best Environmental Practice PVC (BEPPVC) and the Global GreenTag recognition of the third-party verified EPD (Environmental Product Declaration) help meet the stipulations of the Green Star's Responsible Products credits, and give both the construction team and the developer assurances of suitability for the project.

Health and wellbeing are absolutely central to the ethos of the development. Additional features of Parkline Place include mindfulness and fitness services, personal health services, community initiatives and premium-end of trip facilities, all of which add to the lure of the workplace, delivering on the premise of work-life balance.

In addition, the exceptional indoor air quality and abundant natural light ensure occupants enjoy a workplace environment that supports productivity.

Being located right above a rail station also means this is one of Sydney's best-connected buildings for commuting and low-carbon travel. In the immediate vicinity, restaurants, cafes and retail ensure vibrant surroundings, and the lower floors of Parkline are planned to also host retail tenancies and food and beverage offerings.

With its impeccable sustainability credentials, user-centric features and aesthetic beauty, Parkline Place is a brilliant example of what the office of the future looks like now.

