

ANZ Centre Docklands, Melbourne

ANZ's new low rise workplace in Melbourne's Docklands precinct has opened in what is now the largest single commercial tenancy in the southern hemisphere and the greenest commercial office building in Australia. The new 87,000 square metre building designed by Hassell will consolidate a number of ANZ's properties, providing accommodation for 6,500 staff under one roof.

The flagship building is recognised as one of the most environmentally friendly in the world and has been accredited with a Six Star rating from the Green Building Council of Australia. Compared to the average Australian commercial building ANZ Centre is expected to reduce greenhouse gas emissions by 70% and water consumption by 50%.

The building consists of a series of floorplates connected by bridges and a 10 storey, light-filled atrium. Using 25,000 metres of glass, the atrium is designed to maximise light penetration ensuring that all points within the building are a maximum of 12 metres from a natural light source.

ANZ Centre has set a new benchmark for environmental design and construction. It has been designed with a number of environmental features, including:

Approximately 25 % of its electricity needs will be generated onsite in the following ways:

- A tri-generation plant: Electricity will be generated onsite using natural gas instead of brown coal which has a significantly higher carbon intensity. The heat from the process feeds the air conditioning absorption chillers in the summer and the boilers for heating in the winter.
- Solar power: 1,000 square metres of solar cells will be installed on the roof of the building supplying clean, renewable electricity
- Wind turbines: Roof mounted wind turbines will further supplement the electricity being generated onsite for use within the building

The building will reduce the energy and water consumption associated with air conditioning:

- River cooling: Cool water from the river is piped through the building where the temperature differential is used to cool the water of the air conditioning system, reducing the demand on the cooling towers.
- Underfloor air conditioning: An energy-efficient air conditioning system maximises the use of fresh air and provides a healthy working environment.

Where possible, the building will avoid drawing upon Melbourne's limited fresh water supply:

- Blackwater recycling: All waste water will be recycled for use in landscape irrigation, toilet flushing and cooling towers.
- Stormwater reuse: Rainwater from the upper roof area of the building will be retained and collected in a tank for irrigation of the lower green roof and other landscaped areas, in conjunction with the water from the blackwater recycling plant.

It also features a green roof with low-growing, drought-tolerant species on the lower roof adjacent to the Yarra River, which creates a "cool zone" returning oxygen to the air. Exterior sun shading will maximise daylight and reduce heat gain and loss.

ANZ Group's Jane Hamilton says "We have achieved two aims – the building is cost effective and it creates a great work environment for our people which supports engagement and productivity".

The ANZ Centre is a showcase for ecologically sustainable urban design, and demonstrates how such innovations can lead to the creation of healthier, more liveable communities. As a large scale development, it has the potential to influence the direction of inner urban development well into the future.

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