



# Media Release

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## ANZ develops Australia's largest office building in Melbourne

ANZ today announced it would develop Australia's largest office building on the Yarra River in Melbourne's extended Collins Street, Docklands to provide high-quality accommodation for 5,500 ANZ staff.

The new world-class building, which will be purchased by ANZ, will provide 87,000 square metres of modern office accommodation with retail facilities.

ANZ will partner with Lend Lease to develop the \$478 million project. This major building will become a new focal point for Melbourne and the Docklands precinct, and for ANZ's growing businesses in Australia, New Zealand and the Asia Pacific. Total construction costs are \$377 million.\* The project is due to be completed in the second half of 2009.

The high specification building will have a minimum 5-star Green Star rating, one of only a handful of commercial office buildings in Australia to have the low environmental footprint rating. Environmentally-efficient features will include rainwater collection, greater use of fresh air and natural light, a landscaped roof and improved energy efficiency to reduce greenhouse impacts.

The building is specifically designed to align with ANZ's progressive culture and values, and will include dedicated facilities for ANZ staff including a crèche, gymnasium, car and bicycle parking and a variety of retail and food outlets.

The decision by ANZ to develop its new offices with Lend Lease follows a comprehensive review of more than 50 proposals from local and international property groups.

ANZ Chief Executive Officer Mr John McFarlane said: "ANZ has set itself a vision to be a very different bank. We are very excited about this very different building and what it can bring to ANZ's future in Melbourne.

"The new development makes strong financial sense, allowing ANZ to consolidate many of its Melbourne properties, resulting in efficiency gains, more effective use of space and greater collaboration between ANZ's businesses and its people.

"It will be an inspiring, environmentally-efficient workplace that will help us build on our leading levels of staff engagement. It is close to the CBD, and easily accessed by road and public transport, including the new Southern Cross train station. By late 2009, the area will be among the most vibrant in Melbourne with a working population of at least 15,000 people.

"We are pleased to be working in partnership with Lend Lease on this development to deliver an outstanding building featuring facilities which will also advance the health and wellbeing of our people and lower our impact on the environment," Mr McFarlane said.

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\* Covering building design, construction and site infrastructure.

As part of its Melbourne property strategy, ANZ will retain its other principal offices at 100 Queen Street, Melbourne and 75 Dorcas Street, South Melbourne.

Site work will start in February 2007, with ANZ expected to begin occupying the building in the second half of 2009.

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## **ANZ Collins Street, Docklands – Fast Facts**

### **Location:**

- The ANZ building will be located on the extension of Collins Street, west of Southern Cross Train Station, on the shores of the Yarra River overlooking Docklands Park

### **Size:**

At 87,000 square metres, the building has:

- 83,550 sqm office accommodation
- 3,436 sqm retail and amenities
- 10 floors, ranging in size from 3,500 – 9,800 sqm
- Accommodation for approximately 5,500 ANZ employees

### **Timeframe:**

Commence works on site: February 2007. Complete works on site: second half of 2009

### **Project Team:**

- Developer: Lend Lease
- Architect: Lend Lease Design and Hassell

### **Key Features:**

The building is the largest commercial office building in Australia, featuring a dramatic, central, light-filled atrium designed to maximise light penetration across all floors. The office will have an ultra-modern design, creating a leading-edge work environment.

### **Environmental Features and Initiatives:**

- Minimum 5-star Green Star rating.
- Features making this building best practice in commercial office site include: rainwater collection; greater use of fresh air and natural light; landscaped roof; and improved energy efficiency to reduce greenhouse emissions.

### **Amenities:**

- Tram stop in front of the building and plans for a taxi rank in front of the building
- A crèche which faces Docklands Park and the Yarra
- A gymnasium overlooking the Yarra River
- Various retail shops and restaurants
- On-site car parking, substantial bicycle and motorbike/scooter spaces within the building, and further car spaces in close proximity

### **Consolidating ANZ properties:**

The building will be one of ANZ's core Melbourne properties, along with ANZ's 100 Queen Street and 75 Dorcas Street, South Melbourne premises. In 2010, most Melbourne-based ANZ staff will operate from these three core sites, relocating from: 570 Bourke Street, 55 Collins Street, 530 Collins Street, 287 Collins Street, 452 Flinders Street and 85 Spring Street, Melbourne, 570 Church Street, Richmond and 227 Toorak Road, South Yarra.