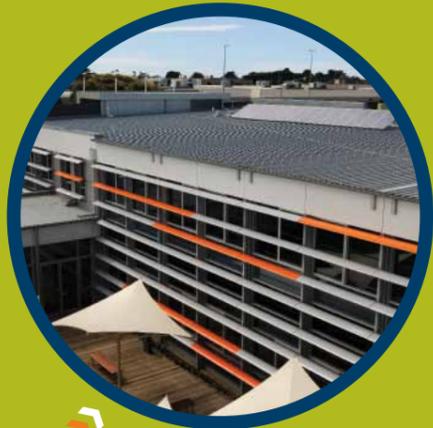
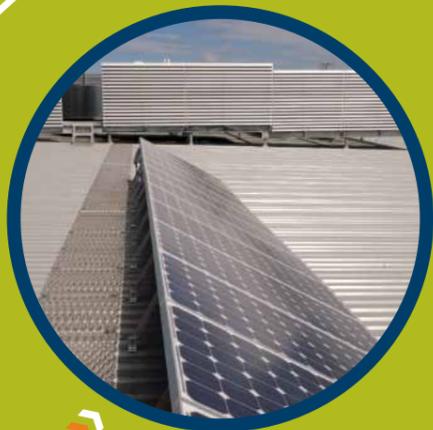




The reception area uses recycled timber



Shading fins on northern sides of the building assist in reducing energy consumption



Solar panels capture energy for use within the building



Water tanks capture roof water for use in the building for toilet flushing and landscape garden watering.

Amenities

- 147 workstations
- 14 meetings rooms
- 3 casual breakout areas
- 4 kitchenettes and an employee lounge
- 93 car parking spaces
- Showers, changeroom and bike parking facilities



25 Gateway

a flagship for efficiency



Wannon Water's office building in Warrnambool – 25 Gateway – addresses an urgent need to improve office conditions for employees and is a flagship for water and energy efficient building design in south-west Victoria

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wannonWATER

ECOLOGICALLY SUSTAINABLE design (ESD)

As well as addressing the existing cramped conditions for Warrnambool employees across four locations, and further increasing productivity, 25 Gateway showcases energy saving design features that can be incorporated into a large commercial building.

Objectives of the building include:

- Consolidating Warrnambool employees into a single office
- To become "The region's best workplace" – a healthy and vibrant workplace
- Demonstrating Wannon Water's commitment to sustainability.

The building should allow Wannon Water to reach the following targets:

- 5 star NABERS rating (post occupancy)
- 50% reduction on water use
- 30% reduction on energy use.

Reducing energy consumption by 30% and water consumption by 50%



Social Features

- Access to natural light in all work areas
- Intersection points with small meeting spaces to encourage communication
- Casual meeting areas
- Courtyard with seating and water feature
- Low Volatile Organic Compound finishes to walls, furniture and carpets
- Secure undercover bicycle and motorbike parking
- Good public transport access



What is the NABERS Energy for Offices scheme?

NABERS - the National Australian Built Environment Rating System - is a national performance-based system that encourages best practice in the environmental design, operation and maintenance of buildings to minimise greenhouse gas emissions and operational impact on the environment.

25 Gateway has been designed to achieve a 5 star NABERS rating and will be measured against the rating system after 12 months of occupancy.

Saving water

25 Gateway has been designed to reduce water consumption by 50%. Rainwater is collected from the roof of the building for flushing toilets and watering gardens.

Stormwater is also filtered through landscape design systems called 'bioswales' to filter silt and pollution. This produces an environmental benefit by improving the quality of the water before it is discharged into the drainage system.

Low use water fixtures have been fitted to further reduce consumption.

Saving energy

The orientation and shape of 25 Gateway maximises the benefits of thermal radiation and natural light, which means less energy is needed to heat or cool the building throughout the year.

Thermal mass concrete walls on the east and west ends of the building provide insulation to capture the sun's heat for reuse. Shading fins on the outside of the building minimise the amount of hot sunlight entering the building, which reduces the reliance on air conditioning to keep the building cool. Solar panels have also been mounted on the roof to capture energy for use within 25 Gateway, reducing a reliance on energy generated off-site.

ESD Features

- High efficiency glazing
- Higher than normal insulation
- High efficiency light globes
- Solar photovoltaic panels
- A selection of products with low embedded energy content
- Waste recycling

Air efficiency

The 25 Gateway air control system can simultaneously control the heating and cooling needs for each area. External units allow heat to be transferred from one unit to another. This system allows heat from IT server rooms and photocopier rooms to be transferred to cooler parts of the building. By using this existing heat, energy use is reduced.

The building also has an innovative computerised 'night purge' system that lets cool air in at night and the previous day's heat to escape.

Building Management System (BMS)

The BMS is the control system which operates the:

- Automated windows
- Lighting system
- Security system
- Rainwater collection, storage and use.

The BMS has been programmed to adjust the air conditioning system, windows and lighting to maximise the use of external air temperatures and natural light. The BMS will turn lights off in rooms that are not being used and dim lighting when natural lighting is adequate.



Cost Savings

The cost of 25 Gateway is substantially offset by selling surplus assets, including Wannon Water's office in Fairy Street and various land holdings. 25 Gateway will generate an estimated \$357,000 per year in operating savings by:

- Avoiding rent on three premises;
- Saving on energy costs; and
- Generating productivity gains by bringing all Warrnambool employees under one roof.