



Australian Institute of Architects

FACT SHEET

41X

Developed by the Australian Institute of Architects, 41X is a hub for architecture, for Institute staff, members and the public alike.

Located at 41 Exhibition St in Melbourne's CBD, 41X is a 22-storey Five Star Green Star strata-titled commercial tower. The building accommodates the Institute's Melbourne offices, including the Victorian Chapter, over five levels. 41X is the first strata commercial office building in Melbourne to target carbon neutrality over its 30 year operating lifespan -accounting for embodied energy, base building operational energy, transport and waste.

The project's inception dates back to 2006, when National Council commissioned a detailed feasibility study for the site, encompassing a range of potential options for its future. These options varied from renovation to relocation. After extensive consideration, National Council decided that the site would be redeveloped into a small office tower that would exemplify Australian architecture.

In 2008, the Institute held a two-stage design competition. The commission was awarded to Lyons with a concept that explored ideas about the hybrid public/commercial building, the engagement of the Institute with the community and creating a benchmark sustainability project.

Assessing the unusual physical factors of the redevelopment with its small site footprint, created some challenges, especially in achieving some of the Institute's environmental and sustainability objectives.

Faced with these, Lyons teamed up with AECOM to devise solutions that took a holistic approach to a building's carbon cycle. The team considered that a building, through its construction and operation, builds up a balance sheet of carbon that is displaced to the environment.

The new approach considered the quantity of carbon that a building generates, then seeks to reduce that carbon through design methods in the first instance and then, if required, engage offsite displacement – the Total Carbon Metric.

As part of this process, the Institute developed a Sustainability Charter for the building which we believe is the first of its kind in the office market.

The Charter binds owners and tenants to the sustainability agenda for the building to monitor and, where needed, change behaviours. On an annual basis, the measured operational carbon footprint of the building's tenants will be independently assessed. Combined with the quantified embodied carbon of the physical building, the operational carbon will be offset annually.



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The Institute is setting some serious benchmarks with 41X, and its development has been a prudent investment that will stand the Institute in good financial stead for many years to come.

Sustainability

- Five Star Green Star
- Five Star NABERS Energy – Base Building
- Targeting carbon neutrality using a Total Carbon Modelling process that measures both the embedded and the operational carbon footprint across material, energy, transport and waste functions for the life cycle of the building
- Sustainability Charter binds owners and tenants to the building's sustainability agenda

Design

- Small footprint – 285m² office floor plate
- 22-storey office complex including ground floor retail space, café and bookshop, seminar space and 19 levels of offices with an additional rooftop terrace and bike storage and change room facilities in the basement
- The sculptural exterior integrates the practicality of a commercial office tower with the more traditional chiseled masonry aesthetic of Melbourne's public buildings to create a unique hybrid public/commercial building

Development

- Privately developed by the Australian Institute of Architects
- Project team - Lyons (architect), Hickory Group (builder), AECOM (building services engineer), Winward Structures (structural and civil engineer), HASSELL (interior architect – Institute levels), DPPS (project manager)
- Total construction time – 19 months
- Total construction cost – \$31 million

Tenants

- Ground Level (public) – Axil Coffee Roasters Take Away (Flinders Lane), Select7 (Flinders Lane) and Bluebag Café (Exhibition Street)
- Level One (public) – Axil Coffee Roasters and Architext
- Commercial tenants include – GPG Group, Sotheby's Australia, Anzarat & Partners Lawyers, Preda, and Lion Capital

For more information visit wp.architecture.com.au/41x

The Australian Institute of Architects is the peak body for the architectural profession, representing almost 12,000 members across Australia and overseas. The Institute actively works to improve the quality of our built environment by promoting quality, responsible and sustainable design. Learn more about the Institute, log on to www.architecture.com.au.