



2 MARKET STREET

LIPMAN
SYDNEY NSW



The transformation of 2 Market Street in Sydney's CBD to a modern, unique corner precinct is an engineering masterpiece, an environmentally sustained building showcase and an impressive addition to the extensive portfolio of award-winning projects by Lipman Pty Ltd.

The extremely complex project involved construction of a new seven storey commercial office tower built over an existing underground car park, ground floor retail area and gym, on the site of the forecourt of an existing multi storey office building. A seven storey atrium tower fully intergrated these areas.

Using the City of Sydney's 'Opportunity Site' designation, the joint venture project between Macquarie Office Trust and Allianz Australia Insurance Limited has achieved the key objectives of redeveloping under-utilised CBD space to its maximum potential and upgrading the entire precinct to "A" grade office standards with a targeted 5 Star ABGR Rating (now NABERS Energy).

Lipman's success is built on strong industry wide relationships and this was a significant factor in the successful outcome of the redevelopment project

The project team included TSA Management, Arup, Crone Partners Architectural Studios and Lipman as the Main Package Builder.

The Project Team faced many challenges throughout the 16 month construction period, importantly having to maintain the existing tower as a fully operational, accessible and viable workplace for the 2500+ occupants throughout construction.

To bring areas online as quickly as possible the construction was planned in four key stages:

Stage 1: construction of new gym, base building works and premium fit-out by Lipman.

Stage 2: demolition of two forecourt structures, construction of the new tower and integrated fitout by Lipman

Stage 3: complete demolition and upgrade of existing lobby spaces

Stage 4: complete upgrade of the public domain.

Fundamental to the design concept was the limited ability to provide additional building foundation support as the new forecourt building was to be built over an existing basement substation. A light weight form of construction was adopted via a structural steel/W-Dek

composite solution, which also had to achieve the 3600mm floor to floor format to marry into the adjacent/linked building. This resulted in the incorporation of significant and numerous prefabricated structural steel web service penetrations to the majority of the structural steel beams.

Extensive design and architectural features were incorporated to achieve the desired NABERS Energy (5). These include a passive chilled beam air conditioning system with tempered 100% outside air, smart electrical metering, high efficiency lighting, daylight linked photocell control, high efficiency HVAC, gas fired heating/hot water, a green roof that doubles as a detention basin and catchment for the recycled water system and double glazed/low E insulated façade.

The end product, known as the Allianz Centre, has set new standards in CBD redevelopments and has already been awarded the Structural Engineering Steel Design Award in the 2008 ASI NSW & ACT Steel Awards. The building also went on to win the Australian Steel Institute National Structural Engineering Steel Award.

In line with Lipman's reputation as a top level service provider, 2 Market Street incorporates numerous economical and social measures including

flexibility of design for tenants, vastly improved facilities for occupants and neighbours, gym to promote personal well being, integration of public art into the building fabric and high quality finishes with long life expectancies.

A privately owned, Australian group established in 1966, Lipman is renowned as a creative property development and construction company, operating in most market sectors. They undertake new construction and refurbishment and fitout works and have received numerous MBA Awards for Excellence in Construction.

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THE END OF THE "SHE'LL BE RIGHT" CONCRETE WASHOUT

Professional management of concrete washouts

Concrete pour washouts on Lipman's major King Street, Sydney CBD project were faster and more efficient thanks to the unique PumperDump system. Usually, such Group A waste run-off (pH >12-14) from site wash-down areas poses both an environmental and logistical challenge.

But with just one phone call to PumperDump, all of the waste material from a washout is controlled. A Concrete Waste Separation Unit (CWSU) is delivered, installed, and collected at the end of the wash, so that all the waste can be productively recycled.

Lipman's has been using the PumperDump system on their other sites around Sydney, too.

The NSW construction industry has increasingly recognised the value of the PumperDump system, which meets the EPA's 'best practice' guidelines. With building site managers under pressure prevent pollution, more are integrating PumperDump into their schedules.

While the environmental benefits of PumperDump are clear, it's often the practical on-site aspects that convince site managers of its value, according to Richard Amadio, who invented and manages the system.

"Even experienced site managers who now use PumperDump admit in hindsight that they failed to appreciate how the lack of a proper washout management system interrupted an otherwise efficient site," says Richard.

"Many customers tell me that can't believe they managed to cope so long without PumperDump," he says.

Some builders continue to gamble against the likelihood of being caught illegally dumping concrete slurry, and Councils' lack of resources has meant the gamble has often paid off.

But because local Councils have to deal with the expensive fall-out from poorly managed building sites, they are becoming much more vigilant. "If waste concrete flows into drains it can set hard and block stormwater systems," says Richard.

"Instead of picking up the pieces later, Councils now realise good environmental practice on building sites is a necessary precaution", says Richard, who points out that State regulations are also becoming stricter.

PumperDump has been welcomed by local Councils, who appreciate the contribution it makes to their enforcement goals, by preventing concrete slurry from polluting drains and local water tables.

In some situations, according to Richard, it has taken one or two hefty fines for environmental breaches to provide the impetus for using PumperDump. "Some Councils are looking at including washout-management as a specific condition of consent," he says.

The CFMEU has endorsed PumperDump technology as contributing to the on-site risk reduction benefits of OH&S standards.

Construction industry market leader Theiss appreciates the control PumperDump gives over washout runoff on its Sydney projects, but for THE ARK project in North Sydney, PumperDump provided an additional benefit for the company. Because it recycled 100% of the concrete waste from the site, PumperDump helped Theiss to achieve



the highest green star rating, and creating a saleable point of difference for the project – and the company.

The patented PumperDump CWSU system:

- protects the local environment from hazardous waste slurry
- ensures that hefty pollution fines by local councils are avoided
- saves the construction time and inconvenience associated with the disposal of concrete waste, resulting in a possible reduction in overhead expenses
- captures and recycles both concrete and water components of the washout waste

With the current economic conditions threatening developers' margins, it's not so much a matter of PumperDump being an additional cost, but of counting its contribution to the savings in project time and risk reduction.

PumperDump is currently available in the greater Sydney metropolitan area, but the company has plans to expand into other higher density construction areas in Australia.

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AWARD-WINNING PROJECT FOR GONZALEZ



2 Market Street has not only set new standards in CBD redevelopment, but is already recognised as an 'award-winning' building, having received an award by the Australian Steel Institute Steel Awards NSW. The 2008 Structural Engineering: Steel Design Award acknowledges the innovative steel works on the project and represents a major achievement for Gonzalez Fabrication and Erection.

The structure is a steel design masterpiece comprising an eight storey steel frame braced by two concrete cores with composite steel floor plates linked to an adjacent tower by a steel framed atrium and a series of structurally isolated steel bridges to each floor level.

Gonzalez was contracted by main builder Lipman, as the Steel Fabricator for the Main Works and provided drafting, fabrication and installation services, which involved over 500 tonnes of structural steel.

Gonzalez Fabrication and Erection has been operating since 1997, carrying out steel fabrication and erection for medium to large projects. The company specialises and processes a medium of 1000 tonne to 5000 tonne of structural steel per year and has proven support for design, detailing, fabrication, surface preparation, painting, erection, and site welding.

The business covers all facets of the light to heavy structural steel industry including small to large projects related to the residential, commercial, government, industrial and mining sectors.

The company's labour resources and experience encompass the fabrication of complex trusses and hopper plate type structures and from their Beresfield-based workshop facility are well-equipped with the latest machinery for cutting and drilling, surface preparation and galvanising.

Gonzalez Fabrication and Erection services the Hunter Region of NSW, Sydney metropolitan and regional areas and the greater NSW markets.

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BEVISCO REALISE THE VISION

With a proven ability to provide practical, customised solutions, Bevisco Commercial Interiors (BCI) was highly successful in realising the client's vision for a truly flexible open plan office in 2 Market Street.

The challenge was to provide a workstation system that could quickly and easily be changed to provide either a more private or more open environment as the client's needs changed.

To achieve this objective, BCI worked closely with the client and builder, Lipman, from the outset, allowing the BCI R&D team to optimise the unique solution and successfully deliver the multi-level project on time and within budget.

Key to this success was the development of a height adjustable workstation screen and selection of the FreeWay system, which creates a sense of openness and space.

Designed in linear configurations, the system's inherent strength allowed complete rigidity throughout the long spans involved in the project. As specified by the client, the FreeWay system is certified by Good Environmental Choice Australia (GECA).

To complement the FreeWay workstation system, BCI designed and delivered a spring loaded height adjustable main divider screen that was safe, stable and easy to adjust. To further enhance system flexibility,

personal space separation was achieved through the use of low height lightweight divider screens. The use of a simple bracket allows the divider screens to be easily placed or removed from the work top.

The ergonomic package was completed with the inclusion of a spring balanced monitor arm and a universal under bench computer holder with slide and rotation functionality on the workstations.

BCI maximised storage efficiency by designing and developing a versatile mobile caddy that incorporated two tambour door cupboards, a three drawer unit and adjustable book ends on the work top. BCI also supplied the office furniture and tables for the 2 Market Street project.

2 Market Street further enhances BCI's 30 year reputation for developing enduring systems which can be easily adapted to changing work styles.

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