

COMMONWEALTH BANK

BOVIS LEND LEASE
OLYMPIC PARK NSW



The Commonwealth Bank Campus at Homebush is a prime example of an ‘inside-out’ approach to office design and the benefits of an integrated approach to construction which has resulted in the most sustainable development in the Sydney Olympic Park precinct.

The project comprises of two buildings providing the Commonwealth Bank (CBA) with a total of 31,772 square metres of A-grade office space and 1,788 square metres of retail space. The smaller building, Building 6, comprises of 14,306 square metres and Building 7 covers 19,452 square metres.

Taking the unique approach of establishing a formal tripartite agreement, the tenant CBA, owner Colonial First State Property and project management, design and construction provider Bovis Lend Lease made sustainability a key focus for the project from the outset.

Bovis Lend Lease Australia CEO, Tony Costantino, said: “We have worked closely with the Commonwealth Bank and Colonial First State Global Asset Management to ensure the environmental and business aspirations of all parties were incorporated into the project. The result is an innovative development designed to accommodate the current and future needs of the Bank.”

Bovis Lend Lease’s integrated business model enabled a holistic approach to the project from the outset, ensuring the design and interior fitout were

seamlessly integrated to the construction of the base building. This approach ensured CBA enjoyed the benefits of the full service offering that is unique to Bovis Lend Lease.

Also key to the successful delivery of the project was Bovis Lend Lease’s previous experience working with the Commonwealth Bank, with the company having delivered commercial fitouts for the Bank since 2001, along with a large proportion of its retail branch program.

Lend Lease design completed the design concept of the Commonwealth Bank Campus and engaged Group GSA to assist in a documentation role. The result was an ‘inside-out’ design based on the notion that the requirements for the workspace itself informs the external architecture of the development, rather than attempting to fit the workspace to existing accommodation or a pre-conceived concept of an office building.

In this way, the tenant was able to influence the outcome and could determine the direction of the development at every stage in the process and ensure its commitment to providing environmentally sustainable workplaces.

The Bank’s decision to move to chilled-beam air-conditioning technology was instrumental to the process. Other sustainability initiatives within the campus include waste water recycling; revolving doors; magnetic bearing chillers; a highly-efficient façade employing high-performance glazing and external sun

shading; low energy lighting; use of low volatile organic compound materials and a sophisticated Building Monitoring and Control System (BMCS) control strategy.

The BMCS system is a highly developed electronic control system that monitors energy and water use. Commissioning can then take place to determine strategies to reduce consumption levels. The site itself has access to the existing water recycling reticulating system that is a feature of the Sydney Olympic Park precinct.

The design of the campus is based on horizontal and vertical connectivity. At the ground level this is achieved through the proximity of each atrium, landscaping and building entries, generating a strong functional and architectural dialogue between the two buildings, visually uniting them. This connectivity is enhanced by the glass pedestrian sky bridges that link the two buildings on alternate levels.

Both buildings comprise eight levels and incorporate full height internal atria that are activated by glass passenger lifts which maximise natural light penetration and significantly reduce energy consumption. The sky bridges allow ease of movement throughout the campus and reduce the use of lifts.

Another innovative design feature is the ‘wintergardens’. These enclosed terrace spaces with operable façade louvers allow the occupants to open the

façade glazing to create naturally ventilated spaces, thus reducing the reliance on air-conditioning for cooling purposes.

The ground level design integrates the retail and commercial lobbies into the public domain to create a vibrant space.

The integrated nature of the project has resulted in a cost-effective fitout and enabled the focus on sustainability to permeate the entire project which was recently awarded a 5 Star Green Star – Office Design Rating for its base building.

Completed in December 2008, the Commonwealth Bank Campus is now home to more than 3,800 of the Bank’s employees in Wealth Management, much of Enterprise Services, and some sections of the Bank’s Human Resources team.



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LEAVE THE LIFTING TO MORROW

Operating for over 25 years within Australia, Morrow Equipment is the exclusive distributor of Liebherr Tower Cranes. As the owner and operator of the largest fleet of tower cranes in North America, Morrow also offers a wide range of services to the building industry in the United States, Canada, Mexico, Australia and New Zealand. The Australia Office of the Morrow organisation is represented by 18 employees plus the crane crew. For the Commonwealth Bank Campus, they supplied the tower cranes for the construction and material handling.

Morrow won the Commonwealth Bank Campus over its competitors with the hire of its Liebherr 316ECH-12 Litronic. Litronic cranes are equipped with Liebherr's state of the art PLC system that provides precise monitoring, control and coordination of all cranes functions. This feature also permits a load increase of up to 20% in heavy lift mode LM2.

The Liebherr 316ECH-12 Litronic Hammerhead Tower Cranes has a jib length of 75m with a HuH of 56m, and a lifting capacity of 2.8 tonne at 75m and 12 tonne at 22.9m. This crane is versatile, efficient and easily adapts to any project. Its practical modular construction makes transport, assembly and disassembly quick, easy and cost-effective. The hammerhead has earned a solid reputation for its dependable performance. These cranes have a telescopic kit installed in the cranes computer. The hirer or purchase needs only to log on to the internet to see the statistics of your crane, eg. wind warnings, any errors, what your crane is lifting, service and maintenance, etc.

The Liebherr tower cranes are electric power operated, which provides the user with low noise pollution operation, low servicing costs, no expensive fuelling or oiling time. Additionally, all crane functions can be operated at the same time for faster cycle times. Ideal for environmental sites, there are no oil leaks or clean up costs as with diesel hydraulic operated cranes.

Morrow have a large inventory of spare parts and equipment accessories on hand, and are committed to having the best technicians, who are sent to Germany for training on the latest Liebherr machines.

Under the current climate for tower cranes Morrow Equipment/Liebherr are always working on ways to set the pace with newer cranes and better technology, and are proud to be a part of Liebherr's ever-progressing technology.

With their top shelf technology, Morrow is continually exploring new technology, such as the ability to remotely watch the cranes from off project.

The Liebherr 316ECH-12 Litronic are some of the newest cranes that Morrow has recently introduced into Australia.

Since 1968, Morrow has focused exclusively on the tower crane industry. As the distributor of the Liebherr manufactured tower cranes, they have been able to develop a unique expertise and knowledge of our product line. As a recognised leader in the lifting equipment industry, they are able to apply new technologies with responsive, high quality

service and products. Morrow remains guided by their commitment to product quality, customer support, business integrity and a growing list of satisfied customers.

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KEEPING IT COOL

Hastie Australia is one of Australia's leading air conditioning installation companies. Established in Sydney in 1970, they have grown to become an international company, providing major project delivery and maintenance in Australia, New Zealand and internationally. Their primary specialisation is the design, engineering and installation of mechanical services for commercial air conditioning units. All up, there are 65 employees located between the head office at Homebush Bay, the production facility at Rydalmere and a second office in Fyshwick, ACT.

During 2007 Hastie was contracted to install the air conditioning and ventilation systems for the Commonwealth Bank Campus at Sydney Olympic Park in Homebush. The development this unit was designed to service comprised two separate buildings linked together by pedestrian sky bridges.

One of the challenges involved with the installation of the air conditioning system within the Commonwealth Bank Campus buildings was the requirement for a 5 Star Green Star rating, which involved passive chilled beams being used. Prior to installation lab tests were done on these units to ensure that the required airflow could be achieved, while adhering to this environmental rating.

Hastie Australia has been responsible for such landmarks as the Australian Stock Exchange, Royal Prince Alfred Hospital, Citigroup Building, Sydney International Airport Terminal and the Exhibition Centre at Darling Harbour. While internationally, they have completed

buildings such as the Australian Embassies in Vietnam and China, Saigon Towers in Vietnam and the Earth Relay Station in Kazakhstan. Currently Hastie Australia is working on the upgrade to Royal North Shore Hospital.

Hastie's ability to tailor air conditioning solutions to suit any requirement is a key benefit for their clients and a major differentiating factor within their market. This coupled with their track record of efficient project coordination, leading to successful execution and completion, is why customers trust Hastie Australia to get the job done.

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BRANCHING OUT

Yuanda has been operating in Australia since September 2006, while the Chinese parent company was founded in 1993. As China's premier building façade provider, they are a leading large-scale multinational specialising in the construction of curtain walls, composite aluminium cladding, podium and structural glazing, windows & doors, elevator and motor manufacture, as well as environmental engineering and industry coatings.

Yuanda had the contract to design and supply the external facade elements such as the curtain wall, atrium, glazing and skylights from the ground to the roof for the Commonwealth Bank Campus. This project involved a custom made façade being manufactured in their China factory shipped to Australia, then installed behind a safety fence. These unitised panels included the tower commercial spaces, bridge links between the buildings and the Atrium voids. The ground level glass shopfronts to the retail and entry areas, including the revolving doors and glass louvers were all procured in Australia, as were the skylights.

In 1993 Yuanda obtained ISO9001 Quality System Accreditation complying with manufacturing standards around the world. Since becoming an international company in 2000, Yuanda has experienced a rapid rate of growth, successfully developing markets in the United Kingdom, Germany and Russia, as well as 30 other countries including the US, Japan, the UAE and Australia. With the head office located in the manufacturing city of Shenyang, the group now has 22 subsidiary companies and employs over thirteen thousand employees.

Over the past decade Yuanda has been involved in many world famous projects, such as Europe's highest building, the Russian Federation Tower, the National Aquatics Centre "Water Cube" and National Stadium "Bird's Nest" for the Beijing 2008 Summer Olympic Games, as well as Beijing's New Ply Plaza, the Aurora and Citigroup Buildings in Shanghai.

Yuanda's international reputation has been achieved through the trust and recognition from their clients gained via the reliability, high quality products and after sale service they deliver.

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