

# COUNCIL AND COMMERCIAL VENTURE

Lane Cove Market Square is a joint venture arrangement between Lane Cove Council and Woolworths. Two key benefits of this significant \$35 million plus development include the provision for much needed community benefits such as car parking and a large library extension. The development consists of 7 levels of structure, comprising of 3 car park levels, 1 supermarket level, 18 specialty shops with mall and amenities, a new library and 2 upper commercial levels which will be leased by Fitness First.

Lane Cove Market Square had originally submitted the first Development Application in 2000. The project then spent some time with local resident action groups prior to being approved in 2005 with the development then going back into the Land & Environmental Court with final approval in 2007.

In early 2008 Mainbrace was appointed by Woolworths as the Construction Manager for the project.

The project was split into two construction phases. Initially a new road (Link Road) with an on-site detention tank beneath was built in order to allow the existing carpark and rear access to shops (Sera Street) to be closed. This also involved construction of a "top-down" structure for access purposes to existing shops and the demolition of the rear of the existing Lane Cove Library while it continued to trade. A "B Class" hoarding was constructed over the new road to allow for site shedding to be accommodated servicing the project.

Phase two commenced once the new road was open for public use and the main site area could be fenced off for construction of the centre. The excavation varied in depth from 12metres to 4metres due to the slope of the site. Bored piers and shotcrete panels with rock anchors were employed for the retaining system. Access to the works was limited due to the site being inaccessible from three sides. A potain crane with a 60m jib was selected for the project and served the project well with materials handling.

The second largest primary school in NSW is situated across the road from the site, so a very high level of safety and traffic management was implemented. Despite the constraints, the excavation and structure phases were managed without incident and major truck movements were scheduled around the school drop off and pick up

The project is positioned in the centre of the Lane Cove shopping precinct, with adjoining neighbours on three sides, so to keep access open for sections on several levels, the concrete pours were staged with the remaining sections closed afterwards.

Overall the project consists of 13,250m<sup>2</sup> of car parking over three levels catering for up to 330 car spaces. The Supermarket occupies a

further 3,500m<sup>2</sup> on the fourth level. The fifth level caters for 2,590m<sup>2</sup> of new library with 1,500m<sup>2</sup> of new specialty shops and retail mall. The upper two levels which will be occupied by Fitness First are approximately 2,320m<sup>2</sup>. Overall including plant rooms the project occupies approximately 25,700m<sup>2</sup>

It is envisaged that Lane Cove Market Square will not only further enhance the Lane Cove retail precinct but will also generate employment opportunities as well as ease the parking burden on the local community.

Mainbrace would like to thank the local community for their patience and support during the 21 month construction period. The difficult logistics of fitting a large development into a very confined space would not have been possible without that support. The project looks fantastic and we are very proud of the finished product. Thank you Woolworths and Lane Cove Council for the opportunity to play a major role in delivering this long overdue facility.



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## LANE COVE MARKET SQUARE



MAIN CONSTRUCTION COMPANY : Mainbrace  
COMMERCIAL / RETAIL SIZE : 25 700 m<sup>2</sup>  
DEVELOPER : Woolworths Limited + Lane Cove Council  
PROJECT END VALUE : \$35 Million  
PARKING : 330 car spaces  
COMPLETION : Nov 2009  
ARCHITECTS : BN Group Pty Ltd  
SURVEYOR : CMS Surveyors



## ALL IN A DAYS WORK AT BN GROUP

Lane Cove Market Square was a major challenge due to diverse elements from difficult site conditions with an unorthodox site plan through to local council and community concerns. Also failed attempts by previous developers, had the effect of having an LEP amended to further burden the site. The project even went to the Supreme Court, where BN acted as an expert witness. By appreciating local character, commercial relationship and operations of a major supermarket with associated retail relating to the existing Lane Cove Mall, BN was able to unlock the sites potential for all parties.

The brief was to integrate the site with existing educational, civic and commercial elements, providing a new focus for public and community facilities, through a safe and pleasant pedestrian-focused environment – whilst also acting as a regeneration initiative for the Lane Cove village.

The heritage library, an important civic element in Lane Cove, was another key element in underpinning this urban response. Project resolution came with the movement of the Supermarket one level below the primary retail level of the existing Plaza. This enabled the extension of the existing library on one level along with the creation of additional retail space and potential of a new piazza relating to the Library entry.

Due to the multi-level nature of the Centre and the mixed-use building program, balancing and coordinating various access, servicing and vehicular requirements for major users was a challenge. With a difficult sloping site, surrounding residential, retail businesses, together with the second largest primary school in the state, BN's response provided an opportunity that gave Lane Cove Council a new car park, bigger Library and Woolworths. The community has more shops, easy and convenient parking and an improvement in the overall character of Lane Cove village.

One of the biggest project successes is the urban integration into the village environment of a 'big box' retailer whilst retaining the Lane Cove village character – a significant step forward in the sustainability of existing town and village centres through retail-led regeneration.

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## COUNSULTING EXPERTISE

H&H Consulting Engineers P/L are providing expertise for the exciting new Lane Cove Market Square project, involving a new Woolworths Supermarket, Carpark, Extended Library, Specialty Shops, and gymnasium, between Lane Cove's Austin Street and the Plaza, with three levels of 318 undercover public parking spaces. Access to the carpark from Sera Street and Austin Street, allows residents into Lane Cove centre.

The project required extensive shoring, to a depth of 13m. This had to be designed to safely withstand surcharge pressures from neighbouring buildings, typically masonry construction, built on the boundaries, and sensitive to ground movements.

Part of the shoring and early works required the top down construction of an access ramp for the servicing of neighbouring properties during construction. This involved drilling piers and pouring a suspended concrete access ramp pre-excavation. Once piers and ramp were constructed it was possible to excavate under the structure and then come back up with the final building works. The piers and ramp were later demolished.

Due to tight vertical spatial constraints, floor slabs were constructed as post tensioned concrete slabs, minimizing concrete thicknesses,

especially challenging in loading dock areas requiring transfers and column free spans of up to 12m.

Detailed dynamic analysis ensured vibrations from the gym were not transmitted to tenancies within the building.

The external architecture is a combination of various building materials in challenging geometric shapes. Considerable time was spent with the architect in developing structural designs to be buildable and economical and deliver the architectural intent of the design.

H&H, formed in 1985, with a track record of thousands of successful projects, are proud to be part of this project.

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