

POINT COOK TOWN CENTRE

WALKER GROUP
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BOOM TOWN

The \$100 million Point Cook Town Centre joint venture between the Victorian Government's sustainable land agency VicUrban and Walker Corporation has attracted a number of major retailers and is expected to become a significant retail centre for Melbourne's south-east. Just 24km from the CBD, the site will incorporate around 18,000 square meters of retail, 5,000 square meters of commercial and some medium density residential space. Point Cook is one of the fastest growing corridors in Melbourne.

Walker Corporation were appointed as the preferred developer by VicUrban in February 2005 and presented a master plan with a distinctive street-focussed atmosphere. Point Cook Town Centre development manager Chris O'Keefe said "fundamental to the plan was the street-based town centre design, based on VicUrban's requirements."

"A big feature of our design was presenting a modern feel, given the new area and town centre, instead of a tradition colonial type theme," Mr O'Keefe commented.

The project is yet another achievement for Walker Corporation which developed the Broadway Shopping Centre in Sydney and was involved with the Pran and Strand retail centres in Melbourne. Walker Corporation's successful history of forming retail partnerships ensured the company was well placed to deliver the Point Cook Town Centre. The construction process required over 5000 truckloads of concrete and 33,000 square meters of metal roofing and in keeping with green principles water tanks for storm water capture to be used for irrigation were installed and over 500 native trees have been planted.

The Point Cook Town Centre covers 12.7 hectares of The Boardwalk estate and will cater to the needs of 55,000 local residents. Research has indicated 135,000 people live within a 10 minute drive of the centre. As well as the presence of Coles, Aldi and Target the centre will also boast some 80 specialty stores. The site has a main street linking the town with the square and low-rise architecture and access to the local nature reserve have been utilised.

Walker Corporation approached the development with community requirements firmly in mind. The Point Cook Town Centre will not only house child care facilities, a medical centre and pharmacy but further stages of the development will continue to focus on local needs. Mr O'Keefe said "In about five years [the development] will be a true integrated, mixed use town centre and the latter stages will include a library and a community centre."

The design of the site is distinctly modern in its approach and has excellent integration with the surrounding residential network. Main Street, which is the focal point of the site, is themed on a boulevard, a modern interpretation of a traditional town centre concept.

From a construction perspective Walker Corporation was challenged by the Point Cook Town Centre site as it required the development of infrastructure, roads and basement car parks. The complicated process of infrastructure and basement development to allow the commencement of the structural elements of the site was overcome with the services

of head contractor Salta Constructions who worked with Walker Corporation throughout the construction.

The Point Cook Town Centre, which was opened in August, was a considerable undertaking for Walker Corporation and according to Mr O'Keefe, "the Point Cook Town Centre would be the largest project that we have at the moment in terms of area and value. We're exceptionally happy with the way the centre will present."

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Reputations are built on site safety and with increasing occupational health and safety regulations the protection of workers' health is one of the top priorities for companies at all levels. Well placed to provide comprehensive fall protection is Australian Temporary Fencing (ATF) Guardrail, industry leaders in site safety with an extensive network of branches and suppliers. The merger of Deck Guardrail, the first company to develop temporary fall protection in the construction industry, with ATF Hire in early 2006 brought together two market heavyweights, each with almost two decades of experience. The resulting ATF Hire division, ATF Guardrail, continues to expand on the existing customer base and geographical reach of the two groups.

Walker Corporation's Point Cook Town Centre construction employed about 750 onsite workers, many of whom were protected by the range of ATF Guardrail products. Temporary edge protection, perimeter guardrails and roof guardrails were installed to prevent falls and injuries to workers. Construction of the \$100 million town centre began in October 2006 and ATF Guardrail installed protection equipment for

workers from the commencement of the project. As a result of safe work practices and the use of ATF Guardrail products, no falls occurred at the site.

ATF Guardrail worked with the Point Cook Town Centre builder Salta Constructions to provide ongoing worker protection through the duration of the project.

"We worked closely with Salta Constructions on their building schedule to make sure our product was always available," said ATF Guardrail regional agents and services manager Mark Finegan, "and we regularly had teams on the site for a week at a time."

ATF Guardrail maintained a presence at the Point Cook Town Centre site from the initial slab pouring to the finishing touches of air conditioning installation and roof works. The team were also often required to supply guardrails and edge protection at short notice when scheduling was altered through the construction process. The ability of

ATF Guardrail to commit teams and resources over the duration of the construction while maintaining the flexibility to supply equipment on demand reaffirms their status as a market leader.

ATF Guardrail has a range of highly specialised products including edge protection, perimeter guardrails and access towers, each of which has been fully engineered and tested to comply to all building standards and codes. The ATF Guardrail systems can be used on commercial, industrial and domestic sites and not only provides protection for the safety of employees, but produces greater productivity and cost effectiveness through a reduction in downtime as a result of worker injuries.

ATF Guardrail, through experience and quality products, has captured 85-90 percent of the commercial and 50 percent of the domestic fall protection market in Victoria while maintaining a presence at almost every major construction project. The team has has continuing relationships many builders including Multiplex, Baulderstone Hornibrook, Salta Constructions and Australand, and has worked

on recent major projects including the Multiplex construction of the Melbourne Convention Centre, Salta's Mercy Aged Care project, the Melbourne Showground redevelopment and a number of Australand projects.

ATF Hire is the leading provider of physical protection equipment for the construction industry and special events with products including temporary fencing, crowd control barriers, void protection, overhead protection gantries and road barriers.

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FORTUNATO GROUP LEADS THE WAY

It is no accident that Fortunato Group has become one of Melbourne's leading civil construction, earthmoving and contracting companies.

Thanks to more than 15 years of dedication, Fortunato Group has built an enviable reputation, an experienced workforce and a wide inventory of modern plant and equipment. The company is now at a level of being involved with sizeable projects – in excess of \$16m.

Effective project management has been a key to success and combined with Fortunato's close working relationship with customers, projects are completed cost effectively and on-time.

Services provided include:

- Residential, industrial and commercial land subdivision and development
- Road design and construction projects (VicRoads is a major client)
- Retirement village infrastructure development
- Building industry projects
- Wetlands and waterways construction
- Sporting infrastructure projects
- Construction project management

Fortunato's recently developed building division has been primed to provide the best and most flexible services available to the industry, including:

- Multi level underground basement construction
- Civil construction for shopping centres
- Major industrial and commercial property construction
- General civil works for all types of building projects

Recent major projects which have benefited from the Fortunato's touch include the Point Cook Shopping Centre (\$6m), Proximity Industrial Estate in Sunshine West (\$11m+) and Boundary Rd Duplication for VicRoads (\$5m+).

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