

A NEW DIMENSION

DEVELOPER : Growthpoint Properties Australia
MAIN CONSTRUCTION COMPANY : Hacer Group
ARCHITECT : Gray Puksand
CONSTRUCTION VALUE : \$85 million



Botanicca 3 is an impressive commercial office development offering a new benchmark in quality and amenities. Comprising two towers of seven and eight levels with 19,374m² of office space over podium level, the project includes a fitness studio, child care facility, cafe, outdoor terrace, end-of-trip facilities, outdoor gardens, secure parking and a high performance facade system. The building has achieved a 5 Star Green Star rating and has been designed to achieve 5 Star NABERS Energy and Water ratings.

Botanicca 3 is a context sensitive addition to the final stage of development at the Botanicca Corporate Park in Richmond, Victoria. The new building delivers approximately 19,300m² of PCA A-grade innovative office accommodation across two towers, located at 570 Swan Street Richmond in Victoria.

The developer, Growthpoint Properties Australia, is an ASX-listed real estate investment trust (ASX: GOZ), with a mandate to invest in Australian property in the industrial, office and retail sectors. Growthpoint owns interests in a diversified portfolio of 58 properties comprising office and industrial assets throughout Australia valued at approximately \$4.2 billion.

The two tower design, across seven and eight levels, includes hotel style end-of-trip facilities, onsite childcare services, a dedicated

fitness studio and spaces for 420 vehicles including 22 electric vehicle charging stations. The building features an abundance of natural light and panoramic views of the Melbourne skyline.

The defining feature of Botanicca 3 is the high performance facade system and perforated metal sunshades which surround the building. This feature represents more than aesthetics as the energy rating of the building is greatly enhanced by the creative design which shades the occupied areas in summer and allows sunlight to warm the building in the colder months.

Growthpoint has a strong commitment to sustainability across their business and aspires to be a positive contributor to the physical environments in which they invest and operate. The company builds sustainability considerations into their processes including capital



works, procurement and employment to ensure the long term impact has been appropriately considered. “Botanicca 3 is an outstanding example of this approach and I’m very pleased that the building achieved a 5 Star Green Star certified rating with the Green Building Council of Australia and has been designed to achieve 5 Star NABERS Energy and Water ratings,” said Steve Lee, Manager – Projects & Sustainability.

“We are receiving strong interest from a number of prospective tenants as Botanicca 3 offers the Melbourne office market a new benchmark in quality and amenity,” said Steve. “The prominent location and commanding position at the front of the Botanicca Corporate Park, coupled with the new generation design and high quality construction by Hacer Group makes Botanicca 3 ideally suited to major local and international corporate tenants.”

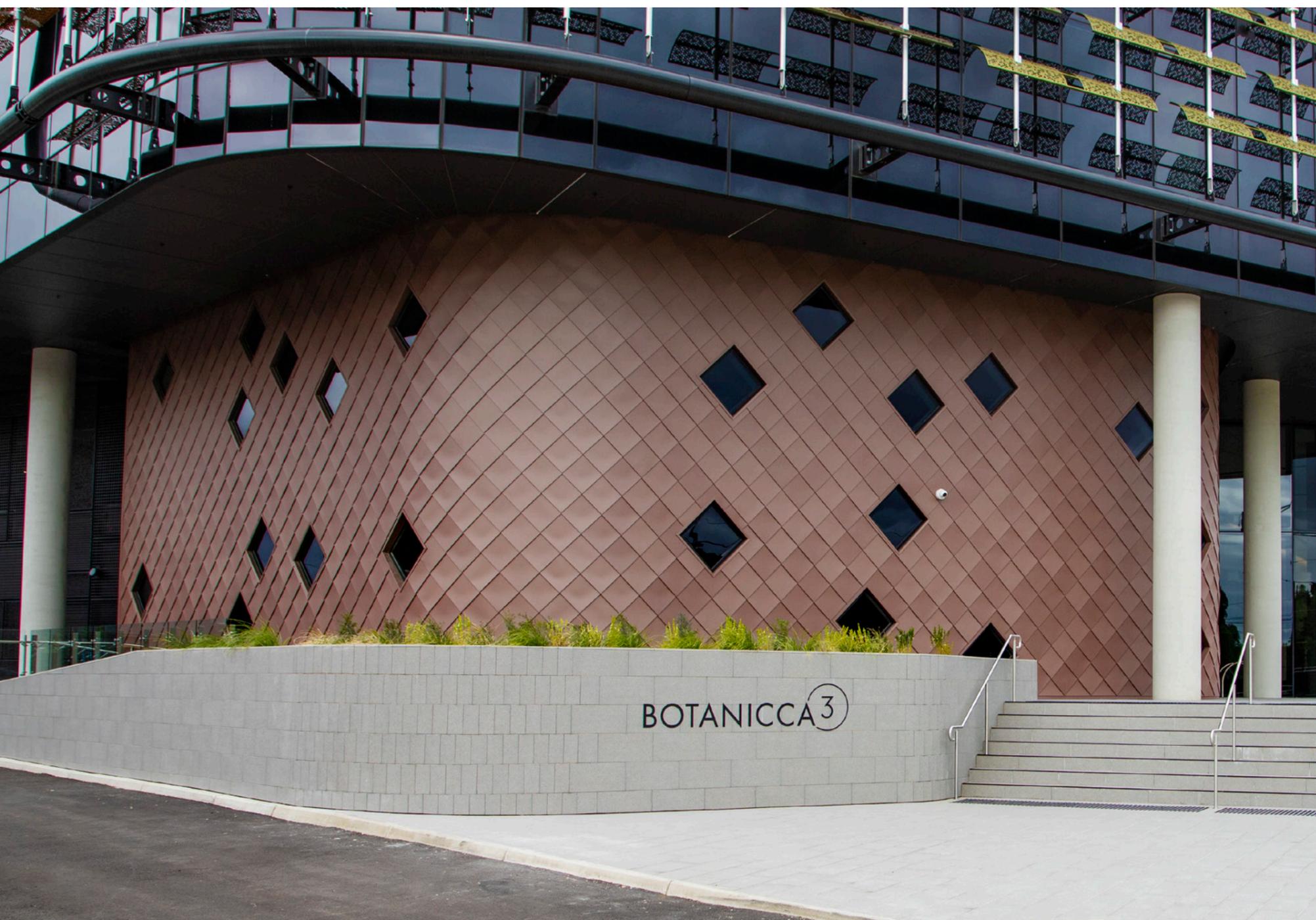
With the current focus on providing an attractive working environment for staff, Botanicca 3 offers a picturesque setting next

to the Yarra River Park precinct where superior running, bicycle and sporting facilities are available. Transport options for staff and clients are excellent with metro rail and tram services nearby and the M1 Motorway just a two minute drive away.

Access to other amenities is another feature of Botanicca 3, with the retail precincts of Church and Swan Street just a short distance away.

All properties owned by Growthpoint are located in Australia where their management team has a comprehensive understanding of the key markets. The company’s portfolio is spread across the office and industrial sectors and Growthpoint has pursued a strategy to diversify their holdings to cover every mainland state and the Australian Capital Territory.

For more information contact Growthpoint Properties Australia, Level 31, 35 Collins Street, Melbourne VIC 3000, phone 03 8681 2900, email info@growthpoint.com.au, website www.growthpoint.com.au



Track Works Civil Contracting is a civil contracting company which, in just four years of operation, has built a strong client list which includes major construction companies like Lendlease, Hacer Group, Icon and Pace Construction Group.

Track Works was selected by Hacer Group to undertake all the civil works at the Botanica 3 project located in Melbourne, which is a major development with a prominent and commanding position at the front of the Botanica Corporate Park.

Managing Director of Track Works, Leo Iacuone, said that his team completed all the bulk earthworks for the site of Botanica 3. The company then undertook the detailed earthworks followed by raft and footing construction, crane bases and slab preparation.

Once the building was completed, Track Works returned to complete the external civil works including concrete pavements, parking areas, retaining walls, kerb and channel, and asphalt pavements.

The site presented a number of challenges. There was a varying basalt profile throughout but mainly in the eastern one third of the site. The bore logs in the geotechnical report didn't totally reflect the characteristics of the site which is not uncommon over a large site like Botanica 3, given the unpredictable nature of basalt formations. This made achieving the founding depth of footings more difficult than usual. Track Works considered using foundation piles with caps but this option would have significantly extended the time allowed in the excavation programme.

Instead, Track Works elected to deepen the excavation, in some areas up to 4m,

and blind back up to underside of footings. This provided an exceptional outcome, ensuring the security of the footings and avoiding the expense and significant additional time that would have been required to drilling foundation piles.

Another major challenge on the project was site access on the adjoining roads especially during peak hours. In addition, entry via the business park was limited so that the existing tenants were not affected. However, the process was handled extremely well by Hacer, enabling multiple concrete pours and truck movements throughout the day.

The company has a team of 12 and due to the size and complexity of the Botanica 3 development, the whole team had an involvement at different stages of the project.

Track Works also utilises other resources when working on major jobs as labour requirements vary greatly from day to day. "Two companies that give us great support are QA Steel Fixing and Construction Contract Labour (CCL) for skilled and ticketed trades when there is a need. CCL provides us with concretors, carpenters and skilled labour," said Leo.

Four years ago, Track Works began by doing footings packages for I&D Group, one of the largest deliverers of formwork solutions in Victoria. Since then, they have expanded their coverage to other civil works packages and variation work directly for builders.

"We have worked alongside Hacer Group on a number of other projects, including West End in West Melbourne, Burwood Brickworks and The Mark in Elsternwick," Leo said. "Working with Hacer is always a real pleasure as it has a great team of professionals who ensure every aspect of the job runs as smoothly as possible."

Previously the company has been involved with projects for Icon at 480 Elizabeth Street Melbourne, the Marriott Hotel, Docklands and 8 Claremont Street, South Yarra. They also worked with Lendlease at Wesley Place, Melbourne and the Rod Laver Arena upgrade.

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Below LSC Fabrications designed, manufactured and installed over 750 sunscreen panels and bracketing systems for the façade.

When expert design and fabrication of stainless steel is required, LSC Fabrications is a highly logical choice. The Botanica 3 project, a premier development in Richmond, is an excellent example of LSC Fabrications' skills.

The project required LSC Fabrications to design, fabricate and install sunscreens and the support bracket system to the façade of the project, with over 750 panels and five different colours. The sunscreens formed an integral part of the building's aesthetics and functionality, particularly with respect to its environmental performance.

In addition, LSC Fabrications also designed, fabricated and installed perforated carpark screens to various levels of the carpark within the building. The screens were designed to all have concealed fixings from the outside and to incorporate planter boxes throughout.

There were a number of complexities in the design of the building which created a number of challenges. In working with the architects on the design of the sunscreen panels and supporting bracket system, the challenge was to provide a product which accommodated five different angles without having five different and separate support brackets. LSC Fabrications also had to cater for numerous different lengths of panels. The design solution created by the company was a simplified multi-angle clamp bracket with indexed holes.

Based on the concept drawings provided, LSC Fabrications developed a design that was capable of being fabricated with the strength that was required to pass engineering standards. "The sunscreens were also vigorously tested in a wind tunnel to check for strength, movement and any noise implications prior to manufacture," said Managing Director, Rick Jones.

LSC were able to fulfill the specifications set out for the sunscreens as well as managing the entire process of fabrication, overseeing the anodising of the screens and finally installation. "Perhaps most challenging of all was to have almost 1,000 panels of different lengths and widths, five different colours and five different angles transported to and from New South Wales for anodising, then have

them delivered to site, all in the correct order for installation."

The sunscreens are an outstanding feature of Botanica 3, forming part of the architecture of the external building so are clearly visible from the street. They are also visible from within the building so achieving the right dimensions, angles and colours was critical to achieving an aesthetically pleasing result as well as adding positive functionality to the building.

Based in the eastern Melbourne suburb of Bayswater, LSC Fabrications is a proudly Australian fabricating business, specialising in stainless steel fabrication, custom manufacturing of steel stairs, stainless steel balustrade and all aspects of aluminium and architectural work.

The company has been in business for 12 years, starting with one employee and now having a staff of nine. "Everyone is hands on in the company and we have built a great network of trades and specialists to call on if required," said Rick.

The company offers a 'one-stop-shop' service to their clients, taking stainless steel from sheet form to the finished product. "We begin with excellent design, drawing on the 20 years of experience within the LSC team, then fabricate and install to the highest standards. We have the capacity to undertake projects from basic through to the most complex of architectural form, at all times delivering with highly competitive pricing," said Rick.

Other major projects undertaken by LSC Fabrications include the design and installation of balustrade to the prestigious Melbourne Jetbase, rectification works to approximately 3.5km of balustrade on the prominent YVE building in St Kilda Road and the design, manufacture and installation of custom bi-fold perforated doors to apartments in Collingwood.

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