

# COLLINS SQUARE THE GOODS SHED

**CONSTRUCTION COMPANY :** Hutchinson Builders  
**DEVELOPER :** Walker Corporation  
**COMPLETION :** December 2012  
**PROJECT/DESIGN ARCHITECT :** Building Studio  
**HERITAGE ARCHITECT :** Lovell Chen  
**FITOUT ARCHITECT :** BVN  
**FAÇADE ENGINEER :** Inhabit Group  
**STRUCTURAL ENGINEER :** ADG Engineers  
**SERVICES CONSULTANT :** Norman Disney & Young  
**BUILDING SURVEYOR :** Gardner Group  
**ESD SERVICES :** Hutchinson Builders  
**PROJECT END VALUE :** \$46 Million

## THE LANTERN LIGHTS UP A MAGNIFICENT SUCCESS STORY

In their work on the Goods Shed South project, Hutchinson Builders are achieving the kind of construction miracle-working which only a highly experienced, integrated and innovative team can deliver. They have been combining the staged demolition and refurbishment of the Southern portion of the Victorian Railways No.2 Goods Shed, a major Heritage landmark, with simultaneous design, construct and integrated fit-out of an entirely new seven level building, The Lantern Building, which has targeted a Five Green Star Office V3 Design rating and is aiming for 5 Star NABERS for the Base Building.

The project consolidates the company's position in the Melbourne construction industry with a stunning showpiece, demonstrating their best efforts in glass, concrete, steel, timber and Heritage mortar for all to see.

The Goods Shed South is an entirely challenging assignment. From the outset Hutchinson were presented with tight timeframes by the client, Walker Corporation. The contract was signed in June 2011, consultant novations done in the first week of July, and the team onsite and commencing early works and detail design by August 1 2011, with handover of the first Separable Portion due for completion in August 2012.

The design initially specified the Lantern Building, which links the redeveloped southern portion of the Goods Shed with Collins Street at Level One, as 3.5 levels, creating 12,518 m<sup>2</sup> NLA of commercial office space, and 410 m<sup>2</sup> of retail space. This was instead revised by the client to seven stories, meaning Hutchinson's team had to re-specify, re-plan and re-design a significant proportion of the project, in addition to undertaking the larger task for completion in the same timeframe.

"Both the construction and design were fast-tracked," said Hutchinson Builders Senior Project Manager, Tony Mastwyk.

"We used Hutchinson's in-house ESD and Services division, who have delivered over 20 Green Star projects, including two Six Star Green Star office projects. I don't think we could have got this done without them. Our ESD and Services staff and our consultant team have been phenomenal. A great deal of kudos also goes to our subcontractor team - we have had 42 different subcontractors and a peak daily workforce averaging around the 135 mark.

"The glass for the facade was a very challenging aspect, as we had to remodel the whole building in the early stages when the number of levels changed. We actually lowered the floor heights by 190mm so that the facade and ceiling height would work.

"Due to these changes, we couldn't actually order the facade until November 2011, and while we have been trying to get its fabrication fast-tracked, we are ensuring we will be in a position to begin commissioning the building before the facade is installed.

"We also have a very restricted site, and had to lease land from Places Victoria because we needed room to store materials such as reinforcement steel, timber and bulky items. For the Heritage restoration, we are using all salvaged and reclaimed materials from the Goods Shed South demolition and from other stages of the overall Goods Shed's redevelopment. All the materials have been catalogued as we demolish and as we rebuild, it is all being very carefully staged.

"We had three architects on this job, the Project Architect, the Fit-Out Architect and the Heritage Architects, with whom we have had weekly consultations."

In many ways, this project embodies Hutchinson Builders entire century of construction in one building, with the immaculate refurbishment of the Victorian era Goods Shed South using skills and experience the company founded its business on in 1912, and the Lantern Building a shining beacon of the leading-edge sustainable building principles which guide the company's 21st century operation.

Some of the ESD initiatives incorporated into the project to meet the requirements for the 5 Star Green Star Design Rating (V3) and 5 Star NABERS Base Building Energy Rating include the installation of an on site generation system for the production of low carbon electricity, which incorporates turbines on the HVAC heat reclaim to provide heating and cooling energy and a reduction in peak demand on the utility network. The design specifies high efficiency lighting systems with reduced lighting power density of 1.5watts per meter squared per 100 Lux; and an active chilled beam cooling system to further reduce energy use.

The project also has on site cyclist facilities, and is using rainwater harvesting to provide reuse water for the amenities.

In the construction itself, ESD is built into the unitised prismatic facade which forms the Lantern Building curtain wall. This incorporates insulated double-glazed glass units with a Low E coating to ensure high thermal performance and reduced solar load in summer. It will also be time-effective, being rapid to install without the requirement for scaffolding.

To design and construct this spectacular aspect of the project, Hutchinson's have worked closely with the architects, Building Studio and facade engineers Inhabit, as well as undertaking ongoing liaison with the manufacturer, to ensure the design vision is successfully realised.

The construction has also used a significant proportion of recycled steel, has a PVC minimisation protocol, and has sourced sustainable timber for the construction of the Mezzanine Floor in the Goods Shed portion. The greater proportion of the concrete used in the construction has been poured in situ, with Bondek formwork used for the post-tensioned floor slabs, and conventional formwork for the beams. In total, there is around 14,000m<sup>3</sup> of concrete under cover.

In their five years constructing projects in Victoria, Hutchinson's have demonstrated excellence in a broad range of projects, with successes including 400 bed student residences for Deakin University's Burwood campus; 22 schools for the BER program in the Western Region; 200 bed student residences for Latrobe University's Bendigo Campus; and commercial offices at Doncaster.

They also recently completed a major research laboratory upgrade for the Australian Radiation Protection & Nuclear Safety Agency at Yallambie, an extremely complex, demanding project with specifications which included absolute accuracy and the highest possible standards of safety and quality. This of course is what Hutchinson Builders are known for delivering – and the company is continually adding new stories to their substantial history of rising to challenges, and succeeding magnificently.

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# FASTENING THEIR WAY TO SUCCESS



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With more than twenty years experience, Micro Fasteners Pty Ltd provide a range of quality fasteners and associated products, offering professional expertise, assistance and product knowledge to their clients.

Due to constant requests for various other products, Micro Fasteners have also recently expanded their initial fastener range to cover fixings, silicone, adhesives, grinding and cutting for numerous industries and services such as construction, shop fittings, electrical and air conditioning.

With over 20,000 different lines and as an authorised agent for leading brand specialty products, Micro Fasteners have everything you need. Furthermore, they specialise in standard off the shelf parts, as well as specially manufactured components.

Given their prolific project profile and extensive portfolio of clientele, as well as their well-known reputation throughout the various industries for the establishment of long-term client relations and the provision of outstanding, project-specific products, Micro Fasteners was also involved on the significant Collins Street South Good Shed redevelopment.

This significant project, located on the south side of Collins Street and bordered by Flinders Street, Village Street and Aurora Lane, involved the extensive redevelopment of the southern half of the historic, former Victorian Railways No.2 Goods Shed, as well as the construction of a modern, seven storey office building.

The historic Goods Shed, originally built in 1889, has also being linked with Collins Street, creating a total of 10,597 square metres of state-of-the-art, Property Council of Australia, Grade A office accommodation, with approximately 430 square meters of retail space at the Collins Street level. Additionally, the site is favourably positioned in close proximity to the Southern Cross train station, tram routes, the Melbourne CBD, Docklands, a freeway network and the Yarra River environs.

Responsible for the supply of the fixings and silicone adhesives throughout the site, the dedicated Micro Fasteners team delivered a large variety of products for the specific applications. With their close-knit onsite team led by Managing Director, Michael Hodgson, Micro Fasteners deftly managed the provision of the required products, the swift processing of the orders, as well as the packing and delivery of the product to the site, in a time and cost effective manner.

In addition, they introduced, to one of the project's contracted carpentry's teams, the new Quikdrive product. In reference to this leading product, Mr Hodgson cited that all of the screw products for this particular application should be a collated system and as a result, the use of Quikdrive halved the usual installation time, allowing for an efficient completion of the building phases of the Shed.

Throughout their ongoing involvement on the Collins Square South Goods Shed, the Micro Fasteners team faced a number of challenges. One of these in particular was in regards to the supply of an adhesive that suited a damp area, such as the roof of the Shed. Throughout the roof-cladding phase of the development, the roof, as well as related sections, was not adhering to the damp timber. In order to overcome this hurdle, Micro Fasteners introduced the leading Fulaprene 303 product to the site builders. As a result, the problem was resolved and the necessary building work was completed within the strict project deadlines.

Priding themselves on quality service, outstanding products and a commitment to upholding close and long-term working relationships with their clients, it is without a doubt that Micro Fasteners Pty Ltd will remain at the forefront of the Australian fasteners industry.

# SPEEDPRO - THE COMPANY WITH THE ‘CAN-DO’ ATTITUDE

Established in 1993, Speedpro Industries have provided an extensive variety of leading concreting services to Australian construction, civil and building industry clients.

With expertise in all things concrete, Speedpro are able to satisfy a range of concrete place and finish needs, such as slabs, stairs, civil works, pads and footings and crane bases. Furthermore, regardless of the scope, difficulty or size of the project, they are able to carry out concrete rectifications including concrete patching, fairing coats, self-leveling and speciality patch jobs.

In addition, Speedpro provide a highly skilled and professional auxiliary workforce that not only enhances the client's initial workforce, on either a long or short term period, but also enhances the likelihood of the job being completed in an efficient manner that adheres to tight construction deadlines.

Having completed a range of prolific projects, such as the works on the Geelong Bypass, Freshwater Tower, Melbourne Airport and Glen Gala Village, Speedpro were also involved on the significant Collins Square Goods Shed development in Melbourne.

With an established relationship with Hutchinson Builders since 2008 following works on the Tooronga Village Shopping Complex they have recently provided works at the seven storey building at Deakin University, Speedpro, who once again completed the job on time and budget, have subsequently continued to deliver optimum outcomes to their client. As a result, the Goods Shed and Lantern Building, which SpeedPro are currently working on, are both new and exciting challenges provided by Hutchinson Builders.



Paul Pacella, Managing Director of Speedpro, said that a particular challenge his team faced while working on the development was the uniqueness of the Goods Shed building itself.

“This building is rather unique in the fact that it is a Post Tension ground slab, which made the pouring and placing of concrete extremely challenging,” Mr Pacella said.

“As a result, our team of experienced personnel has taken extreme care when positioning the concrete pump, supplied by Always Concrete Pumping, as there were many obstacles, including round steel columns, steel trusses to negotiate and a 6 metre high roof.

“However, we were able to achieve this through the use of the 36 metre Z Fold Boom, which delivered the concrete through the eye of a needle and got the job done, in both a time and cost effective manner, for the client,” he said.

From a place and finish perspective, the Lantern Building also posed a number of challenges to the Speedpro team. Given the fact that on completion, some of the seven floors will have as many as three different concrete finishes, including natural looking and polished, burnt finish and street trowel finish, the coordination and effort to achieve such specifications was at times, very challenging.

However, given their years of industry expertise and know-how, the Speedpro team was able to overcome these obstacles and achieve both innovative and remarkable results.

“Overcoming building issues or obstacles is just part of the service we at Speedpro provide,” Mr Pacella said.

“In fact, we thoroughly enjoy the challenge of meeting a project's specific demands or requirements, regardless of the degree of difficulty we at times face.

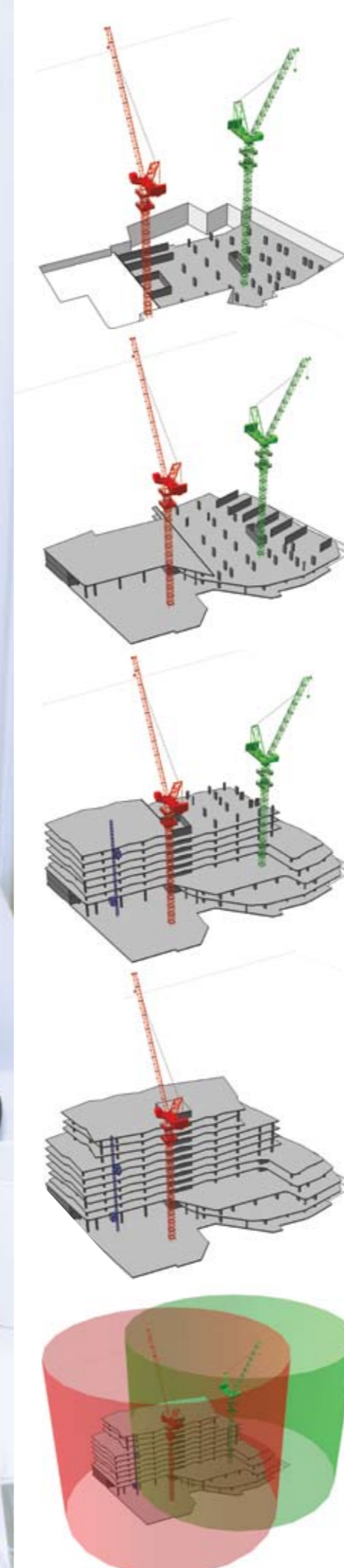
“With our professional team, project dedication and of course, our concreting experience and knowledge, we were once again able to exceed project expectations of Hutchinson Builders and fulfill all of their objectives,” he said.

Given the consistent, leading project results Speedpro achieves every time, their range of extensive concreting and labour services, as well as their extensive client portfolio, it is without a doubt Speedpro will continue to remain at the forefront of the concreting industry.

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# TPP DELIVER CUTTING-EDGE SOLUTIONS TO COLLINS SQUARE



**T**ime Planning and Programming (TPP) is a dynamic company offering a range of cost effective project planning services. With a unique approach to project planning, programming and scheduling services to a variety of projects throughout Australia and overseas, the highly professional team from TPP are able to deliver cutting-edge solutions throughout the lifecycle of the project, regardless of its' scope or size.

In addition to an extensive core of services, encompassing project planning, programming and scheduling, project management, administration, and strategic project advice, TPP also offer Microsoft Project Training, 4D simulation, 3D modeling, 2D Site Management Plans, Construction Methodologies, Expert Witness and delay analysis assistance.

Armed with a multi-skilled team and a wealth of industry expertise, a prolific project portfolio, as well as experience in regards to Resource Management, Cost Planning and Risk Management, TPP was also recently involved on multiple major projects some of which include:

- Fox Sports Studios at Gore Hill Mixed Use Technology Park Sydney
- Ararat Prison PPP Project in Victoria
- Eastern Goldfields Regional Prison PPP bid in WA
- Wiri Prison PPP bid in Auckland
- ADFA in Canberra
- Parliament Square in Hobart
- Collins Street Goods Shed development in Melbourne (South Good Shed)

The South Goods Shed is a major redevelopment of an 1880's building located on the south side of Collins Street and bordered by Flinders Street, Village Street and Aurora Lane. The project involves an extensive redevelopment of the southern half of the historic, former Victorian Railways No.2 Goods Shed, as well as the construction of a modern, seven storey office building.

The historic Goods Shed, originally built in 1889, will also be linked with Collins Street, creating a total of 10,597 square metres of state-of-the-art, Property Council of Australia, Grade A office accommodation, with approximately 430 square meters of retail space at the Collins Street level. Additionally, the site is favourably positioned in close proximity to the Southern Cross train station, tram routes, the Melbourne CBD, major Freeways, Docklands and it's connection to the Yarra River environment.

The design and construction program associated with the Collins Street Goods Shed required an

aggressive approach and innovative thinking. Nathan Heazlewood, Director of Time Planning, personally assisted the main client, Hutchinson Builders, to ensure the successful delivery of the historic project within the extremely tight construct timeframes.

Mr Heazlewood became involved with the project in 2011 and was responsible for closely monitoring the progress of the Collins Square Goods Shed project and reporting its' critical path status for Hutchinson's. He also offered a variety of innovative and alternative strategies in the development methodology to minimise any unnecessary costs or risks associated in achieving the project's deadlines.

The project has highlighted the benefits of TPP's involvement and working closely alongside Hutchinson's in order to understand the specific methodology of the project. Mr Heazlewood also brought to light key issues, associated with the tight timeframe, and provided tailor-made design and construction advice that fulfilled the specific needs of the heritage project.

Furthermore, his leading edge approach to successful project deliveries, as well as his constant liaisons with the client and other contractors onsite, TPP avoided any major challenges or obstacles and ensure the construction process is being carried out in both a smooth and efficient manner.

The team from TPP are implementing programing controls ensuring swift delivery of the Collins Street Goods Shed project, providing ultimate client satisfaction and fantastic project results within the difficult time constraints.

Our dedicated team has skills across a broad range of disciplines, focused on delivering a wide range of professional, cost-effective services and client support. Our business is targeted at long-term relationships, we value our reputation and maintain the high level of expertise to clients. TPP is the relatively new player with a multilingual team that is kicking all the winning goals with a cutting edge approach to the building, construction and other industries in Australia and abroad.



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# E&S STEELFIX - PUTTING TOP-NOTCH SKILLS TO GOODS SHED USE

The talents of E&S Steelfix secured the reinforcing steel strength which underlies all the structural concrete in the Collins Square Goods Shed South project. Their professional and safety-conscious team were responsible for the placement and fixing of all the reinforcing steel for the project, from the lowest levels of the refurbished Heritage Goods Shed to the top of The Lantern.

Established in 2009, E&S Steelfix are focused on ensuring their part of the construction process is carried out safely, efficiently and according to specifications and programs. For this complex project, with its restricted work site and extremely strict Heritage and quality specifications, scrupulous attention needed to be paid to scheduling of deliveries, and a high degree of logistical management required to ensure stock and staff were both managed in a manner which was both functional and safe in the confined work and inventory spaces available.

This required close coordination with not only the formwork and concreting crews, but also with Hutchinson Builders, to ensure that all steelfixing was completed in a timely manner to meet the fast-paced concrete pouring and finishing schedule.

Professionalism is a core element of the E&S approach to their trade. The site teams ensure they are always properly prepared for the scope of work ahead of them, with the appropriate tools and equipment at hand to complete the tasks. Dedication to delivering quality is also a core company value, with the management cultivating a company culture which promotes workmanship and task performance of the highest standard.

The key management and supply chain tasks of planning, assembly and delivery are also all tightly coordinated to ensure project milestones are accomplished on time, or earlier. With the tight timeframe on the Goods Shed South project, this was especially critical, as the steelfixing is such a key element of the entire construction effort.

“E&S Steelfix undertook the manufacture, delivery, assembly and installation of all the steelfixing for Collins Square Goods Shed South. Our team carried out their duties in a manner that minimised any potential disruption to the construction process, delivering optimum results and complete client satisfaction,” said Steve Haitidis, Managing Director of E&S Steelfix.

“We have approximately 60 staff consisting of steel fixers, leading hands, foremen, office staff and management. Our construction workforce is highly skilled, with training and qualifications including Scissor-Lift, Forklift, OH&S, VicTrack, Working at Heights, First Aid, and Construction Induction.”

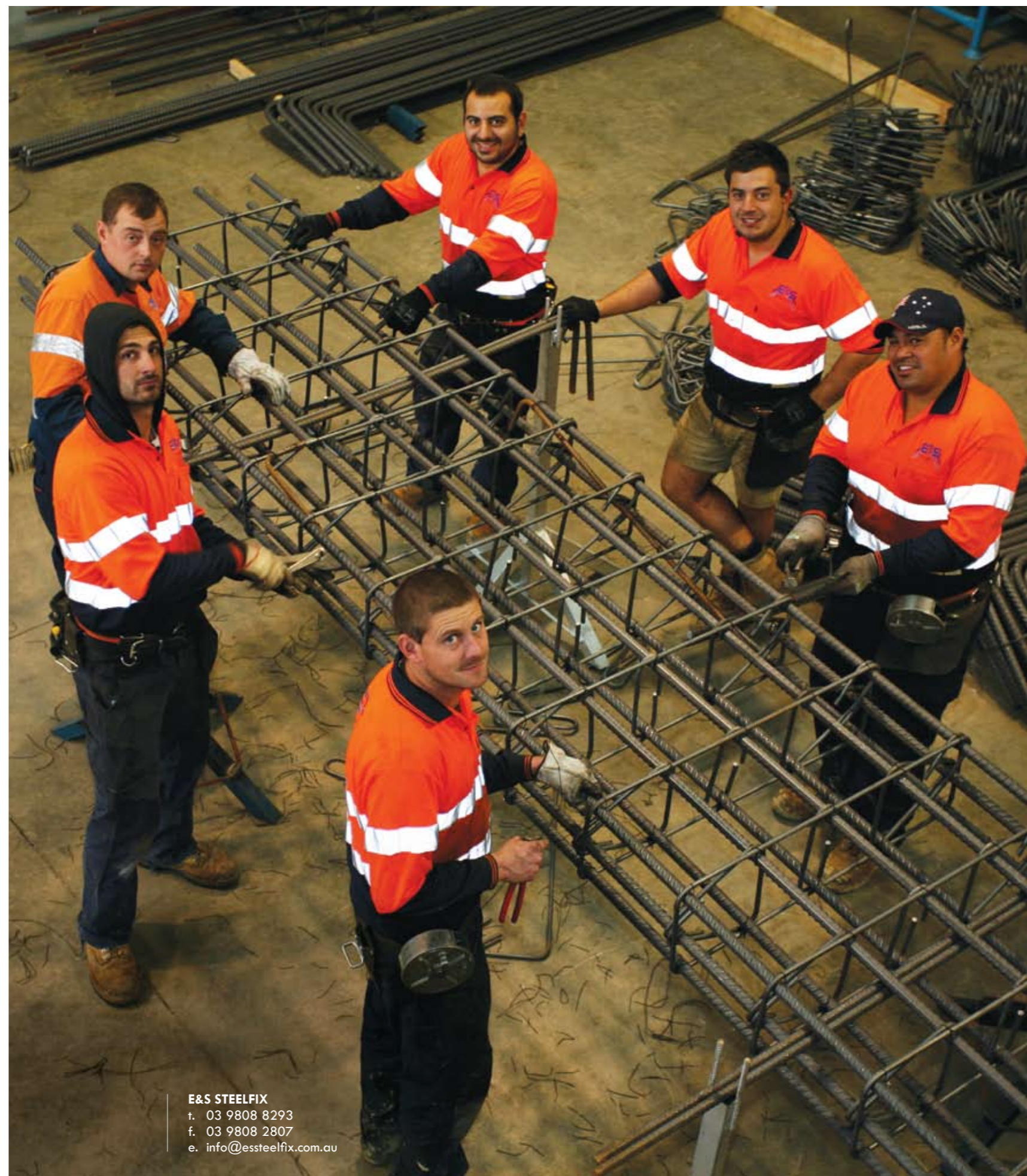
E&S Steelfix are specialists in the supply and installation of all types of concrete reinforcement to construction projects, and have built a substantial track record across general construction, civil infrastructure and industrial projects.

Other current projects include Mitcham Village Apartments, Guilfoyle Apartments (Southbank), Tower 8 (Docklands), Myer Emporium, and Precinct Apartments (Abbotsford).



The company has also delivered time and cost-effective steel fixing services for Vogue Apartments (South Yarra), Tooronga Village (South Yarra), Atlantis Towers/Atlantis Hotel, Freshwater Place (Southbank), Northbank, and the Melbourne Market Relocation/Epping Market.

When projects need a team which can reliably deliver cost-effective reinforcing steel fixing for even the most complex scope of concrete works, E&S Steelfix have the professionalism and skill to step up to the challenge and succeed.



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## OVERCOMING A CHALLENGE

Structural Challenge Pty Ltd is a structural steel fabricator company that specialises in a range of commercial and government projects. Aiming to provide the ultimate in service and workmanship and boasting two spacious workshops, as well as a new processing machine to assist in the efficient steel fabrication process, the professional team from Structural Challenge were recently appointed to deliver a range of works on the Collins Square Goods Shed in Melbourne.

Contracted to carry out works on the mezzanine floor, stairs and clock tower framing to the existing heritage-listed building, the team from Structural Challenge also provided extensive works, such as the roof steel, stairs and glazing framing, to the new Lantern Building.

Whilst working on the redevelopment, the expert team ensured no damage occurred to the existing structures, such as the columns or brick walls, and ensured the new design was modern, yet at the same time, retained the heritage aspects of the original building. Working closely alongside the client, design consultants and other contractors, Structural Challenge once again delivered outstanding project results, in both a time and cost efficient manner.

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The Goods  
Shed clock, VIC

## LEADERS IN THEIR FIELD

Cooke & Dowsett has established itself as a leading provider of commercial plumbing solutions throughout Australia and since its inception 20 years ago has delivered a range of extensive services such as hydraulic, fire pipe fitting and installation, drainage and gas to a variety of projects. Our design and construct expertise has extended to some of the most technically challenging developments in the country and with offices in Victoria, New South Wales, Western Australia and South Australia are well placed to service all clients needs.

The design and construction of the complete Hydraulics package was Cooke & Dowsett's brief for the 5 Green star, NABERS rated world class Collins Square Good Shed project located in the Docklands precinct. This was a unique development in so far as the design, scale and sustainability of the building and integrated the refurbishment of the historic Goods Shed. Cooke & Dowsett delivered on the sewer and drainage systems, a new Authority sewer branch, a domestic hot, cold and tepid water system, a new dual grade two - water tapping and recycled water system, greasy drains, waste and vent systems all within the sustainability ratings required for the build.

The use of innovative techniques such as Insitu Grease interceptors and Syphonic roof drainage together with Cooke & Dowsett's focus on providing Green Star initiatives and materials, such as crossed linked polyethylene and UPVC minimisation and flexible working methodologies made for a winning combination.

The Good Shed's design presented unique plumbing challenges including the preservation of the heritage-listed building that was to be restored as part of the project. The approach adopted needed to ensure that throughout the excavation process the footings for the existing structure were not disturbed in any way. The expertise, diligence and attention to detail by Cooke & Dowsett's team ensured a successful

outcome was achieved within committed time frames and budgets whilst upholding good safety practices.

This development highlighted Cooke & Dowsett's ability to work collaboratively and professionally with all stakeholders within a project and its commitment to deliver quality commercial plumbing services. A strong working relationship was forged with Hutchinson Builders and the project showcased Cooke & Dowsett's skill set and ability to add value to any build through its design and implementation of plumbing and with sustainability being at the forefront of its thinking.



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