



154 PRADELLA SOUTH BRISBANE MELBOURNE ST

THE 'GREEN' PROJECT

Established in 1959, the Pradella Group has been a leader in the Queensland building industry for over 45 years and today Pradella still follow their trademark hallmarks. The group still remains family owned and employs more than 300 people, with an annual turnover in excess of \$150 million.

Pradella Group has a comprehensive knowledge of the industry and are highly renowned for their business integrity, experience, financial stability and market understanding. This is one of the many reasons why 154 Melbourne Street is proving to be a huge success.

154 Melbourne has been accredited with a 5 star Green Star "as design" and also a 4.5 star Nabers rating. It is also targeting 5 star Green star "as built" which will make it one of the first buildings in Queensland to achieve the "as built" 5 star rating. The building was completed in June 2009 and this eleven level building is most definitely setting the standard for future development in the expanding South Brisbane area.

The 154 Melbourne St. building will be the first to deliver chilled beam air conditioning in a commercial office in Brisbane, producing a high energy efficiency, thus providing better economy to the end user by approximately 30%.

Boasting 11,333m² of A-Grade office accommodation, 154 Melbourne has incorporated high-class features such as:

Daylight glare control, rainwater harvesting, 360 degree views, increased ventilation and tenancy exhaust risers to remove pollutants from photocopier and printers to help promote a healthy indoor environment. Low Volatile Organic Compound content of selected finishes which reduces the hazzadous effect on occupant health from finishes emitting internal air pollutants. Water efficient fittings and fixtures, 75 bike racks and shower facilities.

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SPECIALISTS IN ENGINEERING

Hyder Consulting is a multi-national advisory and design consultancy providing outstanding solutions to clients in the property, transport, water, environment and resources sectors. Within the property sector, Hyder specialises in: land development, structures, building services, facades, acoustics and environment.

Hyder was commissioned to provide structural engineering design and environmental impact assessment for the office development at 154 Melbourne Street. One of the notable outcomes was an open-floor space, clear of columns that was achieved using post-tensioned concrete slabs that were designed to span from the central lift and stair cores to columns located along the perimeter of the office floorplan. The design of the floor slabs had to take into account long term deflections which would be quite substantial over the 13m single spans. It was for this reason that post-tensioned reinforcement was used in the slabs to help minimise the inherent long-term creep deflection.

One of the challenges Hyder faced involved a 6m deep basement in weak soils while reinforcing an existing retention wall. In the overall design of 154 Melbourne Street, a two-storey carpark was to be constructed over the full footprint of the site which is enclosed on all sides by roads and buildings. As the adjacent properties and roads cannot be moved, a shoring system had to be designed to ensure the retained material remained stable until the carpark slabs were constructed.

The properties of the sub-base material included weak to very weak clays, thus requiring a soldier pile and shotcrete panel-shoring system as the retention system. These piles were temporarily backed by stressed ground anchors that were removed once the carpark slabs were completed.

Hyder has gained credibility for delivering 'landmark' projects such as Circle on Cavill and The Wave, Gold Coast; Centrepoint Redevelopment, Sydney; and Federation Square, Melbourne.

Previous awards won by Hyder include:
2008 - The New Rouse Hill – Urban Development Institute of Australia
2008 - International Trade Winner – Queens Award for Enterprise
2007 - International Firm of the Year – New Civil Engineer Awards
2007 - Circle on Cavill – Concrete Institute Awards for Excellence

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DESIGNS FOR ALL REQUIREMENTS

Decorator Fencing is a family run business located in Nudgee, Queensland. Decorator Fencing has been manufacturing and supplying quality fences and balustrades since they started business back in 1991. Supplied in either 316 stainless steel or with a tough, durable powder coat finish, all their products are individually designed to cater for specific needs no matter what design you have in mind.

Decorator Fencing specialises in the one off custom designs as well as having their own designs and systems. Their custom made designs are all locally sourced and manufactured in house. Decorator Fencing is extremely flexible and can adapt their designs to suit the clients/builders requirements.

They specialise in Aluminium & Stainless Steel Glass Balustrades which range from framed glass, to semi frameless glass and frameless glass. All of the balustrades are extremely durable and meet the design requirements for A.S.1170.1 Structural design actions and A.S.1288 Selection and installation of glass.

As a result of their dedication to service and quality, Decorator Fencing continues to work with many of the top architects and builders in Brisbane. Another project which they have just completed is Parklands at Sherwood- a Pradella project.

Decorator Fencing had approximately five of their employees working on 154 Melbourne Street. The Company installed the external glass balustrades to all levels complete with powder coated aluminium handrails. Given the nature of the design on the project, very fine tolerance had to be achieved to complete the Melbourne Street project. The materials which Decorator Fencing used throughout the project were custom made as a result of a one off architectural design.

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THE ADMIRAL COMMANDS 154

The strong organisational capabilities of Brisbane-based Admiral Concreting were highlighted as they 'took command' as the concreting contractor on Pradella's 154 Melbourne Street, Brisbane project.

The company controls its extensive operations from their own warehouse complex in Geebung in Brisbane and are constantly investing in new technology to meet project design demands with a Copperhead Laser recently added to their equipment inventory.

The 11 level commercial building, which is targeting a 4.5 ABGR, features cutting edge architecture with clever core design and extensive column free space for flexible floor plates. Key design factors which Admiral Concreting has extensive experience in delivering on for residential, high rise commercial and industrial projects from the Sunshine Coast to the Gold Coast.

Admiral Concreting offers a comprehensive range of concreting services and has shown their diversity in completing a wide range of projects including Trade Coast for Deluca, Princess Alexandra Emergency Department Upgrade for Abigroup, the Waterfront Apartments at Newstead and Ephraim Island for Mirvac and the Fire and Training School at Amberly for Broad Constructions.

Admiral Concreting was contracted by Pradella to place and finish all concrete to the ground slabs, suspended slabs, columns, lift shafts, stairs and hobs for the Melbourne Street project, with all levels poured in two sections of approximately 650 m² each side.



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The project further strengthened Admiral's enviable reputation for following even the most rigorous programme by achieving up to two pours a week to meet the schedule. Their impressive record over a 20 year operational period, has been achieved by developing a clear and concise organisational programme for each project, providing skilled, qualified supervisors on site, delivering the highest standard of workmanship and maintaining a high quality fleet of machinery and equipment.

