

QLD PROJECT FEATURE
900 ANN STREET
AURIZON HQ

Hatchinson Builders / Fortitude Valley



ALWAYS DELIVERING

DEVELOPER : Charter Hall and Consolidated Property Group
MAIN CONSTRUCTION COMPANY : Hutchinson Builders
ARCHITECT : John Wardle Architects (Base Build) Hassell (Fitout)
STRUCTURAL ENGINEER : ADG Engineers
CONSTRUCTION VALUE : \$130 million

The \$130M 900 Ann Street – Aurizon HQ is an incredibly designed 15-level building with a prestigious ground floor entrance, expansive and airy foyer with double height ceilings, and a 10-storey atrium stretching between Levels 5 and 14. The project also consists of a brick annexe to the building as a sensitive visual transition between the heritage and modern structures.

Hutchinson Builders joined with long standing partners Consolidated Properties Group (CPG) and Charter Hall to design and build a new home for freight company Aurizon at 900 Ann Street in Brisbane's Fortitude Valley. The 900 Ann Street – Aurizon HQ project is an office tower designed to integrate commercial activities with the garden setting of the historic Holy Trinity Church Precinct.

900 Ann Street – Aurizon HQ is a 15-level structure comprising a glass canopy at the ground floor entrance, an expansive double height foyer and a 10-storey atrium. The development boasts 18,991m² of office space and 200m² of retail tenancies. Two levels of basement provides 103 car parking spaces, 153 bicycle parks and End-of-Trip facilities with lockers and showers. Solar panels on the roof and rainwater collection tanks for irrigation of landscaping have contributed to the Aurizon building achieving a 5 Star Green Star Office Design v3 rating.

A brick podium and walkway connect the new building with 280m² of open community space with bench seating. Landscaping surrounding the church, rectory and parish hall has been extended to flow around the base of the 900 Ann Street – Aurizon HQ building creating a link to the green areas. Set backs to the glass curtain wall façade allow views from busy Ann Street through to the church gardens and buildings.

Hutchies' Contract Administrator Nik Cox, managed the design development and coordinated consultants for the D&C contract with work starting onsite in April 2016. With 180 tradesmen onsite during peak periods, the \$130 million project was completed within two years.

The 900 Ann Street – Aurizon HQ project includes a precast concrete spine wall and fire stairs, with in situ slabs and columns,

achieving a typical floor plan of 1,445m². The architecture of the building focuses on connection between users as well as with the outside. The entrance foyer is a light and airy double-storey space with glazed exterior walls and powder coated aluminium blade walls inside.

"Between Levels 5 to 6 we built a bleacher staircase where people can sit and give presentations; it opens up the space and leads to the main communal area," said Nik. "The massive atrium extends through Levels 5 to 14 with a changing form as it rises, it presented some unique technical challenges in terms of the construction and the mechanical services design."

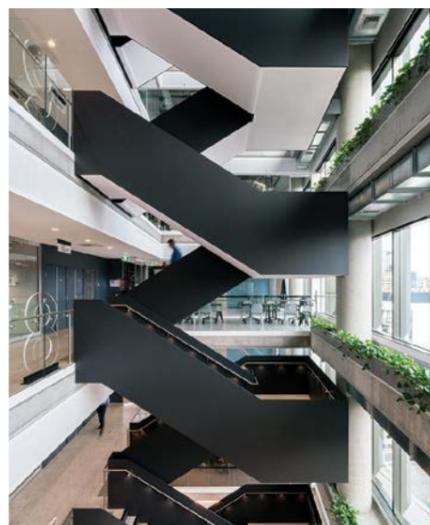
The contract called for a base build with a fitout component delivering seven cold shell levels for future tenant fitouts. "Originally Levels 3 and 4 were to be delivered cold shell but we had to return to do a fitout, Levels 10 to 14, planned for fitout were to be left cold shell. This should have caused delays to the programme but we managed to complete the work on time and the Aurizon offices are now located at Levels 2 to 9," said Nik.

The heritage listed church buildings and surrounding landscaping had to be protected during the construction process and Hutchies engaged a consultant for this job. The success of the 900 Ann Street – Aurizon HQ development led to a separate variation to upgrade the landscaping for church.

Hutchies' expertise in energy efficiency measures earned 900 Ann Street – Aurizon HQ building a 5 Star NABERS rating. At nearby 310 Ann Street, the company completed \$57 million worth of works bringing outdated building technologies into the line with some of the most advanced in the industry.

The 900 Ann Street – Aurizon HQ building is another addition to Hutchies portfolio of over 400 commercial projects Australia wide, with a combined value of \$3 billion.

For more information contact Hutchinson Builders, 684 Milton Road, Toowong QLD 4066, phone 07 3335 5000, email info@hutchinsonbuilders.com.au, website www.hutchies.com.au



Below Tate Access Floors supplied and installed the access floors allowing easy access to building services and rearrangement of offices.

Below Sarri Painters completed the internal painting of the foyer, common areas and atrium, as well as epoxy coating for CFC boards.



Tate Access Floors Pty Ltd specialise in the supply and installation of access floors for commercial buildings and data centres. Tate Access Floors provides modular flooring solutions that allows easy access to building services and responds to changing needs of modern technological installations.

“Our access floors allow tenants to change the arrangement of their offices,” said General Manager, Gavin Lee. “This translates to higher rental returns due to the flexibility provided.”

In July 2017, Tate Access Floors began work at the 900 Ann Street – Aurizon HQ installing access floors across 7-levels for the Aurizon offices. With a team of six, the job was finished by October including a supply only contract for Levels 10 to 14 for installation by tenants.

“Aurizon wanted a lot of different floor coverings in their offices including CFC (compressed fibre cement), carpet tiles and vinyl, we worked with Hutchinson Builders to detail and simplify the design, standardising the floor heights for greater long term flexibility,” said Gavin.

Tate Access Floors offers design assistance to architects and installation contractors, creates shop drawings and provides cost

analysis and project support. Access floors are particularly useful for data centres and Tate provides detailed Airflow Management solutions for the general office and data centre environments.

Tate Access Floors is a leading global provider in the Asia Pacific region with offices in Singapore and Hong Kong. Tate Access Floors have been in business for 50 years with Kingspan becoming its parent company in 2004.

“We are a proud Kingspan company with a strong relationship with Hutchinson Builders,” said Gavin. “Previous projects for Hutchinson Builder’s include the Global Switch Data Centre in Sydney, completed late 2017 and offices at the Southern Cross University in Lismore in 2015.”

Currently Tate Access Floors are working on the supply and installation of 56,000m² of access flooring for the prestigious Mirvac development, 477 Collins Street, Melbourne.

For more information Tate Access Floors Pty Ltd, 3 Herbert Place, Smithfield NSW 2164, phone 02 9612 2300, email info@tateaccessfloors.com.au, website www.tateaccessfloors.com.au

Sarri Painters specialises in painting and decorating for commercial projects including the application of protective and texture coatings. At 900 Ann Street – Aurizon HQ, Sarri Painters applied finishes to the interior as well as ground level exterior works.

Starting in late 2017, 10 tradesmen were on the job for eight months painting the common areas, the foyer and the atrium. Sarri Painters also applied a clear epoxy coating to the CFC boards of the access floors across all 7-levels of Aurizon offices.

The project had a challenging fitout involving high atrium walls. This required Sarri Painters to draw on their vast experience working on high end projects to complete their work within the programme schedule.

Sarri Painters is a 3rd generation family business evolved from AF Sarri Painting which was established in 1982. Today the company employs 135 tradesmen supplying painting and decorating services, spray painting, specialist coatings, wallpapering, render, polished plaster finishes and high pressure water blasting. Sarri Painters has their own equipment for high rise work: ropes and an abseiling equipment, and also hire out their specialised services.

“For 36 years we have been providing quality work for commercial projects. We are experienced and professional and excel at high end work for major construction companies, large commercial and corporate organisations and government projects,” said Owner, Aaron Sarri.

Recent projects Sarri Painters have completed include high profile developments for Lendlease, such as the Sunshine Coast University Hospital and the Sunshine Plaza shopping centre.

Previous work for Hutchinson Builders includes Brisbane 1, Ivy & Eve apartments and the Callie Hotel. “We have been working consistently for Hutchinson’s, for the past 15 years and have a close working relationship,” said Aaron.



For more information contact Sarri Painters, Unit 12 Windsor Business Park, 104 Newmarket Road, Windsor QLD 4030, phone 07 3861 1166, fax 07 3357 3155, website www.sarripainters.com.au