



AM-60

HUTCHINSON BUILDERS
BRISBANE QLD



HUTCHINSON TUNE INTO AM-60

Queensland's largest privately owned construction company, Hutchinson Builders, has moved to the forefront of the new millennium green construction and development with the completion of Brisbane's AM-60.

The \$177 million AM-60 office tower has been developed by Consolidated Properties, a wholly owned subsidiary of Trinity property group.

AM-60 heralds a new era in Brisbane CDB commercial business accommodation, from its rooftop garden down to the 180 bicycle racks, lockers and showers to encourage eco-friendly personal transport.

Standing at 20 levels, with 21,000m² of A-Grade office space, AM-60 will enhance the emergence of Albert Street as Brisbane's 'green spine'. It is targeting a 5 Green Star rating and a 4.5 star NABERS energy rating.

Australia's leading green building expert, Lincoln Scotts' Che Wall, advised on the design. Che is Director of Lincoln Scott's Advanced Environmental Concepts Division, founder and director of the Green Building Council of Australia and was responsible for developing the Council's Green Star environmental rating system and is immediate past Chairman of the World Green Building Council.

In undertaking the contract, Hutchinson Builders implemented intensive up-skilling in green construction, to the tune of a \$1million investment in developing the company's Green Star building capabilities. This investment is bound to pay long term dividends for the company, with other projects underway including tourist developments in environmentally-aware Airlie Beach in Queensland's north.

Continually improving and consolidating gains is a company strength, which has seen them grow from a one man show set up by Jack Hutchinson in 1912 to a company with projects underway not only in Australia but also New Zealand, Canada and Japan, and over 800 full time staff.

Hutchinson Builders has a well articulated yet flexible strategic direction. They are well-established, with strong yet non-adversarial management with a wealth of experience and knowledge. The company is team based with each team having responsibility for project outcomes.

'Hutchies' as they are known throughout the construction industry, evoke a team spirit, are very family-oriented and build and nurture an esprit de corps that is the envy of many competitors. The company seeks to combine managerial experience and construction excellence with the team spirit and the family culture.

The AM-60 project commenced in 2007 with the demolition of two existing buildings on the site. Construction commenced in February 2008 and is due for completion in August 2009.

A major challenge was traffic flow and public safety. As Margaret Street is one of the major city exits from the SE freeway, when there was a need to block traffic there was a time limit of 3-5 minutes as any backlog of traffic could affect the freeway exit. Logistics need precise organisation with the crane and unloading able to close the street for 3-5 minutes at any one time.

The construction process used concrete panels, post-tensioned stand panels, decking, steel fixing, and concrete floors.

All glass in the building façade is toughened glass glazing. This glass façade has been designed to connect with the surrounding environment, with natural light promoted throughout the building in the design by Donovan Hill architects.

Other ESD features of AM-60 include state-of-the-art rain water harvesting and storage technology, non-potable water reuse and water efficient fixtures and fittings throughout. All paints, carpets, adhesives and sealants being used throughout the building are low-VOC.

It will also be Brisbane's first CBD office development to utilise chilled-beam air-conditioning throughout, giving a saving of up to 30 per cent on energy costs.

With a climate like Brisbane's subtropical environment, air conditioning can otherwise be a major ongoing cost for commercial premises.

All in all, AM-60 is a clear example of Brisbane's evolution from 'country town' to dynamic state capital with a sustainable heart.

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A STAR AT HEAVY HAULAGE

Chris Cooper puts three decades of construction industry experience behind the wheel of Star Transport (QLD). Star specialises in heavy haulage, particularly shifting craneage for major developments.

For the Hutchinson Builders \$177 million AM-60 project for Consolidated Properties/Trinity, Chris worked with up to five other experienced drivers hauling the two tower cranes, the pre-cast wall panels, hoists and the climbing gear for the crane to the construction site. He and his crew also removed the cranes to their next job when AM-60 was completed.

The entire process involved 14 months of on-call haulage, varying from one to three trips a week. “I am a sole operator and have access to a pool of other self-operators and contractors involved in wharf work who I use on jobs. Some of them work with me fairly constantly, so the clients get to know them,” said Chris.

“We do a lot of craneage moving on civil works. We work Australia-wide. I’ve carted from WA, places like the Gulf Country and, Bunbury. I just completed a major movement down to Canberra,” he continues.

Star will take any crane from anywhere to anywhere Australia-wide. “We travel as road trains, and I let clients know where I am in case they need something shifted as part of that movement. Shifting cranes is a specialist operation. You are working with machinery worth up to \$3 million plus and if you destroy one piece, the whole thing’s useless.”

“If someone gets taught the right way, listens and doesn’t forget, and takes the extra fifteen to twenty minutes to do it properly, it comes off the way it goes on and that’s the way it’s done. With AM-60 we followed the programming of works. Taking into consideration some of the places we had to go there was no great challenge. For any major works Hutchinson had to supply road closures and lane closures.”

“With other jobs, challenges can include powerlines, tight spaces, road closures, and it is not easy parking 15-20m worth of truck near some sites.”

Another major project Star is providing the haulage for is a new development at Airlie Beach, also being constructed by Hutchinson. That has so far involved eight road trains and some single loads transporting tower cranes.

While Chris has found the people on site at Airlie very helpful, he said some locals were fairly surprised to see the big semis and trailers with



their vast loads passing down the main street of the notably quiet resort town. There’s only one way through Airlie, and it goes right through the CBD.

Star has gained such a reputation for reliable haulage that arrives on schedule with everything intact they have major hauls lined up for weeks ahead at the rate of two a week, and will also take on time-critical last-minute assignments.

The fleet consists of three trucks, five trailers and drop decks, with extra transport available from Chris’s trusted network of dry hire companies, and extra manpower available as needed. “We never have any complaints. The main thing is, you have to be sure of what you are doing,” he said.

He is conscious of safety issues, especially driver fatigue. His goal is that both men and machines arrive at their destinations, and get back to their depot, in one piece.

“The way to stay safe is to give drivers plenty of time to do their mission. It’s all down to timetabling. For a major haul, I generally do my loading the day or night before, so then there is plenty of time to do the run and get there on schedule safely,” he said. “You’ve just got to be careful of where you go and what you do. And you’ve also got to be able to respond to contingencies.”

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DIGGING DEEP WITH MORRISON GEOTECHNIC

Formed in 1999, Morrison Geotechnic Pty Ltd provides specialist services in the field of geotechnical engineering and earthworks quality control, soil science, engineering geology and groundwater hydrology. Each of their four offices in South East Queensland run a fully NATA accredited soils and materials testing laboratory allowing this client-focused company to respond immediately to their clients' requirements for their services. Morrison Geotechnic hosts a team of professionals who are highly experienced and respected geotechnical engineering practitioners, engineering geologists and geotechnicians. With their extensive expertise they support many developments, such as Statutory Authority projects, major infrastructure, residential, commercial and industrial projects, and the quarrying and extractive industries.

Having developed a relationship with Hutchinson Builders over many years on projects both large and small, Morrison Geotechnic were commissioned to assist on the AM-60 project on geotechnical engineering matters associated with the ground support of the building and the safety of the excavations for the basement construction. Working together with Hutchinson's design team and with the Site Project Controller Bill Waddington, a Senior Engineer and a Geo-technician were assigned to the site investigation, design and construction tasks.

Digging a big hole in the ground between roads full of service pipes and cables (including fibre optics communications) and existing buildings is not easy task. For the AM-60 building, the excavation for three basement levels continued below the basements of adjacent buildings, which were a further complication.

Morrison Geotechnic assisted the project in three steps. Initially, they had to investigate what was under the site. This was done by drilling test boreholes, taking and testing samples of soil and rock to identify the recent history and past geological history of the site, which may impact on the project. The next step involved collating the data from the site to provide input for the design of the building and basement wall support. Following this, construction supervision was carried out to check the excavations to verify or amend geological interpretations and the soil and rock strength data used for the design.

The AM-60 site did not present any major difficulties. Rock was found at or near the level of the basement excavation. It was only in the western corner against Albert Street that the rock sloped downwards under river mud. The excavation continued below the level of the nearby Brisbane River but very little groundwater was intersected.

Where Morrison Geotechnic stand alone from other Geotechnical Testing companies is their resource depth of experienced and



knowledgeable laboratory teams. They guarantee to always meet the clients' deadlines due to the resources at their fingertips—no project will be delayed from a slow turnaround of test results. Drawing from their extensive database of local knowledge from throughout South East Queensland derived from over 30 years of professional practice, the majority of Morrison Geotechnic's clientele are repeat clients. This stands testimony to the solid relationships which they have built over time by appreciating and responding to their Clients' needs, the provision of fast, reliable, cost-effective Geo-engineering solutions and materials compliance testing.

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DOWNTOWN PLANNING

Established in July 1998, Bartley Burns Certifiers and Planners Directors draw upon over 60 years of collective experience in the growing building and construction industry in Queensland. Offering complete certification and building control services with quality documentation and reporting, their expertise has given Bartley Burns the capacity to offer developers, building and construction companies' scope to maximise construction benefits and therefore minimise costs.

Director Steve Bartley was the sole representative on the AM-60 project. Steve worked with the design team from the early stages through to the issue of building approval and finally supervising the construction stage. Bartley Burns involvement with the AM-60 project entailed providing the building certification services involving BCA assessment and on-going building regulation advice, as well as inspecting the building during its construction to monitor compliance with the approved design and finally issuing the certificate of classification prior to its occupation.

A unique aspect of this project for Bartley Burns was the requirement of an alternative design solution using fire engineering techniques, with variations to smoke hazard management having been achieved in the certification of a multistorey building. "Any alternative solution presents an extra level of difficulty in our assessment process, given

more stakeholders, i.e. builder, fire engineers, service consultants, QLD fire service—all of whom became part of the decision making process," explained Steve. Bartley Burns provided the communication link with QFRS to administer their referral assessment, approval of special fire services and their inspection and testing of fire service equipment, as well as working in conjunction with ArupFire to incorporate fire engineered solutions to vary egress provisions and smoke hazard management, such as the omission of stair pressurisation from the basement exits.

Having worked with Hutchinson Builders on numerous projects in the past, such as Calamvale Shopping Centre and Murrumba Downs Shopping Centre, Bartley Burns have developed a strong relationship with Hutchinson. Further construction collaborations include the Scott Street Apartments at Kangaroo Point and a number of school projects, which are being funded by the Australian Government's 'building the education revolution' stimulus programme.

A distinctive advantage that Bartley Burns has over its competitors are their in-house town planners. In 2002 they incorporated a town planning consultancy into the business due to the close relationship the two professions have within the industry. This has enabled Bartley Burns to be involved as early as the conception of a development and seeing it

through all stages to completion—facilitating a building project to be run seamlessly from start to finish with expert advice on hand at every stage. Their Planning Director Aaron Sweet, was one of a select group involved in the initial RiskSmart Pilot program and has been involved since the early conception of the program. Being accredited under Brisbane City Council's RiskSmart program, Bartley Burns have the ability to assist builders and developers with quick DA timeframes.

The centrepiece of the RiskSmart Program is the collaboration between Council and the private sector to achieve good development outcomes with approvals being issued in days as opposed to months. Aaron said that "The program has been successful in creating a partnership between Council and Planning Consultants which has resulted in a cooperative approach towards the development assessment process. RiskSmart has resulted in a streamlined and efficient process whereby the duplication of assessment by a consultant and a Council Officer is removed. RiskSmart enables Accredited Consultants to build upon their initial assessment by going further to prepare draft conditions and provide a recommendation directly to Council's delegate. Council then review the recommendation and where satisfactory issue the approval. It is a result of this process that there are significant time and cost saving for the development sector."

Whilst not all projects are eligible for RiskSmart, there have been significant time savings with projects which would ordinarily take up to five months in assessment being approved by Council in an average of just five business days.

Priding themselves on quality and fast turnaround times by preserving freedom from bureaucratic red tape, Bartley Burns ensures deliverance of a professional service in minimal time, every time. Their personalised service and guaranteed response times offers a major benefit to companies involved in projects of all sizes and complexities

We are an accredited consultant for:

BRISBANE CITY COUNCIL

RiskSMART™
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