

BARRACKS PRECINCT

HUTCHINSON BUILDERS
QUEENSLAND



FROM GAOL
TO GEM

Built in 1923, the formerly dilapidated heritage listed Police Barracks in Petrie Terrace, Brisbane, has received a new lease on life, as the focal point of a \$120 million mixed use development joint venture between Q Property and Property Solutions, masterfully built by Hutchinson Builders.

Queensland's largest privately owned building company, with just a few years short of a century of experience in the trade, Hutchinson's took on a job Brisbane's Lord Mayor Campbell Newman hoped would inject new life into the entire Caxton Street area. He described the Barracks in their former state as an 'eyesore', but now they are part of a vibrant entertainment and retail hub which includes a four level office building with approximately 9046m² of space; 2743m² of retail area, including a Coles supermarket, restaurants, a bakery and a liquor outlet; a six cinema theatre complex with seating for up to 1,000 patrons and a four storey 466 bay basement car park.

The project commenced in 2006, with Hutchinson's contributing to the design by Arkhefields Architects. The cinemas opened at the end of 2008, and final retail handovers took place by March 2009.

In addition to refurbishing the Police Barracks building, the site of Queensland's second oldest gaol, the project refurbished the Stables Building and a Hogs Breath café situated next to the Barracks. It also included constructing an easement now called Caxton Mall which created a link from the top of Caxton Street through the Barracks Precinct onto the new Roma Street footbridge over the train line. The purpose of the easement is to provide a safer path for spectators going to and from Suncorp Stadium to the CBD. The foot bridge was built by the State Government who engaged Inner Northern Busway Alliance to complete the bridge during early stages of the Barracks project.

"The major issues for the project from the start were the extra planning and coordination required as the site shared a boundary with Queensland Rail on its main line from the south and west, which required coordination for line closures and supervision during excavation and perimeter scaffold erection and dismantling," said Hutchinson's Richard Chalmers.

"It also shared a boundary with the Australian Defence Force's Army Barracks which required all approvals for works affecting their property to come from Canberra including rock anchoring under their site for the construction of our basement.

"Hogs Breath Café were still operating throughout the project, therefore coordination with the tenant was required to complete the partial demolition and extension of the tenancy to enable the completion of the basement excavation and construction.

Other key stake holders in the project included the Queensland State Government for approvals and works associated with the Caxton Mall easement, the Brisbane City Council for works approvals and the Environmental Protection Agency for works associated with excavation of the original goal and the building works associated with the Barracks and Stables buildings.

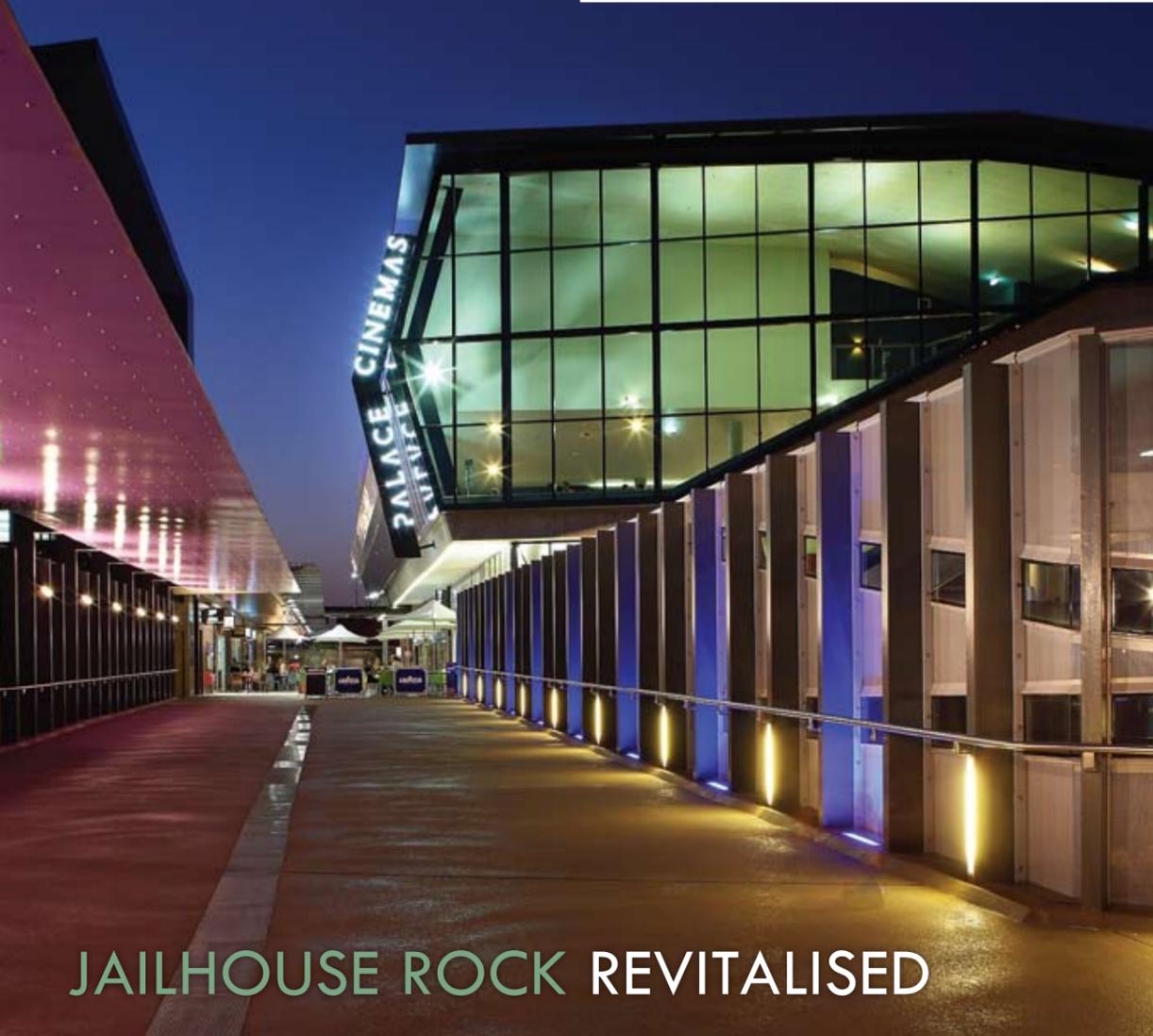
Hutchinson Builders major strength is its diversity. They offer a range of services including design and construct, mining infrastructure (building and civil works), interior fitouts, modular construction including transportable accommodation and mining and resource sector accommodation, refurbishment, facilities management, and environmentally sustainable design and construction.

Other noteworthy projects include Bluewater, North of Cairns, the Four Green Star rated Bundall Corporate Centre, the new Lismore Private Hospital, the North Lakes Health Hub and the Mamu Rainforest Canopy

Walkway at Wooroonooran National Park West of Innisfail, which was awarded Engineering Project of the Year at the recent Engineers Australia Far North Queensland Awards.

From their beginning as a one man operation in 1912, they have grown through the combination of talent and hard work to a company which employs over 900 workers with offices in Brisbane, Sydney, Melbourne, Northern New South Wales, the Sunshine Coast, Toowoomba and North Queensland and projects undertaken not only Australia-wide but also in New Zealand, Canada and Japan.

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photography: Scott Burrows

JAILHOUSE ROCK REVITALISED

Arkhefield are the kind of architects and interior designers who achieve extraordinary results, such as turning the beloved but derelict heritage Police Barracks in Brisbane into a vital public space.

There were some enormous challenges. “There were the heritage requirements, we had to keep the original buildings as much as possible,” said architect Andrew Gutteridge. “It is a landlocked site, with rail and road surrounding it, and further, the State Government required that thousands of people have pedestrian access across the site. It required the expertise of everyone involved to make it work.”

Arkhefield were the base building architects for the new office and retail buildings, the cinema, and the car parking. They also did the concepts,

design and documentation for all the onsite works, produced marketing materials, developed retail design guidelines and performed the retail fit out for one of the restaurants. “There was a lot of client liaison involved,” said Andrew, “A lot of stakeholders. It was difficult to overlay all the briefs and come out with a contribution to the public realm. This is a true mixed use development.”

Over the four years Arkhefield worked on the Barracks Precinct, around half of their 40 staff helped actualise the vision. There are a number of ESD initiatives. Rainwater is harvested for onsite irrigation, and existing stone and paving was reused for external wall elements, including large amounts of porphyry found when archaeological digs were carried out at the old gaol. The energy use of the buildings has been controlled.

Andrew said the key which unlocked the design potential was the relationship between the old buildings and the new. Deliberately, heritage structures have visual prominence, the new buildings slowly reveal themselves, linked via a bridge atop two new levels added to the former Police Barracks. The new cinema harks back to the era when going to the movies was an entertainment experience, with views from the foyer down the river through an atrium. It has been designed as a counterpoint to the heritage buildings, and its faceted outline follows the shape of the four large and two small cinemas inside.

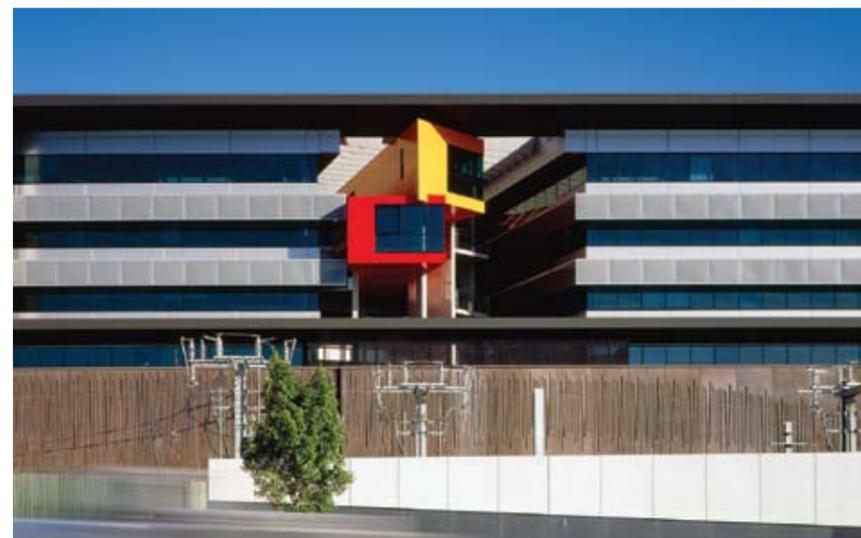
Arkhefield have accrued 30 awards in their fifteen years of practise. Portside Hamilton, for example, won the UDIA Queensland Urban Renewal Award and the Retail Commercial over 3,000m² award in 2008. The Planning Institute of Australia declared their Hartopp Lane, Kelvin Grove Urban Village Overall Winner for Affordable Housing in 2007. That year the Queensland Art Gallery Watermall Café won the DIA Best of State Award for Commercial Interior Design National Winner, and One Macquarie Display Suite at Teneriffe won DIA Interior Design New Residential State Commendation. In 2006 Ballandean House at Ballandean won an RAAIA Awards trifecta for Best Lighting Presentation Residential, Residential Buildings Individual Houses and a Darling Downs Regional Commendation.

The company was responsible for the makeover of BP Travel Centres at Caboolture, Coomera and Stapylton including full interior design, and won an RAAIA Beatrice Hutton Award for Commercial Buildings High Commendation and an RAAIA Brisbane Regional Commendation.

They have a track record of creating sustainable, user-friendly buildings, recognised with a CODI Disabled Access Award for Global Arts Link in Ipswich, and a National Passive and Low Energy Architecture Award, for first place in the 1999 National Design Competition.

Other major recent projects include being Head Consultant on the \$90M Portside Cruiseship Terminal and Residential Complex; architecture and design services for the University of Queensland’s new Clinical School at Toowoomba; and Head Consultant and architects for the Suncorp Building refurbishment in Fortitude Valley.

As company Director Andrew said they are committed to collaborative process. “Specialist Trade Contractors are worked with on the design and documentation decisions, especially if those are a significant part of the building, we bring forward their involvement,” he said. “There’s been a big industry shift toward early collaboration of contractors and subcontractors, so you build it right once, which saves costs. This process is also crucial if you are looking at it’s lifecycle cost, which is more sustainable. If you are interested in lifecycle costs, it all has to be considered before you build.”



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SERVICES

Drilling / Casing - Diamond Coring - Permanent Anchors
Temporary Anchors - Rock / Soil Nails / Bolts - Shotcrete / Concrete
Rock-texture Shotcrete - Drilled Drainage - Plant / Equipment Hire
Labour Hire - Injection / Jet Grouting - Stressing / Heavy Lifting
Transverse Stressbar - Post-Tensioning - Bored Piers

PROJECTS

333 Ann Street - 45 Commercial Road - Boggo Road Busway - Brisbane Central
Bribie Island Interchange (Bruce Highway Upgrade) - BRC Wacol - Central Plaza 3
Coolangatta Radar Tower - Fosters @ Heathwood - Gateway Bridge Upgrade
Gateway Upgrade Noise Barrier - 17 Goodman Place - Great Barrier Reef Yacht Club
Greenslopes Private Hospital Car Park - Hamilton Road Upgrade - ICB Central
Ipswich Logan Interchange Remedials - Keperra Sanctuary - Lourdes Hill College
North South Bypass Tunnel Zones 3, 4 & 5 (Ipswich Rd, Shafston Av., Toll Road Control Centre)
Polaris @ Springfield - Police Barracks - Rocket Wharf Drill Rig Hire - Rockhampton Fishing Piers
Skyline on Swann - South West Transport Corridor (Centenary Highway Extension)
SP68 Pump Station - Spring Lake Waters - Springfield Tower - St. Andrews Hospital Car Park
SW1 South Bank - Trackstar Corinda to Darra (Cardiff Rd Remedials, Oxley Station)
22 Thomson Street @ Tweed Heads - Vision Drill Rig Hire
Waste Water Treatment Plant Murrumba Downs



HOLDING THE FORT

Established in July 2006, TEAM Rock Anchors has grown significantly to become synonymous with high-profile, multi-million dollar projects in South East Queensland like Hutchinson Builders Police Barracks.

The genesis of the TEAM Group - including TRA's sister company TEAM Post Tensioning, and plant holding company Gateway Plant - has been driven by the extensive experience of its four directors. With over fifty-years collective experience of the rock anchoring and post-tensioning fields of construction between them, the TEAM group was swiftly established in the South East Queensland market and has since performed on jobs in New South Wales, Northern Queensland and the Northern Territories.

Hutchinson Builders were familiar with the relevant experience of TRA's management and their site workforce and awarded TEAM the anchoring and shotcrete retention system subcontract for Police Barracks in late 2006.

Driven on site by the experienced and well respected duo of Shaun Manning and Paul Dunmill, TRA's skilled site workforce quickly demonstrated why TEAM had been tasked with such a large subcontract so soon after their inception, working on several work faces at once, sporting new plant and equipment and adopting a professional and constructive work ethic.

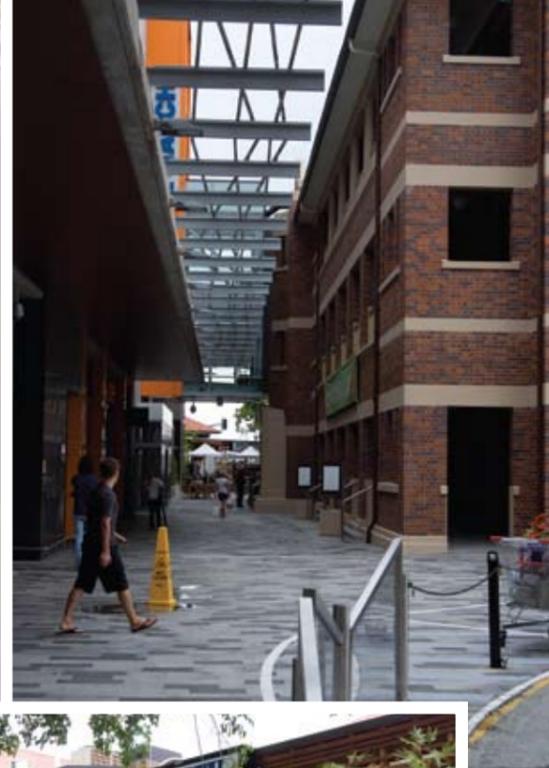
TEAM Rock Anchors also exhibited a diligent health, safety & environmental attitude on site which is testament to TRA's high OHS&E standards and principles that have since received written commendation from two of the biggest construction companies in Australia.

Working flexibly around the head contract construction programme, TEAM achieved practical completion of their contract works within 12 months, adapting to design changes and expansions in work area and scope with a minimum of fuss. Over the course of the project, TRA drilled nigh-on 10,000 linear metres of ground in the pursuit of almost 900 anchors and rock nails. TEAM also sprayed more than 1,100 cubic metres of shotcrete over a 3000 square-metre area, achieving a steel-trowel finish that was widely praised.

TEAM Rock Anchors is proud to be associated with the Police Barracks and Hutchinson Builders.

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EXPERTS AT COMPLEXITY

The Barracks redevelopment was a complex project which needed to satisfy the diverse requirements of many stakeholders. Managing these overall goals, while concurrently finessing the smallest details needs excellent Project Management.

Project Strategies Australia is a local firm well qualified to meet the unique challenges of the Brisbane Police Barracks Precinct. Project Strategies provided all Project Management and Tenancy co-ordination services to ensure successful outcomes.

Project Strategies worked with the joint venture partners Property Solutions Group and QM Properties to select the most appropriate design team and to determine the optimum delivery method for construction.

Project Strategies ran the appointment process for the planning consultants, Architect and the Design team to ensure the correct skill sets were brought to the project. Likewise, Project Strategies ran the negotiation process with the construction contractors to ensure efficient and economical delivery of the built form.

In addition to the usual project reporting on issues such as programme, cost and quality, Project Strategies had to manage and report on unusual activities such as organising archaeological digs; liaising with neighbours including the Australian Army and Q Rail; dealing with the EPA and various arms of the State Government.

However, the overall goal remained that all retail and commercial tenancies were properly finished and opened on time.

Tenants include Coles, Palace Cinemas, a Secure Carpark, Hatch Engineers in 10,000m² of office space, and 22 retailers including optometrists, liquor outlet, sushi, pizzas and a homeware store.

Project Strategies has dedicated the efforts of five of its seventeen staff to the project since 2005. Senior Project Manager Marissa Hopewell said one of the challenges for the project was ensuring a clear 10m wide pedestrian route through the entire site for access to Suncorp Stadium.

Project Strategies commenced operations in 2002 and have managed projects in Brisbane, Cairns and NSW. Their CV includes Vision, a 72 story mixed use development, and City Gate stages 1-3 which won UDIA Awards.

They are currently managing work to SW1 in Brisbane's West End, a mixed use residential/commercial/retail/carpark development, which involves co-ordinating between Joint Venture clients and five separate architectural firms working on ten buildings.



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PLANNERS FOR THE FUTURE

Conics in Brisbane are at the leading edge of planning, design and construction, whether working on heritage sites like Brisbane's Police Barracks Precinct or fresh turf like the award-winning master-planned town of North Lakes.

Conics performed the initial surveys for the Police Barracks project, then provided planning advice, including compliance with the requirements of State Government agencies such as the EPA and Department of Transport. They also did the development's lease plans and titling advice.

"As a conduit between the developer, architect and council, we facilitated the development approval process, managing all consultants, producing and managing all reporting and working with the State Government to finalise the approval package," said Brad Jones, Partner – Planning.

"There were several key challenges. One was considering the possible impact of the neighbouring train line on structures, another liaising with the Major Sporting Facilities Association to maintain pedestrian flows across a working construction site without risk to public safety. "We had to work closely with Brisbane City Council to facilitate an appropriate intersection for access from Petrie Terrace, while the newly built Roma Street pedestrian bridge had to be seamlessly connected to the development."

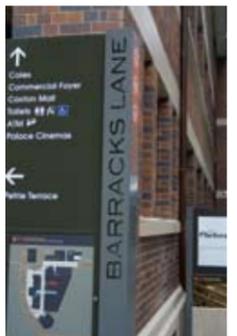
The company has five service lines – design, planning, surveying and economics and advisory plus the newly created environment and climate change service line. "We are very proud of this service line, which is

about helping companies understand their carbon footprints and the effect climate change will have on developments, for example rising sea levels" explained Brad Jones. "We expect the Council and State Government will within a few years start wanting Carbon impacts included in development assessments."

Other outstanding, award-winning Conics projects include Metroplex on Gateway, a master innovative planned multiple use commercial and industrial precinct; Roma Street Parklands, an urban redevelopment of some 400 units amidst 40 acres of subtropical gardens in the Brisbane CBD; Coomera Waters on the Gold Coast; Trade Coast Central, a master-planned industrial community over 136 hectares; and Portside Wharf, an international cruise port coexisting with residential dwellings, restaurants and retailers.



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Amalgamated Pest Control are Australia's largest privately owned pest control company, but they hardly rest on their laurels. They are committed to continually improving their services to residential, commercial and government clients through ongoing R&D into treatment methods, equipment, chemicals and training.

Their Technical Services team has played a leading role in the development and ongoing refinement of the pest management industry competency standards, which has been adopted throughout Australia. They have also led the way in developing techniques with minimal environmental impact, specialising in targeting the harbourage area of pests so people, pets and the wider environment are not exposed to harmful chemicals.

Hutchinson Builders contracted them to conduct pre-construction surveys of the Brisbane Police Barracks Site. As the buildings had been undisturbed for two decades, termites were targeted. Their Exterra Baiting and Monitoring System ensured a rapid end to undesirable tenants.

This system's key element is a small dose of bait less toxic than table salt which uses the termites themselves as a vector to spread it through the entire nest.

Almost every kind of unpleasant squatter can be banished by this company – cockroaches, ants, spiders, fleas, rodents, silverfish, termites, borers, wood decay, stored product pests, fabric pests, flies, paper lice, mosquitos and midges, wasps, bees, bed-bugs, earwigs, crickets, nuisance birds and unwelcome possums, feral animals and many other pests. In

selected areas they can also provide fumigation services, hygiene and odour control and sub-floor ventilation.

Pre-construction termite management solutions are a specialty. Technicians and managers familiar with the different requirements of local authorities, building certifiers and construction techniques can tailor a solution to suit any building.

Amalgamated was created when two pest control companies which opened shop in 1923 merged in 1961. They now have over 500 staff and 70 branch offices, covering Queensland, New South Wales, Victoria, South Australia and the Northern Territory as well as branches in New Caledonia, Norfolk Island and Fiji. Their management system is Quality Certified by SAI-Global to ISO9001: 2000 and they are PestCert Accredited, a member of the Australian Environmental Pest Managers Association, an approved contractor under the BP ACP program and an Approved Supplier for the Queensland Government.

AMALGAMATED PEST CONTROL

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