

THE GATEWAY TO MACQUARIE PARK

The Park Project is a spectacular commercial building in Macquarie Park.

MAIN CONSTRUCTION
COMPANY : Taylor Construction Group
CLIENT: Goodman
COMPLETION : May 2014
ARCHITECTS : Nettleton Tribe Architects



Presented as the gateway building to the business precinct at Macquarie Park, 'The Park' on Talavera Rd is the fourth project, Taylor has been contracted by the property group Goodman. Designed to a four star green star rating, the building celebrates key design choices driven by the sites limitations and winning sustainable building priorities.

Taylor won the design and construct contract for the base building, and also the intergrated fit-out contract. The project evolved when Goodman's client, Canon came on board, resulting in a customer specific building design comprised of five commercial levels and three basement levels. The project team from

Taylor numbered six which included Charlie Licciardello as Senior Project manager, with nettletontribe as the architects and leading design consultant throughout the project.

Key design features of the building have provided both an identity for the building and contributed to the green star rating. Features include a double height lobby that creates an expansive space due to the site layout, while both the glazing and shading across the facades have sustainability principles in their choice.

"The aim of achieving the rating influenced a range of options, including the materials. The green star rating had particular influence

on types of materials, in particular the glass types for the project", project manager Charlie Licciardello explained. "In achieving a certain rating, we had to get a certain glazing type - so we installed high-performance glass, namely CGU."

A challenge on this project was the dealing with site and the depth of excavation required for three basement levels.

"It was a large excavation, and the majority of it was all rock. Some of the material was re-used and bought back as fill-in. We used a site nearby to store the material, and we have been bringing the material back as we required it."

"We had to raise the perimeter area of the building, so that material has been used for all those perimeter works. This has been a nice component of the work done on this project." Charlie Licciardello explained.

As a customer specific design, extensive open floor plans were part of the base building. Further demands for the client were items such as large loads on the floor plates and an over-sized lift.

"There was a very specific lift that was required so that Canon can carry their photocopiers between floors. Due to the weight of the photocopiers, we had to increase the floor strengths to cope with the

loads. That increase in loadings was done through additional steel reinforcements and post-tensioning to cater for those loads."

Integral to a sustainable building are the installation of sustainable building services, highlighted in this project is the hydraulic design.

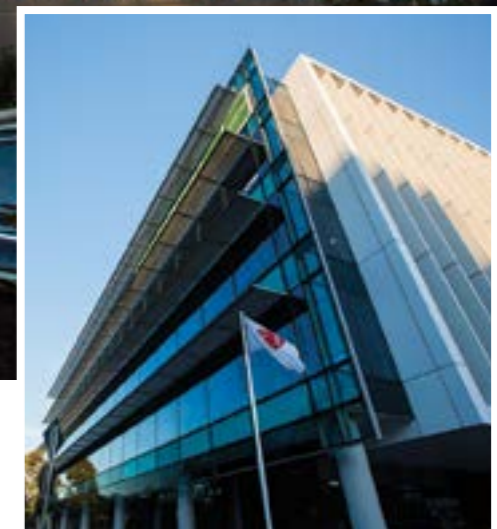
"All the services contributed to the green star rating and we are integrating it between the base building and the fit-out. By integrating it we don't have to change it, so that saves costs and obviously material."

There is extensive shading across the building envelope which contributed to the four star green star rating. "The curtain wall façade

was procured from China. Across the façade, we have extensive shading; there are external horizontal and vertical louvres on the project, to achieve the green star rating."

Taylor continues to build upon its successful working relationship not only with Goodman property group, but also with a wide variety of construction projects across Australia.

For more information contact Taylor, Level 13, 157 Walker Street, North Sydney NSW 2060, phone 02 8736 9000, fax 02 8736 9090, website www.taylorconstruction.com.au



INDISPENSABLE ENGINEERING OF ENERGY EFFICIENT PLUMBING

One of the contributing companies in the creation of the four star green-star building 'The Park' on Talavera Rd, Macquarie Park, is plumbing and engineering company, Morrell Plumbing.

With energy efficient building design being a top priority in the building industry, companies such as Morrell Plumbing are indispensable for commercial and larger scale works requiring expertise in areas of top class hydraulic design.

Established in 1974, Morrell Plumbing has evolved to be a go-to company predominantly for a range of commercial and institutional projects such as public and private schools, universities, commercial laboratories, and railway stations. Their contracted work can range from design and construct, to construct only, and also includes design consultancy for report writing and auditing.

For 'The Park' project, Morrell Plumbing were the design and construct hydraulics contractors for the base building, and the construct only contractors for the fit-out for the tenant specific building for Canon. The design team consisted of one principal engineer and draughts people and report writers as required.

To achieve the hydraulics component of the four star Green Star target meant a range of design choices and systems to be installed. "Everything affects everything else; the amount of reused water for toilet flushing impacts on the environmental quality of the stormwater discharge", says CEO and design engineer Dale Morrell. "It's a question of optimization; there are many ways to achieve the design target, which one is best in terms of cost, buildability and maintainability?" Hydraulics design also involved all fire safety systems and equipment throughout the building, including the fire-hydrants and fire hose reels. All regular plumbing and drainage were part of the contract, and involved designing for tenant specific spaces.

Morrell Plumbing is currently involved with construction projects with the University of Western Sydney (Lipman Group & Ichor Constructions), Metronode (Broad Constructions), Woolworths (Ichor Constructions) and Sydney Water (Ichor Constructions). They are also involved in facilities maintenance including for the National Institute of Dramatic Art (NIDA).

For more information contact Morrell Plumbing, Unit 3, 12-14 Norman Street, Peakhurst NSW 2210, phone 02 9717 2600, fax 02 9153 6527, website www.morrellplumbing.com.au

nettleontribe

The concept design for Talavera Roads 'The Park' originated from nettleontribe, a multi-disciplined architectural practice serving Australia and abroad. This 75 strong architectural practice has over forty years of experience in commercial, residential, retail, industrial, health, interiors and master planning projects.

The Park houses 13,000m² of PCA A Grade office space with a 4 star GreenStar rating. The articulated facade features multi-coloured glazing panels, glazing fins and solid black elements providing interest in the streetscape for this gateway site to the Macquarie Park precinct. Horizontal and vertical shading respond to the building's orientation. The expansive lobby bisects the ground floor and links the main road entry into the landscaped park and cafe.

While the external design was resolved prior to a tenant being identified, tenant specific areas of the design did evolve. Bernard Waller explains, "We provided a penetration through one of the slabs for an inter-tenancy stair and some other tenant aspects in order to integrate the fitout into the building structure". A range of considerations to do with concrete design were all lead by tenant requirements -including

recessed floor boxes, along with set-down areas in the concrete for their special floor finishes and polished concrete.

Architecture is our passion and our profession - it is a part of everyday life. Our ideas from concept to detail impact on the way in which people live and work. Our architecture has acknowledged this responsibility. We strive to ensure that our current and future projects are driven by this desire to make a significant contribution to the urban landscape of our cities and the lives of our clients and the public.

nettleontribe is a team spawned from a collaborative approach that combines architects with diverse skill sets into a single entity. It is this approach that allows diverse architectural responses in order to deliver on the unique challenges of each project. Our team approach values the relationships we hold with our clients, formed over the past 40+ years.

For more information contact nettleontribe, Office 117 Willoughby Road, Crows Nest NSW 2065, phone 02 9431 6431, email sydney@nettleontribe.com.au, website www.nettleontribe.com.au



A SOLID AND PROFESSIONAL TEAM

Decades of experience and the best equipment for the job ensure Walsos Bricklaying NSW Pty Ltd can deliver excellent results for brick and block laying for any size of project. At The Park Talavera Road, their crew of fully trained and safety-conscious tradesmen and labourers provided builder Taylors with timely, efficient and self-reliant services.

Walsos provided all their own scaffolding, using light-weight scaffolding developed by sister company Brickmart Australia, and tested, certified and registered with Workcover. All the metal planks are interlocked to avoid trip hazards and all Walsos personnel who erect and dismantle scaffolding have completed competency-specific training.

All the company's site personnel hold current White Cards, and weekly toolbox meetings are held at each site, including in-depth discussions on at least one facet of works such as mixing/handling mortar and safe use of a brick saw. Taylors was provided with a copy of signed toolbox documentation on a weekly basis.

Across residential, commercial, retail and industrial projects, Walsos provide a professional, high standard service, building on 30 years experience to develop lasting working relationships with builders, contractors and property developers.

ONE-STOP-SHOP FOR MASTERING MASONRY

During his 45 years of experience in bricklaying and masonry the Managing Director of Walsos, Terry Hough, found that the materials and equipment he needed were almost always designed by people who were not familiar with the actual needs of the masonry industry. His response to such an obvious lack was to address it by opening Brickmart Australia in 1987.

Brickmart is a one-stop-shop where bricklayers, builders and the public can obtain through sale or hire all the specific items required for any job involving bricks, blocks, scaffolding or masonry products. A sample wall built from a variety of different bricks from the company's extensive list of suppliers makes brick-matching simple, and professional staff are always on hand to assist with advice.

Brickmart has also designed and manufactured many new products such as the Lite A Scaffold, Three tonne Pallet Jacks, Trestles, Clamps and other specialized items. Being designed by people with hands-on trade experience, these products contribute to a project proceeding efficiently and safely.

By both companies working in conjunction for projects like The Park, a highly reliable and streamlined approach to major project bricklaying and blockwork is assured.

"We thrive on producing value for money for our customers along with good ideas and exceptional service," said Terry Hough.

For more information contact Walsos Bricklaying NSW Pty Ltd, phone 02 9907 1100, email admin@walsos.com.au

For more information contact Brickmart Australia, phone 02 9939 5000, website www.brickmart.com.au



TURNING WASTE INTO VALUABLE RESOURCES

Leaving a legacy could be described as AusECO's underlying business philosophy. As a tree removal company, their business has now embraced a whole new framework concerning the full recyclability for innumerable hardwood specimens that they remove from sites. Re-using, recycling and creating a new life for timber that would otherwise be turned to mulch, is now the driving ambition behind AusECOs work.

AusECO's role on the commercial build with Taylor's Construction for 'The Park', Talavera Rd, was in tree removal. With up to 5 employees at a time, AusECO was there to clear the site ready for the build. However, this was also an opening of relationships with corporate clientele for which the potential of re-using the timber for internal fit-outs, kitchens, or even reception and corporate meeting tables could be built from.

The addition to AusECO's real estate of a timber mill is the solidity behind what they will be able to offer corporate clients into the future. For Arn, AusECO's CEO, it is all about using the timber as a resource rather than as waste. "I take any timber that we cut down and turn it into furniture such as corporate tables, bench tops, kitchens, picnic tables, planter boxes, building products, and any other specific requests we may get that we can make with the timber"



For the future vision, AusECO will be putting into balance the give and take from a site, and offering a new inspiration in sustainability for keeping things local while also giving a legacy to a trees life. As a tree removal service, they can act on an emergency or as a strategic part of a development, while furthermore designing ways to keep an important resource valued.



For more information contact AusECO Tree Recycling Pty Ltd, phone 1800 900 553, website www.ausecotreerectycling.com.au