

# AUSTRALIA'S LARGEST PARCEL SORTING FACILITY

The \$64m project, situated on 18 hectares at Bungarribee Industrial Estate, Huntingwood, consists of a 47,000m<sup>2</sup> warehouse.

MAIN CONSTRUCTION COMPANY: Hansen Yuncken  
CONSTRUCTION VALUE: \$64 million  
COMPLETION DATE: Mid 2014  
CONSULTANTS: Costin Roe  
ARCHITECT: SBA Architects



**Goodman Property Services engaged Hansen Yuncken to design and construct the new NSW distribution centre for Toll Holdings, a leading provider of express road freight within Australia.**

The \$64m project is situated on 18 hectares at Bungarribee Industrial Estate, Huntingwood. It “is one of the largest freight infrastructure projects announced in Sydney in several years,” said the NSW Premier, Barry O’Farrell, as he inspected progress in July 2013.

The Toll IPEC Freight Centre, designed by SBA Architects Pty Ltd, will increase Toll’s parcel sorting capacity in Sydney by more than three times to 35,000 parcels per hour. The predominant materials used in its construction were structural steel, precast panels and metal cladding with office finishes being Alucobond, architectural louvers and glass.

The project consists of a 47,000m<sup>2</sup> warehouse with a 8,500m<sup>2</sup> mezzanine floor and a 3500m<sup>2</sup> main office. Also included are a drivers rest, gatehouses, fleet workshop, operations office, security room office, customer pickup office, staff entry building, pump rooms, switch room, substation, pallet office, car parking and external hardstand.

Hansen Yuncken, one of Australia’s leading, privately owned construction companies, operates nationally with offices in Victoria, NSW, South Australia, Tasmania and Queensland and employs more than 650 staff. Hansen Yuncken’s project team for the Toll IPEC Freight Centre project consisted of Craig Thomas (Project Director), Ben Kilby (Project Manager), Carl Musolino (Industrial Administration Manager), Orla Kellehan (Contracts Administrator), Alex Hovy (Design Manager), Brendan Peera (Site Engineer), Phil Borg (Site Manager), Tim Redmond (Safety Officer); Syd Chappell, Mick Redmond, Jamie Kilpatrick and Milo Vukicevic (Labourer), Sam Hinton (Leading Hand), Thomas Maishman (Apprentice); Cameron Khan (Cadet) and Diane Mulhern (Site Secretary).

“The most significant design challenge was the construction of the sophisticated conveyor system that operates throughout the warehouse on a dedicated suspended mezzanine floor”, said a company spokesperson. “Hansen Yuncken successfully achieved the specified deflection and vibration limits to ensure seamless operation of the conveyor system.”

The project required integration of Toll supplied items including maintenance equipment for the truck wash and fleet workshop,

a dedicated fuel filling facility, LPG filling area, weighbridge and access/security systems. There was considerable design and construction coordination with Toll’s nominated communications contractor. Hansen Yuncken was also required to manage traffic passing through the site during the construction phase. Energy costs were an important design consideration. LED lights were installed throughout the warehouse to save on energy and maintenance costs.

Another project Hansen Yuncken has worked on at Bungarribee Industrial Estate is the Metcash Distribution Facility. This project of nearly 80,000m<sup>2</sup> involved construction and delivery in 3 distinct stages. This project is the first industrial project in Australia to achieve a 4-star Greenstar design and as-built rating. In 2012 the project gained an ‘AIB - NSW High Commendation’ for commercial construction in the \$50m - \$100m range.

A recently completed industrial project is the Roche Diagnostic Facility for Dexs Funds Management Development Group. The \$11.8m design and construction project, in Greystanes, NSW, consists of a 10,000m<sup>2</sup> warehouse which includes a cool room, freezer, airlock, a single storey office, site infrastructure and a fit-out for Roche.

The new facility will stand 30m above ground level to accommodate the production plant and equipment. Some of the industrial projects Hansen Yuncken is currently constructing include DB Schenker and Northline in Brisbane and Melbourne Markets Proximity Warehousing and BJ Balls in Melbourne.

Hansen Yuncken has completed numerous landmark buildings across Australia and takes pride in both being at the forefront of innovation in the building industry and in exceeding client expectations. The Toll IPEC Freight Centre project “has been extremely successful due to the open and collaborative involvement of all stakeholders throughout the entire design and construction phases,” said a company spokesperson. “The pace and complexity of the project has presented numerous challenges but overall there is a high level of satisfaction in overcoming all challenges presented and faced.”

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## TAKING BIG STEPS

Vusovic Steel Fabrication specialises in fabricating and installing steel products such as structural steel, steel staircases (including handrails and balustrades) and stainless steel balustrades.

Vusovic Steel fabricated, supplied and installed about 49 steel staircases for the Toll Ipec Freight Centre project. The company also fabricated, supplied and installed staircases in the offices; an architectural steel staircase and a staircase with stainless steel stringers and glass panel balustrades.

Vusovic Steel was started by Milovan Vusovic, in Wetherill Park, in the early 1990's. At that time the company specialised in general steel fabrication. Twelve years later, Milovan moved to Smithfield to expand and his sons Zoran and Dragan started working with him. Over time Vusovic Steel has diversified into other areas such as steel staircases, structural steel and stainless steel and invested in new and more productive machinery to create a more efficient and faster production line.

Currently, Vusovic Steel has 8 employees, all of whom worked on the Toll Ipec Freight Centre project both fabricating in-factory and installing the stairs on-site. The employees of Vusovic Steel with Zoran Vusovic as the production manager worked effectively as a team.

"The best achievement is that we have not had to modify any of the steel stairs so it allowed us to push forward and move on to the next stages without delay," said Zoran Vusovic.

"Another great achievement is the good communication between Vusovic Steel and Hansen Yuncken when we worked together to gain the best and most effective solution for any issue."

Vusovic Steel's projects include work in the commercial, industrial and residential sectors. They can work in structural steel up to 80 tonnes in weight including factory structure, mezzanine floors, awnings and crane rails. The company's services and capabilities

include; working with all steel members and profiles, the provision of designs, shop drawings and engineering approvals, structural support for commercial doors and windows and marking out and inserting holding down bolts in position.

The company provides general steel and sheet metal fabrication services. It can provide steel bollards, down pipe protectors, gates and steel fencing, wrought iron balustrades and staircases for prestige homes and TIG welding services for stainless steel and aluminium.

Vusovic Steel manufactures and installs heavy duty steel staircases with steel treads, architectural steel staircases for offices and prestige homes, stainless steel stringers, handrails and balustrades (including glass panels) and spiral staircases. Vusovic Steel's experienced staff can site measure and design a staircase according to what a client wants, provided it complies with Australian standards.

Vusovic Steel current projects show their versatility and include steel decking on the roof top of Westpac Kogarah (Lend Lease Corporation Ltd), a structural steel canopy for Mt Pritchard Petrol Station (Speedway Petroleum Pty Ltd) and steel crane rails to be installed inside a factory in Victoria St, Wetherill Park for Dallen Bay Pty Ltd.

"When Vusovic Steel takes on any project, we like to work together with the builder to aim and achieve the same goal," said Zoran Vusovic.

"This includes resolving any issues and providing professional advice to solve problems.

Vusovic Steel is a family business and is proud in its quality and professionalism in all the work it commits to and this is evident in the IPEC project."

*For more information contact TDZ Engineering Pty Ltd T/as Vusovic Steel Fabrication Pty Ltd, 52 O'Connell Street, Smithfield NSW 2164, phone 02 9725 1758, mobile 0404 427 340, email sales@tdz.com.au*

## DOWN AND DIRTY

AWJ Civil Pty Ltd was awarded the civil works contract for the Toll Ipec Freight Centre project.

The early civil works package involved bulk earthworks, demolition works, trunk stormwater and retaining walls. The main works package included internal and external pavements, stormwater drainage (including amending existing stormwater drainage to a rainwater reuse system), detailed excavation and slab preparation for service zone areas.

AWJ Civil, which began operation in 1987, is one of the prominent civil contracting companies operating in New South Wales. It specialises in project management, commercial and industrial subdivisions, roadwork, environmental remediation, stormwater drainage recycling,

site materials processing, bulk excavation, service reticulation and demolition. AWJ Civil has 100 employees.

“The major attributing factor towards our company's success is the people within it,” said a company spokesperson. “Through them we are able to offer the highest degree of technical skill as well as vast practical experience.” AWJ Civil owns a diverse fleet of plant and specialised equipment that covers all facets of civil construction.

The civil works for the EC3 Subdivision, a major new industrial estate located in Eastern Creek, was also a recent AWJ Civil project. The area involved was approx. 550,000 square metres. AWJ scope of works included land and tree clearing, 1.1million cubic metres of cut to fill, roadwork, stormwater, sewer, water, and electrical reticulation.

Another project AWJ Civil has worked on is the CSR Eastern Lands Subdivision, a 70 hectare industrial site at Erskine Park. The work required in excess of 1 million cubic metres of earthworks with stringent geotechnical restraints. Major stormwater and roadwork infrastructure was essential to cater for future growth areas. AWJ Civil was able to offer major time/cost alternatives on site stabilisation and road pavements.

AWJ Civil takes pride in striving to exceed their clients' expectations of quality, time and cost.

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With “a team of consulting engineers that are second –to–none” Costin Roe Consulting Pty Ltd was responsible for the civil and structural engineering of the 53,000m<sup>2</sup> Toll Ipec freight transport, warehouse and distribution facility at the Bungarrabie Industrial Estate, NSW. The company, a civil and structural engineering consultancy firm, has been in business for over 25 years and currently has a team of 28 employees with offices in Sydney, Adelaide, Brisbane, Melbourne, Newcastle and Wollongong.

The Civil Engineering Team consisted of Mark Wilson (Associate Director of Civil Engineering), Xavier Cure and Mitchell Cross. They worked on the earthworks, finished level profiles and stormwater drainage. They also met the stormwater management challenges of the project which required detailed hydrologic and hydraulic assessment, in conjunction with the Estate Design Consultants and local council. The stormwater management for the project required integration with the overall estate management strategy, which included provision of overland flow through the site and Water Sensitive Urban Design (WSUD) elements such as stilling ponds, artificial wetlands, gross pollutant traps and buffer zones.

The Structural Engineering Team, headed by Grant Roe (Director), consisted of Phill Terrey, Dermot Nolan, Angus McDougall, Lloyd Lui and Barry Cameron. Work on the structural design of the

building, footings, internal and external pavements, retaining walls and other structural elements was kept to a very tight programme. This experienced team met the challenge of providing a non-symmetrical frame to the building with a 60+ metre internal span.

Additionally challenging was providing the structure for the sortation/conveyor mezzanine, including suspended structure from the 60metre span warehouse roof. Generally, a traditional approach and traditional materials were used for the structure; steel frame; fibre jointless floors, lightweight structaflor and composite concrete mezzanine floors.

Costin Roe Consulting is currently working on 4A & 5B Bungarrabie Estate which includes a 25 metre high bay warehouse, a data centre and speculative warehouses. Grant Roe describes Costin Roe Consulting in the following terms “Precision, Communication, Accountability. It's not just what we believe in. It's what we deliver.”

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## NO BARRIER TO SUCCESS

**Metal Fencing Specialists Pty Ltd specialises in barriers and this has not been a barrier to success.** The company has been in business for over 35 years. They specialise in supplying and installing the Uni-Fit hand rail system, all types of guard rail (including Rhino Stop and Spring Buffa), all types of bollards, security fencing and chain wire fencing.

Metal Fencing Specialists supplied and installed 1300 lineal metres of Uni-fit hand rail system, over 1200 lineal metres of Rhino Stop impact barriers and 270 loading dock extensions for the Toll Ipec Freight Centre project. Rhino Stop is one of the latest innovations in modular car park barrier design. It is an energy-absorbing, semi-rigid crash tested impact barrier that exceeds the requirements of AS1170.1 for Light Traffic Areas.

All of Metal Fencing Specialists' 15 employees worked on the Toll Ipec Freight Centre project. The two major challenges on the project were working off elevated work platforms, and keeping ahead of trades following behind. The professional team at Metal Fencing Specialists met these challenges and complied with all statutory regulations. Metal Fencing Specialists Pty Ltd's other projects include the installation of 1200 lineal metres of Rhino Stop crash barrier on all levels of the new North Shore Hospital Car Park.

**For more information contact Metal Fencing Specialists Pty Ltd,** 7 Kenoma Place, Arndell Park NSW 2148, phone 02 9672 1971, mobile 0478 126 343, email [colin@metfencing.com.au](mailto:colin@metfencing.com.au), website [www.uni-fit.com.au](http://www.uni-fit.com.au)



## SIMPLY THE BEST

**Simple Interiors Pty Ltd specialises in commercial and industrial office fitouts.**

The company's services range from external composite aluminium cladding and compressed fibre cement cladding through to any type of ceiling and internal wall, doors, door furniture, graphics, glass, and sanitary fittings.

Simple Interiors installed the mezzanine floor for the Toll Ipec Freight Centre project. This involved approximately 7,000 square metres of 25mm Blue Tongue flooring. Simple Interiors was also contracted to do a complete office fitout which included stud walls, suspended ceilings, bulkheads, external

composite aluminium cladding, internal doors and internal glass.

Kosta Nedeljkovic headed the skilled and experienced team that worked on the project. They found that the biggest challenge on the project was the installation of the mezzanine floor, due both to the height of the floor and safety concerns as it was difficult to establish a safe enough distance to install the sheets from the top. They met the challenge by installing the floor the unconventional way, from the bottom, using elevated work platforms.

Simple Interiors has been operating in the Sydney area since 2005 and has completed

numerous projects in the Sydney area, as well as projects further afield.

"At Simple Interiors we pride ourselves on working together with our clients and in providing the best possible service on schedule and within budget," said company spokesperson.

**For more information contact Simple Interiors Pty Ltd,** 19/29 Governor Macquarie Drive, Chipping Norton NSW 2170, phone 02 9728 1184, fax 02 9728 1196, email [info@simpleinteriors.com.au](mailto:info@simpleinteriors.com.au), website [www.simpleinteriors.com.au](http://www.simpleinteriors.com.au)



Toll Ipec Freight Centre, NSW



## IDEAL METAL ROOFING

With over 35 years experience, the Ideal Group are proud to be known as one of Australia's largest metal roofing contractors.

Specialising in the installation of metal roofing, roof plumbing, metal soffit linings and wall cladding including P.I.R insulated paneling and decorative facades, catering for all sizes and types of projects.

Stephen Wills (Director) was a long standing president of the MRCA, and has been at the forefront of providing efficient and innovative work practices to improve the standard of safe installation of roof and wall cladding. Stephen was also actively involved in the revision and implementation of the Roofing Codes of Practices, providing his broad knowledge in all areas of the metal roofing industry.

When engaging Ideal Roofing you can be assured that you are working with a team that has your safety and those of its team at the forefront of every decision. And with a team of over 60 men are also committed to ensure production targets are met, and your project is completed on time and within your budget.

The Ideal Group are members of the HIA, MBA, and the MRCA, in which we were recently awarded the following awards MRCAA Gold Award (Overall winner), Single Residential Building New Structure,

Single Residential Building Refurbishment, Façade, and Wall Cladding. Ideal Roofing offer a comprehensive range of roofing services to builders and developers as well as direct to home owners. And we pride ourselves on quality workmanship, reliability and the use of high quality roofing products, to ensure a perfect finish every time.



For more information contact Ideal Metal Roofing Pty Ltd, 65-67 Parraweena Road, Caringbah NSW 2229, phone 02 9525 2066, email info@idealroofing.com.au, website www.idealroofing.com.au