

TRANSPORT ACCIDENT COMMISSION HQ

HICKORY
RICHMOND VIC



HICKORY IMPLEMENT THE H PLAN

Hickory undertook the construction of the Transport Accident Commission's Headquarters in Brougham Street, Geelong for developer FKP Property Group. The new TAC headquarters is notable as Geelong city's first office development designed to achieve a 5 Star Green Star - Office Design v2 Certified energy rating.

FKP Property Group appointed Hickory to undertake the construction of this \$74m "A" Grade Office Building which includes over 15,475 m² of commercial space, over 1,100 m² of ground floor retail space and 338 car parking spaces.

To ensure FKP Property Group's commitment to deliver the TAC and the Victorian government a development of the highest quality, an impressive group of contractors was appointed to the project. These included architects ML Design and McGauran Giannini Soon, who conceived the design to provide flexibility with generously scaled floor plates as well as creating internal circulation space at street level and direct access to both Brougham and Corio Streets.

Creativity is a landmark feature of the building with a sculptural glazed lantern element on the southwest corner and a historical interpretation display about the site exhibited in the publicly accessible retail arcade connecting Brougham and Corio Streets.

One of the TAC's key requirements for this building was the delivery of strong environmental credentials and the achievement of a 5 Star Green Star - Office Design v2 Certified Rating, in accordance with The Green Building Council Greenstar Office Design v2 Technical Manual as well as the requirement to design a 4.5 Star ABGR rated building, to achieve the highest level ESD principals and credits.

In accordance with these requirements the development features chilled water air conditioning channelled through under floor ducts, black water treatment facility, rainwater harvesting and an energy efficient façade that allows more light but less heat, which in turn will create a building with lower energy consumption cost.



Consistent with the brief provided by FKP Property Group, Hickory incorporated a number of key ESD features in the building to achieve both energy and water savings and meet their own environmental responsibility and sustainability standards.

A central atrium introduces daylight internally to Levels 3 to 6, reducing the need for excessive lighting, whilst automated internal blinds and external shade reduce internal cooling demands.

The design seeks to reduce clean water consumption in the building by implementing several ecologically sustainable strategies. These include black water recycling water treatment plant to provide water for toilet flushing, water efficient fittings, and a rain water harvesting system which collects rainwater from the roof area to be filtered, stored and re-used in the drip fed irrigation system used for landscaping elements.

Hickory also closely consulted with FKP Property Group to selected materials used in the construction to reduce energy, incorporate recycled components and reduce emissions of volatile organic compounds.

Hickory is totally committed to 'exceeding environmental standards' with every project and this initiative has been acknowledged with the company being awarded the '2002 Best Contribution to Achieving Sustainable Design Award' as the first company to incorporate a grey water recycling facility in a building project in the City of Port Phillip.

Established in Melbourne in 1991 by fourth generation construction professionals, Michael and George Argyrou, Hickory has developed from a Victorian-based family business to a company undertaking major projects in several states.

They have completed over 100 projects including apartments, commercial, retail and industrial buildings. Their current projects include Elizabeth Street Business Centre, Edgewater Apartments, Malvern Grove, Highview Apartments, 449 Punt Road Richmond, 100 Leicester Street Carlton and 30 The Esplanade St Kilda.

Hickory prides itself on being innovative and dynamic but most importantly has a strong belief in their social responsibility towards the community and the environment.

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MGS ARCHITECTS

WORK TOGETHER

Designed by Melbourne Architects McGauran Giannini Soon the new T.A.C. Headquarters in Geelong, Victoria is designed in accordance with a 5 Star Green Star Office V2 rating. Achieving this rating however is only one aspect of a broader sustainability strategy that includes the provision of an integrated art and heritage interpretation program in the project. The heritage interpretation appropriately acknowledges the precinct's significance in the social and economic development of Victoria and the architectural significance of the surrounding built environment, notably the 1872 Dennys Lascalles 'Bow Truss' wool store that formerly occupied the site.

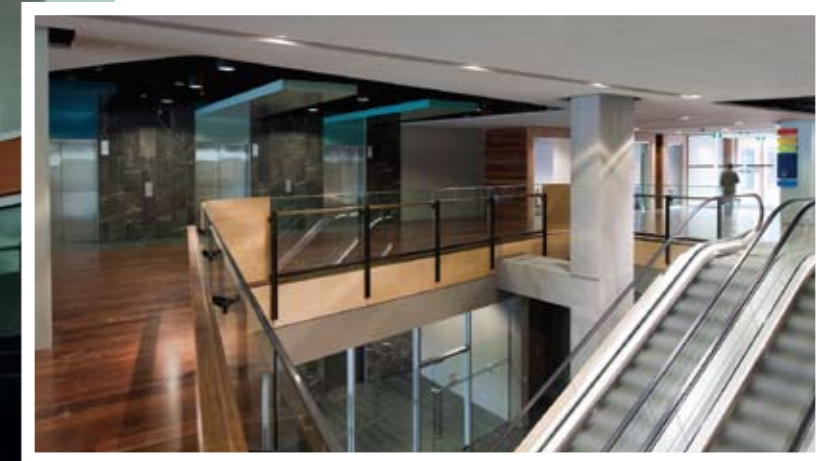
Established in 1985 the Melbourne based practice provides architecture, urban planning and interior design services to the public and private sectors. With a broad background and a range of experience the MGS Architects knowledge base includes residential both in commercial and affordable form, education, community, commercial and retail projects, large scale urban planning and feasibility projects. The team of 40 employees includes Architects, Interior Designers, Urban Designers and Artists.

MGS believe in a group approach to work. As a design unfolds the team collectively input in a group capacity. Ideas are heard, recorded and valued in order ensuring that "no stone is left unturned" when tuning the building to its final manifestation. MGS promote the notion that the collective effort makes the work, rather than foster the myth of the individual genius who single-handedly realises the design.

This and the fact that the company publicly displays a determination to meet the commercial and economic objectives of the clients has enabled them to build a substantial client base which values both design innovation and management skills.

Projects are established around a director and project architect who follow each briefing from the earliest stages through consultation, design development and documentation, project management and completion phases. Teams are assembled to meet the skill and resources of each individual project allowing the company a flexibility of adaptation to mould their resources as closely to the project as possible, ensuring a high quality outcome.

Starting with an 'H' shaped plan to promote good sun penetration to the large office floorplates and to facilitate mid block pedestrian permeability MGS developed the perimeter of the TAC building in response to the scale, function and character of each of its street frontages. To the north one corner of the building holds the street alignment while the other is set back to reveal the historic façade of the adjacent Wool Museum and to provide a sunny outdoor dining space while to the south the scale of the building is brought down to match its neighbours and is loaded with retail spaces to reinforce shopping linkages with the nearby main street



precinct. Both north and south entry points are signposted by large 'tusks' clad in Alpolite composite panels and designed as wayfinding aids to lead the public through the site, a journey punctuated with interpretive material. The west façade is designed to replicate the bulk of the pre-existing Bow Truss building but with an additional layer of richly coloured sunshades developed in conjunction with Matthew Johnson, a well known artist specializing in the field of colour.

MGS Architects specialise in a form of Architecture based on sound urban design principles and enriched with art and a strong sense of place. Sculptors, artists, designers and colourists are all part of the MGS palette ensuring that the major focus of community well-being, building context, public accessibility and pedestrian flow are all integrated into the final designs of the many projects MGS are responsible for.

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photography: John Gollings



PAINTING QUALITY NO ACCIDENT

On the corner of Brougham and Clare streets in Geelong, Victoria sits a building that once premier Steve Bracks coined as a “brand new, state-of-the-art building setting standards in energy efficiency and environmental sustainability.” This building is the Transport Accident Commissions new headquarters. A 15,000 square metre, \$60 million dollar development incorporating office facilities, carparking and ground floor retail space with a 5 star green star rating.

And that’s what Akrobat Painting Systems are all about. Top quality environmental rating, cost competitive quotes and efficient, professional work. With Akrobat taking care of all painting on the new T.A.C. headquarters both within the offices themselves and the car parks the quality assurance ratings were high and the projected timeframes accurate.

With over 14 years of experience in the painting industry and around 10 employees the fledgling Akrobat Painting Systems was founded in 2007 after taking the next step in company growth and venturing out into the industry on their own. With all staff having extensive customer service experience in the building industry and reliable, hard-working and honest work ethics any contractor hiring Akrobats Painting Services are ensured that the job will be completed to the specifications defined in the agreement without constant monitoring and supervision.

The environmental impact of Akrobats work ethic are monitored carefully from within the company to ensure that all chemical issues with the paint are kept to a minimum. This includes the use of low V.O.C. paint throughout the T.A.C. project, responsible disposition of excess paint, environmentally acceptable methods of cleaning brushes and tools and compliance of the company under the D.E.W.R. review.

Other Akrobat projects include work for Bajar-Ogilvy, Unisuper, Department of Human Services, I.D.P. Education in Bourke St. Melbourne and Incoll in East Melbourne where the premises were given a top environmental rating by complying with guidelines on sustainable and low impact materials and methods as defined by a government environmental department. Akrobat Painting Systems. High quality, low impact. Everytime.

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COLOURFUL CONCRETE

Euro Precast specialise in the manufacture and erection of quality concrete panels. This precast method is fast becoming the choice of many large developments due to the ease and efficiency it brings to the construction process. Euro Precast was selected as the precast contractor for the TAC headquarters in Geelong, Victoria due to their commitment to supplying quality products in a reliable time-frame. This and the fact that Euro Precasts business model is based on four key principles of honesty, reliability, quality and service.

The TAC building required Euro Precast to manufacture concrete panels for the lift shafts, stairs, columns and all facades. The panels were manufactured off site, shipped in and assembled as per the project managements direction in a process that was not only more efficient, but more cost effective than previous construction techniques. The pre-fabricated panels were left “off form” or without paint. Not only was this a massive cost and time saving, but it also meant that all the façade precast was maintenance free with no need for touch up or re-coating of a painted surface in future years. Efficiency and Quality for present and future is something that Euro Precast prides itself on.

After starting business in mid 2006 the company has steadily grown and has become reputable in the construction industry. It now employs 15 people and has worked on a range of projects including ‘Travancore



on the Park’ in Flemington, Martha Cove Development, Edgewater Apartments and Mercure serviced apartments in Caroline Springs.

As the need for speed and efficiency in the construction industry increases, so does the standing of Euro Precast with its prefabricated concrete panels, columns, lift shafts, facades, basement retaining walls, apartment party walls, specialised architecturally designed panels and its reliability and service, to ensure a job gets done on time, every time.

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