

THIRST FOR QUALITY

The new head office for South East Water incorporates nine levels of open-plan office space, designated retail areas and outdoor recreation spaces with innovative green technologies to target 5 Star GreenStar and 4.5 star NABERS ratings.

The new \$66m ultra-modern South East Water headquarters is destined to become Melbourne's latest landmark building. Located in the suburb of Frankston and constructed by Probuild, South East Water's new head office may have set a new standard when it comes to the design, construct and finish of contemporary office buildings.

With offices located in Heatherton, Dandenong and Lynbrook, the new South East Water headquarters will bring together more than 600 staff into one convenient site. South East Water provides its services to 1.65 million people.

Built over nine levels, the new headquarters includes more than 11,700m² of office space over five levels of car parking (as well as offsite parking) and 546m² of retail space. Inside, the building incorporates a substantial open-plan concept with a number of meeting rooms of all sizes to cater for training, team meetings and conferences. This modern work space has been designed to not only bring together South East Water staff, but provide a dynamic and inspiring work environment. The extensive open plan design also encourages collaboration and productivity.

A prominent aspect of the development is its internal staircase located on the west side of the building, which continuously spans the five levels of office space. Additionally, all the surfaces within the building are exposed with pipes running along the ceiling and joists open to view. This gives the building an overall industrial look, while still keeping in line with the development's function. Overlooking a man-made lake, outside the building, an overhanging structure not only makes for an impressive feature, but provides an outdoor space for South East Water staff. Additionally, the site's landscaping integrates an impressive amount of trees and native plants.

The five-star Green Star and 4.5 star NABERS-rated building incorporates a number of sustainable water and energy features, including a useable rooftop garden and terrace. Rainwater capture and storage is used for flushing of toilets and irrigation for the site's gardens, and the office includes

LED lighting systems. Additionally, the use of sustainably-sourced building materials during construction further enhance the consideration for environmental impacts.

Adding to the South East Water headquarters is the aesthetic impression of the building and its surrounds, which has been designed to revitalise the area's waterfront. Accommodated into the development are generous public spaces which encourage activity, as well as cafés and the retail area.

Through the coming together of staff into one location, local businesses are also expected to benefit from the new development through the purchase of local goods and services. Additionally, during construction there was an average of 150 to 200 construction workers on site (which further increased in 2015), which was expected to flow on and see an increase in patronage to local cafés, businesses and service providers.

Probuild's Matthew Southwell said the project for the construction company included facilitating and coordinating 40 to 50 trade companies during its development. "We have also been programming, budgeting and ensuring quality for Class 1 concrete exposure according to building standards," he says. As with any project of this calibre, communication between the client and construction company was paramount. In order to ensure communication was provided continually with South East Water, Probuild contracted a company to provide a central point of contact between the two. Continual communication and coordination between the trade companies has ensured the project experienced very few delays and set-backs.

The end result of the South East Water headquarters is a modern office development that is considered to be yet another landmark building for Melbourne and which ticks all the boxes – aesthetically, functionally and sustainably.

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Below Signal & Hobbs supplied and installed metal roofing and cladding as well as the roof-mounted access system for the Head Quarters.



Given their substantial experience, highly-trained trade workforce, sound supplier relationships and certified dedication to quality results, Signal & Hobbs are an invaluable asset to any major project. For the South East Water headquarters, Probuild relied on Signal & Hobbs' specialist roofing skills for the supply and installation of metal roofing, metal cladding and the roof-mounted access walkway and safety system solutions.

"The majority of the roofing installed on the South East Water project was Lysaght Permalite Aluminium pierced fixed decking. One of the logistical issues was the timely procurement of the aluminium coil feed for the cladding and the waterproofing accessories. The need for early procurement was critical to avoid colour and finish variances," Signal & Hobbs Managing Director Sam Curnow explains.

"Our solution was to procure the coil ahead of program and store it at our rainwater and general sheetmetal fabrication factory, we have excellent storage capabilities and the materials were able to be securely and safely stocked until required."

This is a good example of how Signal & Hobbs engage with an architect's vision and then look for a workable solution to construct it. Because the company has such long-standing and solid relationships with its key suppliers, procurement and program issue solutions are resolved early – avoiding any risk to program and avoiding site delays. Signal & Hobbs were also involved with the installation of roof-mounted roof safety systems and overhead rail systems for maintenance.

"Having completed training for the installation of fixed platforms, walkways, stairways and ladders, Signal & Hobbs have built a relationship with Sayfa, our supplier of roof-mounted roof access safety systems, which enables us to provide a quality supply and installation service," Sam adds. "We have full time experienced installers able to complete all our roof safety system installations, and multiple employees trained to the supplier's standard, with excellent understanding of the AS1657-2013. With design of the systems supported by Sayfa, the end result is a safe and usable system for the client."

Signal & Hobbs has been providing roofing solutions to the construction industry for nearly 40 years, and currently employs nearly 80 people including site crew, administration, estimating, management and manufacturing. All of the Signal & Hobbs' site team are inducted into the company's OH&S management system. We have a commitment to a minimum level of training for all our employees – all our tradesmen must have Plumbing Industry Registration, training in working at heights, plant and equipment high risk licenses, plus First Aid for senior site foremen and task-specific training as required. "We believe the outcome of this is a safe and high quality roofing installation."

Signal & Hobbs' commitment to achieving high standards begins with the initial tender. During the tender process, they identify value-adding options for their clients while also ensuring their submission will deliver on the architectural intent and give an on-budget result for the builder. Their approach is to manage themselves in a manner which enables clients like Probuild to achieve their goals.

"We aim to be leaders in our industry for training, innovation and improved work practises, and this includes early identification of project risk, and providing feedback for eliminating or reducing that risk," Sam explains. "We are also proud of our ISO 9001:2008 certification for our Quality Management Systems. The process of developing our QMS strengthened our Risk Management Strategy. As part of this, we regularly review our suppliers' performances. This process results in reducing risk for our clients and builders through possible supply chain issues."

"We believe the achievement of ISO 9001:2008 certification, coupled with National Code of Practice compliant employee agreements, a sound and compliant OH&S management system, and a well-developed Quality Assurance Plan with Inspection and test procedures completed on all major projects, gives Signal & Hobbs an undeniable advantage."

For more information contact Signal & Hobbs Pty Ltd, Unit 11, 6-12 Airlie Avenue, Dandenong VIC 3175, phone 03 9791 5355, fax 03 9794 0587, email reception@sighob.com.au, website www.sighob.com.au



Below Fytogreen designed, supplied and placed unique gardens and the green façade for the headquarters.



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Acknowledged as an industry leader and innovator in horticultural technologies, Fytogreen is a research focused, design and construct supplier of vertical gardens, roof gardens, planter boxes and green façades. Fytogreen not only supplies and installs their unique gardens but offers a complete design, construction and maintenance program. This is backed by 35 years' international research and growing experience, perfected to suit the Australian climate.

Completing works on the new South East Water Headquarters building, Fytogreen installed the green roof on Level W1 and the tiered entrance garden, which follows the building's escalator up four levels and contains trees up to 5m high at planting time.

Due to all areas being in a complete rain shadow, the company worked with landscape architects Aspect Studios to refine a suitable species list for the roof gardens. "This rain shadow aspect meant that the irrigation design had to be very robust and supported by a flow rate monitored alarm system," says Fytogreen Managing Director Geoff Heard.

"The irrigation design is with sub-surface drip irrigation at 400mm wide spacing within the Hydrocell extensive media profile, supported by a 60mm layer of Hydrocell RG30, which acts as a water reservoir holding up to

30L/m²." Green roof water and rainwater from the roof are also recycled into a 90,000L tank, adding to the irrigation efficiency and sustainability.

The emerging challenge has been the impact of salt laden winds from southerly storm events causing leaf burn on most species.

With the gardens all under the roof line, standard cranes could not be used for moving material easily to the respective areas. "This required material to be placed where possible by Franna crane horizontally and the bulk of the material was blown in by We-Blow," Geoff adds. "The project was completed in stages as areas became available and access was still possible."

Fytogreen has completed more than 150 vertical garden projects in Australia and internationally, and has provided roof garden media to around 330,000m² of roof gardens throughout Australia. They delivered Australia's largest single greenwall at 1 Bligh Street, Sydney, Melbourne's largest greenwall project at 720 Bourke Street and the largest green roof in the Southern Hemisphere at the Victorian Desalination Project.

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