



TOWERING 2 THE SKY

The \$340M Tower 2 Collins Square Project delivers 38-stories of office accommodation along with unprecedented on-site amenities on lower levels creating a thriving social hub. The hand-cut stone, woven carpets and European furnishings are designed to impress, and leading environmental technologies not only to reduce the carbon footprint but also encourage positive staff productivity.

Australia's largest private diversified property developer, Walker Corporation, has unveiled its latest masterpiece, Tower Two at the \$2.58 billion Collins Square development – one of the biggest commercial developments in Australia.

Designed by award-winning architects and with a construction value (including fit-outs) of around \$340 million, Tower Two provides 38-storeys of office space ranging from 2,100m² to 2,700m², offering a flexible and agile working environment for the modern workforce.

Constructed by Brookfield Multiplex, the building makes an immediate impression (and sets the tone) with its spacious light-filled lobby.

With soaring voids and breathtaking ceiling detail, the building's attention to meticulous design has resulted in a luxurious and modern hotel approach. This includes hand-cut stone, woven carpets and European furnishings.

All this is capped off by the 6m x 8m artwork by artist John Olsen. Titled "King Sun," the piece, draws inspiration from images of solar flares, provides a dramatic focal point within the lobby.

Beyond the lobby, Tower Two incorporates the Collins Square Business and Events Centre (known as The Suites and The Assembly), enhancing professional services, while reducing capital and operating costs for tenants. The Suites provides rooms

for hosting meetings, seminars and group presentations for tenants, while The Assembly offers functional and flexible spaces for a range of events.

In bringing Collins Square to Melbourne's CBD, Walker Corporation has also provided a remarkable collection of amenities, creating a retail precinct (known as The Village) at the lowest level of Tower 2 and Tower 4. This 10,000m² area provides a range of dining, retail and service outlets, from specialty provedores and producers, through to everyday essentials, health, wellness, beauty, gifts, pharmacy, travel agency and more.

Further complementing this development is a strong commitment to sustainability. Tower 2 has been designed to achieve a 5-Star NABERS energy rating, rating highly for indoor environment quality, energy, transport, water material, ecology and innovation.

These sustainability and technology measures reduce the carbon footprint and improve staff productivity and overall health and wellbeing. Furthermore, the measures reflect Walker Corporation's ambition to deliver facilities that incorporate leading technologies that positively improve the overall impact on the environment, while also encouraging workplace efficiency.

With expertise across all areas of the property spectrum from commercial through to residential, master-planned communities, retail, industries and resorts,

Walker Corporation has been in business for more than 50 years.

Founded by Lang Walker and his father Alec in 1964 as A&L Walker, the company specialised in earth moving and excavation, delivering foundation materials for major infrastructure projects. Once the business was established, the father and son team became involved in small-scale residential development.

From these beginnings, the company expanded into all areas of property, taking on a range of new and different projects across Australia.

Employing 232 staff, Walker Corporation lives by its motto of "we can take on any property challenge." This is evidenced by the company's completion of projects that have been put in the too-hard basket by others.

Walker now has around 1,000 projects under its belt. This includes a number of iconic, well-known and award-winning projects such as Woolloomooloo (Finger) Wharf, Hope Island, King St Wharf and Broadway Shopping Centre.

Walker Corporation's future development and construction outlook includes the delivery of 40,000 lots of land across numerous communities by 2020, 11 commercial towers, 25,000 new homes, 6,000 apartments and 300 hectares of industrial land across Australia.

Its current active projects include Stages 4, 6 and 8 of Parramatta Square (a mixed used commercial, residential and retail development) and Kokomo Island Resort. It is also developing Senibong Cove (a master-planned community in Malaysia), North Sapphire Beach master-planned community and Toondah Harbour (a mixed use residential and retail development).

For more information contact Walker Corporation, Sydney Head Office, Level 21, Governor Macquarie Tower, 1 Farrer Place, Sydney NSW 2000, phone 02 8273 9600, website www.walkercorp.com.au



DEVELOPER : Walker Corporation
 MAIN CONSTRUCTION COMPANY : Brookfield Multiplex
 ARCHITECT : Hassell Group
 PROJECT VALUE : \$340 million

Below Signal & Hobbs provided roofing and gutter solutions for Tower 2 Collins Square.



A feature of Signal & Hobbs roofing installation on the Collins square project was the modulation of the upper level plant room roofs. Signal & Hobbs in coordination with Brookfield Multiplex and other contractors arranged for the Steel framing and metal roofing to be installed at GDP's fabrication yard in Melton outside of Melbourne's CBD. The frames were then transported on trucks and lifted in place in modular units by the tower cranes.

Wayne Mclean, Signal & Hobbs Project manager describes some difficulties, "a significant challenge was the need to reverse the sequence of the installation. Box gutters are typically installed prior to the roofing, but on this project and due to the modulation, the roof cladding preceded the box gutters."

"This challenge was overcome by revising the detailing to allow for a retrospective installation of the gutters while maintaining the vermin and waterproofing integrity of the project," Wayne said.

"In my view Tower 2 was a very progressive in the way it was constructed, the site team were very forward in their thinking and dynamic in their approach to solving issues and achieving program success," Sam Curnow, Signal & Hobbs Managing Director added "Many Principle contractors are aware that the roof is a key in unlocking the critical path, but usually we adopt more traditional built up methods of installation. With traditional roofing methods there is a large reliance on labour to achieve program deadlines, on the Tower 2 project the modulation certainly allowed Brookfield Multiplex to advance their roofing program."

These are good examples of how early coordination can achieve individual success with multiple trades to working together to achieve project success.

Signal & Hobbs also provided solutions for roof safety systems and the VM zinc cladding to the buildings Atrium.

Signal & Hobbs have strong relationships and industry partnerships with specialist contractors for these installations. It is these partnerships that allow Signal & Hobbs to coordinate works for their Principle contractor while protecting the product, workmanship and overall roofing warranties. It just works.

Signal & Hobbs is a quality endorsed company and has a strong commitment to quality control; this commitment ensures all specialist contractors are covered by our Quality Standards as well.

Sam Curnow explains, "The completion of Quality control inspection and test reporting by our site teams makes sure that defect management is kept to a minimum. It is this process of self-reporting and rectification that means defects are identified early and remedied before they make it to the principles checklist, it also makes sense, because as the specialist contractor we feel we are best placed to identify any problems in workmanship or any defective product issues."

At Signal & Hobbs their philosophy is this. "We are challenged every day to improve in what we do, if we do not meet this challenge we do not improve, if we do not improve then we are heading in the wrong direction."

Signal & Hobbs are an long established business that have provided metal roof plumbing and cladding solutions for almost half a century, evolving from a small garage in Dandenong in the late 1960's to working on many of Victoria's major projects today.

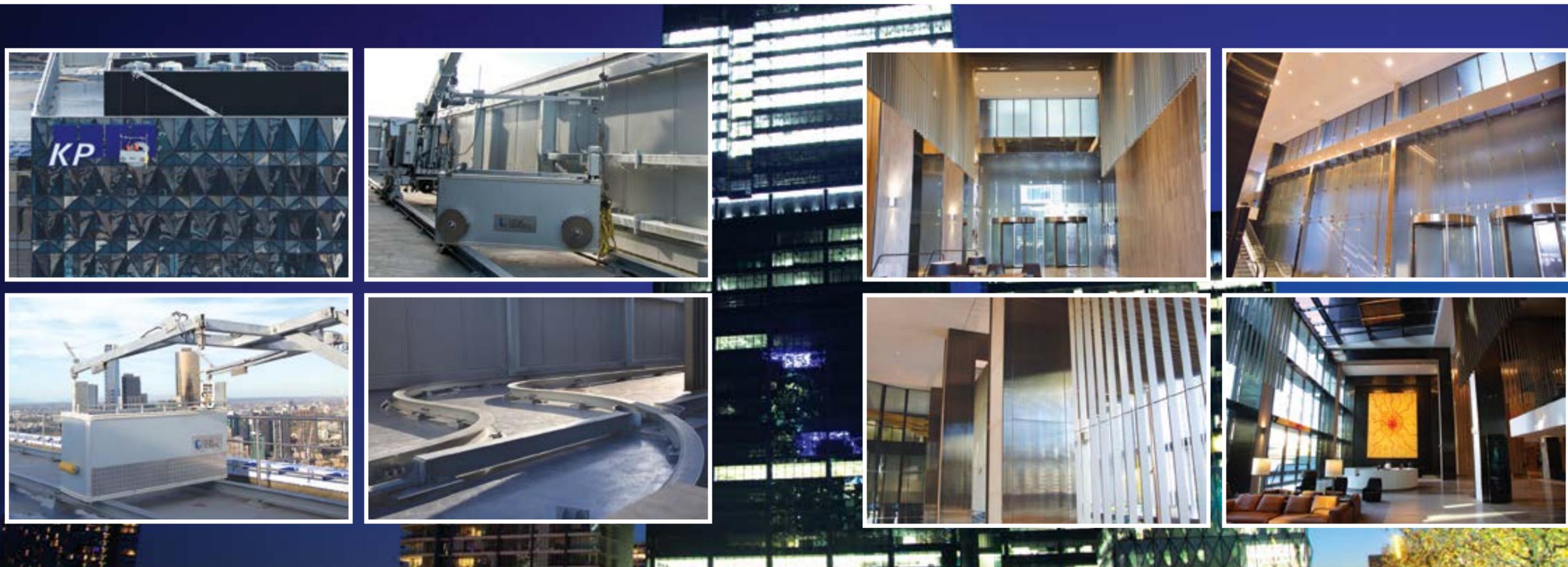
Signal & Hobbs are proud of their history.

For more information contact Signal & Hobbs, 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 CoxGomyl provided the monorail system and SAM cradle for Tower 2 Collins Square.

Below Fabmetal Specialists provided the stainless steel and black TiVox finishes for Tower 2 Collins Square.



CoxGomyl is the leading manufacturer worldwide of Building Maintenance Units (BMUs), with more than 50 years experience in providing innovative and complete façade access solutions.

Employing over 400 staff globally, CoxGomyl is the largest full-service provider and offers engineering, design, project management, implementation, safety and maintenance solutions. The company works directly with architects, consultants, developers, constructors and others.

Brookfield Multiplex engaged CoxGomyl to provide a solution to access all façades of the building. Many solutions were considered with the challenge being the shift in floor plan for levels below Level 27 stepping in on two of the four elevations.

To access the façade below this step, the BMU cradle must reach in towards the building underneath this step in the building. For the elevations without the step, the BMU also works to replace glass with a dedicated glass-changing hoist built into the BMU.

To change glass to the areas below this step in, a monorail system was installed to the underside of the ceiling at Level 27. A winch lifts a

glass panel from the ground with support from the operators in the cradle and the panel is moved to the replacement location where the BMU operators install it.

The BMU travels around the roof area on a steel twin track system, much like a railway track, this guides and stabilises the machine. The BMU's distinguishing feature is the special cradle (SAM Cradle) – 'Self-Approaching Mechanism'. The cradle is equipped with a scissor-type mechanism and stabilising counterweight.

The operators initially descend the façade from roof level with the cradle in the collapsed position. Once they have passed the step in, the cradle system is "opened" effectively reaching in underneath the step and providing access to the façade below this step in.

CoxGomyl have developed a wide range of solutions to suit all building challenges and requirements, working with the architect and builder to find the right solution which is always project specific.

For more information contact CoxGomyl, 182 Normanby Road, Southbank VIC 3006, phone 03 9673 4444, fax 03 9673 4400, email headoffice@coxgomyl.com, website www.coxgomyl.com

Fabmetal are one of the leading fabricators of architectural metal works in Melbourne. Specialising in complex geometric fabrications, unique finishes, Fabmetal design, construct and install, balustrades and cladding in specialised finishes. The Tower 2 Collins Square project provided the opportunity for Fabmetal to once again showcase their experience with architectural metalwork.

The team at Fabmetal installed steel mullions clad with mirror stainless steel sheet, as well as stainless steel handrails to the helical stairs, glass and stainless steel balustrades to circular voids across the ten flights of stairs located on various different levels within the tower. Fabmetal also installed an impressive black TiVox satin stainless steel finish on the North Wall of the project, along with mirror clad door frames, mirror stainless steel bulkheads and columns throughout the development.

Fabmetal used TiVox to create the distinctive black satin finish on the rectangular stainless steel columns throughout Tower 2 Collins Square, as well as the black mirror stainless steel circular columns. TiVox is a PVD process that adds a micronic layer of titanium to the surface of stainless steel making it tougher and ten times more scratch resistant. The process also provides the opportunity to add

a colour of choice – metallic only – to the product and gives it a glass-like monolithic finish.

Fabmetal pushes the boundaries in what can be achieved in steel, driving the acquisition of a machine called the V-Groove. This is one of only two machines in Australia and the only one in Victoria. The machine grooves out 50% of the base material in the stainless steel and when folded it provides a sharp looking finish like a solid flatbar.

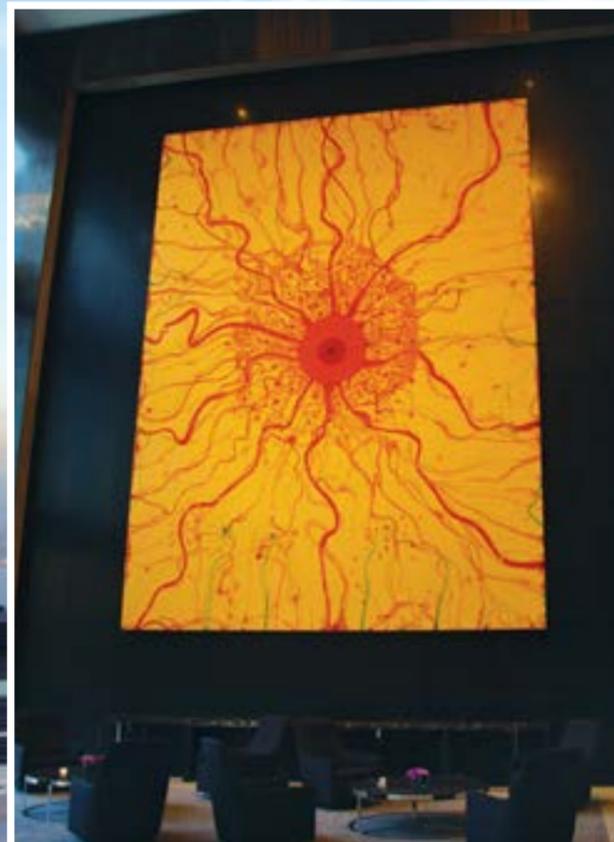
"This enables us to clad various objects and it replicates solid stainless flat bar, except at a lower cost and providing sheet finishes that cannot be achieved on flat bar and thicker materials," explains Gordon.

Fabmetal are also working on the façade for the Arts West building at the University of Melbourne. The façade spans seven floors and 250 tonnes of hot dip galvanised mild steel, featuring individually plasma cut steel fins that bring an additional 3D element to life from multiple angles.

For more information contact Fabmetal Specialists, 18 Brunson Street, Bayswater VIC 3153, phone 03 9720 2177, fax 03 9720 3277, website www.fabmetal.com.au

Below Signcraft produced the illuminated sky signage for Tower 2 Collins Square.

Below Access Industries provided the internal and fire doors for Tower 2 Collins Square.



Partnering with businesses to create brand presence. With a distinct mission to ensure their clients stand up above the noise, Signcraft worked closely with long-term national partner, Brookfield Multiplex to coordinate and deliver this high-profile project for global leader, KPMG. Utilising their unique project management division, Signcraft engineered, manufactured and installed the impressive illuminated sky signage, spanning a massive 11.5m x 4m on all four sides of this remarkable development.

Each letter was fabricated individually and each component was developed and tested for quality and sustainability before being strategically installed.

Drawing on their 45-years of expertise and industry knowledge, Signcraft offer complete brand implementation services from consultation, strategy, design, engineering, manufacturing, installation and ongoing maintenance. With over 300 projects constantly in action across all six facilities Australia-wide, Signcraft epitomises what a modern business should and could be, when you innovate to support the evolving needs of the customer.

For more information contact Signcraft Pty Ltd, 580-598 Kororoit Creek Road, Altona North VIC 3025, phone 03 9360 6222, fax 03 9931 0811, email customerservice@signcraft.com.au, website www.signcraft.com.au



Family-run business, Access Industries supplied more than 500 fire doors plus over 400 internal doors for the Tower 2 Collins Square project. General Manager Ken Mead said the doors were custom made in Access Industries' factory in Melbourne.

"Everything is made here in Tullamarine. We work closely with clients to produce custom-made doors."

Access Industries supplied three products for the project – internal doors, fire-rated doors and pressed-metal fire door frames. Finishes were MDF skin on the internal doors and hardwood ply on the fire doors.

The company employs 14 staff and about nine of them worked on the development for about 12 months to April this year.

It was one of the largest projects the company had worked on. The mainstay of the business is smaller scale, commercial office fitouts and now steadily moving onto large scale jobs.

"One of the challenges of the development was a pretty tight time frame, so we had a good look at the production schedule and put in some

overtime shifts to ensure we delivered on time and on budget," he said. Set up almost 25 years ago, the company is now a market leader in door manufacturing.

"You will find that we offer a range of doors and associated products, but we understand that 'one size will never fit all,' says Ken "That is why we operate our own factory, employ our own highly skilled staff, and work that bit harder to make sure every job is purpose built to your needs."

Access Industries used only Australian timber for the project. The company has certification from the Forest Stewardship Council. This means that environmental sustainability is a core principle of Access Industries' business mission.

It also has third-party accreditation through the Australian PEFC accredited scheme – the Program for the Endorsement of Forest Certification. This certification highlights that the company sources its wood from sustainably managed forests.

For more information contact Access Industries, 10 Barrie Road, Tullamarine VIC 3043, phone 03 9335 2266, fax 03 9335 6433, email sales@accessind.com.au, website www.accessind.net.au