

QLD PROJECT FEATURE

1 WILLIAM STREET

Cbus Property and Multiplex / Queensland



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DEVELOPER : Cbus Property
MAIN CONSTRUCTION COMPANY : Multiplex
ARCHITECT : Woods Bagot
STRUCTURAL ENGINEER : Acadis
LANDSCAPE ARCHITECT : ASPECT & Urbis
PROJECT VALUE : \$650 million



STATE GOVERNMENTS NEW SEAT

The \$650M 1 William Street Project is a landmark 46-level premium grade office tower, featuring an iconic lobby area with unique sky gardens and is designed with a minimum 5.0 Star Green Star Office Design Rating v3 and a 5.0 Star NABERS Energy Rating. The unique collaborative central core allows extraordinary daylight and 360 degree views with laneway connections through the core to provide collaborative workspaces and circulation flows to create an optimum working environment.

Helping Queensland's government invest in efficiency is one way of looking at a joint project between Cbus Property and Multiplex that's taken about three and a half years to complete.

1 William Street, Brisbane was completed in October 2016. It is the new-era 46-storey offices for the Premier and cabinet as well as more than 5,000 public servants. The development is Brisbane's second-tallest skyscraper being almost 260m high and each floor has a Queensland flora or fauna theme.

Cbus Property and Multiplex have delivered a "high performance workplace" boosting collaboration and workplace efficiency, says Cbus Property CEO, Adrian Pozzo. "It allows the State Government of Queensland to compete with the private sector in the battle for talent. This has been an investment in efficiency because, in many cases, the government is leaving old, inefficient and under-occupied buildings,

which are unattractive and unsustainable workspaces. The fitout of 1 William Street now reflects contemporary standards appropriate for the Government of Queensland."

The development has notched five stars for office energy and three stars for water ratings under NABERS. Features include a unique central core letting in loads of daylight and the design offers 360 degree views. Not bad for a former carpark that took up a whole city block. There are three levels below ground and parking spaces for 318 cars.

When asked about project challenges, Adrian said, "The move to 1 William Street is the largest move the Queensland government offices have made in more than 40 years. We worked closely with them, investing time and resources into fully understanding their specific business requirements and making sure their accommodation requirements were designed to meet those exact specifications."

Cbus Property has a continuing role in the building as the hands-on landlord under a 99-year lease for the site. The government has signed a 15-year lease for 60,000m² of office space.

Cbus Property set up for business in late 2005, but had been a developer in the three years before that. It now employs 34 staff with offices in Brisbane, Sydney and Melbourne. It has strengths in commercial, residential, industrial and retail developments.

Investing in the property and construction industry is the core business philosophy of Cbus Property because the industry employs the company's members. After all, its full name is the Construction and Building Unions Superannuation Fund. Over 5,000 workers were employed in the construction of 1 William Street, over the three and a half year build.

Key commercial projects Cbus Property has developed include: Melbourne sites 171 Collins Street, 700 and 720 Bourke Street; in Perth, 140 William Street; and in Sydney, 5 Martin Place and 1 Bligh Street. Furthermore, notable residential projects include Dominion in Darlinghurst, Warleigh Grove in Brighton and Breakfast Point in NSW.

The company has a 'work book' of about \$4.5 billion and is undertaking one of Melbourne's largest mixed-used developments, 447 Collins Street, with an end value of \$1.1 billion.



Meanwhile, builder Multiplex was in their element in the project as they're well known for creating large-scale and complex landmark properties and infrastructure assets over the past half century.

For more information contact Cbus Property, Level 7, 550 Bourke Street, Melbourne VIC 3000, phone 03 9639 0131, email reception@cbusproperty.com.au, website www.cbusproperty.com.au

For more information contact Multiplex, Level 22, 135 King Street, Sydney NSW 2000, phone 02 9322 2400, fax 02 9322 2001, email info@multiplex.global, website www.multiplex.global

WORKING ON THE EDGE

The 1 William Street tower is a sophisticated development which provides modern office space in Brisbane's central business district. Located close to Parliament House, the tower has been developed for the Queensland Government as part of a renewed Administrative Precinct to meet its accommodation needs.

Spanning 44-levels above the ground, 1 William Street is the tallest commercial building in Brisbane to date. Working with Brookfield Multiplex, WorkRight Edge Protection Systems supplied the handrail system onsite throughout the duration of the construction period.

The beauty of the WorkRight Edge Protection Systems handrail is the ease of integration. Their are many add-ons available that can be seamlessly added to the project at any time with little, or no disruption to the works. These products include: mono rails, rubber flaps, stirrups, fence panels, full height screen, mesh guards, plant equipment stoppers, kickboards, hinges, posts, stillages and catch nets.

Mono rails are a popular choice. The needles adapt onto stirrups to carry mono rails that may be required on projects from time to time. The patent design allows the installation to be carried out with no access equipment required and can be erected in half the time of conventional monorail systems.

Catch nets are another great feature available through WorkRight Edge Protection Systems. Falling material on constructions sites is unfortunately a hazard that has been in the industry for many years and can cause serious injury or death to onsite workers or the general public. For that reason WorkRight Edge Protection Systems designed and developed a catch net system that meets the needs of builders and provides a high level of safety through the various construction stages.

The beauty of the catch net system is the ability to retract nets within seconds without having to dismantle structural elements of the system. This key feature gives you the flexibility to carry out various construction tasks without the dismantle and reinstallation costs required with other systems. The unique netting systems has two layers which offers

strength and captures items as small as 5mm in size. The WorkRight Edge Protection Systems catch nets will cantilever up to 4.5m without the need for additional braces when attached to the fencing provided.

The catch net system has undergone testing which has been conducted in accordance with BS EN 1263-1 2004 'Temporary Work Equipment – Safety Nets'. This test required a weight of 100kg dropped from a height of 6m.

WorkRight Edge Protection Systems begun with the idea of implementing solutions for construction companies and their workers to feel safe working at heights without the need for harnesses.

Having spent decades at building sites, the founders went through a rigorous process of research and testing to develop their innovative and failsafe products. Applying their experience and technical knowledge, the end result was nothing short of an industry changer.

With a commitment to keeping up with the latest technology, WorkRight Edge Protection Systems are able to employ cutting-edge practices, which guarantees quality assurance on their entire range. Their high standards demonstrate their promise to always deliver superior products and services for every project.

With crews available in every state of Australia, WorkRight Edge Protection Systems have become a leader in their field having worked with many leading brands including Lendlease, CIMIC Group, Mirvac and Richard Crookes Constructions.

WorkRight Edge Protection Systems have also worked on notable projects such as Barangaroo, 161 Sussex Street, 177 Pacific Highway and 200 George Street.



For more information contact WorkRight Edge Protection Systems Pty Ltd, 34 Faurey Road, South Windsor NSW 2756, phone 02 4577 3684, fax 02 4587 9382, email panda@weps.com.au, website www.workrightsystems.com







REACHING NEW HEIGHTS

Lindores Construction Logistics have what it takes to deliver a first class personalised service to their customers. Their commitment to providing outstanding results has given them the reputation as a leader in their industry. Lindores prides itself on thinking outside of the box and providing solutions that reduce costs for their clients and increase productivity.

Lindores were excited to be a part of the 1 William Street project in Brisbane. The team provided three dedicated tower cranes which included a new crane specifically purchased for this development. The 1 William Street development was a high profile job which held significant risk due to its close proximity to the freeway. The skilled team at Lindores considered all risks involved to ensure the project progressed seamlessly.

Lindores have a simple yet effective attitude towards safety – “Safety is not negotiable.” The company believes safety is the first step in being a recognised, respected and responsible subcontractor in a high risk industry. Every high risk task is minimised with a controlled risk assessment ensuring their procedures are of the highest standard.

Along with specialised crews and riggers, the following cranes were used for 1 William Street:

- Favelle Favco M380D, 16t S.W.L with a 60m boom
- Favelle Favco M220DX, 16t S.W.L (high speed) with 50m boom
- Favelle Favco M380D, 16t S.W.L (high speed) with 60m boom (purchased brand new for the 1 William Street project)

Australian owned and operated Lindores is a leading crane and labour hire business that has exceptional experience in the construction industry. With a team of 90 staff, they specialise in tower cranes, mobiles cranes, man material hoists and specialised labour hire.

The team at Lindores are also working on several other notable projects at present including Jewel, Jupiters Casino and 300 George Street.

For more information contact Lindores Construction Logistics, 18 William Banks Drive, Burleigh Gardens QLD 4220, phone 07 5593 8440, fax 07 5593 7440, email admin@lclogistics.com.au, website www.lclogistics.com.au

SET-OUT FOR SUCCESS

Bennett + Bennett are experts in providing specialist surveying services for major construction and infrastructure. Having partnered previously with Multiplex on various high-rise projects throughout Brisbane and the Gold Coast, the company was again engaged to provide works for the 1 William Street development.

The scope of works included:

- Set-out of the structural elements for each floor;
- As-constructed surveys of services, structures, holding down bolts, lift core and slab floor edges;
- Various cadastral services including identification surveys, boundary realignment surveys and volumetric easement surveys;
- Lease surveys for each tenant across all floors and;
- Survey of final constructed building height including spire – 266.35m (AHD).

A challenging, yet interesting aspect of the development was the control of the split level core. The building core was constructed in two parts, with two separate jump systems that had to remain connected and in unison with each other. They required high level vertical monitoring to analyse and register any compression.

Bennett + Bennett provided highly accurate monitoring of the building brackets on each floor, whilst also controlling the construction of the complex steel roof structure, which is five floors high. This also included the position and erection of the 90m high spire.

The team also undertook extensive observations of the steel awning structure at the front entry to the building to look for traces of structural

movement. This survey was conducted using laser scanning to form a 3D point cloud for accurate meshing and defining of the structure in order to compare the scan with the original structure position.

“Working with Multiplex on this landmark project provided unique challenges and opportunity for our company. We are proud to have delivered high quality solutions and strong results, which enabled us to demonstrate our versatility and new services within a large-scale development,” said Craig Wood, Director / Brisbane Office Manager.

Established in 1968, Bennett + Bennett has a wealth of knowledge and experience that puts them at the forefront of the industry. The company currently operates from five office locations throughout Queensland with the capacity to service locations Australia wide. Capabilities include surveying, town planning, laser scanning, photogrammetry and titling.

For more information contact Bennett + Bennett, Head Office – 95 Upton Street, Bundall QLD 4217, phone 07 5631 8000, email mail@bennettandbennett.com.au, website www.bennettandbennett.com.au



INNOVATION AT ITS BEST

Established in 1990, B & D Insulation have been providing quality thermal and acoustic insulation and metal sheathing for pipework, ductwork and vessels.

Just recently the B & D Insulation carried out work on the 1 William Street project in Queensland. The scope of works included providing and installing Insulation for the mechanical services, the chill water pipe insulation and ductwork insulation – the chill water pipe insulation provides condensation control and energy saving which is paramount in development these days.

With a team of 16 dedicated specialists, B & D Insulation spent around 20 months working on the 1 William Street development. Installation was carried out by the dedicated experts at B & D Insulation.



As with all projects, all pipes and fittings were checked to make sure they were free of chemicals such as corrosive cleaners and heavy dust, prior to installation. The team are meticulous in ensuring that the thicknesses and densities meet specification and BCA requirements. With a diverse range of skills and experience, B & D Insulation provide a seamless service on all projects undertaken.

Managing Director, Dominic Santoro is a leader in his field with over 40 years experience. “Our aim is to consistently provide the highest quality of service that focuses on delivering timely and cost effective results without compromising those old-fashioned business ethics,” said Dominic.

Other services that B & D Insulation offer include:

- Thermal and Acoustic Insulation
- Ducting – Internal and External
- Piping – Hot, Cold and Acoustic
- Tanks, Chillers and Pressure Vessels
- Plantroom Walls and Ceilings
- Fire Rating of Duct
- Sheetmetal Manufacture
- Cladding of Pipe, Duct and Equipment
- Ductboard Manufacture

For more information contact B & D Insulation, Unit 8/20 Ingleston Road, Wakerley QLD 4154, phone 07 3890 1737, fax 07 3890 4515, email admin@bdinsulation.com.au, website www.bdinsulation.com.au



LETTING IN THE LIGHT

KWA Blinds was contracted to supply and install solar controlled **Vertilux motorised blinds** for the **1 William Street project in Queensland**. The selected blinds were installed from the ground floor up to Level 41 and came in a selection of finishes including Vertilux Euroscreen Non-metallised and Vertilux Eurobloc fabric.

The team at KWA Blinds also had to organise the installation of a weather station, which is used to control the blinds, on the building's spire. Careful consideration was also given when installing some of the blinds which had up to a 12.5m drop.

The iconic office tower is home to more than 5,000 Queensland public servants and includes a high level of environmental credentials including a 5.0 Star Green Star Office Design Rating v3 and a 5.0 Star NABERS Energy Rating. KWA Blinds is code compliant to the Building Industry National Code of Practice and are very conscious of Green Star Building requirements and the reduction in Green House emissions that can be provided by window coverings. KWA Blinds are privy to the vital role their blinds can play in reducing the strain on air conditioning and consequently a noticeable reduction in electricity.

KWA Blinds is the leading supplier of quality custom made blinds and curtains in the commercial marketplace. Established in 1994, the company specialises in the commercial marketplace, and offers a level of expertise in this field which is second to none.



With new technologies, motorised blinds such as those used on the 1 William Street project, have become more affordable and user friendly through building management systems and local operation.

For more information contact KWA Blinds, Unit 8/26 Weippin Street, Cleveland QLD 4163, phone 07 3821 2555, fax 07 3821 2422, email info@kwa.com.au, website www.kwa.com.au