



223 WILLIAM STREET

MAIN CONSTRUCTION COMPANY : Hansen Yuncken
COMMERCIAL/RETAIL SIZE : 14 000m²
PROJECT END VALUE : \$43 Million
COMPLETION : September 2010
ARCHITECTS : Via Architectura
STRUCTURAL ENGINEER : Robert Bird Group
SURVEYOR : PLP



LEADING THE WORLD IN GREEN TECHNOLOGY

From the radical new multi-jurisdictional courtroom to the stunning glass façade, the Old County Court embraces modernity and progress in every aspect of its design. This \$43 million refurbishment was led by premier construction company Hansen Yuncken who were recently named 2010 Master Builder of the Year at the MBAV Excellence in Construction Awards.

The project encompassed the complete renovation of the existing 16 level building, a scope of works that delivers a new entry with reception, security scanning point and control room, as well as meeting and mediation rooms for dispute resolution. Other floors will house the Judicial College of Victoria, the Sentencing Advisory Council, the Department of Justice and other agencies. The refurbishment includes completely new plant rooms, equipment and infrastructure services as well as the full restoration of the previously existing fixed furniture.

Situated on the corner of Lonsdale and William Streets, the Old County Court lies in the heart of Melbourne's legal district, a factor that influenced heavily on its design. "The court's new facade, when viewed from the new canticle across the road, will feature a multi-story silhouette of the Lady of Justice holding the balance and the sword," said Project Manager Paul Saly. "This effect is achieved through a unique DigiGlass façade pattern that allows dramatic designs to be incorporated onto laminated safety glass."

Chosen by the Department of Justice for their pedigree of performance, Hansen Yuncken is known for their commitment to sustainable architecture. In 2006 they constructed Council House 2, the first purpose-built office building in Australia to achieve a maximum Six Green Star rating. In emulation of their past success, Hansen Yuncken is once again striving to lead the world in green technology.

"The refurbishment of the Old County Court has been specifically designed to earn a Five Green Star rating," explained Paul. "This is coming about through a variety of environmentally friendly measures including the thermal characteristics of the new façade as well as smart mechanical infrastructure to name just a few. We are installing 30No solar panels onto the roof in addition to using

special paint which is free from volatile organic compounds (VOC). This reduces VOC emissions by around 80 times when compared to a traditional paint. We also have a unique rainwater retention system situated on Level 12 that can hold up to 40,000 litres, which is then recycled for use in toilets."

As expected from such an intricate and laborious renovation, the project has seen its fair share of challenges. From a full redesign of ceilings and services to the courts and office floors, Hansen Yuncken took over the design management to drive these design changes through the shop drawing process. In addition, Hansen Yuncken demonstrated their ingenuity by simultaneously preserving and renovating key sections of the existing architecture and also providing egress for the intact technology.

Hansen Yuncken is Australia's largest privately owned construction companies, operating nationally with offices across Australia. Since their inception in 1918, Hansen Yuncken has completed over 4,500 projects including the Myer Emporium in Melbourne, the new terminal at Adelaide Airport and the Bicentennial Conservatory in the Adelaide Botanic Gardens. With over \$2.5 billion in current projects and an annual turnover of approximately \$1.2 billion, Hansen Yuncken prides itself on delivering sound construction solutions across a variety of market sectors.



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The refurbishment and renovation of Melbourne's Old County Court Building was an ambitious project to say the least. One of the main architectural challenges of this \$32 million project was the creation of a new multijurisdictional court, an innovation that would link the Supreme, County and Magistrates' Courts and realise the client's vision of a unified judicial system.

Such a venture required the professionalism and quality of service unique to Armstrong World Industries, the world's largest manufacturer of acoustical ceiling systems. Their decades of experience and ability to deliver environmentally sustainable solutions made them the right choice for Head Contractor Hansen Yuncken.

The redevelopment of the Old County Court includes a flexible multi-use trial space and a large meeting and mediation space located on Level 3. The new design hopes to combine the two spaces to form an area capable of accommodating various large hearings, multiple counsel, equipment and members of the media. It is no secret that such a comprehensive space requires quality acoustics and indoor environmental quality. Fortunately, Armstrong had the solution by introducing their new discontinuous ceilings product, SoundScapes Shapes – 1,100 acoustical panels across 11 floors that are designed to ensure enhanced acoustics, which generate worker productivity, comfort and satisfaction.

"We consulted with the designers, V-Arc, to determine their need for a ceiling system and acoustical solution," said Armstrong's Victorian State Manager Tim Barnes. "SoundScapes Shapes help achieve an acoustical balance and improve sound quality by lowering the reverberant sound and ambient noise. It is perfect for situations that do not use a traditional ceiling system, such as the Old County Court, yet still require an acoustic solution."

SoundScapes Shapes take the form of flat 22mm thick panels that hang downward from the soffit, absorbing sound from both face and back surfaces, making them approximately twice as efficient as a traditional wall to wall standard acoustic ceiling. Each panel is finished with an abrasion resistant paint on a glasswool scrim, providing a bright white and durable surface. In addition to the acoustical benefit, the Shapes panels have a light reflectance of 90% which enables natural light to be reflected further into the building interior and aid in the reduction of artificial lighting and energy consumption.

Armstrong is committed to creating Green solutions and using resources intelligently. Soundscapes Shapes are a testament to this commitment as they are produced from 75% recycled materials.

Having worked on such a diverse range of projects as the ANZ HQ in Melbourne's Docklands and the Royal Children's Hospital, Armstrong are no strangers to challenges. "This is the largest discontinuous acoustic ceilings project that Armstrong has ever undertaken," said Tim Barnes. "Initially the decision was to line the concrete slab with a cellulose material, but the client thought it was too bland. They have since introduced our SoundScapes Shapes, installing each row of panels at opposing angles to create an innovative and striking sawtooth affect. Between each row of unique trapezoidal shaped panels are light troffers and chilled beams, which change the way the building is heated and cooled. It's a very interesting and unique acoustical solution, very distinct from the traditional ceilings you would find in most buildings."

A REVOLUTION IN BUILDING ACOUSTICS



SoundScapes are extremely versatile and can be positioned individually or in a group and are available in 10 different "Shapes" and 3 different sizes. Panels can be integrated into a new design or simply retrofitted to nearly any existing commercial space, which is the case for the Old County Court.

Armstrong is a global manufacturer and supplier of acoustical ceilings and resilient vinyl flooring, with a full network of distributors throughout Australia, New Zealand and the Pacific Islands, covering sales, technical support and logistics.

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LIVING THE HIGH LIFE

They say a chain is only as strong as its weakest link. That being the case, a multi-storey construct such as the Old Country Court building is only as good as the material it is made from. Fortunately, Head Contractor Hansen Yuncken sought the assistance of Associated Rigging, one of Victoria's leading specialists in crane hire, steel erection and steel fabrication to aid in the multi-million dollar refurbishment.

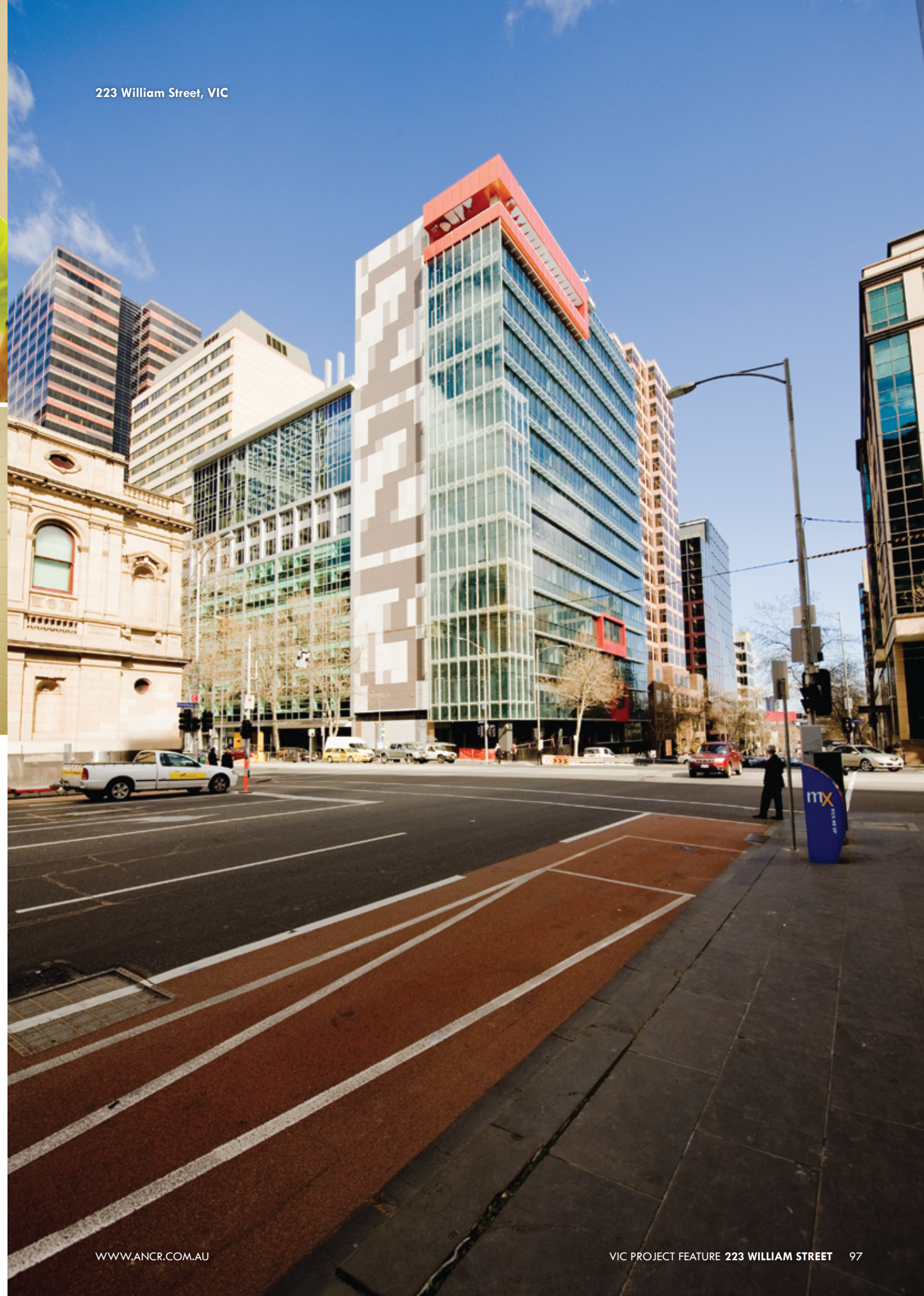
Situated on the corner of Lonsdale and William Streets, the site did not pose any logistical challenge for Associated Rigging who were happy to collaborate with their fellow contractors. "Hansen Yuncken really did their homework on this project," said Managing Director Kieran Hoare. "We supplied an estimated 20 tonnes of structural steel as well as small access equipment to the site. Despite the size of the project, we only required a small team of roughly eight to ten individuals, mainly riggers and boilermakers to work on site."

Associated Rigging commands a wide and comprehensive fleet of cranes and access equipment capable of lifting a maximum of 120 tonnes. Having worked on intricate construction projects such as the Skilled Stadium Grandstand, Newcomb Shopping Centre and Avalon Airport, Associated Rigging remains modest in spite of its many successes.

Associated Rigging has been providing the construction industry with the finest in pre-cast concrete panels and structural steel for over three decades. With a corporate focus on reliability, precision and safety in the workplace, Associated Rigging continues to grow throughout Geelong, Melbourne and Regional Victoria.

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223 William Street, VIC

MANY HANDS MAKE LIGHT WORK

OCC Building Services has been supplying the civil, building and construction industries with a talented range of personnel for over fifteen years. Having worked on such major construction projects as the Royal Hotel Essendon and the Brighton Lexus and Toyota showrooms, OCC Building Services has asserted themselves as one of Australia's leading specialists in labour hire.

Known for their versatile use of space as well as finding practical yet innovative solutions has been the secret to their success. In 1988, OCC was contracted by the world-renowned mining firm Freeport-McMoRan to construct major accommodation barracks in Indonesia. Now working alongside Head Contractor Hansen Yuncken to help renovate Melbourne's Old Country Courtroom, OCC Building Services continue to deliver on form, style and functionality.

"We worked closely with Hansen Yuncken, providing carpenters, site foremen, first aid specialists, electrical spotters, OH&S officers and even traffic controllers," said OCC Manager Laurie Anderson. "As a subcontractor, our primary focus is to deliver an internal fitout as well as install a complete door package. This included architecture, carpentry, overhead panels, door furniture as well as the repair and renovation of the existing doors."

As a Registered Building Practitioner, Laurie remains committed to supplying quality labour to the commercial and domestic building industry on both a flexible and affordable rate.

With a specialised team of 40 employees, OCC has a strong commitment to ensuring that sound Industrial Relations are maintained and all appropriate awards and conditions are met. OCC services has a current enterprise bargaining agreement with the Construction Forestry Mining and Energy Union (CFMEU) which allows OCC to assist companies with labour hire where such agreements are in force.

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