

# THE QUAY TO SUCCESS

**MAIN CONSTRUCTION COMPANY : Mirvac Group**  
**ARCHITECTS : Fender Katsalidis Architects**  
**STRUCTURAL ENGINEER : Robert Bird Group**  
**CONSTRUCTION VALUE : \$200+ million**

The \$200+M, 2 Riverside Quay Southbank Project comprises 12-storeys of A-grade office space, featuring leading sustainability initiatives such as rainwater collection, and will be the new Melbourne head quarters for Price Waterhouse Coopers.

**There were many challenges for Mirvac in developing their latest commercial tower at 2 Riverside Quay above an operating car park, but these challenges were overcome with Mirvac able to move PwC in, two months ahead of their original scheduled move in date.**

2 Riverside Quay is in the Riverside Quay precinct on the south bank of the Yarra opposite Flinders Street Station. The A-grade building has 21-floors and a net leasable area of 21,000m<sup>2</sup>. PwC are leasing 19,100m<sup>2</sup> of the building for 12 years and architects Fender Katsalidis Architects will be relocating their Melbourne office to the one remaining floor of the development.

“Project challenges were significant given that the office component was to be constructed above an existing 8-level car park asset which required reopening during the initial phases of construction. Existing building strengthening works required extensive temporary engineering in order to safely demolish critical areas and make way for new core structures on east and west sides of the car park building,” said Senior Project Manager, Brian Donovan.

The new office building was delivered with an integrated fitout for the tenant PwC. “We had a highly collaborative working relationship with PwC and their consultants. We worked together as a team to resolve complicated design elements including floating meeting pods within a void structure on the client floors from Level 17, that were introduced when the formwork structure was on Level 13. Mirvac integrated the request into the build with no disruption to the program, demonstrating the strength of our relationships with subcontractors,” Mr Donovan said.

The Riverside Quay project was underpinned by the strength of the Mirvac integrated model. “The construction and development

teams worked closely to achieve outcomes that led to the overall success of the project. Despite the numerous challenges that we faced constructing above an operating car park, the entire team managed to drive towards program solutions that led to us accommodating an early occupation for PwC,” Mr Donovan said.

The team are also proud to have delivered one of the largest public artwork pieces in Australia covering the existing car park façade. Britt Salt was commissioned as the artist following a design competition.

Mr Donovan explained that “the development and construction teams worked closely with the artist using 3D modelling during the design phase to ensure that the design intent and effects were achieved in the final product.”

The building is designed to target a 5 Star Green Star Office As Built v3 rating and 5 Star NABERS Energy rating. The development used 1,200 tonnes of steel reinforcement plus 1,300m<sup>3</sup> of concrete.

Approximately 60 of Mirvac’s 1,200 staff worked on 2 Riverside Quay.

Mirvac is a well-known player in the property industry with a \$8-billion-plus market capitalisation on the Australian Stock Exchange. Since establishment in 1972, Mirvac has nurtured its strengths in property investment, management and development throughout Victoria, New South Wales, Queensland and Western Australia. Its iconic commercial developments include 699 Bourke Street in Melbourne and 8 Chifley Square and 200 George Street in Sydney.

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**Below** Custom Clad fabricated and installed 4,000m<sup>2</sup> façade panels for the 2 Riverside Quay project.

**Custom Clad, a Commercial façade cladding company recently supplied and installed 4,000m<sup>2</sup> of aluminium façade and internal panels for Mirvac's 2 Riverside Quay Southbank project in Melbourne from May to October 2016.**

"There were literally hundreds and hundreds of composite panels for this job. These panels came in all different shapes. Our warehouse team received the panels in sheet form and then cut, routed and fabricated them to the architects specified designs. Using ALUCOBOND® Plus for this project provided us with a rigid yet flexible façade material with a clean finish and flatness. ALUCOBOND® PLUS is comprised of two aluminium cover skins and a mineral-filled core. The product is tested internationally to recognised fire testing methods including EN13501.1, NFPA 285 and ISO 9705. Locally approved through the ABCB driven CodeMark scheme. ALUCOBOND® is available in a range of vivid colours and is weather resistant", explained Custom Clad's Project Manager, Shay Hamill.

Ten of Custom Clad's specialised team worked on the 2 Riverside Quay project. The most challenging part of their role was the design. "The architect onsite required various shapes and sizes in a number of different areas and there was extensive detail in both the external and internal panels in the design. Custom Clad was able to deliver an end product to the client as per the architects design with great support from the leading supervisor onsite."

Custom Clad is currently working on several projects including a major project with Lendlease on the Rod Laver Arena redevelopment in Melbourne. Huge steel structures preclad with solid, powder coated aluminium sheet are being erected to the arena's annexes entrances.

Once finished, the façade itself will be 6,000m<sup>2</sup>. "The Arena will have a dome effect. We're wrapping this steel structure with aluminum, working alongside Stilcon, who are fabricating the steel. We're using a 250 tonne crane as they're incredibly heavy panels. It's a beautiful structure; once bolted together the finish will be incredibly striking and completely watertight. Our team made these panels here in Hallam, they were fabricated by hand and we are very proud of the work done so far," said Shay.

Other key projects include a Maben project at Camberwell Central Shopping Centre supplying and installing preclad 'Feature Blades' into position and 14 Queens Road, which requires preclad lightweight frames clad with ALUCOBOND® to be craned into position. Aluminium windows are also being provided and installed at 14 Queens Road.

They have also commenced work on the Aurora façade at Melbourne Central, an iconic, new 94-storey structure, which when completed will be Melbourne's tallest residential building. The list goes on and on.

Some of Custom Clad's completed iconic work includes a canopy shaped as an airplane wing over a United Petroleum service station in Coria, near Geelong, Victoria. It is an incredibly beautiful structure.

Custom Clad has extensive experience working with composite cladding products such as ALUCOBOND®, Alpolic, Alucoil, Vitrabond and Trespa and can provide their clients with a full package of façades.

Custom Clad can supply and install composite cladding, commercial windows, louvres, privacy screens and balustrading to new and existing buildings. Having their own factory gives Custom Clad the flexibility to offer locally sourced material or if required, they can source from overseas suppliers as well. Their fabricators make all the panels and frames in their factory and preclad them onto lightweight steel. This 'one stop' solution is being well received by builders.

Custom Clad can provide their clients a service that includes starting at the drawing stage all the way to the finished product. Custom Clad's focus is on providing their clients with a range of choices and solutions that gives them greater flexibility with their projects. They have recently moved into new and larger premises, in Melbourne's south-east and are now located at 30-32 Apollo Drive, Hallam Victoria 3803.



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