

370 DOCKLANDS DRIVE

AUSTCORP/YARRACITY
MELBOURNE VIC





370 DEGREE VIEWS

The gateway to Melbourne's Docklands has a new icon, in the form of newly completed boutique commercial office space at 370 Docklands Drive. Visually stunning and superbly located, the building is the creation of a Joint Venture between Austcorp and YarraCity.

On the corner of Footscray road and Docklands Drive, number 370 boasts panoramic city views. A short tram ride from the Melbourne CBD, and within easy distance from Southern Cross and Flagstaff stations, the site also links in with cycle and pedestrian networks. As well as ease of access and high exposure, the location offers all the thrills of the NewQuay precinct, including bars, restaurants and Waterfront City.

370 Docklands Drive was the first major office building in Docklands to be undertaken without pre-commitment. Austcorp and YarraCity's confidence

in the Docklands market proved to be well-founded, with a 10 year lease for the 7,129 sqm office space signed just prior to the project's completion in April this year. Leading private education provider, Carrick Institute of Education, was attracted to the location, design and sustainable features of the building, and will commence operation from the new premises in July.

Austcorp is renowned not only as one of Australia's most successful national property development and investment groups, but for its reputation in innovative and skillful application of sustainable principles to its residential, commercial and industrial projects. For 370, The joint venture group made the decision early in the planning period to lift the building's green performance to a 5 Star Green Star "As-Designed" rating.

"We have recognised that sustainability is a competitive advantage in the property market. Buildings with a 5 Star "As-Designed" rating represent higher value to investors because they command higher rentals and cost less to maintain in the long run," said Mr Greig Donnelly, Austcorp's State Manager -Victoria.

When 370 was put forward for assessment in September 2007, it became the first time in the history of the Green Building Council of Australia (GBCA) that a project had achieved 5 Star Green Star – Office "As-Designed" rating after only one round of assessment. It won Austcorp and YarraCity a commendation for their willingness to embrace the GBCA's initiatives toward a more sustainable future within the building industry.

As one of only a small proportion of Melbourne office buildings with such a high

level of accreditation, 370 Docklands Drive will showcase what is possible in green commercial buildings. Mr Donnelly said Austcorp and YarraCity would now target a 5 Star Green Star – Office "As-Built" rating.

The Austcorp motto of "creating better futures" describes the company aim of developing spaces which benefit the occupants through better work and living environments. This aim merges seamlessly with the company's commitment to contributing towards a more sustainable future for all. Austcorp is well practiced at designing developments which meet sustainability requirements. The company has the ambition to aim high and the ability to deliver.

Techniques implemented to deliver the 5 star Green Star rating include the use of energy efficient lighting and heating services, rainwater collection and a black water treatment plant to



reuse waste water. Designed by Cox Architects, the seven level A Grade commercial building is virtually column free and has access to high levels of natural light. Other solar passive features which contribute to the 5-star rating include northerly façade finishes designed to reduce external heat load and low e-glass double glazed façade. The base building, services and overall building are to achieve green star specified internal noise levels, and CO2 sensors facilitate air change which is achieved via central risers serving a conventional Variable Air Volume (VAV) air conditioning system. These features combine to provide a healthy indoor environment.

370 Docklands Drive is a credit to the developers and the project team. Clear communication and smooth collaboration saw each stage of construction pass successfully and efficiently. The project, which was only begun

in January 2007, was completed in April 2008. Despite no pre-commitment, 370 will be ready to house long term tenants Carrick Institute of Education from July.

Eyecatching design and prime position offers 370 Docklands Drive the perfect means to demonstrate the future of city work environments within a Docklands lifestyle.

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FROM THE GROUND UP

Environmental Earth Sciences International (EESI) provide a host of invaluable services to development projects, with additional wider applications. Established in Australia in 1983, the company provides soil, groundwater and waste sampling and management solutions throughout the country and offshore. The 75 staff at EESI are independent specialists in the fields of soil science, geology, hydrogeology and geochemistry, water pollution, waste management, environmental engineering and environmental monitoring and management.

Over the past 25 years, EESI has pioneered simple technical solutions for management of soil, groundwater and waste. Through extensive research, the company has developed practical science based techniques for cleaning up chlorinated hydrocarbons, chlorinated solvents, nutrients, hydrocarbons and PAHs in soil and groundwater. With Environmental Regulations becoming more stringent worldwide, EESI

prides itself on delivering cost and time-efficient methods of meeting these controls.

EESI has worked closely with the project team on the construction of the commercial space at 370 Docklands Drive, from the initial Environmental Assessment, through a Construction and Environmental Management Plan, to project completion.

The site had a history of various industrial uses, with samples indicating remnant material from rail yard, container storage, gas works and dredging operations. EESI made recommendations and helped facilitate optimal treatment or removal of any soil 'hotspots'; resulting in a healthy environment fitting for a more sensitive land use.

During construction, EESI staff monitored the waste soil being generated. Part of the plan focused on specific management of the silty

subsoil, including co-ordinating works to limit its exposure to water and air. Environmental Scientists from EESI worked with the project team to design reinforcements and improve stability of the subsoil. EESI also provided a liaison between the developers and EPA accredited auditors.

EESI provided indispensable monitoring, advisory, design and management expertise to the 370 Docklands Drive project, assisting the project team to achieve optimum site clean up and construction.

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HIGH PERFORMANCE

Sergi is committed to being the best in the Mobile Crane service industry, with over 20 years industry experience. Well resourced and professionally staffed, Sergi provides a high level of customer service to all clients over a range of industries. Sergi has earned a reputation for consistently delivering optimal performance with its mobile cranes throughout Melbourne, Victoria.

Sergi has a modern and diverse fleet of cranes which are well maintained by in-house mechanics, fitters and painters. Sergi is constantly developing its fleet of cranes, which currently range from 3 to 400 ton. The company owes much of its success to its highly skilled personnel, many of which have been with the company over 20 years. Sergi puts an emphasis on skills being continually up-dated with in-house and external training. Sergi staff are committed to meeting and exceeding safety standards.

With a staff of over 70, and over 30 cranes, Sergi is able to provide a 24hour, 7 day a week service, with many flexible solutions.

The Crane operators, riggers and dog-men of Sergi are fully proficient in panel erection, tower crane erection, and steel erection.

Sergi has a solid working relationship with Probuild, developed through working together on numerous other substantial projects in and around Melbourne.

During the construction phase of 370 Docklands Drive, Sergi has supplied a crew of 1 operator and 2 riggers, with a combination of 6 cranes ranging from 80 to 200 tonne. Sergi were responsible for all aspects of erection, including windows and the stylish angled panels, which the crew placed in conjunction with Sheer Construction.

One of the values of is to recognise the importance of having a place in the Melbourne community. The company demonstrates this through several community sponsorship programs. is also pleased to be a part of the 370 Docklands Drive project, a Melbourne landmark in the making at the vibrant southern gateway to the city.

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