

STOCKLAND MERRYLANDS

MAIN CONSTRUCTION COMPANY : St Hilliers

CLIENT : Stockland Group

PROJECT MANAGER : Stockland Development Pty Limited

ST HILLIERS' CONSTRUCTION VALUE : \$90 million

COMPLETION : November 2009

ARCHITECTS : Woodhead

STRUCTURAL ENGINEER : Bonacci Group Pty Ltd

CIVIL ENGINEER : Hyder Consulting



THRIVING ON CHALLENGES

Following their award-winning work on the Stockland Group head office in Sydney, St Hilliers has embarked on the substantial job of redeveloping Stockland Mall Merrylands. Originally built in 1972, and last revamped in 1981, Stages one and two of the new works comprised a \$90 million Design and Construct contract to create a high end specialty retail centre in the Merrylands CBD.

Making the task extra-challenging, the shopping centre remained fully operational throughout. St Hilliers previous retail experience, commitment to safety, and communication with the community and retailers made the process as trouble-free as possible.

Stage one works involved the demolition of an existing Hoyts Cinema complex, construction of a new basement car park and 20,000 m² of new lettable retail space to accommodate Kmart and Target stores on separate floors. St Hilliers completed the tenancy fitouts for both Kmart and Target.

Stage two involved demolition of the existing Kmart store, and construction of a new two storey mall, to be occupied by around 100 specialty retailers. The new mall features a new light-filled food court and an outdoor terrace.

As part of the project, a significant services upgrade was undertaken, not only to meet BCA requirements, but to improve overall energy and water efficiency. The services upgrade involved the construction and commissioning of a new substation to provide power for the complex.



The result of all this applied skill is a revitalised retail and social precinct for Western Sydney, constructed ahead of time.

St Hilliers takes pride in securing repeat business, as demonstrated by this project. In 2008-2009, over 60 per cent of St Hilliers projects were for existing clients, and the company currently has more than \$800 million of projects under construction across the industrial, commercial, retail and residential sectors of the industry.

Since establishment in 1989, St Hilliers has built its business by providing high quality, cost-effective contracting services. Combining experience in a wide range of projects with a drive to develop innovative practices and apply ingenuity to challenges makes St Hilliers highly competitive in the market, and able to supply clients with the best construction solution.

St Hilliers has a broad geographic reach with operations in New South Wales, Victoria, the Australian Capital Territory and Queensland.

The company offers a complete pre-construction process which complements and enhances its construction capabilities. This includes the services of in-house design managers and estimators offering architectural, structural civil and services engineering and planning assistance, and quantity surveying.

St Hilliers has an integrated management system which is audited regularly, is Quality Certified to ISO 9001, has Environmental Management Systems Certified to ISO 14001, and OH&S management systems certified to AS/NZS 4801. The company has also achieved prequalification and best practice accreditation to tender for NSW, VIC, QLD, ACT and Federal Government work.

January 2010 saw St Hilliers commence works on the Viva Carlton project, a joint venture with Australand which combines inner-city renewal with social housing. This \$300 million urban renewal is the largest and most sustainable public housing redevelopment undertaken in Melbourne to date, spanning 7.5 hectares across three Carlton sites, and involving construction of over 240 new social housing apartments and 500 new inner city, residential homes.

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THE REED GROUP ADDS THEIR DEFT TOUCH TO MERRYLANDS

An essential element of the redevelopment of Stockland Merrylands Shopping Centre is the new five level car park constructed by The Reed Group on 16,500m² of prime retail land.

The \$42 million Design and Construct contract involved building a 1800 space multi-level carpark fully integrated with the shopping centre, and directly linked to two customer shopping entry points. This created the challenging situation of having two builders working on the one development site, as St Hilliers worked on the centre itself. Good communication and coordination ensured this went smoothly, despite very limited site access and the additional complication of uninterrupted retail trading.

The car park is an open deck structure, with a striking perforated external façade on the northern side which was installed to act as a sound barrier, minimising the impact of noise from the carpark on surrounding businesses, shoppers and residents. It took innovative materials selection and design by architects Group GSA to create the acoustic screen while still meeting the requirements of the open-deck classification as approved by Council.

As an open deck, natural cross-ventilation means there is no need for mechanical ventilation systems, saving both energy and costs. The acoustic screen facade also allows for excellent ventilation.

Other features of the project are two customer lifts connecting each car park level with direct connection to both retail levels to facilitate

pedestrian traffic flow, and a 1800m³ detention tank and a 275m³ retention tank for a potential 1/100 year flood which are encapsulated within the car park.

The Reed Group also created scenic landscaping surrounding the car park, which provides greater amenity in the form of a refreshing green space for shoppers, shop owners, employees and visitors. It is an ideal place for lunch breaks, and a breath of fresh air in the shopping centre environment.

Over 30 subcontractors worked with The Reed Group on the project, and the 77 week long works program was completed in July 2009.

One of the initial hurdles was part of the site had a previous incarnation as a tip. This posed a Occupational Health and Safety challenge in addition to an environmental one for the basement and footings excavation works.

The Reed Group has an Integrated Management System for managing quality, safety and the environment that has been certified to AS/NZS ISO 9001:2000 Quality Management Systems, AS/NZS 4801:2001 Occupational Health and Safety Systems, AS/NZS ISO 14001:2004 Environmental Management Systems, and also gained Federal Safety Commissioner (FSC) Accreditation. This allows The Reed Group to expand its project base to include Defence and other major federally funded building and civil infrastructure projects.

The Reed Group was founded in 1979 by Managing Director, Geoff Reed, and has grown through excellence into multiple divisions capable of generating in excess of \$350M turnover. Reed Constructions Australia Pty Ltd is the major construction entity of The Reed Group, and have made their mark on the built landscape with projects in construction, hospitality, civil infrastructure, interior fit out, water, health, retail, defence markets and property.

Their commitment to professionally delivering the best possible project outcome, on time and on budget is shown in recent developments including Queanbeyan Hospital Redevelopment, Falcon Street Pedestrian Bridge, Manly Wharf Upgrade, , Queens Square Law Courts, Australian Museum Collections and Research Building, Chatswood Chase Shopping Centre Redevelopment and Australia's largest micro-filtration water treatment plant in Bray Park, far north NSW.

Another notable recent success story is the Great Southern Oceans exhibit at Taronga Zoo, which won the MBA National Award 2008, Public Building Category \$10-\$50M, the MBA of NSW Excellence in Construction Award 2008, Division 8 Public Building \$25-\$50M and the CCF Earth Award NSW 2008 Category 4.

As a professional contracting company, The Reed Group provides building construction, design and engineering services throughout New South Wales, the Australian Capital Territory, Victoria, Queensland and Western Australia. The Reed Group has Best Practice Accreditation with the NSW Department of Services, Technology Administration

(DSTA) as well as prequalified contractor status with state government authorities for building and civil infrastructure works in NSW, Victoria, Queensland and the ACT.

The Reed Group is also building the Alstonville Bypass, Great Western Highway Upgrade, Central Coast Highway Upgrade and Alfords Point Road – Reconstruction and Widening, Alma Road to Alfords Point Bridge.

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FOXVILLE PROJECTS GROUP HAVE CHALLENGES COVERED



The skills of Foxville Projects Group are on very public display at Stockland Merrylands, as the fabrication and installation team for the Composite Aluminium Cladding on the external facade. This design specified challenging and intricate shapes including fins of folded aluminium cladding and encasing for a neon light feature, with a tight timeframe for works.

Deadlines of the project were met thanks to Foxville's efficient internal systems, which include a system of ITP checklists used throughout the process of panel manufacture, from initial shop drawings through to installation. This system ensures a high standard of finish.

At Merrylands, once Foxville had installed their metal framing, site measurements were taken and checked twice for manufacture of the composite aluminium cladding panels, based on architect-approved shop drawings which indicated where panels needed routing for folds. Some routing was carried out on site, the rest offsite by a CNC machine. After installation, all panel joints were sealed with high movement silicon to provide a water tight seal to the exterior of the building.

Foxville specialise in interior fitout works such as suspended ceilings, partitions and external cladding works. Managed by two Directors who have extensive experience in the industry, and staffed by a highly skilled team of nearly 100 including an elite team of project managers, an estimator, foremen and tradesmen, their mission is 'Quality Without Compromise'. The company's technical expertise across fitout materials is matched by dedication to producing the right results on time. Their safety-focused workforce is flexible enough to meet

multiple client schedules, and they are known for their ability to speed up programs and other trades on site.

Their major projects include numerous Government projects, and they are certified as compliant with the National Code of Practice for the Construction Industry. Foxville's craftsmanship can also be seen in the stainless steel cladding for 39 Hunter Street (Perpetual Trustee Building), the aluminium cladding of North Residences in Milsons Point, plasterboard and aluminium cladding for Bathurst City Centre, perforated veneer plywood, CFC cladding and plasterboard at the National Indigenous Development Centre in Redfern, and the plasterboard works and glazed partitions for 341 George Street, Sydney, which was Awarded Runner Up in Restoration at the AWCi NSW 2009 Awards of Excellence.

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DESIGNED BY TEAMWORK

The final concept for the Stockland Merrylands' redevelopment evolved through the close collaboration of client, builder and architect. Woodhead undertook both architecture and interior design for stages one and two, and also in collaboration with Stockland's Design Group undertook the design of stages three and four, which are expected to commence construction in mid 2010. In addition, Woodhead provided master-planning of the entire development.

Construction of stages one and two was undertaken with progressive demolition and concurrent construction, whilst minimising disruption to the existing shopping centre. Woodhead provided builder St Hilliers with onsite attendance to facilitate this challenging process. Initial collaboration between proprietor, builder and consultants as design stage identified and resolved issues early, resulting in less redocumentation during construction. It also facilitated balancing the limits of budget with the achievement of best-use outcomes and project value management.

Once completed, the entire development will include three supermarkets, three full size discount department stores, increased parking, a new 750 seat food court and over 200 specialty retailers both inside and on the street frontage. Numerous sustainable construction initiatives have been incorporated, including the use of natural light.

"We really wanted to emphasise natural light, and bring it into the public spaces. The central interior spaces have been designed using light materials, to complement the retailer's fitouts and not compete with them. These public spaces are designed as a background, within a precinct design concept," explained Philip Bowen, Woodhead's Regional Principal and Retail Portfolio Leader.

"The food court includes 6 metre high glass wall at one end with an outdoor terrace. It promotes a more passive and social space.

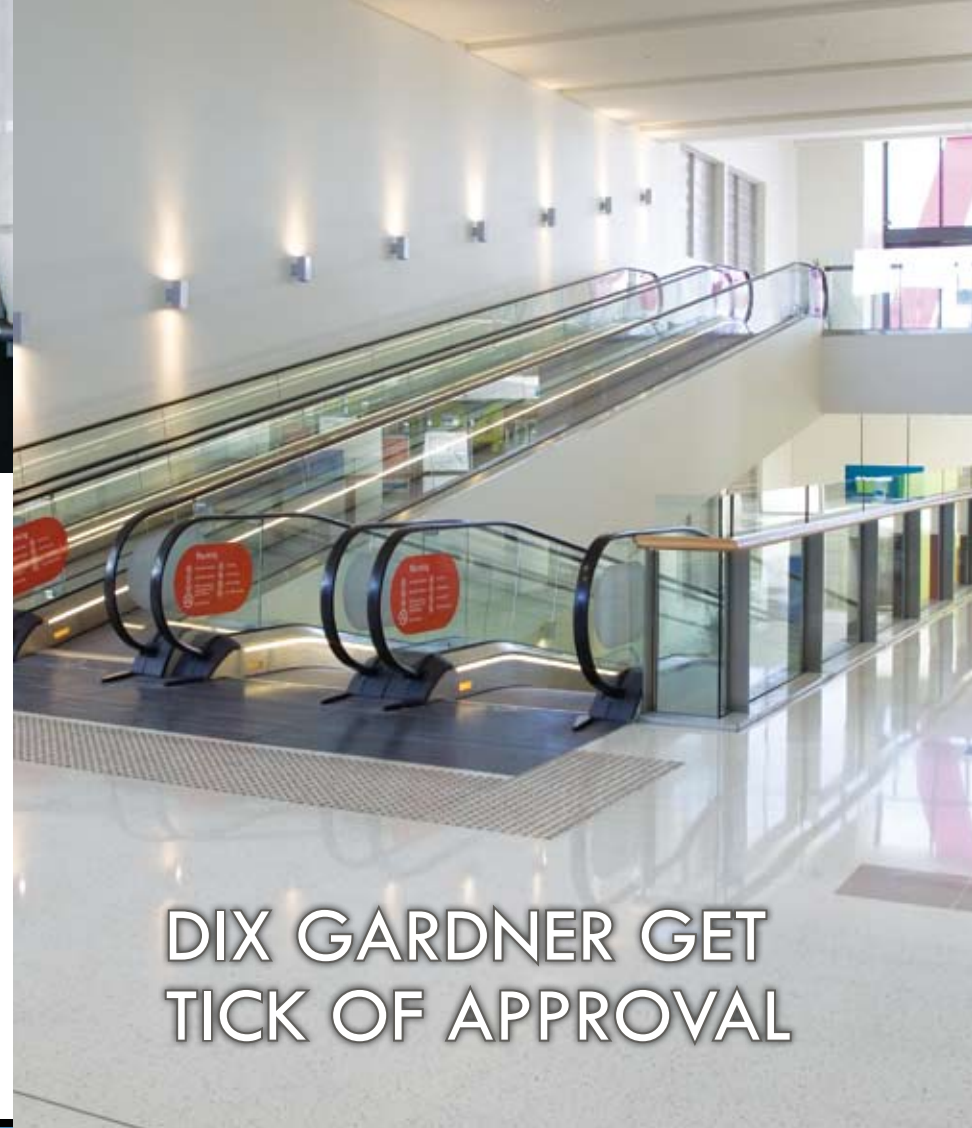
"The centre backs on to one of the main streets within the Merrylands Town Centre where there are external retailers. The new five level car park connects directly to the retail levels. External retail tenancies are a point of difference to the shopping centre."

Stockland and Woodhead both have sustainable design charters. In addition to the use of natural light, ESD elements include water harvesting for landscaping, waterless urinals, dual flush WCs, low VOC resins and glues, low-E glass, and energy efficiency. A Green Star Rating for As Built (Retail) for Stages One and Two is being sought.

Woodhead is a leading architecture, interiors and planning company with more than 80 years in the industry. Woodhead is based throughout Australia, Asia and Europe with associations and partnerships worldwide.

Woodhead has worked across many portfolios, from commercial, corporate, industrial, hospitality and retail, to major residential, transport and airport terminals. Recent projects include Centro Bankstown, Cairns' Smithfield Centre, Woolworths Support Office Norwest, New Delhi Airport, Changi Airport Terminal 3 in Singapore, Perth Airport and Sydney's International Terminal Redevelopment. On some of these projects, like New Delhi Airport, Woodhead talent from across the world collaborates, bringing together global experience and knowledge.

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BALANCING THE NEEDS OF CLIENT AND PLANET

Equilibrium Air Conditioning has over 40 years commercial engineering experience, and an eye to the future, as their recent work at Stockland Merrylands shows.

Equilibrium designed, supplied and installed the mechanical services including air conditioning exhaust, ventilation and part of the fire services for both Stage One and Stage Two of the shopping centre's redevelopment. Their team on site included two engineers, a project manager, site supervisor and up to ten tradesmen and labourers, over a twelve month staged installation. The challenge of the project was integrating the new systems with the existing systems without disrupting the operations of the Centre.

"A new BMS was installed by our subcontractors, Controlworks, to integrate all the new systems," explained Project Manager Kent McInney.

"Other Green Star elements of the installation are the use of centrifugal chillers, Carbon monoxide monitoring in the basement for

the carpark exhaust, Electrical and Hydraulic metering as well as Low Volatile Organic compounds in our products."

Equilibrium's service is one-stop: from design engineering and drafting, to project management, installation and preventative maintenance. Their skilled team includes engineers who are Accredited Professionals of the Green Building Council of Australia and NABERS, working with a fully automated system with computer aided design, drafting and management control.

Design and construct projects recently completed include 78 Waterloo Rd, North Ryde for Lipman and Stockland, an 8 storey 5 Star ABGR and 5 Star Green star project, Southlands shopping centre, Windsor Town Centre Woolworths, Coles Mt Annan Shopping centre and 8 Australia Ave Olympic Park (new Watpac Head Office).

EQUILIBRIUM AIR CONDITIONING

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DIX GARDNER GET TICK OF APPROVAL

Certification is part and parcel of every major project. Dix Gardner can assist in successful outcomes: giving advice in the early stages and throughout, ensuring everything meets the various codes and standards. For the team working on the Stockland Merrylands project, Dix Gardner's expertise helped resolve some fairly complex issues.

"As the BCA consultants, we advised the owners and various consultants on the requirements of the BCA code, specifics such as fire escapes, fire control systems, disabled access toilets and egress," explained Dix Gardner Director, Lyall Dix.

"Later we do a compliance check. We were engaged on stages one and two, and are now working on stages three and four. We also consulted on the carpark. We gave advice at the design stage, the DA stage, throughout construction, including ongoing inspections before council inspection visits, and before the final Construction Certification issued by council.

"We are overseen by the Ombudsman and ICAC, we have got to act in the public interest."

Senior Building Surveyor Shan Ramanathan, formerly with Sydney City Council, heads the Dix Gardner team who have worked for four years to date on the various stages of the Stockland Merrylands Mall and Merrylands CBD works. He commented the challenge lay in the scope of the works. "It is a large area, and difficult to get the head around from a regulatory point of view. The fireload is very big, and there were matters such as excessive travel distance to exits, for example" he said.

Dix Gardner specialise in larger, more complicated projects. Assignments include the Ian Thorpe Aquatic Centre; Trinity College; the College Street conversion of the police headquarters to a residential tower; The Cove, a 42 storey tower at The Rocks with ten levels of basement; and a \$900 million gas-fired power station at Uranquinty in south western New South Wales. Overall, last year Dix Gardner had \$1.2 billion of projects approved and issued 1,500 certificates.

When Dix Gardner began operations a decade ago, they were New South Wales' first accredited certifier. The Sydney office is complemented by Victoria's Gardner Group which services the Southern states. The range of certification services offered includes Construction Certificates, Occupation Certificates, Complying Development Certificates and Strata Certificates.

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