

WESTFIELD DONCASTER

WESTFIELD
DONCASTER VIC

REBUILT & REINVENTED SUPER CENTRE

The transformation of the Westfield Doncaster Centre created more than 4000 jobs during construction and is set to revitalise the centre as a leading retail, lifestyle and entertainment destination, providing exciting long-term prospects for the region. This multi-level super regional centre in the affluent north-east region of Melbourne and just 12kms from the CBD is the Westfield Group's flagship centre in Victoria.

The \$600m redevelopment project was a joint venture between Westfield and leading global real estate investment manager, LaSalle Investment Management, on behalf of the Asia Property Fund. Westfield performed the development, design and construction role on behalf of the joint venture as well being the property, leasing and development Manager for the centre.

The main contractor is Westfield Design and Construction, an arm of Westfield Group, the largest retail property group in the world by equity market capitalisation.

The centre opened in 1969 at a cost of \$12m and has been upgraded in 1981, 1992 and 1995. The redevelopment completed in October 2008 aims to re-establish the centre as one of Melbourne's premium retail destinations, showcasing the finest in fashion and food.

Construction was planned in four stages over almost two years, with careful consideration to limiting disruption to existing retailers

and customers. On completion on October 16, 2008, retail space doubled from 51,000m² to 109,000m², the number of stores soared from the previous 202 to around 400, car parking expanded from 3,480 spaces to approximately 5,000 spaces and a new nine-screen Village Cinemas complex with gold class opened as the heart of the entertainment precinct, adjacent to rooftop restaurants.

To make way for the new construction 64,000 m³ of bulk excavation, which is roughly equivalent to 4,500 truckloads, was required.

As part of Westfield's commitment to recycling, tens of thousands of tonnes of soil from the site have been used as clean fill on housing estates, the EastLink road project and new Westfield Plenty Valley site at Mill Park, which recently became the sixth Westfield-branded centre in Victoria.

Due to the massive size of the project multiple contractors were required to complete the demolition, excavation, piling work and form works. This included 75,000m³ of concrete, equal to three average 40 storey buildings, 2,500 tonnes of structural steel and 17,500m² of metal roofing, enough to cover around 90 average homes. At the peak in September last year, eight tower cranes were in use around the elevated site, plus a number of mobile cranes.

Environmental issues, in particular recycling have been major objectives with the target to recycle more than 80% of construction waste during the project. A waste compound for

on-site sorting was used, as well as a cardboard and plastics baler and paper recycling bins for the office areas of the construction site. Other uses for recycled materials from the project have included crushed road base and mulch.

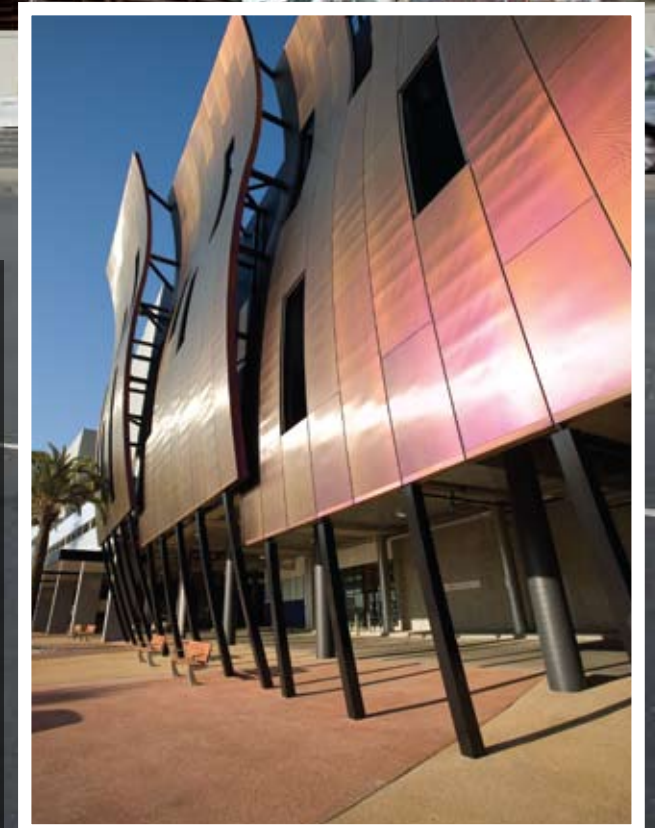
To maximise the use of natural light, 3,600m² of skylights have been installed and for thermal efficiency, 5,500m² of façade glazing, custom designed to reduce glare have been included in the design.

The Doncaster project is yet another fine example of why Westfield's property development division has gained such a strong record of completing projects on time and within budget throughout the world.

The company's property development activities are vertically-integrated and involve all of the elements of development, design, construction, leasing and centre management.

This structure allows the company to mitigate much of the traditional risk associated with such developments by having lease agreements in place before commencing construction.

With major retailers David Jones, Myer, Big W and Target as well as Village Cinemas, the Westfield Doncaster transformation is well positioned for a successful future.



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ACE CIVIL SERVICES FINISHED A QUALITY JOB ON TIME AND ON BUDGET

The redevelopment of Westfield Doncaster aimed to change the culture of shopping in Melbourne.

Ace Civil Services was awarded a \$15m subcontract on the Westfield Doncaster project involving primarily a major car park reconstruction, 90,000m³ of bulk earthworks, retaining walls, external works, storm water drainage and complex pavement works.

With nearly 40 years of achievements, ACE continues to find innovative ways to deliver the best value on key projects. Specializing in the full range of civil works including Bulk Excavation, Car Park Construction, Golf Courses, Beach Groynes and Rock Beaching, Pavements, Bridges, Subdivisions and Commercial Landscaping, the company has an impressive record of project delivery, industrial relations harmony and safety on a variety of complex projects.

Ace carries the resources to enable projects to gear-up quickly. This includes owning and operating an extensive fleet of specialized equipment, which is constantly upgraded with the best technology and backed up with operators and a highly experienced team of planners, engineers and site personnel to ensure successful project delivery.

In addition to Westfield Doncaster, the company's recent significant projects also include other large shopping centre construction and reconstruction, large urban subdivisions, road and pavement construction and building platforms such as works at Melbourne Airport, Footscray Truck Park, Yarra's Edge, Beacon Cove, Deakin University, heavy duty pavements at BHP's strip mill at Hastings and specialist track pavements for the Defense Force at Monegeetta, all projects that demonstrate the diversity of the operations of Ace Civil Services.

Graeme Savage, GM of Ace Civil Services, has said concerning Westfield "It's great, we have a happy client in Westfield because we have finished on time and on budget and given a quality job."

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POST TENSIONING PROJECT

Well renowned Ward Post Tensioning is widely recognised as one of the few companies which had the capability and resources to undertake the massive Westfield Doncaster redevelopment.

Formerly Ward Strongforce, Ward Post Tensioning was formed with the recent amalgamation of skills from two respected entities, Ward Civil and Environmental Engineering and Strongforce.

Australian owned and operated, Ward Post Tensioning specialises in post tensioning, heavy lifting and civil engineering projects, offering their patent designs for car park and office slabs, bridges, silos and other innovative project structures. The company also offers advanced ground anchoring systems that can be adapted to suit site requirements and ground conditions.

Ward Post Tensioning was sub-contracted by the Caelli Group of Companies for the supply and installation of post tensioned steel reinforcement to concrete floor slabs.

Specifically, their role involved setting out cable locations, drilling edge boards to suit anchorage fixing, cutting strands and making up tendons

on site including fitting of ducting and onion dead end anchorage components, placing and fixing tendons into required profiles, placing anitburst helix spiral, supervising concrete pour, stressing all tendons, sealing off side faced anchorage recesses, grouting cables and seal top stressing pans for the purpose of grouting the tendons.

The project involved nearly 1,000 tonnes of cable and required teams working on a number of fronts. They easily covered the labour requirements and their ability to work closely with other trades ensured the successful completion of the project.

Ward Post Tensioning's concrete slab post-tensioning systems can offer large savings over conventionally reinforced concrete while providing for much larger spans and significant performance benefits.

From design concept to materials to site workers, the company's services are offered in-house, enabling them to manage all possible variables and provide a quality service, which bring projects to completion on time and on budget.

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INDEPENDENT LIFTING SERVICES

As a market leader for lifts in Victoria and with an extensive range of lifts available, Independent Lifting Services (ILS) was selected to install the large goods lifts in the landmark Westfield Doncaster project.

ILS handles all aspects of lifts including design, manufacture, installation, service and repairs. Reliable, quality service and producing the lifts on time have become the backbone of the company's philosophy since commencing operations in July 1986.

An Australian-owned Lift Company, ILS has the resources to design and construct various types of lifts including large goods, vehicle and non-standard lift designs as well as importing full package lifts including MRL's, escalators and moving walks. The company offers a range of lifts in hydraulic, traction and MRL configuration.

ILS' most popular products are MCE Lift controllers including the iControl, IMC-AC and the new MCE Motion 2000 and 4000. These Lift Controllers are available for new installations, upgrades and modernisations as necessary to meet their customer's requirements.

One of their major strengths is their ability to upgrade existing lifts – from minor works to a major replacement and they also have their own lift car interior design and manufacturing department, where they manufacture and install complete lift car interiors from new car operating

panels, walls, ceilings and floors and carry out these installations to comply with the Building Code of Australia (BCA).

ILS does not mass produce lifts, but adapts to the customer's requirements taking the time to understand the specific needs of every individual project in order to produce the best result, without the customer paying for any extras.

This ability has been proven in the hundreds of lifts that the firm has installed or upgraded in every type of development including airports, universities, paper mills, schools, hospitals, apartment blocks, petrochemical plants, power stations, commercial buildings, factories, clubs and shopping centres.

INDEPENDENT LIFTING SERVICES

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SIGNED A CHALLENGE

One of the major challenges facing the Westfield Doncaster redevelopment project construction team was to maintain trade for existing retailers and assist customers in finding their way in and around the centre during the two year construction period. A major part of this task was assigned to a growing, family-owned business, Signiversal.

Signiversal's role was to provide permanent and temporary signage for site enhancement, both internally and externally. This involved aiding retailers with promotional items and assisting patrons with wayfinding, traffic management and safety signage.

The company faced their own challenge of working with an evolving structure with an elaborate array of variables such as extreme heights and different terrains.

Signiversal's skilled staff utilised their extensive resources and creative lateral thinking and worked closely with Westfield staff to implement the right solutions for the project within budget. Large Format and Flat Bed Printing, Vinyl and Banner applications and metal work fabrications were utilised on the Doncaster project.

Signiversal has a long and successful working partnership with Westfield which started with the Westfield Fountain Gate centre and evolved into working with other centres to provide signage needs and corporate rebranding during periods of acquisition.

The Doncaster redevelopment is, however, is a significant project for the 12 year old signage business, with a permanent commitment of 20% of their resources to the project increasing to an estimated 60% at the peak of the project.

But Signiversal is well resourced to handle projects of this nature, with a staff of 32 consisting of production managers, sales representatives, graphic designers, installers, account managers and administrative staff.

The company has experience in many areas including retail, corporate branding, exhibitions and showrooms and provides a comprehensive range of services including project management, consultation, installation, fabrication and maintenance for a wide range of signage applications.

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Westfield Doncaster, Doncaster Vic

SAVOY CLEANS UP DONCASTER

Big jobs and tight deadlines are standard for Savoy Industrial Cleaning because as soon as building works are completed, the occupants want to move in as soon as possible and it's their job to make that happen!

At Westfield Doncaster the retail tenants were extremely keen to get in and start trading. Savoy Industrial Cleaning was contracted to the clean-up on all four stages of the Doncaster site, making it a large scale project for this Victorian-based company.

The Savoy teams worked around the clock to complete the job, coordinating closely with the trades still on-site completing final works. Savoy's senior management take direct interest in all jobs to ensure that project requirements are fulfilled on schedule with all work is carried out in strict accordance with Australian Standard for Quality Assurance.

The Doncaster project included cleaning of all retail shops, the large cinema complex and the extensive car parks. Savoy utilised their new high performance sweepers in the car parks, which ensured efficient and thorough removal of building dust in preparation for the final surface finishing.

The new sweeper is an addition to Savoy's extensive range of resources which includes the latest chemicals, equipment and methods of operation to complete even the most complex jobs.

Established over 40 years ago, Savoy Industrial Cleaning has developed to become one of the state's largest cleaning companies and is highly respected by their many construction, industrial and commercial clients.

In addition to construction site works, Savoy provide both building cleanup and contract cleaning services for apartments, retail outlets, warehouses, factories, cinemas, hotels, hospitals and aged care facilities. Recent large scale construction jobs include the Verve 501 and Milano Apartments for LU Simons and Townsville Women's Correction Centre for Baulderstone Hornibrook.

In addition to contract work, Savoy also provide labour on a day basis at extremely reasonable rates.

SAVOY INDUSTRIAL CLEANING

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