

MOVING FORWARD

The new Toll Domestic Forwarding redevelopment features a new purpose built 1500sqm administration building, a 500sqm operations centre, a workshop and extensions to the associate warehouse.

TOLL MOOLABIN RAILYARDS / TOLL GROUP



Leading domestic freight forwarder Toll Intermodal, part of Toll Group, is settling in to its new, custom-built facility at the Moolabin railyards.

The latest Toll Group development is now operating on the Moolabin rail yards and freight handling terminal, located on a 13ha site in Tennyson, Queensland. It features a new purpose built 1500sqm administration building, a 500sqm operations centre, a workshop and extensions to the associate warehouse.

The entire site has seen vast upgrades and expansions to all existing pavements with a mix of extra heavy duty post tensioned, and medium duty conventional concrete pavements. The FCL and rail terminal area has gained extra rail infrastructure along with additional lighting services to provide for a more efficient and productive rail intermodal capability. All the new buildings include the latest technology and services plus an abundance of meeting and training facilities. The main office building boasts a full commercial kitchen and a generous BBQ / recreation area for employees.

Toll appointed FDC Construction and Fitout Pty Ltd to lead the design and construction team which comprised consultants Arqus Design, Wolter Consulting Group, Hyder, ADG, Whybird Civil Structural Engineers and hydraulic engineers Beavis and Cochrane. All consultants were briefed on the importance of maintaining the facilities operation throughout the construction phase and consequently led to several alternative and innovative design and engineering solutions. Traffic management and operational plans were being jointly developed and rolled out on almost a weekly basis during the height of the construction activity.

The existing office building and operations centre were adversely affected by the 2011 Brisbane flood. Due to this event several design mechanisms were introduced to ensure that the new facilities will accommodate any future flooding. These design elements include:

- the location of plant and essential services at a higher level
- staff facilities on the ground floor (including training rooms, bathroom, kitchen and lunch room) have been constructed from a combination of concrete precast panels, concrete block work and sealed concrete flooring.

The elevated height of the new buildings not only addresses future flood immunity but also offers expansive views over the Toll site.

The combination of steel frame and precast concrete construction, with suspended bondek formed concrete floors, was a collaborative building approach that enabled FDC to construct the new facility within an efficient timeframe and without posing any major disruption to the day to day operations of this facility.

The final outcome of this redevelopment has seen the transformation of an exhausted site into a rejuvenated, state-of-the-art facility that allows Toll to grow its rail business into the future.

About Toll Group

Celebrating 125 years of excellence in 2013, Toll Group is the Asia Pacific region's leading provider of transport and logistics, employing more than 45,000 people across some 1,200 locations in more than 50 countries, and had annual revenues of A\$8.7 billion in 2012. Toll's specialist logistics capabilities incorporate a range of sectors including defence & government, industrial, manufacturing, mining & resources, retail and automotive.

Leading domestic freight forwarder Toll Intermodal, part of Toll Group, offers the greatest national coverage in Australia through its extensive network of depots and on-forwarding services to Australia's outlying locations.

www.tollgroup.com

Universal Civil Contracting carried out all civil works, road works and earth retaining walls for the Toll Moolabin Rail yards project.

Working in an operating toll distribution centre proved challenging at times but Universal Civil Contracting used their extensive expertise to overcome any difficult challenges and ensure the project continued without disruption. There was also a lot of unsuitable subgrade on site which was dealt with accordingly.

Topcon Machine Control was used to make the job more time efficient and accurate. This also resulted in cost savings for the project.

Universal Civil Contracting is an evolving Brisbane based company that specialises in commercial developments and infrastructure. They utilise the latest in machine control technology and own a substantial fleet of machinery.

Some of their previous work has included roads, car parks, subdivisions, bulk earthworks, warehouse site development, local government infrastructure, sporting fields, parks and courts.

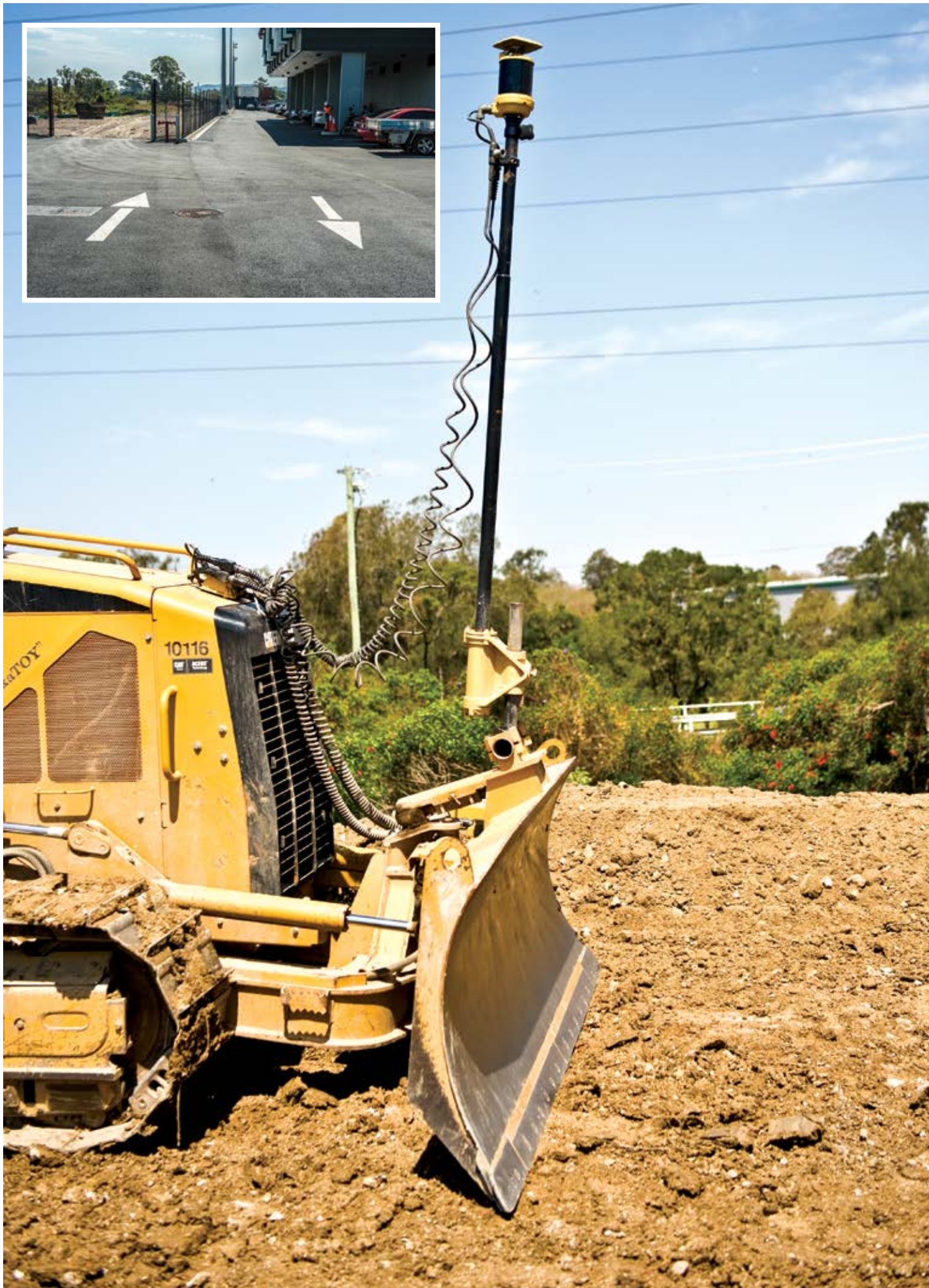
They offer extensive services including design and construct utilising the very latest technologies. This starts with 3D modeling at design level then GPS machine control for bulk excavation. They also use MM GPS & LPS systems for high accuracy work.

Universal Civil Contracting are able to offer fast and reliable quotes with precise job frames (dependent on weather). Their modern machinery and in house diesel fitters are also there to ensure that all jobs run to schedule and on budget.

The company is equally able to construct pre existing design or to take full design and construction responsibility. The foundation of Universal Civil Contracting's success is their focus on client loyalty. The majority of their clients have engaged them on numerous occasions as a result of the company's client focus and their belief in loyalty and quality of work.

Partnerships are an extension of this culture and as such are also of paramount importance to the company. They encourage collaborative, positive working relationships with all team members. Universal Civil Contracting are collaborative and non adversarial in their approach, preferring to work with all team members in the management of risk and due process on each project. Their professional competence and comprehensive ownership enables them to focus on finding solutions rather than problems.

For more information contact Universal Civil Contracting,
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Below Universal Civil Contracting were responsible for all the civil works, road works and retaining walls.



Below Australian Demolition and Excavations used their specialised machinery in the excavation and earthworks at the Toll Moolabin Railyards.

Below Project Solution Engineers were the Electrical consultants at Toll Moolabin yards.



Based in Brisbane, Australian Demolition & Excavations is a privately owned company with the primary objective to excel in a specific market niche of demolition industry.

The team focuses on residential and commercial asbestos removal, fire damaged buildings, reroofing, internal strip outs, wharf and marine demolition along with earthworks.

Australian Demolition & Excavations were contracted to provide their services on the recent Toll Moolabin Railyards project in Queensland. The team tackled the project with all specific requirements carried out on target.

The company's involvement with demolition and asbestos removals covers a cross section of industries and commerce including power stations, hospitals, government buildings, shopping centers, factories, high rise buildings, petrochemicals plants and residential properties.

The Company is set to become a leader in their field through hard work, dedication and a commitment to Workplace Health & Safety management. With detailed processes in place, Australian Demolition

& Excavation are able to provide invaluable expertise and professional knowledge to their clients.

The team at Australian Demolition & Excavations are able to manage projects of any size and their portfolio incorporates projects such as:

- The demolition and removal of several large fuel tanks from the Castrol Depot at Eagle Farm
- Demolition of 2 Straddle Cranes at Port of Brisbane
- Guard House demolition at QUBE Ports
- GWD Warehouse demolition including cold rooms at Curtin Ave for ULDA
- 14 houses for the new Bunnings Store at West Ipswich
- Demolition of 2 major building at the Common User Terminal at Pinkenba
- Demolition of the Redbank Malt Plant and Concrete Silos for Joe White Maltings
- Demolition of Large sheds and kilns at Boral Bricks Darra

For more information contact Australian Demolition & Excavations, 419 Formosa Road Gumdale QLD 4154, phone 07 3390 6903, mobile 0400 220 220, website www.asbestosanddemolition.com.au

Project Solution Engineers were appointed as the electrical consultant on the Toll Moolabin Railyard project. The scope of works included design of lighting, power, site reticulation and communications infrastructure.

The redevelopment includes a new purpose designed administration building, an operations centre, workshop and extensions to the associate warehouse. The FCL area will gain additional rail infrastructure and lighting services to provide a more efficient and productive area.

With the majority of onsite truck loading carried out at night, there was a need for high levels of external lighting. With this in mind, energy efficient external lighting was designed still being compliant with all required standards greatly reducing energy running costs

Due to the heavy electrical loads that are distributed throughout the site, underground distribution costs were expected to be quite high. Through the use of efficient and innovative infrastructure planning significant cost savings were demonstrated whilst maintaining operational brief. Use of natural day light harvesting was implemented in the 15,000sqm awning area which also makes use of LED high bay light fittings.

Daylight sensors were included at points throughout the awning and maintained specified light levels using a combination of natural and artificial light. Artificial light is then ramped automatically to maintain specified levels when required. Use of natural day light harvesting was also applied to office lighting in the staff facilities and operations building. This has also further demonstrated energy savings.

Project Solution Engineers are building services consulting engineers specialising in electrical, mechanical, lighting, data, security, fire, energy management, ESD services, as-built documentation and shop drawings. They committed to delivering practical design solutions that simplify installation. As a result of this approach practical designs can be carried out to a lower more economical finished cost.

For more information contact Project Solution Engineers Pty Ltd, Level 4, 49 Sherwood Rd Toowong QLD 4066, phone 07 3279 6091, fax 07 3377 0151, email mail@psengineers.com.au, website www.psengineers.com.au



Below Rosenlund Plumbing used their years of experience to take on the Hydraulics package of the Toll Moolabin Railyards project.

Below Gray Bros. Air Conditioning supplied and installed all of the mechanical services for the project.



Rosenlund Plumbing has been operating in Queensland for more than 30 years. The company boasts a dedicated team of highly experienced plumbers, machine operators, apprentices and laborers. With a commitment to providing a strong workforce for Australia, Rosenlund Plumbing has trained more than 45 apprentices to date.

The skilled team at Rosenlund Plumbing was recently involved in the Toll Moolabin project in Queensland. The company's involvement included the implementation of Fire and Water Main new operations, Gatehouse, Maintenance and Office Buildings and the New Civil Stormwater for the lower yard.

Several challenges presented throughout the project, such as keeping Toll in full operation whilst completing the scope of works, and Rosenlund Plumbing drew from their extensive experience to ensure the project ran smoothly.

The new Civil Stormwater has been designed to protect the creek with 3 Ecosol Units in place. The entire Toll Moolabin project has been designed to accommodate damages that occurred in the 2011 floods and to provide for a much more sustainable future.

With a reliable portfolio of equipment and machinery, Rosenlund Plumbing is able to perform any type of project including industrial and commercial. They also provide services such as:

- HDPE Fusion/Butt Welding
- Rainwater
- Sewer Drainage
- General Maintenance
- Backflow prevention
- Council Liveworks

Rosenlund Plumbing has worked on countless projects in the local area and the team looks forward to providing their expertise on many more in the years to come.

For more information contact Rosenlund Plumbing Pty Ltd, 29 Ferrier Rd Narangba, QLD 4504, phone 07 3888 0457, fax 07 3888 0462, email rosenlund.plumbing@bigpond.com

The Toll Moolabin Railyards project is located on a 13 hectare site in Yeerongpilly, Queensland. Gray Bros Air Conditioning supplied and installed all mechanical services at the Railyards.

The scope of works included the supply and installation of 2 Daikin VRV heat pump condensing units, complete with ducted cassette and wall-mounted units. They also supplied and installed a Daikin iTouch controller in the main office building. On completion Gray Bros Air Conditioning prepared as installed drawings, and completed a training course with Toll staff on correct procedures for using the innovative system.

The Daikin VRV Heat Pump System offers significant benefits for Property Owners and users. It operates with outstanding efficiency and contributes to high-energy savings and greatly reduces the running costs. It also facilitates the opportunity for better building management.

The Daikin system provides a comfortable working environment, at the desired temperature and ease of use is realised through the advanced iTouch centralised control Indoor Air quality standards are ensured via air treatment through ventilation and other processes.

Daikin have continually improved their product over 30 years to include state-of-the-art air conditioning performance, minimal space utilisation, efficient building management and other added value benefits.

Gray Bros Air Conditioning is a family owned company that has been operating for more than 18 years in the field. They specialise in commercial and domestic air-conditioning and are able to design and install to all relevant Australian standards. The company also own a sheet-metal manufacturing business which enable them to produce and supply sheet-metal ducting at largely reduced prices compared to their competitors.

Their commitment to clients does not end when the installation is completed. The team provide commercial clients with one year worth of complementary monthly services. At the end of this, clients are offered a competitive maintenance agreement, which ensures that the air conditioning equipment is maintained at the highest standard.

For more information contact Gray Bros Air Conditioning Pty Ltd, 6/47 Musgrave Road Coopers Plains Qld 4108 P.O. Box 3253 Sunnybank South Qld 4109, phone 07 3276 7674, fax 07 3276 7699, email sales@graybros.com.au