



WORLD-CLASS EDUCATION IN MELBOURNE'S WEST

DEVELOPER : Victorian School Building Authority
MAIN CONSTRUCTION COMPANY : Hutchinson Builders
ARCHITECT : Architectus
SUPERINTENDENT : Accuraco
CIVIL / STRUCTURAL ENGINEER : Stantec
QUANTITY SURVEYOR : Turner & Townsend
PROJECT VALUE : Site A \$97 million, Site B \$69 million

The Warreen Primary School (previously Truganina North Primary School) features extensive facilities to cater up to 650 Prep to Grade 6 students on the site. Part of the Truganina Education Precinct, the project includes general learning buildings, a community hub, a co-located kindergarten, and sport facilities, as well as extensive landscaping to provide engaging, functional learning spaces.

Developed by the Victorian School Building Authority (VSBA), the Truganina Education Precinct aims to deliver a new education facility to service the ever-growing educational needs of Melbourne's western suburbs. The project consists of an Early Learning Centre, Primary School, Junior Secondary School (7-9) and Senior Secondary School (10-12) which spans across two sites, accessed from 20 Hercules Drive, Truganina.

Site A is comprised of 12 buildings in total; five at the Primary, six at the Junior Secondary and the ELC. Designed to facilitate a range of learning and sporting outcomes, the development includes spaces for the exploration of art, technology, general learning, and science as well as soccer field, four outdoor basketball/netball courts, two indoor basketball/netball courts, play spaces and landscaping featuring 36,000 plants.

Site B is smaller than site A but is no less impressive featuring six buildings, sporting facilities including a football/sports oval two outdoor basketball/netball courts, two indoor basketball/netball

courts, two carparks as well as play spaces, seating, outdoor learning areas, staging areas and over 22,000 plants and trees.

The scale of the project across both sites required a staggering 30,000m² of temporary hardstands and haul roads, 21,200m² of structural slabs, and 31,500m² of concrete pavements.

In addition to extensive temporary works for haul roads and hardstands, Hutchinson Builders deployed upgraded pavement subgrade to act as temporary hardstands during construction to help navigate the difficulties of access in and around the sites.

Hutchinson Builders was awarded the contract for Warreen Primary school in November 2022 and took the project from design to handover within 12 months. In addition to the 30+ Hutchinson Builders staff dedicated to safety, quality, management, and support, over 3,300 workers attended sites A and B during the course of the project with 460 workers on site at peak times.

The overall design of the project included a variety of different material types internally and externally, requiring Hutchinson Builders to work efficiently and closely with designers to ensure they met the high standard of finish without compromising the functionality of the school. To ensure efficiency and functionality in the years to come, the team placed strong focus and resources into the redesign and value management of mechanical services, electrical cabling, lighting, hot water services and landscaping.

Hutchinson Builders worked closely with many stakeholders including VSBA, school representatives, local council, local indigenous representatives, building surveyors, fire authorities, service providers, design consultants/engineers and local community members to deliver on the shared vision of a world-class education complex.

Recently completed projects include Footscray Learning Precinct, Port Melbourne Secondary College, VSBA Bundle B 2022, Bundle A 2023 and Bundle A 2024.

For more information contact Hutchinson Builders, Locked Bag 3002, Toowong DC QLD 4066, phone 1300 488 244, website www.hutchinsonbuilders.com.au



Below Plumbco provided safety and sustainability expertise to the project, designing and installing recycled water and 5-6 star rated tapware.



PLUMB^{CO}

Plumbco are specialist commercial and civil plumbers delivering high-quality plumbing and drainage installations on major building and civil projects throughout Melbourne.

With over 25 years of experience and an extensive portfolio of work within the education and schooling sector, Plumbco's expertise is called upon for large-scale and complex builds like the Warreen Primary School (previously Truganina North Primary School).

"This large complex project encompassing an overall site area of over 108,000m² was delivered within 12 months, ahead of schedule and on budget," said Troy Morris, Director of Plumbco.

"With a 12-month turnaround schedule, we had up to 30 team members including site managers, a design team, a project manager, machine operators, qualified plumbers and apprentices to complete the various elements of the job," said Troy.

"This project's scale and complexity weren't the only challenging elements we faced on this project. The geotechnical constraints including highly reactive H2 soil required drains to be installed with particular care to ensure that settlement and heaving of the ground

would not have a detrimental effect on installed services," said Troy. "This was alleviated by the use of expansion joints to mitigate the expected movement of slabs and clay plugs used to eliminate water ingress under the slab."

Plumbco's focus on this project was largely around safety and sustainability and led the team to design and install recycled water systems for irrigation and toilet flushing, use of 5-6 star rated tapware and fixings and the use of lead-free fittings, materials and fixtures.

Plumbco offers design, consultancy and installation of full hydraulic solutions including civil drainage, fire service, water supply, sewerage systems, trade waste, fire pumps and tanks, and recycled water systems.

Current projects include Clyde North Secondary School and Thompsons West Primary School.

For more information contact Plumbco, 4/9 Rocklea Drive, Port Melbourne, phone 03 9646 7330, email info@plumbco.au, website www.plumbco.au

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Below Innovative Window Solutions supplied and installed the 6-star rating ThermalHEART™ line for aluminium windows to Warreen Primary School.

Victorian-based Innovative Window Solutions are specialists in aluminium window and door manufacturing, installation, and glazing. The company was contracted to meet all the Warreen Primary School's window and glass needs with their expertise in high-end commercial solutions.

Innovative Window Solutions have a reputation for delivering premium, high-grade residential and commercial aluminium doors and windows. Their functional, aesthetic, high-end architecturally residential aluminium windows and commercial framing solutions are tailor-made to suit each client's specific requirements.

Innovative Window Solutions provides and installs the ThermalHEART™ line of aluminum windows for both commercial and residential applications, aiming to fulfill the current 6-star rating requirements mandated in the construction industry.

"This new education facility will be a fantastic space for learning in a suburb that is continuing to grow," said Matt Drake, Director of Innovative Window Solutions. "We're proud to have been involved with the build of this project and a project of its size."

"We offer a complete, end-to-end service, which means for this project, we manufactured all of the components and glazed the glass to ensure they met the architectural needs and energy efficiency specifications. Our skilled and experienced team handled all aspects of a project, from choosing top-quality products

to selecting finishes and customising the final result to meet the client's needs."

"Our team installed over 2,000 items throughout the build in small and large layouts and many configurations. This included combining doors, fixed panels, awning sashes, sliding windows and automatic sliding doors," said Matt.

"We used only Australian sources quality products that are designed to withstand the harsh Australian conditions while providing comfort and remaining aesthetically pleasing, which included AWS 424 frames with 616 awning sash inserts and 462 sliding window inserts, 426 front glazed frames, 406 front glazed series for the internal glazing along with 105 series acoustic frame and 52 series hinged doors."

The company recently expanded to a new 4,000m² factory, in order to increase manufacturing capacity, while providing a safer, more efficient workflow for staff.

"We needed the added capacity that our new factory provided us to meet the quantity demands of this project, as it is one of the largest builds we have worked on, not to mention the added pressure of the short window of time we had to manufacture, glaze and install all of the various components across the site."

"We began work on site in May 2023 and completed works in December 2023. This project, being a large-scale build with a tight 8-month turnaround time, required us

to contract additional labour. To ensure we would complete works on time, we deployed 45 of our own staff and contracted another 15 on-site daily working across the various stages of the project," said Matt.

"Despite the additional manpower we placed on site, we faced an industry-wide challenge of finding skilled labour. With multiple projects running concurrent with the Warreen Primary School project, we needed to be resourceful with our time, efforts, and management of staff and labour to ensure all projects were completed on time and to specification."

Innovative Window Solutions manufacture and install their ThermalHEART™ range of commercial and residential aluminium windows have been designed to help meet the 6-star rating requirements now necessary in the construction industry.

From BAL-40 bushfire-rated aluminium windows to a selection of glazing options, colours and finishes, the Innovative Window Solutions team ensures you get the best products to suit your project and budget.

Recently completed projects include internals for Marval Stadium, Chisholm Road Prison, various data centres for Kapitol Group and more.

For more information contact Innovative Window Solutions, Factory 8, 30 North Shore Road, Norlane VIC 3214, phone 03 5278 7655, email admin@innovativewindowsolutions.com.au



Below Activity Playgrounds installed a diverse range of play structures, including senior, intermediate, and junior playgrounds, nets, cubes, and posts.

Below TechSea Constructions enhanced the large structures with Barestone and Surround exterior cladding, for durability and aesthetic appeal.



Play spaces are central to primary schools, and the Truganina Primary School is no different. Activity Playgrounds, the specialist manufacturer and supplier of commercial playground equipment in Melbourne, was contracted to create the outdoor play and recreational spaces for the Warreen Primary School (previously Truganina Primary School).

“This fantastic new school is one of the largest single school projects we have ever completed,” said Miles Rayner, managing director of Activity Playgrounds. “It was also the first time we utilised a ‘weathered steel’ powder coat finish on some of the items, including all posts, platforms and some steel support bars, and we couldn’t be happier with the end result.”

“Our team was tasked with installing numerous play items comprising of the following: one senior area playground, intermediate area playground, one junior area playground, two 6m pyramid nets, three play cubes, two rope play structures, over 213 posts, 800 linear meters of timber, and a large number of overhead play activities.

Work began on site in June 2023 with a specialised installation team of five and was completed in November 2023.

“One of the challenges we faced was the large amount of rock on site, affecting our digging works and requiring us to bring in a 4.5t excavator with a rock auger to achieve the correct depths,” said Miles. “With the larger machines, we could complete the work smoothly, and the final results look great.”

Proudly Australian-owned and made, Activity Playgrounds has been a manufacturer and supplier of commercial playground equipment in Melbourne since 1991.

Amongst others, current projects include four parks for Bass Coast Council, two for Cardinia Shire Council, and two for Hobson Bays City Council.

For more information contact Activity Playgrounds Pty Ltd, 435 Warburton Highway, Wandin North VIC 3139, phone 1800 062 541, email office@activityplaygrounds.com.au, website www.activityplaygrounds.com.au

TechSea Constructions are the leading choice for Architectural Cladding in Melbourne. For Warreen Primary School (previously Truganina Primary School), TechSea Constructions installed external cladding to create lasting exteriors to the large and extensive structures.

“Over the course of the project, our team installed roughly 4,000m² of exterior cladding. The materials we utilised in this project were Barestone and Surround, which are both high-quality products that create long-lasting and aesthetically pleasing exteriors,” said Mathew Robinson, Director of TechSea Constructions.

TechSea Constructions have a strong and skilled team of wall cladding contractors, consisting of high-quality workmanship and experience. The team specialise in architectural wall cladding installation, to both residential and commercial properties.

“Our team began work on site in May 2023 and completed works in December 2023. Our foreman led a team of 38 skilled labourers to complete the project. Our team have worked with the materials we installed on this build before, meaning the team effectively and efficiently installed all of the cladding within the project timeframe,” said Mathew.

“Our commercial projects include both new construction and repairs/restorations. Occupied and fully operational job sites are never a problem. And we can also plan, manage, and build multi-phase jobs. We offer an end-to-end client experience that includes seamless communication, budgeting, staffing, on-site organization, and solid, quality handiwork every time,” said Mathew.

In addition to cladding installation on new builds, the TechSea Constructions team also complete wall cladding replacement projects, cladding extension, interior wall cladding and install metal cladding to existing properties.

Recently completed projects include modular and fit-out projects as well as high-end townhouses in Melbourne City.

For more information contact TechSea Constructions, 368 Bayswater Road, Bayswater North VIC 3153, phone 0421 312 183, email info@techseaconstructions.com.au

Below VE Furniture prioritised educational needs by selecting furnishings aligned with learning modes, style, and spatial requirements for effective learning.



A place of exceptional education like the Warreen Primary School (previously Truganina North Primary School) requires exceptional furnishings, something VE Furniture excels at.

VE Furniture's contract encompassed a multifaceted approach, primarily focusing on the manufacturing and supply of lockers for the Warreen Primary School and lockers and loose furnishings for the senior campuses of the larger Education Precinct.

"To meet the architectural and spatial requirements of an educational setting and to promote a conducive learning environment, our team selected pieces that align with the learning modes, stylistic, and spatial requirements of these various educational stages," said VE Furniture Project Specialist, Rodney Barrett.

"This holistic approach in supplying both lockers and loose furnishings demonstrates our commitment to creating harmonious and effective educational spaces."

"For the three campuses, we deployed an assortment of our durable Secure It range lockers, including both 2-bay and 3-bay full-height models, alongside a selection of half-height lockers. These storage

solutions were custom-made and finished in a diverse palette of environmentally sustainable E0 laminate colours," said Rodney.

In addition to the lockers, VE Furniture manufactured and supplied a comprehensive provision of loose furnishings for the senior school campus, from classroom tables and chairs that foster an engaging learning environment to comfortable and stylish staff room furnishings.

The lounges, storage options, task chairs, and meeting furniture were all carefully chosen not only for their functional value but also for their contribution to the overall ambience and utility of the spaces.

VE Furniture was formally engaged in June 2023 and completed work onsite mid-Dec 2023, ready for the 2024 school year.

Current projects include the furnishing of St Teresa of Kolkata Catholic Primary School in Tarnet, VIC.

For more information contact VE Furniture, 69-75 Glenvale Crescent, Mulgrave VIC 3170, phone 1300 966 640, email info@vef.com.au, website www.vef.com.au

