

# GREEN WITH ENVY

DEVELOPER : Cbus Property  
BUILDER : Brookfield Multiplex  
CONSTRUCTION VALUE : \$350 million  
COMPLETION DATE : Mid 2014  
BUILDING SURVEYOR : Mackenzie Group  
ARCHITECTS : Hassell



The \$350M 720 Bourke Street comprises 16 levels of A-Grade commercial office retail offices as well as Australia's first living façade.

The latest commercial development undertaken by Cbus Property is located at 720 Bourke Street in Melbourne.

The project sees the construction of a mixed-use development ideally positioned on the corner of Bourke Street and Wurundjeri Way, Docklands.

720 Bourke Street comprises of 46,500m<sup>2</sup> of unrivaled office space, with a large majority (30,000m<sup>2</sup>) of the tenancy pre-committed to Medibank Private. It is spread over 20 levels and includes 70 car parking spaces. The development also features a remarkable green façade along with terraces and urban spaces featuring organic themes, which capture Medibank's aspirations, and embraces the concept of living and breathing better health.

720 Bourke Street is a highly sustainable investment targeting a 6 Star Green Star design and a 5 Star NABERS rating. It embraces leading energy and water performance; innovative technology; water recycling and due to its location, is able to provide sustainable transport methods.

The most challenging, and rewarding, design element on the project was the living green façade. Everything from the selection of plant species through to the irrigation system required meticulous attention and planning to ensure the successful plant growth in a challenging climate such as docklands.

720 Bourke Street features central atrium which extends through all floors and provides an abundance of natural light. Other ESD features include recycled water use, a large storage tank for rainwater catchment, building management system, timer controlled mechanical and electrical systems and an under floor air distribution system.

720 Bourke Street is the first development to undertake façade planting of this scale in Melbourne and the development is sure to become a striking conversation point for all who come to visit 720 Bourke Street.

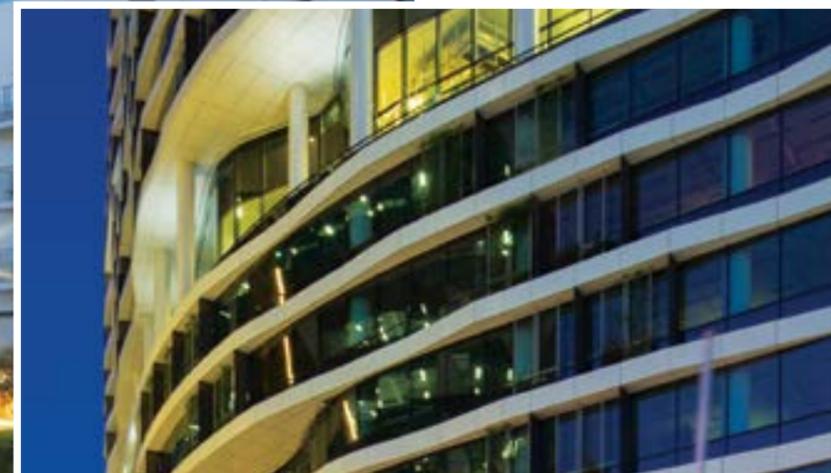
Cbus Property is a unique property investor and developer with the company's core business a reflection of Cbus' philosophical commitment to investing in the Property and Construction Industry, which employs its members.

Cbus Property has extensive experience as an owner, manager and developer of high quality properties in Australia. The company has a strong record of working cooperatively and successfully with many of Australia's biggest and most highly regarded builders, consultants and tenants. And because they are dedicated to delivering long-term stable returns to over 700,000 members of the Cbus Superannuation Fund, you can be sure they have a strong focus on commercial outcomes. Just as importantly, they are committed to environmental sustainability.

Their capabilities are extensive and Cbus Property has the expertise to meet all project needs. Their specialist teams of professionals have the skills to handle every aspect of an investment.

From acquisition, finance, investment and portfolio management, contracts and planning, right through to design and development management, they can do it all. The company encourages creativity, responsibility and accountability and offers a vibrant and supportive work environment.

For more information contact Cbus Property, Level 7, 550 Bourke Street, Melbourne VIC 3000, phone 03 9639 0131, website [www.cbusproperty.com.au](http://www.cbusproperty.com.au)



Right ASP were able to accommodate various floor finishes throughout 720 Bourke Street.

**ASP Access Floors was appointed by Brookfield Multiplex to carry out the access floor works on the 720 Bourke Street development in Melbourne.**

The project involved base building and an integrated fit-out with the access floor component being 42,000m<sup>2</sup>, the majority using ASP's Medium Grade Air Tight system at 600mm Finished Floor Height, and creating an underfloor air plenum. ASP incorporated the use of many accessories within the development including their patented Air Tight Stringer, zone baffles and bridging.

The under-floor air plenum required regular coordination with other service trades to ensure correct airtight seals were installed in both base build and the integrated fit-out. The Air Tight requirements of the project were based around the BSRIA Guide. To ensure ASP's Air Tight Systems compliance with this guide, a specific prototype was assembled and a NATA accredited organisation was employed to perform an air pressure test. This was witnessed by Brookfield Multiplex's Service Coordinator and relevant consultants. ASP can be quite proud of the great success they have achieved on this project, with over one hundred zones tested and passing.

In 2013, ASP introduced a new product to their range: the Calcium Sulphate Interlock System. This system was used in the Medibank project, throughout lift lobbies and amenities areas. It offers the builder an access floor that does not require a substrate when laying stone or tiles - these can be directly adhered to the surface of the calcium sulphate panel without the risk of cracking. It offers a more cost effective solution by eliminating the need for a substrate.

ASP Access Floors Pty Limited is a leading global company that specialises in the

manufacture, distribution and installation of access floors across Australia, New Zealand, United Kingdom, United Arab Emirates and Asia. Their sole mission is to provide all clients with exceptional products and service

Since conception, ASP has delivered some of the most effective solutions on the market. Through research and analysing current trends and problems that occur within the access flooring industry, they have already developed some of the most unique and effective products available today. These products are a unique ASP design and are patented worldwide.

ASP prides itself on providing products that have a positive effect on the environment. Their product is made up of approximately 98% recycled content and the company is now a CarbonZero and CEMARS Certified organisation.

ASP Access Floors has completed numerous high profile projects around the world. In Australia the following notable projects have been undertaken:

- ANZ Head Office, Docklands - 25,000m<sup>2</sup>
- 1 Bligh Street, Sydney - 40,000m<sup>2</sup>
- Commonwealth Bank, Darling Walk - 48,000m<sup>2</sup>
- Brisbane Supreme Courts - 25,000m<sup>2</sup>
- C7 Aurecon - 16,000m<sup>2</sup>
- University of Technology, Sydney - 22,500m<sup>2</sup>

ASP Access Floors was proud to work in conjunction with Brookfield Multiplex to complete this high profile Green Star project.

*For more information contact ASP Access Floors, phone 02 9620 9915, fax 02 9620 9918, email sales@aspfloors.com.au, website www.aspfloors.com.au*



**Below** Prima Architectural Joinery and Schiavello Construction delivered a large-scale, highly detailed workplace fitout for 720 Bourke Street, a new milestone Docklands development.

**Below** Huge developments such as 720 Bourke Street requires great attention to detail in terms of planning and PPM delivered once again.



**An inspired addition to Melbourne's Docklands precinct, 720 Bourke Street is a showcase of the best in sustainable building and design, and an exciting evolution of the modern workplace.**

With Medibank secured as a major anchor tenant, the project called for a delivery team that could exceed expectations, and support the needs of a best-practices organisation. Prima Architectural Joinery and Schiavello Construction had the pleasure of working with Brookfield Multiplex on the project, building upon a long and successful partnership.

Schiavello subsidiary Prima Architectural Joinery, and Schiavello Construction were engaged to deliver the joinery and interior construction for 14 levels of commercial office space; a large-scale, detailed workplace fitout that required close coordination under a tight timeframe. The team's deep level of expertise was called upon to deliver highly detailed partitioning work, ceilings and doors.

Prima Architectural Joinery, one of the largest joinery operations in Australia, delivered an immaculate array of specialised architectural joinery – from feature planter boxes on all levels, a 25 metre high timber canopy, golf ball-inspired walls, and unique timber elements that artistically reflect the city skyline of Melbourne. Heritage Glass

contributed to a grand “cloud” – a glass conference room that seemingly hovers above the skyline.

Targeting a 6 Star Green Star design and a 5 Star NABERS rating, the new building features recycled water use, a 230,000 litre storage tank for rainwater catchment, building management system, timer controlled mechanical and electrical systems and an under floor air distribution system. The development boasts a central atrium which extends to all floors, delivering an abundance of natural light through the interior.

Fast approaching 50 years of delivering inspiring and award-winning construction projects for many of the world's most respected brands, Schiavello Construction continues to be a partner of choice. The company directly employs in excess of 300 qualified construction managers, cost specialists, contract administrators, safety, quality and sustainability experts, site managers, skilled tradespeople and labourers to provide clients with a comprehensive pool of in-house services.

**For more information contact Schiavello Construction**, 1 Sharps Road, Tullamarine VIC 3043, phone 03 9330 8888

**Standing at the corner of Bourke Street and Wurindjeri Way, at the Gateway to Docklands commercial precinct, stands Bourke Junction. This iconic triangular development is the new home to both Medibank and the NAB Docklands 2 Campus.**

Developed by Cbus Property, these two marquee buildings deliver in excess of 160,000m<sup>2</sup> of GFA. Both buildings have attained a 6 star Greenstar rating and NAB received a 6 star Greenstar Office Interiors rating. Project Planning and Management (PPM) has been involved with this site since 2007 when they were engaged to manage the entire development site for the consortium of Cbus Property, ISPT and EPC. In 2010, Cbus Property acquired the sole rights for the development.

Cbus and PPM formed an impressive partnership that was successful in securing NAB for a 60,000m<sup>2</sup> NLA commercial development for the north portion of the site. This project is known as 700 Bourke Street. Later in 2012, Medibank was secured as the anchor tenant for the commercial office tower on the southern site, known as 720 Bourke Street.

During their seven-year involvement on the site, as both project manager and superintendent, PPM has successfully delivered an impressive fully integrated commercial office space to the value of \$600 million. PPM provides professional management services to organisations that

need to develop property as a core business or to support and enhance their fundamental business. PPM delivers successful outcomes in terms of cost, time and quality.

Their capabilities are listed below;

- Development Management – identification and analysis of commercial opportunities, due diligence for acquisition, Planning and Authority liaison, financial modelling and feasibility studies, master planning, delivery studies and development options.
- Project Management – consultant selection and engagement, project team leadership and motivation, design management, quality assurance, market analysis and tendering studies, risk analysis, planning and programming, budget management, contract administration, superintendency of D&C contracts, commissioning, planning and management

**For more information contact Project Planning & Management P/L**, phone 03 9699 5200, fax 03 9699 5077, email nanc@proplan.com.au, website www.proplan.com.au

**Below** Leaders in aluminium installation, Keystone, provided brackets, curtain walls, unitised panels along with the installation of subframing and balcony windows.

**Below** Fytogreen have become industry pioneers with their pre-grown greenwalls and green façades.



**Keystone Installations specialises in providing high quality services to the façade installation industry. These services include:**

- Aluminium curtain wall installation and labour hire
- Architectural cladding and specialised facade work
- Windows, doors, shopfronts and atriums
- Alucobond & composite panels

Their highly skilled and experienced team consists of site managers, ticketed crane operators, dogmen, carpenters, labourers and first aid representatives ensuring best workplace methods are always in place. Keystone staff are fully ticketed to meet industry standards and practice. The team recently carried out work on the 720 Bourke Street development in Melbourne. Works included the installation of brackets, curtain walls, unitised panels along with the installation of sub framing and balcony windows.

Keystone Installations was established in 1987 to provide professional facade installation contracting services. Keystone is recognised in Melbourne as leaders in commercial aluminium façade installations. Their work is known to be of a high standard and they have worked on many notable developments. Previous projects include:

- ANZ Headquarters, Docklands
- Myer Headquarters, Docklands
- Upper Westside Stage 1
- BHP Headquarters, 171 Collins St. Melbourne
- CBW, 181 Williams St. Melbourne

Since inception, Keystone has contracted and managed some of the biggest construction projects in Australia. This innovative company offers adaptable solutions to meet their clients needs and stand by the following points:

1. Complete edge to suit client needs
2. Project quality and facade installation programs to meet builders construction needs
3. The latest machinery & facade installation techniques to suit industry standards
4. OHS plans and procedures to comply with Australian Standard and a highly experienced workforce

*For more information contact Keystone Installations, PO Box 297, Bundoora VIC 3083 Australia, mobile 0412 407 775, email [info@keystoninstallations.com.au](mailto:info@keystoninstallations.com.au)*

**Fytogreen was contracted for the design and construction of three “green” elements for the 720 Bourke Street project in Melbourne.** The innovative works on this development included 520 pre-grown green façade modules (from Level 1 to Level 16), a 400m<sup>2</sup> greenwall on Bourke St and 640m<sup>2</sup> of rooftop gardens spread throughout different levels of the building.

As with any inner city construction, space proved to be challenging at times along with access issues for staff and incoming materials. The team at Fytogreen worked hard to overcome these issues and maintain a seamless workplace.

The pre-grown green façade technique used at 720 Bourke Street is a first of its kind for Australia. This system had to be installed from the outside of the building in a pre-grown form.

Due to this technique being the first of its type, there was an eminent need to provide assurance to the client and builder. Fytogreen used their extensive horticultural experience to provide the reassurance and trust needed to undertake and deliver this eye-catching development.

When it comes to inspiring roof gardens, vertical gardens and green facades, Fytogreen are the leaders. They provide the latest technology

and systems for greening the built environment, including design, construct and maintenance services for:

- Green roofs & Rooftop gardens
- Vertical gardens and Green walls
- Green facades & Living walls
- Amazing displays for trade shows, parties or property sales.

They also offer horticultural products for hydroponics, soil enhancement and amelioration and tree rootball anchors to the landscape industry.

Their company is backed with 28 years of international research and growing experience modified and perfected to suit various climatic conditions around the world.

Fytogreen are the largest supplier to the roof garden industry in Australia and New Zealand in component supply and installation, through to complete design, construction and maintenance.

*For more information contact Fytogreen Australia Pty Ltd, 3 Webbs Lane, Somerville VIC 3912, phone 03 5978 0511, website [www.fytogreen.com.au](http://www.fytogreen.com.au)*

720 Bourke Street,  
Melbourne, VIC

Below Eascom worked on the highly sustainable electrical, communications, lighting and lighting development on 720 Bourke Street.



Established in 2009, Eascom has successfully evolved to become a market leader in electrical contracting and maintenance works within Australia.

Just recently Eascom have completed the electrical installation at the 720 Bourke Street Docklands project: a CBUS development.

The Eascom scope of works on this highly sustainable development included Design and Construct of the electrical and communications infrastructure. This included all lighting and Dynalite DALI lighting control system. Eascom relied on their extensive knowledge to undertake the installation of 2 x 2250 kva standby generators for full power backup of the entire building, an 800 kwatt Tri Generation plant and 40kw solar installation. More than 75 staff were involved with this project and completed the project within budget and the scheduled completion date.

Eascom is supported by a fantastic group of talented and committed staff who are dedicated to providing the quality service that Eascom is renowned for. The company also focuses on ensuring all projects are completed to deadline and within budget.

The solutions provided to their clients are always centered on a holistic approach whilst providing innovation and environmentally sustainable outcomes.

Eascom has also been carrying out work on the following projects:

- GTV9
- Pheonix Apartments
- The Grand Apartments South Bank
- La Trobe Health Science Bendigo Campus
- La Trobe Student Accommodation
- Dandenong Hospital

Eascom has worked on some of Australia's largest construction management projects and are capable of delivering their services on developments of all scales.

The management team at Eascom believes in working closely with their clients and understanding their vision. The company is particularly focused on providing a safe work environment along with educating and building quality staff.



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