

CHATSWOOD CHASE SYDNEY

MAIN CONSTRUCTION COMPANY : The Reed Group
DEVELOPER : Colonial First State Global Asset Management
PROJECT END VALUE : \$116 Million
COMPLETION : November 2009
ARCHITECTS : Buchan Group
CIVIL / STRUCTURAL ENGINEER : ARUP
SURVEYOR : Rider Levett Bucknall



CHASING SHOPPING SUPREMACY

Reed Constructions Australia Pty Ltd (The Reed Group), were appointed by Colonial First State Property Management Pty Ltd, as head contractors for the redevelopment and extension of their flagship lower North Shore centre in Sydney, Chatswood Chase. Work on the \$100 million plus project commenced in January 2008, with a 94 week construction schedule due for completion in November 2009.

The Reed Group is a privately owned company, specialising since 1979 in Construction, Hospitality, Civil, Water, Interiors, Health, Property, Defence and Retail. Reed's Construction division has the knowledge and experience to build all types of projects from shopping centres, hospitals and schools to industrial buildings and residential complexes on time, within budget and to the highest quality.

The design features specially imported marble and limestone for the mall floors, a major upgrade to facades and street access points, an additional 12,000 square meters of floor space and almost 200 additional car spaces in a redesigned, multi-level car park with improved traffic circulation. A new dual lift system improves access

for customers from each car park level directly to the shopping areas. The car park design also includes acoustic screening to minimise noise disturbance to the shopping centre's commercial and residential neighbours. The existing Coles store is relocated, and Kmart refurbished. Externally, the Victoria Avenue gets a complete façade upgrade, with a more distinctive entrance giving shoppers direct access to both the ground and lower ground levels. There are also several prominent new shops fronting directly to the street. There are new customer facilities, including showers, change rooms and lockers for cyclists.

The additional lettable area provides for 70 new retail outlets, bringing the total to approximately 200. Many of the new outlets are centred around a new international dining court, and an expanded fresh food market area. Soaring above it is a glass-topped atrium extending through all levels of the building, bringing natural light right down to the lower ground level. Additional sky lights bring natural light to the wider than usual mall areas. Enhancing the feeling of space and light are subtle colour changes that define the transitions from one area to another.

The development is designed to achieve a minimum of four Green Stars, in line with the Green Building Council of Australia's Pilot Rating Tool for Shopping Centres. The construction management plan minimised the impact on shoppers, retailers and neighbours. Initial works included demolition of two adjacent commercial buildings to allow construction of a new seven storey building, integrated with and expanding the shopping centre. Shoppers were segregated from the areas of demolition and construction activity throughout the project. Work on the car park was scheduled very early in the construction program to minimise disruption and give customers access to the improved facility as soon as possible.

The first portion of the shopping centre contract was completed early in April, with new travelators and lifts connecting the lower ground and Basement 1 and Basement 2 and the new lower ground fresh food area and Coles Supermarket opened to the public. The final stages of the work focus on the refurbishment of the Victoria Ave façade and "old" lower ground food court area.

The Reed Group Project Manager for the Chatswood Chase redevelopment, Jim Mitchell, said, "Making service and quality delivery our top priorities, one relationship at a time, means that Reed can be relied on to provide the co-operation, leadership, teamwork and personal attention you deserve from your construction partner."

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MY METALS AT CHATSWOOD CHASE

The extension and redevelopment of the Chatswood Chase shopping centre, My Metals Pty Ltd supplied, fabricated and installed on site more than 1,400 tonnes of structural steel and architectural metalwork for extensions to the existing shopping centre and car park structures, including all new Facade structures. Their skills and expertise in handling very long and heavy structural members in confined spaces utilising the “Lauraton Lift” for the integration of the new structural elements within the existing post tensioned concrete structure were integral to the success of the project.

My Metals Pty Ltd Director, Andrew Carr, said “We have been involved with the project since October 2007, and upon reaching completion late in October 2009 of what has been, described as a complicated and challenging project. All those involved should be very proud of what has been achieved during the redevelopment of one of Sydney’s major shopping centres. Our initial role started well before on-site construction kicked off.” My Metals worked closely with the Engineers and consultancy team during the final design stage. Providing input on issues such as build ability, logistical coordination and availability of locally produced materials to suit the technical specification of the structural steel members themselves. Looking closely at load transfer and stabilisation requirements during different phases of the project from the existing as built structure to the new open plan design.

It was paramount to the client that the Chatswood Chase Shopping Centre continued to trade as normally as possible throughout the redevelopment and extension works period. Demolition and reconfiguration of the existing concrete structures and new construction often needed to proceed simultaneously. Often, parts of the existing structure had to be reinforced and stabilised while load was transferred from the existing concrete structure to new structural steel members, thus allowing for the removal of existing concrete columns and whole floor sections to accommodate the new open plan retail space.

The dimensions and weight of each new structural steel element, with some members, 18 metres in length and weighing 16 tonne were safely and precisely installed onto purpose built mounting clamp brackets, concrete corbels and key hole type mounting positions with the patent protected “Lauraton Lift”. The “Lauraton Lift” addresses the





challenges of transporting and installing large structural members in confined spaces with the capacity as configured for the Chatswood Chase project to transport members weighing 22 tonne and has a vertical lift height of 3900mm. My Metals utilised two “Lauraton Lift” units on the project, thus with the capacity to manoeuvre members up to 44 tonne, without compromising the existing structure with the “Lauraton Lift” units ability to self load, distribute and transfer load across its uniquely designed system proved, to be an invaluable asset for the project

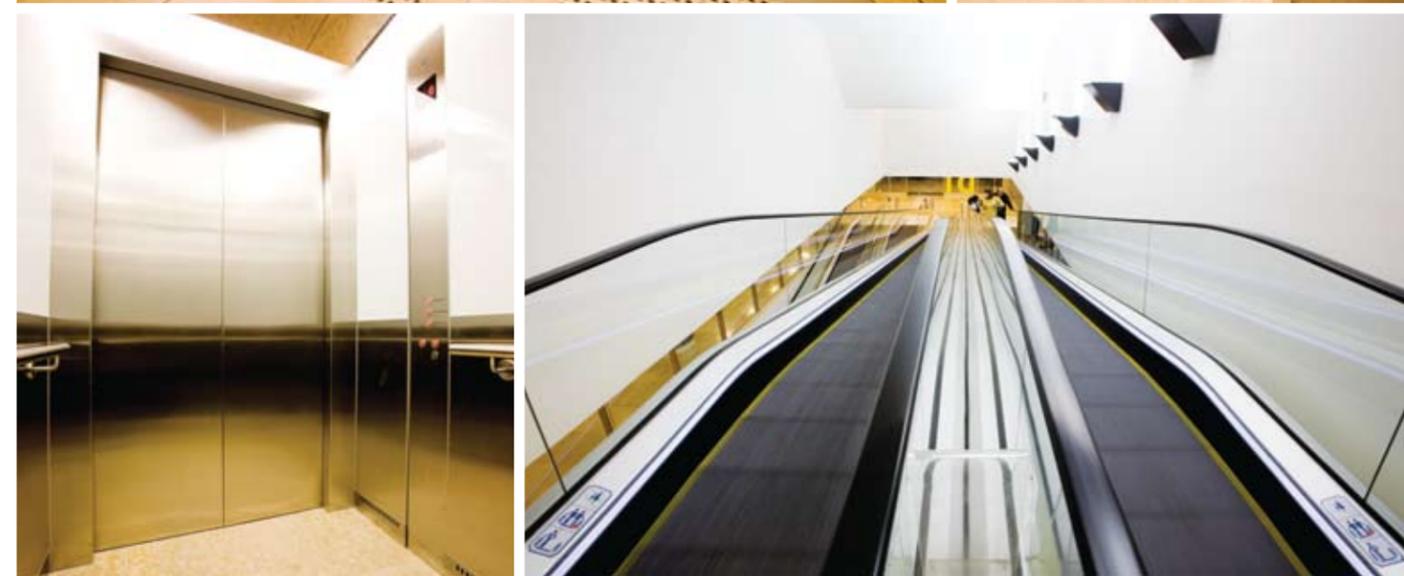
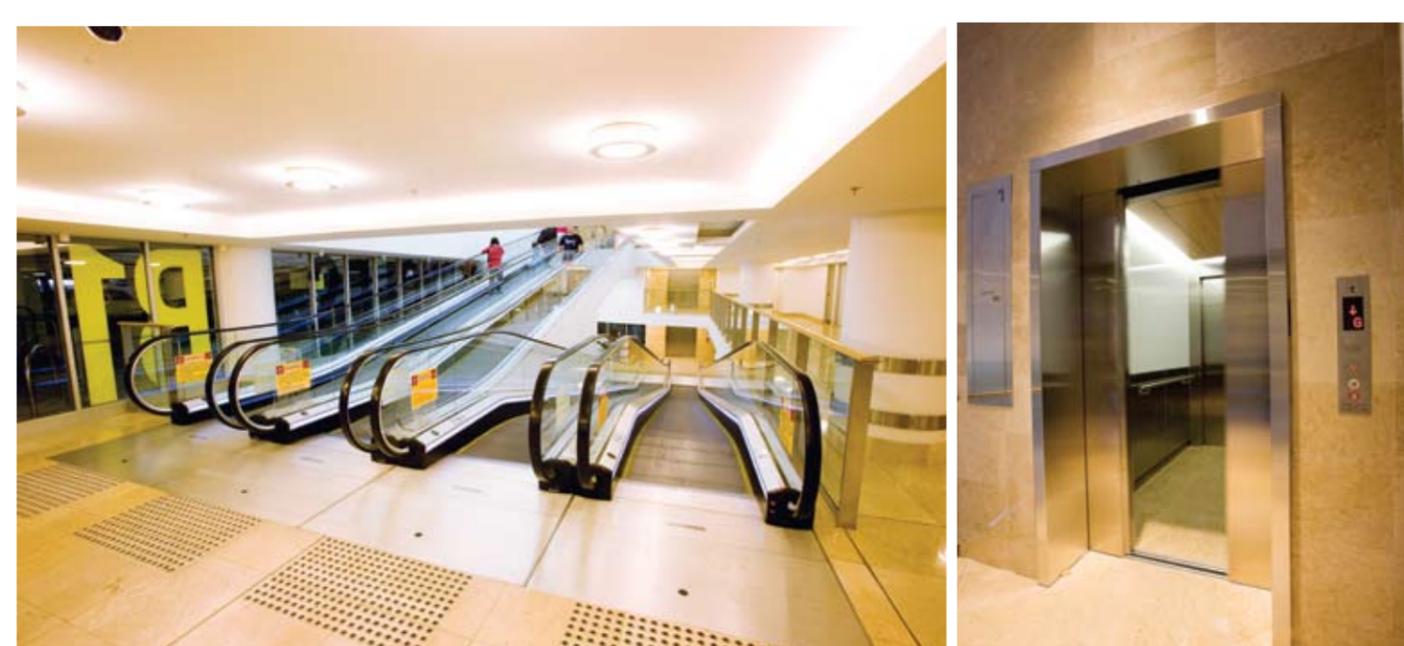
My Metals specialist expertise is the product of more than 23 years’ experience in both the construction and mining industries. The company continues to service both the construction and mining markets through their office in Sydney and fabrication centre in Mudgee. Their portfolio of successful projects includes the IKON project at Potts Point, the heritage-listed Knock and Kirby Building at 413 George Street, Sydney, Latitude at Lavender Bay and several elements of the Darling Harbour redevelopment. They have also worked on many shopping centre developments and redevelopments across Sydney, many of them in crowded urban centres where site access and on-site space is restricted, and where new work has to be integrated with existing structures.

Director, Andrew Carr, said, “We embrace a vision of high quality. We like to concentrate on one project at a time, taking care not to over commit, to make sure that everything we do for each project gets the attention it deserves. It doesn’t matter how big or small the job may be. We take the same, dedicated approach.”



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ERECTING, DISMANTLING & REPOSITIONING

Hillsley Pty Ltd are shopping centre specialists with over 20 years of experience providing hoarding hire, shop demolition, fire protection and commercial maintenance to the broader commercial sector.

Hillsley provided a complete solution for safety, security and access shop hoarding requirements during the redevelopment of Chatswood Chase. Over a period of more than 18 months, a Hillsley team of four to six was on site almost every day erecting, dismantling and repositioning hoardings so that the retail business of the shopping centre could carry on as usual on one side of the hoardings, while the business of construction carried on as usual on the other. In all, nearly five kilometres of hoarding walls and tunnels were used, providing pedestrian access and fire egress routes above, but completely separate from, construction zones.

“We were also asked to stop construction dust from seeping into the retail areas,” said Morris Hillsley. “We extended the height of the hoardings to provide a full floor to ceiling barrier. At one stage of construction, we also suspended a wall to wall dust canopy over the open mall area, sealing off the atrium void between the lower and ground levels.”

Hillsley provided a full signage service as part of the hoarding program. Additional exit signs were erected for situations where hoardings concealed existing exit signs. On the construction site side of the hoardings, all statutory site safety signs were provided by Hillsley and displayed as required. “This is one of our standard service options,” said Morris. “It has proved to be a significant benefit for a lot of our customers.”

On the retail side of the hoardings, a smooth, clean finish was applied in a combination of pink, grey and black colours, to blend with the existing finishes of the mall public areas. “In public areas, we make sure our hoardings always look fantastic with a fresh and pleasing appeal,” said Morris.

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ThyssenKrupp Elevator Australia has a large line of cutting-edge products designed to suit any requirements a project may have. As well as new installation products ThyssenKrupp Elevator Australia also maintains, repairs and modernises all manufactures of vertical transportation.

ThyssenKrupp Elevator’s concept can meet the various architectural requirements, employing a mix of high-quality materials and modern design to present the distinctive appearance of its elevators and escalator. With each project tailored to clients’ specific requirements.

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FLOOR REPAIR AND RENOVATION

Pactech Products supplied floor leveling compounds and non-shrink grouts to expansive floor surfaces in the new and renovated retail areas of the Chatswood Chase shopping centre.

The old floor surfaces were quite uneven, needing a 60 to 160 millimetre top up in places to level it. Other concerns were load bearing limits of the existing floor. Barrie Heiler of Pactech Products said, "A light weight version of Alphasop, Alphasite, was used in the very deep areas and topped with Alphasop to keep the weight down and the load bearing strength up. The Alpha range of products was by far the best choice because of the tight construction time frames allowed and the large volume of product that had to be pumped into place while giving full security of bonding with the various sub-strates".

The Pactech range of floor topping products spans the full range of requirements for the repair, renovation and finishing of spalled, degraded, uneven and damaged concrete sub-strata. They are especially useful in shopping centers and multi level residential complexes. Decotop, another alpha based product, is fast becoming popular as a designed finished floor due to its durability, uniqueness and versatility.

The base material is produced in Germany as a by-product from the collected and reprocessed waste outfall of coal fired power stations. Clever chemical modification gives a stable, non-reactive, PH neutral and very strong binder. The compact molecular and modified crystal

structure affords degrees of hardness comparable to concrete materials, making it ideal for load bearing construction elements.

Alpha based flooring compounds are produced around the world under various names, of which, Alphasop is one. They are genuinely self-levelling, suitable for variable and unlimited depth range with volume stability to prevent cracking or delamination. They are 100% non-reactive with host structures, compatible with most floor sub-surfaces, including tiles and timber and can readily accept stable hard floor finishes. Alphasops' volume stability makes it ideal for embedding floor heating cables or pipes.

Ross Wilson of Accent Floor Services said that a big advantage from a contractors point of view is that the Alphasop compounds can be delivered securely without risk of cracking or de-bonding by high volume pumping. "Using Alphasop, he says, we can deliver a lot of material to where its needed very quickly and sleep well that night knowing that there will be no problems facing us next morning"

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INNOVATIVE STAINLESS STEEL PRODUCTS



MADE TO ORDER STAINLESS STEEL SOLUTIONS

When Premier Stainless Steel was selected to fabricate and install stainless steel wall paneling to Chatswood Chase internal foyer areas, Reed Constructions knew that the job was in good hands. They, like many leading construction companies utilise Premier SS fabrication and services where stainless is specified.

At Chatswood Chase the stainless steel panels form a decorative band along a curved ceiling line some 3 metres above the floor level. They were installed using concealed fixtures and the result is a fantastic smooth flush and maintenance free finish that will retain its look and last for years to come. Premier's architectural hardware and products always reflect the designers requirements in function and aesthetics. Operations Director, Gary Hyland recalls, "the project manager had a very tight completion deadline. Premier ensured that it delivered and installed by that date. Our factory employs some of the best trades people in the industry with years of broad experience in their fields."

Projects are tracked and managed to the clients approval from beginning to end. Premier's factory and installation team is well equipped with the best technology and tools in order to complete every project on time. OHS systems are an integral part of all our activities on and off-site.

In the 20 years since its commencement, Premier SS has grown to be a proven leader in custom made stainless steel fabrication, for the commercial kitchen/hospitality and building industries. We offer a full turn key service so you can also order any brand of catering and cooking equipment through Premier SS. Our finished products and designs have been proudly featured in many publications like, Belle, Vogue, Interiors, Design Trends Australia and other commercial construction publications.

Premier's products also include custom made refrigeration, display cases, lab & hospital equipment and production line equipment. The company's products can be seen in cafes & restaurants, clubs & bars, hospitals, shopping centres, offices, residential apartments and residences, industrial buildings and production lines, interior finishes and paneling, hand rails, water features & plumbing hardware and furniture to mention a few.

Alex Issa, Sales Manager emphasises "that part of our ongoing success with retaining our customers and securing new business is that we partner with them to find suitable innovative solutions which drives efficiencies in their business and meets their budgets. If it's made of stainless steel or you require a choice of catering equipment, then we have solutions for you. We can be part of your planning activities or we can work from your specifications. We have an in-house designer and CAD facilities to assist you. You can be sure of what you're getting before you start."

Premier Stainless Steel understands its customers needs from a planning and operational perspective, not just from a fabricators point of view. Premier's experience is well known amongst QSR operators, Chefs & F&B Managers, Café operators, Architects, Builders and Project managers who use them time and again. That's why brands like Pizza Hut, Krispy Kreme and KFC prefer Premier Stainless Steel equipment for the stores.

Premier offers an obligation free enquiry service where you can enquire about quotations, technical specifications or ideas about your next custom made stainless steel project or catering equipment requirement. Premier Stainless Steel doesn't just make & sell great equipment it also provides great ideas. Call them today.

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Chatswood Chase shopping centre, NSW



CHATSWOOD CONSULTANTS

JBA worked with Colonial First State Property Management and a team of specialist consultants on the expansion and refurbishment of Chatswood Chase Shopping Centre. JBA managed the statutory approvals process, and advised on consultations with state and local planning approval authorities, neighbouring businesses and residents. JBA also provided advice on key planning and design issues, and environmental assessment requirements.

The approval process was relatively smooth and efficient, thanks to early and ongoing dialogue with authorities and neighbours, early identification and scoping of issues and assessment requirements. Key planning issues included building design and façade treatment, public domain and streetscape, interface with the adjacent residential area, traffic management, parking, staging of construction, and management of stormwater and potential flooding events.

An Environmental Assessment Report was prepared by JBA and specialist consultants and submitted for the approval of the NSW Minister for Planning. The proposed works qualified as a major project requiring a Part 3A approval by the Minister for Planning. Unusually, in this case Willoughby City Council assessed the project and reported directly to the Minister.

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