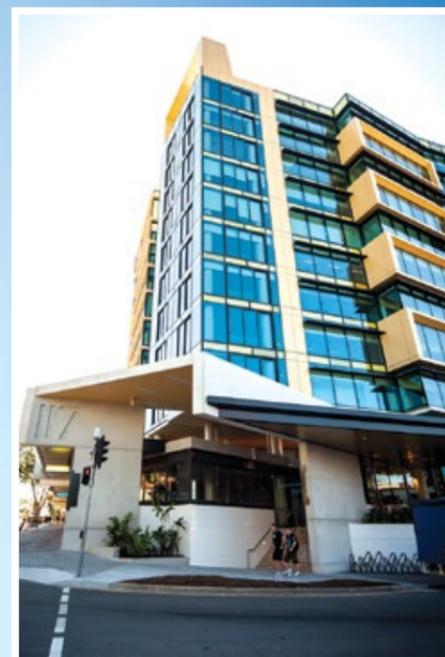
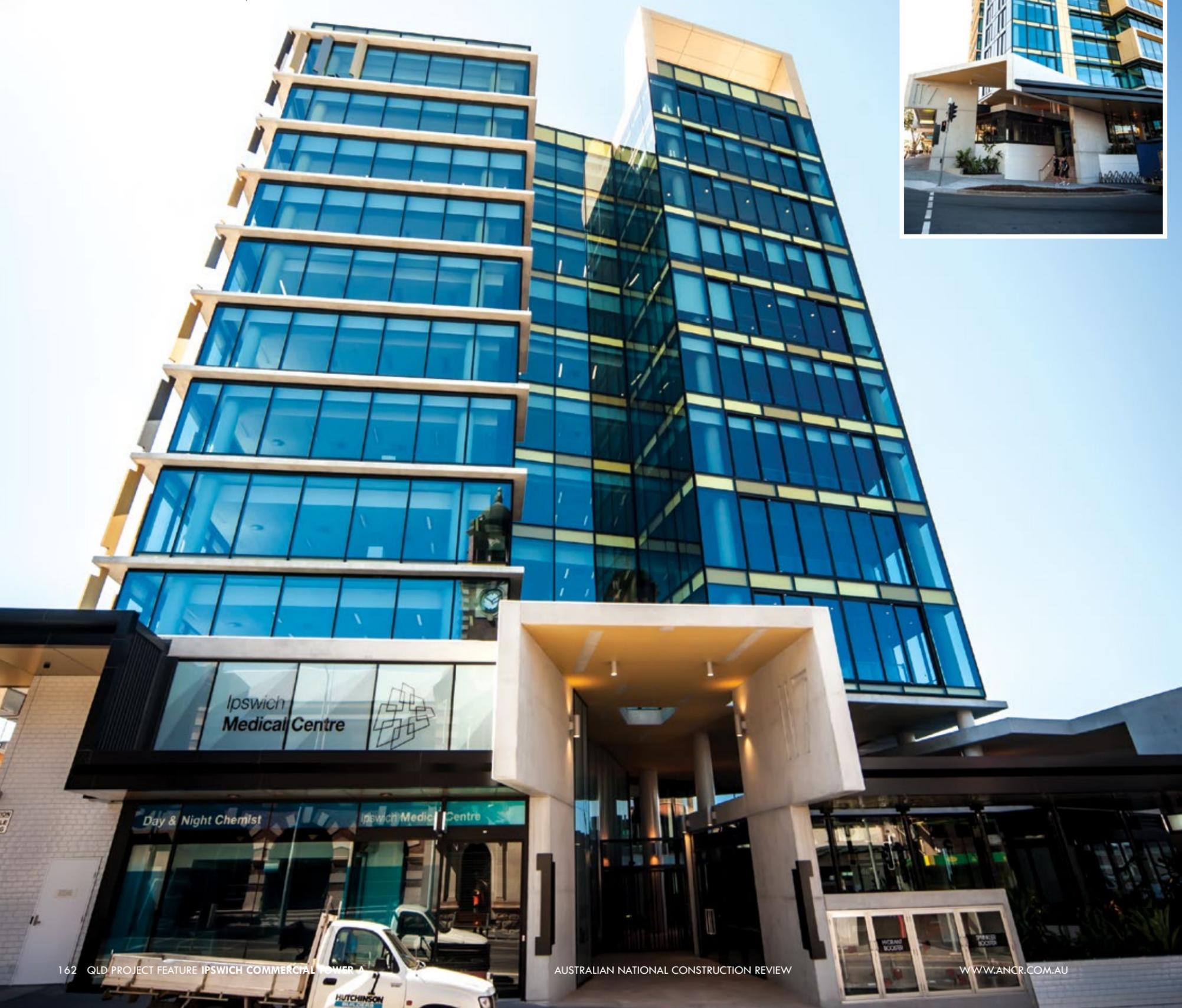


# BUILDING FAMILY PROJECTS

Hutchinson Builders is the main construction enterprise behind the new Ipswich Commercial Tower A - an A-grade, five-star green development comprising a ten-storey mixed-use commercial tower.

IPSWICH COMMERCIAL TOWER A / HUTCHINSON BUILDERS



Over the past century, Hutchinson Builders has made an outstanding contribution to Queensland's built environment, with major projects across the commercial, residential, retail, government, industrial, education, health, sporting, tourism, civil infrastructure and special purpose sectors. Now it is part of the evolution of Ipswich into a vibrant city in its own right, with the completion of the \$75 million Five Star Green Star Ipswich Commercial Tower A for Cromwell Property Group.

Developed by Leighton Properties and Ipswich City Properties, the ten-storey mixed-use A-Grade commercial tower is one stage of a \$1 billion development of Ipswich CBD, which is planned to rejuvenate the CBD as a pre-eminent commercial, civic and cultural centre. The Queensland Department of Public Works will occupy the tower's commercial levels, which have a typical floor area of approximately 1860m<sup>2</sup>. On the upper ground floor and mezzanine, two retail tenancies totaling approximately 1600m<sup>2</sup> have been leased by the Coffee Club and IPN.

Hutchinson Builders' extensive experience enabled it to successfully resolve the project's numerous challenges, which began at ground level. Prior to the demolition of the existing buildings on the site, which included a section of the existing Ipswich Square Shopping Centre, an enabling works package was undertaken. This included measures to ensure the remaining portion of the shopping centre remained operational throughout construction.

Due to the project's Bell Street frontage being on a major public traffic corridor extensive liaison was required with Main Roads, Translink and Ipswich City Council, and due to the proximity of Amberley RAAF Base, the crane selection had to be carefully considered.

Innovation was required to resolve a variety of design challenges, including the extent of Exposed Concrete walls and soffits on the Project. To achieve the outstanding quality of finishes on the exposed concrete and feature concrete walls to the entrance of the building and corner of the development, the construction team liaised with the Structural Engineers Robert Bird Group and ADG, Architect Cox Rayner and Formworker, resulting in a benchmark-setting finish standard. Other challenges included the installation of the feature 'portal' to the Plant Level, and coordinating the various façade

systems engineered by Inhabit for the project which included window wall, operable glazing and glazed curtain wall.

Hutchinson Builders had a site-based team of ten working on the project from December 2011 to September 2013, including Site Manager Dave Warner, foreman, apprentice, safety officer, crane crew, labourer and traffic controller. This team was supported by the company's project management, design manager, contracts administration and cost planning.

Dave Warner said that being a family business was a major motivation for the company to engage with the local community, informing them on the project's program, and assisting them with regular information on what activities are scheduled. Local businesses also benefit from a Hutchinson Builder's project, as the company has a strong commitment to giving back to the community in a wide variety of ways, including generating local jobs, supporting local businesses and giving to community causes and groups.

Established in 1912 by John Hutchinson, Hutchinson Builders now has the third generation of the family, Scott Hutchinson, as Company Chairman and his father Jack Hutchinson as an active member of the Board. The core qualities of commitment, expertise and integrity have seen the company grow to employ more than 1300 staff, with a turnover of around \$1.3b worth of construction works in FY2013. In 2011, Hutchinson Builders was recognised for its employee-focused workplace culture with Australian Training Award's Australian "Employer of the Year."

Brisbane remains the company headquarters, with a network of offices reaching from Cairns to Hobart including remote locations like the Bowen Basin and the Pilbara, where Hutchinson Builders has been completing numerous projects, including modular accommodation for mining projects. Currently the company is also establishing a presence in New Zealand.

With such strong foundations of teamwork, experience, skill and resourcefulness, Hutchinson Builders will continue to be one of the nation's leading builders, not only in its home state, but across the nation and beyond.

For more information contact J Hutchinson Pty Ltd, Brisbane office 584 Milton Road Milton QLD 4066, phone 07 3335 5000, fax 07 3335 5005, website [www.hutchinsonbuilders.com.au](http://www.hutchinsonbuilders.com.au)

**Below** Floth were the ESD, Mechanical, Electrical, Fire & Hydraulic Consultants on the Ipswich Commercial Tower 1.

**Below** Inhabit Group were responsible for the Curtain wall system with some sun-shading and feature pop-out boxes at Ipswich Commercial Tower 1.



**COMMENCEMENT DATE: JANUARY 2012**  
**COMPLETION DATE: SEPTEMBER 2013**  
**CLIENT: LEIGHTON PROPERTIES**  
**DEVELOPER: LEIGHTON PROPERTIES AND IPSWICH CITY PROPERTIES**  
**ARCHITECT: COX RAYNER**  
**BUILDER: HUTCHINSON BUILDERS**  
**CAPITAL VALUE: \$50 MILLION**  
**BUILDING OWNER: CROMWELL PROPERTY GROUP**

Ipswich Commercial Tower 1 is located on the corner of Brisbane and Bell Streets, Ipswich providing a new standard in commercial office quality for Ipswich. The A-grade 10 storey office tower incorporates 15,600m<sup>2</sup> of office space, ground floor retail space and 3 levels of basement car parking.

Floth was appointed as the Ecologically Sustainable Design (ESD), Mechanical, Electrical, Fire and Hydraulic professionals on this development, responsible for leading the design team to achieve a Green Building Council of Australia (GBCA) 5 Star Green Star Office Design V3 rating.

The tower is the first of kind and size to be constructed in the Ipswich CBD. The Queensland Government has signed on to lease the entire

net leasing area (NLA) with the building for department use, plus a ground floor tenancy to utilise as a customer service centre.

The client indicated that improving indoor air quality while still maintaining a high energy efficiency rating was a priority. Floth achieved this by requiring 50 per cent more outside air within the indoor office environment than is normally required in a building of this type. Strategically placed air ducts within the building, along with the installation of an automatic CO<sub>2</sub> monitoring system have been used to increase the outdoor air rate if required.

Floth was also required to ensure all service designs accounted for the future neighbouring development of Tower 2, as future plans will see Towers 1 and 2 joined via a ground level walk way.

Ipswich Tower 1 is targeting a 4.5 Star NABERS Energy Rating. Floth has undertaken the building energy simulation in accordance with the required NABERS protocols demonstrating that the building and its services, in particular the mechanical services can achieve this rating.

*For more information contact Floth*, phone 07 3252 0977, fax 07 3252 2499, website [www.floth.com.au](http://www.floth.com.au)

**From the most complex and challenging of non-linear building envelopes through to workable solutions for Green Star façade details, Inhabit have the kind of multidisciplinary engineering expertise which makes a vision buildable.**

For the Five Star Green Star Ipswich Commercial Tower A project, Inhabit's Queensland office oversaw the engineering of the Curtain wall system, including sunshading and feature pop-outs. A combination of window wall and curtain wall, it incorporates 3m high wintergarden sliding doors with a safety balustrade behind them. The doors were custom engineered, and have been designed with sliders and mullions which enable them to fit almost perfectly flush with the curtain wall.

Inhabit are focused on 'living' engineering, creating sustainable built environments in partnership with some of the world's leading architects, builders and industry authorities. Globally, they have eleven offices across four international regions contributing their expertise to some of the world's most outstanding and innovative structures, including Aedas's West Kowloon Train Terminus, Hong Kong; the extraordinarily fluid façade of the Wood Sculpture Museum designed by MAD in Harbin, China; and Wangjing Soho by Zaha Hadid/CCDI in Beijing, China.

In Australia, other noteworthy projects have included the kinetic façade for Brisbane Airport's Domestic Terminal Carpark; Melbourne Park, Western Precinct & Eastern Plaza and the award-winning Raine Square in Perth. Currently, Inhabit are working on a range of projects nation-wide including the \$630 million Bendigo Hospital project for Exemplar Health Consortium; Box Hill Hospital for Lend Lease/Baulderstone; Kings Square Towers K1, K3 and K4 for Leighton; the Emporium at Myer Melbourne for Grocon; and Adelaide Oval with Baulderstone.

Inhabit's engineering expertise is applied to every aspect of the built form including facades, building envelopes, structural engineering, sustainability, acoustics, lighting, BMUs and access systems. In an age where innovation is the hallmark of excellence, Inhabit's 'living' engineering approach resolves technical challenges in sustainable and creative ways which respect and enhance design intent.

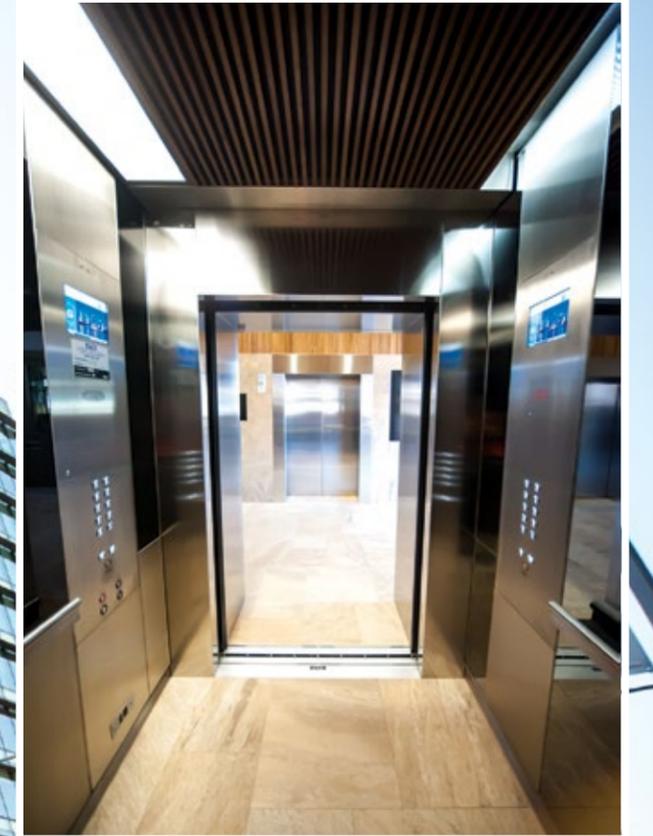
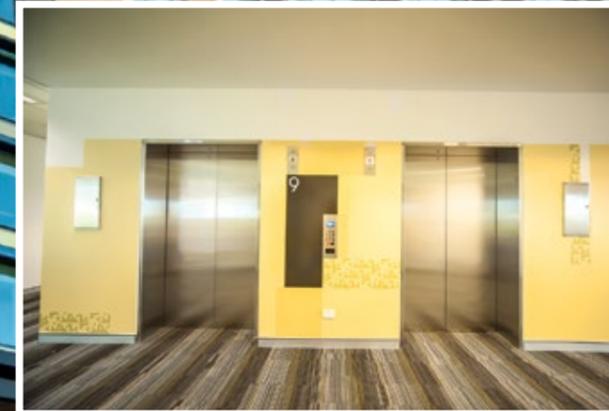
*For more information contact Inhabit, visit [www.inhabitgroup.com](http://www.inhabitgroup.com) or call*

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Perth	08 6160 3000
Sydney	02 8003 6333



**Below** Otis Elevators were responsible for the installation of the elevators at the Ipswich Commercial Tower.

Ipswich Commercial Tower A, QLD



**Otis Elevator Company is the world's leading manufacturer, installer and maintainer of elevators, escalators and moving walkways – the company has established a reputation as a consistent, reliable name for more than 150 years and has approximately 1000 employees.**

For architects and contractors, developers and homeowners the world over, Otis is the leading people mover.

While the company manufactures, installs, modernises and maintain elevators, escalators, and moving walkways, the prime focus of its business is problem-solving. Whether a customer needs a sophisticated elevator system for the tallest building in the world or a simple lift for a two-story home, Otis is dedicated to providing the safest and most reliable solutions possible.

Otis new equipment sales consultant Annie Aulert, along with a senior team of two others, has been working on Ipswich Commercial Tower A - an A-grade, 5-star green star, 11-storey mixed-use commercial Tower in the Queensland city of Ipswich.

Features of Otis' work on the project include polyurethane coated steel belts, permanent magnet synchronous motor, Otis' ReGen drive

system (and resulting energy savings), and the patented "Pulse" system.

Ms Aulert says that Otis worked through the lift car internal design, Compass fixture design and placement and supplied four GeN2 Premier lifts with Compass, in addition to two carpark lifts but what those who benefit from the company's work don't see is what really makes the GeN2® the new state-of-the art.

"They use smooth, polyurethane-coated steel belts instead of cables which give a smoother ride and greatly reduces maintenance issues. The drive mechanism is a low inertia gearless machine with sealed-for-life bearings which never requires any form of polluting lubricants and is equipped with a highly efficient Permanent Magnet synchronous motor of radial construction," Ms Aulert says.

"Otis is the founder of the safety elevator, and we were one of the first companies to include regenerative drives across the range as standard. We have a complete design, install and service team and the experience, knowledge and product range to assist in developing optimal solutions for any project," she says.

**For more information contact Otis Elevator Company Pty Ltd**, phone 1800 622 101, email [otisa.marketing@otis.com](mailto:otisa.marketing@otis.com), website [www.otis.com](http://www.otis.com)