



# MYER MELBOURNE REDEVELOPMENT

"We at Probuild know what makes retail developments tick, understanding that retailers need to remain open for trading while we work around them. We have been proud to be involved in the redevelopment of this significant landmark building."

CRAIG GATHERCOLE, PROBUILD

# PROBUILD: A TEAM OF PROS

Combining heritage features with contemporary urban architecture



With an established track record for the delivery of complex, high quality projects, Probuild has cemented its place as a major national contractor, with construction operations in Victoria, New South Wales and Western Australia, and civil engineering operations in Queensland and Western Australia.

With a prolific profile including projects such as Monash University New Horizons, VIC Halycon Apartments, NSW, Raine Square, WA and Highpoint Shopping Centre, VIC, Probuild continues to be one of Australia's leading building companies.

Given that extensive level of expertise, Probuild was appointed the Design and Construct contractor for the Myer Redevelopment in Melbourne's Bourke Street Mall.

This \$300 million precinct upgrade, taking place in the heart of the city, involved combining the Myer building's significant heritage features with contemporary urban architecture and a full fit out.

Since February 2008, Probuild has been responsible for managing the demolition, refurbishment and new construction for the Myer Redevelopment. In addition, Probuild worked alongside the design team to finalise the overall concept, design and style of the building.

With a team of 47 full-time and five part-time professional staff onsite, Probuild demonstrated their commitment to ensure the smooth operation of the project and the timeframe and budget requirements of the client were met.

However, as with any significantly sized redevelopment, Probuild did face a number of challenges that they needed to overcome in order for the project to be a success.

Craig Gathercole, Construction Manager of Probuild, said that one of the key difficulties they had faced was the limited onsite delivery access, with deliveries only accessible via Little Bourke Street.

"Probuild was committed to ensuring public access to the building was maintained during the redevelopment, and this placed limits on

the time and space of the building delivery facilities, however, with Probuild's hard work and dedication to ensure this project's success, we closely coordinated with the clients, tenants and subcontractors and adjusted our working methods accordingly to meet this challenge," Mr Gathercole said.

In addition, the Redevelopment took place in the heart of Melbourne's bustling CBD, and so the needs of the adjoining owners and their respective businesses also had to be considered.

"To address this issue and minimise disruption, we did everything we could to maintain good communication with all parties involved to ensure all demands were met and that everyone was satisfied," Mr Gathercole said.

"As a result, works and retail trade has been able to take place simultaneously."

"We at Probuild know what makes retail developments tick, understanding that retailers need to remain open for trading while we work around them. We have been proud to be involved in the redevelopment of this significant landmark building," he said.

To their credit, the tenant, Myer, and our long-standing client, Colonial First State Global Asset Management, also understood the significance of our task, and were flexible enough to work with us to ensure we could work productively.

With more than 24 years experience working on a range of prestige retail developments, Probuild is consistently able to work safely and collaboratively within operational retail environments, making them the leading builder and construction management choice for large scale redevelopments.

**PROBUILD**

For more information contact Probuild  
230 Albert Road, South Melbourne, Victoria  
3205, phone 03 9693 8222, fax 03 9693 8233,  
website: [www.probuild.com.au](http://www.probuild.com.au).

**Donald Cant Watts Corke (DCWC)** is Australia's largest privately owned cost Quantity Surveying and project management services provider. Specialising in the provision of a full range of quantity surveying services, from project initiation to project completion, DCWC continue to be the cornerstone of major building and infrastructure projects nationwide.

Able to provide feasibility reports, cost planning, documentation services, tax depreciation schedules, contract administration, and documentation solutions across a broad range of industries, DCWC's high calibre team offers outstanding performance, timely delivery and handover results.

Given their advanced cost management tools, monitoring procedures and wide-ranging expertise, DCWC have recently been responsible for the quantity surveying on the Bourke Street Myer re-development in Melbourne.

Commencing their involvement in 2007, DCWC's experienced and professional team have been specialising in the provision of cost management, onsite analysis and evaluation, cost and design feasibilities of the Myer re-development.

Whilst working on the Project, DCWC introduced a new estimating software package that used new technology to enable direct 'on screen take off' of quantities received electronically.

Director of DCWC, Glenn Corke, said the results from using the new software for the first time on the Myer re-development had been extremely successful.

"The 'on screen take off' process has not only increased the efficiency of preparing cost plans and bills of quantities, but has also allowed live monitoring of documentation changes throughout the life of the Project," Mr Corke said. "Given the fact it was the first time we utilised this software, we've been able to satisfy the needs of the clients in a time-effective and cost-efficient manner," he said.

Consisting of a combination of five old buildings, all built at different stages and all having different floor levels, construction

techniques and materials, the team from DCWC were faced with a number of challenges whilst working on the Myer Bourke Street re-development.

"As a result of the various buildings and authority standards that have occurred over the last 100 years, there was a great deal of difficulty, in terms of latent conditions, discovered within the building fabric," Mr Corke said. "This presented a major challenge in terms of being able to manage these changes and providing structurally sound solutions that could be achieved within the Project budget.

"However, through a combination of DCWC's industry expertise and our new software technology, we were able to overcome these obstacles and deliver cost-effective outcomes," he said.

Although the Myer Bourke Street re-development has, at times, been a difficult Project, DCWC believe that the entire team, including the client, consultants and contractors, have all worked hard to achieve what will be a landmark building in Melbourne's CBD.

"This has been a rewarding project from our office's perspective in terms of prestige, developing client relationships and the lessons we've learnt in regards to this type of development," Mr Corke said.

Given their reputation built on trust, innovation and confidence, DCWC will continue to provide indisputable results and remain the driving force behind the delivery of exceptional Australia-wide projects.



**For more information contact Donald Cant Watts Corke** Upper Level 3, GPO Building, 350 Bourke Street, Melbourne VIC 3000, phone 03 8662 1111, fax 03 8662 1122, website: [www.dwc.com.au](http://www.dwc.com.au).





Below Meinhardt Facade Technology fulfilled numerous roles on the project from start to finish.

**Meinhardt Facade Technology continues** to lead the way in delivering dynamic, cost-effective and creative facade engineering solutions to a range of industries across Australia.

Utilising modern, cutting-edge technology, Meinhardt Facade Technology consistently seek and employ the best available talents and solutions, as well as investing and adopting effective management techniques to ensure successful project outcomes.

Unlike their competitors, the Meinhardt Group is one of the very few multi-disciplinary firms operating within international market sectors, providing integrated engineering, infrastructure and project management services worldwide.

As a result of their team of dedicated and professional staff, Meinhardt Facade Technology are able to provide solutions to the building and construction industry, regardless of the project's size. Dedicated to the design and engineering of facades, BMU systems and lighting solutions to a range of the world's most prominent buildings, it is no surprise they have been involved in the redevelopment of the iconic Myer building on Melbourne's Bourke Street.

This redevelopment and major Myer precinct upgrade, in the heart of Melbourne, combines the unique heritage features of the building, with contemporary urban architecture.

When complete, the \$500 million redevelopment in the Lonsdale and Little Bourke Street block will incorporate 42,000 square metres of retail floor space and 31,000 square metres of commercial floor space.

Throughout their ongoing involvement, which commenced in 2007, Meinhardt Facade Technology fulfilled numerous roles for the main contractor, Probuild and subcontractor, Material Fabrications.

Working alongside Probuild, Meinhardt Facade Technology were responsible for providing the initial facade engineering, as well as general facade consultancy to NH Architects and Probuild's design team. This incorporated the areas of the external facade, as well as the complex design and geometry of the internal voids balustrade glazing and support structure.

In addition to these responsibilities, Meinhardt Facade Technology provided design solutions,

documentation and engineering for the external elements of the building to the subcontractor, Material Fabrications.

Whilst providing the unique design for the proposed facade cladding system to be incorporated onto the Little Bourke Street building, Mathieu Meur, Managing Director of Meinhardt Facade Technology said they encountered a number of access and timeframe limitations.

"Although there were limited delivery access options available onsite, given the small building area and CBD location, as well as a tight time schedule, our professional staff were able to produce effective solutions to these issues," Mr Meur said.

"In addition, we used a custom-designed unitised facade system, with steel framed panels measuring three metres in width and 15 metres long.

"As we clad these frames in aluminum composite cladding, this allowed large areas of the facade to be closed and sealed quickly, ensuring the Myer redevelopment was completed within the required time frame," he said.

The fact that Meinhardt Facade Technology has an office located within walking distance from the development also meant staff were regularly onsite or nearby to address any project issues that arose. Meinhardt Facade Technology have also recently introduced an organisational ethos that gives them a decisive edge over the competition.

"Not only do we utilise the latest technology, we've also created an internal environment that encourages initiative and supports innovation," Mr Meur said.

"This, along with our strong delivery team and years of experience in corporate culture, ensures project demands are consistently met," he said.

With their commitment to delivering dynamic, cost-effective solutions and professional service, Meinhardt Facade Technology will continue to be a leader within the facade design industry.

**For more information contact, Meinhardt Facade Technology** Level 12, 501 Swanston Street, Melbourne, VIC 3000 phone 03 86761200 fax 03 8676 1201 Email: [contact@meinhardtdgroup.com](mailto:contact@meinhardtdgroup.com), website: [www.meinhardtdgroup.com](http://www.meinhardtdgroup.com).

**Below** Lovell Chen adopted a number of techniques to preserve the heritage Myer building.



**At the heart of Melbourne's long established** retail core stands the iconic Myer Emporium; a building and site of great cultural significance to the city. Recognised as a state heritage level a key consideration in the \$300 million refurbishment has been the restoration of heritage elements. Under the expert guidance of Lovell Chen, Architects and Heritage Consultants, the retained heritage fabric has been meticulously restored.

The external works focussed on the famous Bourke Street façade, which is a composite structure, reflective of the stores progressive expansion through the twentieth century. Steel framed and clad in a combination of concrete and brick the façade had been unified in 1935, when it was provided with its distinctive Art Deco treatment. Leader of the heritage team, Dan Blake commented that 'while in sound condition structurally, the existing rendered finish and precast mould details were extensively cracked and crazed. Additionally both steel and timber window frames had deteriorated and all had been painted out, creating a dead wall to the street'.

The works commenced with an investigation of the original paint finishes and a survey of render and windows. A key requirement of the brief was that the windows be returned to their original 'clear' glass treatment and that they also all be sealed to assist in meeting BCA Part J compliance requirements. While cleaning paint off the inner glass surface was investigated the final approach was one of reglazing with new screw fixed steel glazing beads to match the original.

The investigation of the paint finishes revealed that the 1935 treatment used 'Snowcrete', a patent coating system for masonry. This was later covered with numerous later paint systems, including some containing lead. Rather than wholesale removal it was determined to retain the existing paint and encapsulate with a new acrylic system. The bright white colour which was selected was based on the colour used when the first cantilevered verandah was installed along with the large ground floor display windows in the 1950s.

Internally restoration focussed on the Mural Hall, a space which was once the focus of the Melbourne fashion scene. Designed as an elegant dining, fashion parade and

event space the highlight of the space is the collection of ten Napier Waller artistic murals themed on a tribute to women. Prior to works commencing these needed to be carefully encapsulated by conservators from Melbourne University. The restoration was directed at re-presenting the space as closely as possible to its appearance in 1935. Later paint finishes were removed, a modern parquet floor lifted and replaced with timber strip flooring laid out as a boarded carpet, the collapsing and asbestos contaminated fibrous plaster ceiling replaced and the original decorative scheme reinstated.

The original cast aluminium chandeliers were reconditioned and cleaned using a micro abrasive with the application of a protective wax coating. The chandeliers were re wired and fitted with compact fluorescent lights with three settings. Carpet runners and curtains were installed, based on the record of the design contained in early photographs.

To meet current BCA requirements balustrades were augmented and the south façade was packed out with foam insulation to improve the thermal performance to the building.

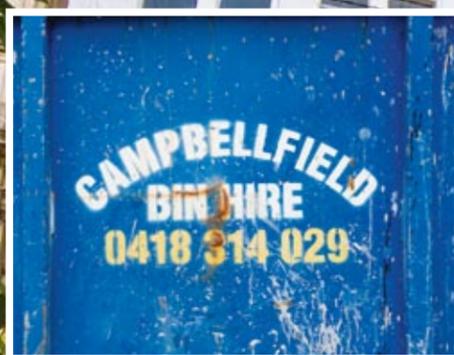
In meeting Heritage Victoria permit approvals conditions Blake said, 'we had to devise a scheme of interpretation for the building which would be visible to the public and tell the Myer story. As part of the design we proposed to relocate the old terminal point of the Lansom pneumatic cash tube system from the basement to a special designed display area adjacent to the Mural Hall'. The restored and gleaming cash tubes now form a key point for visitation for those interested in the store's history.

The Myer project required the use of many of Lovell Chen's specialist skills, which have been applied to numerous award-winning and significant heritage projects, including 140 William Street Perth, The State Library of Victoria, The Supreme Court, The Royal Exhibition Building and the recently completed Goods Shed North at Docklands.

**For more information contact Lovell Chen Architects and Heritage Consultants,** 35 Little Bourke Street, Melbourne, VIC 3000, phone 03 9667 0800. Email: [enquiry@lovellchen.com.au](mailto:enquiry@lovellchen.com.au), website: [www.lovellchen.com.au](http://www.lovellchen.com.au).

**Below** Campbellfield Bin Hire were responsible for all the rubbish removal bins on-site.

**Below** Structural Systems provide post-tensioning, construction, civil, remedial and mining services.



Since 2003, Campbellfield Bin Hire has been providing Melbourne building and construction sites with quality rubbish removal services.

Able to cater for a range of projects, regardless of their size, Campbellfield Bin Hire are one of Melbourne's leading bin hire companies.

With a small, yet professional team, Campbellfield Bin Hire have recently been involved on the Myer redevelopment project on Melbourne's Bourke Street.

This \$500 million redevelopment to Melbourne's retail precinct will, when complete, incorporate 42,000 m<sup>2</sup> of retail floor space and will endeavour to marry the significant heritage features of the site, with contemporary urban architecture.

Responsible for the provision of all of the rubbish removal bins on-site, Director of Campbellfield Bin Hire, Rocky Mennillo, said his company had consistently been able to meet the demands of such a large-scale project.

"We have been providing at least three, ten metre steel bins on a daily basis. In fact, since our initial involvement on the Myer project, we've delivered over 400 bins to the site," Mr Mennillo said.

"Another unique feature of our services is that we recycle all of the on-site waste we collect at our own recycling plants.

"As a result, we are able to effectively remove all on-site rubbish in a cost-effective and environmentally sustainable fashion," he said.

Given their extensive industry experience, Mr Mennillo said Campbellfield Bin Hire's involvement on the Myer redevelopment project had been met with minimal obstacles.

"Throughout the redevelopment, we've maintained effective project co-ordination with the other contractors to ensure the supply and removal of the steel bins adheres to everyone's specific demands and needs," Mr Mennillo said.

Having worked with the main contractors - Probuild, for over 15 years, as well as having provided their bin services to a range of clients within the industry, Campbellfield Bin Hire will no doubt continue to keep building sites across Melbourne clean.

**For more information contact Campbellfield Bin Hire, 58 Merola Way, Campbellfield VIC 3061, phone 03 9357 0550, fax 03 9357 9912.**

Since 1961, Structural Systems has grown from a small privately-owned specialist post-tensioning company, to a diverse international contractor.

Comprised of five operating divisions including post-tensioning, construction, civil, remedial and mining services, Structural Systems also has a Major Projects division, that provides support to large-scale or complex projects.

Given the fact they are market leaders in post-tensioning and remedial engineering technology, it was little surprise that Structural Systems were recently involved in the re-development of the Myer building on Melbourne's Bourke Street.

Throughout this redevelopment, Structural Systems were responsible for erecting the concrete frame of the building, using concrete post-tensioning and reinforcement, the refurbishment of the façade of the heritage building, as well as the design and construction of the floor strengthening system.

Remedial Division Manager, Rick O'Connor said that when strengthening the floors, a state-of-the-art product, carbon fibre, was used to upgrade the capacity of the floors to the required standards.

"In order to raise the levels of the floors to suit the redevelopment design of the building, we needed to use fully bonded structural

screeds, as well as carbon fibre technology, to achieve the required level and strength," Mr O'Connor said.

However, the professional team from Structural Systems did face a number of challenges whilst working on the Myer project.

"One particular obstacle we needed to overcome was that parts of the existing structure of the building were not built in accordance with its original drawings that were retrieved from archive."

"As a result, it was necessary for us to modify not only the design, but also the strengthening methodology. However, using our expertise and quality products, we were able to overcome these design challenges to ensure the project was a success," he said.

With a commitment to improving the standard of design and construction in post-tensioning and remedial engineering, it is without a doubt that Structural Systems will continue to remain at the forefront of the industry.

**For more information on Structural Systems, you can contact them on 03 9296 8100 or visit their website [www.structuralsystems.com.au](http://www.structuralsystems.com.au).**

**Below** Hinds Blunden offered a range of project management, programming, dispute resolution, contractual and expert advisory services.



Since 1985, Hinds Blunden's dynamic, highly skilled and professional team has provided timely and cost-effective solutions for the construction industry. Hinds Blunden provides services spanning the life of a project, from preparation and review of contract documentation, time and cost management during the works, to advice, preparation and negotiation of claims, independent expert reports and assistance with dispute resolution.

Our services include:

- Expert Evidence & Forensic Analysis
- Commercial & Contractual Support
- Planning & Scheduling
- Project Management
- Government Support

With the expertise to define and analyse the objectives of each client's assignment, Hinds Blunden are committed to delivering their services in order to ensure the satisfaction of their clients, regardless of the size of the projects they are responsible for.

Given their industry expertise, Hinds Blunden were appointed planners for the builder on the \$225 million Myer Bourke Street Redevelopment.

Incorporating 42,000m<sup>2</sup> of retail floor space over 9 levels, the project involved demolition, new construction and refurbishment of the

existing store which comprised five separate buildings, some over 100 years old.

Hinds Blunden worked closely with the project team for the complete organisation and programming of the project.

The Myer Bourke Street Redevelopment was a highly demanding and complex project. The challenges included demolition and construction carried out concurrently, protection of heritage elements, the removal of extensive hazardous materials, access constraints due to its prime CBD location, all to be staged so that full public access and trading could continue during construction.

With such an outstanding track record and prolific reputation, Hinds Blunden will remain one of Australia's leading project management companies and will continue to provide their expertise and services to the building and construction industry.



**For more information contact Hinds Blunden**, Level 3 114 Albert Road, South Melbourne, VIC 3205, phone 03 9696 2740, Email: Contact: David Watson, Melbourne Manager Email: [dwatson@hindsblunden.com.au](mailto:dwatson@hindsblunden.com.au) [www.hindsblunden.com.au](http://www.hindsblunden.com.au)