

# FOCUSED ON THE FUTURE

**DEVELOPER :** Alfasi Property

**MAIN CONSTRUCTION COMPANY :** Kane Constructions

**ARCHITECT :** Cox Architecture

**CONSTRUCTION VALUE :** \$90 million

510 Church Street is a sophisticated new smart building which includes nine levels of commercial office space, first class end-of-trip facilities, ground floor food and beverage offerings, multiple terrace gardens, two levels of basement parking, and spectacular views over Melbourne's sporting precinct and CBD.

The nine story smart building designed by Cox Architecture, presents ribbons of glazing that curve around the façade with terraced gardens and an accessible rooftop with an incredible view of the Melbourne skyline. The building offers 18,500m<sup>2</sup> of office space with the ground floor occupied by food and beverage tenancies, two levels of basement car parking and modern end-of-trip facilities.

Kane Constructions was awarded the Design and Construct contract for 510 Church Street in July 2019.

The building is set to achieve a 5 Star Green Star rating, a 5 Star NABERS rating, and is benchmarked to 2012 Property Council of Australia 'A Grade' Standard.

"Project expectations were clearly communicated with the team on project commencement. Critical to the design, all team members were made aware of the stringent sustainability targets and the high standards of design and construction." Mark Dziezic, Senior Project Manager, Kane Constructions. "Our close collaboration with key stakeholders, and ability to remain flexible led to successful project outcomes."

"The shape of the structure made for a challenging build. The long slender building is 130 metres long and the street frontage is only 27 metres. The layout of the building created structural challenges, and as a result we had to introduce significant diaphragm reinforcement to address this."

"We simplified the terrace landscaping features with the use of lightweight prefabricated Glass Reinforced Concrete planter pods. We carried out rigorous planning and coordination to capture the varying shapes and angles of the building. The modules were craned in and this process was extremely successful."

"The site logistics were difficult. Positioned next to a narrow laneway and on a main road, 510 Church Street was a busy site for deliveries and a tight location for managing two cranes. At the peak of construction, we had up to 170 workers on-site."

"The project was delivered on time and to budget in October 2021. Kane offered certainty of delivery through proactive engagement with key stakeholders. Strong relationships were formed with our client, consultants and subcontractors. The project was a fantastic team effort. We had a shared vision to deliver a sophisticated, sustainable and cutting edge commercial office building, and have been successful in achieving this goal with our team."

Founded in Melbourne in 1973, Kane Constructions has grown into a multi-award winning commercial construction company with over 2,000 successfully completed projects across all industry sectors. With over 450 employees, Kane operates throughout the east coast of Australia and overseas from offices in Melbourne, Sydney, Brisbane, Sunshine Coast and Canberra.

No stranger to industry accolades, Kane was awarded the 2016 and 2019 National Construction Master Builder of the Year, as well as Master Builder of the Year in Victoria in 2016, 2017 and 2019.

Kane has a history of delivering unique and award-winning buildings. In 2019, they won National Construction Master Builder of the Year for their outstanding RACV Cape Schanck Resort. In 2016, Kane Constructions won the National Commercial Master Builder of the Year award for their iconic Geelong Library & Heritage Centre. Designed by ARM Architecture, the \$45 million structure won a number of awards for its architecture and its construction.

Recently, the \$38 million Docklands Studios Stage 6 project won the 2021 Master Builders Association of Victoria Excellence in Health and Safety Award. Heading into 2022, the team are currently delivering several notable projects in Victoria including the \$152 million Bendigo Law Courts, \$50 million Northcote Aquatic and Recreation Centre (NARC), \$54 million Whitehorse Performing Arts Centre, \$18.6 million Spirit of Tasmania Passenger Terminal Building and the \$76 million Wonthaggi Hospital Expansion Project.

*For more information contact Kane Constructions, 658 Church Street, Richmond VIC 3121, phone 03 8420 1200, email viccontact@kane.com.au, website www.kane.com.au*





Below Operational Intelligence supports digital transformation at 510 Church Street by integrating communication and data networks to put the user experience at the heart of this building.

Operational Intelligence designs and deploys technology to create smart buildings that allow owners and operators to better understand occupant needs and behaviours, with a strong focus on increasing wellbeing, productivity, environmental and social governance (ESG) performance and building efficiency while saving operational costs.

Operational Intelligence was engaged by Kane Constructions to design and construct the engineering network backbone and smart building integration for 510 Church Street commercial building development. This infrastructure will drive ongoing performance management, system optimisation and enhanced user experiences.

Working closely with Kane Constructions to ensure all the specific project requirements were met Operational Intelligence designed, installed and commissioned both an integrated communications network (ICN) and an integrated data network for this A-Grade office building. The technical solutions work together to supply workplace communication and management systems as well as monitoring and controlling the building management system (BMS).

Leveraging this smart solution will enhance the way that the building operates to improve occupant quality conditions, user experience and

aid in their safety, comfort, and productivity. These streamlined and automated processes will make the operation an effective, proactive approach to attending to tenants' needs. The systems simply connect the people, purpose and property to enhance the end user experience.

"The challenge involved coordinating and streamlining the design, as well as working to future-proof the building. This was achieved by creating a structured network that could be added to later and by deploying a strong cyber-security system. We also set up data integration to help with performance analyses and improvements," said Technology Bid Manager, Mike Dowling.

"Thorough risk management was carried out for Kane Constructions, ensuring on-time delivery. This was our first job with Kane and we found them extremely collaborative and proactive, they were a great project team and we look forward to working with them again."

"We are passionate about technology and how smart buildings are designed and built, managed and used, and how we can contribute to buildings working for people. We focus on the user experience and hold workshops with our clients to ascertain their needs. The solution isn't just technology but a considered design and application of technological solutions for each unique workplace."

Operational Intelligence makes buildings smart by listening to their clients and understanding the architecture of their workplace. To create more comfortable and productive spaces they can design a computerised system of monitoring and control providing a centralised software system for building services such as HVAC, with both individual and overall control, lighting and access control, fire, intruder and gas leak detection.

Operational Intelligence will also assess the way their clients work and incorporate their unique day-to-day processes into all other communications and data networks. Streamlining the flow of information and making it easily accessible improves efficiency, saves money and leads to more engaged employees and a thriving business.

"We use state-of-the-art technology and source hardware from a vast range of products to meet the special requirements of each workspace. We offer a 'full stack' integration of all buildings' operating procedures into one comprehensive system for new builds or we can automate an existing system," added Mike.

Established in 1992 Operational Intelligence is an independent, Australian owned company with offices in Sydney, Melbourne and

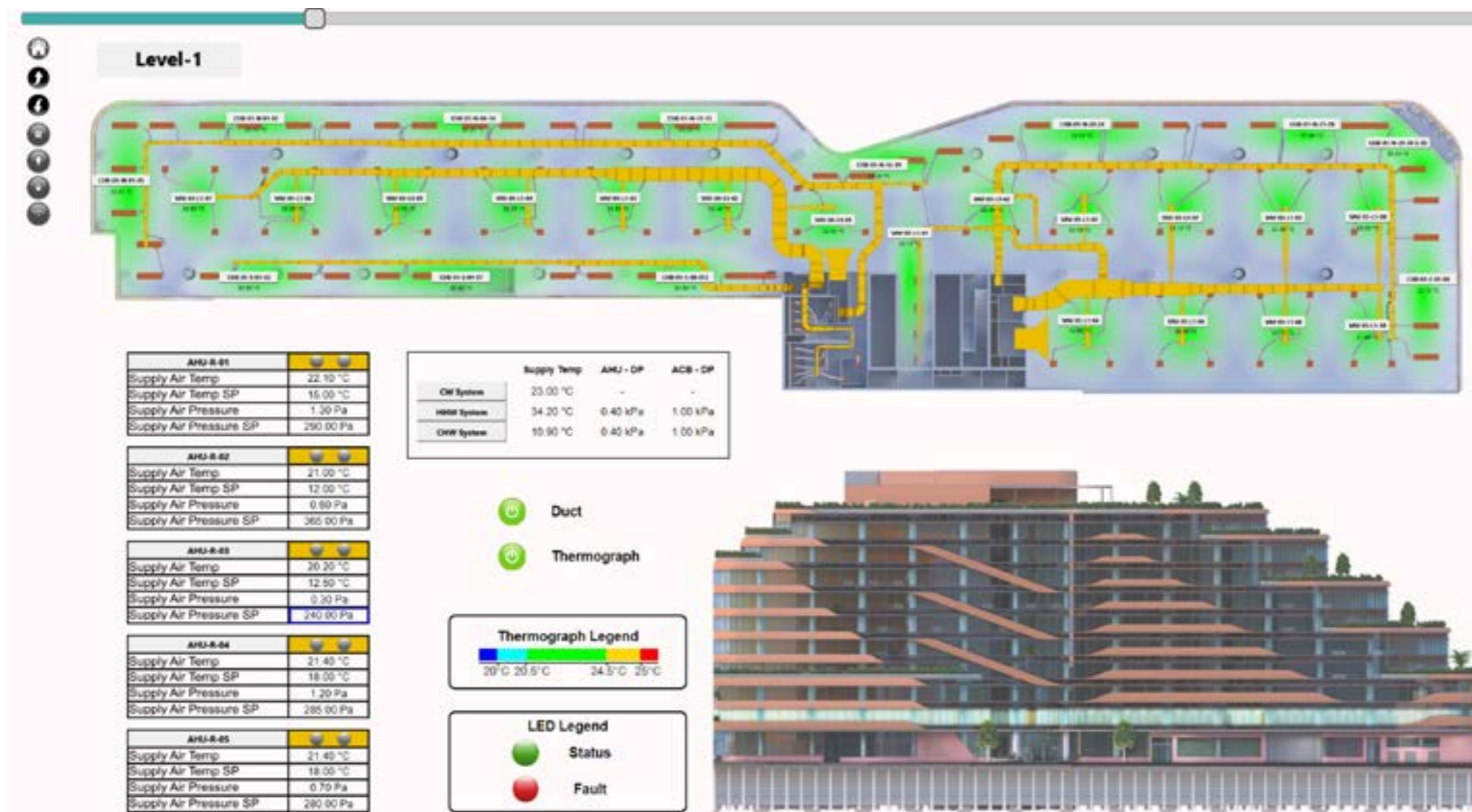
Adelaide. "We've also been in Singapore and Malaysia, for some time now," said Michael, "We have 300 staff world-wide and plan to expand into the United Kingdom, the United States and New Zealand."

Past projects include work completed at the Barangaroo Precinct in 2015. The job comprised the design and delivery of an Open Building System Integration (OBSI) that tied together multiple systems across three separate towers for enhanced efficiency. Tenants in Tower One, Jones Lang LaSalle, a global real estate service, gave the Project Engineers at Operational Intelligence three awards in recognition of their service to, and collaboration with, their team.

Recently completed projects in Melbourne include a system retrofit to 100 Queen Street and at 130 Lonsdale Street including design and installation of an integrated platform and BMS for the new office development.



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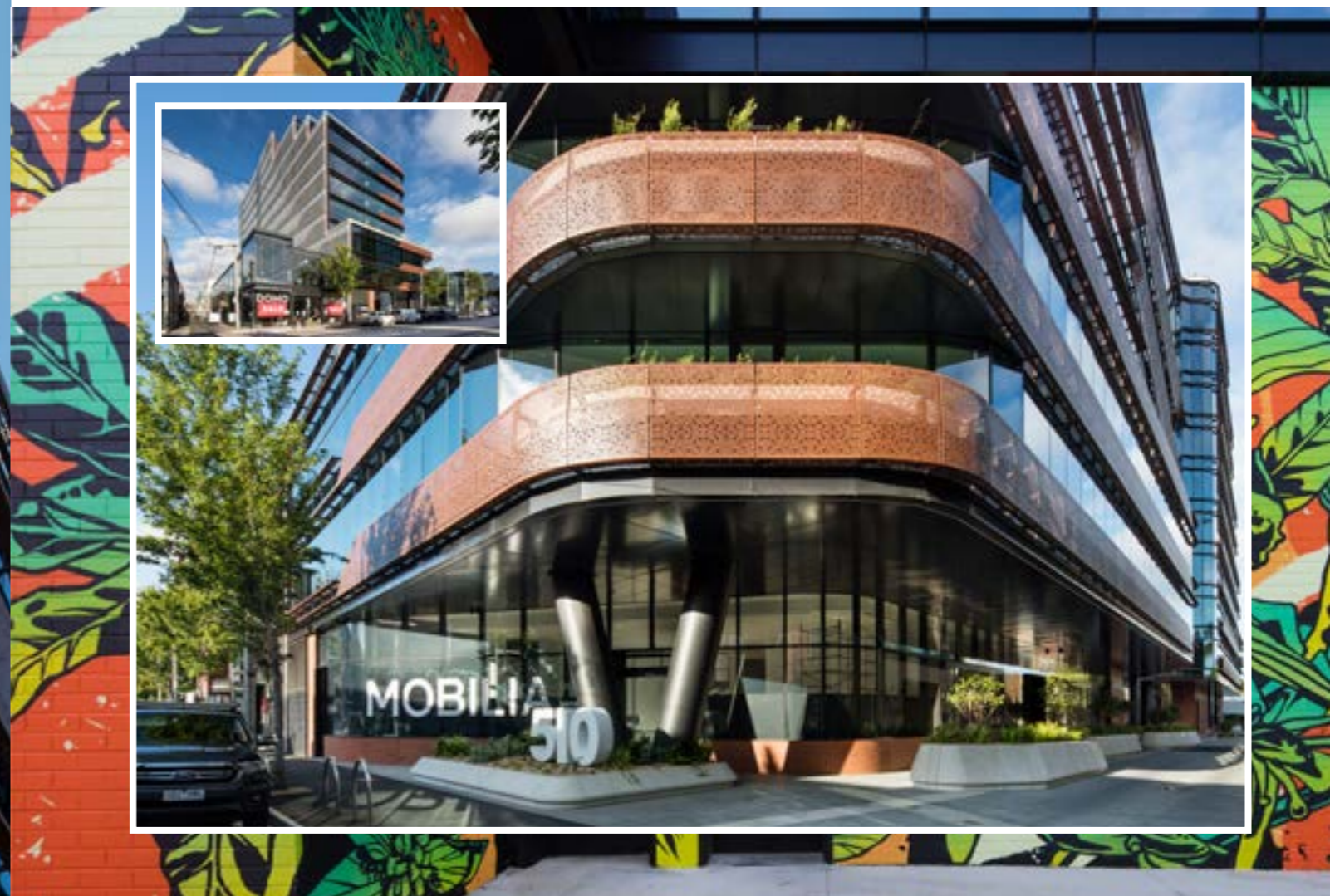




Below AMA Precast supplied structural precast concrete double-storey columns, façade panels and internal wall panels for 510 Church Street.



510 Church Street



AMA Precast offer a full service that includes the design, manufacture and install of architectural and structural precast concrete panels for commercial, residential and civil precast projects across Victoria.

In late 2019 AMA Precast started the contract to design, manufacture and deliver structural precast concrete double-storey columns, façade panels and internal wall panels for 510 Church Street.

“The façade panels were unique with 3D shapes and we had to make special moulds for them and we worked at getting the design right. We made six different moulds with a steel form finish and Rekli, a rubber glued to the form to make a pattern of curves and horizontal lines. The moulds took two months to design and four weeks to manufacture and we were then able to produce six panels a day. The colour was an off-white and the challenge of the manufacturing was getting colour consistency across the range of elements,” said Project Manager, Gabriel Zampierollo.

“Kane were good to deal with, their professionalism makes it easy,” added Gabriel. “Working with people of that calibre we could plan and manage our tasks accordingly. This was our first major job with

Kane and after they awarded us the contract for G&HBA in Geelong where we supplied tailor-made formliner panels and the Victorian Clinic in Prahran. AMA is a growing business in a growing industry,”

AMA provide technical design advice to make manufacturing and installation more streamlined and cost effective and can supply a wide range of specialty surfaces. One of Melbourne’s largest precast concrete manufacturers, AMA operate out of a new 12,000m<sup>2</sup> facility.

Previous projects include the Brady Hotel in Melbourne, where AMA manufactured 107 columns and 390 panels with extra reinforcing for the structural core. At St Boulevard in Melbourne AMA manufactured and supplied 200 3D panels for the façade and core walls, columns as well as furniture for the pool.

**For more information contact AMA Precast**, 486 Foleys Road, Derrimut VIC 3026, phone 03 9363 1505, email [info@amaprecast.com.au](mailto:info@amaprecast.com.au), website [www.amaprecast.com.au](http://www.amaprecast.com.au)