



FIRST CLASS LANDING

DEVELOPER : Little Group
MAIN CONSTRUCTION COMPANY : Hutchinson Builders
ARCHITECTS : Cox Architecture
ENGINEER : ARUP
PROJECT VALUE : \$67.5 million

The Melbourne Jet Base provides a superior level of luxury service with a state-of-the-art lounge and business facilities, which includes a function space, central hub with basement carpark and service area, customer lounge, meeting rooms and offices. The specialty hangar houses 18 aircrafts, and the base includes aircraft taxi way, aircraft operations and maintenance, as well as its own security, customs, and immigration process.

Melbourne Jet Base is Australia's first private jet terminal, with a distinctive building housing aircraft operations and maintenance facilities as well as modern business facilities. Located in the Melbourne Aviation precinct at Tullamarine, the Jet Base boasts hangars for up to 18 aircrafts and a specialty hangar, housing a restored DC3.

The development includes a central hub with a customer lounge, meeting rooms, soundproofed boardroom, offices for tenants, hotel rooms, full commercial kitchen and basement carpark and 13,000m² of soft landscaping.

A design competition for the building stated that the jet base display the concept of flight and Australia. Cox Architects won the competition, creating a beautiful structure of curving walls with a swooping sculptural steel roof reminiscent of an aeroplane tail. The earth of the Australian desert can be seen inside in the red ochre walls.

Partnered clients Melbourne Aviation Precinct and Little Group, contracted Hutchinson Builders for the D&C project in mid-2016. Team Leader, Ben McArthur, and 13 other inhouse designers worked quickly to refine the conceptual design and start work onsite early 2017.

The Jet Base terminal is a steel framed structure with standard concrete slabs and a suspended slab in the fixed operations area over the basement carpark. External walls comprise precast concrete elements, composite panels and fixed glass. With up to 160 tradesmen onsite construction of the \$67.5 million project was completed in early July 2018.

"It is such a unique building, with some complex and intricate detailing required for the curved walls, and the roof especially," said Ben. "Each roof sheet had a different curve, we used a Kingspan product that was rolled onsite and the whole process took six weeks.

In addition was the integration of offsite manufactured elements that we called 'nose cones' used to tie the roof to the soffit."

The main hangar has an opening of 70m and Ben spent some time searching for the right doors. "We found an appropriate product manufactured in Lithuania, doors that fold up on opening to maintain a clear and clean entryway."

Internal work started in January 2018 with the installation of high quality finishes: stone floors, a 'fish scale' pressed metal ceiling and polished plaster feature walls with matt red and shiny white surfaces.

The company has worked on other airport projects such as the \$16 million Mooranbah Airport extension completed in 2012; Miles Aerodrome in Western Queensland in 2016 and the RACQ Capricorn Helicopter hangar in Rockhampton. However, the Melbourne Jet Base goes beyond functional requirements to establish a high standard of well crafted design and construction for airport buildings.

"It was a great project," Ben commented. "Working with Cox Architecture on the documentation and creating such an interesting structure was highly enjoyable."

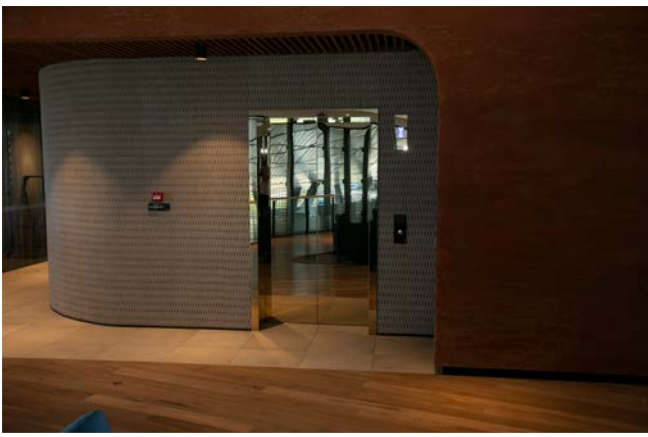


The Melbourne Jet Base is a spectacular addition to Hutchinson Builders portfolio that includes the iconic \$115 million Arc by Crown twin tower development in the Sydney CBD.

Hutchinson Builders work across a range of sectors including commercial, residential, education, health, and hospitality projects and is currently running over 200 projects nationwide. Established as a family business in 1912, today Hutchinson Builders operates from 14 offices across Australia employing 1,600 people and has completed over 5,000 projects to a value of more than \$25 billion. The company works within a range of contractual arrangements and also offers project finance, facilities management and cost planning services.

For more information contact Hutchinson Builders, 70-72 Cecil Street, South Melbourne VIC 3205, phone 03 9282 9500, email melbourne@hutchinsonbuilders.com.au, website www.hutchinsonbuilders.com.au

Below All Lifts supplied and installed a 2000kg MRL electric lift and a 1275kg MRL electric lift at the Jet Base.



All Lifts Pty Ltd supply and install electric passenger lifts for commercial projects including apartment blocks, shops and schools. In early 2017 All Lifts were awarded the contract to supply and install two passenger lifts at the Melbourne Jet Base.

All Lifts supplied and installed a 2000kg MRL electric lift with a load carrying capacity of 26 passengers and a 1275kg MRL electric lift capable of carrying 17 passengers. A team of two installed the lifts over six months.

The challenge for the lifts at the Jet Base was working with the designers to achieve high quality finishes. Mirror champagne stainless steel doors and black stainless steel panels to line the interior.

“Often we send specifications to manufacturers in Italy and Spain but for the Jet Base a high quality custom design was required. We sent the specifications to an American Company who completed the design and had the lifts manufactured in China,” said Manager, Debbie Beasley.

All Lifts is an Australian owned company with 25 years experience in the supply and installation of lifts and supply technical specifications

for a vast range of lifts. The company also offers a maintenance plan, with scheduled service times to suit business requirements as well as providing a 24 hour emergency service.

All Lifts have previously worked for Hutchinson Builders, supplying and installing three lifts at Hedgeley Dene, a large apartment block in Malvern East and a 1275kg MRL electric lift at Southern Cross Railway in 2016. “That lift had to be extremely robust and was finished with Rimex steel plate to resist vandalism and stand up to heavy public use,” Debbie added.

All Lifts focus on the supply and installation of lifts for Melbourne residential developments and recently completed fitting a 1275kg MRL electric lift to an 8-storey apartment building at Bridge Road, Richmond.

For more information contact All Lifts Pty Ltd, 16 Dingley Avenue, Dandenong VIC 3175, phone 03 9794 9400, email sales@alllifts.com.au, website www.alllifts.com.au



Below Allsafe Coatings’ epoxy flooring add a polish to the Melbourne Jet Base’s hangar and terminal floors.



Allsafe Coatings specialise in the supply of decorative and industrial floor coatings, polished concrete, waterproofing and concrete repair. With 30 years industry experience Allsafe Coatings have considerable experience in quick and effective flooring solutions for commercial and industrial environments.

At Melbourne Jet Base, Allsafe Coatings were contracted to paint epoxy finishes to concrete slab floors in the basement and aircraft hangars. Allsafe Coatings started at the jet base in early April 2018 with 12 tradesmen onsite for a six week job. Initial work included diamond grinding the floor slabs to make a key for the finish. Allsafe Coatings applied coatings to 6,800m² of floor in the 18 aircraft hangar structure and 1,200m² in the hangar for the DC3 aircraft, covering over 3,000 caulked and sealed expansion joints.

“The floors look really good at Jet Base,” said David King, Project Manager for Allsafe. “The reflective epoxy floors really lightened up the building.”

Epoxy floor coatings add a highly polished look to interiors and the clear smooth surface is reflective, hard wearing, and can be chemical and heat resistant. The floor itself can be coloured or given a shiny

mosaic pattern with vinyl or metallic chips and other aggregate. Company logos and graphics can be applied.

Allsafe Coatings also provide floor levelling services, anti-slip coatings, line marking, protective coatings, and polyurethane coatings. The Allsafe team have installed hundreds of thousands of square metres of epoxy floors across all industries, such as government facilities, council and sporting pavilions, industrial kitchens, laboratories and universities.

“Allsafe has worked on numerous projects with Hutchinson Builders, they’re great builders to work with and we hope to continue with them,” said David.

Allsafe Coatings are undertaking a number of projects and recently completed Hutchinson Builders’ Webdock at The Docklands and at Little Creature’s White Rabbit Brewery in the Yarra Valley in 2014.

For more information contact Allsafe Coatings Pty Ltd, 6/353 Dorset Road, Bayswater VIC 3153, phone 03 9762 7815, fax 03 9762 6568, email info@allsafecoatings.com.au, website www.allsafecoatings.com.au

Below Lumicom fitted out the terminal with a sophisticated audio/visual digital media system called Nodel.

Below LUX Precast manufactured and installed 250 precast panels for the hangers and the façade of the base.



Lumicom is a modern design consultancy focused on the integration and application of AV and IT technologies. Lumicom designs, supplies and installs state-of-the-art customised communications solutions to the commercial, government and entertainment industry.

At Melbourne Jet Base, Lumicom designed and installed all the AV equipment across the four meeting rooms and the board room including a presentation screen and Scala digital signage.

Nodel, a digital media control system developed by Lumicom for Museum Victoria, was installed to provide access to all controls on an easy-to-use iPad interface. The application of the technology is versatile, able to be adapted to a number of projects, hardware and software.

The Lumicom team started fabricating mounts and brackets for the jet base in the manufacturing facility in late 2017, before installation on the base. “It was a complex job that went smoothly, it was a well planned job,” explained Scott Summers, Engineer at Lumicom.

Lumicom’s team has over 20 years experience in high end AV systems and offer a package of design, installation and support to

provide ongoing quality operation of its service. Lumicom takes complex customer requirements and designs a simple and reliable communication system with quality, cost effective equipment. Lumicom provide services for single events or ongoing projects and also supplies digital signage and support services.

Lumicom provides complete AV fitout including large motorised projection systems, video walls, front of house paging and background music and remote controlled cameras to record or broadcast.

Established in 2011, Lumicom has continued to supply AV and IT services for Lendlease at its Customer Service Experience Centres in Melbourne. At Victoria Harbour Lumicom worked on the expansion of the centre’s ever growing Scala digital signage network and installed over 30 LCD’s, projectors and ceiling speakers as well as a background audio system.

For more information contact Lumicom (VIC), 6/131 Hyde Street, Footscray VIC 3011, phone 03 9005 1918, website www.lumicom.com.au

Lux Precast specialise in the manufacture and supply of precast concrete panels using customised formwork and moulds to create wall panels with patterned surfaces. Patterning concrete is an increasingly popular method that adds depth and texture to the surface.

At Melbourne Jet Base Lux Precast manufactured 250 precast wall panels across the complex for the basement, aircraft hangars and the façade of the terminal. Lux Precast manufactured the panels in its facility at Dandenong and started work onsite in January 2017 finishing 10 months later.

“All 40 staff at Lux Precast were involved in the manufacture of the reckless façade panels on the Jet Base project including our concreters, formwork carpenters and steel fixers,” said Michael Clayton, Construction Manager for Lux Precast.

On the Jet Base Lux Precast manufactured panels with a diagonal ribbed pattern using the formwork product, Reckli formliner. Having the pattern on the diagonal made for an unconventional installation, it was a challenge matching up the patterns on the panels. Lux Precast work across commercial, retail and residential developments with a large amount of multi-storey apartment projects in Victoria.

“Lux Precast has the size and ability to produce large amounts of panels for large scale construction projects. Our facility at Dandenong has the ability to produce 1,000m² of panels a day, and we also offer more detailed, customised precast panels,” said Michael.

Lux Precast customise panels with exposed aggregate, graphic concrete finishes and have an extensive range of forms, rubber and metal moulds and colour finishes, to create different textures and surfaces.

A similar job for Lux Precast was the installation of panels to an 8-level apartment block in Hawthorn completed in May 2018. The project involved lining up panels with two different patterns, a brick pattern and a custom oriental pattern. The Rouse Street Apartment in St Kilda showcases Lux Precast’s work with a stunning sculptural pattern on the façade.

For more information contact Lux Precast, 5-23 Carter Way, Dandenong South VIC 3175, phone 03 8762 1500, email info@luxprecast.com.au, website www.luxprecast.com.au



Melbourne Jet Base, Victoria